Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/10/14

er the reduction null and void.
(Ord. No. 227-97, 3-17-97)

Sec. 14-440. Exterior egress.

Notwithstanding any other provision of this Code, the building authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the building authority that:

(a) There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair;

NOT PRACTICAL: SMALL APARTMENT- REAR SECTION ONLY

(b) The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs;

DESIGNED WITH NO IMPACT TO THE STREET SIDE AND MINIMAL IMPACT TO THE SIDE AND REAR

(c) Reductions to setbacks granted under this section shall be the least amount required to meet life safety code requirements; and

TO MEET LIFE SAFETY CODE ONLY A 1'-0" REDUCTION IN SIDE YARD SETBACK IS REQUESTED

(d) Exterior stairways on buildings subject to regulation under article IX of this chapter shall require review and approval under the provisions of that article. **N/A**

(Ord. No. 181-98, 1-5-98)

1 PLOT PLAN
SCALE: 1/16" = 1'-0"

SPOT ARCHITECTURE
87 EMERY STREET APT. #3
PORTLAND, MAINE 04102
T: 207.756.4153
E-MAIL: MIKE138@MAINE.RR.COM

DRAFTSPERSON: MJC
DATE OF ISSUE: 11/21/13
PROJECT STATUS: BUILDING PERMIT

NEW FIRST FLOOR FIRE ESCAPE
MAINELY PROPERTY MANAGEMENT
16 GILMAN STREET, PORTLAND, MAINE 04102

PLOT PLAN
PP