Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/04/14

Steve Koeninger

From: Laurie Leader <LRL@portlandmaine.gov>
Sent: Thursday, July 31, 2014 11:20 AM
To: Steve Koeninger
Subject: RE: BP#2014-01486 106 Douglass Street - Plan review comments

Steve,

I have reviewed the revisions sent back.

1. Can you please revise the handrail height per IRC 2009, handrail height shall not be less than 34" and not more than 38".
2. Provide header information for door going from the proposed mud room to the existing house. Provide framing detail where mud room attaches to the existing house.
3. Clarify if any foundation and framing work will be necessary where existing bulkhead is being removed and new bulkhead is being installed. It is not clear what is being done at the bulkhead other than the Bilco door installation.
4. Provide continuous footing under foundation wall per IRC 2009 Section R403.

please see Page 1A We are using Monolithic slab with integral footing per R403. Detail is from IRC 2009 Section R403

Thank you,

Laurie

The existing foundation will be utilized where the existing bulkhead is being removed. Per Bilco Installation Instructions a 2"x6" pressure treate sill will be lagged into existing foundation wall per R403.1.6 and the Bilco Bulkhead bolted to the pressure treated.

Laurie Leader
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To view building permit status go to **http://www.portlandmaine.gov/792/Permit-Status**

>>> "Steve Koeninger" <ussitesolutions@maine.rr.com> 7/30/2014 11:06 AM >>>

Attached please find answers to your questions.

I have reviewed the checklist and believe I have all the information that you requested.

Should you have any questions, please contact me.

Steve Koeninger

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