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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

February 26, 2008

Martin E. French
38 Codman Street
Portland, ME 04103

RE: Stair Headroom Waiver Request – 38 Codman – CBL: 129-H-012001

Permit #: 07-0755

Dear Mr. French,

Thank you for your request for waiver received February 21, 2008. The proposed stair leads to a partial daylight basement that was previously finished. There are no records in this office approving this work. That being said, these are the findings:

1. The basement has 7 foot ceiling height and has been equipped with a code compliant egress window well.
2. The basement has hardwired battery back up smoke detectors and will be used as a home occupation day care, as approved under the provisions of the IRC 2003, and limited to 5 children.
3. The stair has a small section at the turn that is 6'-4", was increased by 3", and was substantially upgraded from the previous stairs to meet current rise and run and guard/handrail requirements.
4. Section 3403.4 does allow an alteration of an existing stairway to be exempt from the new stair requirements. However, a change of use does require code upgrades.
5. Inspections were performed and the upgraded stairs were deemed safe for use.

The Waiver Request is approved for the use of this stairway with the 6'-4" area, and may be utilized for access to the habitable basement under the home day care limitations or any use allowed under the IRC 2003. Future permits may be required.

Yours truly,

Jeanie Bourke
Inspections Division Director