

May 5, 2016

City of Portland, Maine
Inspections Division
389 Congress St.
Portland, ME 04101

Re: Portland Retirement Residence

These are responses to your email comments/redlines dated March 23, 2016.

Reviewer – Laurie Leader
Phone 207-874-8714/ email – lr@portlandmaine.gov

Sheet A0.1

1. Clarify why one of the two fire walls shows an extension beyond the exterior wall and the other does not? Provide continuity on all plan sheets. Reference the code section this is associated with in the code analysis.

Please note that we have revised the firewalls extensions on A0.1 to be consistent to 706.5.2

2. The legend looks to be incomplete and missing some wall components. Please revise legend to include all wall types with definitions.

Please note that we have included the missing information on the wall legend. Note this has been revised on sheets A0.1 – A0.5.

3. There is no sheet A7.1. Clarify what plan sheet you are referencing.

Please see revised sheet A7.1b with missing wall type reference “J” and “P”.

4. Provide definitions on legend throughout egress floor plans.

Please see missing wall legend on sheets A0.1 – A0.4.

Sheet A0.3

5. This exiting table is referencing the incorrect floor level. Please revise.

Please see revised exiting table on sheet A0.3.

Sheet A0.4

6. There are no notes referenced on this plan sheet. Please reference notes. Area of Refuge.

Please see revised sheet A0.4 for missing Area of Refuge locations.

Sheet A0.5

7. Include in statement of special inspections requirements per Section 909 Smoke Control Systems.

Please see added note on sheet A0.5 as well as the separate documentation of special inspections that will be required for this project has this list as well.

8. Please bubble all responses to plan review comments or label as previously done with revisions.

This comment is understood and has been implemented throughout all changes to the set.

9. Please provide copy of state fire marshal permit.

Please note that we will provide such documentation from the State Fire Marshall as soon as we receive the official paper work.

10. Provide plumbing fixture calculations per the 2009 UPC. Provide ADA compliance calculations and reference portion of ADA code that is applicable.

Please see added note information on sheet A0.5. Note we have added the ADA accessible requirements to this sheet as well.

11. Reference section of code associated with firewall. Clarify how the 2 hour wall separation was determined. In the beginning of the code analysis, sections and exceptions have been referenced. Provide that type and level of detail of information throughout the entire code analysis. Reference horizontal continuity, exterior walls, vertical continuity, etc.

Please see code sheet A0.5

12. Provide similar information regarding atrium code analysis requirements and details.

Please see attached Smoke Control Equivalency letter.

Sheet A2.6

13. Review and re-reference. Section 718.4 is for Fire –Resistance Requirements for Plaster and not draftstopping.

Please see Sheet A2.6 for updated code reference.

Sheet A7.1b

14. Label all floor and wall assemblies. The floor assembly N for the roof deck or J for elevator shaft is not called off. Please revise.

Please note that A7.1b has had the missing assemblies added.

Sheet A8.7

15. There is no detail 3/S2.8. Please reference to correct detail or provide detail 3/S2.8.

Please note that the detail has been corrected to reference 8/S2.8.

If you have any questions or require additional information, please call me directly at 503-399-1090.

Signed,

Ron Jackson
Lenity Architecture