



Jeanie Bourke <jmb@portlandmaine.gov>

756 Forest Ave., BP# 2016-02373

3 messages

Jeanie Bourke <jmb@portlandmaine.gov>
To: Rich Meoli <indoorairinc@gmail.com>

Wed, Oct 26, 2016 at 4:19 PM

Hi Rich,

I do the plan review for building codes and I was approach by Chris Stacey, the zoning specialist with some concerns about this being a Fast Track review. While this project is eligible, we hope to mitigate potential issues that could arise at an inspection that may have been an overlooked.

Some items that need to be addressed are:

1. Provide a scope of work or further description on the construction elements, ie. is the skylight new (egress), any new windows, insulation, smoke/carbon monoxide detectors, etc.
2. One egress size window is required in all bedrooms - please provide details
3. The section drawing needs to show the required ceiling height at the plumbing fixtures
4. Has the floor load been determined to comply with a habitable space, 30-40 lbs/psf

Thank you for your understanding, I looked at this as soon as Chris notified me. I am not comfortable approving this permit at this time, however hopefully the additional information will be acceptable for approval.

Please feel free to contact me if you have any questions.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan ReviewerCity of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

Zaknick Properties <indoorairinc@gmail.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Tue, Nov 1, 2016 at 6:18 AM

Hi Jeanie

1. New skylight, 4 new windows, 5 in open cell foam for air tight R-40, Carbon/smoke detector in 3rd floor hallway, smoke detector in all bedrooms. New exhaust fan in bathroom, new shower, sink and toilet.
2. Egress skylight(31 x 46) in bedroom 1, 1 -(31 x 40) double hung and 1 - (31 x 40) egress casement in bedroom 2, 1 - (31 x 40) double hung and 1 - (31 x 40) egress casement in bedroom 3.
3. 7 ft plus ceiling height at sink and shower, 6ft 8in at toilet
4. Existing structure code should be "Grandfathered" - 3rd floor level was used as an office with storage

- a. Have not increased the load
- b. Have not decreased the capacity
- c. Have not changed the use, it was always residential

Thanks
Rich Meoli

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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.

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Thank You

Rich Meoli
207-632-5666
MrOBRental.com



Jeanie Bourke <jmb@portlandmaine.gov>
Draft To: Zaknick Properties <indoorairinc@gmail.com>

Tue, Nov 1, 2016 at 2:19 PM

Hi Rich,

Thank you for sending this information. On the floor load, with the existing 2 stairs accessing this level, it seems this would have been built with consideration for a habitable load as opposed to an inaccessible attic, which would be considered uninhabitable with limited storage load.

For a 40 lb/psf load, at a 29' house width with center bearing wall, this would be a minimum of a 2 x 8 joist, 16" on center, rough sawn lumber. Being as the floor will be opened up for the bathroom plumbing, I will put a condition of approval that the dimension and spacing of the joists needs to be confirmed with the inspector.

I am approving this permit, you will receive the stamped documents via email once it has been prepared for issuance.

Let me know if you have any questions.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101

11/1/2016

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