

Jeanie Bourke - RE: Inn at Diamond Cove - Railings

From: Jeanie Bourke
To: Chris Pirone; Kevin Gough
Date: 8/19/2014 10:49 AM
Subject: RE: Inn at Diamond Cove - Railings
CC: Craig Messinger; David Lloyd; Laurie Leader

Hi Kevin,

Back from a very relaxing vacation....this design is approved by both the building and fire departments. I will file this with the permit documents.

Thanks,
Jeanie

>>> Kevin Gough <gough@archetypepa.com> 8/5/2014 2:40 PM >>>
Jeanie,

Ok, here is my new version of the handrails at GDI.

The intention is to go ahead and use the welded wire mesh (we have changed it to 3" mesh to eliminate any issue with the 4" sphere) which will be tack welded to the railings. The top rails will all be at 3 feet above the deck and above the stairs.

I have also included the wire mesh on the stair railing, but I have not shown it going all the way down to the stringer as you suggested. The reason is that there is nothing to which to attach that bottom edge, and this will be the cut edge of the wire mesh. If that is loose, but attached at the next rail up, then someone could get their foot stuck between the mesh and the stair. Not a good situation.

I hope this takes care of all concerns.

Kevin Gough, Architect**Associate**

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, August 01, 2014 4:30 PM
To: Kevin Gough; Chris Pirone
Cc: David Lloyd; Craig Messinger; Laurie Leader
Subject: RE: Inn at Diamond Cove - Railings

Kevin,

A few things:

1. The mesh/netting detail is not consistently shown. It is on the upper decks, but not on the lower.
2. Will this be wire or rope? Detail C Rail Netting Detail shows netting with zip ties while the other C Railing Detail at Porches shows 4" mesh tack welded to steel pipe. The rope detail with zip ties is not a permanent solution.
3. What about adding the mesh to the stair rail to the from the stair stringer to the top of the 2nd rail for fall protection?

I am on vacation for the next 2 weeks.

Jeanie

>>> Kevin Gough <gough@archetypepa.com> 8/1/2014 9:29 AM >>>
Jeanie,

In response to your email from last week, yes, the original drawing incorrectly noted the railing on the stairs as 3'-6". That railing, like all of the other rails on the porches, will be at 36".
The mesh we are using will only be installed on the porch rails because of the difficulty of meeting the graspability requirements for the top rail.

If all of this meets your expectations I will instruct the contractor to proceed.
Thanks for your time,

Kevin Gough, Architect
Associate

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, July 23, 2014 10:01 AM
To: Kevin Gough; Chris Pirone
Cc: David Lloyd
Subject: RE: Inn at Diamond Cove - Railings

Hi Kevin,

Just to be sure I understand correctly, I get it on the decks, but on the stair rail:

1. You state below "the top of the railing on the stairs will be at 36 inches to be used as a handrail". So is the 3'-6" dimension on the drawing incorrect? Circled in red is the 2nd pipe down at 36", please clarify.
2. Are you proposing the mesh to be installed down the stair rail as well? While this is more in compliance, will the mesh impact the space for graspability of the hand rail?

Thanks,

Jeanie

>>> Kevin Gough <gough@archetypepa.com> 7/22/2014 4:15 PM >>>
Jeanie,

I have been looking at the photos of the Inn at Diamond Cove from before the fire, and before original construction began, and I am confident in saying that the railing which goes down the stair run is also at 36 inches high, just like the railings around the porches. So what I propose we do is extend the wire mesh up to the top, as you requested, and the top of the railing on the stairs will be at 36 inches to be used as a handrail. Are you in agreement? If so, we will provide you with an updated drawing reflecting these changes.

Thanks,

**Kevin Gough, Architect
Associate**

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, July 11, 2014 1:31 PM
To: Kevin Gough; Chris Pirone
Cc: lloyd@archetypepa.com
Subject: Re: Inn at Diamond Cove - Railings

Hi Kevin,

Thank you for following up on this approval condition and the proposed design. I have the following comments on this design:

1. For complete fall protection of the guardrail on the porch railing system, the wire mesh should continue the full height of the 36" rail. While not up to new construction standards, it should provide a safe fall protection solution, within the Historic Building provisions of the IBC.
2. The stair rail design does not incorporate the reduction in openings provided by the wire mesh. It also does not appear to provide handrails at the required height and extension. Can you please look into an alternate proposal that is acceptable for both historic and life safety elements.

Let me know if you have any questions,

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> Kevin Gough <gough@archetypepa.com> 7/11/2014 10:41 AM >>>
Capt. Pirone and Jeanie,

I am trying to follow up on the building permit for the Inn at Diamond Cove and I have one specific question for you regarding the guardrails around the porches.

The specific item, originally a note on the code review from 2013, is this:

- *The exterior balconies, deck, and stair pipe rail design is not approved with the issuance of this permit. Alternative designs shall be submitted for approval for code compliant opening limitations and height prior to the fabrication of said rails.*

When the permit was amended this past spring, the attached sheet A3.11 was included with a modification to the guardrails which addresses the openings of the railing with welded wire mesh, but our understanding was that the height was not required to be modified due to the historic restrictions on the project, the fact that the railings were intact (prior to the fire) and thus were preserved historic fabric, and the same railing is used consistently throughout the site on the adjacent buildings and historic needs us to keep the consistent character.

This item was not specifically addressed on the revised permit issue, but there is a note on the 2014 permit which says that all conditions from the prior permit are still in effect.

Can you please provide me with some clarification on this specific item. Our intention is to move forward with the 36 inch high railings with welded wire mesh applied to protect the openings unless directed otherwise.

Thank you for looking into this for me.

Kevin Gough, Architect
Associate

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