

DEPARTMENT DIRECTOR
Lee D. Urban



Economic Development

DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin

DEPARTMENT OF PLANNING AND DEVELOPMENT

April 16, 2003

Daniel Reed
627 Congress St.
Portland, ME 04102

RE: Waiver Request Stairs/625 Congress St. (046 D028)

Dear Dan,

This office has reviewed your request dated 3/27/03, with regard to rise and run of the proposed basement stairway at the above location.

The following are the facts:

- 1) The basement was previously served by a stairway which presented a hazard to delivery persons and staff as it had no landing and the treads ran perpendicular the door.
- 2) The stairway was accessed by a 2'6" x 4' opening.
- 3) The applicant proposes an 8" rise and a 9 1/4 " tread.
- 4) The access is completely controlled and limited to staff and delivery persons.

The applicant proposes that the City waive the requirement for 7" risers and 11" treads for a new stairway. The existing structural steel prohibits relocation of a code compliant access stairway while providing an adequate landing at the bottom.

Based on the above facts, the City of Portland hereby grants the request based on Section 121.1 of the Code as amended. The proposed relocation of this stairway in a code compliant presents significant practical difficulty due to structural conditions and the proposal eliminates an existing stairway that is more non-conforming. As a condition of approval customers and the general public are not allowed to use this stairway.

Sincerely,

Mike Nugent
Manager of Inspection Services