



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
12/08/17

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Tim Hebert <thebert@hebertconstruction.com>
Cc: Matthew Cook <mcook@hebertconstruction.com>, "pitzer@pdtarchs.com" <pitzer@pdtarchs.com>

Thu, Dec 7, 2017

Date:

Hi,

I spoke with Matt Pitzer extensively this morning and he hopes to submit revised plans this afternoon.

Best,
Jeanie

*Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader*

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Matt Pitzer <pitzer@pdtarchs.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>, Timothy Hebert <thebert@hebertconstruction.com>
Cc: Matthew Cook <mcook@hebertconstruction.com>

Fri, Dec 8, 2017 at 9:55 AM

Hi Jeanie,

Attached are updated drawings.

Regarding our conversation yesterday, after some investigating it became clear that our drawings did not have the correct ADA sink we have specified. The previously drawn sink was much larger. I have corrected the sinks and adjust bathroom layouts as required to make the first floor ADA bathrooms compliant.

By correcting the sink fixtures, you will see that most of the previously listed ADA bathrooms on the upper levels are at the required clearances.

I also checked the second-floor bathrooms and the existing dimensions were incorrect, I corrected the dimensions and we have the needed clearances within the bathrooms, and more than 48" clear on the approach to each door. These doors will not be on closers and will be within the requirements for maneuvering clearances.

Regarding bathroom 117, this bathroom would not meet ADA and is an existing space, after reviewing the door swing I believe it is better to have the door swing into the bathroom and not out into the path of travel. Please let me know if you have a concern with this door and I can change the swing if you believe it is required.

I reviewed the issue of toilet 215 and its lack of accessibility with my colleagues. I have confirmed the existing bathrooms will in fact be compliant so I am comfortable saying that accessible bathrooms are provided within the proximity of this



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bathroom and this is a dedicated staff toilet within a restricted area. As we discussed the work area encompasses floors of the building and we have worked to improve the accessible paths throughout and made sure accessible bathrooms exist on each level.

Please let me know if you have other concerns that we have not addressed and I will make sure to get them resolved right away.

Thank you for your attention to this project.

Matt

Matthew Pitzer, AIA, NCARB, LEED AP BD+C

Maine Licensed Architect



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PDT Architects

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Thursday, December 7, 2017 10:56 AM
To: Timothy Hebert <thebert@hebertconstruction.com>
Cc: Matthew Cook <mcook@hebertconstruction.com>; Matt Pitzer <pitzer@pdtarchs.com>

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10 attachments

Maine Eye_Lowell St-P2-AD101-Level 1-Demolition Plan.pdf
142K

Maine Eye_Lowell St-P2-AD102-Level 2-Demolition Plan.pdf
141K

Maine Eye_Lowell St-P2-A003 - Life Safety Plans & Code Summary - Levels 1 & 2.pdf
207K