

Jeanie Bourke - Re: 237 Spring St., Day Care, BP#2015-01162 plan review comments

From: Jeanie Bourke
To: lorna
Date: 7/23/2015 8:41 AM
Subject: Re: 237 Spring St., Day Care, BP#2015-01162 plan review comments
CC: Robert Wiener

Hi Lorna,

Thanks for the SFM document. Sometimes, depending on the level of violations they will approve occupancy and do a follow up inspection within a certain time frame. In this case, it sounds like they will not do that until things are corrected.

In this case, I will approve the permit with conditions. The Certificate of Occupancy is issued after all inspections are completed and you provide us with their final approval document.

As far as historic, you may want to contact Rob Wiener who I have cc'd. He has noted he left you a voice message on 7/14.

Let me know if you have any questions.
Jeanie

>>> "lorna" <wbsgram@maine.rr.com> 7/22/2015 6:44 PM >>>
Hi Jeanie,

Thank you for the feedback. We will definitely install the handrails and rebuild the stairs.

I do have a letter from the Fire Marshal (attached) with the deficiencies that need correcting, the biggest one being the window. He does want to come back for a follow up inspection when the work is complete, so I guess I'm a little bit confused. Do you need his full "okay" before issuing the permit? I can't put the window in for him until I actually have the permit, correct? Or do you just need to see that he has approved the space for child care as long as we make the corrections?

Do you know how long before historic makes a decision? I really need to move forward with this as soon as possible. My licensing worker has put everything on hold as well and I have so much work still to do.

Thanks once again for all of your help!

Sincerely,
Lorna Leo

From: [Jeanie Bourke](#)
Sent: Wednesday, July 22, 2015 11:37 AM
To: [lorna](#)

Subject: Re: 237 Spring St., Day Care, BP#2015-01162 plan review comments

Hi Lorna,

Thank you for the additional details, it is hard to judge from a photo. The smaller window is ok as long as it meets all the requirements of an egress window, including height off the floor and width and height of the sash opening.

It is good you are re-building the steps, they do look off in the photo. A handrail is required on both sides for grasping, however a guard is not as the fall hazard is below 30". You do have some flexibility in the design, however there are specific requirements for graspability. For instance, a 2x4 is not allowed, but a circular or traditional bannister is usually ok.

You will need to provide us with some documentation that the State Fire Marshal has approved this occupancy. This can be an email or letter in pdf format. Have you received this or do they need to inspect again?

I can then approve this permit, however it remains in review with historic.

Let me know if you have any questions.

Jeanie

>>> "lorna" <wbsgram@maine.rr.com> 7/21/2015 1:34 PM >>>

Hi Jeanie,

We are considering going with a smaller window, if that is okay. We are looking at a 48x48 instead of 48x60. I think that would address the proximity to the conduit issue, while still meeting the 5.7 sq. feet of clearance required for egress. It's difficult to tell from the photo, but the electrical meters are located higher up on the back wall, underneath the existing small window. Our electrician said it is not a code issue to have the window near the conduit. We will install an 8 inch header, as required by code.

We do plan to install handrails for the little steps. The State Fire Marshal stated none was required because the height is less than 30 inches, but I still want to install them. We are going to rebuild the stairs to meet the riser and tread spec guidelines. The steps are not currently uniform in size.

Thank you so much for your assistance with this; I appreciate your help. I am very anxious to get everything up to code and proceed with the necessary construction work on the window. Please let me know at your earliest convenience if there is anything else you need from me.

Sincerely,
Lorna Leo

From: [Jeanie Bourke](#)

Sent: Thursday, July 16, 2015 10:55 AM

To: wbsgram@maine.rr.com

Subject: 237 Spring St., Day Care, BP#2015-01162 plan review comments

Hi Lorna,

I have completed the review of the above project for building code and have the following comments as noted on the attached file(s).

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached file(s). Our Eplan program will automatically assign a version to the revised plans.

Please let me know if you have any questions,

Thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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