

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 27 Clifton St		Owner: Lee, Gaston & Manzelli, Albert		Phone:	Permit No: 980085
Owner Address:		Lessee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB - 5 1998 </div>
Contractor Name: Donahue Painting & Remodeling		Address: 557 Roosevelt Trail Windham, ME 04062		Phone: 892-7645	
Past Use: 3-fam (?)		Proposed Use: Same		COST OF WORK: \$ 3,200.00	PERMIT FEE: \$ 35.00
Proposed Project Description: Construct Fire Escape		<i>3fam - ok see mirafiche - previously approved AS three unit</i> Signature: <i>[Signature]</i>		FIRE DEPT.: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A2</i> Type: <i>5B</i> <i>BOCA 407</i> Signature: <i>[Signature]</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Permit Taken By: Mary Gresik		Date Applied For: 21 January 1998		Zoning Approval: <i>Reviewed under New Exterior Code Section</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>14-440</i> <input type="checkbox"/> Wetland <i>NA</i> <input type="checkbox"/> Flood Zone <i>NA 2/4/98</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

Zone: *R-3* **CBL:** 126-E-005

PERMIT ISSUED WITH REQUIREMENTS

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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

21 January 1998

SIGNATURE OF APPLICANT <i>Kerry Donahue</i>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>[Signature]</i>			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *1/21/98*

[Signature]

CEO DISTRICT

[Signature]
M. Leary

COMMENTS

2/17/98 - Checked Sauna Tubes - Depth / Diameter / Settlements
OK to Pour -

Note: Change in plan @ 3rd fl - Egt will be from Kitchen
1/10 bathroom - No physical change - Original plans were
incorrect (X)

3-4-98 Some framing has started 4-

4-3-98 Framing is still incomplete. 1 sauna tub doesn't line
up with support post. A problem with support clips

5-12-98 Fire escape is all complete except for the protection of
the stairs.

12/4/98 - Met Dan Lawmore on site - Fire escape is not built to
plans submitted. Told Dan this permit has expired
and he would need to apply for a new permit for any
work that is done.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 1/28/98 ADDRESS: 27 Cl. Court
 REASON FOR PERMIT: Construct Fire escape (EXTERIOR OUTSIDE STAIRWAY)
 BUILDING OWNER: Gustas - Lee
 CONTRACTOR: Don-hue Painting + Remodeling
 PERMIT APPLICANT: Kerry Don-hue APPROVAL: *128*10*13*14*15*28*30*31*32*33*34 DIGHEED 13
 USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group R-2 minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w/ smoke separation
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19. 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
- *28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. The fire escape shall terminate at ground level
- *31. This permit is being issued with the understanding that this is an exterior stairway - the requirements for exterior stairway is under Chapter 10 Section 1014.12 of the City's building code - Please come to!
- *32. Handrail grip size - All stairway handrails shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2 inches.
- *34. All heads, platforms and landings which are part of exterior stairway in climates subject to snow or ice shall be protected to prevent accumulation of same.
- *35. Solid treads are required, except an opening 4" may be left between tread and solid riser.

P. Samuel Hoffes, Code Enforcement

cc: Li. McDougall/PPD

Marge Schumackal

Applicant: Kerry Donahue

Date: 1/23/98

Address: 27 Clifton St.

C-B-L: 126-E-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - Existing 1896 - 3 units existing per microfiche
Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Same use - Construct fire escape for existing third floor unit to bring unit up to codes -
Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A behind existing front of house

Rear Yard - 25' Reg - 25' + show

Side Yard - 8' Reg - 5.5' show - Section A-440

Projections -

Width of Lot -

Height -

Lot Area -

10,000#

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

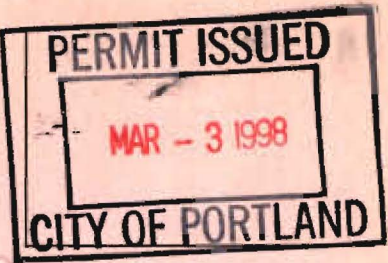
Shoreland Zoning/ Stream Protection -

Flood Plains -

Feb. 4, 1998 - Sec A-440 goes into effect and would allow me to issue this permit

PERMIT ISSUED WITH REQUIREMENTS

980168



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

23 Feb 98

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 980085 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 27 ~~Stifford~~ Clifton St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Gaston Lee Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Kerry Donahue's Painting & Remodeling Telephone 892-7645

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Residential No. families 3

Last use _____ No. families _____

Increased cost of work 250.00 Additional fee 25.00

Description of Proposed Work

New 8'x3' deck

AK
DPA

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: R-3200 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK W 2/27/98 see original permit

Signature of Owner _____

Hym

Approved: _____ Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

126-E-5

1014.11.3 Door locks: All interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. This section shall not apply to doors arranged in accordance with Sections 403.10 and 1017.4.

1014.11.4 Exit signs: Each door to an enclosed *exit stairway* shall be equipped with tactile signage reading "Exit" complying with CABO A117.1 listed in Chapter 35 and installed on the side of the door from which *egress* is to be made.

1014.11.5 Stairway floor number signs: A sign shall be provided at each floor landing in all interior *exit stairways* connecting more than three stories designating the floor level above and below the *level of exit discharge*, the identification of the *stairway* and the availability of roof access from that *stairway*. The sign shall be located approximately 5 feet (1524 mm) above the floor landing in a position which is readily visible when the doors are in the open and closed positions.

1014.12 Exterior stairways: Exterior *stairways* shall have openings on at least one side facing an *outer court*, yard or *public way*. The openings shall have an aggregate width of not less than 20 percent of the *stairway* perimeter and an aggregate area on each level of not less than 12 percent of the total perimeter wall area of each level. In other than occupancies in Use Group R-3, and occupancies in Use Group U that are accessory to an occupancy in Use Group R-3, treads, *platforms* and landings which are part of exterior *stairways* in climates subject to snow or ice shall be protected to prevent accumulation of same. Exterior *stairways* shall not be accepted as an *exit* in the following cases:

1. Occupancies in Use Groups I-2 and I-3 in buildings that exceed four stories or 50 feet (15240 mm) in *height*.
2. Floors that exceed five stories or 65 feet (19812 mm) in *height* above the *level of exit discharge*.

1014.12.1 Location: Exterior *exit stairways* shall not project beyond the *street lot line*. Exterior *exit stairways* shall be located at least 10 feet (3048 mm) from adjacent *lot lines* and from other buildings on the same *lot* unless openings in such buildings are protected by $\frac{3}{4}$ -hour opening protectives.

Exception: Noncombustible exterior *stairways* constituting not more than 50 percent of the required *means of egress* shall be exempt from the 10-foot (3048 mm) *fire separation distance* requirement.

1014.12.2 Protection: Exterior *exit stairs* shall be separated from the interior of the building by walls with a fire-resistance rating of not less than 1 hour, with fixed or self-closing opening protectives as required in Section 1014.11. This protection shall extend vertically from a point 10 feet (3048 mm) above the topmost landing or the roof line, whichever is lower, down to the ground, and shall extend horizontally 10 feet (3048 mm) from each side of the *stairway*. Openings within the horizontal 10-foot (3048 mm) extension of the

protected walls beyond the *stairway* shall be equipped with fixed $\frac{3}{4}$ -hour opening protective assemblies.

Exceptions

1. Occupancies, other than those in Use Group R-1 or R-2, in buildings that are two *stories* or less *above grade* where the *level of exit discharge* is the first *story above grade*.
2. Separation from the interior of the building is not required where the exterior *stairway* is served by an exterior *exit access* balcony that connects two remote exterior *stairways* or other approved *exits*, with a perimeter which is not less than 50 percent open. To be considered open, the opening shall be a minimum of 50 percent of the height of the enclosing wall, with the top of the openings not less than 7 feet (2134 mm) above the top of the balcony.
3. Separation from the interior of the building is not required for an exterior *stairway* located in a building or structure that is permitted to have unenclosed interior *exit stairways* in accordance with Section 1014.11.

SECTION 1015.0 SMOKEPROOF ENCLOSURES

1015.1 General: A *smokeproof enclosure* shall consist of an enclosed interior *exit stairway* that conforms to Section 1014.0 and an outside balcony or a *ventilated* vestibule meeting the requirements of this section. Where access to the roof is required by Section 1027.0, such access shall be from the *smokeproof enclosure* where a *smokeproof enclosure* is required.

1015.2 Where required: All *exit stairways* serving occupants of a floor level located more than 75 feet (22860 mm) above the *level of exit discharge*, or located more than 30 feet (9144 mm) below the *level of exit discharge* serving such floor levels, shall be protected by a *smokeproof enclosure*.

Exception: Occupancies in Use Group I-2.

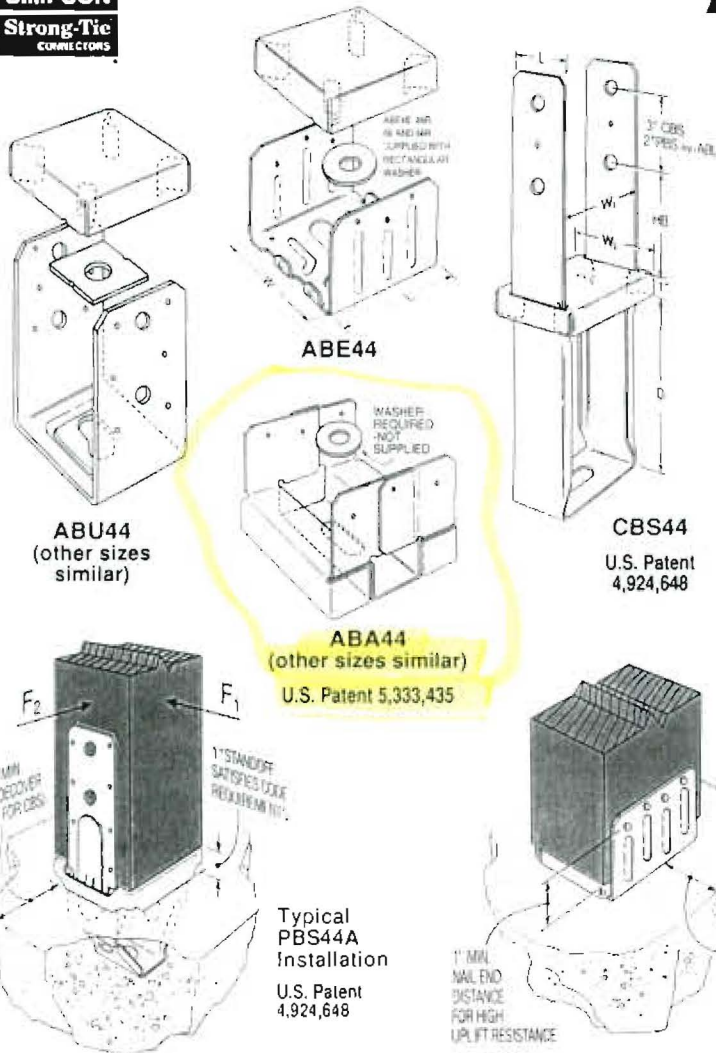
1015.3 Access: Access to the stair shall be from every story and shall be by way of a vestibule or by way of an open exterior balcony, except that a vestibule or balcony is not required for a *smokeproof enclosure* that consists of a pressurized *stairway* complying with Section 1015.7. The minimum dimension of the vestibule shall not be less than the required width of the *corridor* leading to the vestibule but shall not have a width of less than 44 inches (1118 mm) and shall not have a length of less than 72 inches (1829 mm) in the direction of egress travel.

1015.4 Construction: The *smokeproof enclosure* shall be separated from the remainder of the building by not less than a 2-hour fire-resistance rated *fire separation assembly* without openings other than the required *means of egress* doors. The vestibule shall be separated from the *stairway* by not less than a 2-hour fire-resistance rated *fire separation assembly*. The open exterior balcony shall be constructed in accordance with the fire-resistance rating requirements for floor construction.

1015.4.1 Door closers: All doors in a *smokeproof enclosure* shall be self-closing or shall be automatic-closing by actuation of a smoke detector installed at the floor side entrance to

ABA/ABE/ABU/PBS/CBS

STANDOFF POST BASES



Provides tested capacity. Features 1" standoff height above concrete floors, code-required when supporting permanent structures that are exposed to the weather or water splash, or in basements. Reduces the potential for decay at post and column ends.

One-piece ABA provides uplift capacity, with no pieces to lose on the jobsite. For new or retrofit construction.

ABE and ABU's base design includes anchor bolt adjustment slot. Four-sided standoff plate increases download support and provides attractive appearance.

MATERIAL: See table.

FINISH: Galvanized. Some products available in Z-MAX; see Corrosion-Resistance, page 5.

INSTALLATION: Use all specified fasteners.

See General Notes.

- Not recommended for non-top-supported installations such as fences.

- CBS and PBS embed into wet concrete up to the bottom of the 1" standoff base plate. A 3" minimum side cover is required to obtain the full load for CBS; 2" for PBS. Holes in the bottom of the PBS and CBS straps allow for free concrete flow.

- ABA, ABE and ABU—for pre-pour installed anchors, embed 4" into concrete. For epoxy or wedge anchors, select and install according to anchor manufacturer's recommendations; anchor diameter shown in table. Install required washer—not included for ABAs.

- See Anchoring Systems, page 18, for tested, load-rated epoxies.

CODES: BOCA, ICBO, SBCCI Nos. NER-422, NER-432, NER-469; City of L.A. Nos. RR 25064, 25074, 25158; Dade County FL, No. 93-1016.1

Model No.	Nominal Post Size	Material		Dimensions					Fasteners			Uplift Avg Ult	Allowable Loads									
		Base (Ga)	Strap (Ga)	W ₁	W ₂	D	L	HB	Anch. Dia	Post			Uplift (133)		Uplift (160)		F ₁ (133 & 160)		F ₂ (133 & 160)		Down (100)	
										Nails	Bolts Qty/Dia		Nails	Bolts	Nails	Bolts	Nails	Bolts	Nails	Bolts		
ABA44	4x4	16	16	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₁₆	—	1/2	6-10d	—	—	2120	555	—	555	—	—	—	—	—	6000
ABE44	4x4	16	16	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	1893	520	—	520	—	—	—	—	—	6665
ABU44	4x4	16	16	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	33	2200	1800	2200	2160	—	—	—	—	6665
PBS44A	4x4	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	33	2400	2400	2400	2400	1165	230	885	885	6665
CBS44	4x4	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	17	—	5335	—	5335	—	—	—	—	9665
ABA44R	RGH 4x4	16	16	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	10	555	—	555	—	—	—	—	—	8000
ABE44R	RGH 4x4	16	16	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	400	—	400	—	—	—	—	—	6665
ABE46	4x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	7	810	—	810	—	—	—	—	—	7335
PBS46	4x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	2400	2400	2400	2400	1165	360	885	885	9335
ABA46	4x6	14	14	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	7	935	—	935	—	—	—	—	—	9435
CBS46	4x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	7	—	5335	—	5335	—	—	—	—	10000
ABU46	4x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	2255	2300	2300	2300	—	—	—	—	10335
ABE46R	RGH 4x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	7	810	—	810	—	—	—	—	—	7335
ABA46R	RGH 4x6	14	14	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	7	935	—	935	—	—	—	—	—	12000
PBS66	6x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	2630	3560	3160	4000	1865	570	1700	1700	9335
ABA66	6x6	14	14	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	985	—	985	—	—	—	—	—	10665
CBS66	6x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	—	5560	—	6675	—	—	—	—	13000
ABE66	6x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	900	—	900	—	—	—	—	—	15000
ABU66	6x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	2300	2300	2300	2300	—	—	—	—	15000
ABA66R	RGH 6x6	14	14	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	985	—	985	—	—	—	—	—	12665
ABE66R	RGH 6x6	12	12	3 ¹ / ₁₆	3 ¹ / ₂	—	3 ¹ / ₂	—	1/2	6-10d	—	—	3	900	—	900	—	—	—	—	—	15000

*Merke -
this base is ok -
He does need the
washers on them +
he should have set
the post so
it sets even-
ly on base.
Also 1/2" dia
anchor bolts.*

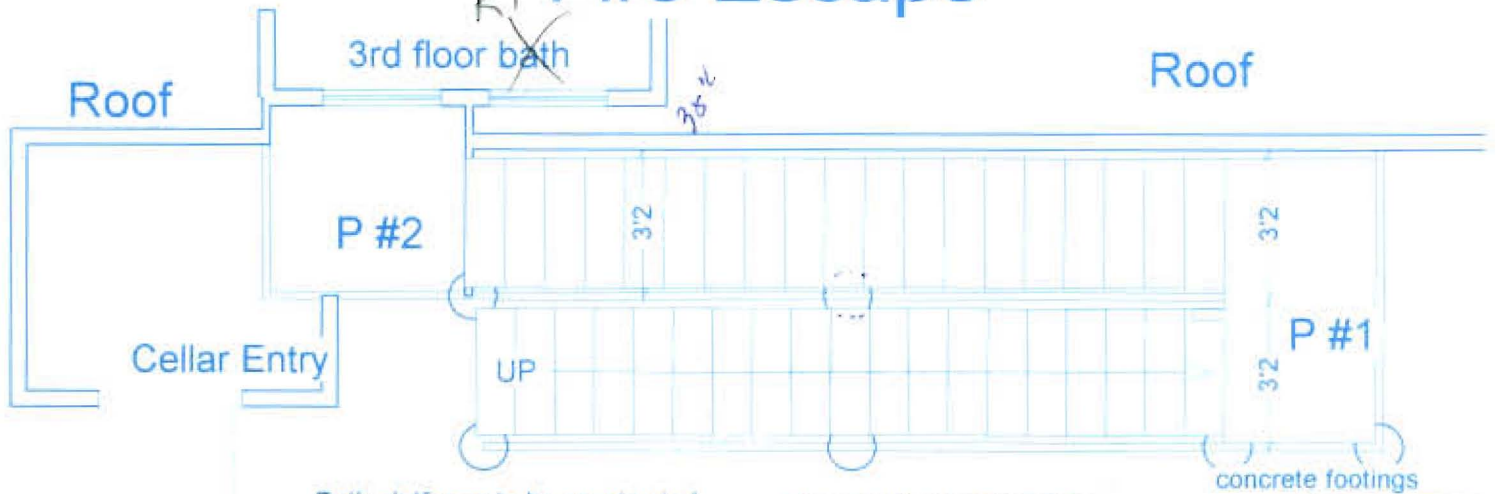
1 Uplift and lateral loads have been increased 33% and 60% for earthquake or wind loading; no further increase allowed. Reduce by 33% and 60% for normal loading.

2 Downloads may not be increased for short-term loading.

3 For higher downloads, solidly pack grout under 1" standoff plate before installing CBS into concrete. Base download on post or concrete, according to the code.

EXTERIOR STAIRWAY

Fire Escape



Both platforms to be constructed with 2"x 8" PT Framing and fastened into existing structural members with 6" galvanized lags. Each joist will be nailed and supported with hangers. Decking will consist of 5/4 x 6" PT decking. Each platform will be supported in place with a pair of 4x4 PT beams angled back into the existing sidewall or directly to the ground upon concrete footings and then fastened appropriately (see detail).

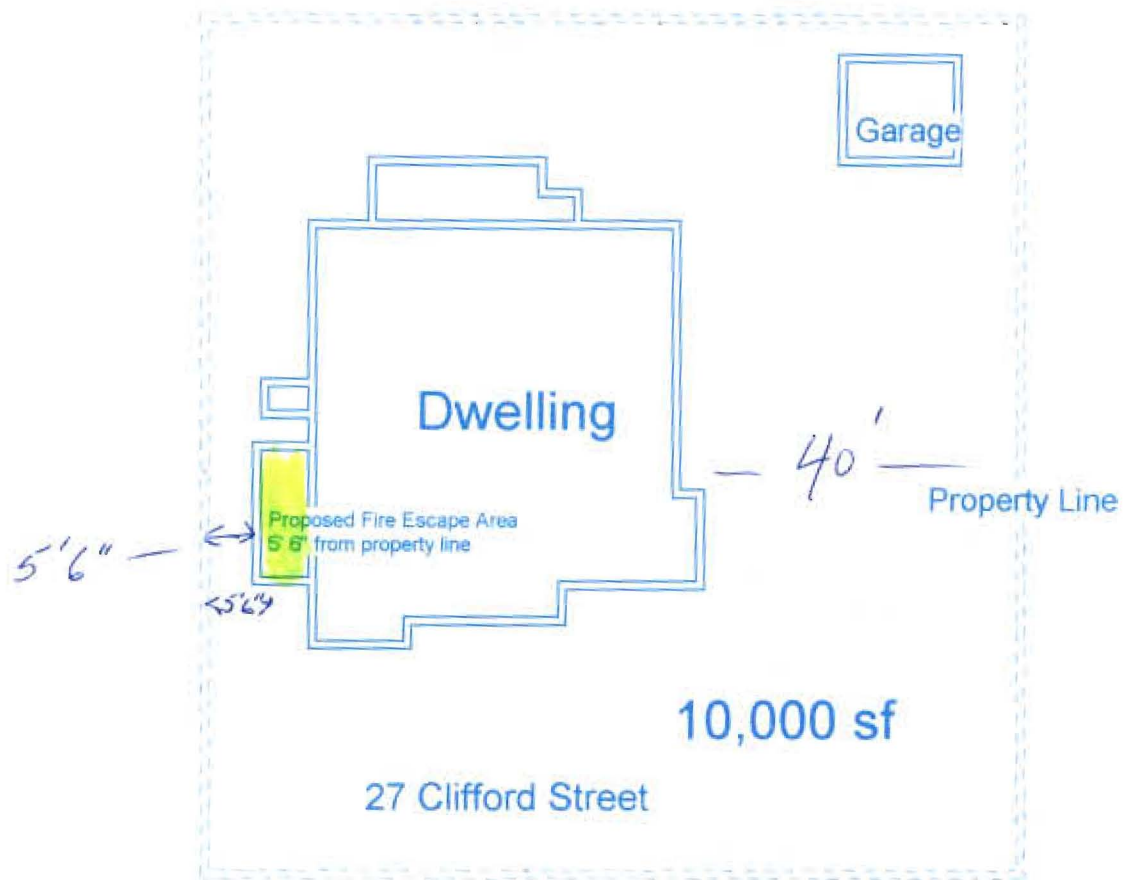
The stair stringers will be cut from 2"x 12" PT, and each set of stairs will require 3 stringers. The risers will remain open and the treads will consist of 5/4 x 6" PT decking. The stringers will also be supported at half run with 4"x4" uprights and cross members as to support the center stringers.

Both landings and each stairway will have hand rails properly fastened and constructed in order to conform to all city codes

7" MAX RISE
11" MIN TREAD

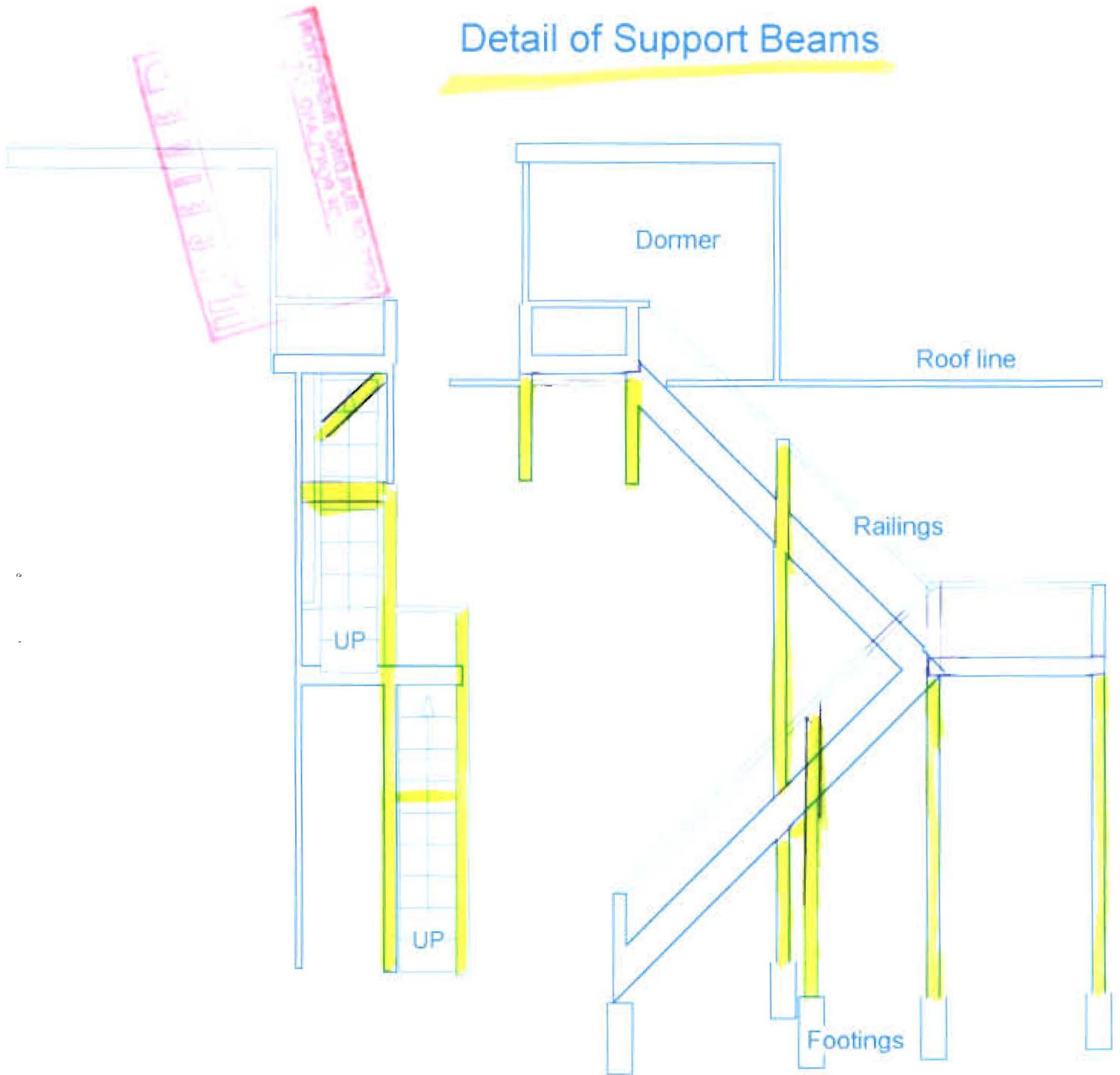
8" tubes
4' deep

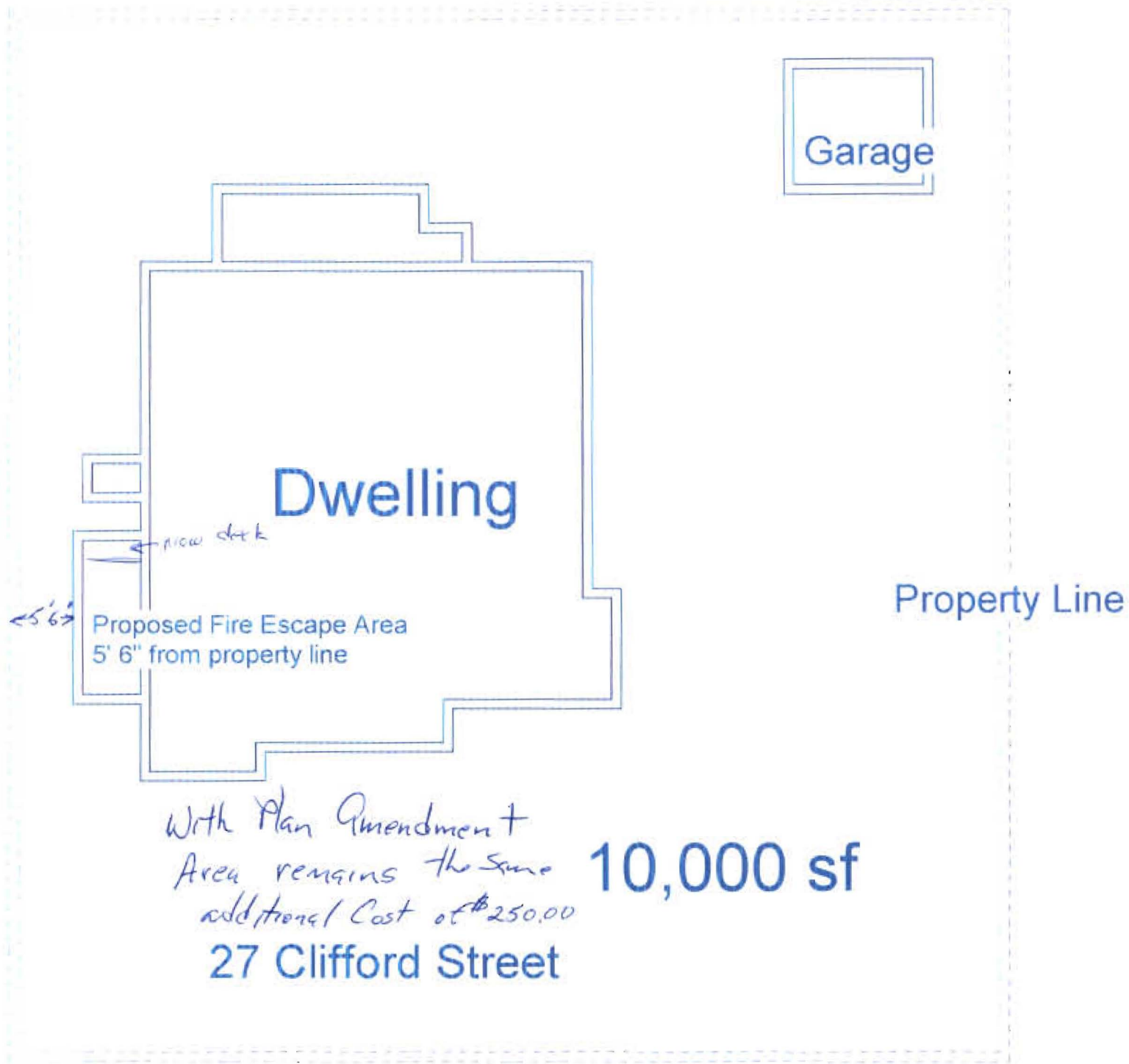
**PERMIT ISSUED
WITH REQUIREMENTS**



PERMIT ISSUED
WITH REQUIREMENTS

Detail of Support Beams





Garage

Dwelling

Property Line

←5' 6"→

new deck

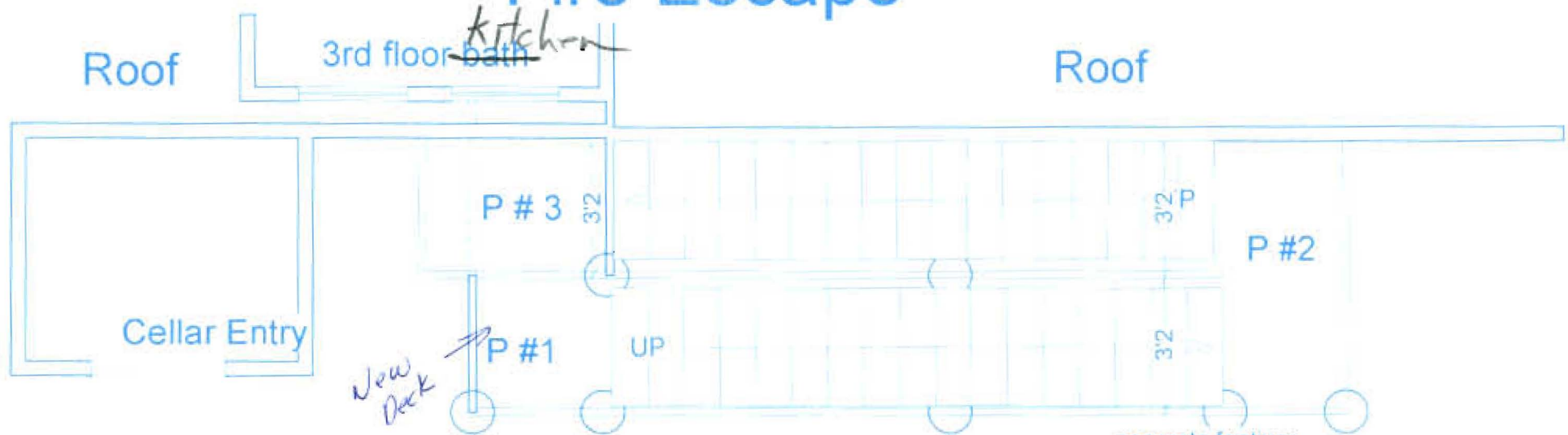
Proposed Fire Escape Area
5' 6" from property line

*With Plan Amendment
Area remains the same
additional Cost of \$250.00*

10,000 sf

27 Clifford Street

Fire Escape



All platforms to be constructed with 2"x 8" PT Framing and fastened into existing structural members with 6" galvanized lags. Each joist will be nailed and supported with hangers. Decking will consist of 5/4 x 6" decking. Each platform will be supported in place with a pair of 4x4 beams angled back into the existing sidewall or directly to the ground upon concrete footings and then fastened appropriately (see detail).

The stair stringers will be cut from 2"x 12" , and each set of stairs will require 3 stringers. The risers will remain open and the treads will consist of 5/4 x 6" decking. The stringers will also be supported at half run with 4"x4" uprights and cross members as to support the center stringers.

Both landings and each stairway will have hand rails properly fastened and constructed in order to conform to all city codes. No more or less than 42" in high.

concrete footings
8" in diameter
and 4' below
ground.

Detail of Support Beams

