

November 13, 2015

Laurie Leader
Plan Review/ Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

Re: Renovations and Additions to the Park Danforth - BP#2015-01730

Dear Ms. Leader,

We are in receipt of your review comments for the above-referenced Project which we received via PC Construction on October 29, 2015 (Building #1), November 4, 2015 (Building #2), and November 5, 2015 (Bistro). We offer the following responses for your consideration:

Drawing A0.1:

1. *"I see wall assemblies with UL ratings shown. Please provide floor assemblies with ratings also."*
LBA Response: In specification section 07 81 00 – 2.02 – we specify UL assembly D902 (1 hour at roof assemblies and 2 hours floor assemblies including primary and secondary structures.

Drawing A1.0:

1. *"Please clarify if the parking garage meets IBC section 406.4.2 Ventilation for enclosed parking garage."*
LBA Response: Yes ventilation has been provided. In general, Garage Exhaust G014 (located at juncture of column lines H/11.2) is the main exhaust from the garage area. Fresh air is provided into the garage from ductwork assemblies located at Fire Pump Room G007 (located generally at juncture of column lines B/1.5). This can be further clarified on drawing MH1.0C. Ventilation design is in compliance with the International Mechanical Code

Drawing A1.1A:

1. *"Please label all wall partitions throughout"*
LBA Response: Note 1 of the General Partition Notes on each of the floor plan drawings note that "All partition types are type S11 unless otherwise indicated." Additionally, we have intentionally omitted partition type tags on areas that have enlarged floor plans, and have placed them on the enlarged floor plans instead. This is done to help improve the general readability of the smaller-scale floor plans.
2. *"Please clarify if the corridor doors meet Section 705.5.1 Corridor Doors of the IEBC."*
LBA Response: Doors that are located within rated wall assemblies shall be rated as required per Table 715.4. Requirements to meet NFPA, UL and/or other code required standards may be found in

the specifications under sections 08 11 13 or 08 14 16 depending upon door specified. Ratings are noted within the door schedule Drawing. Per the exception under the over heading section 705.5 doors within non rated partitions need not comply with 705.5.1.

3. *"Please clarify why part of this corridor is a 1 hour fire barrier and the other portion is non-rated. Per the Table 1018.1 Corridor Fire Resistance Rating, this corridor is required to have a fire-resistance rating of 1 for an I-1 occupancy."*

LBA Response: The reasoning for the rated wall partitions as indicated is derived per Table 1018.1 as indicated by the AHJ. The wall partitions that have not been rated were due to the application of 1018.6 Corridor Continuity. The code allows interpretation of spaces to not be perceived as intervening rooms if the hazard content is equal to, or less than that of the corridor itself. A couple examples are given of the type of spaces in the exception however the commentary helps defining the intent of the exception leaving room for interpretation. In our discussions with the AHJ (Fire Department) we reviewed these spaces and agreed (informally) the hazard of these spaces was within the intent/spirit of the code.

Drawing A1.1B:

1. *"Please verify per Section 1015.2.1 if the separation between the exit access doors meets exception 2."*

LBA Response: We are sprinkled, yes we meet exception 2. However, our egress points from the Auditorium 132 exceed the separation requirements. To clarify we have provided 3 exit points from this space. There are the two double doors egressing into the building corridor and there is a third egress point (double doors) egressing directly to the exterior of the building along column line M.

2. *"Please provide specification for roof access ladder."*

LBA Response: We have specified an Alternating Tread Stair per 1009.13. The specification for this element is within 05 51 00, section 2.03 – A.

Drawing A1.5:

1. *"Provide specifications for roof access ladder."*

LBA Response: We have specified an Alternating Tread Stair per 1009.13. The specification for this element is within 05 51 00, section 2.03 – A.

Drawing A1.6:

1. *"Please verify if the fire wall meets section 706.6 vertical continuity."*

LBA Response: We have applied the more stringent guide per 706.6.1 Exception 1 along the entire fire wall line (column line R9 for reference). This area included both stepped portions of building as well as uniform planes as suggested within 706.6. Per 706.6 Exception 2 – 2.1 the fire wall is allowed to terminate at underside of deck so as long as the roof itself is rated a minimum 1 hour for 4 feet either side. Per 706.6.1 exception 1 10 feet is required. Per Drawing A1.6 please see the hatched area on either side of column line R9 and the note indicating a 1 hour rating.

2. *"Please provide protection per section 1009.13.2 protection at roof hatch openings."*

LBA Response: Please see specification section 07 72 00 2.01 – D we require the inclusion of curb mounted Safety Railing System. Beyond the hatch itself the roof plane at the auditorium area

includes a wall parapet around the perimeter that meets the minimum height of 42" above finish plane. Reference Sections G5/A3.6 and G12/A3.6.\

3. *"Please clarify the size of roof hatch. Per Section 1009.13.1 roof access. See exception 1 stating required minimum square footage and width"*

LBA Response: Code requires minimum 16 sf of area and a minimum dimension of 2 feet. The specified hatch under section 07 72 00 will be revised to a Personnel Roof Hatch RHPA 36" x 96" Service Stair Hatch by Nystrom or equal. Please see enclosed Directive to PC Construction requesting the change (Proposal Request No 1).

Drawing A3.6

1. *"[Section Detail D7/A3.6- Roof System Type 3 note] Please revise. There is no wall section labeled D12/A3.6."*

LBA Response: That detail designation is a typo and can be deleted from the note. Construction for Roof Type 3 is called out in Section D7/A3.6. Please see enclosed clarification to PC Construction (Supplemental Instruction No 1, Item 1).

Drawing A3.16:

1. *[Section Detail E6/A3.16] "Given this is a fire wall in a type 1B building. Clarify if the combustible materials meet Table 601 and section 603."*

LBA Response: It is our interpretation per 603.1 – 1 – 1.1 and 1.3 the use of fire retardant treated wood is allowed. Please see enclosed clarification specifically noting this fire retardant material. In addition we are revising the detail to include firestopping along the face of the blocking to provide a continuous 1 hour rated roof assembly. (Supplemental Instruction No 1, Item 2).

Drawing K100 (Proposed Bistro Layout):

1. The plumbing requirements for commercial kitchens in Portland are as follows:

- 3 bay sink for warewashing
- Handwash sink within 25 feet of all food preparation areas with no barrier to access
- Mop sink with a backflow preventer
- Dedicated food preparation sink with an air gap for washing produce
- Any equipment that dispenses food or drink needs an air gap (ice machine etc)

LBA Response: This plan doesn't incorporate a three compartment sink, prep sink or mop sink because all of these items are part of the existing kitchen where the food is received and prepared before being carted to the proposed Bistro where it is refrigerated until it is ready to be finished and served. The hand sink is part of item 21, it includes a three sided splash guard to prevent cross contamination. All dispensers are drained via indirect waste to a floor sink.

Code Summary:

1. *[Page 1 of 19 – Sprinkler System] "Please clarify if this is a NFPA 13 system throughout."*

LBA Response: Yes (New Building). See specification 21 10 00 1.2 – E -1. The existing building is an existing sprinkler system. The new "Main street" renovation will be designed per NFPA 13 standards in the area of work. Though we expect the existing building to have been built in compliance with Code we have not provided a whole building review of the areas outside of the area of work thus cannot certify such.

2. *[Page 6 of 19 – IEBC – Work Area – Alteration Level 2] “Please note that Maine has deleted the International Plumbing Code and adopted the Uniform Plumbing Code. Please revise as needed code analysis to meet the requirements of the 2009 UPC.”*
LBA Response: Agreed. Per page 2 you will note the 2009 Uniform Plumbing Code is noted as the applicable code. We apologize for page 6 as the “IPC” should have been changed to “UPC”. This is a typo in the report. The current analysis and design is based upon the 2009 UPC.
3. *[Page 6 of 19 – IEBC – Work Area – Alteration Level 2] “Please clarify why Section 705 Means of Egress is not addressed within this code analysis.”*
LBA Response: Page 13 of the code summary addresses egress. The IEBC 705 was also reviewed however as the scope of work area was truly a complete gut removal type renovation we applied current Code as the more stringent approach.
4. *[Page 11 of 19 – Special Occupancy Requirements] “You reference section 509 of the special provisions for the parking garage. Please clarify what standards in this section of the IBC you are referencing.”*
LBA Response: None. Early design studies had considered multiple parking stories, open parking structures and other scenarios that may have required referencing of some of these items. That is no longer the case with the final design.
5. *[Page 12 of 19 – Fire Walls] “Please clarify if you are referencing option 1 or option 2. I cannot find clarification on the plans as to how this fire wall intersection with exterior was dealt with.”*
LBA Response: The fire wall at both ends extends out to the face of sheathing typical (per 706.5 Exception 3). See Detail J1 A5.8. Where the fire wall intersects the exterior wall along wall line “RD” the wall forms an angle greater than 180 degrees thus no requirement.
6. *[Page 15 of 19 – Travel Distance Limit] “See Table 1016.1 for S-1 occupancy. Travel distance is 250.”*
LBA Response: Agreed. The distance noted was intended for the S-2 occupancy.
7. *[Page 17 of 19 – Assembly Occupancy Requirements] “Please clarify use of the assembly ie for residents only or will it also be used by the community. Can you provide a seating plan for the auditorium or give an idea of what is proposed for seating in this area. The assembly must meet the requirements of section 1028 including aisle widths, etc.”*
LBA Response: As the facility is residential in nature it is expected that the general public (terms of guests of the community) will potentially use the auditorium thus not limited to “residents” only. The design of the space was to be flexible thus there are no fixed seating nor a permanent furniture plan provided. Furniture discussed is to be loose. As the Owners use is expected to vary with some combination of seating, seating with table, etc... depending upon the event we used the more stringent occupancy load factor of 7 net per Table 1004.1.1 to determine occupant loads and thus design egress per such. There were numerous seating configuration studies shown to the Owner to give a sense of layout compared to area provided however as mentioned the space will be used flexibly. You may note on page 3 of the summary our design revolves around a maximum occupancy of 314 for this space.
8. *[Page 17 of 19 – Accessibility] “The code analysis references cafeteria seating meeting ADA Table 221.2.1.1 but the plans do not show any cafeteria seating. Please provide seating plan and reference ADA compliant adjustable height tables.”*
LBA Response: Strike this statement from summary – not applicable to this scope of work. Initial preparation of summary it was known there may be a dining program within the scope of design however the type of dining was unknown. If LBA were designing fixed seating or providing

furnishing specifications we would have needed to be aware of these requirements. The submitted design includes a "Bistro 123". Seating/tables are loose furnishings provided by the Owner, not part of our scope of services.

9. *[Page 17 of 19 – Accessibility] "The code analysis references accessible transfer shower and wheelchair area. I do not see this shown on any of the plans as well as grab bars located in shower/bathing area. Please clarify."*

LBA Response: Generally speaking, all residential units have been designed the same way, whether accessible or not. There are three Accessible Units (1103, 1407, 1412), and two Hearing Impaired Units (1105, 1212). These are indicated on the 1/8" scale overall floor plans. All showers in the accessible units are roll-in type, and are specified to have grab bars supplied with the unit directly from the shower manufacturer. The Owner is providing the residents with a portable shower bench in lieu of a fold-down seat for these units. There are no transfer showers in any of the units. (Unit 1412 is the only two-bathroom accessible unit, however the large master bathroom is the Code required accessible bathroom.)

10. *[Page 17 of 19 – Energy Efficiency] "Please provide comcheck for thermal envelope and MEP."*

LBA Response: A completed Comcheck will be forwarded to your office under separate cover.

Please feel free to contact me with any additional questions or concerns.

Respectfully Submitted,



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