



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development*

*Aaron Shapiro- Director of Housing and Neighborhood Services*

*Michael J. Nugent- Director of Inspections*

March 16, 2005

John Piacitelli, Jr.  
96 Lawn Avenue  
Portland, Maine 04103

**RE: 96 Lawn Avenue**

**CBL: 132-I-005**

**Certified Mail Receipt: 7002 2410 0000 8132 4525**

Dear Mr. Piacitelli:

An evaluation of your porch and your building permit application fails to comply with the following sections of the 2003 International Residential Building Code of the of the City of Portland:

1. The floor girder is a 4"x 6" spanning 11'-0". The allowable span in Table R502.5(2) is 4'-6".
2. The guardrail system is 27 1/2" high. Section R312.1 requires 36" above the standing surface.
3. The floor joists are not bearing on joists hangers or a ledger strip. Section R502.6 requires a minimum of an 1 1/2" bearing.
4. The roof header size is not visible. The header is spanning 11'-0". Your application states 2" x 8"-s beam. There is a 1" x 4" trim wrapping this beam which indicates it is only 4" thick. The maximum allowable span from Table R502.5(1) for 2- 2"x 8" is 5'-11".
5. There are no guardrails on the open sides of the stairs. Section R312.1 states a minimum of a 36" high guardrail is required.

The above referenced permit application is denied pursuant to Section R105.3.1. An application with code compliant plans addressing correction of the above noted structural inadequacies must be submitted to this office within 5 days of receipt of this notice per the Court's February 21, 2005 order attached here to. Failure to comply will result in the City of Portland filing a Motion to Enforce the Court's order.

Please feel free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely

Tammy Munson  
Code Enforcement Officer/Plan Reviewer