

GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

MEMO

DATE: May 17, 2016

TO: Laurie Leader, City of Portland Building Inspections

FROM: Mike Hays

RE: Foundation Brewing Company Expansion
Permit Review Comments

CC: file

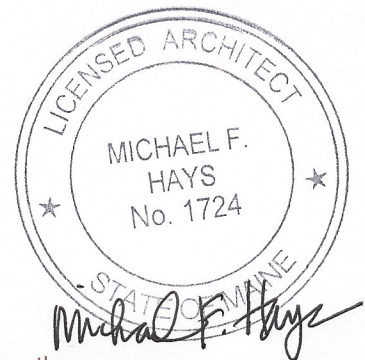
Hi Laurie,

Attached are the responses to the permit review comments you provided the Owners of Foundation Brewery earlier this month. Please let me know if you have any addition comments or questions.

1. Sheet A1 & A3 ADA seating at dropped counter has been provided at the bar. A seating layout has also been provided on these same sheets, also indicating ADA seating at table locations.
2. A mop sink has been added in Staging/Shipping/Receiving adjacent to the existing Toilet Room and new QC Lab 109.
3. Attached is a copy of the State FMO Permit application, as well as Response Memo to the State FMO review comments. Please note per the State FMO, enclosure of the existing Boiler with a one-hour rated room eliminates the requirement to separate the Tasting Room from the Production Area with a one-hour rated partition. This separation is not required to be a Smoke Partition.
4. Per MUBEC Section 1014.2.7, Common Path of travel has been revised to NFPA 101-2009 Table A7.6 dimensional criteria. (See Code Analysis)
5. Code Analysis has been revised to reflect 2009 IBC F-2 Occupancy Area/Height criteria in Table 503.
6. Maine State Plumbing Code allows a waiver for fixture requirements in Factory Uses due to the reduced area taken up by equipment. Approximately 70% of the floor area in the Production areas is occupied by large stainless steel brewing and fermenting vessels, as well as bottling/canning supply equipment and storage pallets. The Owners have projected a maximum amount of employees for the duration of their anticipated occupancy of this building to be 10 people. The 2 Unisex Toilet Rooms provided in the Production Areas will accommodate 20 employees (10 male/10 female). See attached photos for an example of the size of the equipment vs floor space.
7. See new Sheet A7 for fire rated assembly wall details, as well as Sheet A4 & A5 revised partition/floor assembly details for firestopping.
8. Attached is the revised Code Analysis requested by Michael White indicating the 2009 NFPA 101 (required by Portland) listed criteria is the same for the 2012 edition (required by Maine FMO).

Thank You

Mike



P. O. BOX 6179, FALMOUTH, MAINE 04105 ✚ (207) 871-5900, www.granthays.com