

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0782	Issue Date:	CBL: C006001
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Location of Construction: 190 CONGRESS ST	Owner Name: Piercy, Jay	Owner Address: 55 Pine Street, Apt 3	Phone:
Business Name:	Contractor Name: Joel Duncan	Contractor Address: Portland	Phone: 2077128174
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit Remove and rebuild decks/stairs which is also 2nd egress <i>legal use - 3 dwelling units (per 1957 assessing records)</i>	Permit Fee: \$75.00	Cost of Work: \$6,000.00	CEO District: 1
Proposed Project Description: Remove and rebuild decks/stairs which is also 2nd egress & repair 2nd floor bathrooms		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>22</i> Type: <i>SB</i> <i>7/2/06</i>	
		Signature: <i>Greg Case</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: dmartin	Date Applied For: 05/25/2006	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>		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>06/16/06</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>ASU</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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Jay R. [Signature]
Signature of Applicant/Designee

7-18-06
Date

[Signature]
Signature of Inspections Official

7-18-06
Date

CBL: 017 0006 Building Permit #: 060782

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0782	Date Applied For: 05/25/2006	CBL: 017 C006001
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Location of Construction: 190 CONGRESS ST	Owner Name: Piercy, Jay	Owner Address: 55 Pine Street, Apt 3	Phone:
Business Name:	Contractor Name: Joel Duncan	Contractor Address: Portland	Phone (207) 712-8174
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Residential 3 unit Remove and rebuild decks/stairs which is also 2nd egress	Proposed Project Description: Remove and rebuild decks/stairs which is also 2nd egress & repair 2nd floor bathrooms
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/16/2006
Note: **Ok to Issue:**

- 1) This permit is being issued with the understanding that the back decks and steps will be rebuilt within the existing footprint since the building is legally nonconforming to setbacks.
- 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Mike Nugent **Approval Date:** 07/12/2006
Note: **Ok to Issue:**

- 1) All guards must be 42 inches with openings less than 4 inches with graspable handrails on both sides along the stairways.
- 2) Treads and risers are likely to be nonconforming, this is allowable pursuant to Section 3406.3 The Width must be 36 inches and the headroom must be 80 inches.

All risers must be closed.
- 3) All glazing in the stairway must be safety glazing unless it meets the following exemption:
 10. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.
 11. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread.
 Exception: Safety glazing for Item 10 or 11 is not required for the following installations where:
 1. The side of a stairway, landing or ramp which has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7; and
 2. The plane of the glass is greater than 18 inches (457 mm) from the railing.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 06/20/2006
Note: **Ok to Issue:**

Comments:
 6/13/2006-amachado: Left message for Jay Piercy. Need a plot plan of the lot. The decks need to be enclosed if there are stairways connecting them. Need revised plans.
 6/21/2006-mjn: Need structurals, spoke with Jay Piercy

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Business Name:	Contractor Name: Joel Duncan	Contractor Address: Portland	Phone (207) 712-8174
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

6/30/2006-ldobson: brought in additional information LJD

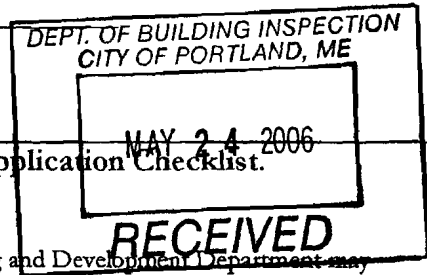
7/3/2006-mjn: After reviewing additional submissions, left message regarding achieving the 100psf required loading for the floors and stairs.



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: 190 CONGRESS STREET		
Total Square Footage of Proposed Structure (112 SQ FT 1 ST FLOOR)(112 FT ² 2 ND FLOOR)(168 FT ² 3 RD FLOOR)		Square Footage of Lot 2740 SQ FT.
Tax Assessor's Chart, Block & Lot Chart# 17 Block# "C" Lot# 6	Owner: JAY R. PIERCY	Telephone: 207-831-4799
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: JAY R. PIERCY 55 PINE STREET APT 3 PORTLAND, ME 04102	Cost Of Work: \$ 6000. ⁰⁰ Fee: \$ 75. ⁰⁰ C of O Fee: \$
Current Specific use: <u>CLOSED IN FIRE ESCAPE AND STORAGE</u>		
Proposed Specific use: <u>OPEN DECKS/FIRE ESCAPE/DAILY ACCESS TO APARTMENTS AS SECONDARY ACCESS.</u> <u>Enclose 2nd floor deck ! access for third floor.</u>		
Project description: FOUNDATION HAS MOVED AND THE CLOSED IN DECKS ARE SAGGING. EDGE OF DECK IS COMPLETELY ROTTEN. EXISTING STRUCTURE WILL BE TORN DOWN. FOUNDATION WILL BE POURED CONCRETE TUBES. DECKS WILL BE REBUILT USING 6X6 POSTS AND PRESSURE TREATED WOOD. FIRST AND SECOND FLOOR BATHROOMS WILL BE JACKED UP AND SHIMMED/REPAIRED.		
Contractor's name, address & telephone: JOEL DUNLAN PORTLAND, ME. 207-712-8174		
Who should we contact when the permit is ready: JAY R. PIERCY		
Mailing address: P.O. Box 10370 Phone: 207-831-4799 PORTLAND, ME 04104		



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, stop by the Building Inspection 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: <i>Jay R. Piercy</i>	Date: 5/14/06
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This is not a permit; you may not commence ANY work until the permit is issued.

#1016

05-1174

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, I, Peter Duffy, with a mailing address of P.O. Box 11172, Portland, County of Cumberland, in the State of Maine 04104,

FOR CONSIDERATION PAID, GRANTS TO

Jay Piercy, of 55 Pine Street, Portland, County of Cumberland, in the State of Maine 04102

with WARRANTY COVENANTS, the following:

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of Congress Street and the northeasterly sideline of Ponce Street; thence southeasterly by said northeasterly sideline of Ponce Street, 82.4 feet, more or less, to land now or formerly of Sarah C. Conales; thence by said Conales' land northeasterly 54.15 feet, more or less, to the division line established by the Supreme Judicial Court between Moses Gould and Thomas J. Deblois, et als., by the Commissioner's Return with the plan thereof recorded in the Cumberland County Registry of Deeds in Book 336, Page 27; thence by said division line northwesterly 21 1/2 feet to the premises conveyed to Dominic R. S. Toppi and Beverly A. T. Toppi to Saverio A. Cavallaro, et. Al.; thence South 61° west by said Cavallaro's land, 28.3 feet to an iron driven in the ground; thence North 29° west by said Cavallaro's land, 61 feet to a drill hole on the southeasterly sideline of Congress Street; thence, southwesterly by the southeasterly sideline of Congress Street, 25.85 feet to the point of beginning.

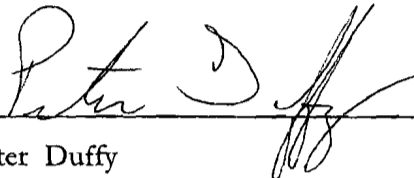
Together with and subject to certain easements as described in a deed from Robert R. Reno to Marieta Y. Atienza, dated February 10, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7067, Page 274, reference to which deed is made for a more specific description.

Subject to two right of ways granted to the abutter on the east side of property and reserving a right of way from the premises to the east as stated in instrument at Book 2380, Page 332.

Meaning and intending to describe and convey the same premises conveyed to Peter Duffy, by deed of Christopher M. Smith, deed dated August 20, 1999 and recorded in the Cumberland County Registry of Deeds at Book 14997, Page 174.

WITNESS my hand and seal this 7th day of April, 2006.

Witness



Peter Duffy

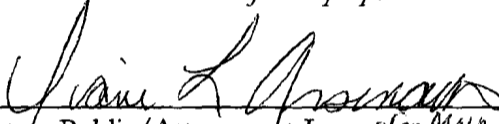
State of Maine

Cumberland County

April 7th, 2006

Personally appeared Peter Duffy known to me, or satisfactorily proven, to be the persons whose name IS subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained,

Before me,

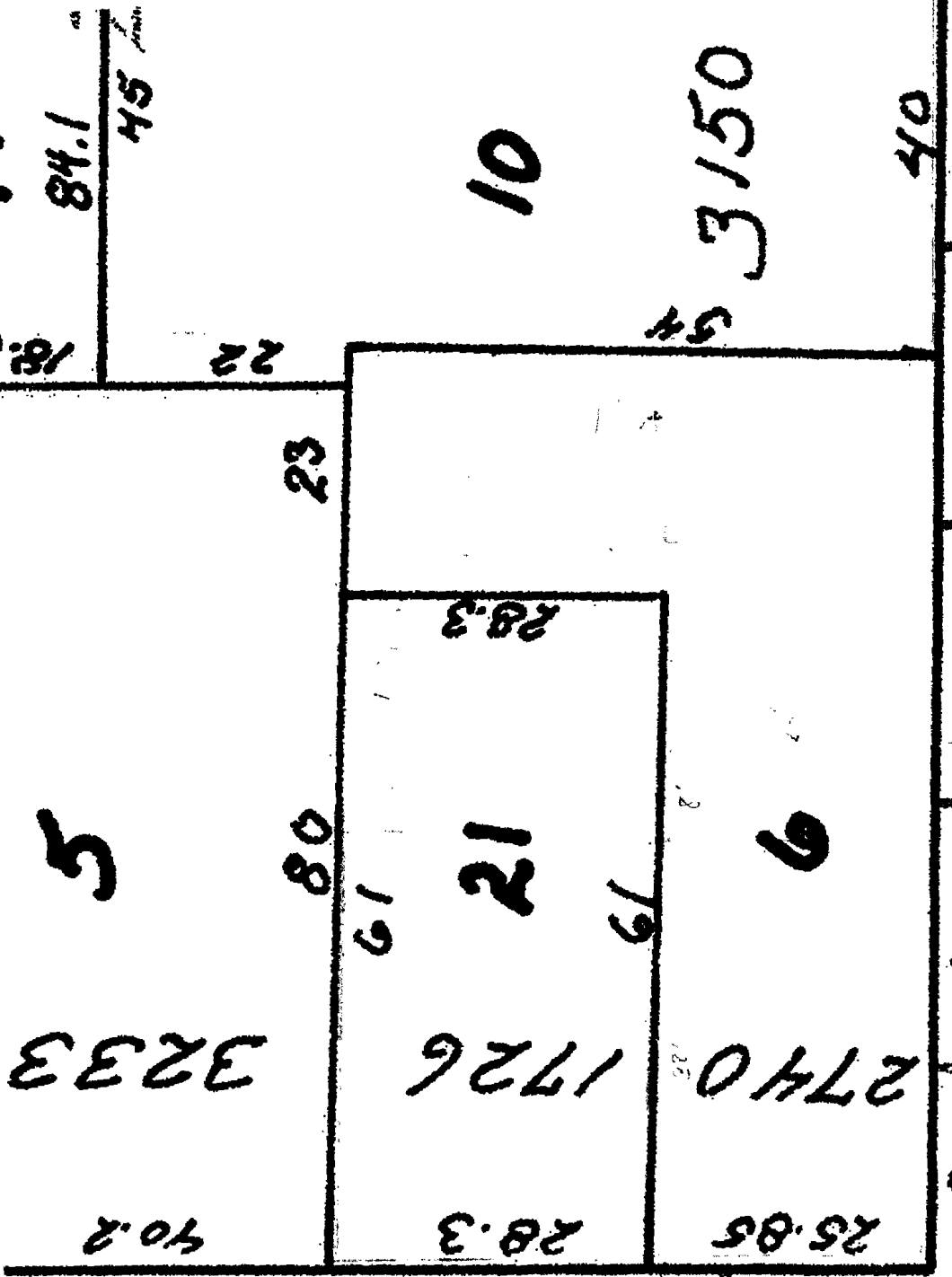


Notary Public/Attorney-at Law for Maine
My Commission Expires: 3/19/2010
DIANE L. ARSENAULT

Received
Recorded Register of Deeds
Apr 11, 2006 12:08:19P
Cumberland County
John B OBrien

C O N G R E S S

PLOT PLAN
190 CONGRESS ST

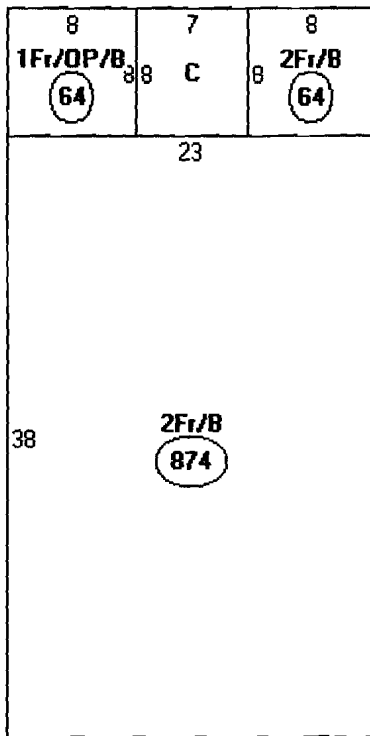


PONCE

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUN 14 2006.

RECEIVED



Descriptor/

- A: 2Fr/B
874 sqft
- B: 1Fr/OP/B
64 sqft
- C: FA/1Fr/OP.
56 sqft
- D: 2Fr/B
64 sqft

JAY R. PIERLY
190 CONGRESS ST.

COMMONWEALTH DYNAMICS, INC.
 95 Court Street
 PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 433-6060

JOB 190 CONGRESS ST
 SHEET NO. 3RD FLOOR FRAMING OF _____
 CALCULATED BY J. PIERCY DATE _____
 CHECKED BY _____ DATE _____

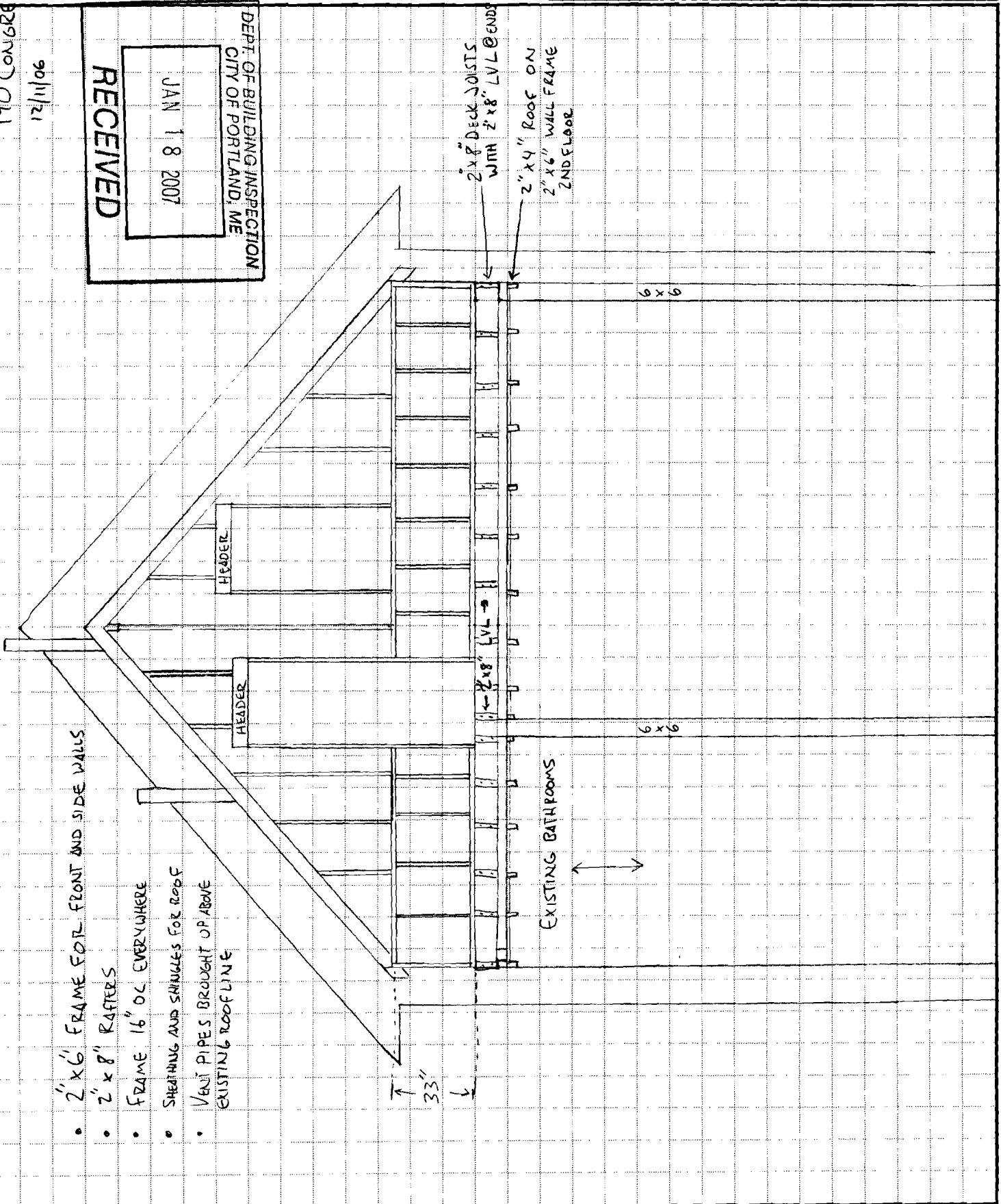
JAY R. PIERCY
 190 CONGRESS
 90/11/21

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
RECEIVED
 JAN 18 2007

SCALE _____

1 Block = 1'

- 2" x 6" FRAME FOR FRONT AND SIDE WALLS
- 2" x 8" RAFTERS
- FRAME 16" OC EVERYWHERE
- SHEATHING AND SHINGLES FOR ROOF
- VENT PIPES BROUGHT UP ABOVE EXISTING ROOFLINE



COMMONWEALTH DYNAMICS, INC.

95 Court Street
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(603) 433-6060

JOB 190 CONGRESS ST

SHEET NO. 1ST FLOOR STAIRS OF _____

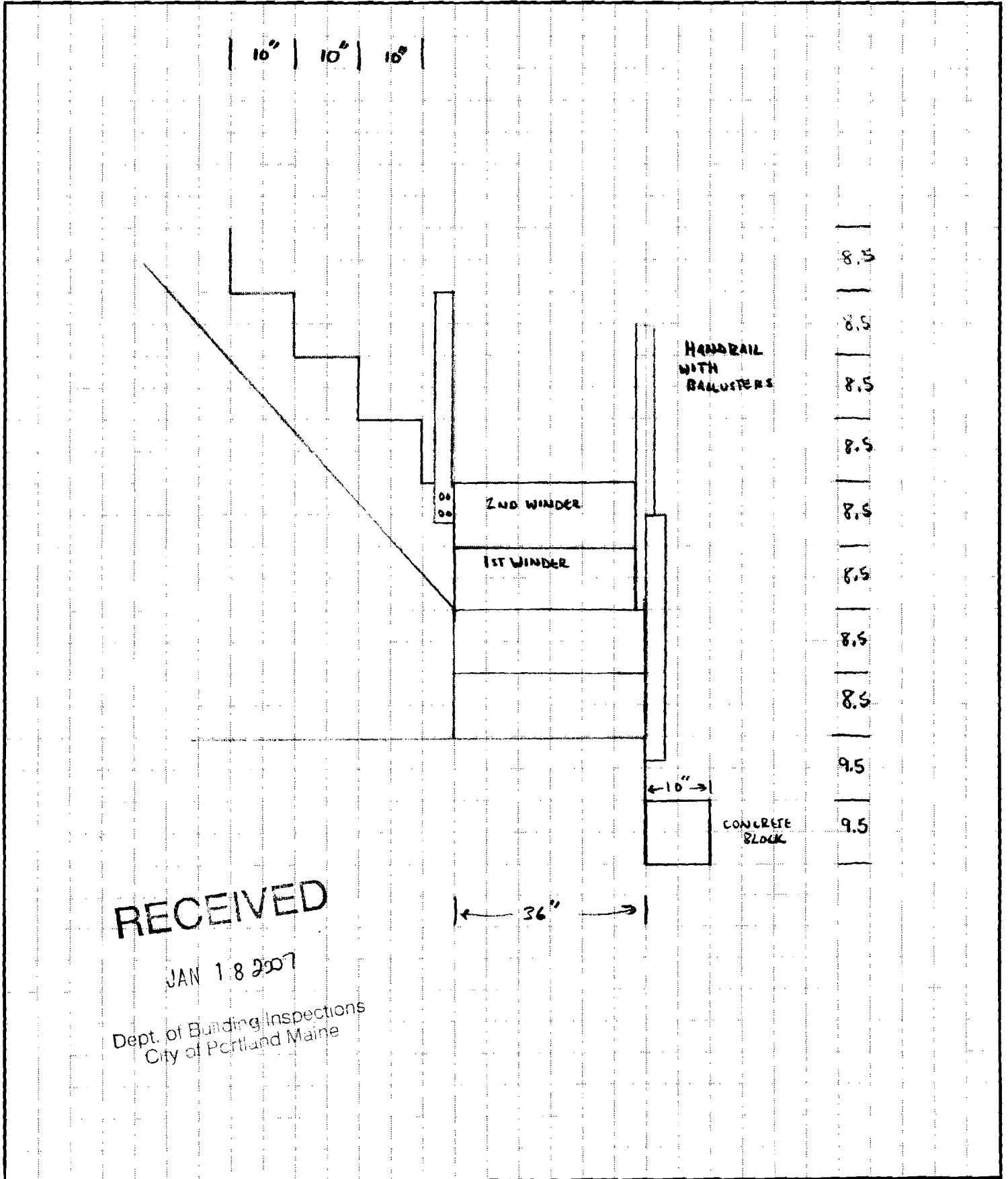
CALCULATED BY JAY R. PIERCEY

DATE 12/28/06

CHECKED BY _____

DATE _____

SCALE _____



RECEIVED

JAN 18 2007

Dept. of Building Inspections
City of Portland Maine

COMMONWEALTH DYNAMICS, INC.
 95 Court Street
 PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 433-6060

JOB JAY P. PIERCY 190 CONGRESS

SHEET NO. 3RD FLOOR

OF _____

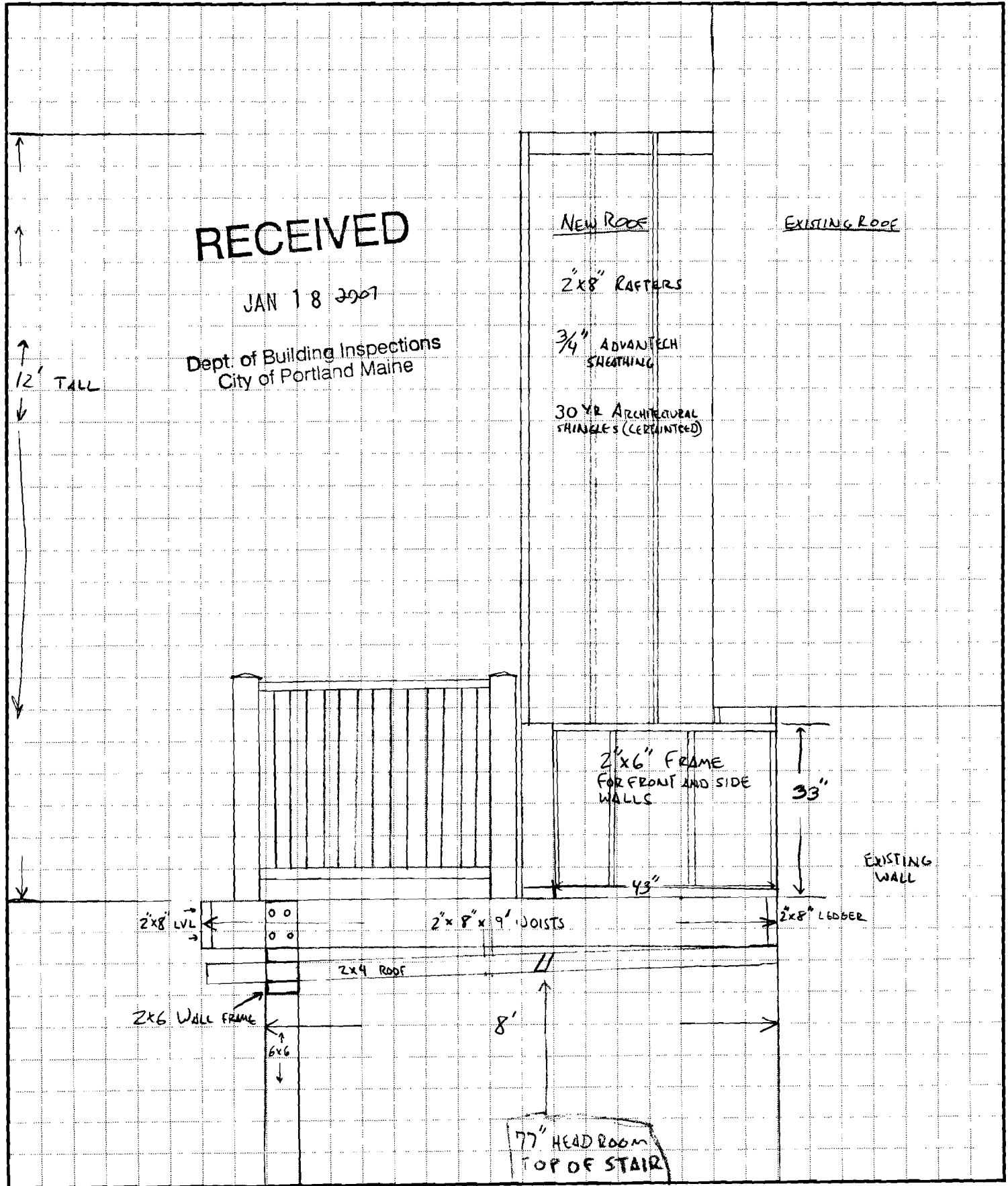
CALCULATED BY _____

DATE 12/11/06

CHECKED BY _____

DATE _____

SCALE 2 BLOCKS = 1'

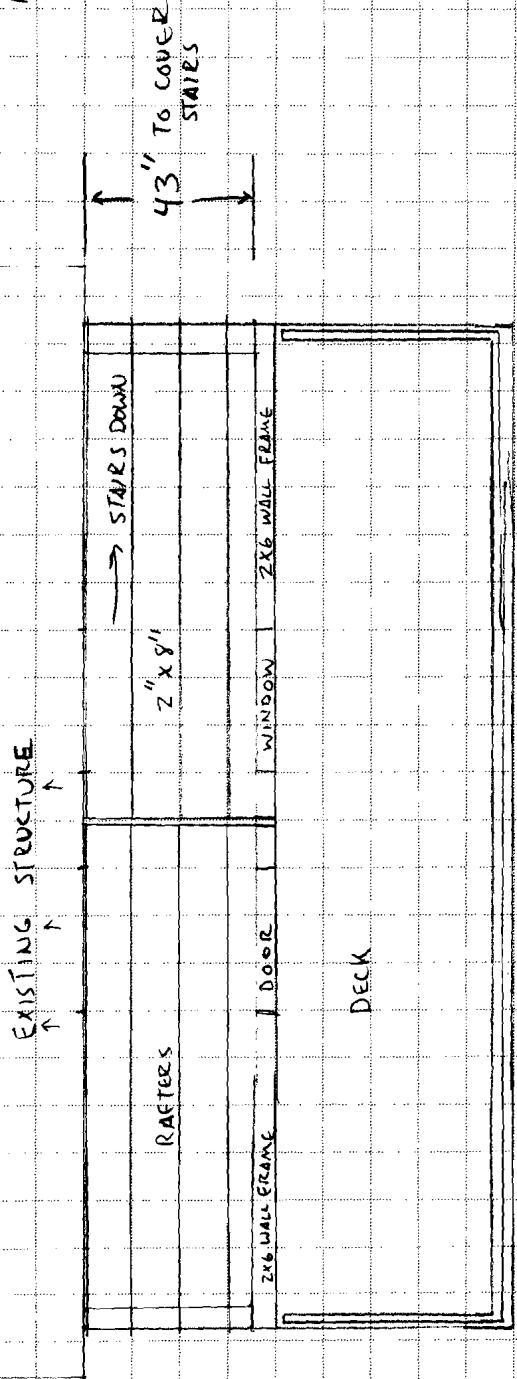


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JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

JAY R. P. ELLY
190 Congress
3RD Floor
R/11/06



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JAN 18 2007

Dept. of Building Inspections
City of Portland Maine

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(603) 433-6060

JOB 190 CONGRESS ST.

SHEET NO. 2ND FLOOR ROOF FRAMING OF _____

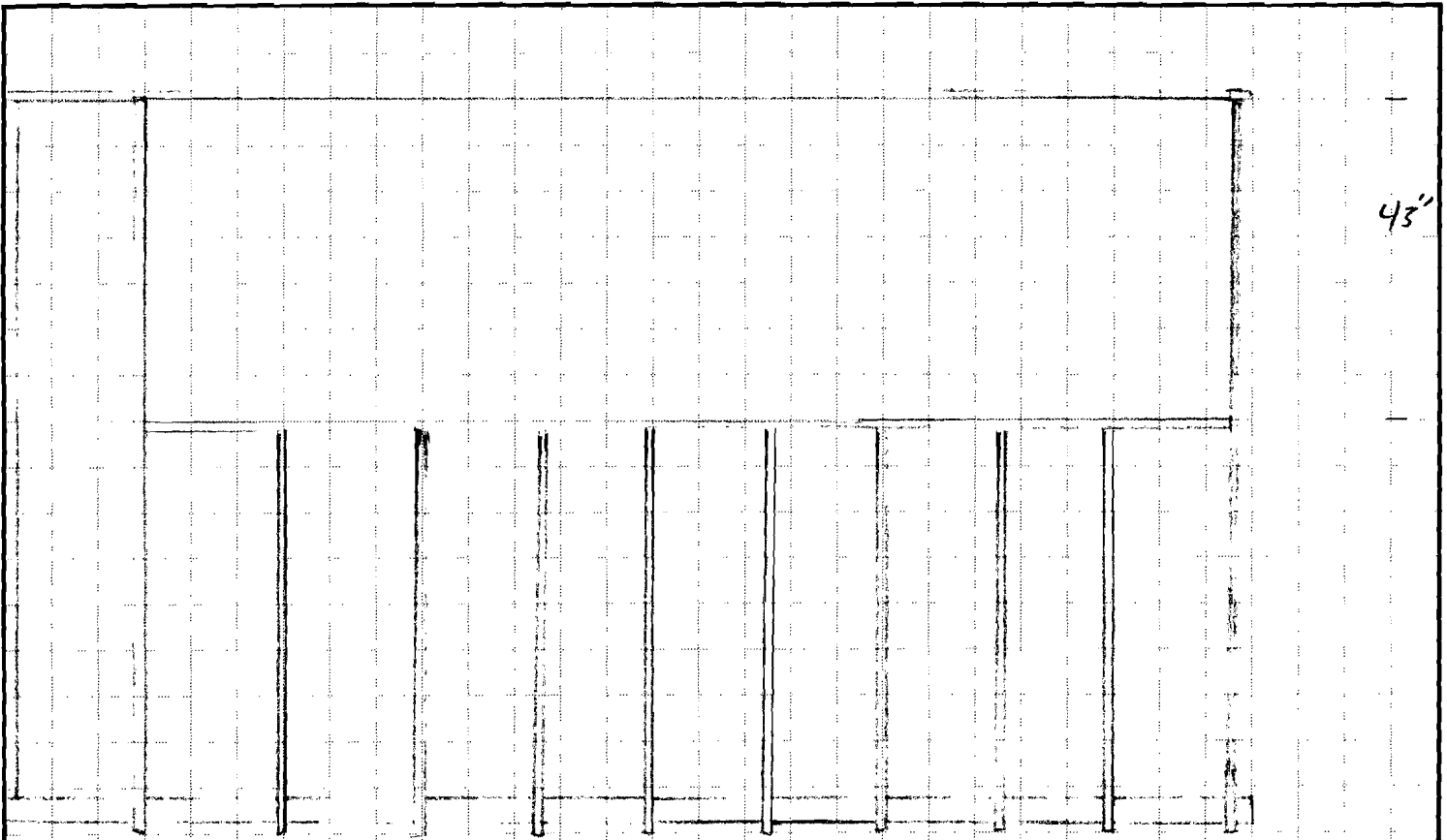
CALCULATED BY J. PIERCY

DATE 1/16/07

CHECKED BY _____

DATE _____

SCALE _____



- * 2x4 CONSTRUCTION FOR ROOF
- * 16" ON CENTER

- * 2x8 CONSTRUCTION FOR DECK (3RD FLOOR)
- * 16" O.C.
- * SAME DESIGN AS FALSE ROOF (ONLY LEVEL)

RECEIVED

JAN 18 2007

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City of Portland Maine

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JOB 190 CONGRESS ST

SHEET NO. 2ND TO 3RD FLOOR STAIRS OF _____

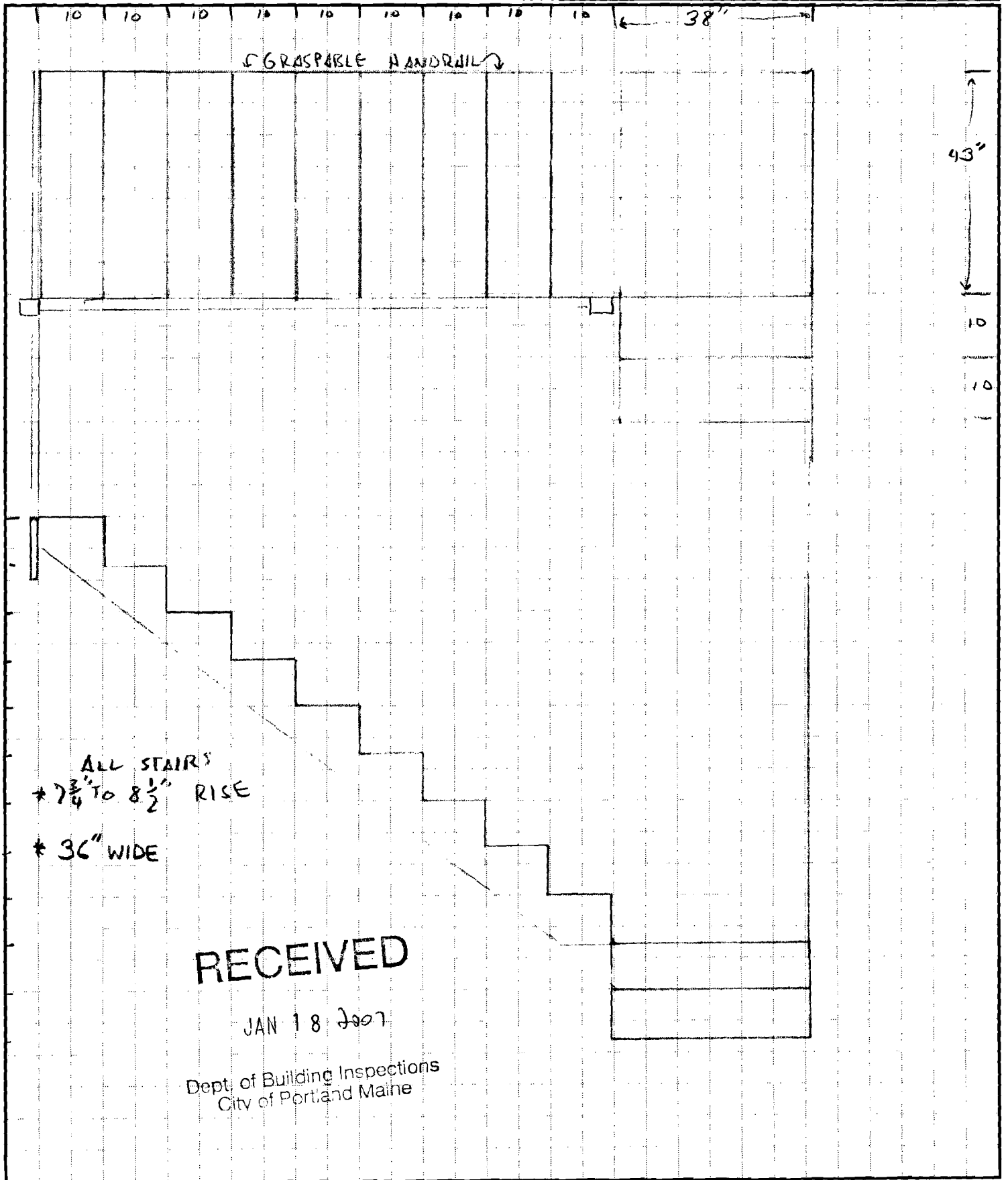
CALCULATED BY J. PIERCY

DATE 1/16/07

CHECKED BY _____

DATE _____

SCALE _____



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JOB 190 CONGRESS ST

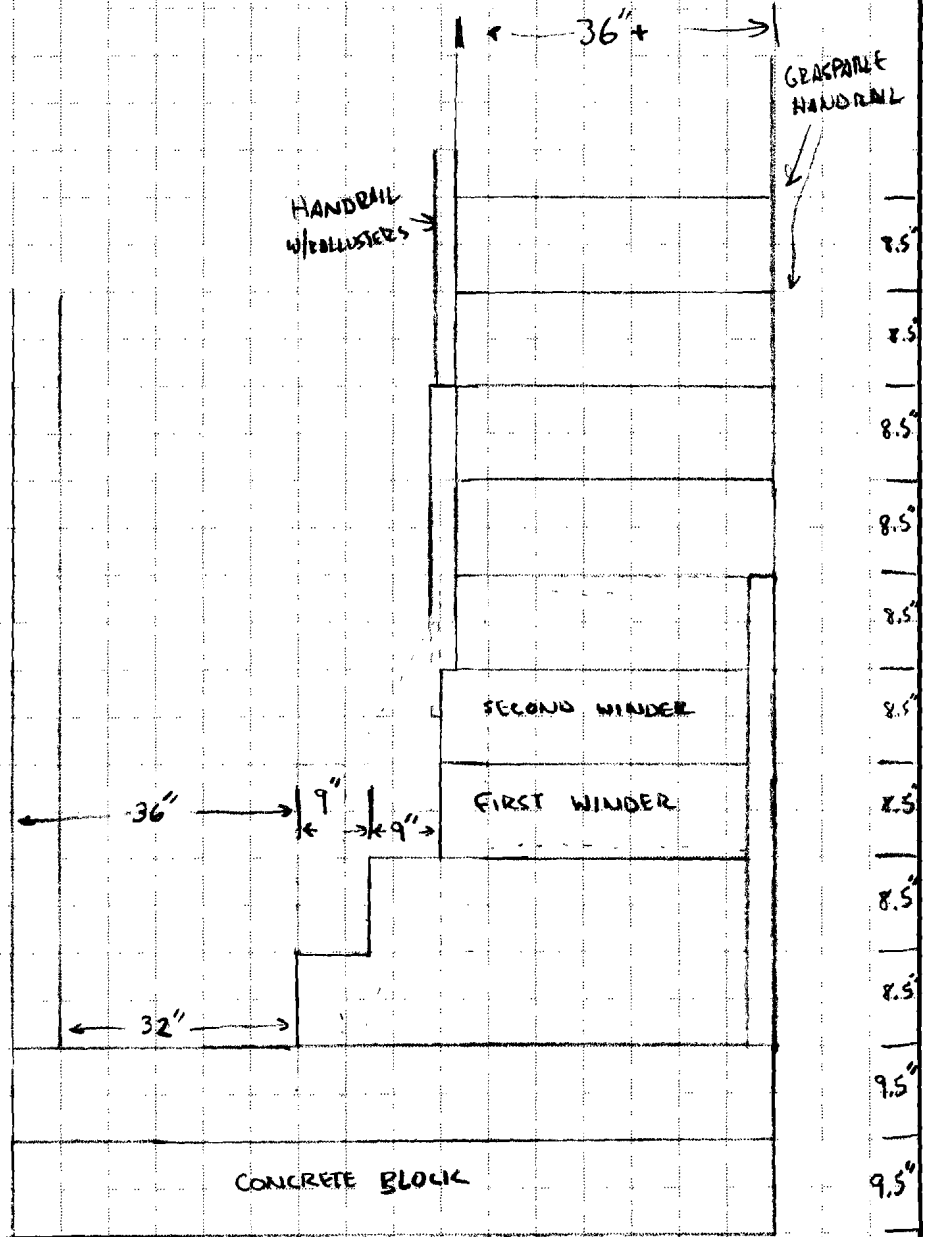
SHEET NO. 1ST FLOOR STAIRS OF _____

CALCULATED BY JAY R. PERCY DATE 12/28/06

CHECKED BY _____ DATE _____

SCALE _____

DOTTED LINES SHOW
HANDRAIL WITH BALUSTERS
ON OUTSIDE EDGE OF STAIRS



RECEIVED

JAN 18 2007

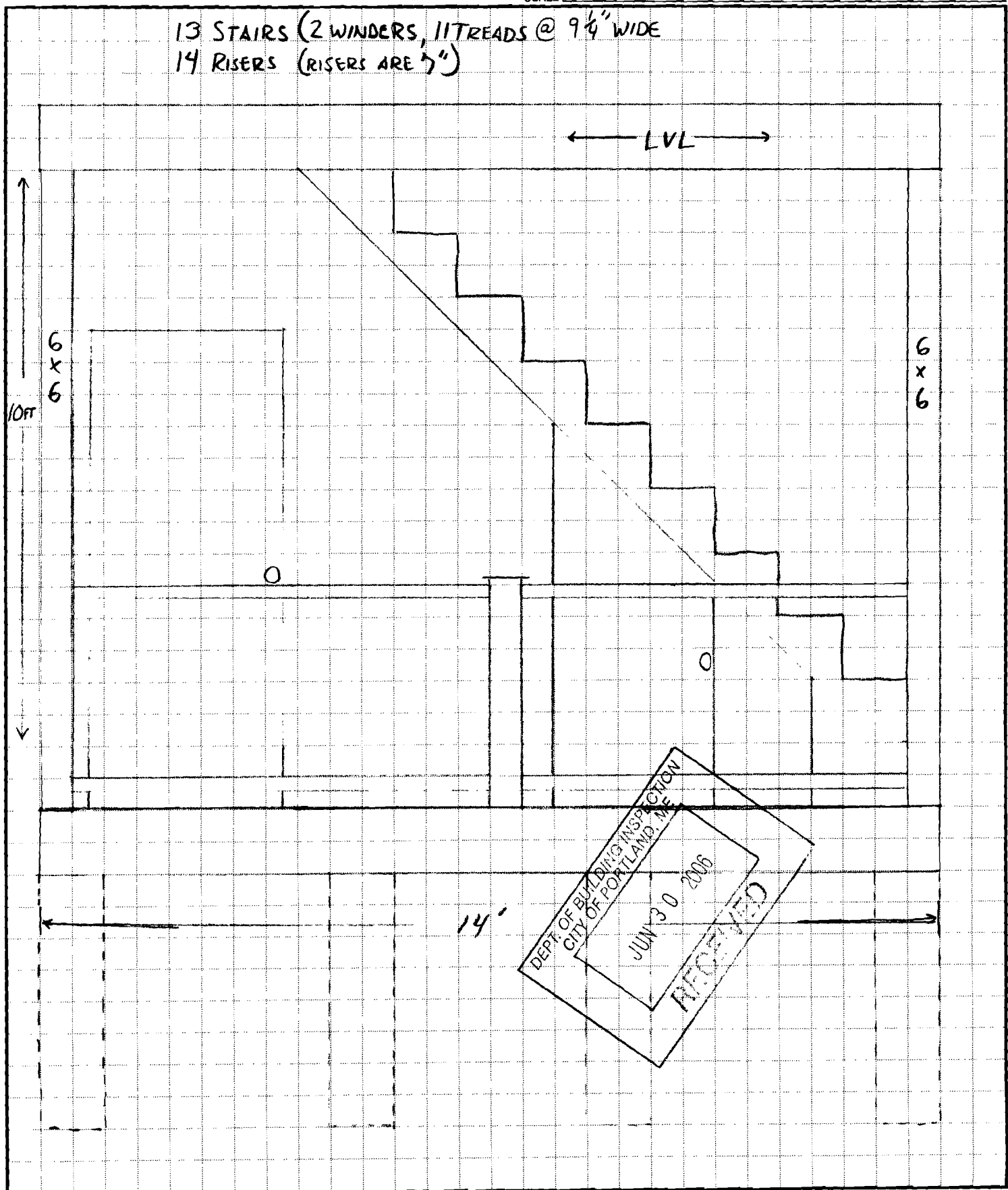
Dept. of Building Inspections
City of Portland Maine

COMMONWEALTH DYNAMICS, INC.
95 Court Street
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-6060

JOB 190 CONGRESS ST
SHEET NO. 1ST FLOOR OF _____
CALCULATED BY J. PIERCY/J. DUNCAN DATE 6-28-06
CHECKED BY _____ DATE _____

SCALE _____

13 STAIRS (2 WINDERS, 11 TREADS @ 9 1/4" WIDE)
14 RISERS (RISERS ARE 7")



JAY R. PIERCY

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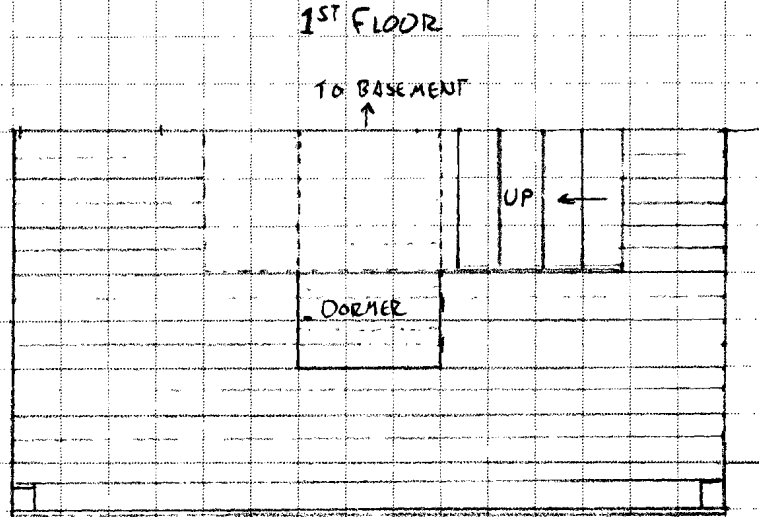
JOB 190 CONGRESS ST

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



JAY R. PIERCY

JOB 190 CONGRESS ST.

COMMONWEALTH DYNAMICS, INC.

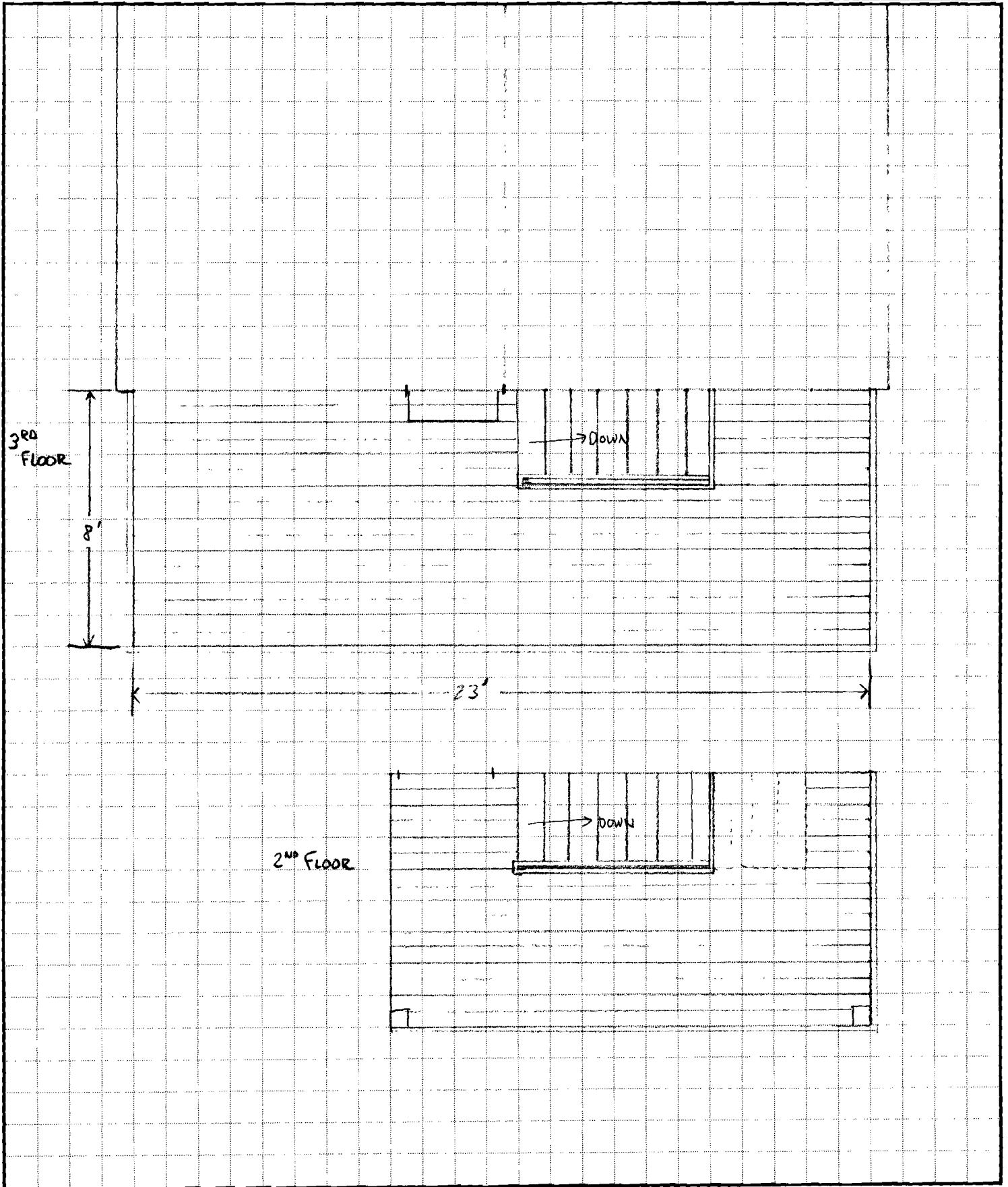
95 Court Street
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(603) 433-6060

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

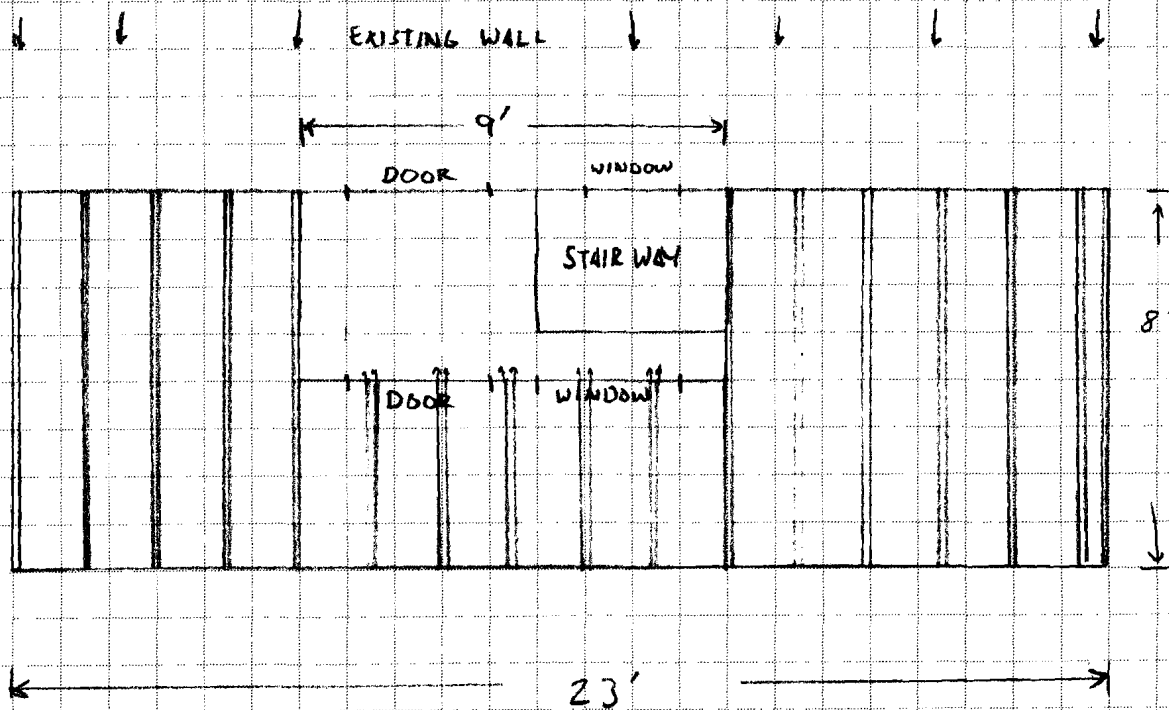


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(603) 433-6060

JOB 190 CONGRESS ST
SHEET NO. 3RD FLOOR OF _____
CALCULATED BY PIERCY/DUNCAN DATE 6-28-06
CHECKED BY _____ DATE _____

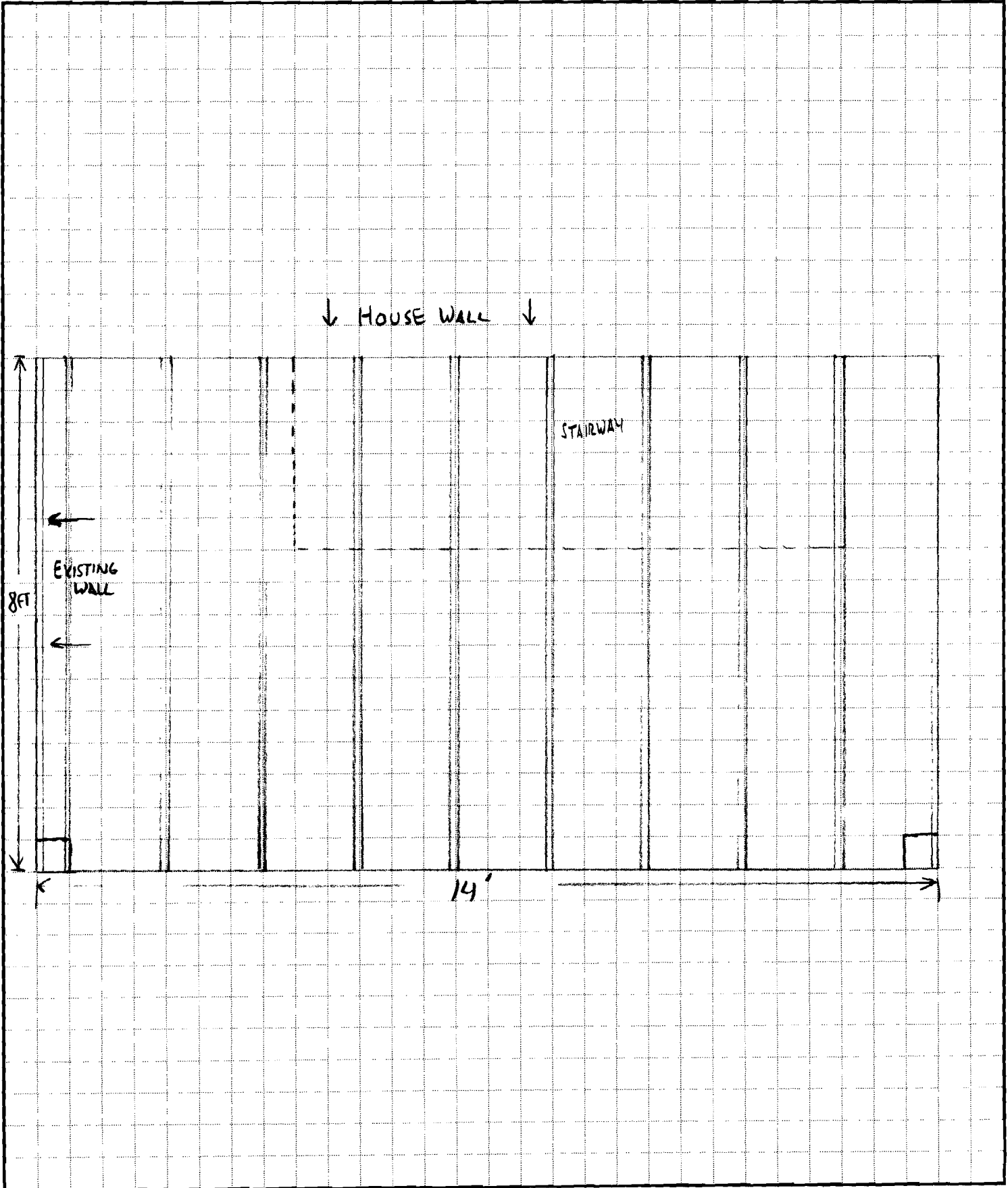
SCALE _____

- 42" DECK RAILING SYSTEM
- STAIRWAY COVER WILL HAVE 2x4x8 WALLS, ROOF WILL CONSIST OF 2x4 FRAMING WITH ARCHITECTURAL SHINGLES
- OUTSIDE DOOR WILL BE HOLLOW METAL DOOR WITH WINDOW
- ALL WINDOWS WILL BE DOUBLE HUNG STYLE FROM HOME DEPOT



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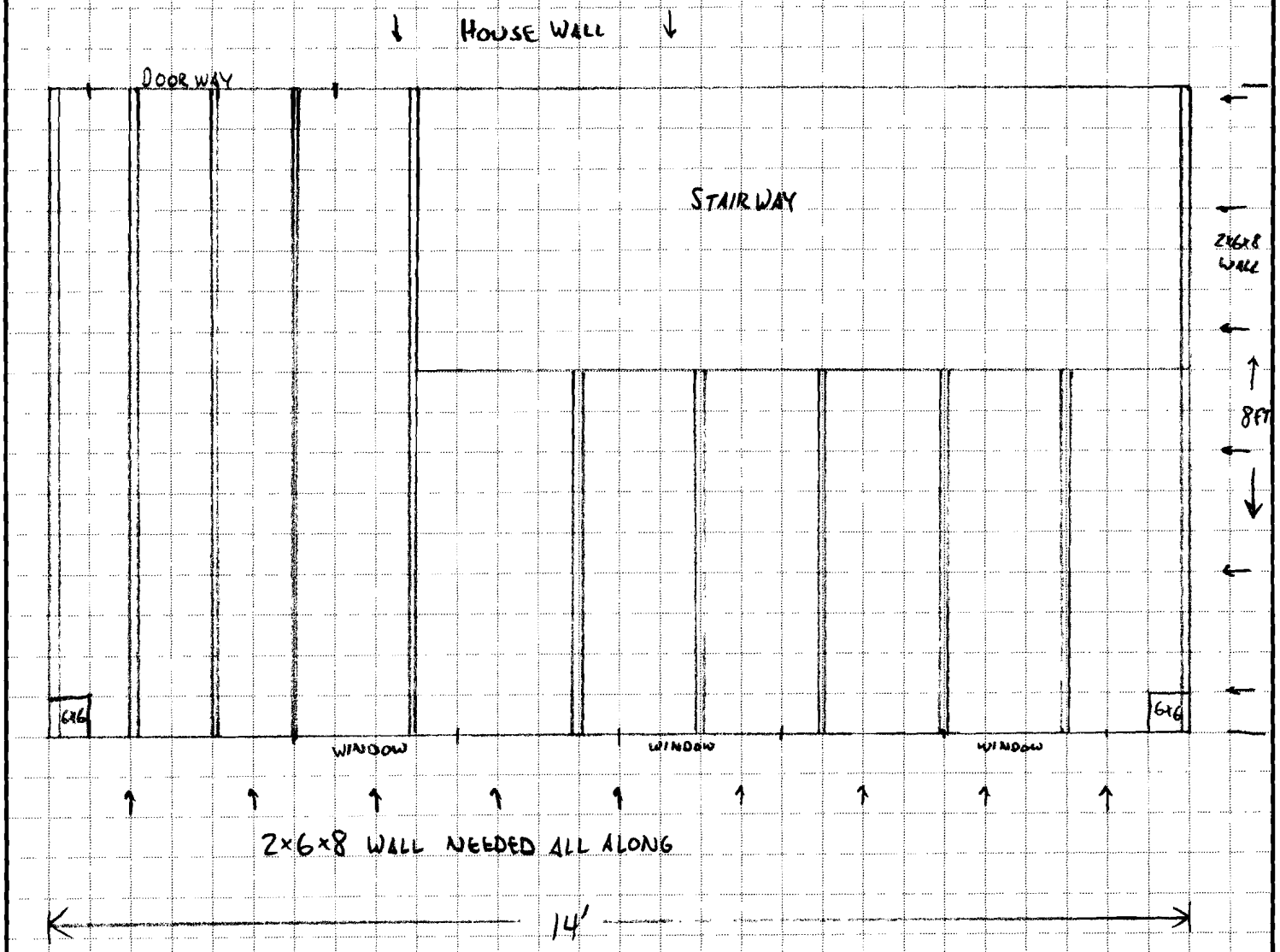
JOB 190 CONGRESS ST
SHEET NO. 1ST FLOOR-PLAN OF _____
CALCULATED BY J. PERCY/J. DUNLAN DATE 6-28-06
CHECKED BY _____ DATE _____
SCALE _____



COMMONWEALTH DYNAMICS, INC.
95 Court Street
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-6060

JOB 190 CONGRESS ST
SHEET NO. 2ND FLOOR OF _____
CALCULATED BY J. PIERCY/J. DUNLAN DATE 6-28-74
CHECKED BY _____ DATE _____
SCALE _____

STAIRS
13 TREADS (2 WINDERS, 11 REGULAR @ 9 1/4")
14 RISERS (7" PREPRIMED PINE)
3 WINDOWS IN FRONT DOUBLE HUNG FROM HOME DEPT.
HEIGHT OF SECOND FLOOR IS 8 FT
2x6x8 WALLS NEEDED ON OUT SIDE WALLS

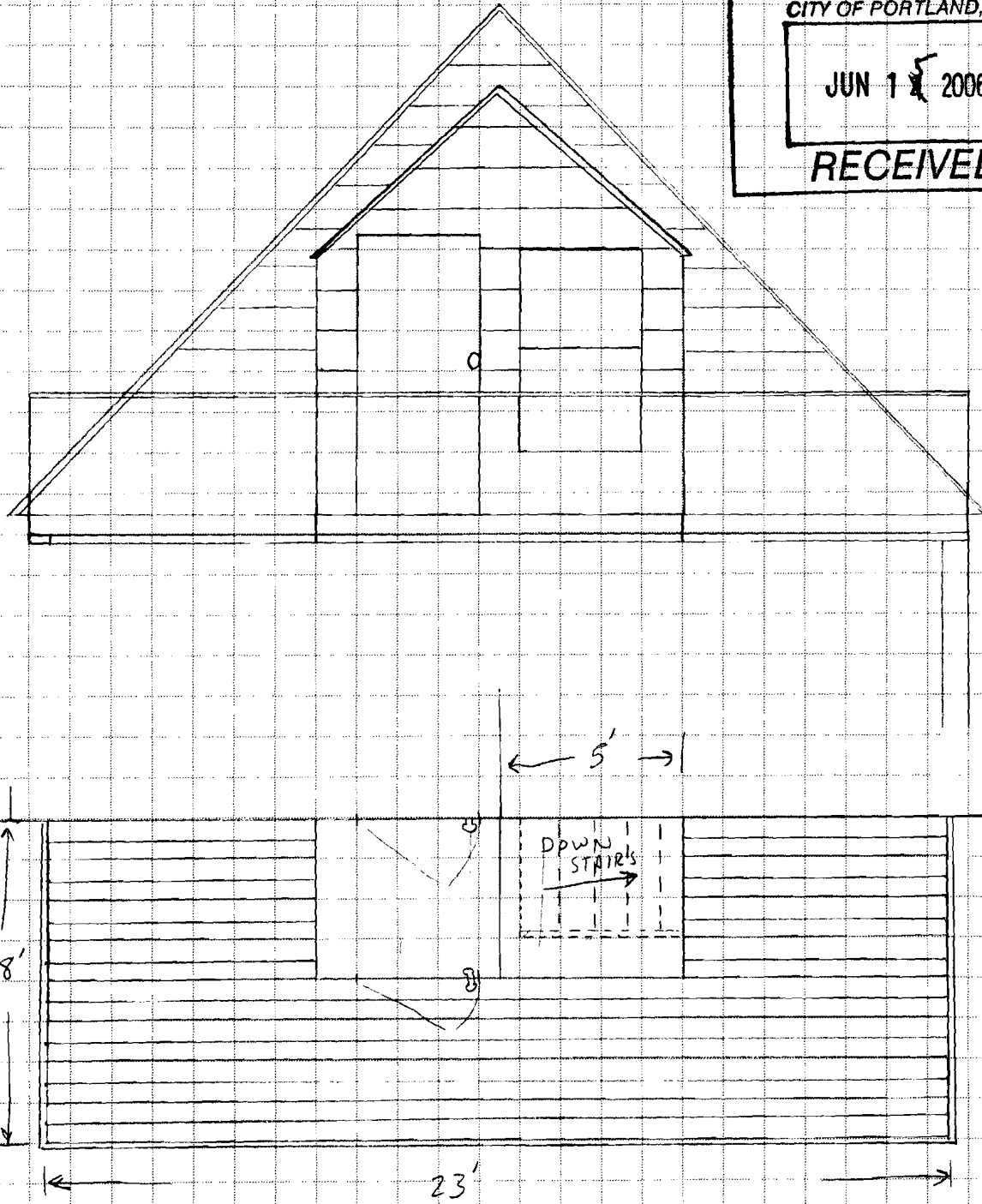


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95 Court Street
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(603) 433-6060

JOB 190 CONGRESS ST.
SHEET NO. OPTION #2 OF _____
CALCULATED BY JAY R. PIERCY DATE _____
CHECKED BY _____ DATE _____

SCALE _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 15 2006
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JOB 190 CONGRESS ST
SHEET NO. OPTION #1 OF _____
CALCULATED BY JAY R. PIERCY DATE _____
CHECKED BY _____ DATE _____

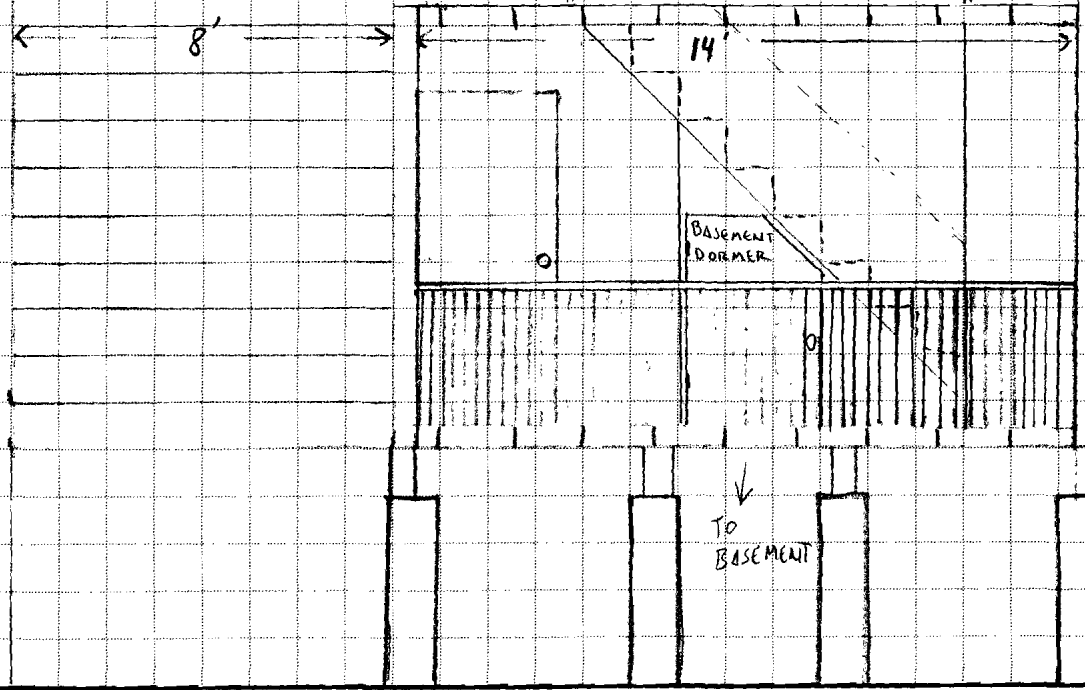
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 15 2006
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SCALE _____

3RD FLOOR
*CLOSED IN 4'
ALL ACROSS TO
MATCH ROOF LINE
*REMAINING 4' WILL
BE THE DECK

SLANTED
ROOF
ALL ACROSS

2ND FLOOR
*CLOSED IN
WITH
WINDOWS



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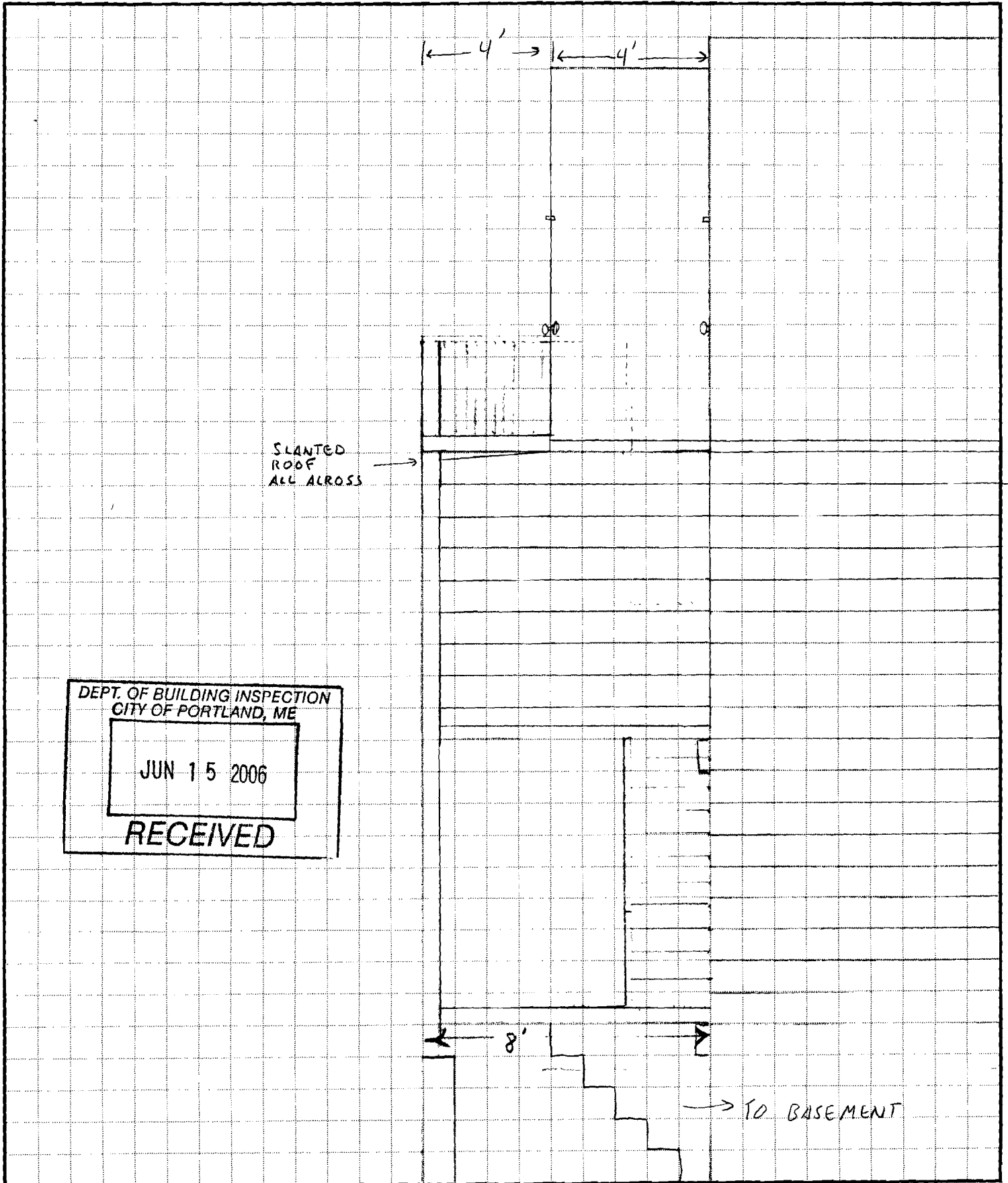
JOB 190 CONGRESS ST.

SHEET NO. _____ OF _____

CALCULATED BY JAY R. PIERCE DATE _____

CHECKED BY _____ DATE _____

SCALE _____



JAY R. PERCY

JOB 190 CONGRESS ST

COMMONWEALTH DYNAMICS, INC.

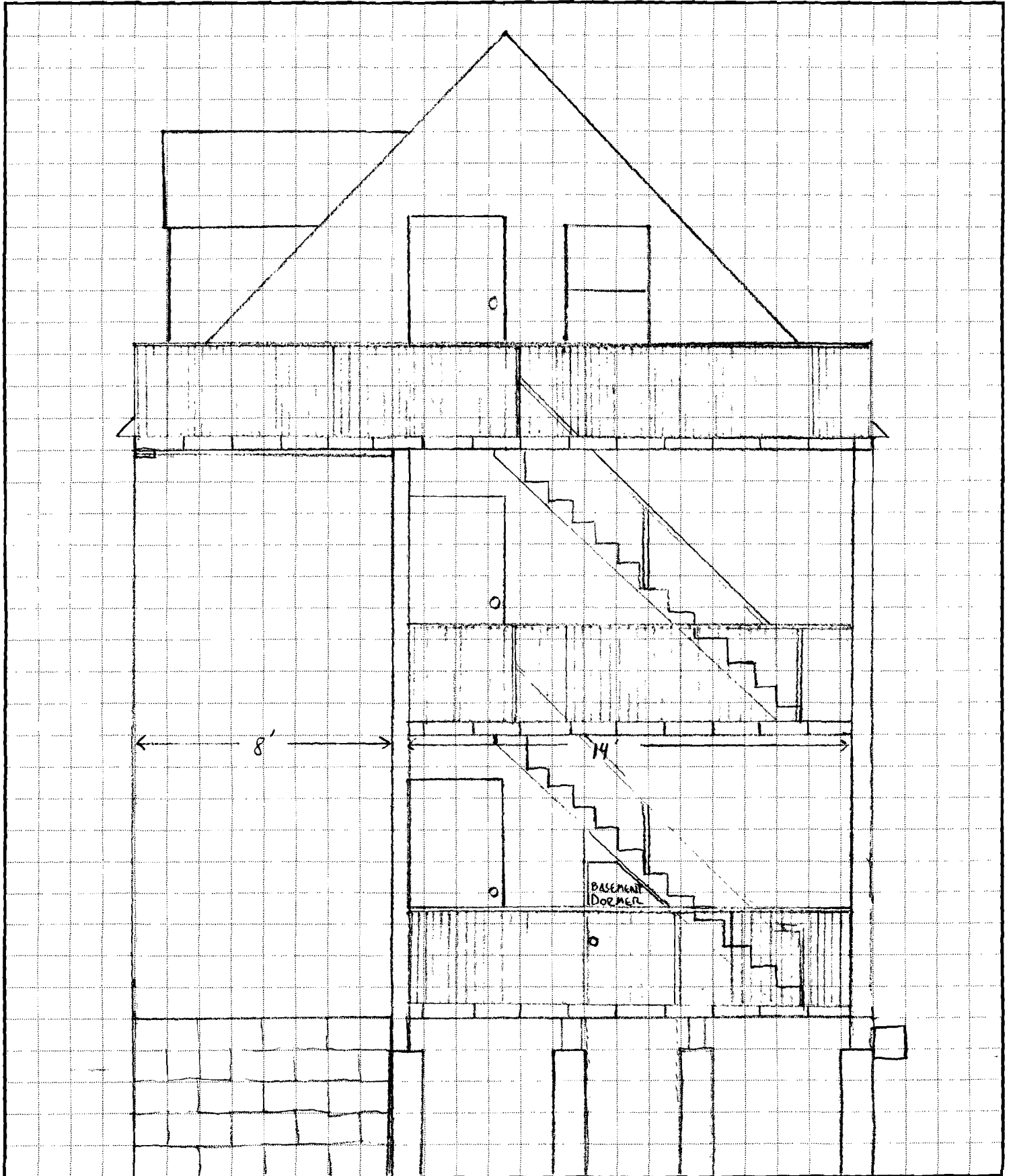
95 Court Street
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-6060

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



JAY R. PIERCY

JOB 190 CONGRESS ST.

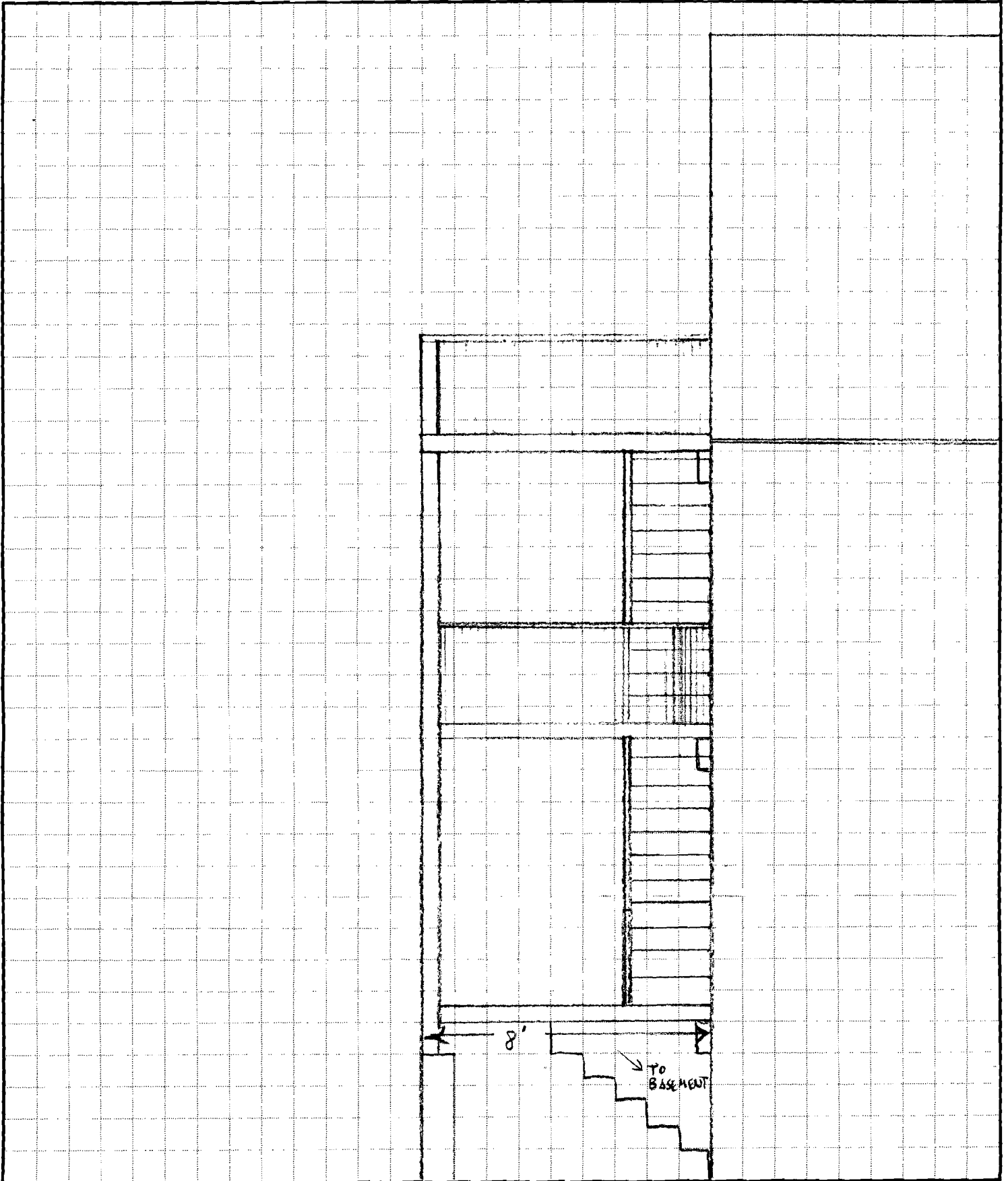
COMMONWEALTH DYNAMICS, INC.
95 Court Street
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-6060

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

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SCALE _____





190 CONGRESS
2ND FLOOR

190 CONGRESS
2ND FLOOR





190 CONGRESS

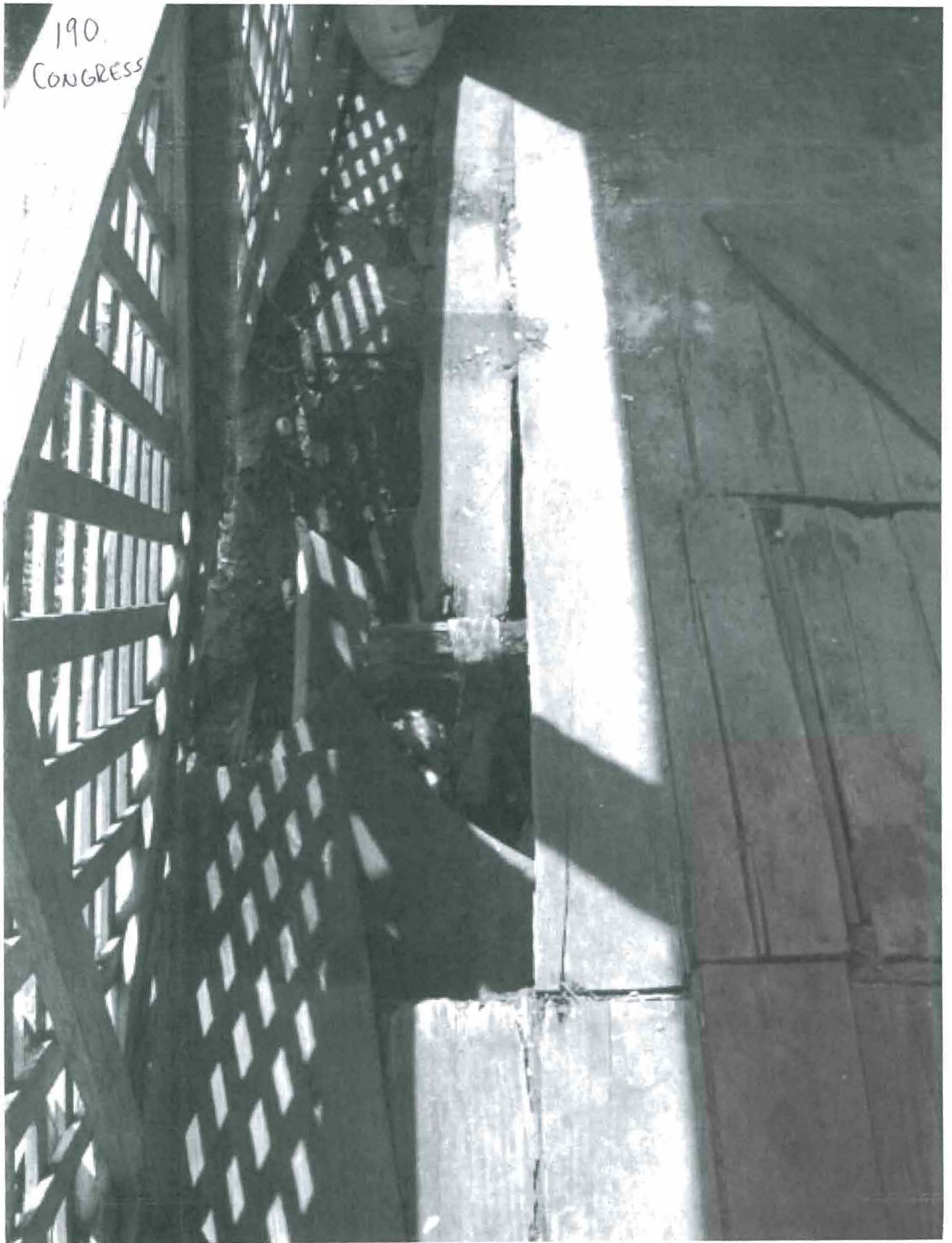


190 CONGRESS

190 CONGRESS



190.
CONGRESS



190 CONGRESS



190 CONGRESS



190 CONGRESS
3RD FLOOR



190 CONGRESS
UP TO 2ND
FLOOR



190 CONGRESS



190 CONGRESS



190 Congress
3rd Floor

