



Reviewed for Code Compliance
Inspections Division
Approved with Conditions



Jeanie Bourke <jmb@po

Date: 05/03/18

RE: 89 Pleasant Ave., PI, BP#2017-01190 plan review comments]

1 message

Sat, Mar 10, 20

rory@thesellersplace.com <rory@thesellersplace.com>

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: "timmi@thesellersplace.com" <timmi@thesellersplace.com>, Chad W <cwalton@snapspacesolutions.com>, Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>, Keri Ouel <kouellette@portlandmaine.gov>

Hi Jeanie,

Here are the answers for the seven remaining items and the specification as to who will provide the plans and details for each:

1. Structural plans for the modified shipping container.
These will be furnished by Keith Ewing of Plymouth Engineering (207-257-2071)
2. Structure anchoring specifications and details.
These will be furnished by Keith Ewing of Plymouth Engineering (207-257-2071)
3. Footing & pier dimensions, depth, and reinforcement.
These will be furnished by Keith Ewing of Plymouth Engineering (207-257-2071)
4. Insulation R-factor levels for floor, walls and ceiling.
Dexter Cowperthwaite of SnapSpace Solutions provided the following:
The insulation values will be :
3" in walls (R21)
4.5" in floor (R30)
7" in roof (R49)
5. Window and door schedule including U-factor levels.
The schedule and U-factor levels are as follows:
Windows: Pella 450 series, U-factor: 0.29
Out-swing door: Pella Architect series, U-factor: 0.37
Sliding patio door: Pella 450 series, U-factor: 0.30
6. Smoke and carbon monoxide locations
Combined Nest monitor location will be as specified by applicable code, provided by owners
7. Construction of any new exterior landing, steps and railings based on the height off gr
Granite landings will be under 3" from grade to entryway, provided by owners

Rory and Timmi Sellers

----- Original Message -----

Subject: Re: 89 Pleasant Ave., PI, BP#2017-01190 plan review comments]

From: Jeanie Bourke <jmb@portlandmaine.gov>

Date: Fri, March 02, 2018 10:09 am

To: "rory@thesellersplace.com" <rory@thesellersplace.com>

Cc: "timmi@thesellersplace.com" <timmi@thesellersplace.com>, Chad W <cwalton@snapspacesolutions.com>, Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>, Keri Ouellette <kouellette@portlandmaine.gov>

Good Morning Rory,

In this case, as your application has been under review for some time, so it does not include the items previously furnished. The remaining list of 7 is what has been requested as a result of the code review for the project and is based on the [One and Two Family Addition/Alteration Checklist](#).

Please specify which entity will be providing the information for the 7 remaining items.

Thanks,
Jeanie

*Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader*

City of Portland
Permitting and Inspections Department
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Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

On Thu, Mar 1, 2018 at 9:25 AM, <rory@thesellersplace.com> wrote:

Hi Jeanie,

I understand you need a response to all those points.

But right now I was just focusing on the letter of intent. You seemed to be saying the LOI was deficient because it failed to specify "who will furnish the checklist plans and details".

I'm just asking, regarding this SPECIFIC requirement, the checklist has 14 items. Not all of them are necessary or incomplete. Can you tell me WHICH OF THE FOURTEEN you are referring to when you ask for who will furnish plans and details for a checklist item? Tell me which of the fourteen items remain that you don't yet know who will provide the plans and details and I will tell you who for those remaining items.

Thanks.

Rory

----- Original Message -----

Subject: Re: 89 Pleasant Ave., PI, BP#2017-01190 plan review comments]

From: Jeanie Bourke <jmb@portlandmaine.gov>