Jeanie Bourke - Re: Fireboat Crew Quarters Project

From: Jeanie Bourke
To: Stephen Weatherhead
Date: 4/5/2013 11:03 AM
Subject: Re: Fireboat Crew Quarters Project
CC: Aaron Shields

Thank you Steve, this is acceptable for code compliance.

Jeanie

>>> Stephen Weatherhead <sweatherhead@wintonscott.com> 4/4/2013 3:15 PM >>>
Hi Jeanie,

According to Deputy Chief Bob Stewert, the workshop space is used as a repair shop for smaller maintenance and repair work for the boat. They have a work bench and tools to work on things like valve replacements for the water distribution system, electronics, etc. They do store a small amount of gear and parts there but it is a working repair shop first and foremost.

Total interior space in the Crew Quarters is 1,098 S.F.

Workshop = 122 S.F.
Office = 78 S.F.

Total Non -residential area = 200 S.F. which is 18.2% of the total space. This is under the 50% limit required by Sec. 419.1.1.2.

Maximum storage allowed by 419.2 is 10% of the non-residential area so in this case, 20 S.F. The shop is 10' wide so the PFD could use a 2' wide swath of space running along the back wall of the shop for storage shelving for gear , tools, and parts.
That is more than adequate for their planned use of the space.

Hopefully this information answers your questions as to whether or not we meet the requirements limiting non residential and storage space within the Live/Work unit.

Thanks,
Steve

On Apr 4, 2013, at 9:10 AM, Jeanie Bourke wrote:

> Thanks Steve,
> One note about the workshop area in relation to the compliance of the Live/Work area.
>
> Sec. 419.1.1.2 allows up to 50% of the live/work area to be nonresidential.

Sec. 419.2 addresses storage areas within the live/work unit to not be more than 10% of the nonresidential area.
Please take this into consideration when addressing this area.

Thanks,
Jeanie

>>> Stephen Weatherhead <sweatherhead@wintonscott.com> 4/2/2013 4:19 PM >>>
Hi Jeanie,

Attached is an ASK identifying the existing partition separating the Crew Quarters from the adjacent Parking Admin. Office. We won't know what needs to be done to upgrade the wall to the 1 hour rating until demo is complete but the ASK essentially directs the contractor to do what is required once existing conditions are confirmed. The remainder of the separating partition between the 2 spaces is 8" CMU which I'm assuming extends up to the deck above. If we discover that is not the case I'll issue another sketch to extend it up as required.

I have asked for someone at the PFD to provide a brief written description of how the work shop is used by the fireboat crew so you'll have something for the project file confirming that it is in fact a part of fire boat operations.

Let me know if you need anything else.

Thanks,
Steve

Stephen Weatherhead
Maine Licensed Architect

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Stephen Weatherhead
Maine Licensed Architect

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