

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

| | |
|-----------------------|-------------------------|
| PERMIT ISSUED | |
| Permit No: 01-0530 | Issue Date: 1 7 2001 |
| CBL: 129 H010001 | |

| | | | |
|---|---|---|------------------------|
| Location of Construction: 34 Codman St | Owner Name: Butterfield Louis B & | Owner Address: 34 Codman St Portland, ME | Phone: 207-774-9663 |
| Business Name: n/a | Contractor Name: Maine Stay Builders | Contractor Address: 99 Swan Road Raymond | Phone: 2076557051 |
| Lessee/Buyer's Name n/a | Phone: n/a | Permit Type: Alterations - Dwellings | Zone: R-3 |

| | | | | |
|----------------------------|--|-------------------------|------------------------------|--------------------|
| Past Use: Single Family | Proposed Use: Single Family / Attic conversion to master Bedroom & bathroom w/construction of 3rd dormer on back of roof. | Permit Fee: \$174.00 | Cost of Work: \$25,000.00 | CEO District: 2 |
|----------------------------|--|-------------------------|------------------------------|--------------------|

| | | |
|--|---|--|
| Proposed Project Description: Convert attic to master bedroom & bathroom. | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: S3 |
| | Signature: _____ Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____ | |

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gg | Date Applied For: 05/11/2001 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

| | | | |
|--|---|---|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland lot = 7,142# <input type="checkbox"/> Wetland may increase <input type="checkbox"/> Flood Zone 80% with dormers looks well under <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| | Date: 5/16/01 | Date: _____ | Date: _____ |

PERMIT ISSUED WITH REQUIREMENTS

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 provision of the code(s) applicable to such permit.

| | | | |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|

| | | |
|---|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---|------|-------|

5-23-01

Headroom issue @ stairs to 3rd fl. See Indicated measurements on plans.

Floor = 13' span 2x8" @ 16" OC

w/ 1" $\frac{13}{4}$ " Decking Act.

Sub. T & G

NO

Owner to seek waiver from 80" headroom requirement. NO stairs to 3rd fl. do not meet code

5/31 see attached waiver of 80" head clearance. JB NO

6/14 Close-in insp: Framing/Plumbing OK. Egress window was not installed so still needs a measurement JB

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|--|---|
| Location/Address of Construction: 34 Codman St., Portland, ME 04103 | | |
| Total Square Footage of Proposed Structure no change; approx. 720 sq. ft. | Square Footage of Lot 50 x 142 | |
| Tax Assessor's Chart, Block & Lot Number 18830 Chart# 129 Block# H Lot# 10 | Owner: Louise Michele Butterfield 34 Codman St. Portland, ME 04103 | Telephone#: 207-774-9663 |
| Lessee/Buyer's Name (If Applicable) | Owner's/Purchaser/Lessee Address: | Cost Of Work: approx. Fee: \$ 25,000 \$ 174.00 |
| Current use: attic spare used for storage Single family | | |
| If the location is currently vacant, what was prior use: Approximately how long has it been vacant: | | |
| Proposed use: Master Bedroom and Bathroom single family | | |
| Project description: Attic conversion to master bedroom & bathroom with construction of ^(gvd) dormer on back of roof. | | |
| Contractor's Name, Address & Telephone: Mike Skurka, MaineStay Builders 99 Swans Rd., Raymond, ME 04071 (207) 655-7051 | | |
| Applicants Name, Address & Telephone: michele & Louis Butterfield 34 Codman St., Portland, ME 04103 (207) 774-9663 | | |
| *Who should we contact when the permit is ready: <u>Michele Butterfield</u> Telephone: 774-9663 | | |
| If you would like the permit mailed, what mailing address should we use: | | Thank You |
| | | Rec'd By: |

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

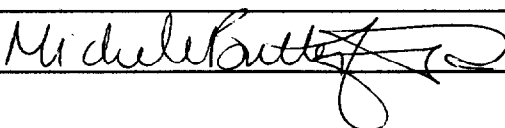
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date: 5-11-2001

BUILDING PERMIT REPORT

DATE: 12 MAY 2001 ADDRESS: 34 Codman ST. CBL: 129-H-10

REASON FOR PERMIT: Interior reno./ attic to master bedroom & bathroom

BUILDING OWNER: Louis & Michele Butterfield

PERMIT APPLICANT: _____ (CONTRACTOR Mike Skurka-Me. Stay Bldg.)

USE GROUP: A-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$25,000 PERMIT FEES: \$17469

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *15, *16
*20, *28, *30, *33, *35, *36

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. 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". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/11/01

20. 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 9.112 (B) (1), (2) & (3) (B) (1), (2) & (3) Building Code/1999 and the PA 1997 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
21. 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. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. 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 the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. 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).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
- *33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *38. An analysis of the floor joist shall be done to make sure the floor system is capable of carrying the new live & dead load. Sleeping room is 30 PSF. (Table 16.06.0) of the bldg. Code.

[Signature]
 R. Samuel Hoopes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Contractor's Proposal

MaineStay Builders
99 Swans Road
Raymond, ME 04071
Phone: 207.655-7051
Fax: 866.224.1640



Proposal Submitted To:
Lou and Michelle Butterfield
34 Codman St

Proposal No: 331
Date: 21-Mar-01
Property Location: 34 Codman St.
Telephone: 774.9663/w:761.4411
Fax: 761.4489

Portland, ME 04103

We hereby submit specifications and estimate for:

- ✓ Convert 3rd Floor into living space including a full bathroom, one bedroom and two walk-in closets ✓
- ✓ Frame dormer ✓
- ✓ Frame bathroom, bedrooms, knee walls and closets ✓
- ✓ Bring plumbing to 3rd floor in existing chase ✓
- ✓ Install new plumbing for sink, toilet and shower stall , including all fixtures.
- ✓ Install new subfloor in living space of attic (1/2" plywood)
- ✓ Install 36"-40" shower fiberglass stall
- ✓ Install electrical outlets to code
- ✓ Insulate knee walls, put 3/4" Thermex on all sloped ceilings
- ✓ Install 2 new egress vinyl casement windows and 4 double hung
- ✓ Install 3 interior doors (6-panel pine doors - 2'6")
- ✓ Sheetrock and Tape walls and ceiling
- ✓ Install casing on doors (3 1/2" pre-primed)
- ✓ Install baseboard (5 1/2")
- ✓ Install heat to 3rd floor
- ✓ Paint one coat of primer all living space and finish coat on ceilings
- ✓ Clean up and remove all job-related debris
- ✓ Assumptions: .There is no allowance for flooring (customer to install tile and carpet)

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of **twenty five thousand** dollars (\$25,000.00) with payment to be made as follows:

- One-third down upon acceptance of contract, with balance due on completion
- Full payment at time of completion
- Other ()

Work is estimated to begin on 1-Jun-01, and is estimated to be substantially completed by 15 July 01.

- In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.
- If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check one only):
 1. Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision ();
 2. Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to see satisfaction through other

LOUIS & MICHELE BUTTERFIELD
34 Codman Street
Portland, ME 14103
(207) 774-9663

5/24/01

HAND DELIVERED

Michael Nugent
Inspection Service Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Building Permit 10530 for Interior Renovation Third Floor to Master Bedroom
at 34 Codman Street / CBL 129-H-10

Dear Mr. Nugent:

As you know, Mr. Wentworth conducted a preconstruction meeting yesterday on the project referenced above. My wife Michele and I, as well as our contractor, Mike Skurka of Maine Stay Builders, attended the meeting. Mr. Wentworth called me later in the day to inform me that he recommended to you that the renovation be disallowed due to insufficient headroom in a small part of the stairway to the third floor. He also suggested that I call you to request further consideration of the issue. You kindly requested that I prepare this letter of explanation and submit additional information that detailed the dimensions in question.

Please find enclosed a drawing that shows the one rafter that poses the problem and some photos that depict the area. Please note that the drawing is on a 1:12 scale and shows the dimensions from the point of view of the stairway landing. I am sure that you will let me know if there are other measurements that you need; and, if so, I will be happy to provide them as necessary for you to make a determination. I also ask that you consider the following points:

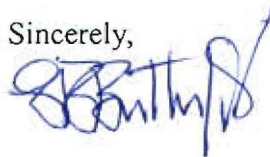
- The structure of the third floor is constructed in the same manner and with the same materials as the lower floors.
- We have been using the third floor as home office space and are already using the stairway on a daily basis. The headroom that now exists where you break the plane of the third floor (*i.e.*, between the tread and floor joist at the lower end of the well) is insufficient and likely poses a greater risk than the headroom at issue. The anticipated renovation includes increasing the headroom at this "pinch point" by removing part of the third floor to increase the of the well. That is, the renovation will improve the headroom of a stairway that we already use on a daily basis.

- The third floor is built with materials such as 3/4-inch tongue and groove flooring on top of a 1-inch subfloor, as well as beadboard on the walls, that suggests its original intention to be used for living space.
- The stairway, with the exception of the headroom between the landing and the rafter, is wholly satisfactory in its dimensions. It is 37 inches wide with steps that have a 10 inch tread and a 7 3/4 inch rise.
- As you will see from the drawing, the headroom between the landing and the rafter on the lefthand side of the stairway (as you descend) exceeds the minimum requirements by two inches. The foot traffic will obviously be on this side of the stairway.
- The use of the third floor will be a master bedroom and we do not anticipate – much less want – any public use of the space. Its use will be only for immediate family members, and, for all intent and purposes, only by Michele and me.
- The stairway duplicates and sits on top of the other two stairways in the house. The cost to correct this minor issue likely would equal the contract price for the entire project. There is no way to proceed with the project if you do not provide consideration in this case.
- The stairway headroom does not appear to be a condition of our approval on which we relied.

Perhaps I could present additional arguments if time allowed. As it is, I must close this letter to keep my 9:15 a.m. appointment with you. Even if you cannot consider “subjective factors,” I want you to know that this renovation is necessary for my family and disallowing us to proceed would cause profound disappointment.

Thank you for your consideration. I trust that you will advise me of any formal process that I must use or if you need any additional information.

Sincerely,



Louis B. Butterfield

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

May 31, 2001

Louis & Michelle Butterfield
34 Codman St.
Portland, ME 04103

Re: Permit # 01-530/

Dear Mr. & Mrs. Butterfield,

We are in receipt of your request to allow the use of the existing stairway to access bedroom space that you wish to create on the existing 3rd floor at the above location. The following are the facts:

- 1) The space is regularly used as "home office" space.
- 2) The Stairs comply with tread, riser and width requirements.
- 3) The area of non-compliance is limited to a portion of three risers on the lower flight of stairs.
- 4) The condition is an existing structural condition that predates modern building code standards.

Based on these facts, this office makes the following findings:

- 1) The proposed alteration of the space to sleeping space will comply with all other applicable provisions of the code including Egress Window standards and Smoke Detection.
- 2) Modification of the stairway to meet 80" throughout the stairway would create undue hardship.
- 3) The waiver is hereby granted pursuant to Section 121.1 of the Code.

All other elements of this project must comply with all applicable codes.

Sincerely,


Mike Nugent
Manager of Inspection Services

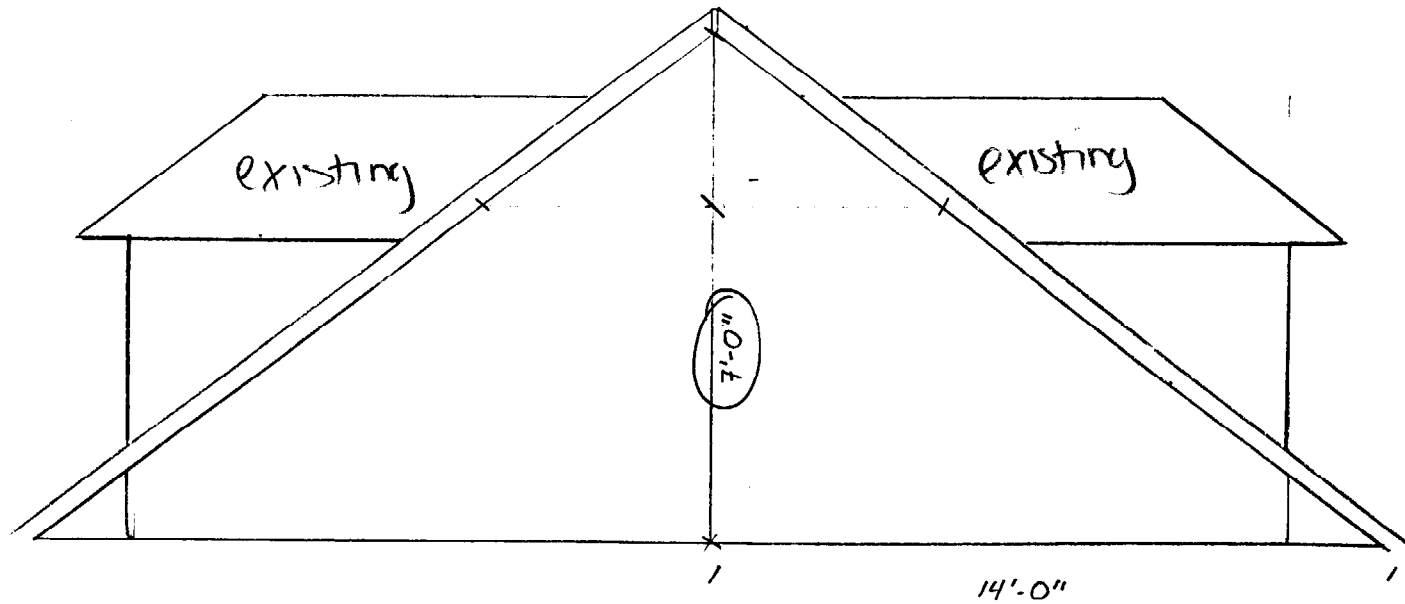
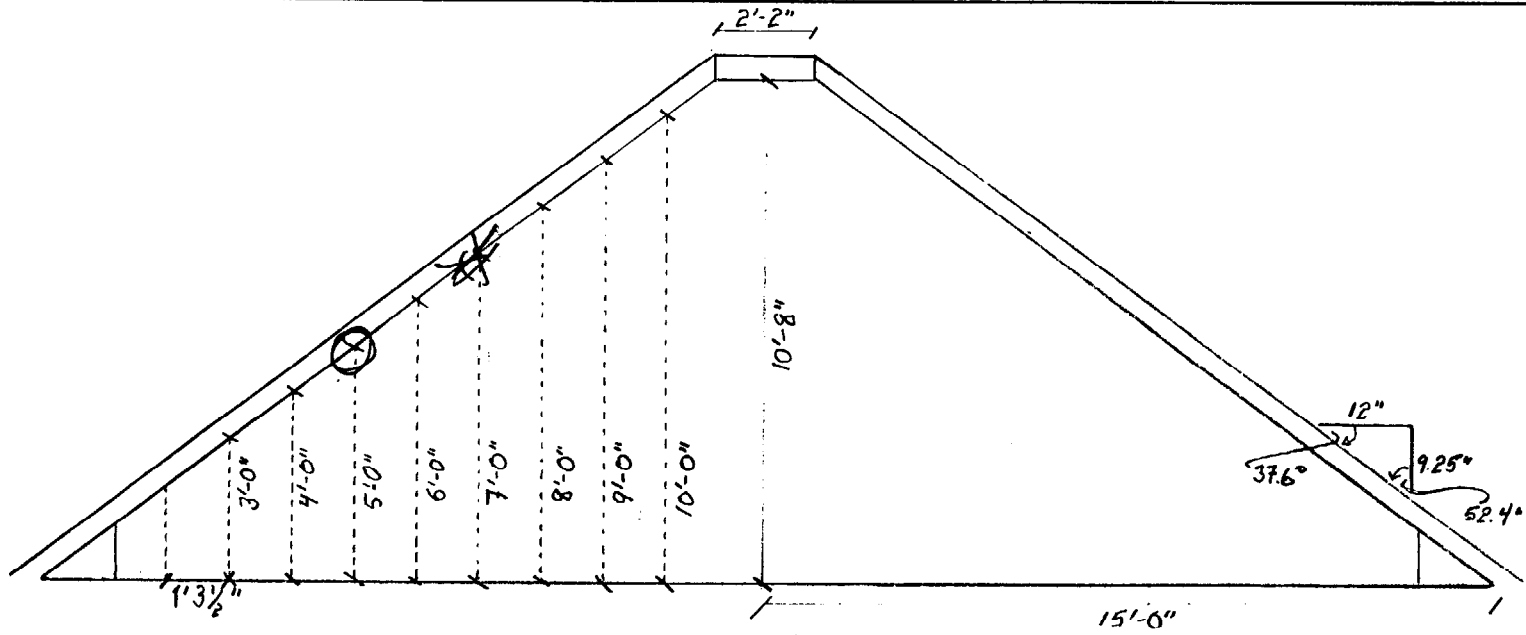


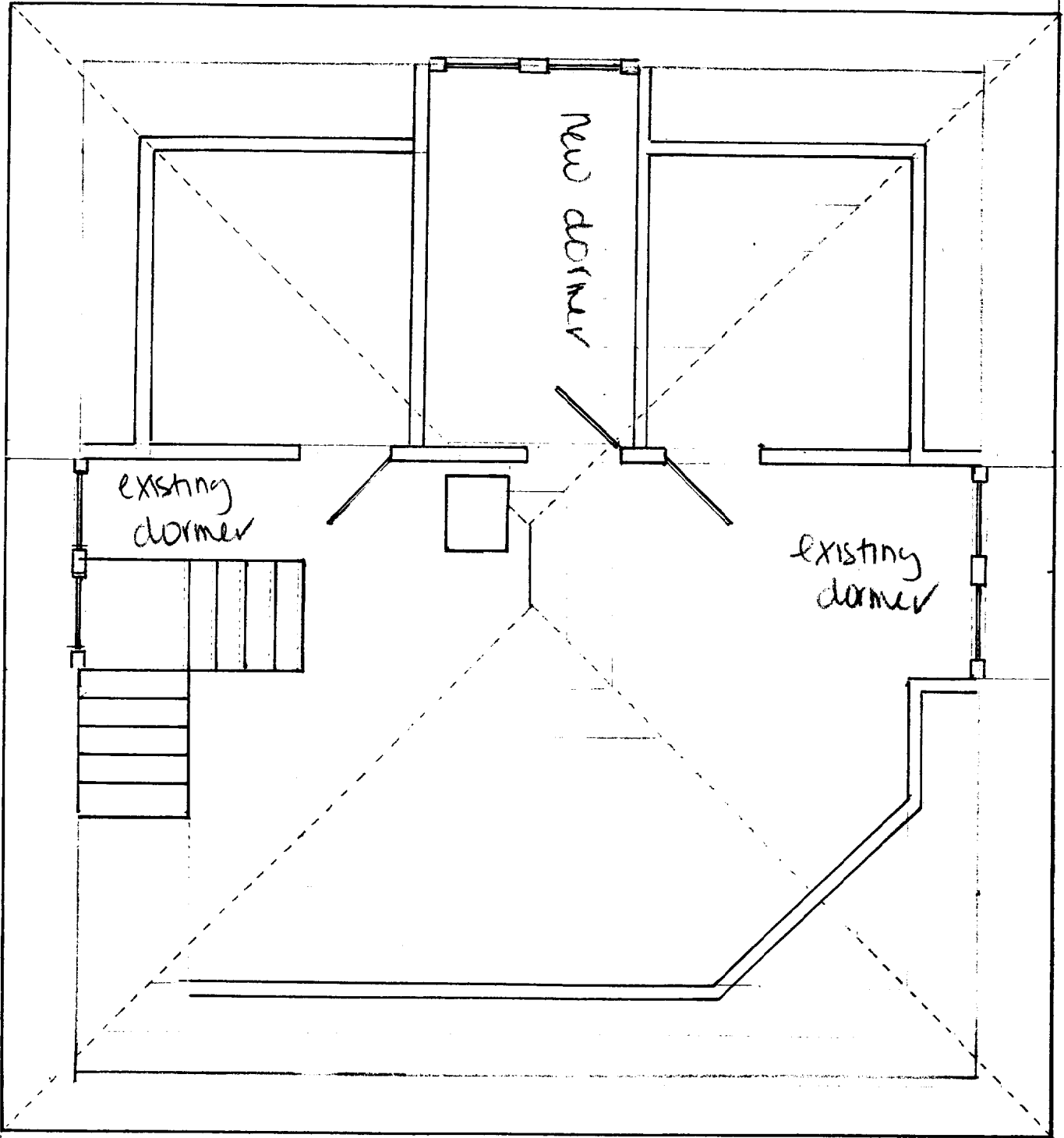






22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS





existing
dormer

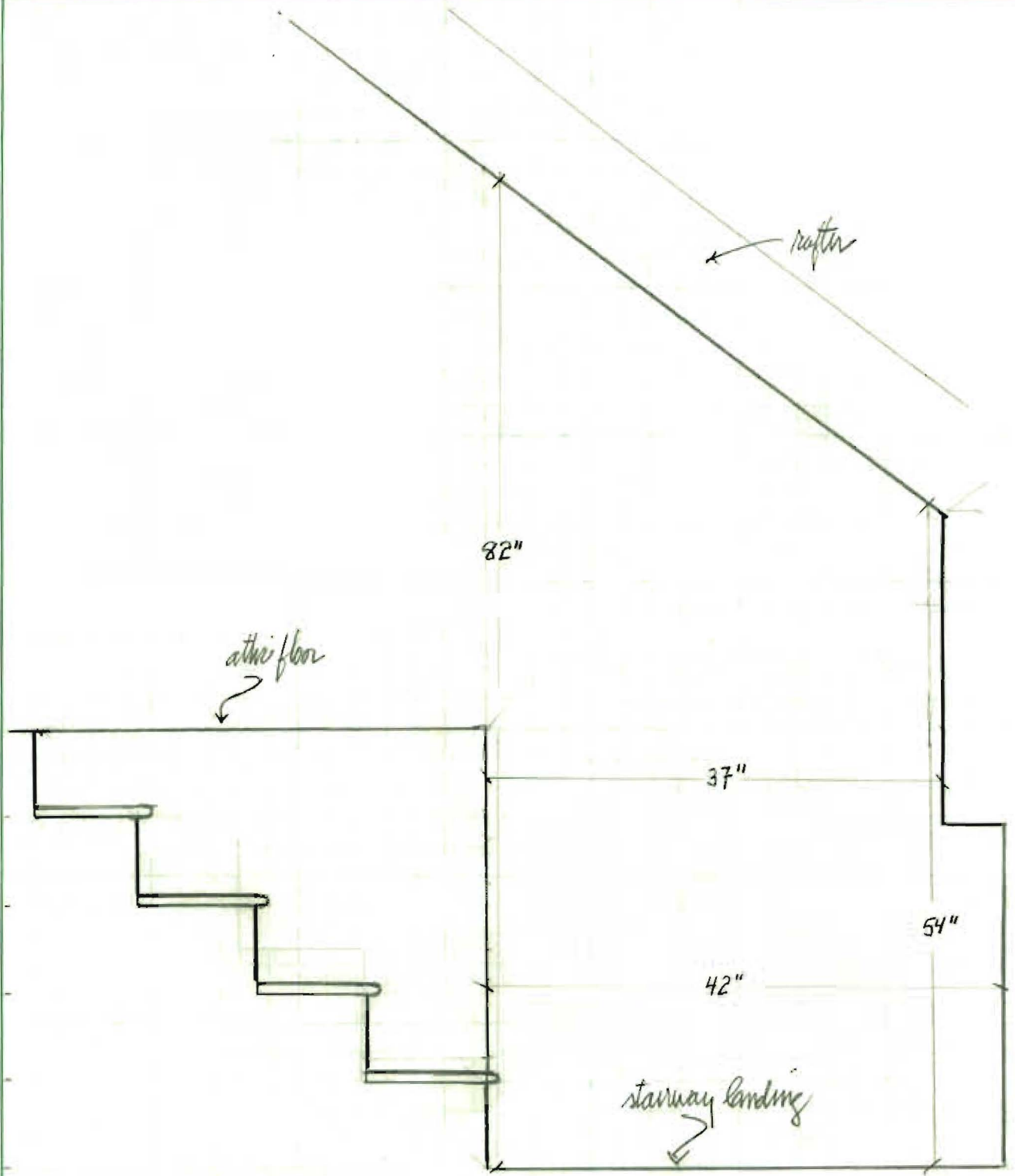
new dormer

existing
dormer

front



22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



1" = 1'



CITY OF PORTLAND, MAINE

Department of Building Inspection

5/11

20 01

Received from Francis-Michèle Butterfield a fee

of One hundred + Seventy five /100 Dollars \$ 175-

for permit to add 5th floor living space

at 341 Codman St Est. Cost \$ 25,000

129-A-010

UC 2736

Inspector of buildings
Per [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy