

From: Laurie Leader
To: Cook, Kim
Date: 5/23/2014 1:58 PM
Subject: RE: BP#2014-00385 - 70 Alba Street

Kim-

This exceeds the 5.7 SF emergency egress requirement so we are all set.

Thanks.

Laurie

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
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>>> "Kim Cook" <kcook@gsmaine.com> 5/23/2014 1:52 PM >>>

Hi Laurie – Our existing basement door measures 52" high and 37" wide. This door opens directly to our back yard. I will draw it on the plans that I send to you with the other changes we've discussed.
Thanks a bunch!

Kimberly Cook, Esq.
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From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Friday, May 23, 2014 12:06 PM
To: Kim Cook
Subject: RE: BP#2014-00385 - 70 Alba Street

Kim,

Per the IECC, the definition of conditioned space is: An area or room within a building being heated or cooled, containing uninsulated ducts, or with a fixed opening directly adjacent to a conditioned space.

I hope this helps.

Laurie

Laurie Leader

Plan Review/Code Enforcement

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>>> "Kim Cook" <kcook@gsmaine.com> 5/23/2014 10:58 AM >>>

Hi Laurie – Thanks so much for your quick response! I went and looked at the wood stoves (they are direct vent) and spoke with my husband last night about them. We are thinking that given the expense of them will plan to hold off installing this until next year (or beyond) after our project is complete.

I couldn't get the links in your email below to work on my computer. One question I was trying to find was the definition of "conditioned" basement. We haven't designed any heating or cooling down there, so I'm not sure if our basement would be considered "conditioned".

Thanks again! Hope you have a wonderful holiday weekend.

Kimberly Cook, Esq.
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From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Thursday, May 22, 2014 12:27 PM
To: Kimberly Cook
Subject: Re: BP#2014-00385 - 70 Alba Street

Kim,

Thanks for coming in and meeting with me this morning regarding your home addition/renovation.

Here are the answers to the questions I said I would get back in touch with you on.

Per 402.2.7 of the IEEC: **402.2.7 Basement walls.** Walls associated with conditioned basements shall be insulated from the top of the *basement wall* down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections 402.1.1 and 402.2.6. R-38 insulation is required for cathedral ceilings and R-49 insulation is required in the remaining ceiling as we discussed. We will need the specifications for the wood stove and associated venting. Make sure the venting meets the stove specifications.

If you have any other questions, feel free to email or call.

Thanks,

Laurie

Laurie Leader

Plan Review/Code Enforcement

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>>> Kimberly Cook <kcook@gsmaine.com> 5/16/2014 8:48 AM >>>
Great. Thanks Laurie.

On Friday, May 16, 2014, Laurie Leader <LRL@portlandmaine.gov> wrote:

Kim,

I have completed the plan review for 70 Alba Street. You will be hearing from our administrative staff by early next week with your building permit and conditions for approval.

Feel free to call or email if you have any further questions.

Thanks,

Laurie

Laurie Leader

Plan Review/Code Enforcement

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