Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/31/17

Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandmaine

Re: BP#2016-02966 54 West Street - Plan review comments

1 message

Kevin Axelsen <kevinaxelsen@gmail.com> Mon, Jan 30, 2017 at 3:08 PM
To: Laurie Leader <lrl@portlandmaine.gov>

Hi Laurie,

I have attached the additional drawings that you have requested and have also attached a copy of the responses to your questions. Please let me know if you require any additional information.

Thank you for your time and I look forward to hearing from you.

Kevin Axelsen
207.239.7731

1. Please extend the existing and proposed floor plans so I can have a better understanding of what other units are on this floor and provide a complete floor plan of the entire footprint of the first floor.

Please see attached drawing. Exact layout of Units 2 & 3 interior unknown.

2. Clarify if the fire door on the plans are existing or proposed? Clarify on the existing and proposed plans what is being done/changed at the location of the fire door.

Rear fire door is in the original location. New 90min fire door to installed.

Front fire door location had been previously altered/moved. Proposed location is 16" of original rough opening, previously headed off with (2)2x6& ½" plywood. (load bearing wall)

3. It looks as if the exterior walls are having R23 insulation proposed. Is for the exterior walls of Unit #1 only?

Yes.

Complete building appears to have been insulated with blown-in insulation.

Walls in unit one to be furred out to accept 5-1/2" Roxul stone wool on exterior walls and Roxul Stone Wool Safe/N/Sound insulation in ceiling and interior walls for sound proofing purposes.

4. Are any exterior windows being replaced? If so, are they the same size as the existing windows?

No windows are being replaced.

5. Clarify if the work being done will have an impact on the floor/ceiling assembly to the units above. The separation of the floor/ceiling assemblies is required to be maintained.

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No impact on floor/ceiling assembly. No floor joist to be altered.

Additional system to be added/secured to ceiling joist for additional sound proofing. UL Rated GenieClip (resilient sound isolation clip) and 25ga. Hat Channel. Clips installed per manufactures guidelines.

On Jan 30, 2017, at 9:45 AM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Kevin,

I am beginning the plan review for the above building permit and would like you to clarify the following questions:

1. Please extend the existing and proposed floor plans so I can have a better understanding of what other units are on this floor and provide a complete floor plan of the entire footprint of the first floor.
2. Clarify if the fire door on the plans are existing or proposed? Clarify on the existing and proposed plans what is being done/changed at the location of the fire door.
3. It looks as if the exterior walls are having R23 insulation proposed. Is for the exterior walls of Unit #1 only?
4. Are any exterior windows being replaced? If so, are they the same size as the existing windows?
5. Clarify if the work being done will have an impact on the floor/ceiling assembly to the units above. The separation of the floor/ceiling assemblies is required to be maintained.

Once I receive the revised plans and response to these questions, I will continue with this review.

Thanks,

Laurie

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Laurie Leader
Plan Review/Code Enforcement
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3 attachments

2.pdf
1387K

3.pdf
1595K

4.pdf
1504K