Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandm

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/20/16

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 <lrl@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

Building One Relationship at a Time

This electronic message is intended for transmission to authorized persons only. It may contain information that is confidential, privileged, proprietary or subject to other confidentiality protections. It is not intended for transmission to, or receipt by any unauthorized persons. If you are not authorized to receive this message, you may not review, copy, forward or otherwise distribute this message. If you have received this message in error, please notify the sender by reply e-mail and delete it from your system. Thank You.

On Apr 19, 2016 9:48 AM, "Laurie Leader" <lrl@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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/20/16

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

P: 207-874-8714
F: 207-874-8716
E: lrl@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

4 attachments

20160419_145114.jpg
2246K

20160419_143519.jpg
2111K

20160419_143451.jpg
2484K

20160419_143437.jpg
2347K

CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/20/16