Benjamin Wallace - Re: Code waivers for 91 State Street

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

From: John Anton
To: Wallace, Benjamin; Andrews, Deb
Date: 6/10/2013 4:58 PM
Subject: Re: Code waivers for 91 State Street
CC: Levine, Jeff

Deb - thank you. For the record, we are not seeking historic tax credits. John

>>> Deb Andrews 06/10/13 3:20 PM >>>
Dear Ben:

I have reviewed the plans for exterior and interior stairs at 91 State Street and support the applicant's request for waivers of standard railing height requirements based on the building's historic designation. The waivers are requested in order to preserve original features and maintain traditional railing heights for new railings. Regarding the interior railings, it should be noted that this office has no review authority over interior work. For the record, however, I support any effort to preserve important character-defining interior features where there is no obvious public safety hazard. I also understand that the applicant is seeking historic tax credits for the project and as such may need to retain original features to satisfy the requirements of that program.

Feel free to give me a call if you have questions.

Deb Andrews
Historic Preservation Program Manager

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Monday, June 10, 2013 11:26 AM
To: Susan Geffers; Building Inspections
Cc: Kevin Butterfield; Deb Andrews; Jeanie Bourke
Subject: Re: 91 State Street

Hi Barry,

As we discussed on the phone I just need the historic certificate of necessity from Deb Andrews or who ever is responsible for approving the historic tax credits for the following items:

1. The guards for the new outside stairs serving Units 103 and 104 are only 36 inches high rather than 42 inches as required by NFPA 101:7.2.2.4.5.2;
2. A handrail is being provided on one side of the new stairs serving Units 103 and 104 rather than both sides of the stair as required by NFPA 101:7.2.2.4.1.1; and
3. The interior existing stair handrails are 26 inches above the leading edge of the treads rather than 30 - 38 inches above the leading edge of the treads as required by NFPA 101:7.2.2.4.4.2.

I understand that the doors will be labeled 1-hour fire doors in existing heavy wood frames that are treated with intumescent paint as was accepted at 191 Pine Street.

Thanks,

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street

Portland, Maine 04101
(207)874-8400

wallaceb@portlandmaine.gov

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>>> Susan Geffers <sue@archetypepa.com> 6/10/2013 9:33 AM >>>

Jeanie Bourke and Lt. Benjamin Wallace

RE: 91 STATE STREET APARTMENTS

We have revised the plans to comply with your review comments. We are still awaiting an historic waiver from Deb Andrews and will forward this as soon as we receive it. We would appreciate it if you could proceed with the permit review in the absence of the historic waiver, which we anticipate will be forwarded to you shortly.

Thank you.

Sincerely

Barry Yudaken

NOTE: A0.00 Cover and A1.00 Proposed Floor Plans replace the plans that we submitted with the permit, A3.00 is a new sheet.

Susan Geffers, Office Manager

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John Anton
(207) 650-8979