

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that CIANCHETTE FAMILY LLC –  
WOODARD & CURRAN

Located At 41 HUTCHINS DR

Job ID: 2012-03-3577-ALTCOMM

CBL: 238A-A-001-001

has permission to Interior fit up in bldg 3, 1st fl., including bathrooms, Renovations in bldg 2, 1st fl/conference room provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

 4/6/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-03-3577-ALTCOMM	Date Applied: 3/23/2012	CBL: 238A- A-001-001	
Location of Construction: 41 HUTCHINS DR	Owner Name: CIANCHETTE FAMILY LLC	Owner Address: 42 MARKET STREET, PORTLAND, ME 04101	Phone: 774-1000
Business Name: Woodard & Curran	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial Street, Portland, ME 04101	Phone: 775-2683 x32
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: I-M
Past Use: Professional Offices	Proposed Use: Same: Professional Offices – First floor build out of addition completed in 2007	Cost of Work: \$184,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Moore 3/26/12</i>	Inspection: Use Group: <i>B</i> Type: <i>2B</i> <i>DBL-2009</i> Signature: <i>JMB</i>
Proposed Project Description: First floor renovations (buildout)		Pedestrian Activities District (P.A.D.) <i>4/6/12</i>	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> <i>3/23/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

If required, Underslab Plumbing prior to covering

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3577-ALTCOMM

Located At: 41 HUTCHINS DR

CBL: 238A- A-001-001

Re-Issued 4/13/12

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. All previous conditions on the original permit for the addition are still in force with the issuance of this permit.

### Building

1. Application approval based upon information provided by applicant, including revisions received 4/5/12. Any deviation from approved plans requires separate review and approval prior to work.
2. With the addition of the large conference room, the 1<sup>st</sup> floor is now Business Occupancy with A-3 Accessory. ALL REQUIRED EGRESS DOORS FROM THE NEW CONFERENCE ROOM PROVIDED WITH LATCH AND LOCK SHALL HAVE PANIC HARDWARE OR FIRE EXIT HARDWARE AS REQUIRED BY IBC SEC. 1008.1.10. PUSH/PULL HARDWARE IS ACCEPTABLE WITH NO LATCHING MECHANISM.
3. A copy of the State Fire Marshal permit and the letters from the owner on the limitation of use in the future office area shall be submitted to this office prior to the final inspection.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
6. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

### Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.

Re-Issued

Job ID: 2012-03-3577-ALTCOMM

Located At: 41 HUTCHINS DR

CBL: 238A- A-001-001

4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. Non-combustible construction of this structure requires all construction to be Non-combustible.
6. Any cutting and welding done will require a Hot Work Permit from Fire Department.
7. An occupant load sign of 100 needs to be posted in conference room and panic hardware is required on means of egress doors in the conference room.



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3577-ALTCOMM

Located At: 41 HUTCHINS DR

CBL: 238A- A-001-001

## Conditions of Approval:

*See Re-Issued conditions JMB*

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. All previous conditions on the original permit for the addition are still in force with the issuance of this permit.

### Building

1. Application approval based upon information provided by applicant, including revisions received 4/5/12. Any deviation from approved plans requires separate review and approval prior to work.
2. With the addition of the large conference room, the 1<sup>st</sup> floor is now Business Occupancy with A-3 Accessory.
3. A copy of the State Fire Marshal permit and the letters from the owner on the limitation of use in the future office area shall be submitted to this office prior to the final inspection.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
6. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

### Fire

1. The Fire Department has approved the permit with conditions that are pending as of 4/6/12. The permit is being issued with the condition that the fire conditions will be added to the permit approval and shall be complied with. These conditions will be sent via email to the applicant, Ken Cianchette

Entered CD

2012 2012 - 03 - 3577

66



# General Building Permit Application

I-M

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>41 Holches Dr Portland</u>		
Total Square Footage of Proposed Structure/Area <u>5,000</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>238A</u> Block# <u>A00</u> Lot# <u>1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Cianchette Family LLC</u> Address <u>42 Market St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>774-1000 cell</u>
Lessee/DBA (If Applicable) <u>Woodard &amp; Curran</u>	Owner (if different from Applicant) Name <u>RECEIVED</u> Address City, State & Zip <u>MAR 23 2012</u> <u>Dept. of Building Inspections</u>	Cost Of Work: \$ <u>183,330</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,860.00</u>
Current legal use (i.e. single family) <u>Office / Future City of Portland and Maine</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Office</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>First floor buildout of addition completed in 2007. Tenant is seeking to expand office space that was already built in, as well as a small remodel of current space. No exterior increase/changes.</u>		
Contractor's name: <u>Managhan Woodworks Inc.</u> Address: <u>100 Commercial St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>775-2663 ext 32</u> Who should we contact when the permit is ready: <u>Ken Cianchette</u> Telephone: <u>774-1000 /</u> Mailing address: <u>42 Market Street Portland, ME 04101</u> <u>776-8282 cell</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: \_\_\_\_\_ Date: 3-23-2012

This is not a permit; you may not commence ANY work until the permit is issue



# Certificate of Design Application

From Designer: ANNE CALLENDER OF WHIPPLE · CALLENDER ARCHITECTS  
 Date: MARCH 13, 2012  
 Job Name: WOODARD & CURRAN GARDEN LEVEL RENOVATIONS  
 Address of Construction: 41 HUTCHINS DRIVE

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year VARIOUS Use Group Classification (s) BUSINESS

Type of Construction TYPE 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations — EXISTING BUILDING

N/A Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)
- \_\_\_\_\_ Response modification coefficient,  $R_d$  and deflection amplification factor,  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





## Certificate of Design

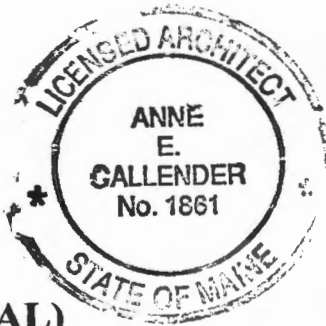
Date: MARCH 13, 2012

From: WHIPPLE . CALLENDER ARCHITECTS

These plans and / or specifications covering construction work on:

41 HUTCHINS DRIVE FIT. UP TO BUILDING THREE  
GARDEN LEVEL & RENOVATIONS TO BUILDING TWO GARDEN  
LEVEL.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: Anne Callender

Title: ARCHITECT

Firm: WHIPPLE . CALLENDER ARCHITECTS

Address: PO BOX 1276

PORTLAND ME 04104

Phone: 775.2696 x 105

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: WHIPPLE · CALLENDER ARCHITECTS

Address of Project: 41 HUTCHINS DRIVE

Nature of Project: FIT. UP OF GARDEN LEVEL FLOOR WITH  
OFFICES & BATHROOMS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

(SEAL)



Signature: *Anne Callender*

Title: ARCHITECT

Firm: WHIPPLE · CALLENDER ARCHITECTS

Address: PO BOX 1276  
PORTLAND ME 04104

Phone: 775. 2696 x 105

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)













# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: Cinchette Family, LLC, Check Number: 612  
**Tender Amount:** 1860.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 3/23/2012  
**Receipt Number:** 42121

## Receipt Details:

Referance ID:	5768	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1860.00	Charge Amount:	1860.00
Job ID: Job ID: 2012-03-3577-ALTCOMM - First floor renovations (buildout)			
Additional Comments:			

**Thank You for your Payment!**



**Jeanie Bourke - sprinkler live/work unit**

---

**From:** Walter Arsenault <warsenault@dgcarchitects.com>  
**To:** "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>  
**Date:** 6/16/2011 3:11 PM  
**Subject:** sprinkler live/work unit

---

Jeanie,

I hope this helps my clients situation. I'll see you Monday.

Walter

---

**From:** Mike Nugent [mailto:mnugent@oobmaine.com]  
**Sent:** Thursday, June 16, 2011 2:58 PM  
**To:** Walter Arsenault  
**Cc:** 'Chamberlain, Kathy'  
**Subject:** RE: question

It has been adopted by the MUBEC Board as a policy and will be reflected in rule making!



Michael J. Nugent C.B.O.  
Code Enforcement Officer  
Town Of Old Orchard Beach  
One Portland Ave.  
Old Orchard Beach, Maine 04064  
Tel. (207)934-5714 ext. 237  
Fax (207)934-5911  
Cell (207)423-4056

-----Original Message-----

**From:** Walter Arsenault [mailto:warsenault@dgcarchitects.com]  
**Sent:** Thursday, June 16, 2011 11:36 AM  
**To:** Mike Nugent  
**Subject:** question

Mike,

I am helping a client design a small hair salon for his home.



John Elias Baldacci  
Governor

STATE OF MAINE  
Department of Public Safety  
Bureau of Building Codes and Standards  
Technical Building Codes and Standards Board  
165 State House Station  
Augusta, Maine 04333-0165



Anne H. Jordan  
Commissioner

## Application for Amendment to the Maine Uniform Building and Energy Code

Official use only  
Application Number:

### 1. Maine Uniform Building and Energy Code section to be amended:

Please check applicable box

- International Building Code
- International Residential Code
- International Existing Building Code
- International Energy Conservation Code
- ASHRAE Standards 62.1, 62.2, 90.1
- Maine Model Radon Standard

### 2. Amendment type:

- proposed
- reconsideration (attach prior submission, board response and additional documentation)

### 3. Proposed amendment addresses one or more of the following:

Please check applicable box

- a critical life safety need;
- a specific state policy or statute;
- continuity between regulations;
- a unique character within the State of Maine; and/or
- correction to any errors and/or omissions.

---

Offices Located At:  
Central Maine Commerce Center  
45 Commerce Drive  
Augusta, Maine 04333

(207) 624-7007 (Voice)

(207) 287-3042 (Fax)

(207) 287-3659 (TTY)



**Jeanie Bourke - revised plans for Woodard & Curran renovations**

---

**From:** Anne Callender <anne@whipplecallender.com>  
**To:** Jeanie Bourke <jmb@portlandmaine.gov>  
**Date:** 4/5/2012 11:48 AM  
**Subject:** revised plans for Woodard & Curran renovations  
**CC:** Kenny Cianchette <KCianchette@theregency.com>, Brad Finlay <bfinlay@mwoo...>  
**Attachments:** WCO Rev Set 04 05 12.PDF

---

Hi Jeanie -

Here is the pdf of the plan revisions we spoke about for Woodard & Curran large meeting room. After we spoke, I doubled checked the area of the large meeting room. The alcove put me just above the 10% or 1535.5 SF. I enlarged the South hallway and the Shower room slightly, to make the Large meeting room fall under the 1535.5 SF max at 1528 SF.

There were a couple other minor plan revisions and new notations that have been added to the plans after they were submitted to you. Office number 5 in building 3 was moved from the South side to the North side. Door number 128B was eliminated. Storage 202 is now Office 202. In my conversations with the State Fire Marshall, he is going to allow the Future Office Area 128 to go without a 1 hour ceiling (but maintain a one hour wall with 45 min door) with letters from the building owner and building tenant acknowledging that they cannot use it as storage.

Please let me know if you have any other questions. The full scale plans are printing right now. I expect to drop them off to you before 1PM.

Best Regards,

**Anne Callender, RA, LEED AP BD+C**  
**Whipple - Callender Architects**  
PO Box 1276  
Portland, ME 04104

P 207.775.2696 ext 105  
F 207.775.3631  
[www.whipplecallender.com](http://www.whipplecallender.com)

## Jeanie Bourke - Re: permit memo for Woodard & Curran renovations

---

**From:** Jeanie Bourke  
**To:** Anne Callender  
**Date:** 4/11/2012 12:50 PM  
**Subject:** Re: permit memo for Woodard & Curran renovations

---

I believe this will work....and may be the best solution to meet both codes as 99.6 is actually 100!!  
Thanks,  
Jeanie

>>> Anne Callender <anne@whipplecallender.com> 4/11/2012 10:50 AM >>>  
Thanks Jeanie -

You may be right. I keep thinking that this stays under Business occupancy and levers are fine in egress. Since we aren't looking to have this room lock, could we just install push/pull hardware and have no latch function and met the code?

Thanks,  
Anne

**Anne Callender, RA, LEED AP BD+C**  
**Whipple - Callender Architects**  
136 Pleasant Avenue  
Portland, ME 04103

P 207.775.2696 ext 105  
F 207.775.3631  
[www.whipplecallender.com](http://www.whipplecallender.com)

On Apr 11, 2012, at 10:07 AM, Jeanie Bourke wrote:

Thank you Anne,  
This sufficiently addresses the impacts of the new A-3 occupancy. A minor change may be the last sentence.

I believe your code analysis justifies that the new large conference room, A-3 accessory occupancy, will not trigger the installation of a sprinkler system throughout the **building...** not just the conference room.

On the door hardware, here again it seems the IBC is more stringent than the NFPA. I am trying to get an answer from the technical board on this. IBC Sec. 1008.1.10 requires A & E rooms or spaces with 50 or more occupants with latch and lock devices to be panic or fire hardware. NFPA Sec. 12.2.2.2.3 and 14.2.2.2.2 for A & E occupancy requires panic hardware at 100 occupants.

I'll let you know if I get a ruling on this.  
Take Care,  
Jeanie

>>> Anne Callender <[anne@whipplecallender.com](mailto:anne@whipplecallender.com)> 4/10/2012 5:03 PM >>>

Jeanie -

Here is a memo / summary of our discussion this afternoon about Woodard & Curran's building permit. Let me know if any issues remain.

Best Regards,

Anne



# WHIPPLE-CALLENDER ARCHITECTS

RECEIVED  
APR 10 2012  
Dept. of Building Inspections  
City of Portland Maine

## MEMO

**DATE:** April 10, 2012

**TO:** Jeanie Bourke  
City Of Portland  
Code Enforcement  
389 Congress Street  
Portland, ME 04101

**RE:** Woodard & Curran Renovation  
41 Hutchins Drive

Dear Jeanie –

I have reviewed the two code sections that you requested clarification of compliance for Woodard & Curran's Renovation at 41 Hutchins Drive. The question is if the Large Conference room qualifies as an Accessory occupancy to the Business occupancy and if it requires a sprinkler system under the code. The conference room is 1,528 square feet, but with area dedicated to cabinetry, the usable floor area is 1,494 square feet, which at a use of net 15 square feet the occupant load would be 99.6 people. I have verified with the owner the intended use for the room and they expect a maximum of 80 people using the room at one time. They are interested in staying with lever door hardware and posting a sign stating a maximum occupant load of 95. The code sections are noted in bold below with the corresponding information after each section in regular type.

### **IBC 2009 CODE**

#### **Section 508 – Mixed Use and Occupancy**

**508.1 Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4 or a combination of these sections.**

41 Hutchins Drive is a Business Occupancy. The Large Conference room in Building 2 is 1,528 square feet and can hold more than 50 people, so it is considered an Assembly use A-3 under the code.

**508.2 Accessory occupancies. Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Accessory occupancies shall comply with the provisions of Sections 508.2.1 through 508.2.5.3**

**508.2.1 Area Limitations. Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located and shall not exceed the tabular values in Table 503, without building area increases in accordance with section 506 for such accessory occupancies.**

41 Hutchins Drive building area for the Garden Level is 15,355 square feet. The Large Conference is 1,528 square feet, which is less than 10% of the building area for that floor.



RECEIVED  
APR 10 2012  
Dept. of Building Inspections  
City of Portland Maine

Business occupancy for Type 11 B construction allows 23,000 square feet in area with building area increases.

**Section 903 – Automatic Sprinkler Systems**

**903.1 General. Automatic Sprinkler Systems shall comply with this section.**

**903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12**

**903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:**

- 1. The fire area exceeds 12,000 square feet.**
- 2. The fire area has an occupant load of 300 or more, or**
- 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.**

**902.1 Fire Area definition: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building.**

41 Hutchins Drive is compartmentalized into three buildings with fire doors that are on magnetic hold opens tied into the smoke detection system for the building. Currently, the existing door that divides the elevator area from the connector between the two buildings is on a magnetic hold-open. The new double door 124 on the other side of the connector opening into building 3 will also be on a magnetic hold open tied into the smoke detectors. The Fire Area then for Building 2 where the Large Conference room is located, is less than 7,563 square feet and does not exceed 12,000 square feet. The occupancy load for that area is 160 which is less than 300. The fire area is located on a level of exit discharge. The Large Conference Room does not require an automatic sprinkler system under 903.2.1.3.

Sincerely,

Anne Callender  
Whipple – Callender Architects