Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/20/14

Jeanie Bourke - Re: Resubmittal

From: Jeanie Bourke
To: Jamie Grattelo; Tammy Munson
Date: 9/12/2014 9:23 AM
Subject: Re: Resubmittal
CC: Jim Gratello; Jonathan Rioux

Good Morning Jamie,

Thank you for providing these plans in the correct format. I am forwarding the documents you sent to the administrative staff for intake. They will reply to you promptly requesting payment, which will then start the review process.

We can issue a permit with conditions, however, your request is beyond the scope typically allowed. This will need to be reviewed by zoning, fire and building codes before a determination will be made on this matter.

I performed a preliminary review for building code from the previous documents, however there is a process to be followed.

Thank you,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703
Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

>>> "Jamie Grattelo" <jamie@fitnessfactorymaine.com> 9/10/2014 4:40 PM >>>
Jeanie,

Hopefully we are close enough for a conditional permit. I know this is probably more frustrating for you as we have submitted multiple plans engaging you in this back and forth email game so I understand and am thankful for the time you have spent getting back to us in a timely manner.

My father had a good conversation with Tammy Last Tuesday and we have been lead to believe that if we got you the previously submitted info in the PDF format you requested she would issue a permit with conditions so we could proceed. We plan to resolve all the outstanding issues for the final approval and Tammy said she would work with us. She agreed it's the same type of use, we are building no structural walls, we are not tearing down anything but just adding locker rooms, additional bathrooms with showers and some office space.

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I met with our engineer and Carol Morrisette last week and we were able to tackle most of the it on the list of 8 which we were told you would work with us if we did. Carol is going to professior submit the final packet that we hope to get to you in two weeks as Carol has been a great help but she has been to busy to drop everything she is doing for us as well as everyone else we have contacted.

I hope the PDF piece will be close enough for you knowing that Carol will submit it the way you want in a couple weeks she just doesn't have time to this week.

As far as the 8 things you asked me to submit.

1. Provide plans and documents per the electronic submittal criteria, specifically **PDF format** for **all** plans and documents. Also, the administrative staff should **not** have to distinguish which documents are being submitted between the all the emails sent. You will need to submit an email with a complete set of all the information, including the application. From my perspective, both of the following plans should be included as they have different required information: PDF file names: **"Proposed new plan" and the "CADdrawing for Change of Usage Application_3"**

I still have no idea what you are asking for electronic submittal. I was told we don't need a cefrtified engineer however it seems like I do to send the plans in correctly.

I have spoken with carol and with her guidance hopefully this works well enough for you to provide the conditional building permit. Understand I am still a little confused exactly how you want it so please bear with me if its not perfect.

2. Provide a code analysis per IBC and NFPA, as previously requested

Carol Morrissette will come up with IBC code analysis however it is going to take her at least a week to finish this.

3. Provide a (For Construction rather than Preliminary) compliant Life Safety plan, this plan shows dead end and common path of travel issues. Please address these and re-submit.

I was told originally that the prelim one we sent was good enough to start moving forward. Carol has committed to finishing this for us and I am confident it will be more than acceptable she just can't do this for at least a week.

4. On the pdf file plan, Wall Partition, please provide a section with the head of wall detail. This will clarify the ceiling type, ie. drop in ACT, hard ceiling or alternate design. There may be more than one wall detail, ie. the area under the existing mezzanine and the new men's locker area

We have resubmitted these and hopefully they are to your standards.

5. Provide an exercise equipment plan for the applicable areas

We have provided our equipment layout in the application

6. Provide an assessment of the existing exterior sewer tank size and ability to handle the additional Drainage Fixture Unit load

We are currently finding the drawing for the sewer tank and will provide drawings with specifics that are a better explanation than Existing sewer tank has way more than enough capacity as the usage is only 1/3 of Joker's current use.

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7. On the CAD drawing provide the location of the Drinking Fountain
We have submitted the drinking fountains on the plans

8. Provide an internal plumbing application with fixture counts consistent with the proposed plans
I sent a plumbing application even though below you said we didn't have to I wanted something you could report to for our internal fixture count. It is consistent with fixture counts with the proposed new plan except I didn't have the water fountains in the internal plumbing application because I wasn't sure if my engineer was going to get the plan in on time with the water fountains..

Thanks

Jamie Grattelo

590-4778

From: Jeanie Bourke
Sent: Thursday, September 4, 2014 10:00 AM
To: Jamie
Cc: Tammy Munson
Subject: Re: resubmittal

Jamie,

You are getting closer, however as you will see in the attached electronic submittal criteria, each plan or document is required to be separate pdf file with a description name for each file. Documents are allowed to be multiple pages, ie. the Fire Alarm Test pages, but Plans are required to be single files, ie. Layout and Utility Plan.

Be advised, the plumbing and electrical permits are not required to be submitted with the building permit records, and they are not approval of such with the issuance of the building permit.

Example of a PDF file name:

Documents:
Project Description
Application & Checklist **(By the way, I do not see that the general building permit application has been included, see attachment)**

Plans:
Gym Bath and Locker Layout
Existing Floor Plan

Can you provide an update on the 8 the items I requested from the previous email sent 8/28?

I hope this helps,
Jeanie



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Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> "Jamie" <jamie@portlandsportscomplex.com> 9/4/2014 8:16 AM >>>
Jeanie,

Hopefully this works.

Jamie

From: Jeanie Bourke
Sent: Wednesday, September 3, 2014 11:06 AM
To: jamie@portlandsportscomplex.com
Cc: Tammy Munson
Subject: Re: Fwd: New floor plan PDF format.

Hi Jamie,

Here is the excerpt from my previous email comments about the submittal of the plans and documents. Please let me know if you have any questions.

*1. Provide plans and documents per the electronic submittal criteria, specifically **PDF format** for **all** plans and documents. Also, the administrative staff should **not** have to distinguish which documents are being submitted between the all the emails sent. You will need to submit an email with a complete set of all the information, including the application. From my perspective, both of the following plans should be included as they have different required information: PDF file names: **"Proposed new plan" and the "CADdrawing for Change of Usage Application_3"***

I will need a complete set of all the plans and documents to be submitted for this application in order for this to be processed.

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> Tammy Munson 9/2/2014 3:47 PM >>>
Jamie, please include Jeanie on all emails as she is the reviewer. I will forward these to her.

Tammy M. Munson
Director of Inspections
City of Portland
389 Congress Street Rm 315
Portland, Maine 04101
Office: (207)874-8703
Free access to codes on-line: http://publicecodes.cyberregs.com/icod/index.htm

>>> "Jamie" <jamie@portlandsportscomplex.com> 9/2/2014 3:36 PM >>>
Tammy,

I tried to call you to clarify what you were looking for as far as the floor plan goes. I accidentally submitted the cad drawing in the last one.

In order to prevent any confusion I have only included the final floor plan and the existing one.

Please call me if you have any issues.

Jamie Grattelo

590-4778

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.

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