

Hello,

My wife and I bought this home in June 2015. The previous owner Gabrielle Broche had put on an addition in 2002 (Building permit # 02-0475). The two-level addition is a ground level living space, bathroom and entry way from the outside. On the second floor is a bedroom, full bath and a walk-in closet. The problem we are trying to resolve is developing easier access to the ground-level living space. Currently you can access from the outside or by going to the front of the house, down the 1910 staircase and through the entire length of the unfinished basement.

Installing a spiral staircase from our kitchen to the basement just outside the entry way to the ground-level living space will make this space easily accessible for us.

So, I have been trying to move this complex project forward. Here is what I've done.

- 1) Had a few conversation with the Portland Department of Permitting and Inspections (Laurie Leader) to understand the codes that pertain to this project. I know there is a lot of codes that the actual staircase needs to meet and that there is a minimum height of 6'8" that needs to be met. I have exactly 6'8" from the floor of my basement to the bottom of the floor joists.
- 2) I've met with Bill Ruppert from Maine Spiral about the design and meeting all codes. He actually came to the house to make sure the spiral could work. He gave me a verbal estimate of around \$4000 for the spiral and a 6-8 week production lead time.
- 3) Met with various builders to see what they would all suggest. The one that I've most recently met with is Adam Rosenbaum from CSI Builders in Falmouth. He came to the house and would make the opening in the floor and install the spiral. His verbal guesstimate was around \$1000.
- 4) I worked with Becker Structural Engineers to get a plan for how the opening would need to be constructed. A PE has approved the plans.

I have enclosed 2 attachments and two pictures.

Attachment 1 – Layout of kitchen and proposed opening for spiral staircase.

Attachment 2 – First Floor Framing Plan

Picture 1 – Kitchen with white tape outlining roughly where proposed opening for staircase will go

Picture 2 – Basement where spiral will be placed. Adjacent to the doorway and wall.

I would be more than happy to meet someone at my house to review this request. Please let me know if you need any other information in order for me to receive a building permit for this project.

Thank You!