

**Jeanie Bourke - RE: 31 Pleasant Hill (901 Washington) BP#2014-01693**

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**From:** "David Graham" <david.graham@grahamarchitects.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 10/28/2014 9:30 AM  
**Subject:** RE: 31 Pleasant Hill (901 Washington) BP#2014-01693  
**Attachments:** FP1 LIFE SAFETY PLAN AND CODE INFORMATION.pdf

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Jeanie, I spoke with Craig last week about the assembly use and separation. He understands that IBC provides an accessory allowance. NFPA 101 sec. 6.1.14.1.3 provides some exceptions for incidental occupancy.

I explained that the existing room is not separated and the occupancy calculation of the existing room is calculated at 86. The renovation is increasing the occupancy of the room by 27. This space is intended to be used by the Spurwink employees for training. Spurwink has indicated that they have a monthly training meeting and the likely occupancy will be approximately 50 employees.

I have updated my drawing FP-1 and added the IBC 508.2, on the Accessory Allowance. The drawing is attached for your review. Do you want me to upload this through the normal channels? Should I cloud the revisions?

Thanks  
David

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**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Friday, September 05, 2014 4:11 PM  
**To:** David Graham  
**Cc:** Craig Messinger; Doreen Christ; jmcanuff@spurwink.org  
**Subject:** 31 Pleasant Hill (901 Washington) BP#2014-01693

Hi David,

Did you intend to fill out the fast track application? It is not filled out, did you or John (the applicant) receive any response from the administrative staff questioning this?

While I have your ear, I spoke with Craig today and he brought to my attention the training room capacity (80+). This room classification is now Assembly. Can you please address this in your IBC code analysis for mixed use, Sec. 508. It looks like this may qualify for the 10% Accessory allowance, however this will be for the aggregate of all assembly uses in any future expansions.

Thanks,  
Jeanie

*Jeanie Bourke*  
*CEO/LPI/Plan Reviewer*

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**



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Portland, ME 04101

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Direct: (207) 874-8715

Office: (207) 874-8703

Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>

>>> "David Graham" <[david.graham@grahamarchitects.com](mailto:david.graham@grahamarchitects.com)> 9/5/2014 11:29 AM >>>

Jeanie, Attached and below is the information I submitted and the Fast Track Application was included.

Thanks

David

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**From:** David Graham [<mailto:david.graham@grahamarchitects.com>]

**Sent:** Friday, July 25, 2014 8:10 AM

**To:** 'buildinginspections@portlandmaine.gov'

**Cc:** John McAnuff ([jmcanuff@spurwink.org](mailto:jmcanuff@spurwink.org))

**Subject:** Commercial Interior Renovation, 901 washington avenue, Spurwink Services

Attached please find the plans and associated permit documents for the referenced address.

Thank you,

David Graham, AIA

Maine Licensed Architect



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