

**Laurie Leader - Re: BP#2015-02628 52 Bramhall Street - Plan Review**

---

**From:** Rentals <rentinthewestend@gmail.com>  
**To:** Laurie Leader <LRL@portlandmaine.gov>  
**Date:** 12/19/2015 3:15 PM  
**Subject:** Re: BP#2015-02628 52 Bramhall Street - Plan Review

---

Hello Laurie, and thank you for your email.

The proposed stairs are within the exact same footprint and the improvement is a "replacement-in-kind". I believe that the tread size is 7.5" and the rise is 10.5", and a handrail will be installed on both sides to adhere to the requirements.

I appreciate the attention to this matter.

Regards,

Shawn

Fresh Start Properties  
PO Box 15391  
Portland, Maine 04112  
207-2720574  
[Rentinthewestend@gmail.com](mailto:Rentinthewestend@gmail.com)

On Dec 18, 2015, at 3:00 PM, Laurie Leader <[LRL@portlandmaine.gov](mailto:LRL@portlandmaine.gov)> wrote:

Shawn,

I am handling the plan review for 52 Bramhall Street. Can you please clarify the following:

- Provide stair tread rise and run. Confirm if what you have on the plans is correct.
- Provide hand rail information including height of handrail and handrail graspability. Please refer to Section 1013 Guards of the 2009 IBC. Guards are required on both sides if the stairs are located more than 30" vertically to the floor. Per your drawing it does look as if you exceed the 30" threshold which would require to have guards on both sides.
- Verify if the proposed stairs are within the exact same footprint.

Feel free to call or email if you need further clarification.

Thanks,

Laurie

Laurie Leader

Plan Review/Code Enforcement  
City of Portland, Maine  
Inspections Division  
389 Congress Street  
Portland, ME 04101

P: 207-874-8714

F: 207-874-8716

E: [lrl@portlandmaine.gov](mailto:lrl@portlandmaine.gov)

To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>