



1/16/19

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

Devin Cough
Archetype PA
48 Union Wharf
Portland, Maine 04101

On behalf of:
BUILDING OFFICIAL
City of Portland, Maine

02/21/2019

PLAN EXAMINATION CONDITIONAL APPROVAL

PROJECT/SITE DESCRIPTION:

Canal Landing

PROJECT ADDRESS:

100 West Commercial Street – Portland, Maine

DETAILS:

Review Type:	Bldg & Structural
Plans Date:	1/3/2019
# of Sheets:	75
Project Area (sq. ft.):	30,148

SAFEbuilt conducts plan examination and approval services as required by the State of Maine on behalf of the City of Portland.

The submittal described above has been reviewed for conformance with the State of Maine Uniform Building and Energy Code as well as applicable City of Portland Ordinances. The submittal has been conditionally approved. The conditions listed herein and on the attached pages shall be met during construction or installation and prior to occupancy or use.

The owner, as defined in Maine Statutes, is responsible for compliance with all code requirements. This approval is granted for permit issuance limited to the scopes of work associated with the plan review type listed above. Additional submittals may be required for other building components and systems in order to obtain permits for their construction. Check the requirements of the local authority having jurisdiction.

Permits shall be obtained from the local authority having jurisdiction prior to starting construction. There may be additional fees for permitting. The owner shall notify the local building inspector before commencement of construction activities and taking possession of the building. The building will be inspected during and after construction and may require an occupancy permit prior to occupying the building.

A full size copy of the approved plans, specifications, and this letter shall be on-site during construction and open to inspection.

SAFEbuilt is committed to helping create better communities and thanks you for your patience and continued cooperation. Feel free to contact the plan review team should you have any questions or concerns.

Sincerely,

Dan Hatch

Plan Review Manager
SAFEbuilt
(920) 461-8873
dhatch@safebuilt.com

Plan Specific Items:

This review only included building, structural, and exterior site work. The following items shall be submitted for review in accordance with IBC 107.3.4.1: Mechanical plans, electrical plans and coordinated energy calculations, sprinkler and fire protection plans, interior plumbing plans. Deferred items shall be sealed by a supervising professional in accordance with Maine Statute subsection 1255.

Building Plans Examiner: Dan Povoio, P.E.

Status: Conditionally Approved

1. Exposed steel (including the columns at Line A.1) is to be protected against corrosion in accordance with AISC 360 Section B.13 as indicated in IBC 2015 Section 2203.2.

Structural Plans Examiner: Dan Povoio, P.E.

Status: Conditionally Approved

1. Wind exposure B is shown on the drawings and in the calculations. Site has an open area to the south that would require a wind exposure C. Reviewer assumes that this load difference would not govern the structural design and the design as proposed is compliant. Verify members are adequate for the required wind load and provide design calculations with the correct wind exposure. Provide revised drawings for design changes as required.
2. Purlins are to be braced against rolling and anchorage is to be provided at the purlin to frame connection.
3. Page 4A detail B/4A (Gable) and C/4A (Single Slope) has a 2" x 2" x 14 ga angle for bottom flange purlin bracing. The axial force in the angle is to be resolved to the framing.
4. Provide frame drawings and design for Frame Lines 6 and 15.
5. Concrete walls are to be isolated from the steel columns to allow for relative lateral frame deflections.

Civil Plans Examiner: Christian Greene, CBO, Master Code Prof

Status: Conditionally Approved

1. Plans are conditionally approved based on updated/revised drawings provided from designer 1-3-19.

General Notes:

Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee. The designer is responsible for following all applicable federal, state, and municipal codes and ordinances.

In addition to all requirements as specified in this review of Building, Structural, HVAC/Mechanical, Plumbing, Electrical, Fire Alarm and Fire Sprinkler Plans, all conditions of approval, including but not limited to those applied through Portland's Building Department, Zoning, Plan Commission, and Maine State Fire Marshal's office apply.

Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.

Once conditional Approval is granted through plan review, applicant must review with the municipality with regards to any and all other additional requirements prior to commencement or concealment of work including but not limited to permit fees, required inspections, or additional approvals required at the municipal level.

It shall be the Owner's and Contractors responsibility to coordinate with the local jurisdiction to determine the full scope of what additional shop drawing submittals are required to be reviewed for conformance to the code.