Portland Maine Yes. Google's good here.

Glenn Harmon <gharmon@portland

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/18

23 Congress St - Revisions

Robert Foster <rfosterme@earthlink.net> Wed, Feb 21, 2018 at 7:31 AM
To: Glenn Harmon <gharmon@portlandmaine.gov>
Cc: Anthony J Cimino <acimino@cmciminoinc.com>

Glenn,

I appreciated you discussing the above noted project with me yesterday.

The following are my responses to your questions/notes as shown on the drawing sheet A00.2:

1. In reference to rear exit from the building we will be adding a bituminous walkway that will extend from the exit, around the building and terminating at the existing drive at the western side of the building. This will provide access to a public right of way in compliance to IBC section 1027.6.

2. In reference to the building construction type, the building is classified as Type V construction because the exterior walls are comprised of wood framing backup for the brick veneer. Type II or III construction do not allow combustible materials in the exterior walls.

3. In reference to the buildings occupancy load I have modified the calculations as requested. The resultant number (113 persons) far exceeds the designed occupancy for the building. In support of the designed occupancy I have attached the additional drawing sheet A10.2 which illustrates the proposed furniture layout and the number of personnel planned for this building. The design is based upon 41 employees with a small number of clients waiting in the reception area. I also added an additional 18 persons in the conference rooms based upon the proposed lay outs, though the conference rooms, except the small one near reception, are intended for internal use only.

4. The required mean of egress exceeds the required capacity for the both the designed occupancy and the calculated occupancy.

5. In reference to the plumbing fixture counts, I used the designed occupancy in determining the fixture counts. This more closely represents the actual use level of the building. The actual fixture counts provided, per the 2015 UPC, accommodates up to 50 males & 50 females. These numbers far exceed the number occupants planned for the building.

If you have any questions pertaining to any of the above information please feel free to contact me. I appreciate your assistance with this project.

Thanks,

Bob

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2 attachments

a00_3 life safety plan.pdf
937K

a10_2 occupancy plan.pdf
604K