Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/30/16

Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandmai

RE: BP#2016-02058 190 Coyle Street

1 message

Marshall, Chris <Chris-Marshall@idexx.com> Thu, Sep 29, 2016 at 3:30 PM
To: Laurie Leader <lrl@portlandmaine.gov>

Laurie,

Please see the below responses

- What work is being done to the front and/or rear porches? If being rebuilt, provide stair rise and run, stair width, height of guardrail and opening limitations. Provide attachment detail to the house if deck is being completely removed and replaced.
  - Only the front porch is being rebuilt. 7 inch rise and 11 inch run. Guardrail will be 42". Stair opening will be 8'6" with full width stairs. Porch plans attached. The dimensions of the are not changing.
- Provide the ceiling height in the basement throughout.
  - 84"
- Provide specifications for the proposed spiral staircase.
  - 60" diameter
  - 330 degree rotation
  - 98" floor to floor height
  - 11 Steps
  - 30 degrees per step
  - Center post: 5" diameter
  - Step Height: 8.125"
  - Zoom in on the plans from "Basement new labels.pdf"

- Clarify if the egress window in the basement is above or below grade If below grade, further clarify per Section 1029.5 Window Wells.
  - This is above grade
- Clarify if new doors on first floor have glazing and if so, is tempered glazing required.
  - I cannot tell if this door requires glazing based on the IBC 09. I have looked at 715.4.7, 715.5, 1405.13, and 1715.5. What make glazing and tempering required?
- Clarify if the bathroom on the first floor is existing or proposed. It looks as if it is connected to an existing stairway.
  - The bathroom on the first floor is existing. The vanity is under the stairs. The overhead height is not less than 6'8" at any point though.
- Clarify what work is being done to the existing sliding door.
  - This is an interior sliding door that has been sealed in the wall. It is in perfect working order and is simply being released and likely painted and oiled.
- Clarify complete scope of work for legalization of existing third floor unit.
  - Add GFCI outlet to refrigerator
  - Add fire door
  - Add wired Smoke and CO detection to central open area

As soon as I hear back about the door glazing/tempering I will get you whatever is needed.

Thank you! Let me know if you need anything else,

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Chris

From: Laurie Leader [mailto:lrl@portlandmaine.gov]
Sent: Thursday, September 29, 2016 2:59 PM
To: marsch.chris@gmail.com; Marshall, Chris <Chris-Marshall@idexx.com>
Subject: BP#2016-02058 190 Coyle Street

Chris,

I am beginning the plan review for the above building permit. Can you please clarify the following questions:

- What work is being done to the front and/or rear porches? If being rebuilt, provide stair rise and run, stair width, height of guardrail and opening limitations. Provide attachment detail to the house if deck is being completely removed and replaced.
- Provide the ceiling height in the basement throughout.
- Provide specifications for the proposed spiral staircase.
- Clarify if the egress window in the basement is above or below grade If below grade, further clarify per Section 1029.5 Window Wells.
- Clarify if new doors on first floor have glazing and if so, is tempered glazing required.
- Clarify if the bathroom on the first floor is existing or proposed. It looks as if it is connected to an existing stairway.
- Clarify what work is being done to the existing sliding door.
- Clarify complete scope of work for legalization of existing third floor unit.

Once I receive a response to these questions, I will continue with your plan review.

Thanks in advance,

Laurie

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Laurie Leader
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