

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark B Adelson
Director

CITY OF PORTLAND

October 19, 2001

Julie Armstrong
C/O Ralph Coffin
29 Curtis Rd.
Portland, ME 04103

RE: Permit Application #01-1208 / 699 Auburn Pines (386 B034)

Dear Applicant,

Please be advised that your building permit to construct a new single-family dwelling is approved. The following are compliance issues in your construction documents that will need to be modified in the construction phase in order to comply with the building code:

- 1) Stairs must be built to land the proposed sliding glass door on the rear. These stairs must comply with the zoning district setbacks.
- 2) The center beams in the first floor ceiling/second floor, floor system will be properly sized and installed LVL beams or similarly engineered wood products.
- 3) The garage will be separated from the living space with at least ½ inch gypsum board and 20 minute rated doors. (NO LIVING SPACE ABOVE THE GARAGE)
- 4) The garage/cellar stairs will have a minimum 10" NET tread and maximum 7 ¾" riser w/ 6'8" of headroom.
- 5) The garage ceiling assembly will be 2" x 10" joists 16" on center with an engineered steel center beam that you will provide a statement of design for. The garage door headers will be appropriately sized and installed LVL's.
- 6) All guard rails will be 36 inches in height with openings less than 4 inches, including the farmer's porch on the front of the structure.
- 7) Prior to commencement of construction, complete details of the farmer's porch will be provided for review.
- 8) Windows in the master bath must be safety glazing.
- 9) The "6 member 2"x10" in the basement cannot be installed. This detail will have to be redesigned resubmitted for approval, prior to the commencement of framing.
- 10) The Girder in the first floor, floor system must be at least 3-2" X 12"'s with column support at spaces of not more than 6'3", on the main support.

The Undersigned agrees to perform the above reference construction in compliance with the above items as well as all other applicable codes and ordinances.

Ralph Coffin

Sincerely,

Mike Nugent/ Manager of Inspection Services