

Building Inspections - Fwd: Re: Carter Residence, 19 Merriam St., Peaks Island

From: David Petruccelli
To: Building Inspections
Date: 1/8/2015 9:14 AM
Subject: Fwd: Re: Carter Residence, 19 Merriam St., Peaks Island
CC: Craig Messinger; Jeanie Bourke; Keith Gautreau

Brad,

We are going to have to allow them to continue on this project based on past communications the applicant had with Captain Pirone. This project falls under other extenuating circumstances.

It is our position that this type of construction is not exempt from Life Safety Code, merely it is granted exceptions in which Building Code they follow. We will continue to pursue this with the State Fire Marshal's Office, but they have not returned our call.

Thank you,
David

Captain David P. Petruccelli
Portland Fire Department
Fire Prevention & Education
380 Congress Street
Portland, Maine 04101

Ph. 207-874-8400
Fax. 207-874-8410

>>> Building Inspections 1/6/2015 13:10 >>>
Has this been determined yet?
-Brad.

>>> David Petruccelli 12/31/2014 10:57 AM >>>
We left a message for Mr. McCarthy yesterday and are awaiting his reply.
Thank you.

Captain David P. Petruccelli
Portland Fire Department
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>>> Jeanie Bourke 12/31/2014 9:57 AM >>>

To help find some resolution, my suggestion is that David reach out at the state level to Rich McCarthy at the SFMO. Another contact is Robert LeClair, Executive Director of Maine Manufactured Housing, robert.v.leclair@maine.gov or 624-8678.

It is also my understanding that Cpt. Pirone did ask for a legal interpretation from Danielle in legal. I cannot find any record of this information.

Jeanie

>>> Laurie Leader 12/31/2014 8:00 AM >>>

Jeanie,

Can you give us your input on this. Thanks,

Laurie

>>> David Petruccelli 12/30/2014 3:43 PM >>>

Brad,

I am not sure why Capt. Pirone would state that this building does not need a sprinkler.

My understanding is that new one and two family homes all require a residential sprinkler system. As this is new construction and not renovation of a damaged structure it shall under Chapter 10 of City of Portland Ordinance have an NFPA 13D sprinkler system.

An approved sprinkler permit from the State Fire Marshal is required and a sprinkler plan needs to be submitted.

Thank you,

David

Captain David P. Petruccelli

Portland Fire Department
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>>> Building Inspections 12/30/2014 7:30 AM >>>

Could anyone chime in on this? It's about the ability to fast track and she didn't provide anything regarding sprinklers. Is what she is stating accurate?

-Brad.

>>> Rachel Conly <rachelconlydesign@gmail.com> 12/29/2014 4:41 PM >>>

Hi,

Thank you for your reply to our submission.

This project is unusual in that it is modular construction and because the original structure burned in 2013. As a result, the new building was exempt from sprinklers by Captain Pirone of the Portland City Fire Department in a conversation we had on March 21st, 2014. I also had confirmation from Laurie Leader on December 19th that the third party design professional stamp from PFS and the engineering stamps from Andrew Jackson, LE, on the drawings meet the "Fast Track" requirements.

I hope this helps clarify things on your end and gets us back on track for a "Fast Track" review. Please let me know if you have any further questions.

Thank you!

On Mon, Dec 29, 2014 at 2:03 PM, Building Inspections <buildinginspections@portlandmaine.gov> wrote:

Harvey

This is not fast trackable as requested. As stated on the form, the only item that can be fast tracked is:

New

Sprinklered One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) So you will need to provide all documents as stamped and a sprinkler system application as well. We will review this permit as normal until we receive the appropriate document(s).

>>> harvey johnson <harvey.rachelconlydesign@gmail.com> 12/24/2014 11:10 AM >>>

Hello,

Please find attached a permit application, a fast-track form, and the associated drawings for the proposed rebuilding of the Carter residence.

Please note that this permit submission is unique, as it is for a burned structure, and was deemed not to need a Level 1 Minor Residential Application, as it is an existing developed site, and we are rebuilding within existing non-conforming footprint and set backs.

Also, the drawings provided are from two sources: The manufactured home company has provided stamped drawings detailing the house itself. And then on our end, we have provided the siteplans, as well as the porch and deck elevations, and stamped structural drawings for the foundation, porch and deck.

Please let us know if you have any questions.

Thank you,

Harvey Johnson
Rachel Conly Residential Design
26 Sterling Street
Peaks Island, Maine 04108

[207-766-5625](tel:207-766-5625)

<http://rachelconlyresidentialdesign.virb.com/>

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Rachel Conly

Residential Design, LEED AP
26 Sterling Street
Peaks Island, Maine 04108

207-766-5625

<http://rachelonlyresidentialdesign.virb.com/>