Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

R•A•S CONSTRUCTION

P.O. Box 1538 - Windham, ME 04062 ◆ Phone: (207) 892-7473 ◆ Fax: (207) 892-5713

11/27/17

City of Portland
Permitting & Inspections Dept.
Portland, Maine 04101

Attn: Jon Rioux

Re: 23 Loraine St. – Code Update Items

Dear Mr. Rioux,

Per our previous phone conversation, you made arrangements for two of your associates from the Permitting & Inspections Dept. to meet with me at 23 Loraine St. to review pre-existing framing and safety issues which were areas affected by the recent fire in this home. The owners of the home have some insurance coverage afforded in their policy for updates regarding code issues to areas impacted. The requirements of the insurance policy for the coverage to take effect is that the items identified for code update are required in writing by the city/municipality to be done and that the required code compliance work actually be done/costed. Below is the list of items reviewed with your associates as code issues that need to be addressed.

1. **Ceiling Joists in 1rst floor Master Bedroom (also floor joists for room above) are 2" x 6" spanning 21'-4". The 2" x 6" joists are not continuous and are spliced in an overlap fashion fastened with framing nails. Engineer has called for (3) 1.75 x 9.5" LVL's to placed in at the splice perpendicular to the joists and fasten the 2" x 6" joists to the LVL's beam with simpson joist hangers. The LVL's install falls over a window on one end and a door on the other. The Window and the door will require new headers consisting of (2) 1.75" x 9.5" LVL's.**

2. **Also breaking the span of the 2" x 6" ceiling joists referred to above is an existing 2" x 3" wall which divides the bedroom from the ½ bath and a closet. This**

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(2. continued) wall is not adequate to carry the joists and was not properly installed with double top plates and have space gaps between top plate and the joists above. The wall is to be replaced with 2" x 4" wall with double top plates.

3. At least one of the 3 windows in Master bedroom will be required to be egress compliant. None of the existing windows in this bedroom are egress compliant.

4. The first floor middle bedroom window is not egress compliant. Will need to have an egress compliant window.

5. Bathrooms are required to have either a window or exhaust fan for venting. The master bathroom has no venting and will require an exhaust fan.

6. The 1rst floor bathroom has no venting and will require an exhaust fan.

7. Insulation required in basement ceiling or walls to meet energy conservation compliance.

8. Insulation on flat ceilings in attic required to have R-49. Insulation on sloped ceilings required to have R-30 minimum.

9. 2nd floor bedroom on east end of home has 2 windows, neither meet egress compliance. One window will need to meet egress compliance.

10. Floor joists in Master Bedroom (ceiling joist in this basement area) are not properly fastened to ledger board/rim joist on one side. Will need to lag rim joist to secure to main house (this was an addition to home) and then install Simpson joist hangers on all joists on this side.

The above list are items which were pre-fire/preloss conditions and are not currently listed for correction in the insurance company itemization of repairs. The code update insurance coverage is available to make these items code compliant and would make sense to do during the repairs to the home. As previously stated, for the insurance coverage to be implemented, it will require the city to state in writing that these items be done as part of the project. Please call if you have any questions.

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