



<b>Location of Construction:</b> 132 MARGINAL WAY	<b>Owner Name:</b> Bayside Village Student Housing LL	<b>Owner Address:</b> 247 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pizzagalli	<b>Contractor Address:</b> 131 Presumpscot St Portland	<b>Phone</b> 2078742323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/24/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) All previous conditions of approval are still in force.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 11/20/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) 1)(emabrassing question) I searched , but could not find a standpipe reference. Please provide documentation that a standpipe system complying with Chapter 9 will be installed.			
2) 4) Please provide a window shedule that includes safety glazing locations that estrablishes compliance with Chapter 24.			
3) 3) Sections 8.11.13 and 8.14 of the spec book (doors) do not include a reference to the smoke and draft control standard found in Section 715.3.3 (UL 1784) this needs to be included for all doors that 717.3.3 applies to.			
4) 2) Please confirm that all stair risers will not exceed 7 inches.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 10/16/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) All previous conditions apply			

**Comments:**  
11/13/2007-ldobson: We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" goverment to ignore issues that could come back to haunt a client in the future.

The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

Thanks

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/13/07 4:38 PM >>>  
Mike: Please see my responses in RED below. There are a few roof and floor assembly details that I will get to you soon, but wanted to get you the balance of this information first. Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO



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3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

>>> MIke Nugent 11/06/07 9:11 PM >>>

A couple of house keeping matters:

1) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form. By Pizzagalli.

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it. This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project. Attached for Building Envelope only.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one? By

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Becker.

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3. CWS to provide soon.

6) Please provide a bound spec book with a table of contents. By Pizzagalli.

7) Please confirm that all units that are not required to be Type "A"

Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1.

exception 8. As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.  
Question: Why

does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we

are always asked to provide accessibility per Chapter 11? I'm just curious.

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the

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stairways that complies with the requirements for type 5A construction. CWS to provide soon.

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted. By Pizzagalli.

10) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. Attached code analysis assumes Assembly

A-3 use in the courtyard only for egress purposes, not mixed use. I tend to think of this as

any yard space, subject to proper egress requirements though. I will get

an IBC opinion this week, haven't had a chance too yet, sorry. The

second is the close proximity of the closest units that are 16 feet

apart, giving us a net fire separation distance of 8 feet. I can't tell

from elevations what percentage of unprotected openings we have in these area. 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table

704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

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Please feel free to call me if you have questions at 329-2354.

Thanks,

Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>>

Mike: Are you back from vacation? I would like to conclude any outstanding issues, specifically with regards to the classification of the courtyard, as soon as practical. I expect Pizzagalli is equally anxious to get the final building permit in hand. Let me know how I can help. Thanks, Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine  
T: 207-774-4441  
F: 207-774-4016

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-----Original Message-----

From: Benedict B. Walter [mailto:BWalter@cwsarch.com]

Sent: Sunday, September 16, 2007 6:55 PM

To: 'Mike Nugent'; 'tkrush@cwsarch.com'; 'emartin@pizzagalli.com'

Cc: 'DNoblet@pizzagalli.com'; 'Jeanie Bourke'; 'Lannie Dobson'; 'Richard

P.

Curtis'

Subject: RE: Bayside Village Structural Permit ( Phase II )

Thanks Mike: It is important that we follow up this week regarding how

to

classify the courtyard. In my mind, that is the one outstanding IBC

issue

that I am aware of. If you would like CWS to participate or facilitate

a

discussion with IIC, we would be happy to do so. Let us know how you

would

like to proceed. Ben

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Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]

Sent: Sunday, September 16, 2007 2:22 PM

To: BWalter@cwsarch.com; tkrush@cwsarch.com; emartin@pizzagalli.com

Cc: DNoblet@pizzagalli.com; Jeanie Bourke; Lannie Dobson

Subject: Bayside Village Structural Permit ( Phase II )

I've signed off on this permit will drop it of at City Hall tomorrow

(Monday).

Lannie, please attach the following Condition:

By going forward with the "structure only" permit, you will be proceeding

at your own risk. Any code related issues that are discovered as a part

of

subsequent plan review, that require alterations to the building, will

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have  
to be corrected.

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11/18/2007-ldobson: Please provide hard copies of thes to City Hall. Thanks!

>>> "Martin, Erica" <emartin@pizzagalli.com> 11/15/07 8:40 AM >>>

Mike,

Please confirm that the only remaining items left to complete, prior to receiving the building permit are items 1b, 5, 7b, and 8 listed below.

Thanks, Erica

Comments Added 11/6/07 by Mike Nugent

1a) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.

COMPLETE - See attachments

1b) The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

OPEN - CWS

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project.

COMPLETE - Attached for building envelope only.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

OPEN - CWS

6) Please provide a bound spec book with a table of contents.

COMPLETE - Bound spec book was delivered to Lannie Dobson in Planning on 11/7/07.

7a) Please confirm that all units that are not required to be Type "A"

#### CERTIFICATION

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Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1. exception 8.

COMPLETE - As a dormitory, we have provided (5) Accessible units (of which 1 with a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.

Question: Why does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we are always asked to provide accessibility per Chapter 11? I'm just curious.

7b) We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" government to ignore issues that could come back to haunt a client in the future.

OPEN - CWS

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

OPEN - CWS

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted. COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

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11) I'm continuing the review and found that the Page 3 Certification form references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin  
Project Engineer  
Pizzagalli Construction  
(207) 761-1535 ext. 105

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11/18/2007-ldobson: Please provide hard copies to City Hall!

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/15/07 5:48 PM >>>  
Mike: As per the attached, the only remaining open item is number 8 below, which we are drafting as 1 hour roof assemblies per 2003 IBC Table 601 and section 707.12. These will be emailed to you tomorrow. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

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From: Martin, Erica [mailto:emartin@pizzagalli.com]  
Sent: Thursday, November 15, 2007 8:40 AM  
To: 'Mike Nugent'  
Cc: Jeanie Bourke; 'Lannie Dobson'; Noblet, Daniel; Ted Krush; Benedict B. Walter; Paul Becker  
Subject: Bayside Village Building Permit Phase III open items

Mike,

Please confirm that the only remaining items left to complete, prior to receiving the building permit are items 1b, 5, 7b, and 8 listed below.

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Thanks, Erica

Comments Added 11/6/07 by Mike Nugent

1a) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.

COMPLETE - See attachments

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COMPLETE - CWS (See attached)

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

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4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

COMPLETE - CWS (See attached letter)

6) Please provide a bound spec book with a table of contents.

COMPLETE - Bound spec book was delivered to Lannie Dobson in Planning on 11/7/07.

7a) Please confirm that all units that are not required to be Type "A"

Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1.

exception 8.

COMPLETE - As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.

Question: Why does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we are always asked to provide accessibility per Chapter 11? I'm just curious.

#### CERTIFICATION

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<b>Location of Construction:</b> 132 MARGINAL WAY	<b>Owner Name:</b> Bayside Village Student Housing LL	<b>Owner Address:</b> 247 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pizzagalli	<b>Contractor Address:</b> 131 Presumpscot St Portland	<b>Phone</b> 2078742323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

7b) We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" government to ignore issues that could come back to haunt a client in the future.

COMPLETE - CWS (This was always done as per item 7a above, see attached certification)

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

OPEN - CWS

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

#### CERTIFICATION

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation.  
As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached

spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

11) I'm continuing the review and found that the Page 3 Certification form references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin

Project Engineer

Pizzagalli Construction

(207) 761-1535 ext. 105

#### CERTIFICATION

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

11/18/2007-ldobson: hard copy to City hall please!

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/16/07 10:57 AM >>>  
Mike: Attached is the Roof Assembly R4 for the stairs and elevator shafts. This is a 1 hour assembly as per 2003 IBC Table 601 and section 707.12. I believe we have answered all of your questions at this point. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

F: 207-774-4016

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From: Benedict B. Walter [mailto:BWalter@cwsarch.com]  
Sent: Thursday, November 15, 2007 5:49 PM  
To: 'Martin, Erica'; 'Mike Nugent'  
Cc: 'Jeanie Bourke'; 'Lannie Dobson'; 'Noblet, Daniel'; 'Ted Krush'; 'Paul Becker'  
Subject: RE: Bayside Village Building Permit Phase III open items

Mike: As per the attached, the only remaining open item is number 8 below, which we are drafting as 1 hour roof assemblies per 2003 IBC Table 601 and section 707.12. These will be emailed to you tomorrow. Ben

Ben Walter AIA, Vice President

CWS Architects | Portland, Maine

T: 207-774-4441

#### CERTIFICATION

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

F: 207-774-4016

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From: Martin, Erica [mailto:emartin@pizzagalli.com]  
Sent: Thursday, November 15, 2007 8:40 AM  
To: 'Mike Nugent'  
Cc: Jeanie Bourke; 'Lannie Dobson'; Noblet, Daniel; Ted Krush; Benedict B. Walter; Paul Becker  
Subject: Bayside Village Building Permit Phase III open items

Mike,

Please confirm that the only remaining items left to complete, prior to receiving the building permit are items 1b, 5, 7b, and 8 listed below.

Thanks, Erica

Comments Added 11/6/07 by Mike Nugent

1a) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the

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building meets the code on the appropriate form.

COMPLETE - See attachments

1b) The Certification forms for IBC compliance needs to come from you as well. So if you don't mind please forward the IBC certification form.

COMPLETE - CWS (See attached)

2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.

COMPLETE - This should read 1A for the garage level and VA for the upper four floors.

3) Please submit a COMcheck report for the project.

COMPLETE - Attached for building envelope only.

4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?

COMPLETE - See attachments

5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.

COMPLETE - CWS (See attached letter)

### CERTIFICATION

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

6) Please provide a bound spec book with a table of contents.

COMPLETE - Bound spec book was delivered to Lannie Dobson in Planning on 11/7/07.

7a) Please confirm that all units that are not required to be Type "A"

Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1.

exception 8.

COMPLETE - As a dormitory, we have provided (5) Accessible units (of which 1 with

a roll in shower) as per 1107.6.2.2, (0) Type A units and the balance are Type B units.

All doors within the units are 36" doors which should net 33" plus clear.

Question: Why does the City website say Chapter 11 of IBC 2003 was not adopted by the City? Yet we are always asked to provide accessibility per Chapter 11? I'm just curious.

7b) We assert the Chapter 11 information because we learned that it's Federal Fair Housing and it would be "bad" government to ignore issues that could come back to haunt a client in the future.

COMPLETE - CWS (This was always done as per item 7a above, see attached certification)

8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.

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COMPLETE - See attachments

9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.

COMPLETE - Drawings were delivered to Lannie Dobson in Planning 11/7/07.

10a) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry.

COMPLETE - Attached code analysis assumes Assembly A-3 use in the courtyard only for egress purposes, not mixed use.

10b)The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

COMPLETE - 21.80% on the South Elevation and 24.10% on the North Elevation. As per Table 704.8, up to 25% is allowed unprotected up to 25% of the wall area. See attached spreadsheet analysis.

Comments Added 11/12/07 by Mike Nungent

11) I'm continuing the review and found that the Page 3 Certification form

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references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

COMPLETE - Attached is an updated Code Study that makes the corrections noted to Type 1A construction for the first level. This floor is entirely supported by a steel frame and there are no bearing walls on this level, thus no wall types with wall tags for 3 hour ratings. All of the floor structures between the garage level and 1st floor are specified to be 3 hours per Floor Assemblies C3 and R3 on Drawing A0.14. All interior beams/floors/roof decks and interior/exterior columns are scheduled to be rated at 3 hour rated as per specification Section 07 81 00 APPLIED FIREPROOFING, attached.

Erica Martin

Project Engineer

Pizzagalli Construction

(207) 761-1535 ext. 105

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11/6/2007-l Dobson: A couple of house keeping matters:

- 1) The City's certification for building code compliance is just for the foundation and done by Paul Becker, Please certify that your design for the building meets the code on the appropriate form.
- 2) The page 3 certification form (the structural form) classifies the use of the structure a "II" please submit the for with the proper use groups on it.
- 3) Please submit a COMcheck report for the project.
- 4) The statement of Special Inspections does not have the Inspectors or testing agencies assigned. Has Paul created and submitted a new one?
- 5) Floor assembly C3 does not have an IIC rating this is required per section 1207.3.
- 6) Please provide a bound spec book with a table of contents.
- 7) Please confirm that all units that are not required to be Type "A" Accessible units are Type "B" accessible units meeting all of the requirements of chapter 11 and that all doors within the units have a minimum clear width of 31 3/4 inches as required by section 1008.1.1. exception 8.
- 8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.
- 9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.
- 10) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry. The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

Please feel free to call me if you have questions at 329-2354.

Thanks,  
Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>>

Mike: Are you back from vacation? I would like to conclude any outstanding issues, specifically with regards to the classification of the courtyard, as

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soon as practical. I expect Pizzagalli is equally anxious to get the final building permit in hand. Let me know how I can help. Thanks, Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine  
T: 207-774-4441  
F: 207-774-4016

-----Original Message-----

From: Benedict B. Walter [mailto:BWalter@cwsarch.com]  
Sent: Sunday, September 16, 2007 6:55 PM  
To: 'Mike Nugent'; 'tkrush@cwsarch.com'; 'emartin@pizzagalli.com'  
Cc: 'DNoblet@pizzagalli.com'; 'Jeanie Bourke'; 'Lannie Dobson'; 'Richard P. Curtis'  
Subject: RE: Bayside Village Structural Permit ( Phase II )

Thanks Mike: It is important that we follow up this week regarding how to classify the courtyard. In my mind, that is the one outstanding IBC issue that I am aware of. If you would like CWS to participate or facilitate a discussion with IIC, we would be happy to do so. Let us know how you would like to proceed. Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine  
T: 207-774-4441  
F: 207-774-4016

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]  
Sent: Sunday, September 16, 2007 2:22 PM  
To: BWalter@cwsarch.com; tkrush@cwsarch.com; emartin@pizzagalli.com  
Cc: DNoblet@pizzagalli.com; Jeanie Bourke; Lannie Dobson  
Subject: Bayside Village Structural Permit ( Phase II )

I've signed off on this permit will drop it of at City Hall tomorrow (Monday).

Lannie, please attach the following Condition:

By going forward with the "structure only" permit, you will be proceeding at your own risk. Any code related issues that are discovered as a part

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of subsequent plan review, that require alterations to the building, will have to be corrected.

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11/12/2007-ldobson: I'm continuing the review and found that the Page 3 Certification form references type 1A construction for the garage, page 2 of the Code Study references 1B, and there are no UL Listed 3hr wall types or supporting construction on pages A0.11 etc. Because we are using the design option in 508.2, we need to establish these 3 hr. ratings and please provide these UL listed assemblies and correct the code study.

>>> MIke Nugent 11/06/07 9:11 PM >>>

A couple of house keeping matters:

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- 8) On page A0.14, the roof and floor assemblies, there doesn't seem to be an assembly for the Roof/Ceiling of the elevator shafts and the stairways that complies with the requirements for type 5A construction.
- 9) There are no Mechanical, Plumbing or electrical plans with the submissions that I have received for review. These must be submitted.
- 10) With regard to the courtyard, I can't find where the code specifically addresses this two concerns that I have. #1: The separation of mixed uses, if we truly have mixed uses. I tend to think of this as any yard space, subject to proper egress requirements though. I will get an IBC opinion this week, haven't had a chance too yet, sorry. The second is the close proximity of the closest units that are 16 feet apart, giving us a net fire separation distance of 8 feet. I can't tell from elevations what percentage of unprotected openings we have in these area.

Please feel free to call me if you have questions at 329-2354.

Thanks,

#### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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SIGNATURE OF APPLICAN

ADDRESS

DATE

PHO

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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

<b>Location of Construction:</b> 132 MARGINAL WAY	<b>Owner Name:</b> Bayside Village Student Housing LL	<b>Owner Address:</b> 247 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pizzagalli	<b>Contractor Address:</b> 131 Presumpscot St Portland	<b>Phone</b> 2078742323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

Mike

>>> "Benedict B. Walter" <BWalter@cwsarch.com> 11/02/07 8:08 AM >>>  
Mike: Are you back from vacation? I would like to conclude any outstanding issues, specifically with regards to the classification of the courtyard, as soon as practical. I expect Pizzagalli is equally anxious to get the final building permit in hand. Let me know how I can help. Thanks, Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine  
T: 207-774-4441  
F: 207-774-4016

-----Original Message-----

From: Benedict B. Walter [mailto:BWalter@cwsarch.com]  
Sent: Sunday, September 16, 2007 6:55 PM  
To: 'Mike Nugent'; 'tkrush@cwsarch.com'; 'emartin@pizzagalli.com'  
Cc: 'DNoblet@pizzagalli.com'; 'Jeanie Bourke'; 'Lannie Dobson'; 'Richard P. Curtis'  
Subject: RE: Bayside Village Structural Permit ( Phase II )

Thanks Mike: It is important that we follow up this week regarding how to classify the courtyard. In my mind, that is the one outstanding IBC issue that I am aware of. If you would like CWS to participate or facilitate a discussion with IIC, we would be happy to do so. Let us know how you would like to proceed. Ben

Ben Walter AIA, Vice President  
CWS Architects | Portland, Maine  
T: 207-774-4441  
F: 207-774-4016

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]  
Sent: Sunday, September 16, 2007 2:22 PM  
To: BWalter@cwsarch.com; tkrush@cwsarch.com; emartin@pizzagalli.com  
Cc: DNoblet@pizzagalli.com; Jeanie Bourke; Lannie Dobson  
Subject: Bayside Village Structural Permit ( Phase II )

I've signed off on this permit will drop it of at City Hall tomorrow

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

\_\_\_\_\_  
DATE

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PHO

<b>Location of Construction:</b> 132 MARGINAL WAY	<b>Owner Name:</b> Bayside Village Student Housing LL	<b>Owner Address:</b> 247 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pizzagalli	<b>Contractor Address:</b> 131 Presumpscot St Portland	<b>Phone</b> 2078742323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	<b>Zone:</b>

(Monday).

Lannie, please attach the following Condition:

By going forward with the "structure only" permit, you will be proceeding at your own risk. Any code related issues that are discovered as a part of subsequent plan review, that require alterations to the building, will have to be corrected.

11/21/2007-gg: issued permit to Erica this morning per Mike Nugent, his conditions are not in the system, he said he emailed Jeannie and Lannie conditions last. .gg

#### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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SIGNATURE OF APPLICAN

ADDRESS

DATE

PHO

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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO