



Date:

Laurie Leader - Re: BP#2014-01882 212 Canco Road - Initial plan review comments

From: Stephen Weatherhead <sweatherhead@wintonscott.com>
To: Aaron Shields <ADS@portlandmaine.gov>
Date: 9/16/2014 4:04 PM
Subject: Re: BP#2014-01882 212 Canco Road - Initial plan review comments

Aaron,

My response to the plumbing fixture count is as follows:

For the purpose of the Life Safety Code analysis, I considered the space you are occupying as a mixed use between ordinary/Low Hazard Storage (vehicle storage) and Moderate Hazard Factory/General Industrial (Work shop areas). Based on this classification, as indicated in the written code summary on Sheet A002, the total occupant Load is 157 people. UPC Table 4-1 uses this population to determine required number of fixtures. An occupant load of 157 equals 79 Men and 79 Women. The use group listed in Table 4-1 that is closest to what we have is "Industrial Warehouses, Workshops, Foundaries for Employee Use". For this Use, the chart requires 5 toilets and 8 sinks for both Men and Women (no urinals are required). You may recall that I brought this up to you during design and we agreed that those counts are ridiculously high to serve the expected population that will be working in this facility.

There is a paragraph in the UPC just preceding Table 4.1 that states that uses not listed on the Table shall be considered separately by the Authority Having Jurisdiction. The Industrial Warehouse category we are using is similar in name but less so in practice. A large distribution warehouse of the size of this building could easily see 150 employees from pickers to fork lift operators, shift managers, safety officers, etc. The way the City intends to use this space though as shop space and "home base" for carpenters, plumbers, electricians, HVAC techs etc is a much lower density of workers and many of the people are working out in the field at a particular construction or repair project so it would be rare that all employees were there at once. When we talked about this before, you indicated that you do not expect to have more than 20 employees using this space and the fixture count we have provided would meet the fixture count requirement for water closets for 50 people under the Industrial Warehouse Use group. The sink count (2 each for men and women) only meets the requirement for 20 employees not 50 so there is no extra capacity provided for sinks. That said, I think that the sink count prescribed by the table for this use at 1 sink per 10 people up to 100 people is again excessive for how this space will be utilized.

I hope this clarifies how we arrived at what I think is a reasonable fixture count that will more than meet the demands of the intended use of the space.

Thanks,
Steve

On Sep 16, 2014, at 2:16 PM, Aaron Shields wrote:

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City of Portland, Maine



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From: "Laurie Leader" <LRL@portlandmaine.gov>
Date: September 16, 2014 1:36:05 PM EDT
To: "Aaron Shields" <ADS@portlandmaine.gov>
Subject: **BP#2014-01882 212 Canco Road - Initial plan review comments**

Aaron,

I have begun the plan review for 212 Canco Road. Can you clarify the following:

- Did the code analysis include the UPC Table 4-1? According to this table, there is not adequate bathroom facilities. Are there other facilities in the space that are not shown. Please clarify how the number of toilets/urinals was arrived at.

Thanks,

Laurie

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To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

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Stephen Weatherhead



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/18/14

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