Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/18/15

Laurie Leader - RE: BP#2015-01663 58 Gertrude Avenue - Plan review comments

From: "Charles, Zach" <ZCharles@UNUM.COM>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 9/18/2015 9:27 AM
Subject: RE: BP#2015-01663 58 Gertrude Avenue - Plan review comments
CC: "kencharles60@gmail.com" <kencharles60@gmail.com>
Attachments: Q_153013_0611.pdf

Good morning Laurie,

3. Verify if 1/2" gypsum board will be applied to the garage side continuous from foundation to underside of roof sheathing. Yes, it will be.

4. Anchor bolts spacing must be 6 feet on center maximum. They will be. Sorry for not specifying that.

5. If the garage is a conditioned space R10 is required below slab per the IECC. I have no plans to make the garage a conditioned space at this time. If in the future I decide to do that, will I not be able to complete the conditioned space if it's not already under there? If that is the case, I will do it now to leave options open but hadn't planned to.

Truss specs attached to this e-mail.

Thank you,
Zach

From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Thursday, September 17, 2015 10:21 AM
To: Charles, Zach
Cc: kencharles60@gmail.com
Subject: RE: BP#2015-01663 58 Gertrude Avenue - Plan review comments

Zach,

See my response below in red. Thanks,

Laurie

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street

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Portland, ME 04101

P: 207-874-8714
F: 207-874-8716
E: lrl@portlandmaine.gov
To view building permit status go to **http://www.portlandmaine.gov/792/Permit-Status**

>>> "Charles, Zach" <ZCharles@UNUM.COM> 9/16/2015 12:34 PM >>>

Hi Laurie,

My dad said he had a good conversation with you and you were helpful, thanks for doing that. Here are the answers to the red boxes you had questions on from the original plans. Please let me know if you need anything further.

1. The access door to the storage area from the 2nd level of the house will be a steel entry door with a 20 minute fire rating. There will be no stairs to access storage area, the windows will be egress.

2. Floor joist under storage area will be a 2x8. 2 feet on center for spacing. Flooring in storage area will be ¾ inch tongue & groove Advantech.

3. Presently, ½ inch of gypsum separating house from proposed garage , and there will be an additional half inch of gypsum separating storage area from house. Verify if 1/2" gypsum board will be applied to the garage side continuous from foundation to underside of roof sheathing.

4. There will be ½ inch x 10 anchor bolts securing framing to foundation. Anchor bolts spacing must be 6 feet on center maximum.

5. Insulation will be R19 in walls and R48 in ceiling. If the garage is a conditioned space R10 is required below slab per the IECC.

Provide specifications for trusses.

Thank you,
Zach

From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Monday, September 14, 2015 12:13 PM
To: Charles, Zach
Subject: Fwd: BP#2015-01663 58 Gertrude Avenue - Plan review comments

This message originated outside of Unum. Use caution when opening attachments, clicking links or responding to requests for information.

Zach,

I am forwarding the plan review comments to this email as well. Feel free to call or email with questions.

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Thanks,

Laurie

Laurie Leader
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>>> Laurie Leader 9/14/2015 12:09 PM >>>

Zach,

I have completed the review of the above project for building code and have the following comments as noted on the attached files.

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Laurie

Laurie Leader
Plan Review/Code Enforcement
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Portland, ME 04101

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