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FACSIMILE TRANSMITTAL

To: Mike Nuggent From: Mark Matuzak
Fax Number: 207/874-8716 Date: April 12, 2004
Project Name: Oakhurst Dairy Job Number: 0167.01
Number of pages including cover: 2

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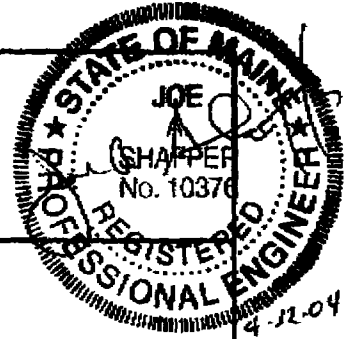
Mike,

Per your conversation with Joe Shaffer, attached is a portion of drawing C100 that details the State Code Information. We have modified the construction classification, the building area, and the area limitation. Please do not hesitate to contact me if you have any questions or need additional information.

Mark

"Master Builders" Engineer-led design and construction

STATE CODE INFORMATION (OAKHURST DAIRY)



BUILDING CODE OF PORTLAND MAINE
BOCA NATIONAL BUILDING CODE 1999



USE GROUP: (S-2) LOW-HAZARD STORAGE
 MIXED USE: NO
 CONSTRUCTION CLASSIFICATION: TYPE II/C - NONCOMBUSTIBLE
 BUILDING AREA: 16,840 SQ. FT.
 BUILDING HEIGHT: 1 STORY - 45'-0"±
 AUTOMATIC SPRINKLER SYSTEM: YES
 NFPA 7: EMERGENCY LIGHTING SYSTEM & EXIT SIGNS: PROVIDED
 PANIC HARDWARE: PROVIDED
 MEZZANINE: NO
 AREA LIMITATION: 28,800 SQ. FT.
 EGRESS: N/A
 OPENNESS: N/A
 OCCUPANT LOAD:
N/A

EXITS

OCCUPANCY AREA

NUMBER OF PERSONS (@ 300 S.F. PER PERSON) 45 PEOPLE

EGRESS WIDTH @ COOLER = $45 \times .15 = 6.75"$

NUMBER OF PERSONS (@ 300 S.F. PER PERSON) 10 PEOPLE

EGRESS WIDTH @ RECEIVING BAY = $10 \times .15 = 1.5"$

DEAD END CORRIDOR LIMIT: MAXIMUM DISTANCE: 50 FT. (SPRINKLERED) 1011.2 EXCEPTION 3

MAXIMUM TRAVEL DISTANCE TO EXIT: ALLOWABLE: 400 FT. (SPRINKLERED)

	Required Hourly	Detail # & Sheet #	X Wall Opening	Design No. for Rated Assembly
Firewalls:	1 HR.	NONE	NONE	19' PRECAST PANEL
Exterior bearing Walls:				
North	N/A			
East	N/A			
West	N/A			
South	N/A			
Exterior non-bearing Walls:				
North	N/A			
East	1 HR.			10' PRECAST PANEL
West	N/A			
South	2 HR.			10' PRECAST PANEL
Interior Walls:	Required Hourly	Detail # & Sheet #	Design No. for Rated Penetration	Design No. for Rated Assembly
Bearing	N/A			
Non-bearing	N/A			
Storage / Generator / Electrical	N/A			
Ceiling-Floors Assembly:	NC			
Beams:	NC			
Columns:	NC			
Ceiling-Roof Assembly:	NC			
Vertical Shafts:	N/A			
Chases-P.E.M.:	N/A			
Mixed Occupancy Separation:	N/A			

OCCUPANCY LOADS

GROUND FLOOR PLAN		
COOLER	13,411 SQUARE FEET @ 300	45
RECEIVING BAY	3,229 SQUARE FEET @ 300	10
TOTAL	16,840 SQUARE FEET	55



Com out

Facilities Design, Inc.
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July 1, 2003

Mr. Michael J. Nugent
City of Portland
Housing & Neighborhood Services Division
Planning & Development Department
City Hall Room 315
389 Congress Street
Portland, Maine 04101

RE: Oakhurst Dairy Cooler and Receiving Bay Addition
FDI Reference Number: 1141.0

Dear Mr. Nugent:

We are writing this letter to request a variance of the 1999 BOCA Building Code section 705.2.3, which states that the exterior wall of the building "...shall be supported such that the wall will remain in place for the duration of time indicated by the required fire-resistance rating". The proposed Cooler Addition consists of a steel-frame structure with insulated wall panels and a precast concrete wall panel façade. The proposed exterior wall of the building will comply with section 705.2 of the Code, which requires a 2-hour fire rating for an S-2 occupancy.

While the 2-hour fire resistance rating of the concrete wall panel itself is easily obtainable, the wall support section (705.2.3) of the Code is not. The requirement of section 705.2.3 creates hardships for Oakhurst Dairy in the following ways:

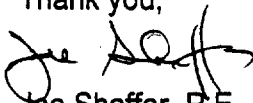
1. The exterior wall panels would need to be structurally cantilevered from the foundation so that they are self-supporting. Due to the height of the panels (approximately 45 feet), it is not practical or economically feasible to design the façade for this purpose.
2. The wall panels could be connected to the steel framework for support; however, this requires the steel framework to have a two-hour fire rating (which would not otherwise be required) in order to ensure that the façade remained intact in the event of a fire. Because of cleanliness issues with food-processing plants such as Oakhurst Dairy, fireproofing the steel is not a viable option.

Consequently, Oakhurst Dairy wishes to offer to install an automatic fire suppression system, even though one is not required in the new building, in lieu of meeting the requirements of section 705.2.3.

Per our meeting with you on June 20, 2003, we believe this is a reasonable alternative solution. We request a formal variance on this issue.

Please call me if you have any questions or would like to discuss this further.

Thank you,



Joe Shaffer, P.E.
President, FDI

Bill Bennett
Vice President
Oakhurst Dairy

Thomas Carll
Director of Engineering and Maintenance
Oakhurst Dairy



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April 8, 2004

Project: Oakhurst Dairy – Cooler Addition

Special Inspection Requirements

Paragraph references below refer to Section 1705.0 SPECIAL INSPECTIONS of the BOCA National Building Code/1999

The following special inspections are required. The licensed individual and testing agency responsible for the inspection is noted in parenthesis.

- I. Steel Fabrication:
 - A. Shop fabrication will be done in an AISC certified plant.
- II. Steel Construction: (Mr. Joe Shaffer with testing by S. W. Cole Engineering **)
 - A. Inspection of material per paragraph 1705.3.2.
 - B. Erection inspection per paragraph 1705.3.3.
- III. Concrete Construction: (Mr. Joe Shaffer with testing by S. W. Cole Engineering **)
 - A. Material tests per paragraph 1705.4.1.
 - B. Reinforcing steel per paragraph 1705.4.2.
 - C. Formwork per paragraph 1705.4.3
 - D. Concrete operations per paragraph 1705.4.4.
 - E. Precast Concrete manufacture per paragraph 1705.4.6.
 - F. Precast Concrete erection per paragraph 1705.4.7.
- IV. Masonry Construction: (Mr. Joe Shaffer with testing by S. W. Cole Engineering **)
 - A. Masonry construction per paragraph 1705.5.
- V. Prepared Fill: (Mr. Joe Shaffer with testing by S. W. Cole Engineering **)
 - A. Site preparation per paragraph 1705.7.1.
 - B. Fill placement per paragraph 1705.7.2.
 - C. Fill density per paragraph 1705.7.3.

**

S. W. Cole Engineering
 286 Portland Road
 Gray, Maine 04039
 207/657-2866

