Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/26/14

KAY HAMLIN & TIM KEITER
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October 14, 2014

Building Inspections Office
City of Portland
389 Congress Street, 4th Floor
Portland, Maine 04101

Re: Building Permit Application/140 William Street/CBL 081/B011/001

Dear Sir or Madam:

I am enclosing with this letter my Building Permit Application to convert the existing carriage house at 140 William Street in Portland, to an in-law apartment, pursuant to Section 14-433 of the Portland Zoning Ordinance. We received a Conditional Use Approval for this change from the Zoning Board of Appeals on September 4, 2014.

The work to be performed consists of the following:

a. Remove existing overhead garage door and replace with insulated wall infill and windows with the appearance of carriage house doors;
b. Remove existing unused brick chimney and patch roof, eave and exterior wall as necessary;
c. Install new spiral stair in location shown on plans;
d. Close a portion of the existing access opening in the floor of the second level, remove existing pull-down attic stair and install a trap door for access for furniture to second floor;
e. Install kitchen cabinets and appliances;
f. Re-locate and separate existing built-in bookcases.
g. Install new flooring on second floor;
h. Replace existing second floor window with fire egress window;
i. Install residential sprinkler system (unless Fire Department determines that sprinkler is not required).

I am also enclosing the following materials related to this application:

1. General Building Permit Application, completed and signed;
2. Floor plans, elevation and building section of the carriage house, showing the existing floor plan and proposed changes;
3. Site Plan of the property;

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4. Manufacturer's information regarding the spiral stair to be installed;
5. Manufacturer's Plan regarding the spiral stair to be installed;
6. Code compliance information regarding the spiral stair to be installed;
7. A copy of the current deed to the property;
5. Our application fee, made payable to the City of Portland, in the amount of $124.00 (this will be paid online).

The following is a schedule of the windows to be installed:

i. Fire Egress Window: One Andersen CW 135
ii. Windows to be installed in new wall infill (faux carriage house door): Four Andersen AX31

The egress requirement for the fire egress window on the second floor is 5.7 square feet clear. The U-factor for all of the windows is .26.

The new wall infill at the front of the building will be 2x6 construction (rather than the 2x4 construction shown on the plan). This will be insulated with high efficiency batt insulation for an R-value of R21.

Electric, propane, water and sewer service to the carriage house already exist and will remain in place.

The riser height for the spiral stair risers is 9.33 inches. The stair will have a diameter of 5 feet, and the opening in the second story floor to accommodate the stair will be 5'4" by 5'4" (rather than the 5'2" by 5'2" shown on the plan). Baluster spacing will leave openings of under 4" and a handrail will be provided for the entire stair as well as to protect the stair well on the second floor where not next to a wall, except for the access to the stair. Headroom will be a minimum of 6'6". Open riser space between stair treads will be not more than 4". Handrails will be aluminum with a circular cross section.

Please do not hesitate to call me if you should have any questions, or if you need any further information.

Sincerely,

Tim Keiter

Tim Keiter