Inspections Division
Date: 11/19/13

Jeanie Bourke - RE: 528 Commercial, BP#2013-02298 plan review comments

From: "Stephen Bushey" <SBushey@fstinc.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>, "Chris Pirone" <CPP@portlandmai...
Date: 11/15/2013 12:26 PM
Subject: RE: 528 Commercial, BP#2013-02298 plan review comments
CC: <smumaw@legacybuildingsolutions.com>, "Mark Cummings" <wmark@fireriskmgt...
Attachments: Seismic special inspections.pdf; Special inspections steel.pdf; Re vised Special Inspections - Earthwork 111513.pdf; Signed Structural Statement of Special Inspections.pdf; Special Inspections - Contractor 111513.pdf; special inspections docs 111513.pdf

Jeanie,

I confirmed with Phin Sprague that the building will have boats in it and that their engines may be run. It should be expected that the engines will be run for several minutes or longer potentially. Based on my discussion with Mark Cummings I understand that the F-1 Factory Industrial Classification is appropriate and that is what he has based his Fire/Life safety code analysis on. Please advise as to the requirements for any fixtures as you have noted below if the F-1 classification is to be used.

I have also been advised that the building will have a mechanical ventilation system consisting of

- (2) – 9,100cfm Exhaust fans c/w frame and louvers (white) – SW gable peak end-wall
- (2) – Power actuated, Intake vents c/w louvers and frames – NE gable peak end-wall

Finally, I've attached the Statement of Special Inspections information that you requested. Please advise if you need any further information.

thanks

Stephen Bushey PE| ***Senior Principal Engineer***

FAY, SPOFFORD & THORNDIKE

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Inspections Division
Date: 11/19/13

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, November 15, 2013 11:27 AM
To: Stephen Bushey; Chris Pirone
Subject: RE: 528 Commercial, BP#2013-02298 plan review comments

Ok,
Just to be sure, are you also going to address the occupancy classification discrepancy. This is also important from an NFPA summary as well, the use of buildings is essential knowledge.

Will the boat motors be operated in this building, and if so for what period of time?

Thanks,
Jeanie

>>> "Stephen Bushey" <SBushey@fstinc.com> 11/15/2013 10:50 AM >>>

Thanks Jeanie,

I am awaiting the Special Inspections forms and hope to have that for you soon.

Stephen Bushey PE| ***Senior Principal Engineer***

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, November 15, 2013 10:46 AM
To: Stephen Bushey; Flight@portlandyacht.com; Jr. Phineas Sprague; Robert Flight
Subject: RE: 528 Commercial, BP#2013-02298 plan review comments

Good Morning Steve,

Thank you for providing clarification on my comments. The points you make are satisfactory with the exception of the use and occupancy. This specifically pertains to FRM report by Mark Cummings as his interpretation of the

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use classification is F-1 Factory Industrial, whereas the Certificate of Design Application completed by Dwayne Moench classifies the use as S-1 Moderate Hazard Storage. From your description, I agree with the Storage Occupancy classification, if vehicles will not be run in excess of 10 seconds. Mark may also if this is clarified for him. However, in the future a change of use will be required if repair work is performed.

It is important to correct this discrepancy as the occupancy affects the maximum height and area of buildings, especially if the intent is to attach additional structures.

This is also important when establishing plumbing requirements, as the UPC code requires fixtures for Industrial, but not for Storage occupancies.

Thank you for following up with this,

Jeanie

>>> "Stephen Bushey" <SBushey@fstinc.com> 11/14/2013 5:19 PM >>>

Hi Jeanie,

I'll offer the following responses to each of your outstanding questions below.

1. Sandi Keef in our office just completed transmitting the properly formatted drawing sheets. Thanks for your patience on that item.

2. I've requested the Building designers at Legacy Building Solutions complete the special inspections form. I hope to have it soon.

3. Boat Maintenance will entail such activities as routine seasonal maintenance of vessels preparing them for the water and out of water storage within the yard area. The proposed building is intended for covered storage of certain vessels. There are no activities within the building warranting mechanical ventilation contemplated at this time. Regarding the building floor surface it will consist of an impermeable geotechnical fabric over native soils that will be covered with 12" of gravel soil, which we believe qualifies as the non-absorbant surface. Although we also believe that the building's interior activities will not qualify as motor vehicle repairs. The proposed building is considered the first of multiple structures at the site and subsequent buildings will house various functions that may ultimately require such systems.

4. There are no interior bathrooms proposed in the building as it will be an unheated space. The owner is proposing portable toilet facilities will be managed near the structure. These may be relocated periodically around the yard area depending on the need for vessel placement etc.

Stephen Bushey PE| ***Senior Principal Engineer***

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Date: 11/19/13

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, November 13, 2013 3:07 PM
To: SBushey@DelucaHoffman.com; Flight@portlandyacht.com; Jr. Phineas Sprague; Robert Flight
Subject: 528 Commercial, BP#2013-02298 plan review comments

Hi Bob,

I have completed the review of the above permit and have the following comments for additional information:

1. Provide stamped plans, the files submitted from LBS are not stamped.

2. Provide a completed statement of special inspections document per IBC Chapter 17. Forms can be found at the SEAM or CASE website.

3. Define "boat maintenance operation" in the cover letter, and confirm compliance with IBC Sec. 406.6 for a mechanical ventilation system and a spill protocol, as motor vehicle repair garages are required to have a non-absorbent floor surface.

4. Identify on the property where bathroom facilities will be located if not in this structure.

Let me know if you have any questions,

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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