Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/09/15

Laurie Leader - RE: BP#2015-00877 43 Northport Drive - Preliminary plan review commer

From: Jon Provost <jon@zachauconstruction.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 6/3/2015 11:35 AM
Subject: RE: BP#2015-00877 43 Northport Drive - Preliminary plan review comments

Hi, Laurie.

Please see the response from SMRT below. Please let me know if you need anything else.

Thanks!

Jon Provost – Zachau Construction

Jon: The calculations below should satisfy the City.

Occupancy and Exit Calculations:

Per IBC, Business Occupancy – 100 s.f./person

Area of Building = 26,000 s.f./100 s.f. = 260 occupants

5 exits available x 33" = 165" available egress width

260 occupants x0.2"/person = 52" required egress width

Plumbing: Although the IBC calculation comes out to 260 occupants, there will be less than 100 occupants 10 months of the year and approximately 100 more occupants for the other 2 months due to the seasonal call center.

Using a 50/50 split of male and females and 200 occupants, Table 4-1 of the UPC for Office or Public Buildings Requires the Following Fixture Counts:

Male: 1 Water Closet, 1 Urinal and 1 Sink would be required. Actual 3 Water Closets, 3 Urinals and 3 Sinks are provided.

Female: 4 Water Closets, 1 sink would be required. Actual: 5 Water Closets and 4 Sinks are provided.

Janet L. Hansen AIA, NCARB

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From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Wednesday, June 03, 2015 10:13 AM
To: Jon Provost
Subject: BP#2015-00877 43 Northport Drive - Preliminary plan review comments

Jon,

I am beginning the plan review for 43 Northport Drive.

Can you please provide a more detailed code analysis including the following:

1. Occupant load and egress width calculations.
2. Provide minimum bathroom facilities per Table 4.1 Minimum Plumbing Facilities per the UPC.
3. Provide Minimum Number of Exits For Occupant Load per Table 1021.1.

I will continue with this review while awaiting a response to these preliminary questions.

Thanks,

Laurie

Laurie Leader
Plan Review/Code Enforcement
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To view building permit status go to **http://www.portlandmaine.gov/792/Permit-Status**

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