

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 061819

Please Read Application And Notes, if Any, Attached

This is to certify that LABRECK TRAVIS M & ANGELIA A LABRECK JTS/TBD

has permission to Alterations to existing stairs

AT 87 MUNJOY ST 003 L013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

PERMIT ISSUED  
DEC 28 2007  
CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelly PFD 12/27/06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

Janice Franke 12/29/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

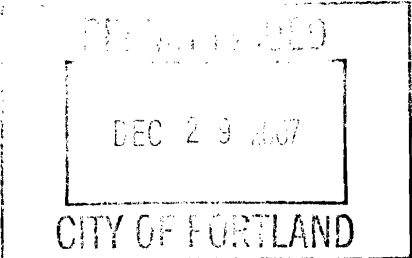
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1819	Issue Date:	CBL: 003 L013001
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Location of Construction: 87 MUNJOY ST	Owner Name: LABRECK TRAVIS M & AMELIA	Owner Address: 87 MUNJOY ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit alterations to existing stairs  <i>legal use - 3 dwelling units</i>	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: Alterations to existing stairs		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i>	
		Signature: <i>Jay Kelley P.F.D. 12/27/06</i>	Signature: <i>JMB 12/24/06</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 12/22/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK section 14-425</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/26/06</i> <i>ABW</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
			

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-1819	<b>Date Applied For:</b> 12/22/2006	<b>CBL:</b> 003 L013001
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<b>Location of Construction:</b> 87 MUNJOY ST	<b>Owner Name:</b> LABRECK TRAVIS M & AMELIA	<b>Owner Address:</b> 87 MUNJOY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Residential 3 unit alterations to existing stairs	<b>Proposed Project Description:</b> Alterations to existing stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/26/2006**Note:** Using Section 14-425. Steps extend 6' from the building for a total of 39 s.f.      **Ok to Issue:** 

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/29/2006**Note:**      **Ok to Issue:** 

- 1) As discussed the graspable handrail shall be on both sides at 34"-38" measured from the tread nose, the guard height is 42" from the same.
- 2) The approved plan is the "B" design allowed per sections 3403.4 of the IBC and Chapter 6 amendment to Sec. R311.4.3

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 12/27/2006**Note:**      **Ok to Issue:** 

- 1) Maintain proper egress.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>87 Munjoy St, Portland 04101</u>		
Total Square Footage of Proposed Structure <u>24</u>	Square Footage of Lot <u>4,400</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>L</u> Lot# <u>13</u>	Owner: <u>Travis &amp; Amelia LaBree</u>	Telephone: <u>207-807-5764</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Amelia LaBree</u> <u>87 Munjoy St.</u> <u>Portland Me 04101</u> <u>207 807-5764</u>	Cost Of Work: \$ <u>1000. or less</u> Fee: \$ <u>30</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>RES. 3 Unit</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Project description: <u>Build straight front steps where sideways steps exist</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Amelia LaBree</u>		
Mailing address: <u>87 Munjoy St.</u> Phone: <u>207-807-5764</u> <u>Portland, Me 04101</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

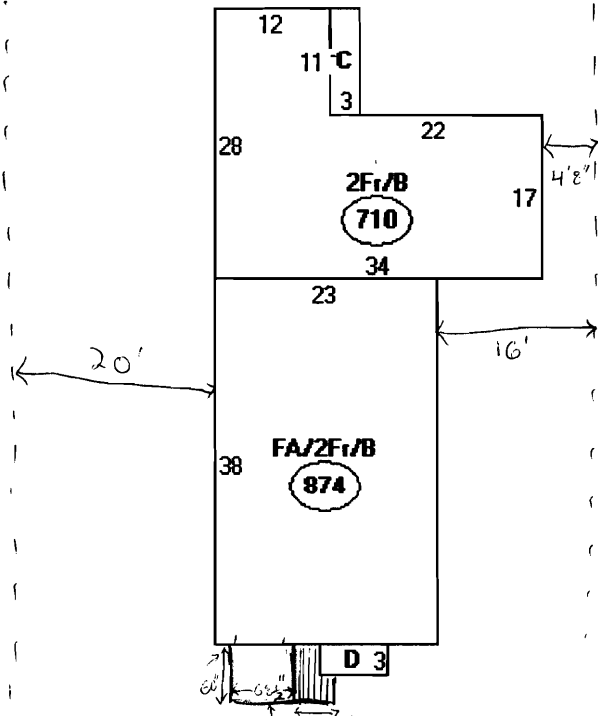
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Al Bush</u>	Date: <u>12-1-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

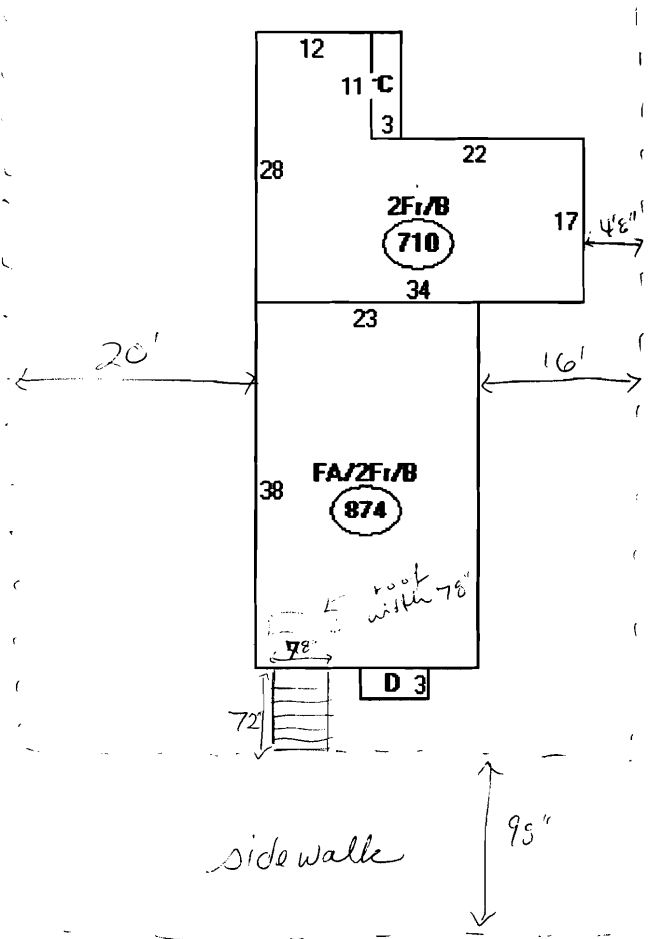
*Thanks Ann & Jeanie!  
A merriest of Christmases to  
you both!*



Descriptor/Area	
A: FA/2Fr/B	874 sqft
B: 2Fr/B	710 sqft
C: 2sWD	33 sqft
D: FBAY/B	21 sqft

12" to sidewalk  
 98" sidewalk

Current



- Descriptor/Area
- A: FA/2Fr/B  
874 sqft
  - B: 2Fr/B  
710 sqft
  - C: 2sWD  
33 sqft
  - D: FBAY/B  
21 sqft

Section 14-425

72" x 72" ~~5616~~ 5616 sqft  
= 357

It extends 72" = 6'  
total square footage 357  
OK.

Proposed:

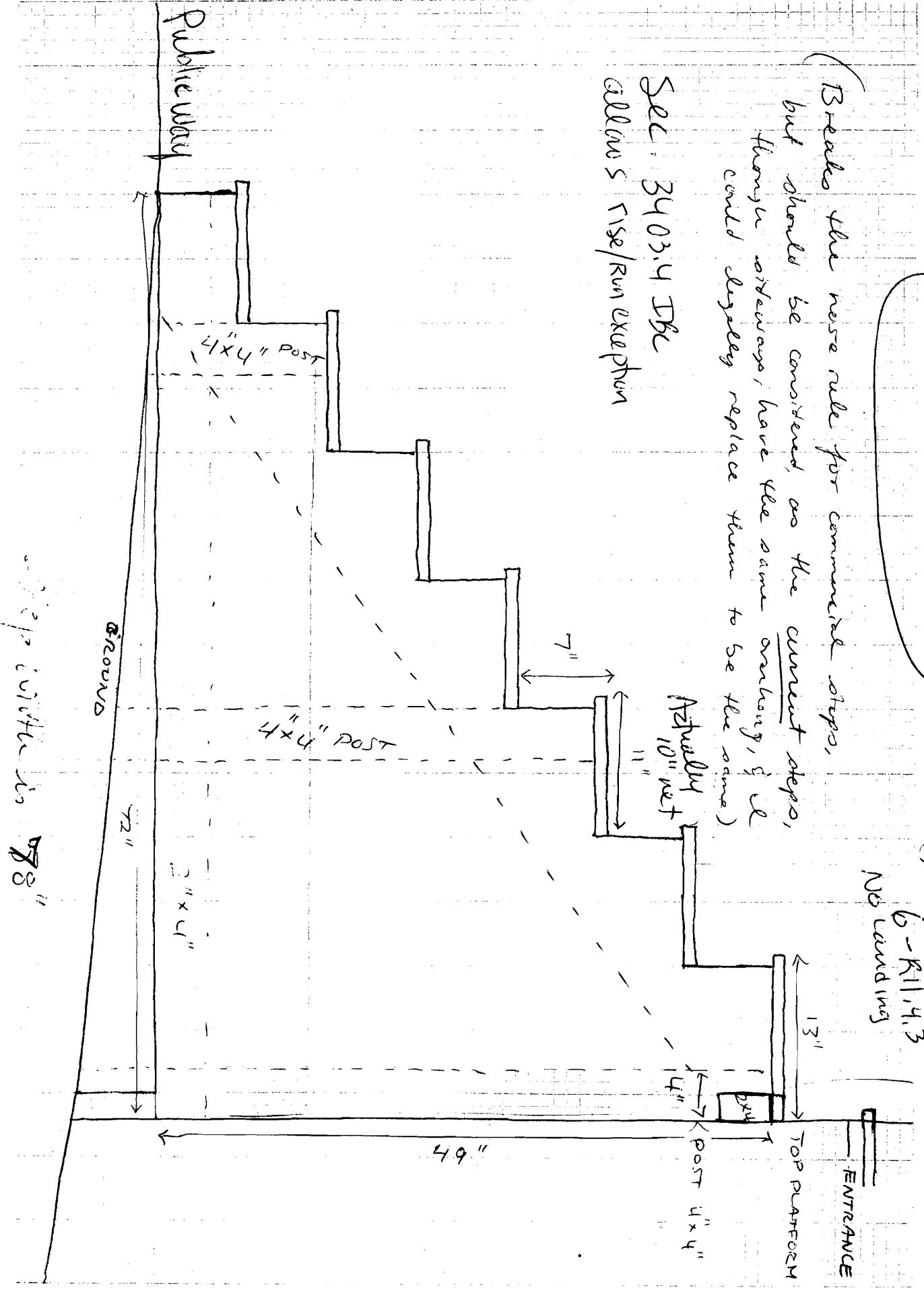
See plan A, B, & C

Plan "B"

This Plan

(Breaks the nose rule for commercial steps, but should be considered as the current steps, though not always, have the same overhang, it could legally replace them to be the same)  
 Sec. 3403.4 IBC  
 allows rise/run exception

See Amendment  
 6-R11, 4, 3  
 No landing

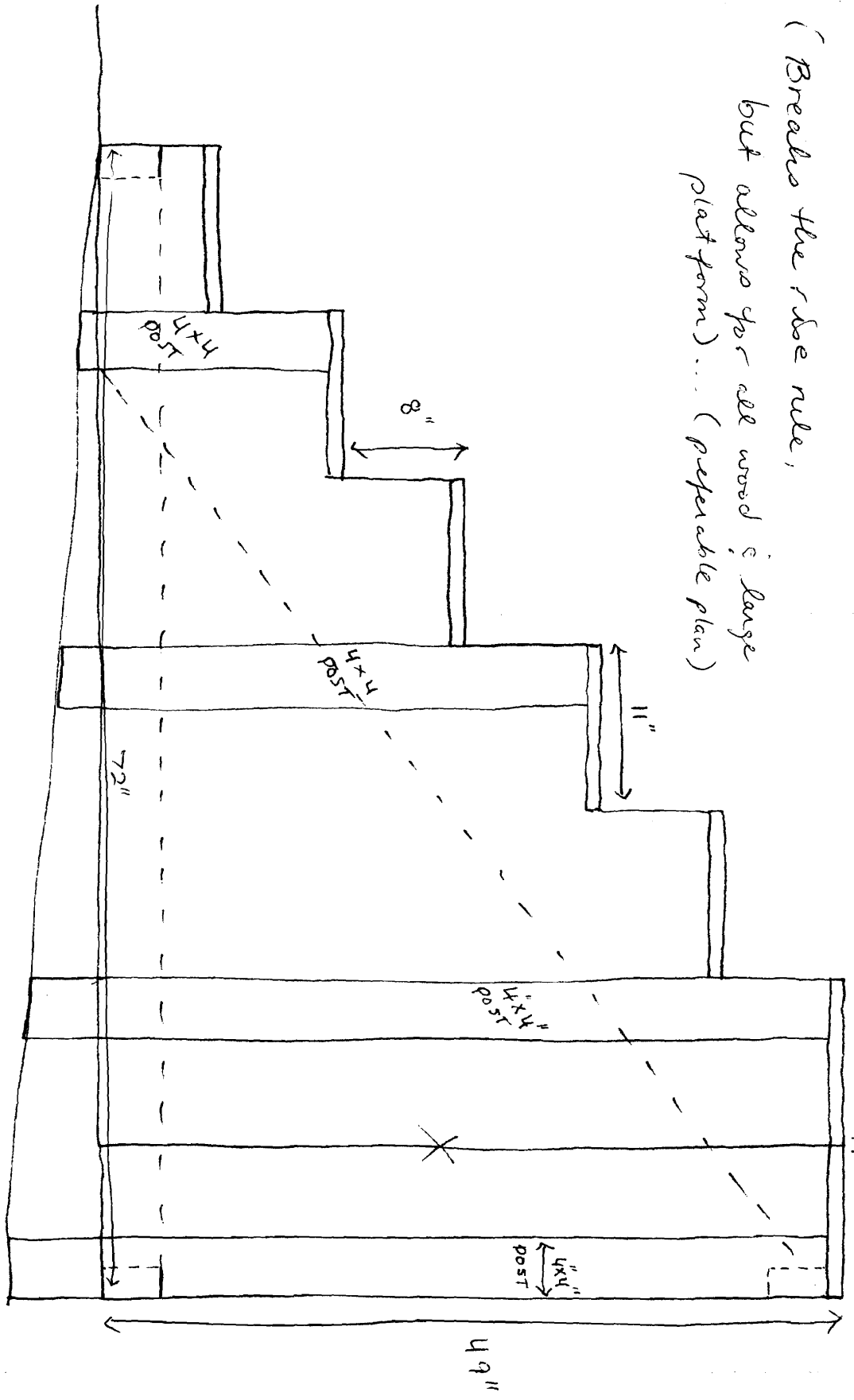


step width is 78"

Plan "A"

1" TO SCALE  
UNIFORM

(Breaks the ribe rule,  
but allows for all wood & large  
platform)... (preferable plan)



17"  
72" WIDE STEPS

49"



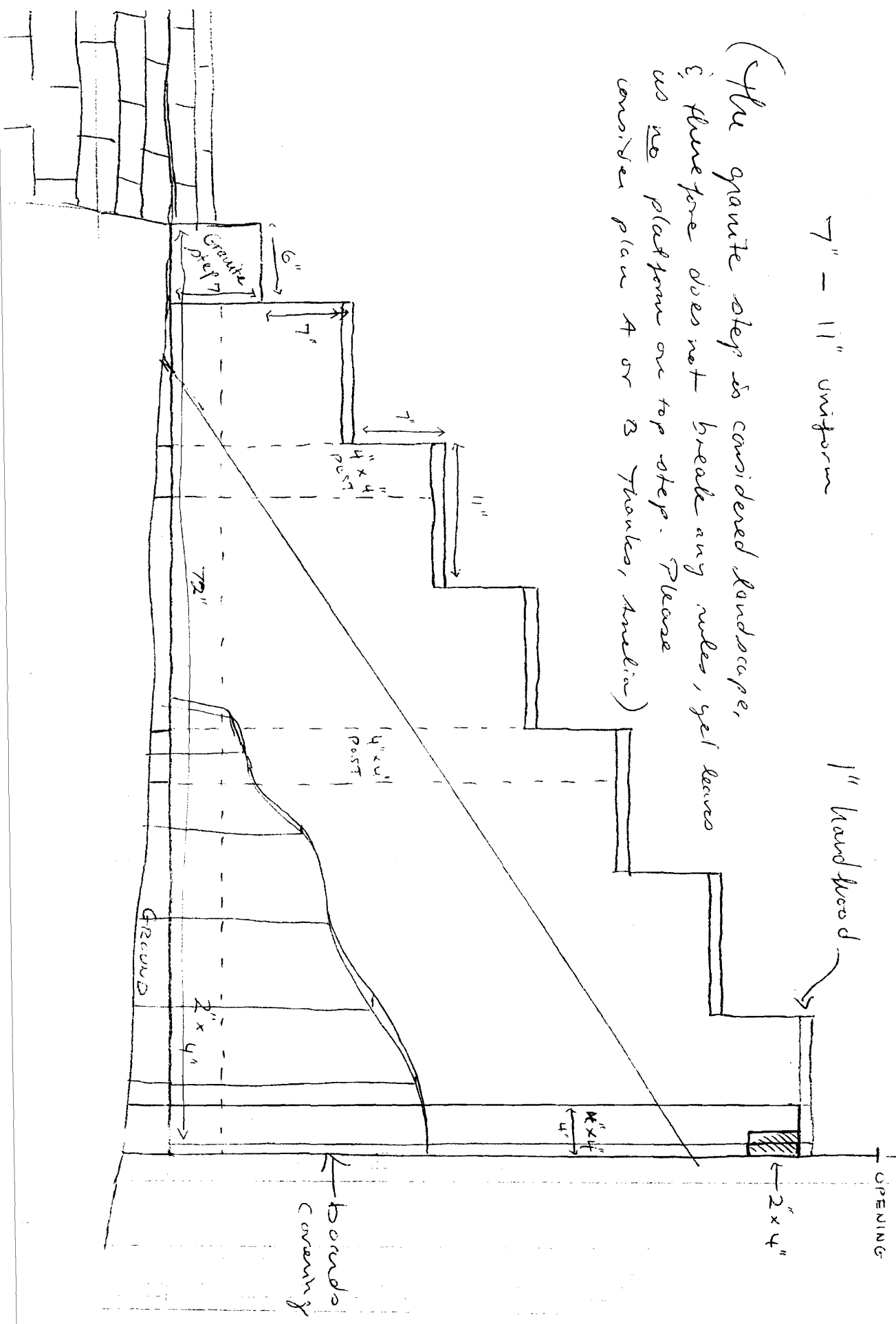
Plan "C"

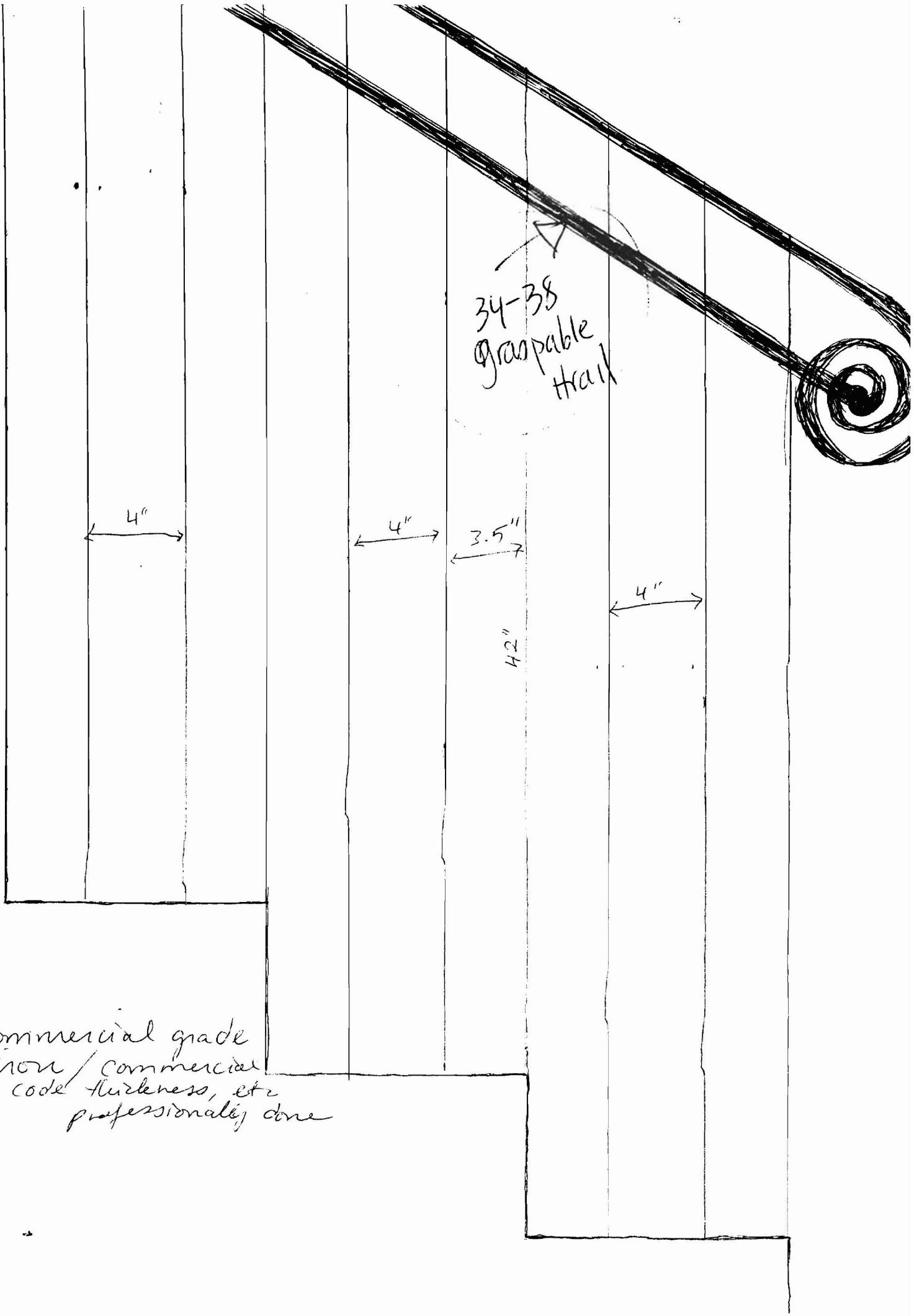
7" - 11" uniform

78" wide steps

1" hand hood

(The granite step is considered landscape, therefore does not break any rules, yet leaves us no platform on top step. Please consider plan A or B Thanks, Amelia)





34-38  
graspable  
trail

4"

4"

3.5"

4"

42"

Commercial grade  
iron / commercial  
code thickness, etc  
professionally done



# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 0432

MAY 31 1978

ZONING LOCATION *R-2* PORTLAND, MAINE, May 18, 1978

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 27 Munjoy Street ..... Fire District #1  #2

1. Owner's name and address ... Leon W. & Jennie M. Hastings - 5300 ... Telephone 774-3818

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address ..... Telephone .....

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ... 3 Family dwelling ... No. families .....

Last use ... 2 family ... No. families .....

Material ... No. stories ... Heat ... style ... Roofing .....

Other buildings on same lot .....

Estimate of contractual cost \$ 4,000 ..... Fee \$ 16.00

### FIELD INSPECTOR: Mr. [Signature] GENERAL DESCRIPTION

This application is for: [Signature] 775-5451

Dwelling ..... Ext. 234

Garage ..... Change of use from 2 family to 3 family with 3rd floor apartment, 2 1/2 rooms and bath as per plans. Subject of plans.

Masonry Blg ..... Stamp of Special Conditions

Metal Bldg ..... Alterations ..... Demolitions ..... Change of Use  Other .....

Stamp to Fire Dept. 5-18-78  
Stamp from Fire Dept. 5-30-78

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals

PERMIT IS TO BE ISSUED TO  2  3  4  
Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

If connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Frame Lumber: Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated ...  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER: [Signature] 5/30/78

ZONING: [Signature] 5/31/78

BUILDING CODE: [Signature] 5/31/78

Fire Dept.: [Signature]

Health Dept.: [Signature]

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

[Signature]