

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

May 11, 2001

Avram M. Hains
14 Taylor St.
Portland, Maine 04102

Re: 32/34 Prospect St. (124 E004) Permit #010024

Dear Mr. Hains,

In response to your request to allow the use of the "attic" space for habitable space, the following are the facts as presented:

- 1) The use of the structure is a single-family home, Use group R-3.
- 2) The proposed finished ceiling height for the second floor sleeping rooms will be 82 inches.
- 3) The required ceiling height is 84 inches.
- 4) The sloped portion of the ceiling will cover 50.8% of the proposed sleeping area.
- 5) The allowable sloping area is 50%.
- 6) The roof truss system is factory fabricated by Mainely Trusses and cannot be altered without compromising the structural integrity of the trusses.

Based on these facts, and pursuant to Section 121.1 of the City of Portland Building Code, finishing the second floor space in total compliance with the Code would create undue hardship in that the roof system would have to be structurally compromised. The proposal is hereby **granted**. All other aspects of all applicable codes, including, but not limited to, plumbing, electrical, egress, smoke detection, emergency escape and structural loading requirements must be found in complete compliance. Building, plumbing and electrical permit amendments must be applied for and granted prior to the commencement of installation and construction.

Sincerely,

Mike Nugent
Manager of Inspection Services

