Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/03/14

Jeanie Bourke - RE: Canal Landing New Yard

From: Kevin Gough <gough@archetypepa.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 10/1/2014 11:10 AM
Subject: RE: Canal Landing New Yard
CC: Devin Cough <devin@archetypepa.com>, Stephen Bushey <sbushey@fstinc.com>...
Attachments: A0.00 - COVER SHEET.pdf; A1.01 - FIRST FLOOR PLAN.pdf; A1.02 - SECOND FLOOR-MEZZ. PLAN.pdf; A2.01 - BUILDING ELEVATIONS.pdf; A2.02 - BUILDING ELEVATIONS.pdf; A3.12 - STAIR SECTIONS AND DETAILS.pdf; A4.00 - WALL TYPES.pdf; A4.01 - INTERIOR ELEVATIONS.pdf; A4.02 - INTERIOR ELEVATIONS.pdf

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Jeanie,

Attached are revised drawings with all of the changes you requested, with a couple of exceptions.
First, as discussed, there are no mechanical drawings for me to submit at this time. I will leave that up to the mechanical contractor to seek a permit for his portion. As I noted, the ComCheck we submitted is for architectural wall and roof energy code compliance.
Second, I have a response from David Tetreault regarding your comments on the structural loading at the mezzanine level. His comments follow:

- The live loads of 125 psf and 250 psf noted in IBC Table 1607.1 are for Storage Warehouses (light and heavy storage respectively). I am not certain that this mezzanine area is part of or will be used as a Storage Warehouse. If it is, the Owner should provide a determination as to whether it is to be used as heavy or light storage.
- IBC paragraph 1607.2 allows the live load for occupancies or uses not specified in Table 1607.1 to be determined with a method approved by the building official. IBC paragraph 1607.3 allows the live load to be the maximum expected load.
- The weight of the CB-5000 furnaces to be located in the mezzanine equates to a live load of 50 psf. I increased that uniform load to 75 psf to account for possible heavier future equipment.
- I am available to revise the design for either of the Storage Warehouse loadings noted in IBC Table 1607.1 if the building official does not agree with the method used for determining the 75 psf criteria. If that is the case, please advise as to whether heavy or light storage loading should be used.

His view is that this building is an F-1, and thus the warehouse storage loading does not apply.
And finally, to address your comment about the occupant loading of the spaces we have labeled “Parts Room” and “Mezzanine” in the Northwest corner, we have noted that these spaces are being designed to be used as storage only at this time. There is no longer an Assembly occupancy portion of the building.

I trust these changes address all of your concerns. We look forward to your review and to the final issue of the building permit.
Thank you, as always, for your time.

Kevin Gough, Architect
Associate
Archetype PA |48 Union Wharf |Portland, Maine 04101|tel. 207.772.6022 |cell. 207.232.3858|www.archetype-architects.com

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Monday, September 29, 2014 2:33 PM
To: Kevin Gough
Cc: devin@archetypepa.com; Stephen Bushey; dfitzpatrick@irishspan.com; flight@portlandyacht.com; phin@portlandyacht.com
Subject: Re: Canal Landing New Yard

Hi Kevin,

Thank you for submitting the revised architectural plans and code information. I have completed the review and despite the amount of mark ups, the plans are a significant improvement. My comments are pointing out specific details that need to be addressed in order to avoid issues at field inspections.

You mentioned that Bennett was to provide some mechanical plans and code information. Is this available at this time? Will they provide a ComCheck for the or review for energy compliance?

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

>>> Kevin Gough <gough@archetypepa.com> 9/26/2014 10:07 AM >>>
Jeanie,

Attached are the revised documents for the new boat yard. I have included:

1. A cover sheet with IBC and NFPA code analysis.
2. New Architectural drawings which also include structural info on the new mezzanine framing.

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3. Architect's design certification documents.
4. A ComCheck document showing that we meet the IECC energy code.

Please let me know if there is anything else that you would need to see or if you have any questions at all. Feel free to call my cell phone at any time.

Kevin Gough, Architect
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