



Code Analysis Sheet

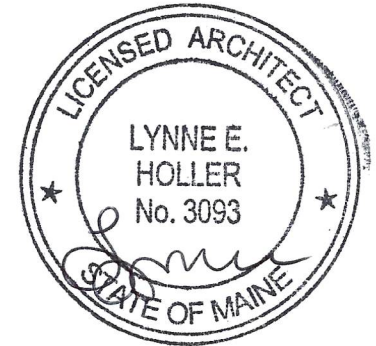
Frechette Porch

20 Porch Road, Portland Maine

Code Review by Lynne Holler, Maine Licensed Architect ARC3093

City of Portland Assessor's Office Information:

- CBL 376 A027001
- Land Use = Single Family
- Location = 20 Porch Rd.
- Owner = Dale and Renata Frechette
- Acres = 0.2814 acres (12,257 s.f.)
- Building Information:
 - Building 1 – 1994 Single Family House



Portland Code of Ordinance:

- Zone R3 Residential Zone.
- Minimum yard setback dimensions. Front and rear yards = 25'. Side yards = 16'.
 - The guest house is nonconforming, with the existing east wall +/- 10' from the front property line. The proposed alteration does not worsen the nonconformance since the expansion would be to the west, away from the eastern property line.
 - Lot coverage allowed = 35%. New design is compliant.
- Height will not increase.
- Chapter 10 Fire Protection and Prevention
 - The proposed design will comply regarding stair tread, riser and nosing dimensions. It will also have guard rails of a minimum of 36" high at stairs and floor edges with a drop of more than 30".

International Building Code, International Residential Code, and NFPA 101:

- IBC Alteration of Existing Structure AJ501:
 - The anticipated area of alteration to the guest house will not be over 50% of the existing area. Areas affected by the new design will be code compliant.
- Emergency Escape / Rescue per IRC R310 and NFPA 101:
 - New work does not affect the size or number of egress routes from the first floor.
 - New work at the second floor adds an egress door to the master bedroom, which leads to a balcony.



- New deck stair:
 - Clear width shall be larger than 36" wide.
 - Stairs shall have minimum head clearance of 80 inches.
 - Stair treads shall be minimum 10" deep; stair risers shall be greater than 4" and maximum height of 7-3/4".
 - Stair shall have handrails at 36" above treads.
 - Space between railing components and stair construction will be less than 4" diameter.

End of Document



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05/08/2018

Frechette Porch April 30, 2018

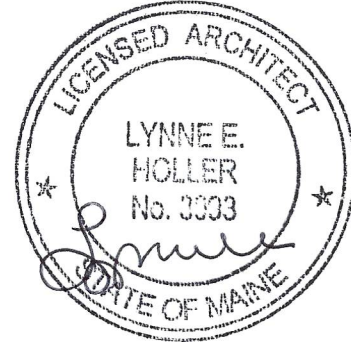
PROJECT INFORMATION

DESIGNER:

Lynne Holler, Architect, LLC
lynne.holler@gmail.com
207/229-8941

OWNER:

Dale and Renata Frechette
20 Porch Street
Portland, Maine
fastflyer23@yahoo.com
207/577-6369



CODE/ORDINANCE INFORMATION:

- See attached code information document.

CONTRACTOR:

- In these documents, "Contractor" refers to the general contractor and any subs working on the project.
- Contractor shall coordinate the responsibilities, schedules and payment of all subs on the project.
- Contractor shall ensure that all work described in these documents is complete.

WORK SCOPE SUMMARY:

- Scope of work is indicated in this document and the attached drawings.
- Demolish materials as indicated in this document and the attached drawings. Demolished items are shown dashed and/or hatched. Prepare surfaces and elements of remaining materials to receive new construction. Adjust and work with existing materials to create a smooth transition from existing materials to new materials. Repair/rebuild /refinish areas left unfinished by demolition.
- Demolish existing stair and portions deck at first floor level.
- Demolish a portion of the exterior wall of second floor master bedroom.
- Extend existing first floor deck/porch. New stair and railings.
- Construct balcony and railings at existing master bedroom floor level. Extend existing roofline to cover it. Extend the "short" east eave to equal existing west eave. Build knee walls under new roof extension. New door. Re-install existing windows.
- All work shown on drawings is new unless noted otherwise.
- Confirm complete scope of work with Owner prior to beginning of work.
- Provide structural piers, frost walls and/or footings that conform with local codes and conditions, including soil type and local frost depth.
- Provide a structural evaluation of the design. Structural evaluation shall be conducted by a qualified individual so as to comply with all applicable codes and to withstand live load, dead load, wind, snow, lateral and other forces.



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CONDITIONS:

- Owner to pay for electrical services and heat during construction.
- Owner has the right to pre-approve subcontractors.
- All work shall comply with applicable codes and ordinances, including:
 - Maine Uniform Building and Energy Code.
 - Ordinances and codes required by the City of Portland.
- Coordinate door hardware and keying requirements with Owner.
- Owner is responsible for selecting many materials, as indicated in these documents.
 - Contractor shall purchase and install materials selected by Owner.
- Separate work areas from other areas of the house with plastic sheeting to prevent dust and debris from getting into other areas of the house.
- Owner will remain living at the main house during construction.
 - Discuss ways to secure the guest house after hours and on weekends.
- Discuss with Owner where materials may be stored on-site.
- If asbestos, lead paint or other hazardous materials are detected during construction, stop work and consult the Owner. Owner is responsible for any additional costs associated with abatement.

PRICING

- Where manufacturer and/or model numbers are shown, use them for pricing purposes only. Owner to select final products.

SCHEDULE:

- Provide and review a construction schedule with Owner prior to beginning work.
 - Keep Owner informed throughout construction if work schedule changes.
 - Coordinate with Owner when workers will be on-site.
- Inform Owner of all choices and decisions to be made throughout construction process, and when such choices and decisions need to be made to maintain the agreed-upon construction schedule, including but not limited to:
 - Doors and hardware.
 - Keying for balcony door.
 - Exterior light fixtures and lighting locations.
 - Exterior siding and trim.
 - Roofing.
 - Windows
 - Paint colors.
 - Type of exterior wall insulation.

DRAWINGS AND SPECIFICATIONS:

- If there discrepancies between the drawings and/or this document, or if Contractor feels that the documents provide incomplete information, Contractor to contact Owner for clarification previous to purchasing or installing the affected materials.
- All work shown on drawings is new unless noted otherwise.
- Do not scale drawings.
- Verify all dimensions in field prior to purchasing and installing materials.

MODIFICATION TO SCOPE OF WORK:

- Any modification to the scope of work, design, materials or finishes and the associated cost must be approved in writing by the Owner prior to being purchased or incorporated into the work.

QUALITY CONTROL:

- Contractor is responsible for obtaining all required local construction permits.
- Contractor is responsible for scheduling and satisfying local inspection requirements. Contractor shall inform Owner of all inspection appointments.
- Contractor is responsible for ensuring that all work is weather-tight and structurally sound.



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WARRANTEES:

- Provide all applicable warranties to Owner at finish of project, including but not limited to: doors, hardware, windows, lighting, roofing etc.

SPECIFICATIONS

SITE:

- Prepare site for :
 - Foundation piers, frost walls, and/or footings.

CONCRETE:

- Contractor to provide design, including concrete mix, thickness, steel reinforcement etc. as required for complete design in project location and conditions. Drawings show a schematic representation, not final design.
 - Frost walls, piers, and/or footings:
 - Design by qualified, experienced contractor.
 - Undertake existing soils testing if required by Portland and applicable codes.

WOOD, PLASTICS, COMPOSITES:

- Typical exterior wall studs = 2x6 minimum.
- Interior wood studs, rafters, joists and other framing as required by structural evaluation to be done by Others.
- Exterior CDX sheathing for walls and roof. CDX performs better in wet environments than OSB.
- Pressure treated framing at main floor and deck.
- Decking material as selected by Owner.
- Furring, nailers, blocking as required.
- Door and window frames per Owner selection.

THERMAL & MOISTURE PROTECTION:

- Exterior Walls:
 - Patch existing wall with new materials to match existing. Fill gaps with insulation.
 - New knee walls:
 - Knee walls do not enclose a heated space, so do not require a minimum R value. Suggested construction (interior to exterior): 1/2" gypsum board. Vapor retarder. Insulation. Studs. 1/2" sheathing. Water Resistant Barrier wrap. Slicker mesh air vent by Benjamin Obdyke, to provide air space under shingles. Cedar shingles. Typical trims, flashing & accessories. Continuous insect screen at bottom of slicker air vent gap.
- Roofs:
 - New roof areas do not cover heated spaces, so do not require a minimum R value.
 - Suggested construction at upper roof (underside to top): Exterior finish. Framing. 3/4" CDX plywood. Grace Ice & Water Shield. Roof underlayment, overlapped and taped to Grace Ice & Water shield. Asphalt roof shingles with minimum 30 yr warranty. All standard flashing, trims, and accessories as recommended by product manufacturers for a complete job.
 - Suggested construction at balcony (underside to top): Exterior finish. Framing. 3/4" CDX plywood. 1/2" fiber roof underlayment. EPDM membrane. Tapered sleepers. Decking. All standard flashing, trims, and accessories as recommended by product manufacturers for a complete job. See attached information "Decking Over a Roof."



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Windows and Doors:

- Flashing, sealant around windows and doors.
 - Metal pan flashing at window and door sills.
 - Metal cap flashing at head trim.
 - Cut building wrap per manufacturer's instructions to create openings for windows and doors. Wrap and flash openings per instructions.
- Window manufacturer shall provide products with U-Factor 0.35 or better.

DOORS & WINDOWS:

- See drawings for door and window sizes.
- Door and window hardware as selected by Owner.
- Wood trim around windows and doors to be selected by Owner.

FINISHES:

- All finishes to be selected by Owner:
 - 1/2" gypsum board and primer & latex paint for interior walls and ceilings.
 - Paint or stain all unfinished exterior surfaces.

ELECTRICAL:

- Light fixtures and their locations to be selected by Owner, if applicable.
- Review all light switching options with Owner prior to installation.

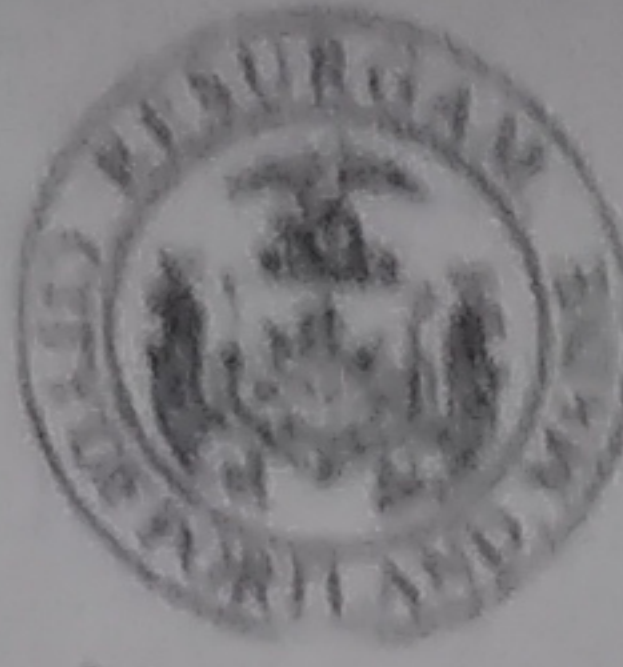
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Permitting and Inspections Department
Approved with Conditions

05/08/2018

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department
Michael A. Russell, MS, Director

**FAST TRACK ELIGIBLE PROJECTS
SCHEDULE C**

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application)

Type of Work:

- One/two family garage, addition, or dormer with plans stamped by a licensed architect or engineer
- Home occupation other than day care
- Commercial sign or awning
- Commercial exterior propane tank
- Retaining walls higher than 4 feet with stamped plans by a structural engineer
- Site work only (with approved site plan or does not trigger site plan review)

Zone: R3

- Shoreland zone? Yes No
- Stream protection zone? Yes No
- Historic district? Yes No
- Flood zone (if known)? Yes No

This information may be found on the city's online map portal at <http://click.portlandmaine.gov/gisportal/>

1. Setbacks to project:

- a. Front
- b. Rear
- c. Left side
- d. Right side
- e. Side street
- f. Other structures (for pools only)

Proposed Project	Ordinance Requirement
46	25
21	25
44	16
17	16
N/A	
N/A	

- 2. Lot coverage or impervious surface coverage (total after project):
- 3. Landscaped open space (R-6 zone only):
- 4. Height of structure:

I certify that (all of the following must be initialed for this application to be accepted):

- I am the owner or authorized owner's agent of the property listed below. Initials
DEF
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations. DEF
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes. DEF

Project Address: 20 Porch Street Portland

Print Name: Dale E Frechette

Date: 4/30/2018

This is a legal document and your electronic initials are considered a legal signature per Maine state law.

Note: The following activities under this schedule may require Site Plan review by the Planning & Urban Development Department:

- Commercial footprint additions, including concrete or other impervious pads
- Residential or commercial retaining walls
- Site work located in the shoreland zone or site work, such as grading, filling or clearing which requires Site Plan Review.

For more information, please contact planning@portlandmaine.gov or (207)874-8719.

389 Congress Street, Room 315/Portland, Maine 04101/www.portlandmaine.gov/tel: 207-874-8703/fax: 207-874-8716