

**Benjamin Wallace - Re: FW: 2211 Congress St - Unum HO1 - permit 2013-00458**

**From:** Benjamin Wallace  
**To:** Brian Curley  
**Date:** 4/29/2013 3:15 PM  
**Subject:** Re: FW: 2211 Congress St - Unum HO1 - permit 2013-00458  
**CC:** Chad Reed; Chris Pirone; John R Fox  
**Attachments:** Benjamin Wallace.vcf

Hi Brian,  
 See comments in red. I do need the updated sheets in electronic and full size paper.  
 Thanks.

Lt. Benjamin Wallace Jr.  
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 Portland Fire Department  
 380 Congress Street  
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>>> Brian Curley <[curley@pdtarchs.com](mailto:curley@pdtarchs.com)> 4/25/2013 4:14 PM >>>

[See comments below](#)

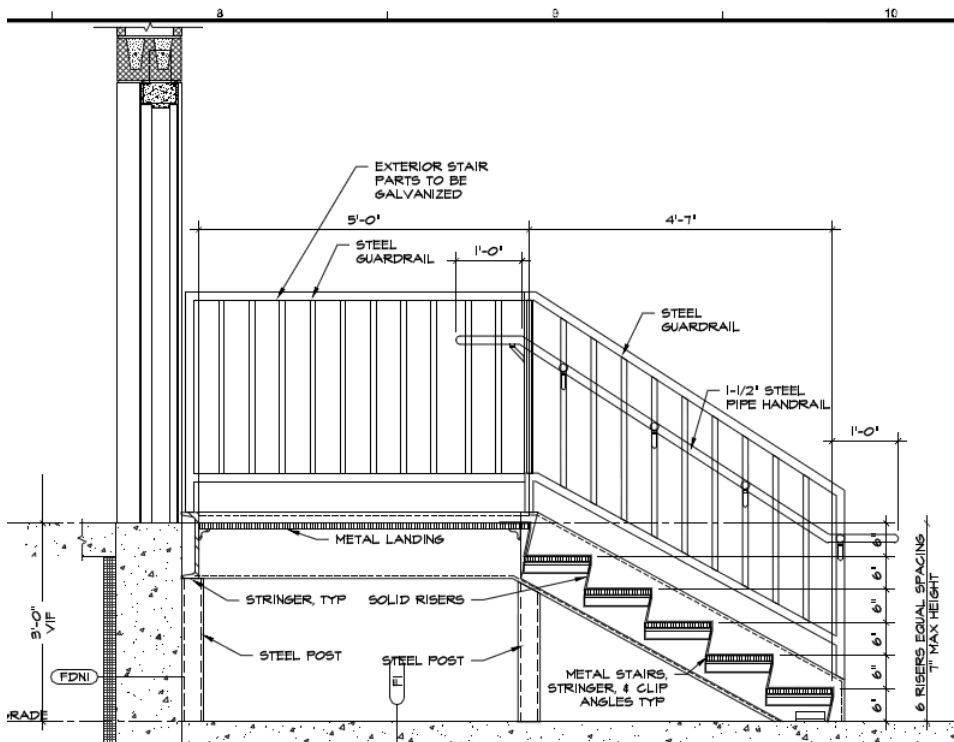
**From:** Benjamin Wallace [<mailto:wallaceb@portlandmaine.gov>]  
**Sent:** Thursday, April 25, 2013 11:01 AM  
**To:** Brian Curley  
**Cc:** Jeanie Bourke  
**Subject:** 2211 Congress St - Unum HO1 - permit 2013-00458

Hi Brian,

On this permit

- Sheet A-504, detail 13 shows a handrail arrangement that doesn't comply with NFPA 101:7.2.2.4.4.10.
  - The bottom of the handrail is still not correct. Please make the required correction(s) to sheet A-504.

ITEM 1 -The extensions have been added see diagram below.

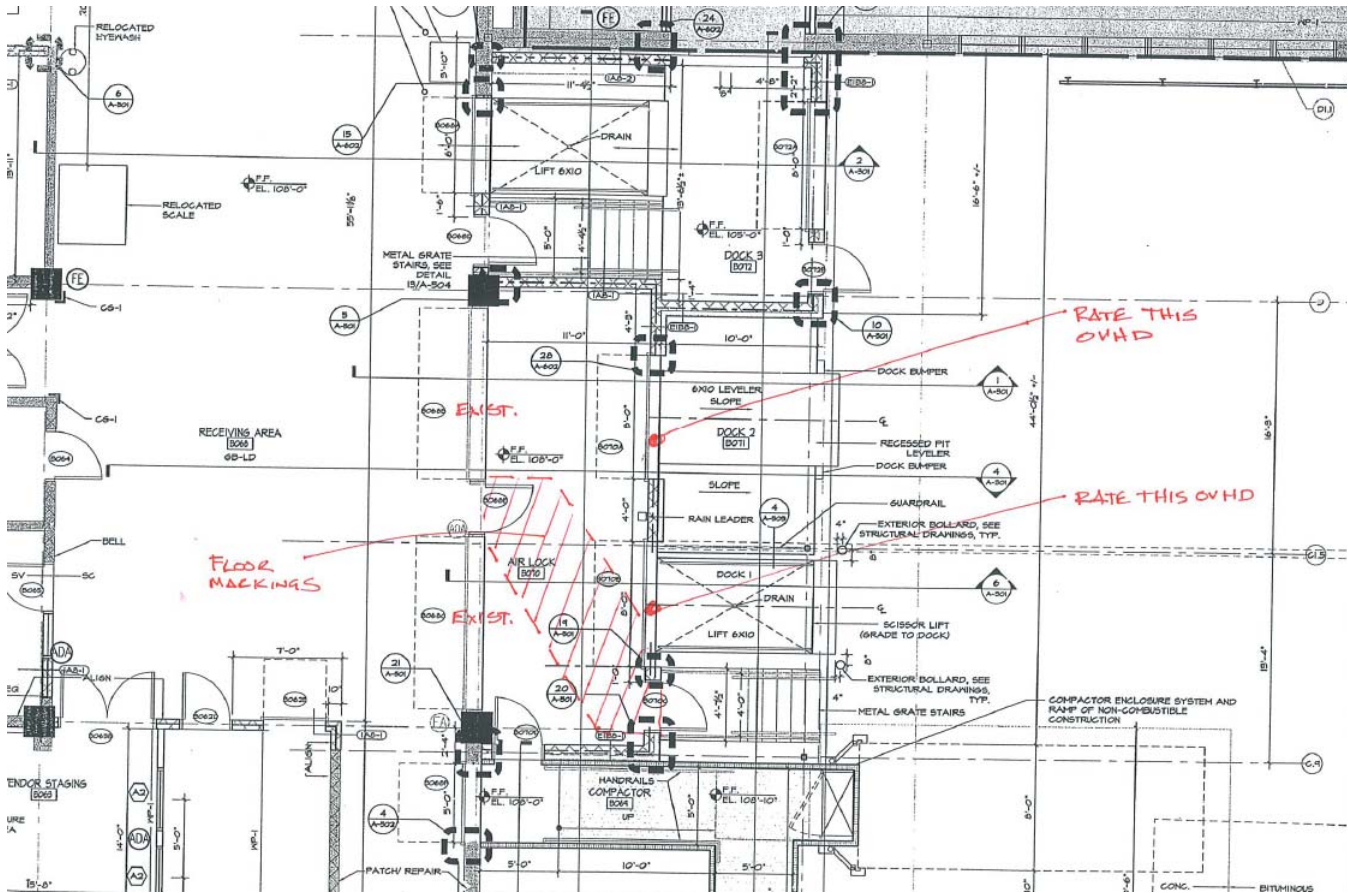


- The door schedule does not indicate a fire resistance rating for B067A. The wall it penetrates is indicated as a 1-hour assembly per sheet A-001. The fire resistance rating of that door assembly must comply with NFPA 101:8.3.4 (minimum 45-minutes and self- or automatic-closing).

ITEM 2- This has been updated to reflect the rated assembly. Please make the required correction(s) to sheet A-601 showing door correction(s).

- The door schedule does not indicate a fire resistance rating for B068C. The wall it penetrates is indicated as a 1-hour assembly per sheet A-001. The fire resistance rating of that door assembly must comply with NFPA 101:8.3.4 (minimum 45-minutes and self- or automatic-closing).

ITEM 3 - We would like consideration for rating the exterior OVHD doors (B070A and B070B ) to the Air Lock B070, Posting the described signage and stripping the floor(discussed in item 6). Door B068C is an existing Overhead Door. Below is diagram. **Ok.**



- Are the doors for the stairs that are listed as existing and not being replaced verified to be 90-minute assemblies?

ITEM 4 - Yes, we have added doors as well in stairs D & E on 2 & 3<sup>rd</sup> floors. (Doors E3, E4, D3& D4 to be replaced). **Thank you.**

- Many sheets show exit sign arrangements that don't match the egress plan on sheet A-001. In particular the reflected ceiling and electrical plans indicate exit signs directing occupants to Stairs D and E.

ITEM 5 - This will be updated. **Please provide updated reflected ceiling and electrical sheets.**

- One of the egress routes shown on Sheet A-001 travels through Air Lock B070 which is actually a loading dock. I can deal with that provided there is permanent signage posted in the space that states NO STORAGE PERMITTED PER FIRE CODE and the egress path is stripped from door to door.

ITEM 6 - We will add the described Signage and Floor Markings. **Please provide updated sheet A-001 showing the striping and a note indicating such change.**

- The mercantile space on sheet A-002 adjacent to the South entrance shows an occupant load factor of 100. The proper occupant load factor for mercantile is 30 per NFPA 101:7.3.1.2. This is informational only. I recognize the second floor is not within the scope of work but it is shown as a part of your egress plan for the building.

Noted. **Ok. I suspect it is likely the case but please verify the minor increase in the occupant load does not exceed the exit capacity you've indicated.**

- The second conference room North of Stair E does not have the required second remote means of egress as required by NFPA 101:7.5.1.3.1. I recognize this is not within the scope of this project but please make the owner aware.

Noted. **Thank you.**

Has the owner produced a plan of action with time line for addressing the rest of the code deficiencies in the building?

Yes - an action plan with the tasks defined was submitted with the application. **Again I see the plan but not a time line.**

Thanks,

Ben

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