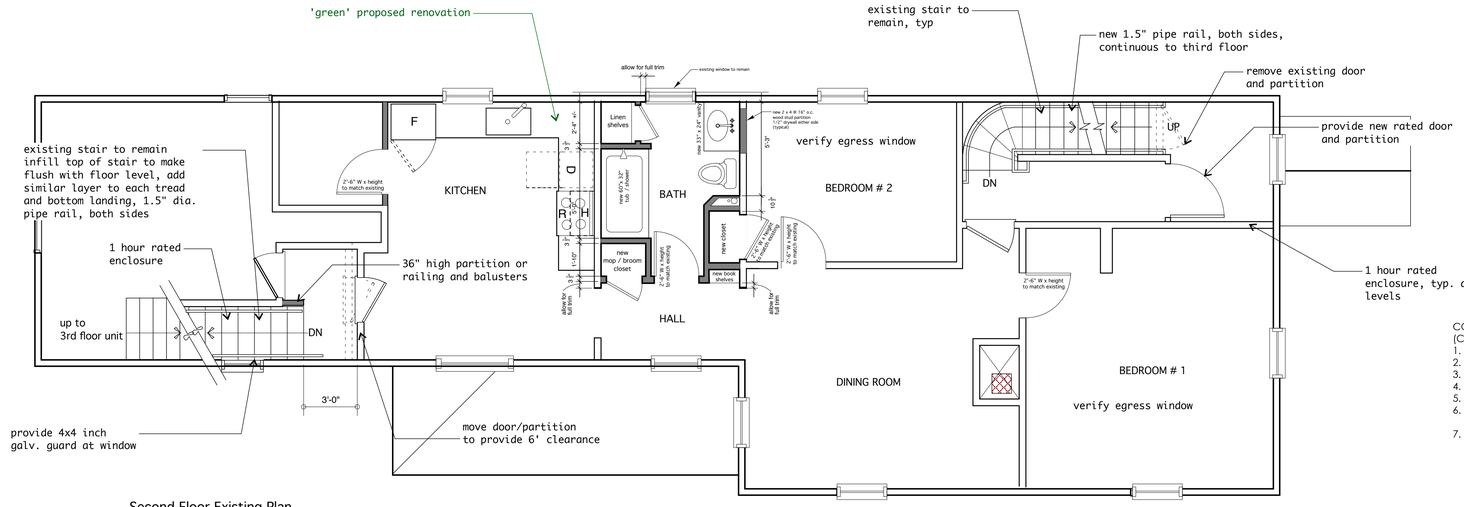
notes for renovation of second level appartment:

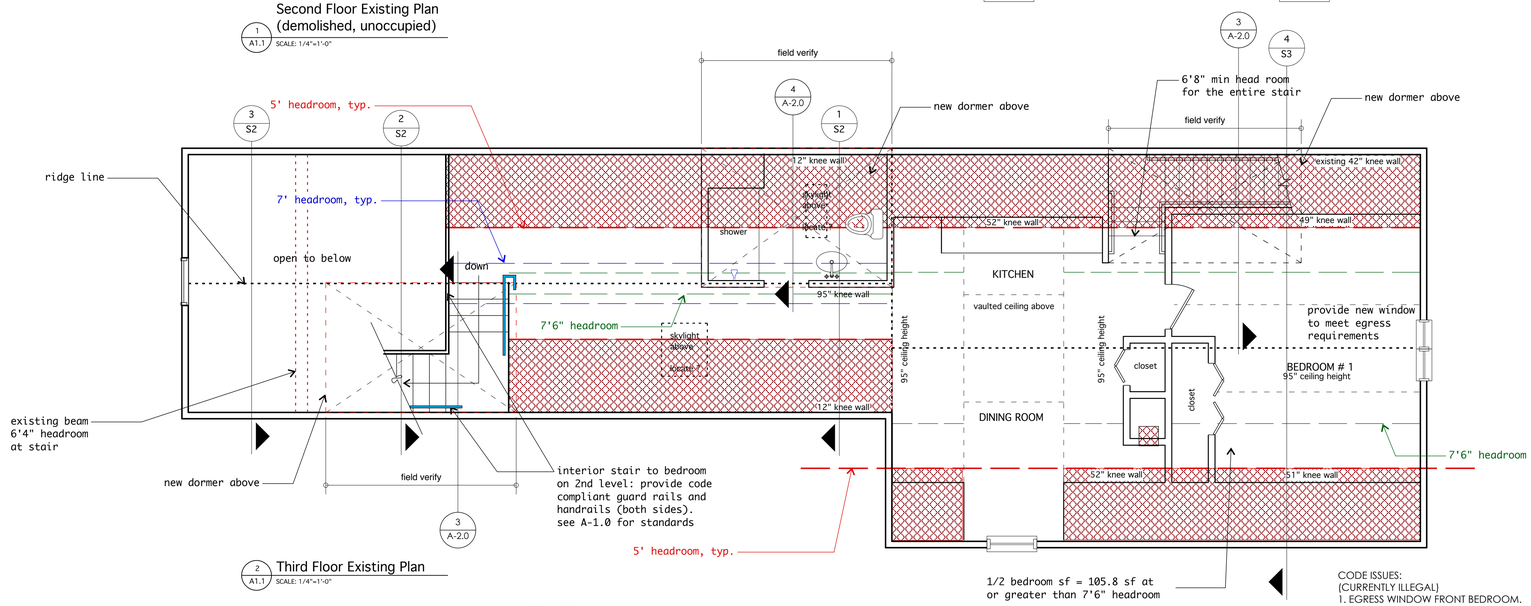
1. verify framing load capacity of 3rd floor framing.
2. provide fire stops between 1st and second floor and 2nd and 3rd floor.
3. 2nd floor ceiling to be 1 hour rated, insulated to meet stc rating 50 min and IIc rating 50 min.
4. all doors to egress stairs to be 20 min rated.
5. fire blocking between unit above and unit below.



CODE ISSUES:
(CURRENTLY DEMOLISHED)
1. EGRESS WINDOWS.
2. REAR STAIR UPGRADE.
3. 3RD FLOOR FRAMING.
4. RATED CEILING.
5. STC RATING CEILING.
6. RATING BETWEEN BACK ROOM AND DEMO'D APARTMENT AND FRONT STAIR.
7. FIRE BLOCKING BETWEEN UNIT ABOVE AND UNIT BELOW.

Second Floor Existing Plan (demolished, unoccupied)

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



Third Floor Existing Plan

2 / A1.1 SCALE: 1/4"=1'-0"

CODE ISSUES:
(CURRENTLY ILLEGAL)
1. EGRESS WINDOW FRONT BEDROOM.
2. FRONT STAIR NTC. HEADROOM, RAILINGS, T+R DIMENSIONS.
3. REAR STAIR CONFIGURATION, HEADROOM, HANDRAILS, T+R DIMENSIONS.
4. 3RD FLOOR FRAMING ASSUMED NTC.

SEE STRUCTURAL DRAWINGS S1 - S3

266 West Concord
MEETING NOTES 07/26/13

Present at meeting:
Kirk, Louise, John, Ernie,
Tammy, Don, Roland, John M., Bryan

General:
1) Tammy confirmed that the front (first to second floor) interior stair and the rear interior stair would be considered grandfathered but the headroom and railings need to be checked and modified if necessary to meet existing code.
2) John P. confirmed that due to the 50 % rule of renovation that sprinklers on all 4 floors will need to be installed.
3) Roland mentioned that the rear stair door might be acceptable although no tag was present
4) All smoke 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 drywall must be complete with no penetrations at 1HR. assemblies, repair as necessary at rear stair rear switch.
8) Fire blocking between apartment units shall be installed at second floor level for below and above at ceiling.
This works should be done by an experienced sub-contractor.
9) New drywall support / strapping to be installed at second floor ceiling
10) Check City of Portland website for approved and reasonable priced sprinkler contractors
11) All electrical work on third floor needs to be in code compliant.
12) Rear stair door to be 20 min. rated, door shall latch return.
13) All stair railings must have graspable hand rail attached to wall. Details to follow
14) All minor repairs regarding stair guards can continue but all other renovation must wait for approved permit

Basement:
15) Laundry room is in basement so must be sprinklered
16) John M. mentioned that brick piers looked questionable and should be replaced with tally columns.
17) A structural engineer will be needed to inspect the basement supports and to design framing sizes for all proposed dormers.
18) New thimble covering needs to be installed on unused flue port as cap on chimney.
19) Extend railing and balusters at lower treads. 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 substructure for drywall
23) New fire stopping at floor and ceiling levels

Third Floor:
24) All furniture at path of egress must be re-located
25) Apartment stair railings and balusters must meet code (bottom to be extended)
26) Rear new stair will be built considering headroom issue at stair in lieu of addition dormer.
27) All new 'dust pan' shed dormers will be considered at all locations that do not meet code for adequate headroom.
27) All head height issues to be considered 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 Henriksen

266 Concord St West, Louise McCarthy 767-0642 *(000 Building.JPG)*
Pre inspection to legalize one existing no conforming unit 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), Not 1hr (Holes in walls wood paneling on walls) *(010-012 Front Stair.JPG)*

Front stair 2nd to 3rd (Interior to apartment):
Stair NTC (Not to Code) Headroom, Rise/run, handrail (Secure and return to wall), No light *(020 Second Floor Stair.JPG, 021 Second Floor Stair Headroom.JPG)*

Rear Interior Stair 2nd to 3rd floors
Guard/Handrail NTC at interior stair
Headroom NTC at interior stair (38" to 76") *(030-032 Rear Interior Stair.JPG)*

Rear common stair
Stair NTC 8"h x 7 ½ r, Rise/run, Headroom at landing 82", Landing to short, Handrail NTC
Windows to be tempered
Paneling on walls *(040-045 Rear Common Stair.JPG)*

3rd floor (2 story 2nd floor rear)
GFCI outlets in Kitchen & Bathroom
Extensive use of extension cords
Front bedroom windows 2 @ 14.5" x 26"
Headroom in bathroom toilet 66" (ceiling height 8' at peak to 1' over 3' wide) *(050-052 Third Floor Headroom.JPG)*
Headroom in living area limited (ceiling height 8' at peak, (center of room) down to 1' over 3' wide). Room is 14' wide
Plumbing not to code *(060 Plumbing Not to Code.JPG)*

Rear exterior stair
Guard rails week, no handrail *(070 Rear Exterior Stair.JPG)*

Basement
Laundry trap to be 18" max above floor
Water heater P&T NTC. (Metal, CPVC or approved relief valve pipe) terminating 6"-24" above floor

A-1.1

Owner:

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

266 West Concord Street
Portland

14 January 2014

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