

May 25, 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 May 25, 2016

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

Sheet [A7.1a](#) – see redlines

1. Clarify minimum STC value per code and revise as required between interior walls between dwelling units As well as dwelling units to common areas.

Please note that section 1207.2 in the 2009 IBC states that "Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 for air-borne noise when tested in accordance with ASTM E 90." Please note that per Section 202 Definitions, we do not fall under the definition of a "dwelling unit", which is defined as "A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation." Note that none of our units provide a full kitchen for cooking. The units within this building are more defined as a "sleeping unit" which is "A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities but not both."

Sheet [A0.4](#) – see redlines

2. Include occupant load for deck in occupant load calculations..

Please see added occupant load calculation for the 4th floor deck on sheet A0.4. Please see revised Occupant Load Calculation Table and Exiting Table on sheet A0.4 which have also been updated per this change.

Sheet [M5.3](#) – see redlines

3. The code analysis says the sprinkler system is an NFPA 13 not 13R. Please clarify and revise.

Please see updated note on sheet M5.3 indicating the use of NFPA 13 sprinkler system, not NFPA 13R.

Sheet [A0.5](#) – see redlines

4. Per Chapter 3 of MUBEC amendments, Chapter 11 Accessibility has not been adopted. Please reference requirements per ADA 2010, Maine Human Rights Act, Federal Fair Housing Act, etc. and reference required accessibility requirements accordingly

Please see revised code summary on sheet A0.5 which now uses the 2010 ADA to determine the minimum number of units required to be accessible. Please note that the number of accessible units we currently provide meets the requirements of the 2010 ADA.

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

Signed,

Ron Jackson
Lenity Architecture