



Jeanie Bourke &lt;jmb@portlandmaine.gov&gt;

**[FWD: first response from Portland building inspection]**

3 messages

rory@thesellersplace.com <rory@thesellersplace.com>  
To: jmb@portlandmaine.gov

Thu, Sep 28, 2017 at 3:30 PM

----- Original Message -----

Subject: Fwd: first response from Portland building inspection  
From: Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>  
Date: Thu, September 28, 2017 12:09 pm  
To: Timmi Sellers <timmi@thesellersplace.com>, rory@thesellersplace.com,  
Chad Walton <cwalton@snapspacesolutions.com>

**Please see my responses in red below. I hope this clears up the questions from her. If not do not hesitate to call my cell 592-8492**

Dexter

**SnapSpace Solutions**

55 Baker Blvd  
Brewer, ME 04412  
207-907-7854  
207-592-8492

<http://www.snapspacesolutions.com/>

----- Forwarded message -----

From: <timmi@thesellersplace.com>  
Date: Wed, Sep 27, 2017 at 7:49 AM  
Subject: first response from Portland building inspection  
To: Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>  
Cc: rory@thesellersplace.com

Hi Dexter,

We finally received the initial response from building inspection (see below).

We need to answer her questions as quickly as possible. I can tell you I have already written to her to discuss #2 (third-party inspection) and #5 (habitability of the roof.)

Can you please help me get her appropriate responses to the other 4 issues?

#1. I know you specifically remove certain materials due to environmental hazards. While the local builders can address the question regarding on-site preparation, can you respond to the questions concerning lead paint and other toxic chemicals?

**We never use a container that has transported anything toxic. We will be using newly constructed containers that are built under the revised world environmental safety standards. All units are now coated with water based paints and environmentally safe materials throughout. AGAIN... THESE WILL BE NEW UNITS...**

#3. You have our initial plans regarding attaching the two containers and our plans for the

roof. I know we have a bit of a chicken-and-egg situation here, since we won't be giving you the go--ahead to building this until we have a permit, but the city won't issue the permit without certain engineering details. So let me just ask you, once we decide to move forward, are you confident you will be able to supply the structural engineering requirements the city is discussing in this item?

**Yes. The city is already aware of the engineering firm (Plymouth Engineering - Keith Ewing) that we use and Jeannie and Mike have already met him in their office. We will put you in touch with him directly so that you may work through the details. Rory will remember him from our meeting that day.**

These structural plans are required prior to permit approval, as is the case with all reviews, I have not received the designed plans associated my request

#6. Can you supply these values? We plan to ask you to provide standard insulation for the building. We will also be using the type of window treatments you recommend, assuming we can use wooden awning windows.

**We have already supplied the city with the complete breakdown of the foam insulation supplied to us by the Dow Corporation. We will be insulating to the requirements supplied to us by the engineer that will be drawing the plans.** These details need to be submitted for all permits per the designed plans

**We are not sure what you mean by window treatments but we are capable using any type window specified by the client and certified by the engineer.** The specific window and door schedule needs to be provided including the U-factor for energy efficiency standards

As you know, time is critical here. Please get back to us asap. Rory: 831-917-3104 or Timmi: 831-917-3092

**For more information and to help alleviate unfounded concerns please follow the link I have included:** <http://www.isbu-association.org/all-about-shipping-containers.htm>

Many thanks,  
Timmi

----- Original Message -----

Subject: 89 Pleasant Ave., PI, BP#2017-01190 plan review comments

From: Jeanie Bourke <jmb@portlandmaine.gov>

Date: Tue, September 26, 2017 4:01 pm

To: "rory@thesellersplace.com" <rory@thesellersplace.com>, Keri Ouellette <kouellette@portlandmaine.gov>

Good Afternoon,

I am in review of this permit for building code compliance and have some comments for you to address in order to continue with this review. Please provide information for the following items:

1. The contractor is Snap Space Solutions, we need to understand what their proposed scope of work is? What work will be completed at their facility, and what work is being done on site other than the foundation? How is the container prepared to be habitable, has it been tested or has it been mitigated for lead paint and other toxic chemicals typically used on the walls and the original floor boards? **Snap Space needs to provide information regarding their role in this project from design to assembly to installation, including the quality assurance practices being applied.**

2. Our understanding of the State License approved per the Manufactured Housing Board, is that compliance of the structure is per adopted State codes and standards, as determined with full inspections by city inspectors. These shall be performed at the site of the local project, as is usual and customary for all stick (conventional) built structures in Portland. Please acknowledge acceptance of this requirement.

3. Storage shipping containers that are modified to be occupied as habitable structures are not recognized in the code. These are not constructed per conventional standards and practices, therefore, all modifications shall be reviewed and designed by a structural engineer per the prescribed loads, including parameters for the condition of the container.

4. Attachment and anchoring details of the addition to the foundation are required, as well as these details for the rooftop deck materials and guardrails. The height of the guardrail is not compliant at less than 36" and opening dimensions are required.

5. Egress from habitable levels shall be by a ramp or stairway per IRC Sec. 311.7, a ships ladder is not an approved means.

6. Details for compliance with the Energy Code are required including R-values of walls, floors and ceiling and U-factor of windows.

Thank you for providing this information, and please feel free to contact me if you have any questions.

Sincerely,  
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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**Jeanie Bourke** <jmb@portlandmaine.gov>

Fri, Sep 29, 2017 at 3:44 PM

To: "rory@thesellersplace.com" <rory@thesellersplace.com>, "timmi@thesellersplace.com" <timmi@thesellersplace.com>, Keri Ouellette <kouellette@portlandmaine.gov>

Good Afternoon Rory,

Thank you for getting back to me, I have not had a chance to review all this information fully, and I wanted to let you know that I will be out of town at a conference next week, back in the office on Thursday.

We met internally this morning to discuss the TPI policy and we determined that some additional information is necessary. I have contacted the Manufactured Housing Board director and hope to gain some further insight to help in our decision making as to how we will address residential container structures.

I appreciate your understanding of this vetting out process.

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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**rory@thesellersplace.com** <rory@thesellersplace.com>

Mon, Oct 2, 2017 at 10:35 AM

To: Jeanie Bourke <jmb@portlandmaine.gov>, "timmi@thesellersplace.com" <timmi@thesellersplace.com>, Keri Ouellette <kouellette@portlandmaine.gov>

Hi Jeanie,

Thank you for the update. We appreciate the effort the city is making. We still very much hope to break ground on this project this year and will respond to requests for additional information as quickly as possible.

Thank you.

Rory

----- Original Message -----

Subject: Re: [FWD: first response from Portland building inspection]

From: Jeanie Bourke <jmb@portlandmaine.gov>

Date: Fri, September 29, 2017 3:44 pm

To: "rory@thesellersplace.com" <rory@thesellersplace.com> ,

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