



Laurie Leader <lr@portlandmaine.gov>

Re: BP#2016-02463 - 12 Taylor Street (Units 1 & 3)

1 message

Nicholas Roberge <roberge.nick@gmail.com>

Wed, Nov 16, 2016 at 8:32 AM

To: Laurie Leader <lr@portlandmaine.gov>

Laurie,

To secure the horizontal fire barrier between units and bring the ceiling up to code we intend to use 5/8" Fire Code C Core gypsum panels. I have also attached the diagram we used at 87 Emery St two months ago, it shows our current flooring of 1" sub and finished floor

Let me know if any further information is needed

On Tue, Nov 15, 2016 at 11:07 AM, Laurie Leader <lr@portlandmaine.gov> wrote:

Nick,

Please clarify what work will be done to bring the ceiling up to code? You need to be specific rather than just state ceiling will be brought to code.

Thanks,

Laurie

On Mon, Nov 14, 2016 at 1:11 PM, Nicholas Roberge <roberge.nick@gmail.com> wrote:

Laurie,

After speaking with the contractors this morning the ceiling is in disrepair and needs to be brought up to code, but none of the non barring walls being removed will affect the assembly. As soon as we receive the permit the damaged ceiling will be brought up to code.

Nick

On Wednesday, November 2, 2016, Laurie Leader <lr@portlandmaine.gov> wrote:

Nick,

The section of the building code I am referencing is Section 712 Horizontal Assemblies. Given this is a multi-family dwelling unit, the code requires separation both vertically and horizontally between dwelling units. I am questioning if the horizontal assembly is being affected during the construction which would then impact the separation between the unit under renovation and the dwelling unit above.

Feel free to call if you want to discuss further.

Thank you,

Laurie

On Mon, Oct 31, 2016 at 3:22 PM, Nicholas Roberge <roberge.nick@gmail.com> wrote:

1. The kitchen will be receiving a renovation including new cabinets and appliances, we are repairing the existing floor
2. The new master bathrooms will require a tiled floor, new bathtub, new toilet, and a new vanity. Plumbing in this area already existed and will be tied in upon installation
3. The ceilings will not be affected but I am asking for additional clarity on this question so I can answer you fully

Thank You for your time!

Nick

On Mon, Oct 31, 2016 at 3:06 PM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Nick,

I am handling the plan review for the above building permit.

Can you please clarify the following:

1. Is the proposed scope of work demolition only or does the scope of work include complete renovation of the kitchens in units 1 and 3?
2. Clarify what the scope of work is associated with the new master bathroom for units 1 & 3? Is the bathroom renovations part of this permit?
3. Clarify if the non-bearing partitions being removed will impact the existing ceilings. Given the work being done, continuity of separation of horizontal assemblies is to be maintained.

Thank you,

Laurie

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