Inspections Division
Date: 03/31/14

WHIPPLE-CALLENDER ARCHITECTS

1.29.14

City of Portland Inspections Office
c/o Building Permit Review Officer
389 Congress Street
Portland, Maine 04101

RE: 32 Turner St., Portland Me.

Outlined below is an outline of General Code and Fire Department requirements applicable to the project:

IRC- 2009- Existing two family building

Building Planning-Applicable Sections for Renovation of Existing Apartments

R301.2 Wind/ Structural - The existing building will be renovated and structural improvements made according to the attached structural drawings.

R302.3 Two Family Dwelling Separation- The floor two deck and common walls will be rated 1 hr. with the application of new 5/8" GWB. Please refer to the permit set.

R303.3 Bathrooms- Bathrooms will have code compliant operable bathroom windows.

R304 Min. Room Areas- each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

R305 Ceiling Height- No space in the project is less than 8' vs. the 7' min.

R306 Sanitation- Each unit has bathrooms exceeding the min. dimensions of figure 307.1

R310 Emergency Escape and Rescue Openings- We are using operable casement windows as code compliant egress windows in new openings to comply with operable escape requirements.

R311 Means of Egress- The units will share a common 1 hr. rated entry hall.

R311.7 Stairways- The new stair shall be 36" min. finished clear width as detailed.

R311.7.2 Headroom- Headroom shall be 8' min. throughout, in excess of the 6'8" min.

R311.7.4 Stair Treads and Risers- Stairs shall have min. 10" fin. tread and 7 ¾" riser.

R311.7.7 Handrails- A continuous handrail from top riser to bottom riser will be provided on one side of the stair 34" above the stair nosing.

R313.2 One and Two Family Dwellings Automatic Fire Systems- The house existed prior to Jan. 1, 2011 and the alterations are to an existing building not already provided with a sprinkler system. No sprinkler system is planned.

R314 Smoke alarms- Hard wired alarms are provided at all bedrooms, the living rooms and the basement. Alarms shall be interlinked within each unit.

R315 Carbon Monoxide Alarms- A CO2 alarm will be provided within each living space in the vicinity of the bedrooms.

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For IECC 2009 energy requirements, refer to the permit set title sheet

Fire Department checklist- please refer to plan for more detail

1. Owner- **Linda Bancroft Norden, Aquarius Property Management, 19 South St. #5., Portland, Maine 04101 (207-899-3845)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **Residential /Existing Two family**
4. Square footage of structure-

   Floor one plate- 1,191 s.f.
   Floor two plate- 1,164 s.f.
   Floor three fin. space- 616 s.f.

5. Elevation of all structures- **existing two story , two unit structure. One ground floor, one above.**
6. Proposed fire protection of all structures-**1 hr. rated separation between units typ.**
7. Hydrant Locations- **Turner St.**
8. Water main sizes and locations- **unknown**
9. Access to any Fire Department Connections-**On Turner**
10. Access to all structures (2 sides Min.)- **Clear access to two sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 24: One and Two Family Dwellings- This is an existing two family with units separated by a 1 hr. rated 5/8" GWB barrier.

24.2.2.1.2 Number of means of escape- A secondary means of escape shall not be required if the means of egress for the unit discharges directly to the outside. All units discharge directly to the outside.

24.2.2.2 Primary means of escape– Provided as a door to the outside or a dedicated egress stair at each unit.

24.2.4 Doors- Doors in the path of egress travel shall not be less than 28" wide. Refer to door schedule, all doors in path of travel exceed 28".

24.2.5 Stairs, Ramps and Guards- All stairs shall not be less than 36" fin. Refer to permit set.

24.3.4 Detection systems- Refer to IRC R314 and R315 listed above.

Portland's sprinkler requirement exempts existing one and two family units from the sprinkler requirement. The units at 32 Turner St. are legal existing units being altered.

Portland Zoning Summary-

Zone R-6 –Multi Family permitted use prior to '87

Non conforming lot < 4,500 s.f.

Existing off street parking to remain as –is.

Conforming lot size- 2 units x 1,000 s.f =2,000 s.f., existing site 3,000 s.f.

Min. street frontage 40'- Site has 40' of frontage.

Front setback 10', Side setback 10', rear yard setback 20'

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The structure does not comply with 10' front yard setback, 10' sideyard setback or 20' rear yard setback. The existing façade to remain is located in same plane as neighboring buildings.

Site area is 3,000 s.f and the building footprint is less than 50%. The existing footprint includes the house, garage and entry stairs amounting to 1,468.75 s.f of lot coverage. The new footprint including house, garage, entry stair and small flr. 2 deck is 1500 s.f. We have added the small deck at flr. 2, but not increased or decreased existing impermeable ground surfaces.

The building is 38' +/-tall vs. max. limit of 45'

Proposed enlargement per Bulk regulation 14-436 (B)

Gross footprint of house only-	1191 s.f.
80% of gross footprint s.f.-	952 s.f.
1. Proposed attic s.f.-	**616 s.f.**
2. Added space at floor 2-	**336 s.f.**
Subtotal of proposed added s.f.-	**952 s.f. OK**

Lot Coverage

Lot Area-	3000 s.f.
Building footprint house incl. front stairs-	1218 s.f.
Garage Footprint-	220 s.f.
Small flr. 2 deck-	62 s.f.
Proposed coverage -	1500 s.f. or 50 %- OK

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