
1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

18 messages

Jeanie Bourke <jmb@portlandmaine.gov>

Tue, Oct 31, 2017 at 10:18 AM

To: sue@thompsonspointmaine.com, Soleil Dufour <soleil@thompsonspointmaine.com>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Good Afternoon Sue,

I am in review of the permit for this year's ice rinks and accessory structures at Thompson's Point. Previously I was in contact with Soleil for the summer concert series and the following is a summary of the items that he and I discussed, and I sent in an email, that needed to be addressed prior to this next round of seasonal permits. Also, please see the attached files with comments requesting additional information for review.

1. Information & details for any modified shipping containers (the VIP, not pre-manufactured office), including where it was modified to it's current condition, what work was performed other than the door and window openings and a notarized letter from the licensed electrician for the installation of any concealed wiring.
2. If any container structure remains in place, even if only used seasonally, it will be considered a permanent structure and required to comply with applicable codes, including foundation and anchoring. If this is moved for use at the winter location, it will remain a temporary structure as in 2016 and permits are required for this and all other temporary structures. Please note that ADA compliance is required for all temporary or permanent structures that will be occupied by the public, details need to be provided for accessible entrances and seating.
4. My understanding in discussions with Soleil is that the Yurt is now a permanently located structure. This requires a separate [New Commercial Structure and Addition Checklist](#) and application for permit, including plans and details for construction and how it is to be occupied and be in compliance with all codes. This may need to be amended on the site plan for permanent structures. Check with Planning. Essentially all the information for the Yurt needs to be applied for on a separate permit using the approved site plan showing the location.

Let me know if you have any questions.

Best,
Jeanie

*Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader*

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

5 attachments

 **A2i Rink Site Plan.pdf**
531K

 **A5 Propane and Fire Extinguisher Locations.pdf**
503K

 **B1 Power Distribution.pdf**
327K

 **B8 Equipment Garage.pdf**
1171K

 **G1 Cover Letter 2017.2018.pdf**
881K

Sue Santere <sue@thompsonspointmaine.com>

Tue, Oct 31, 2017 at 2:43 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Jeanie,

Please see comments below regarding your markups to the PDF documents you sent. I have not addressed the cover letter comments separately, as these comments are also touched upon in the specific plans you addressed. If you would like us to revise and resubmit the cover letter however, please let me know and I am happy to do that.

My comments on your markups are as follows:

A2i Rink Site Plan:

Thank you for the clarification. We plan to have a 6'x12' two-station bathroom trailer and one regular and on ADA porta-jons as we have used in previous years, for a total of four bathroom facilities, with the ability to add an additional porta-jon (the fourth location) if needed. We should have been more specific on the plan. Please let me know if you would like us to modify and resubmit.

-

AS Propane and Fire Extinguisher Locations:

We will provide a letter outlining how each temporary structure is heated, and will apply for HVAC and Propane permits for each as applicable. Thank you for noting this for us.

-

B1 Power Distribution:

We had initially intended to pursue a panel upgrade to add the 600A service but the timing will not make it possible to do so for this season, so we will not be making that addition. Please let me know if you would like us to modify this exhibit and resubmit.

-

B8 Equipment Garage:

We will submit this additional information for the temporary equipment garage under separate cover immediately. Also thank you for flagging the incorrect dimension listed in our letter.

Thank you and please do not hesitate to contact me with any comments or if I can providing anything further at this time.

Best regards,

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Tuesday, October 31, 2017 10:19 AM

To: Sue Santere; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux

Subject: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Sue Santere <sue@thompsonspointmaine.com>

Wed, Nov 1, 2017 at 12:25 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Soleil Dufour <soleil@thompsonspointmaine.com>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Jeanie,

Thank you for your detailed comments.

Our team is committed to providing all information you require in a timely manner. If at any point you are not getting what you need from us, please do not hesitate to contact me directly and I will make it a priority to see that your requirements are met.

Please see my responses below in red, as well as the attachment to which they refer.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Tuesday, October 31, 2017 10:19 AM
To: Sue Santere; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux
Subject: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Good Afternoon Sue,

I am in review of the permit for this year's ice rinks and accessory structures at Thompson's Point. Previously I was in contact with Soleil for the summer concert series and the following is a summary of the items that he and I discussed, and I sent in an email, that needed to be addressed prior to this next round of seasonal permits. Also, please see the attached files with comments requesting additional information for review.

1. Information & details for any modified shipping containers (the VIP, not pre-manufactured office), including where it was modified to it's current condition, what work was performed other than the door and window openings and a notarized letter from the licensed electrician for the installation of any concealed wiring. **Please see attached document titled B7 VIP Container Lounge that includes a letter from Structural Integrity addressing these details. Other than door and window work, which are further addressed in the Structural Integrity drawings, and exposed electrical conduit, there were no other modifications to the container apart from interior wood paneling. The container does not have any concealed wiring. Please see included on Exhibit – B7 Lounge General, the electrical permit number which was secured for the electrical work. A letter from the contractor, NMT Woodworking Inc, regarding the VIP container's production details will be coming under separate cover.**

2. If any container structure remains in place, even if only used seasonally, it will be considered a permanent structure and required to comply with applicable codes, including foundation and anchoring. If this is moved for use at the winter location, it will remain a temporary structure as in 2016 and permits are required for this and all other temporary structures. Please note that ADA compliance is required for all temporary or permanent structures that will be occupied by the public, details need to be provided for accessible entrances and seating. **Thank you for this clarification. All containers are seasonal and do not remain in place. We understand that the containers are considered temporary structures and will continue to seek permits for them under those auspices. We will provide additional detail regarding ADA compliance – thank you for this particular request and we will work on that immediately.**

4. My understanding in discussions with Soleil is that the Yurt is now a permanently located structure. This requires a separate **New Commercial Structure and Addition Checklist** and application for permit, including plans and details for construction and how it is to be occupied and be in compliance with all codes. This may need to be amended on the site plan for permanent structures. Check with Planning. Essentially all the information for the Yurt needs to be applied for on a separate permit using the approved site plan showing the location. **Soleil Dufour was let go by our organization a few months back and he was unfortunately not accurate in his characterization of the yurt. The yurt is a round tent which sits on a wooden platform enabling it to be moved easily. We do intend to move it away from the Depot area after the completion of the rink season. Please let us know, given this, if the plans, specifications, and details provided are adequate for your review of the yurt as a temporary tent structure.**

Let me know if you have any questions.

Best,

Jeanie

*Jeanie Bourke
Code Enforcement Officer/Plan Reviewer*

Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Sue Santere <sue@thompsonspointmaine.com>

Wed, Nov 1, 2017 at 12:37 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Jeanie,

My apologies, I hit send before the attachment had uploaded. It is attached this time.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Sue Santere

Sent: Wednesday, November 01, 2017 12:25 PM

To: 'Jeanie Bourke'; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux
Subject: RE: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

[Quoted text hidden]

 **B7 VIP Container Lounge.pdf**
437K

Sue Santere <sue@thompsonspointmaine.com>

Wed, Nov 1, 2017 at 4:31 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Jeanie,

As promised, attached is the letter from NMT Woodworking.

This was provided to Soleil back in June, but was not forwarded to me for inclusion with the original rink Permit Application, which is why it refers to attachments (structural and engineering) that were included in the Rink Permit and to you this morning as well in the B7 VIP Container Lounge attachment.

Regards -

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Tuesday, October 31, 2017 10:19 AM

To: Sue Santere; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux

Subject: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Good Afternoon Sue,

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

2 attachments **Nat letter 6.13.docx**
432K **B7 VIP Container Lounge.pdf**
437K

Sue Santere <sue@thompsonspointmaine.com>

Tue, Nov 7, 2017 at 11:12 AM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Keri Ouellette <kouellette@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>, Jonathan Rioux <jrioux@gapps.portlandmaine.gov>

Jeanie,

Good Morning.

Attached you will find the last piece of information requested in the e-mail below regarding the equipment garage/shed.

There is no heat source as it is insulated with Rigid Foam Board R-32.

Three HVAC permits will be submitted forthwith for Ticket Booth, Yurt and VIP Lounge. I will copy you on the submission to Permitting.

Please let me know if there is any documentation or additional information needed to finalize this permit.

Thank you.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell

**From:** Jeanie Bourke [mailto:jmb@portlandmaine.gov]**Sent:** Tuesday, October 31, 2017 10:19 AM

To: Sue Santere; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux
Subject: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Good Afternoon Sue,

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

 **B8 Equipment Garage ab.pdf**
531K

Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Nov 8, 2017 at 4:14 PM

To: Sue Santere <sue@thompsonspointmaine.com>, Chris Thompson <parallaxpartners@gmail.com>

Hi Sue,

Thank you for your responses to my review comments, I have sorted through the emails and attachments and reviewed this information. I have the following items for you to address in addition to the comments on the attachments:

1. We have all the pages in the B7 VIP container file except for Plan S1.1. Please send this as a separate pdf file, and note, the scanned copy is not legible, hopefully you have an original file in your records.
2. Item #2 in the letter from NMT Woodworking states there is an attached letter from the electrician who worked on the project. Please provide a copy of this letter.
3. Our records show that the Yurt was relocated from under the Depot structure to it's current location on the 2016 permit for the ice rink events. Please explain further what is meant by "intending to move it away from the Depot area after completion of the rink season". The goal is to diminish and eliminate temporary structures at Thompson's Point and move towards permanently built structures that receive a Certificate of Occupancy to occupy.
4. Accessible entrance details, clearances, construction plans, etc. for all structures used by the public.

I think this covers everything, let me know if you have any questions.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

[Quoted text hidden]

2 attachments

 **B1 Power Distribution.pdf**
326K

 **B8 Equipment Garage.pdf**
618K

Sue Santere <sue@thompsonspointmaine.com>

Thu, Nov 9, 2017 at 2:37 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Proposed response is below:

Jeanie,

Good Morning. I have reviewed your e-mail.

As requested, I have updated the Power Supply Distribution, is it attached as B1- Power Distribution Updated.

The rafter and snow load information in regards to the Garage has been requested from Iceops. I will forward as soon as it is received.

For your written comments, please see my notes below in red:

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]

Sent: Wednesday, November 08, 2017 4:14 PM

To: Sue Santere; Chris Thompson - GMAIL

Subject: Re: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Hi Sue,

Thank you for your responses to my review comments, I have sorted through the emails and attachments and reviewed this information. I have the following items for you to address in addition to the comments on the attachments:

1. We have all the pages in the B7 VIP container file except for Plan S1.1. Please send this as a separate pdf file, and note, the scanned copy is not legible, hopefully you have an original file in your records. **B7iib Lounge Structural Plan is attached for your review.**
2. Item #2 in the letter from NMT Woodworking states there is an attached letter from the electrician who worked on the project. Please provide a copy of this letter. **B7iii Lounge Electrician Letter is attached as well.**
3. Our records show that the Yurt was relocated from under the Depot structure to it's current location on the 2016 permit for the ice rink events. Please explain further what is meant by "intending to move it away from the Depot area after completion of the rink season". The goal is to diminish and eliminate temporary structures at Thompson's Point and move towards permanently built structures that receive a Certificate of Occupancy to occupy. **That is correct. We did take down the Yurt and re-erect it in the current location in 2016. As the Yurt is a tent, we have considered it a temporary structure, but we understand and appreciate the goal that you have shared with us. We would propose the following for the City's consideration: we would like to permit and utilize the Yurt for this rink season as a temporary structure, and will take it down at the end of the Rink season. Prior to the next Rink season, and prior to proposing to erect the Yurt again, we will work with the City on a site plan that can address the long term goal you have described.**
4. Accessible entrance details, clearances, construction plans, etc. for all structures used by the public. **To the best of my knowledge we have provided everything in the original permit application with the exception of the: VIP accessible entrance and Yurt accessible entrance. Our engineer is working on these drawings and I will forward to you once complete.**

I think this covers everything, let me know if you have any questions.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

On Wed, Nov 1, 2017 at 12:37 PM, Sue Santerre <sue@thompsonspointmaine.com> wrote:

Jeanie,

My apologies, I hit send before the attachment had uploaded. It is attached this time.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



Sue Santere <sue@thompsonspointmaine.com>

Thu, Nov 9, 2017 at 2:46 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Jeanie,

I am having issues sending you attachments. My sincerest apologies.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Sue Santere

Sent: Thursday, November 09, 2017 2:38 PM

To: 'Jeanie Bourke'; Chris Thompson - GMAIL

Subject: RE: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

[Quoted text hidden]

3 attachments

B1 Power Distribution Updated.pdf
2145K

B7iib Lounge Structural Plan S1.1.pdf
264K

 **B7iii Lounge Electrician Letter.pdf**
26K

Sue Santere <sue@thompsonspointmaine.com>
To: "Jeanie Bourke (jmb@portlandmaine.gov)" <jmb@portlandmaine.gov>
Cc: Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Thu, Nov 9, 2017 at 4:00 PM

Jeanie,

Our engineer finished the ADA drawings for Yurt and Lounge. Both are attached.

All we currently owe you is the rafter information for the Zamboni garage. I will forward once received.

Thank you -

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Sue Santere
Sent: Thursday, November 9, 2017 2:31 PM
To: Chris Thompson - GMAIL <parallaxpartners@gmail.com>
Cc: Jed Troubh - GMAIL <jtroubh@gmail.com>; Bo Kennedy <bo@placemakerpartners.com>
Subject: RE: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Jeanie,

Good Morning. I have reviewed your e-mail.

As requested, I have updated the Power Supply Distribution, is it attached as B1- Power Distribution Updated.

The rafter and snow load information in regards to the Garage has been requested from Iceops. I will forward as soon as it is received.

For your written comments, please see my notes below in red:

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]

Sent: Wednesday, November 08, 2017 4:14 PM

To: Sue Santerre; Chris Thompson - GMAIL

Subject: Re: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Hi Sue,

Thank you for your responses to my review comments, I have sorted through the emails and attachments and reviewed this information. I have the following items for you to address in addition to the comments on the attachments:

1. We have all the pages in the B7 VIP container file except for Plan S1.1. Please send this as a separate pdf file, and note, the scanned copy is not legible, hopefully you have an original file in your records. **B7iib Lounge Structural Plan is attached for your review.**
2. Item #2 in the letter from NMT Woodworking states there is an attached letter from the electrician who worked on the project. Please provide a copy of this letter. **B7iii Lounge Electrician Letter is attached as well.**
3. Our records show that the Yurt was relocated from under the Depot structure to it's current location on the 2016 permit for the ice rink events. Please explain further what is meant by "intending to move it away from the Depot area after completion of the rink season". The goal is to diminish and eliminate temporary structures at Thompson's Point and move towards permanently built structures that receive a Certificate of Occupancy to occupy. **That is correct. We did take down the Yurt and re-erect it in the current location in 2016. As the Yurt is a tent, we have considered it a temporary structure, but we understand and appreciate the goal that you have shared with us. We would propose the following for the City's consideration: we would like to permit and utilize the Yurt for this rink season as a temporary structure, and will take it down at the end of the Rink season. Prior to the next**

Rink season, and prior to proposing to erect the Yurt again, we will work with the City on a site plan that can address the long term goal you have described.

4. Accessible entrance details, clearances, construction plans, etc. for all structures used by the public. To the best of my knowledge we have provided everything in the original permit application with the exception of the: VIP accessible entrance and Yurt accessible entrance. Our engineer is working on these drawings and I will forward to you once complete.

I think this covers everything, let me know if you have any questions.

Best,

Jeanie

[Quoted text hidden]

2 attachments

 **B3v Warming Hut ADA Entrance Plan.pdf**
37K

 **B7v Lounge ADA Entrance Plan.pdf**
16K

Sue Santere <sue@thompsonspointmaine.com>

Sun, Nov 12, 2017 at 4:44 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Jeanie,

Attached is the last document you were waiting on for the Rink at Thompson's Point.

The attached shows the rafter construction as requested.

Let me know if there are questions or concerns.

Thank you -

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Wednesday, November 08, 2017 4:14 PM
To: Sue Santere; Chris Thompson - GMAIL
Subject: Re: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

[Quoted text hidden]

 **ICE RESURFACER FRAMING.pdf**
1173K

Sue Santere <sue@thompsonspointmaine.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Tue, Nov 14, 2017 at 10:41 AM

Jeanie,

Good Morning,

I left you a voice mail and thought I would follow up with an e-mail as well.

As of Sunday evening I forwarded the last document you had requested to complete the Rink Permit file.

I wanted to personally touch base and see where we are in the process and if you need any additional information.

Opening Day is coming up so I am trying to be proactive.

I am in the office all day and can be reached at 747-5288 Ext. 104.

Thank you.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Wednesday, November 08, 2017 4:14 PM

To: Sue Santere; Chris Thompson - GMAIL

Subject: Re: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

[Quoted text hidden]

Jeanie Bourke <jmb@portlandmaine.gov>
To: Sue Santere <sue@thompsonspointmaine.com>
Cc: Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Thu, Nov 16, 2017 at 4:45 PM

Hi Sue,

Thank you for following up with these details, I have reviewed the information and have the following comments:

1. For both ramp structures please provide additional details Per the 2010 ADA standards (see attached) and the 2009 IBC building code, including additional construction diagrams, dimensions for maneuvering clearances at doors, typical handrail dimensional requirements and extensions on ramps and steps, ramp edge protection. Cross sectional drawings is encouraged to provide some of this information .

2. The VIP lounge appears to be approximately 8" off grade, the single step off the landing is too high, the max rise is 7".

Regarding the Yurt, it is not considered a temporary structure as it has been in place beyond 180 days. This will be the last approval for this structure being viewed as temporary, thank you for confirming it will be removed at the expiration of this permit.

Let me know if you have any questions.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

[Quoted text hidden]

2010ADAStandards.pdf
3881K

Sue Santere <sue@thompsonspointmaine.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Fri, Nov 17, 2017 at 11:13 AM

Jeanie,

Good Morning.

See my responses below in red:

Please advise if more clarification is needed, we are hopeful to open this evening for a Hockey Tournament.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell



From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Thursday, November 16, 2017 4:45 PM

To: Sue Santerre

Cc: Chris Thompson - GMAIL

Subject: Re: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Hi Sue,

Thank you for following up with these details, I have reviewed the information and have the following comments:

1. For both ramp structures please provide additional details Per the 2010 ADA standards (see attached) and the 2009 IBC building code, including additional construction diagrams, dimensions for maneuvering clearances at doors, typical handrail dimensional requirements and extensions on ramps and steps, ramp edge protection. Cross sectional drawings is encouraged to provide some of this information . **Additional drawings are attached with requested details.**
2. The VIP lounge appears to be approximately 8" off grade, the single step off the landing is too high, the max rise is 7". **We are adding a second layer or rubber padding that will decrease the rise from 8" to the permitted 7"**

Regarding the Yurt, it is not considered a temporary structure as it has been in place beyond 180 days. This will be the last approval for this structure being viewed as temporary, thank you for confirming it will be removed at the expiration of this permit. **Thank you, Understood.**

[Quoted text hidden]

[Quoted text hidden]

6 attachments

 **B3vi ADA Warming Hut Stairs and Ramp Rendering.pdf**
250K

 **B3vii ADA Warming Hut Stairs and Ramp Side View.pdf**
179K

 **B3viii ADA Warming Hut Stairs and Ramp Top View.pdf**
170K

 **B7vi ADA Lounge Stairs and Ramp Drawing Rendering.pdf**
496K

 **B7vii ADA Lounge Stairs and Ramp Side View.pdf**
186K

 **B7viii ADA Lounge Stairs and Ramp Drawing Top View.pdf**
185K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Sue Santere <sue@thompsonspointmaine.com>
Cc: Chris Thompson - GMAIL <parallaxpartners@gmail.com>

Fri, Nov 17, 2017 at 2:51 PM

Hi Sue,

Thank you for the information. I am going to approve this permit with conditions, you will receive an email shortly with the permit documents. We would like to perform inspections next week at your earliest convenience. Please let me know your available times.

I am also looking at the additional permits you recently submitted.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Chris Thompson <parallaxpartners@gmail.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Sue Santere <sue@thompsonspointmaine.com>

Fri, Nov 17, 2017 at 3:17 PM

Thanks Jeanie!
Sue is out for the rest of today, but I just wanted to confirm receipt and thank you for all your efforts!

Chris Thompson
(207) 347-1614
parallaxpartners@gmail.com

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From: Sue Santere

Sent: Wednesday, November 01, 2017 12:25 PM

To: 'Jeanie Bourke'; Soleil Dufour; Keri Ouellette; Chris Thompson - GMAIL; Jonathan Rioux

Subject: RE: 1 Thompson's Pt., BP# 2017-01594 ice rink and accessory structures

Jeanie,

Thank you for your detailed comments.

Our team is committed to providing all information you require in a timely manner. If at any point you are not getting what you need from us, please do not hesitate to contact me directly and I will make it a priority to see that your requirements are met.

Please see my responses below in red, as well as the attachment to which they refer.

Sue Santerre

501 Danforth Street | Portland, ME 04102

207-747-5288 Ext. 104 | 207-747-5941 Fax | 704-400-5062 Cell

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Chris Thompson <parallaxpartners@gmail.com>
Cc: Sue Santere <sue@thompsonspointmaine.com>

Fri, Nov 17, 2017 at 3:26 PM

Thanks Chris,

I am looking at the tent permit for the Brewers Cup event, do you have some specifications on the heater being used?

Thanks

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Chris Thompson <parallaxpartners@gmail.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Sue Santere <sue@thompsonspointmaine.com>, Benn Breton <benn@iceops.net>, Molly Breton <therinkatthompsonspoint@gmail.com>

Fri, Nov 17, 2017 at 5:12 PM

Hi Jeanie - not sure if there's a heater... I'll follow up ASAP!

Chris Thompson
(207) 347-1614
parallaxpartners@gmail.com

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