Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/08/15

Laurie Leader - Re: BP#2015-00509 120 Baxter Blvd. - Plan review comments

From: Steve Ruszkai <sruszkai@twc.com>
To: Leader Laurie <lrl@portlandmaine.gov>
Date: 4/24/2015 7:12 AM
Subject: Re: BP#2015-00509 120 Baxter Blvd. - Plan review comments
CC: Yee_20150309 Chenglui <howardyee@yahoo.com>

Hi Laurie,

Did I answer all your questions earlier?

Just to follow up, Sheet A-4, south elevation drawing #1 indicates the windows in the bedroom extension to have a bottom of sill at 1'-4" above the 2nd finished floor level. Add the 1" of sill and 2" tall sash, the glass doesn't start until 19" above the floor. IRC R308.4, section 3, item 3.2 indicates less than 18" which is not our situation here. Also this same section 3 indicates that all four of the conditions have to be met to be a hazardous location. So this is not a hazardous location requiring safety glazing.

This same elevation #1 on sheet A-4 calls these windows out to be Andersen TW210410 sizes. These windows are emergency egress sized. They comply to IRC 310.1 code. The unit has a clear open area of greater than 5.7 sq. ft. wider than 20"code at 29" and taller than 24" code at 25".

Thank you,

Steve R.

On Apr 22, 2015, at 9:15 AM, Howard <howardyee@yahoo.com> wrote:

> Hi Laurie
>
> Yes, Steve will answer as soon as he can. He has a full time job with an architectural firm.
>
> Thanks for your patience, and more importantly for your timely attention to the application - much appreciated
>
> Howard
>
> Sent from my iPhone
>
> On Apr 22, 2015, at 9:01 AM, Laurie Leader <LRL@portlandmaine.gov> wrote:
>
>> Howard,
>>
>> Can you please have your Steve, your design professional, respond to these building code requirements/questions.
>>
>> Thanks,
>>
>> Laurie

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Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

P: 207-874-8714
F: 207-874-8716
E: lrl@portlandmaine.gov
To view building permit status go to **http://www.portlandmaine.gov/792/Permit-Status**

>>> Howard <howardyee@yahoo.com> 4/22/2015 8:51 AM >>>
Good morning

The sun room label is a misnomer. The addition is an extension of the existing bedroom which is small and the intention is to enlarge it

Sent from my iPhone

On Apr 22, 2015, at 8:24 AM, Laurie Leader <LRL@portlandmaine.gov> wrote:

> Steve,
>
> In addition to these revisions, can you clarify the following:
>
> 1. Label the egress window for the in the bedroom being renovated with the sun room addition.
> 2. Do the windows in the sunroom meet R308..4 Hazardous Locations requiring tempered glazing? If so, please label tempered glass in sunroom.
>
> Thanks,
>
> Laurie

Laurie Leader
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>>> "Steve Ruszkai" <sruszkai@twc.com> 4/20/2015 9:58 PM >>>
Dear Ms. Leader:
Please find attached revised drawings for Howard Yee's 120 Baxter Blvd. house additions project. They reflect your comments in your April 17 e-mail. I clouded the revisions in red with red revision #1 triangles dated today.
I created a new sheet, A-6 (A-6_Baxter_Wall_Sects_Dtls.pdf), with the wall sections and details connecting back to the existing

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house per your comments.
All the other previous sheets are all named exactly as before.
Thank you,
Steve Ruszkai,
Maine Licensed Architect

From: Howard <howardyee@yahoo.com>
Date: April 17, 2015 at 11:41:40 AM EDT
To: Steve Ruszkai <ruszkai@gmail.com>
Subject: Fwd: BP#2015-00509 120 Baxter Blvd. - Plan review comments

Sent from my iPhone

Begin forwarded message:

From: "Laurie Leader" <LRL@portlandmaine.gov>
Date: April 17, 2015 at 11:22:04 AM EDT
To: <howardyee@yahoo.com>
Subject: BP#2015-00509 120 Baxter Blvd. - Plan review comments

Howard,
I have completed the review of the above project for building code and have the following comments as noted on the attached files.
Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.
Let me know if you have any questions,
Thanks,
Laurie

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
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government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

<A-1_Baxter_Additions_1st_Flr_Plan.pdf>

<A-4_BaxterAdditions__Ext_Elevs_N_S.pdf>