

Jeanie Bourke - RE: Inn at diamond Cove ceiling height

From: Jeanie Bourke
To: David Lloyd
Date: 5/7/2015 11:11 AM
Subject: RE: Inn at diamond Cove ceiling height
CC: David Bateman; Douglas Morin; Kevin Gough; jcushman@portlandbuilders.com

Morning David,

Thank you for providing more detailed information per the code requirements for minimum ceiling height. The percentage (50) of required height in each of the side bedrooms is significantly lower, at 40% of the room area. The center rooms are closer, however this 3rd floor area is recognizably confined in head room.

This all being said, in consideration of granting the historic exception, the City understands the constraints of replicating the shell of the former building in relation to the viability of this project. Additionally, these points justify approval:

1. While the ceiling height is restrictive in many ways, it is not deemed a life safety hazard.
2. While the building design utilized the IBC for new construction, in referencing the IEBC, Sec. 701.3 expc. 4, the prescribed ceiling height in newly created spaces in existing buildings can be 7'. With this, the percentage will increase and be more in line with code requirements in sloped rooms.

I will add this email and SK-38 to the approved plans folder for archiving as record of granting this exception.

In future application submittals, please try to address similar code issues during the review process to avoid after-the-fact inspection issues and determinations.

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> David Lloyd <lloyd@archetypepa.com> 5/6/2015 9:42 AM >>>
Jeanie

We recalculated the area based upon your comments of measuring the area on a room by room basis , see attached . We are now under the 50% by a few percentages. I would therefore request that we be granted this condition under 3409.1. As the architect I would like to mention that this is an historic building , we were

required to reconstruct under the original dimensions . The majority of the ceilings below the 7 -6 are the small alcoves within the existing dormer areas . These alcoves mostly just provide natural light to the living area . We do not believe that this condition presents a life safety problem . All of this space is providing a sleeping area for the full unit below , it be a "charming" sleeping area for the unit below and will be aesthetically pleasing . All of the spaces within this historic structure were used in order to make this project financially feasible . I hope that you can make your judgement with all of these factors in mind .

Thank you

David

David Lloyd

Architect

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From: David Lloyd [mailto:lloyd@archetypepa.com]
Sent: Friday, May 01, 2015 3:16 PM
To: Jeanie Bourke (jmb@portlandmaine.gov)
Cc: jcushman@portlandbuilders.com; Kevin Gough; 'David Bateman'
Subject: Inn at diamond Cove ceiling height

Jeanie

I was informed the your department was concerned about ceiling heights on the upper floor of two units at the Inn at Diamond Cove . I have attached an SK which demonstrates to the best of our abilities that we are in compliance with the code , please see attached sketch. Please also keep in mind that this is An Historic Landmark that we cannot change existing rooflines to . When we rebuilt after the fire all original roof lines heights had to be strictly adhered to . Regardless of that we believe we are in compliance . Please let me know if you have any questions.

Thank you very much for your expertise and oversight

David

David Lloyd

Architect

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