



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development*

*Aaron Shapiro- Director of Housing and Neighborhood Services*

*Michael J. Nugent- Director of Inspection Services*

March 8, 2005

Mark Jackson  
Maine Residential Design

Re: Permit # 05-0142, 126 Hope Ave. (390-A-011)

Dear Mr. Jackson,

I have commenced the review of the plans for the above referenced new single family home. The following additional information is required:

1. Footing dimension, foundation drainage, fabric & damp proofing not specified.
2. Foundation anchors bolts and sill plate not specified.
3. Lally columns not specified.
4. Main bearing wall needs construction details
5. Will need design specs on steel beams, any engineered beams & joists. This can be submitted when the products are ordered.
6. Call out the mudroom floor joists
7. Call out floor sheathing & correct 5/4" cdx on roof.
8. Call out the fastener schedule – using the 2003 IRC
9. Because there is some habitable space above the garage, call out the fire separation and opening protection
10. Call out the min. required egress for each bedroom
11. What type of roof **shingles** are being used?
12. Call out the safety glazing required in the master bath
13. Show location and dimensions of attic scuttle.
14. Call out chimney clearances to combustibles & fire blocking.
15. Since the basement is showing habitable space in the game room, there needs to be a code compliant second means of egress from that space. The garage is not allowed unless there is protection to an exterior door.
16. Need details on the main stair rail, dimensions, openings
17. Smoke detectors must be called out to meet code.
18. Need details on the deck construction and stairs/rails

Please submit new plans that reflect this information, also on pdf. Or 11x17 copy, and the review will continue. You can contact me at 874-8715 or [jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)

Yours truly,

Jeanie Bourke  
Code Officer/Plan Reviewer