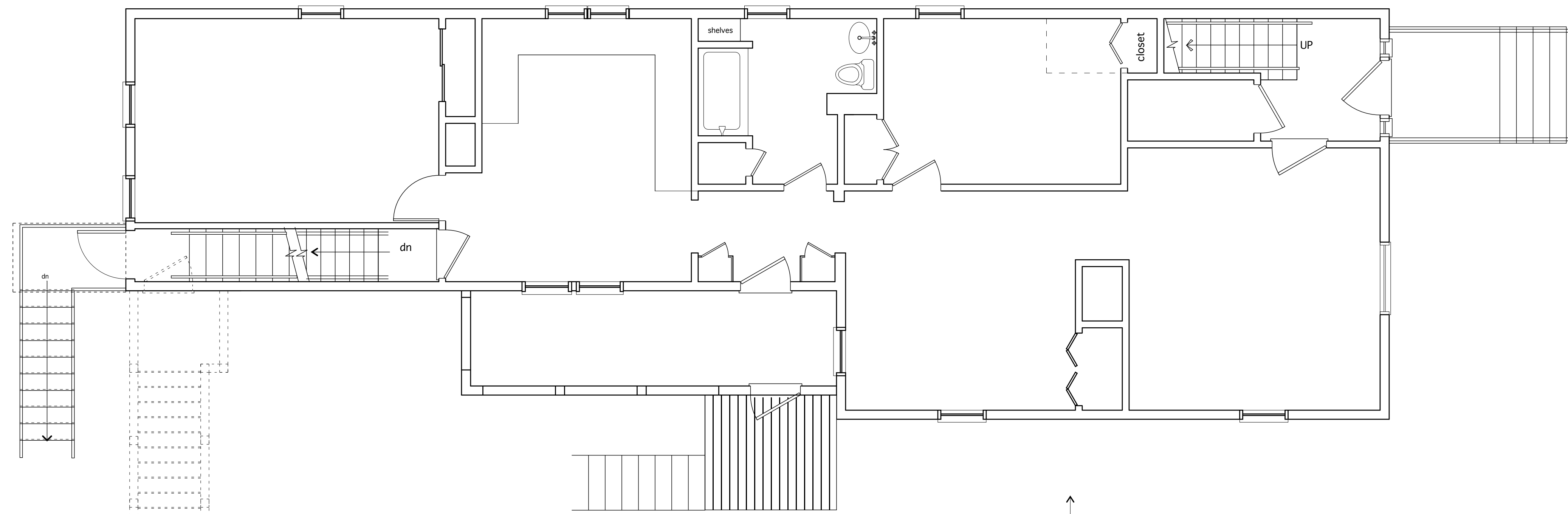


1
A1.0
Basement Existing Plan
SCALE: 1/4"=1'-0"

CODE ISSUES:
1. 1ST FLOOR FRAMING?
2. RATED CEILING.
3. DEHUMIDIFY.

- 266 West Concord**
MEETING NOTES 8/17/13
- Present at meeting:
PK, Louise, John, Eric,
Tanya, Don, Robert, John M, Bryan
- GENERAL**
- 1) Tanya confirmed that the front (first to second floor) interior stair and the rear interior stair would be considered grandfathered for the headroom and egress needs to be checked and modified if necessary to meet existing code.
 - 2) John P. confirmed that due to the 50% rule of renovation that egress on all 4 floors will need to be installed.
 - 3) Tanya mentioned that the rear stair door might be exempted although no tag was present.
 - 4) All window detectors must be connected some were not and should be interconnected per floor.
 - 5) Existing plans and proposed plans in accordance with City of Portland will be submitted for permit.
 - 6) All material must be removed from stair landings.
 - 7) All egress must be completed with no penetrations at 19R, assemblies, repair as necessary at rear stair near switch.
 - 8) Fire blocking between apartment units shall be installed at second floor level for below and above at ceiling. The work should be done by an experienced subcontractor.
 - 9) New drywall support / shoring to be installed at second floor ceiling.
 - 10) Check City of Portland website for approved and reasonable ground anchor contractors.
 - 11) All electrical work on third floor needs to be to code compliant.
 - 12) All steel guard rail to be for rear stair. Details to follow.
 - 13) All stair stringer must have graspable handrail and return to wall. Details to follow.
 - 14) All egress requests regarding stair guards can continue but all other renovation must wait for approved permit.
- Basement**
- 15) Laundry room is in basement as must be sprinklered.
 - 16) John M. mentioned that brick piers looked questionable and should be replaced with masonry columns.
 - 17) A structural engineer will be needed to inspect the basement supports and to design framing sizes for all proposed beams.
 - 18) New fireproof covering needs to be installed on unused flue pipe as cap on chimney.
 - 19) Egress railing and balustrade at rear stairs. Details to follow.
- First Floor**
- 20) continuous graspable handrail to return to wall or post.
- Second Floor**
- 21) All new construction to wait for permit.
 - 22) New ceiling substrate for drywall.
 - 23) New fire blocking at floor and ceiling levels.
- Third Floor**
- 24) All furniture at path of egress must be re-located.
 - 25) Apartment unit railing and balustrade must meet code (bottom to be extended). Most likely new stair will be built connecting headroom issue at stair in lieu of additional dormer.
 - 26) New "solid" panel sheet dormers will be considered at locations that do not meet code for adequate headroom.
 - 27) All head height issues to be corrected to meet current code.
 - 28) Guardrail missing at top of apartment interior stair.
- If any of these notes are incorrect or need further detailing please contact Kirk Heikman



CODE ISSUES:
1. RAILINGS

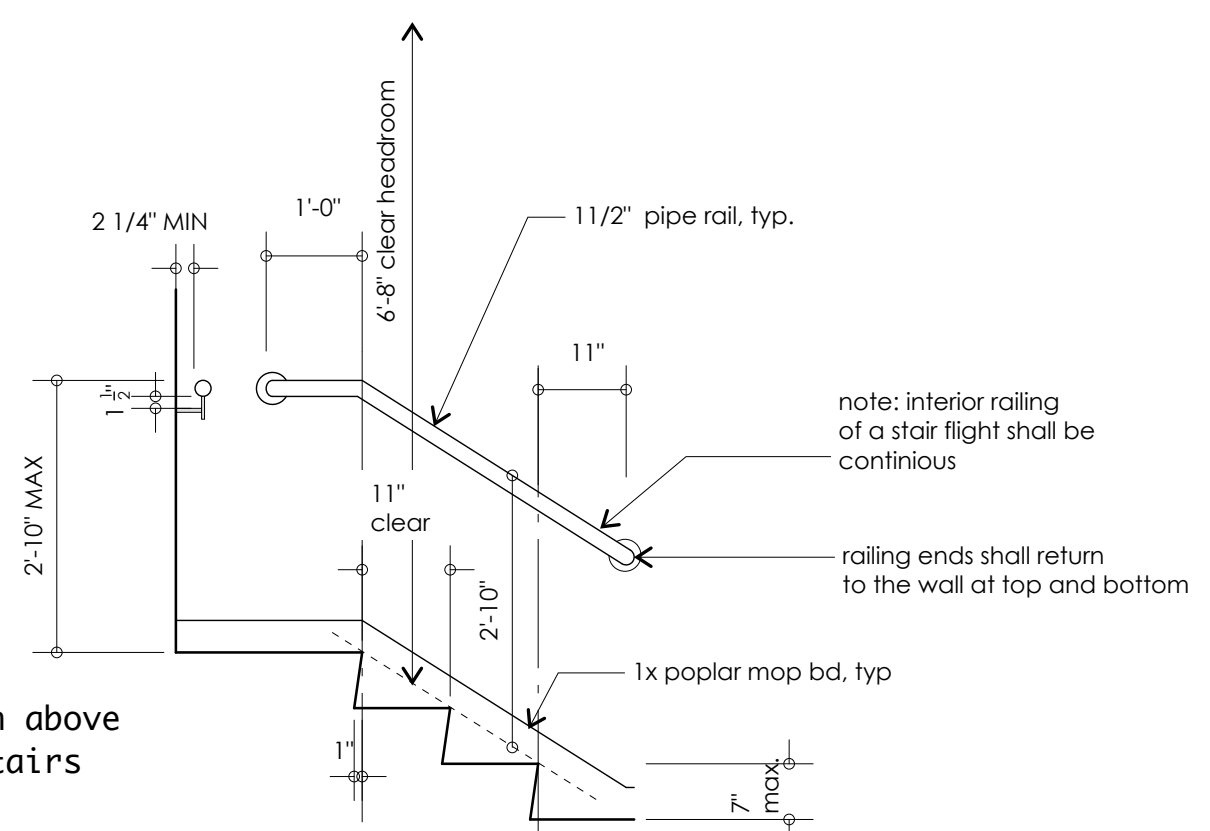
- 266 Concord St West, Louise McCarthy 707-0642 (800) 800-8000
- Per inspection to require one egress on each floor and to be a total of three units.
- Front stair 1st to 2nd floors
Stair NTC (Not to Code) Rise/run, winders, handrail (22", not continuous), foot 3hr slides in walls wood paneling on walls (800) 800-8000
- Front stair 2nd to 3rd interior to apartment
Stair NTC (Not to Code) Rise/run, winders, handrail (Secure and return to wall), No light (800) 800-8000
- Rear interior stair 2nd to 3rd floors
Guard/handrail NTC at interior stair
Handrails NTC at interior stair (18" to 24") (800) 800-8000
- Rear common stair
Stair NTC 8" x 7" x, Rise/run, Handroom at landing 8", Landing to short, handrail NTC
Winders to be tapered
Paneling on wall (800) 800-8000
- 1st Floor (2 story 2nd floor rear)
GFI in kitchen & bathroom
Excessive use of extension cords
Front bedroom window 2' x 4' 6" x 24"
Headroom in bathroom toilet 66" (ceiling height) if at peak to 3' over 7' wide (800) 800-8000
Headroom in living area (ceiling height) if at peak, Center of room (over 12' over 7' wide, Room 14' wide
Plumbing not to code (800) 800-8000
- Rear exterior stair
Guard rail w/ handrail (800) 800-8000
- Basement
Laundry trap to be 18" min above floor
Water heater 18" NTC (Manual, CPVC or approved relief valve pipe) terminating 6"-24" above floor

2
A1.0
First Floor Plan
(recently renovated)
SCALE: 1/4"=1'-0"

CODE COMPLIANT STAIR DETAILS

1/2" = 1' - 0"

note: certain elements shown above may not apply to existing stairs



A-1.0

Owner:
Architect:
James Sterling, AIA
Architect
142 High Street
Portland, Maine

266 West Concord Street
Portland
14 January 2014

