

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 030909

This is to certify that Wong Kathleen /Chris Carro
has permission to Replace Existing Decking and Rails on Terrace Por
AT 127 Cumberland Ave 013 D015001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

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 is procured before this building or part thereof is closed or enclosed-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. AWM
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ch. August 8/11/03
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: 03-0909 Issue Date: CBL: 013 D015001

Location of Construction: 127 Cumberland Ave	Owner Name: Wong Kathleen	Owner Address: 7 Bryant St	Phone: 879-0725
Business Name:	Contractor Name: Chris Carroll	Contractor Address: 18 Maple Street New Gloucester	Phone: 2079266030
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi Family/ 4 Units	Proposed Use: Multi Family/ 4 Units: Replace Existing Decking and Rails on Three Porches	Permit Fee: \$148.00	Cost of Work: \$2,800.00	CEO District: 1
<i>Legal use four (4) dwelling units per # of 557</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 8/11/03 <i>[Signature]</i>	
Proposed Project Description: Replace Existing Decking and Rails on Three Porches		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gad	Date Applied For: 07/29/2003	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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>8/4/03</i>	Zoning Appeal <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: _____	Historic Preservation <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: <i>[Signature]</i>
	<i>to remain four D.U. only</i>		

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

030909

All Purpose 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: 127 Cumberland Ave.		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 013 Block# D Lot# 015	Owner: Kathleen Wong	Telephone: 879-0725(H) 653-4930(Cell)
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: Kathleen Wong	Cost Of Work: \$ 2,800.00 Fee: \$ 48.00
Current use: 4 Family	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Stop Work Pd. Check # 1063 \$ 100.00 </div>	
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: 4 Family	Project description: Replace Decking + rails on 3 porches.	
Contractor's name, address & telephone: Chris Carroll 926-6030 18 Maple New Gloucester Me. 04260 *		
Who should we contact when the permit is ready: Chris Carroll		
Mailing address:		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 926-6030</p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:	Date: 7/29/03
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

127 Cumberland Ave.
Portland Maine.

The three story 9'x6' porches on Cumberland Ave are composed of the following materials:

2"x6"x8'6" Floor Joists spaced 16" on center with lateral bracing at the half waypoint.

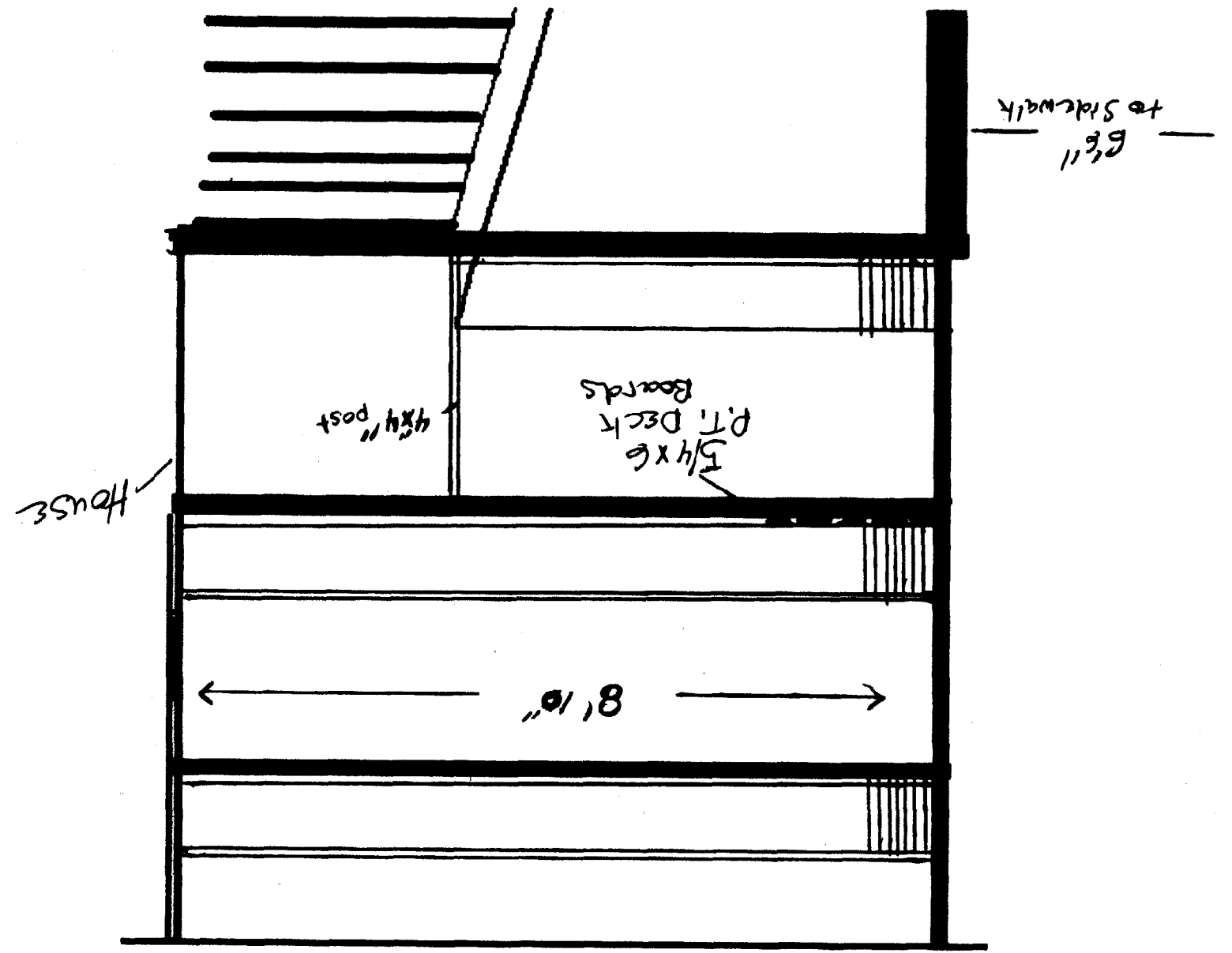
2"x10" Rim Plates, with 2"x4" Ledger Boards.

The posts consist of 4"x6" cedar, standing on brick piers.

The decking is composed of 3/4" tongue and grove boards.

We will be replacing all the deck boards and railings and wrapping the posts with pressure treated lumber in order to stiffen them up. We will replace any rotten wood with pressure treated lumber.

Nothing structural will be lost and nothing is to be changed on the dimensions.



2192



Residential 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: 127 Cumberland Ave

Total Square Footage of Proposed Structure: SAME as existing - 144 square feet Square Footage of Lot: 4026.16

Tax Assessor's Chart, Block & Lot Chart# 013 Block# D Lot# 015 Owner: Kathleen Wong Telephone: 653-4930
879-0725

Lessee/Buyer's Name (If Applicable): _____ Applicant name, address & telephone: Kathleen Wong Cost Of 2800.00
7 Bryant Street Work: \$ to 3000.00
Portland, ME 04103 Fee: \$ 48.00

Current Specific use: 3 porches 4 units - 4 family

Proposed Specific use: 3 porches

Project description: replace old porch decking & rails,
ALSO WRAP existing support beams @
pressure treated wood, on at least
the 1st and second floor porches. third floor
may only require new rails.

Contractor's name, address & telephone: Chris Carroll 926-6030
Sanford, ME

Who should we contact when the permit is ready: Kathleen Wong

Mailing address: 7 Bryant Street
Portland, ME 04103
Phone: C = 653-4930
H = 879-0725

do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: [Handwritten Signature] Date: 7/23/03

This is not a Permit; you may not commence any work until the Permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0909	Date Applied For: 07/29/2003	CBL: 013 D015001
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/ 4 Units: Replace Existing Decking and Rails on Three Porches	Proposed Project Description: Replace Existing Decking and Rails on Three Porches
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/04/2003

Note: **Ok to Issue:**

- 1) The existing footprint of the decks and stairs shall not be increased during reconstruction.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 08/06/2003

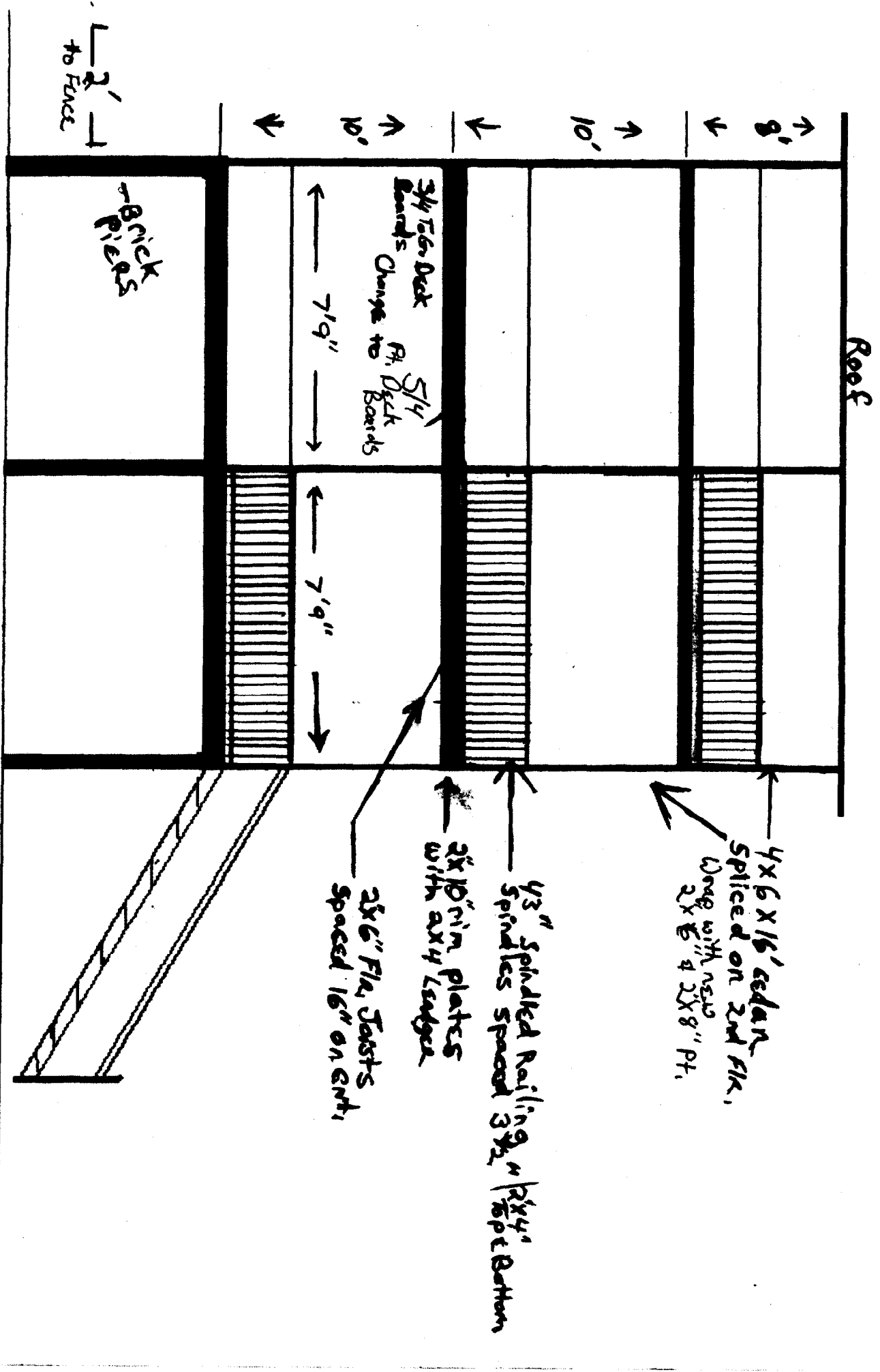
Note: **Ok to Issue:**

- 1) the boiler shall be seperated with a one hour enclosure or smoke protected with a domestic sprinkler
- 2) smoke detectors shall be hard wired
- 3) vertical openings shall be fire rated with a minimum one hour rating

Comments:

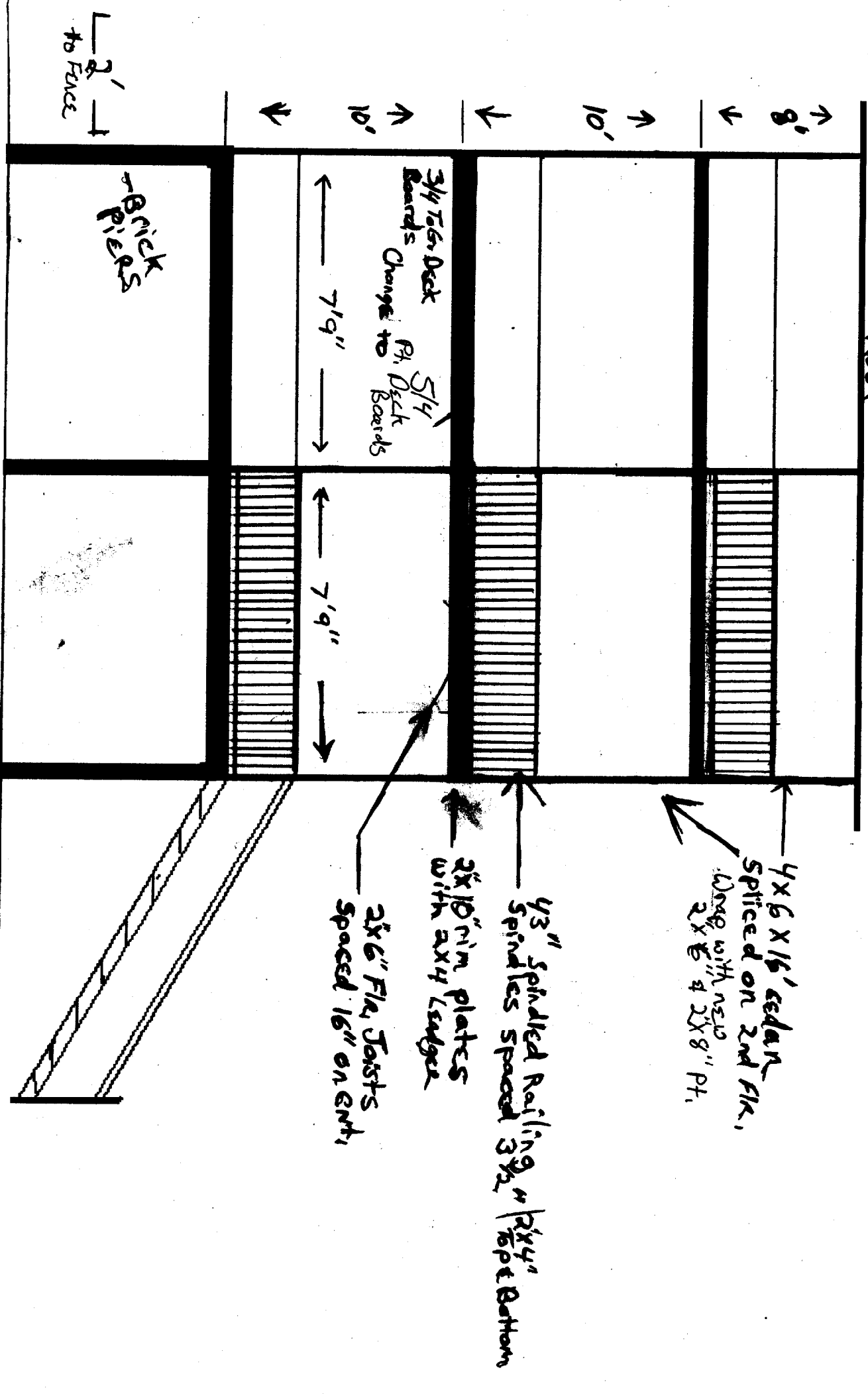
08/06/2003-mjn: need more detailed plans, advised owner

Front



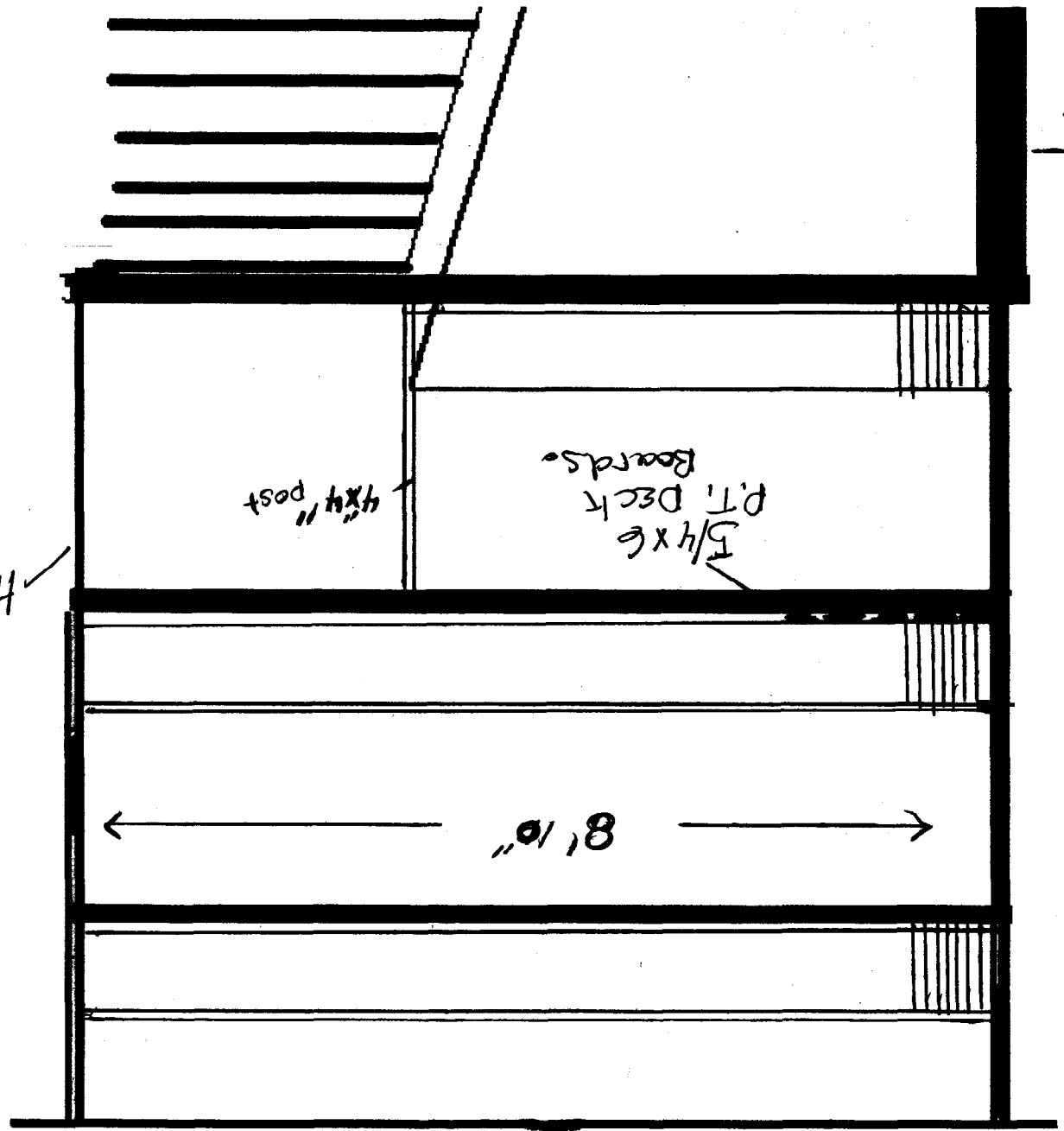
Front

Roof





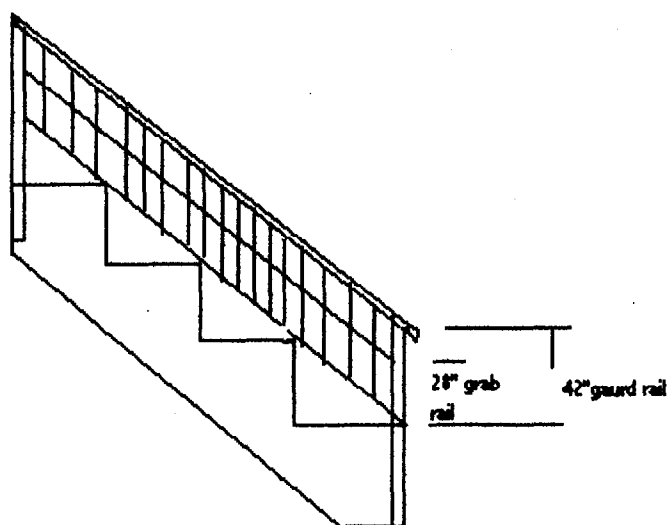
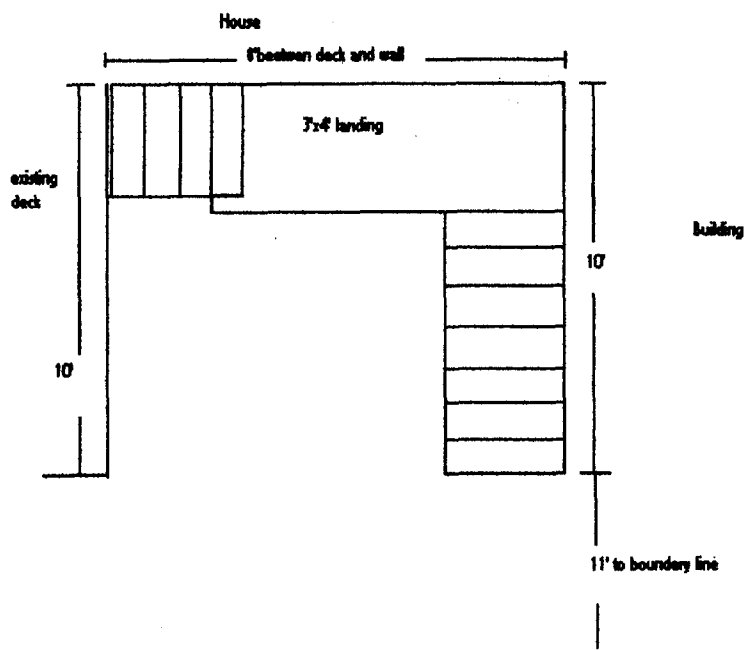
House



6'11" to sidewalk

Side

Stair Detail



The new stairs will come down four stairs down to a 3'x4' landing turn right and then down seven stairs to cement landing. Last stair will end eleven feet from said property line.

Stairs will be built to commercial code, with 7" rise and 11" deep treads 36" wide. All railings will be built the same as the deck railings with a grab-able handrail attached to the inside at 28" above tread nose.

All lumber will be pressure treated nominal construction lumber. Stair stringers will be cut from three 2"x12"s spaced 18" on center. Treads will be 5/4"x6" deck boards. Risers will be 3/4"x6".

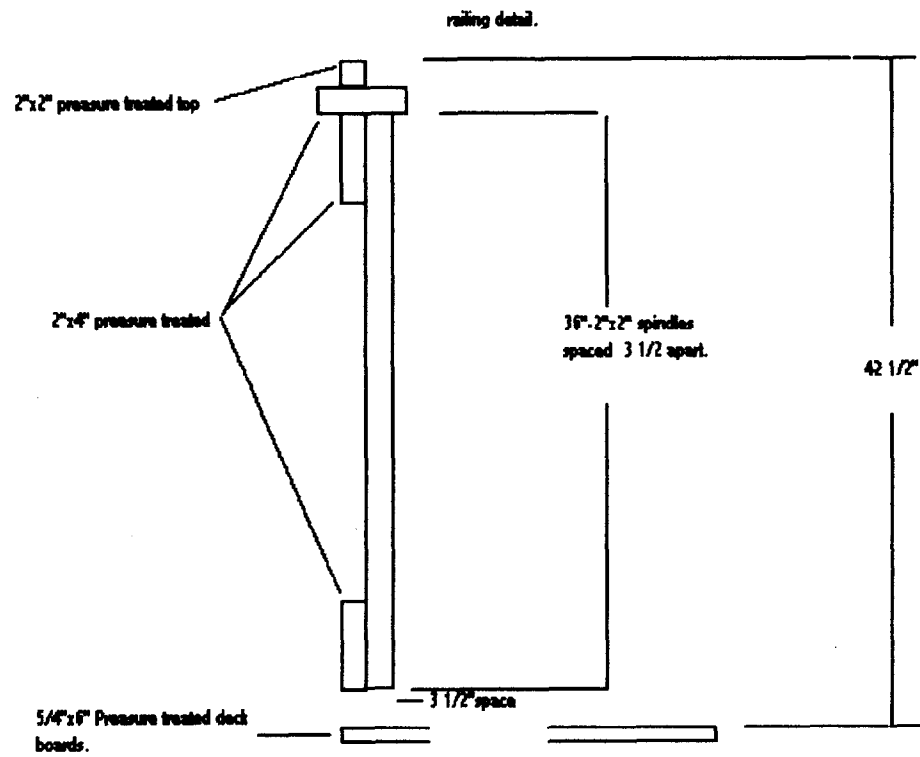
Landing will sit on existing 16" thick cement landing. Landing box will be made of 2"x6" box with 5/4" deck board surface on 4"x4" posts.

All stringers to be attached with metal Sampson strong ties. All posts will be carriage or lagged bolted to the sub structure.

All railings and handrails to be fastened securely with strong ties and 3 1/2" screws.

Diagram E.

Railing Detail



Railing is to be made up of three horizontal 2"x4" pressure treated members. Two on top one on bottom. With one 2"x2" member nailed across the top. Spindles will be made of 2"x2"x 36" pressure treated lumber spaced 3 1/2" apart. There is to be a 3 1/2" space between the surface of the deck and the bottom of the railing. Railing system is to be attached with 2"x2" strong ties at bottom of both top and bottom rails. Also toe nailed through the top of each member to the posts with 3 1/2" galvanized nails. All railing will be less than 8' in length.

PROJECT

Owner: Kathleen Wong
Project: Repair existing 3 story decks and stairs

Property Purchased: October 22, 2001

Location: 127 Cumberland Ave.
Portland, Maine 04103

Chart# 013 **Block:** D **Lot:** 15

The purpose of this project is to replace and repair any and all parts of the existing porches that are not to The City of Portland Code regulations and to eliminate the need to paint high use areas in the future, as I have all subsidized units, which require yearly inspections under HUD Regulations and to esthetically improve the appearance of the decks and my building. I have also been told that the stairs leading to the first deck are not to code.

In order to accomplish the above:

I would like to replace the existing decking with pressure treated decking on all three levels (after 12 months, I will treat the decking with Thomson's deck treatment); replace the existing railings (which had been built up to 44" and have bowed in some places creating a greater than 4" space between some spindles) with new pressure treated 43" rails with a 3.5" space between spindles. I plan to wrap all existing perpendicular support beams with pressure treated wood to eliminate having to paint (I have children in my building and do not want to be concerned with chipping paint); I successfully passed a lead paint inspection including dust wipe sampling on June 4, 2003 through Northeast Test Consultants. My plan also includes replacing the existing wooden gutters with new more efficient systems, so as to ensure no ice buildup on the ground level where people walk.

Change of stairs: (see Diagram E. (Railing Detail))
4 stairs down from existing deck to a 40"x48" landing built on 4x4 posts then down 7 steps to the ground to an existing 3" thick cement slab landing. All railings, risers and treads to be pressure treated lumber built to code:
11" tread

42" railings with grabby rail on inside. Posts will rest on existing landing.

See Floor Plan Diagram F. for Stair location and property lines.