

Thanks,  
Jonathan Bell

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KZBell Management, LLC

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**KZBell Management** <kzbellmanagement@gmail.com>  
To: Permitting and Inspections <buildinginspections@portlandmaine.gov>

Tue, Feb 27, 2018 at 3:48 PM

Hi,

For either proposed solution we will be cutting off the existing left side handrail and then constructing both a new left side and a new right side handrail built to the same specifications as each other:

**PROPOSITION #1 FOR HANDRAIL:**

Use 1 1/4" galvanized pipe railing:

Top Horizontal Handrail to be at a height of 36".

Middle horizontal Handrail to be at a height of 20".

Attach one end of rail to 4" galvanized steel flange that will be attached to doorframe.

Attach other end of rail to existing fire escape with galvanized steel u-bolts.

**NOTE: This plan does not have balusters, it just uses a top and a middle horizontal handrail. This is more similar to the design of the current pre-fab fire escape that is in existence. If we can do this, it will probably be more cost effective, but I am also prepared that you will not allow this. So if you do not allow Proposition #1, then I have included a more conventional pressure treated "decking-type" rail proposal option below that includes balusters.**

**PROPOSITION #2 FOR HANDRAIL:**

Use Pressure Treated Wood.

Top of Handrail to be at a height of 36". Top Handrail (and bottom rail which will be at a height of roughly 2" above the roof) will be constructed of 10 ft Pressure Treated 2x4s.

Balusters to be spaced at a distance of 3" apart. Balusters will be 1 1/2 x 1 1/2 square balusters.

There will be two posts for each handrail.

At one end we will screw a 2 x 4 post into the doorframe attached to the building.

At the other end a 4 x 4 Post will be attached to the existing fire escape using 2 inch brackets.

As bottom railing will be roughly 2" above roof, we will screw 2" spacers into the bottom of the railing so that it will contact with the roof.

The roof is a rubber membrane flat roof.

2/28/2018

City of Portland Mail - Please provide handrail details on plan - 15 Devonshire Street

Please let me know if this is sufficient information for you guys to issue the permit and to start work.

Thanks for your help,  
Jonathan

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