
Spring St Garage Stair Tower Handrails

2 messages

Joshua Martin-McNaughton <JMartinMcNaughton@beckerstructural.com> Fri, Oct 19, 2018 at 2:35 PM
To: "Jeanie Bourke (JMB@portlandmaine.gov)" <JMB@portlandmaine.gov>
Cc: John Peverada <jbp@portlandmaine.gov>, Adam Sampson <asampson@beckerstructural.com>

Jeanie, we are doing a restoration project in the stair tower of the Spring St Parking Garage. We are in the process of replacing the stair treads and landings of 3 of the 5 levels because of corrosion issues (the lower half of the stair tower is getting repaired and the top half is getting cleaned and painted). Originally replacement of the stair stringers were not part of this project but because of severe deterioration that was discovered we are now having to replace them. The stair handrails are welded to the top of the stringers and were salvaged in anticipation that we could reweld them to the new stringers and essentially put back what was there. It appears though that they do not meet the current code requirements for height but met the requirements at the time of original construction. See the attached photo for a typical condition at one of the other stair towers for general reference.

The question we have is can we reuse the existing handrails and essentially put back what was there or do we need to upgrade the handrails to meet the current code requirements. If the handrails need to be upgraded there will be a lack of uniformity between the upper and the lower portion of the stair tower. Do you have time to meet with John (who is CC'd to this email) next week to review these conditions and provide some guidance on the best way to proceed?

Unfortunately I am out all next week so I will not be able to meet with both of you.

Thank you.

Josh

Josh Martin-McNaughton, P.E.

Senior Engineer

Becker Structural Engineers, Inc.

75 York Street | Portland ME 04101

t 207.879.1838 x138

e JMartinMcNaughton@beckerstructural.com

www.beckerstructural.com

Follow Us: [LinkedIn](#)

9 13 18-0057.JPG
1065K



Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Oct 24, 2018 at 10:38 AM

To: Joshua Martin-McNaughton <JMartinMcNaughton@beckerstructural.com>

Cc: John Peverada <jbp@portlandmaine.gov>, Adam Sampson <asampson@beckerstructural.com>

Hi Josh,

Thank you for contacting me regarding the project at the parking garage. I looked to the IEBC and see this as a Level 1 Alteration (removal and replacement of existing materials). However, from your description it sounds like the railings are not being replaced, but rather salvaged and re-attached.

Per Level 1 Alterations, IEBC Sec. 704.1 Means of Egress, Alterations shall be done in a manner that maintains the level of protection provided.

Based on the intention to re-use the existing guard/handrail system, this is acceptable as it maintains the level of protection.

I will file a copy of this email with the permit documents.

Best,

Jeanie

Jeanie Bourke

Code Enforcement Officer/LPI/Plan Reviewer

Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

[Quoted text hidden]