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416 AA 003
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

October 17, 2003

John H. Leasure
Six Q St.
South Portland, ME 04106

RE: Waiver Request Stairs, Units 9 through 12 Ocean Ridge (416A A003)

This office has reviewed your request dated 8/4/03, with regard to a dimensional waiver from the maximum allowable riser height limitations found in Section 1014.6.8 (1999 BOCA Code)

The following are the facts:

- 1) Building permit #030403 was issued based on construction documents that demonstrated Building code compliance.
- 2) The floor to floor dimension shown on the plans was 9 feet 6 inches
- 3) The use group of the structure is a R3, multiple attached single-family dwellings.
- 4) Section 1014.6.8 limits the maximum riser height.

The floor-to-floor dimension turned out to be 3 1/2 inches greater than the plans showed creating a stair issue. The applicant proposes that the applicant be permitted to establish a maximum riser dimension 7 53/64 inches (slightly less than 1/8 inch per riser) in this building ONLY.

Based on the above facts the City of Portland hereby grants the request based on the following conditions:

- 1) All other aspects of the stairways comply with all other applicable sections of the 1999 BOCA Code. (Including but not limited to net treads, nosing, width, headroom, guards/handrails)
- 2) All remaining structures will be constructed in conformity with the 1999 BOCA Code and that this waiver in for the building containing Units 9, 10, 11 & 12 ONLY.

Yours truly,


Mike Nugent

Manager of Inspection Services