
Re: BP#2016-00525 - 141 Beacon Street Plan review comments

1 message

Tim L <tim@ammaine.com>

Wed, Apr 20, 2016 at 9:03 AM

To: Laurie Leader <Irl@portlandmaine.gov>, Ian Gilbert <igilbert12@gmail.com>, Katherine Kayatta <kskayatta@gmail.com>, Dave Andrukaitis <dave@ammaine.com>

Hello Laurie.

I stopped by the home on Beacon Street yesterday to get the information you requested. As I re-read the original permit application I sent in I realized I might have given the wrong impression of the scope of work. I wanted to first clarify that the current 3rd floor (attic) is already a finished living space. We were asked to convert the space into two rooms and put down some new flooring.

Having now said all that here is the information you asked for. I will also attach some photos for you to see.

1)- the stairway is existing and the handrail meets the code.

2)- stairway

Width 34.5"

Rise 7.75"

Run 8"

Headroom (open, unrestricted)see photo

3)- the total sq.ft. of living space is 660. We have 360 sq.ft. of flat ceiling at 7ft or higher.

Thanks again and I hope to hear from you soon.

Tim Mosher

Andrukaitis-Mosher Builders, LLC
152 Lewiston Road
Gray, Maine 04039
(207)515-1574
ammaine.com

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On Apr 19, 2016 9:48 AM, "Laurie Leader" <Irl@portlandmaine.gov> wrote:

Tim,

I am handling the plan review for the above project.

Can you please clarify the below questions:

- Clarify if the stairs going to the proposed third floor work are existing or new.
- Provide stairway width, headroom, riser height, tread depth, and handrails per Section R311 Means of Egress.
- Provide Minimum Ceiling Height per Section R305. If the ceilings are sloped verify if ceiling height meets R305.1 Minimum Ceiling Height Exception 1. Provide calculations verifying minimum ceiling

height requirements are met.

Thanks,

Laurie

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

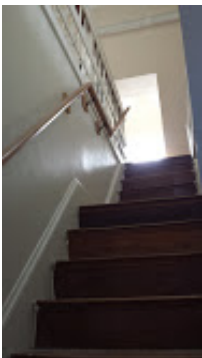
P: [207-874-8714](tel:207-874-8714)

F: [207-874-8716](tel:207-874-8716)

E: lrl@portlandmaine.gov

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4 attachments



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