Lenny,

I am reviewing the plans submitted for 257 Brighton Avenue and have the following plan review comments:

- Provide emergency escape and rescue opening per R310 for habitable attics. Existing 22" off floor
- Clarify what the existing conditions are for the exterior walls and ceilings in the attic space. What is the existing insulation for the walls and ceilings? Provide R value for proposed insulation. No existing Insulation, wall + ceilings will be 2x6 Frame R38
- Provide proposed GWB on walls and ceiling. 1/2 inch Gyp Board
- Provide stair rise and run of existing stairs to attic space per R311.7.4. 7 3/4 x 10
- Provide headroom of stairs to attic per R311.7.2. 71" existing, will be framed to 6'8"
- Provide width of existing stair to attic space per R311.7. 35"
- Provide handrail height and dimensions per R311.7.7. None Existing new railing will 38" comply
- Provide CO and smoke alarms per R314 and R315. They will be installed per code
- Clarify the ceiling height throughout the entire attic space per R305.1.

Ceilings throughout will be atleast 7' and over 50 percent of floor space

ase revise your floor plan clarifying the above items. Feel free to call or email if you e any questions.

nks,

ie

Dimensions from inside of knee walls.

65% of overall floor space will be over 7'

Leader
eview/Code Enforcement
Portland, Maine
ions Division
ngress Street
, ME 04101

74-8714

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/29/14