

November 20, 2012

CBL: 105 T004001

Jonathan Rioux, Code Enforcement Officer  
City of Portland  
Planning and Urban Development, Inspections Division  
389 Congress St.  
Portland, Maine 04101

Re: Guest Cottage, 37 Fessenden Ave, Little Diamond Island

Dear Jon,

Thank you for meeting with me to review the plans for this project. Since then, I have determined that IRC 2009 clearly exempts this unconditioned space from CH 11, Energy Efficiency.

You cited "An Act to Exempt Seasonally Restricted Cottages From the Newly Adopted Maine Uniform Building and Energy Code" as having "sunset" and therefore my project was now subject to the requirements of CH 11. In fact, that act is/was not pertinent to my project.

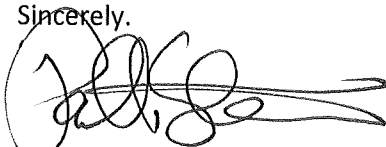
The pertinent sections of IRC 2009 that do apply to the project are:

- CH 2, Definitions, pg 11: Conditioned Space – The project meets this definition since it has no heating or cooling system capable of "maintaining 68 degrees during heating season and 80 degrees during cooling season". The project is a separate building from the existing cottage and "does not communicate with a *conditioned space*".
- CH 11 Energy Efficiency, Section N1101, N1101.1 Scope, pg 455 – This paragraph exempts from the requirements of CH 11 "portions of the building envelope that do not enclose *conditioned space*".

Unless there are amendments to IRC 2009 that affect this, I think the code is clear in exempting my project from CH 11

I would appreciate your confirmation of my reading of the code,. Upon receipt, I will submit for my building permit.

Sincerely,



Raul S Stevens AIA  
21 Thomas St  
Portland, ME 04101

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Dept. of Building Inspections  
City of Portland Maine