Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/21/17

Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandmaine

Re: BP#2016-02662 593 Washington Avenue - Plan review comments

1 message

Michael Pare <mpare1987@gmail.com> Thu, Jun 8, 2017 at 1:01 PM
To: Laurie Leader <lrl@portlandmaine.gov>

Hi Laurie,

I'm contacting you to follow up on your conversation with Josh this morning. The letter from Calderwood Engineering is attached. Their analysis was that there were three items that need to be addressed, and we will be addressing them as he advised:

1. Strengthen attic floor: "I think at this point where you have the subfloor on already and I believe there is foam between the joists - it makes more sense to me to go underneath the existing joists - above the suspended ceiling from the 2nd floor apartment below. Each joist should have a single 2x4 (nominal SPF #2) attached to the bottom of it for the center 8 feet of the joist (ie only use 8' 2x4's required, and only the center 8' of joist need be strengthened) I would recommend using a single bead of liquid nails on the existing joist - attach the wide face of the 2x4 to the bottom of the existing joists and install screws to get good squeeze out of the liquid nails. This should be done on every joist for the 3rd floor."

3. Tighten basement girder span: "The basement girder has a span of 10' at one location - one additional Lally Column should be installed such that the maximum space between supports of the main girder is 6'-6" "

4. Replace Hollow Columns with solid masonry posts or cement filled lally columns: "Hollow metal lally columns should be replaced with lally columns that are concrete filled or solid masonry posts, timber posts may also be used if sized appropriately, we did not size any timber posts for this use. This is for fire performance rather than strength."

Josh also mentioned to me that it would be possible to schedule an inspector to come and do a walkthrough with us. I think that would be prudent at this point as, I'm pretty sure I know what I need to do and what information you need. I just need help understanding which weak points need to be addressed and my options for doing that. Should I schedule that with them directly or is that something you would normally handle?

Thanks!
Mike

On Tue, May 9, 2017 at 10:14 AM, Michael Pare <mpare1987@gmail.com> wrote:

> Hi Laurie,
>
> Following up on our phone conversation, here is a description of the work we did on the second floor suspended ceilings (and are scheduling to complete for the first floor):
>
> Removed unrated suspended ceiling panels
> Filled holes and cracks in plaster ceiling underneath and sealed with Fire barrier sealant cauking
> Replaced old suspended ceiling panels with A fire rated ceiling panels.
>
> I've cc'd my contractor Josh Magee here to provide more details if needed.
>
> Thanks!
> Mike
>
> On Tue, May 9, 2017 at 8:22 AM, Michael Pare <mpare1987@gmail.com> wrote:
>
> > Hi Laurie,

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Would you be able to talk with me on the phone today? My contractor hasn't been able to reach out you yet because he's been tied up the last several days trying to get a roof on a house in OOB, so I just want to reach out to you on his behalf and share what we've done since we spoke last, and wha my current go-forward plan is. My goal is to make sure I'm headed the right direction to deliver what you need from me.

I'm free anytime today.

Thanks!
Mike

On Fri, May 5, 2017 at 8:09 AM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Michael,

Thank you for the update.

Laurie

On Thu, May 4, 2017 at 1:00 PM, Michael Pare <mpare1987@gmail.com> wrote:

Hi Laurie,

Just wanted to give you a heads up that my contractor for this project should be in touch shortly. He is helping me with the floor/ceiling assembly stuff. His name is Josh Magee

Thanks!
Mike

On Fri, Mar 31, 2017 at 10:46 AM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Mike,

At this point, I need verification from the engineer and clarification that the floor/ceiling assembly is rated as well as the stair enclosure having the proper separation.

I will continue with this review once I receive these revisions. I think that is the bulk of the hurdles to be addressed.

Thanks,

Laurie

On Fri, Mar 31, 2017 at 10:29 AM, Michael Pare <mpare1987@gmail.com> wrote:

Hi Laurie,

Following up on our conversation from earlier this week. Jason got back to me and informed that I would NOT need the sprinkler system if I elect to finish the attic as living space for the second floor instead of a new unit. So I'm going to keep that option in my back pocket, if budget dictates it.

I talked with my contractor about determining ceiling and door assembly hour ratings and he is going to do a walkthrough of the existing units with me, and we will probably make a determination on how we will proceed with the project from there.

Beyond the engineer's note and the ceiling and door asseblies. Are there any other major hurdles to clear as far as you're concerned?

Thanks!
Mike

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On Mon, Feb 20, 2017 at 6:31 PM, Michael Pare <mpare1987@gmail.com> wrote:

Hi Laurie,

What additional information do you need from me to continue moving your review forward? Just the details of the fire suppression system noted on the plans?

On Tue, Feb 7, 2017 at 10:02 AM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Michael,

I want to offer clarification regarding the sprinkler requirements. Per an email received from Jason Grant, NFPA plan reviewer, the conversion of a two family to a three family will require the following:

- Classification of one and two family homes converted into multi unit (3 or more) apartments (condos) now become new apartment building and fall under NFPA 101 chapter 30 section 30.3.5 and therefore require a NFPA 13R standard for residential sprinkler in building up to and including 4 stories, or a NFPA 13 system for all other building types. The only exception to this rule is when it comes to the legalization of existing illegal units. If the units can be legalized without renovation then we would apply those buildings to NFPA 101 chapter 31 section 31.3.5 which allow for some building to not need fire sprinkler system.

Feel free to email Jason if you need any further clarification. I will continue with my review shortly.

Thanks,

Laurie

On Mon, Feb 6, 2017 at 12:06 PM, Michael Pare <mpare1987@gmail.com> wrote:

Please find drawings of the first floor and second floor attached.

On Fri, Feb 3, 2017 at 2:16 PM, Michael Pare <mpare1987@gmail.com> wrote:

Sounds good, thank you Laurie, I will also add better plans for the first and second floors too, so you can see what is underneath the staircase you raised concerns about.

On Fri, Feb 3, 2017 at 2:10 PM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Mike,

Per our conversation, lets revisit options for the change of use for 593 Washington Avenue next week. I have copied Jason Grant, the NFPA plan reviewer, on this email. Jason will clarify sprinkler requirements and we can then determine if sprinklers are required or if a dormer can be added to address bringing the non-conforming second stairway up to code will be adequate.

Thanks,

Laurie

On Thu, Feb 2, 2017 at 10:39 PM, Michael Pare <mpare1987@gmail.com> wrote:

Hi Laurie, please find my revised plans attached.

On Mon, Jan 23, 2017 at 3:08 PM, Laurie Leader <lrl@portlandmaine.gov> wrote:

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Michael,

I have completed the review of the above project for building code and ha the following comments as noted on the attached files.

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Laurie

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Laurie Leader
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P: 207-874-8714
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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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