

**Jonathan Rioux - Re: 28 Sewall St.**

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**From:** Donna Baker <jaydensierra@yahoo.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 7/15/2013 1:19 PM  
**Subject:** Re: 28 Sewall St.

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As we discussed by telephone Jon. . . thank you for your help.

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**From:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**To:** jaydensierra@yahoo.com  
**Sent:** Monday, July 15, 2013 12:59 PM  
**Subject:** 28 Sewall St.

Can you reply, the plan was missing stair details?

Not including the fire separation requirement (*if you choose to create a habitable space in the future*), below are some of our stair requirement(s) that were not indicated on you plan, see below:

- A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
- R312.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches in diameter.
- R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

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