



Jeanie Bourke <jmb@portlandmaine.gov>

RE: 502 Deering Center - TI Permit - status?

2 messages

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Fri, Dec 8, 2017 at 4:10 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: Patrick Ducas <patrickd@ducasconstruction.com>, billp@ducasconstruction.com, kiyalachsmith@gmail.com, jgrant@portlandmaine.gov, mcostigan@bernsteinshur.com, Nelson Toner <ntoner@bernsteinshur.com>

Hi Jeanie, We are following up about the TI Permit that we so eager to receive. We understand the City Attorney will participate in addressing the topic of Multi-Family Housing Requirement previously raised. In the meantime we want to make sure that the only 2 outstanding permitting topics remaining for the TI Permit to be released have been addressed, as described below.

#1 Occupant Load for 1C

IBC Occupant Load - In our last phone conversation you indicated no concern with the IBC Occupant load.

NFPA Occupant load - We met with Jason last week to discuss NFPA occupant load and on Tuesday 12/5 he wrote "I am comfortable with figuring the occupancy load of the yoga tenant at 50 sq ft per person. I have not yet finished my review of the tenant fit-up permit but I hope to complete it today or tomorrow.

At Jason's request we made an appointment to meet with State Fire Marshal Thursday 14th to confirm the NFPA occupant load. Jason indicated he can sign off the TI Permit now, conditioned on clarification from the SFM before final inspection.

As we discussed, attached please find revised Occupant Load Tables for IBC and NFPA that are folded into an updated Code Analysis (pages 7 & 8) with the identical file name.

Based on what you and Jason have indicated, we conclude this topic has been addressed and should not hold up the TI Permit. If you do not concur, please let us know immediately.

ADA Bathroom Cluster

As we discussed in our last phone conversation, the logic appears to be a straight line – that Tenant 1C has 2 bathrooms, that they are a "cluster" because they are "proximate to one another, within sight of, or adjacent". 50% of 2 bathrooms is 1 bathroom. ADA Bathroom #126C is compliant, therefore this topic is met. You indicated your concurrence with this straight-line logic. You also indicated that you would check this out with others. We have not heard back from you otherwise, so we assume your approach remains the same. Therefore we conclude this topic has been addressed and should not hold up the TI Permit. If you do not concur, please let us know immediately.

We look forward to your thoughts at your earliest convenience.

Thanks for your help, Denis