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>, <Flight@portlandyacht.com>, "Jr...
Date: 11/14/2013 5:19 PM
Subject: RE: 528 Commercial, BP#2013-02298 plan review comments

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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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

Inspections Division
Date: 11/19/13

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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