

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>PERMIT ISSUED</b>		CBL:
Permit No: 01-0827	Issue Date: Jul 29 2001	022 J025001

<b>Location of Construction:</b> 161 Cumberland Ave	<b>Owner Name:</b> Bauer Allen J	<b>Owner Address:</b> 224 Falmouth Rd	<b>Phone:</b> n/a
<b>Business Name:</b> n/a	<b>Contractor Name:</b> American Carpentry	<b>Contractor Address:</b> 3 Orchard Circle Westbrook	<b>Phone:</b> 2077978229
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Building Miscellaneous	<b>Zone:</b> R-6

<b>Past Use:</b> Multi-Family 3 Units	<b>Proposed Use:</b> Same: Install Stairs for Fire Escape. Mail when ready. See application for address.	<b>Permit Fee:</b> \$36.00	<b>Cost of Work:</b> \$2,000.00	<b>CEO District:</b> 1
<i>legal # of units = 3 per microfiche</i>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>A-2</i> Type: <i>5B</i>	

<b>Proposed Project Description:</b> Install Stairs for Fire Escape	<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>
	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
	<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 07/10/2001	<b>Zoning Approval</b>
--------------------------------	--	------------------------

<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 <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"/> <i>see old permit - stair replacement</i> Date: <i>7/20/01</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:
	<i>sec 14 - 140 Abas construction of stairs for the express</i>		

**PERMIT ISSUED WITH REQUIREMENTS**

**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

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*** 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 (include Portion of Building): <b>161 CUMBERLAND AVE, PORTLAND</b>			
Total Square Footage of Proposed Structure <b>STAIRS</b>		Square Footage of Lot <b>1,734</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>22</b> Block# <b>J</b> Lot# <b>25</b>		Owner: <b>ALLEN BAUER</b>	Telephone#:
Owner's Address: <b>4 HUNTER'S WAY, FALMOUTH</b>	Lessee/Buyer's Name (If Applicable) <b>APPLICANT</b> <b>WILLIAM C. BOVILL, LINFORD BOYLE</b> <b>50 FAIRLAWN AVE.</b> <b>SOUTH PORTLAND, MAINE 04102</b>	Cost Of Work: <b>\$ @ 2,000</b>	Fee <b>\$ 36.00</b>
Proposed Project Description: (Please be as specific as possible) <b>SEE ATTACHED SHEET</b> <b>799-7945</b> <b>Stairs for 2<sup>nd</sup> means of egress</b> <b>(fire escape)</b>			
Contractor's Name, Address & Telephone <b>AMERICAN CARPENTRY</b> <b>797-8229</b> <b>30 RICHARD CIRCLE, WESTBROOK 04092</b>		Rec'd By <b>11/10/01</b> <b>Guy</b>	
Current Use: <b>3-unit apt. building</b>		Proposed Use: <b>SAME</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement;
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <b>William C. Bovill</b> <b>Linford Boyle</b>	Date: <b>11/23/99</b>
---	-----------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Mail TO:  
Bauer + Gilman Const. LLC  
361 U.S. RT 1  
Falmouth ME 04105  
781 8522

RECEIVED  
CITY OF PORTLAND  
JUL 10 2001

BUILDING PERMIT REPORT

DATE: 11 July 2001 ADDRESS: 161 Cumberland Ave. CBL 022-J-025

REASON FOR PERMIT: To install stairs for second means of egress.

BUILDING OWNER: Allen J. Bauer

PERMIT APPLICANT: CONTRACTOR American Carpentry

USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 2,000.00 PERMIT FEES: \$361.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*30, \*33, \*36, \*38, \*39, #3

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \* 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \* 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *to remain 3 dwelling units This is Not an Approval to add a New unit.*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
- \*38. *This permit is being issued with the understanding that exterior stair can not be constructed as per section 1025.1.3 of the building code. (see attached)*
- \*39. *All requirements of section 1025.0 fire escape shall be followed. (see attached)*

D. Smith, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

that conditions of occupancy of the building require that the *exits* be available. All stairs within or serving a *dwelling unit* shall be provided with illumination and controls in accordance with Section 1207.0. Lighting shall also be provided to illuminate the *exit discharge*. *Means of egress* lighting in occupancies in Use Group R-2, other than lighting within a *dwelling unit*, shall be wired on a circuit independent of circuits within any *dwelling unit*. The disconnecting means and overcurrent protection device shall not be located within a *dwelling unit* or such that access to such devices must be obtained by going through a *dwelling unit*.

**1024.2 Intensity of illumination:** The intensity of floor lighting shall not be less than 1 footcandle (11 lux) except as provided for in Section 1024.3.

**1024.3 Use Groups A and E:** In occupancies in Use Groups A and E for the exhibition of motion pictures or other projections by means of directed light, the minimum required illumination of aisles during such period of projection shall be 0.2 footcandle (2 lux).

**1024.3.1 Control:** The lighting of *exits*, aisles and auditoriums shall be controlled from a location that does not provide access to unauthorized persons. Supplementary control shall be provided as specified in Section 411.4 in the motion picture projection room.

**1024.4 Power source:** *Means of egress* lighting in all buildings, rooms or spaces required to have more than one *exit* or *exit access* shall be connected to an emergency electrical system that complies with Section 2706.0 to assure continued illumination for a duration of not less than 1 hour in case of emergency or primary power loss.

### SECTION 1025.0 FIRE ESCAPES

**1025.1 Where permitted:** Fire escapes shall be permitted only as provided for in Sections 1025.1.1 through 1025.1.4.

**1025.1.1 New buildings:** Fire escapes shall not constitute any part of the required *means of egress* in new buildings.

**1025.1.2 Existing fire escapes:** Existing fire escapes shall be continued to be accepted as a component in the *means of egress* in existing buildings only.

**1025.1.3 New fire escapes:** New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to *lot lines* limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

**1025.1.4 Limitations:** Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of *exits* nor more than 50 percent of the required *exit* capacity.

**1025.2 Location:** Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counterbalanced *stairway* to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

**1025.3 Construction:** The fire escape shall be designed to support a *live load* of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches thick are permitted on buildings of Type 5 construction. Walkways and railings located over or supported by combustible roofs in buildings of Types 3 and 4 construction are permitted to be of wood not less than nominal 2 inches thick.

**1025.3.1 Dimensions:** Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

**1025.3.2 Opening protectives:** Doors and windows along the fire escape shall be protected with  $\frac{3}{4}$ -hour opening protectives.

### SECTION 1026.0 SLIDESCAPES

**1026.1 Where permitted:** Existing slidescapes and safety chutes shall be permitted in existing occupancies in Use Groups E, H and I where approved. Slidescapes and safety chutes shall be permitted in occupancies in Use Groups H-1 and H-2 where constructed in an approved manner.

**1026.2 Location:** The arrangement and location of slidescapes shall conform to this chapter for *means of egress* and shall be designated by "Exit" signs and lights as provided for in Section 1023.0.

**1026.3 Construction:** All chutes shall be constructed of approved noncombustible materials with a pitch in the line of travel of not less than 24 nor more than 42 degrees (0.42 rad to 0.73 rad), measured on the developed circumference of spiral chutes. Straight chutes shall not be less than 24 inches (610 mm) and spiral chutes shall not be less than 28 inches (711 mm) in clear width, nor more than 44 inches (1118 mm) wide in any case. Where erected on the interior of a building, the chutes shall be enclosed as required in Section 1014.11 for interior *stairways* with direct *means of egress* to a street or other *public way*.

**1026.4 Capacity:** Slidescapes shall have a rated egress capacity of 60 occupants per slide. Slidescapes, except as permitted for occupancies in Use Groups H-1 and H-2, shall not constitute more than 25 percent of the required *means of egress* capacity from any building or structure or any individual story.

### SECTION 1027.0 ACCESS TO ROOF

**1027.1 By stairway or ladder:** In buildings more than three stories in *height*, except those with a roof slope greater than four units vertical in 12 units horizontal (4:12), access to the roof shall be provided by means of a *stairway*, an *alternating tread stair* in accordance with Section 1014.6.6 or a ladder and trap door. The ladder shall not be on the exterior of the building. Where the roof is used as a roof garden or for other habitable purposes, sufficient *stairways* shall extend to the roof to provide the necessary *exit* facilities from the roof as required for such occupancy. Roof trap doors shall be constructed to comply with Section 1510.2.

**1027.1.1 Optional stairway or ladder:** In buildings not required to have a *stairway*, *alternating tread stair* or ladder to the roof, such devices, if provided, shall conform to the

*C & M Carpentry & Repairs*

882 Roosevelt Trail  
Windham, Maine 04062  
893-0016  
232-7380 pager  
cmcarpentry@aol.com

**Building Owner: Allen Bauer**

**RE: Building Permit for 161 Cumberland Ave. Portland, Maine**

**To Construct second means of egress, conditions of approval;**

*Per item #11, Guardrails and Handrails, Guardrail will be 42" high and 3 1/2" wide with 1x2 protective lattis work. Handrails will be 36" high on both sides of stairs with 1 1/2" grip on building side, 3 1/2" protective rail on outside. 4x4" pt newels with 1x2 lattis work with no more than 4" spacings.*

*Per item #36, platform will be built and supported off the building as not to obstruct walkway.*

*Per item #37, framing and fastning will be done in accordance with all applicable codes. 2x8 pressure treated joist to create landings not smaller than 42"x48"; 5/4x6" pt decking platform surfaces. 4x6" pt bracing to run from deck to wall. 4x6" pt bracing will be carriage bolted to the deck with 1/2" galvanized carriage bolts and bolted to the wall with 1/2" galvanized lags. 2/12pt stringers with 24x93/4x1" metal teads as specified by building inspector. Stairs will be bolted to stringers with 1/2" galvanized lags. All galvanized nails and fastners will be as specified by code. Drawing to followed:*

*Claude Corcoran, dba*  
*C & M Carpentry & Repairs*

882 Roosevelt Trail  
Windham, Maine 04062  
893-0016  
232-7380 pager  
cmcarpentry@aol.com

---

*Price Quote received from Mark Bruns, Bruns Brothers on 6/25/01*

*Steel steps- 93/4w, 1in. thick, 24" long*

*Black primer*

*Bolted on at ends*

*\$26.00 each plus aprox. \$80.00 for S&H.*

*Claude would need aprox. 40*

*It takes 4 to 5 days to get in once ordered.*

## **#1**

There is no deed or purchase agreement to accompany this application. The applicants are the current owners of this building. The current owners who claim that the need for a second egress from the third floor was not disclosed at the time of the sale are suing the former owners. The former owner's agent claims it was disclosed, but in order to solve the problem the applicants are seeking approval to build the egress. The previous applicants have spoken directly with Lt. McDougall, Ms. Schmuckel, and Mr. Hoffses, who have supplied direction and code requirements. There were no objections to plans as presented and permits were provided in November 1999.

---



## Proposed Project Description

The applicants propose to construct a second egress with access from the kitchen window of the third floor apartment (30.5" x 56.5") to a walkway with railings approximately 13 ft across the flat roof at the rear of the building. Walkway enters 2" x 2" landing which attaches to stairs built according to Section 1025.3.1 of the BOCA building code as adopted by the City of Portland. Stairs will be 24" wide with risers of 8" and treads of 8". First set of stairs will face NW, ending at the 4' x 4' landing. Which will connect to a second set of stairs facing SE, ending at the level asphalt driveway. Railing will be 42" high, sides will have no opening larger than 4" x 4", handrails grip size will be 1 1/2" on building side and 3 1/2" on the open side. All stringers will be cut from 2" x 12" stock, all treads will be made from steel, 9 3/4" wide, 1" thick and 24" long. All landings will be cut from 2" x 6" stock and supported by 4" x 4" posts. Proposed egress is to be attached to the rear side of the building where it will extend over a dirt alley currently having no use. It will not cross in front of any windows or doors.

#3

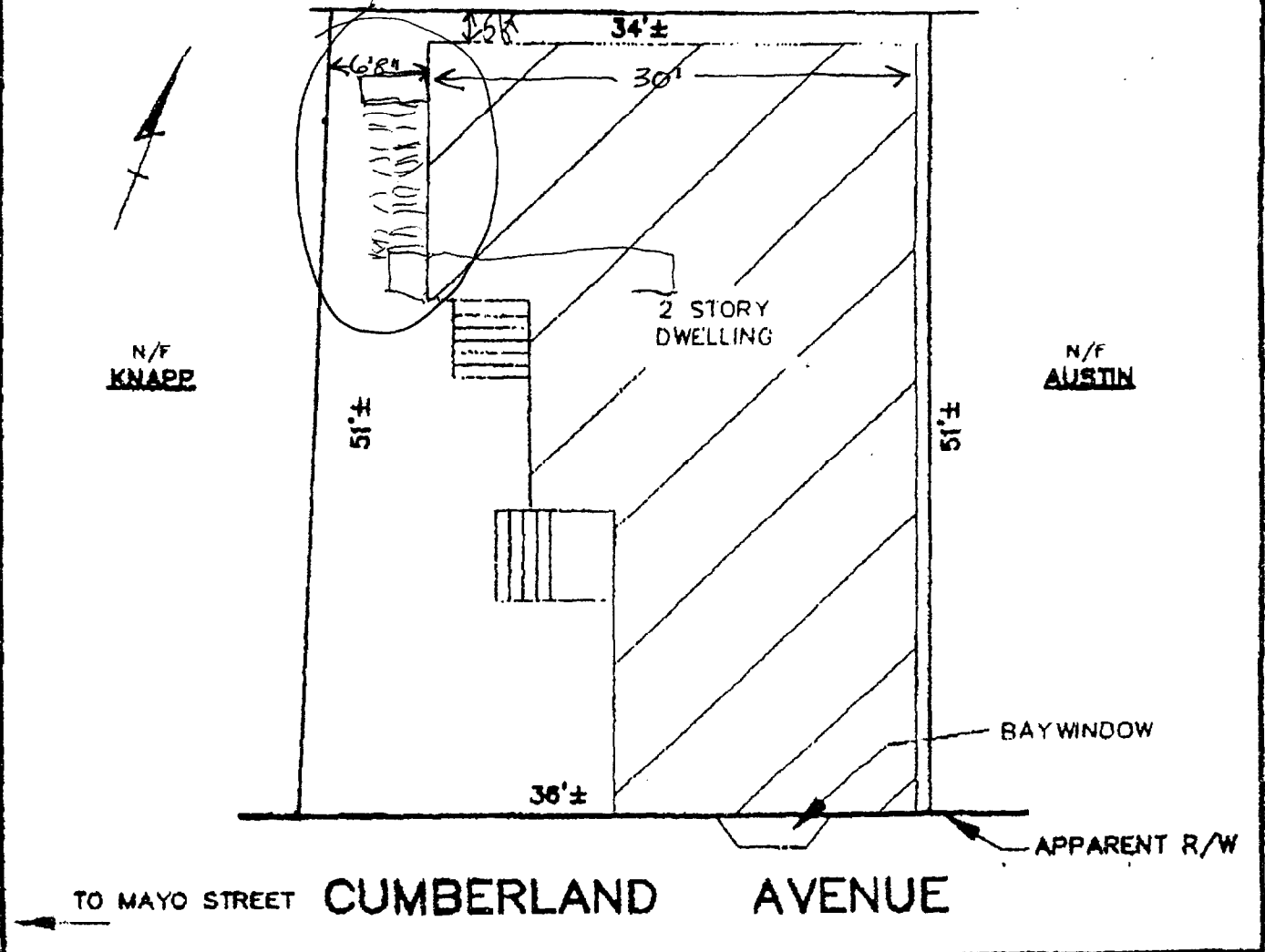
# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1)DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2)THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3)A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4)THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHT OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5)FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6)THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 181 CUMBERLAND AVENUE  
PORTLAND, MAINE

INSPECTION DATE: 6/12/96

SCALE: 1" = 10'



APPLICANT: WILLIAM BOUILL & LINFORD DOYLE REQUESTING PARTY: FIRST TITLE OF MAINE

OWNER: ROBERT R. & LYNN C. POWER ATTORNEY: THOMAS W. CLOUTIER

LENDER: CROSSLAND MORTGAGE CO. FILE No. 982689

TITLE REFERENCES:  
DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
COUNTY: CUMBERLAND  
MUNICIPAL REFERENCE:

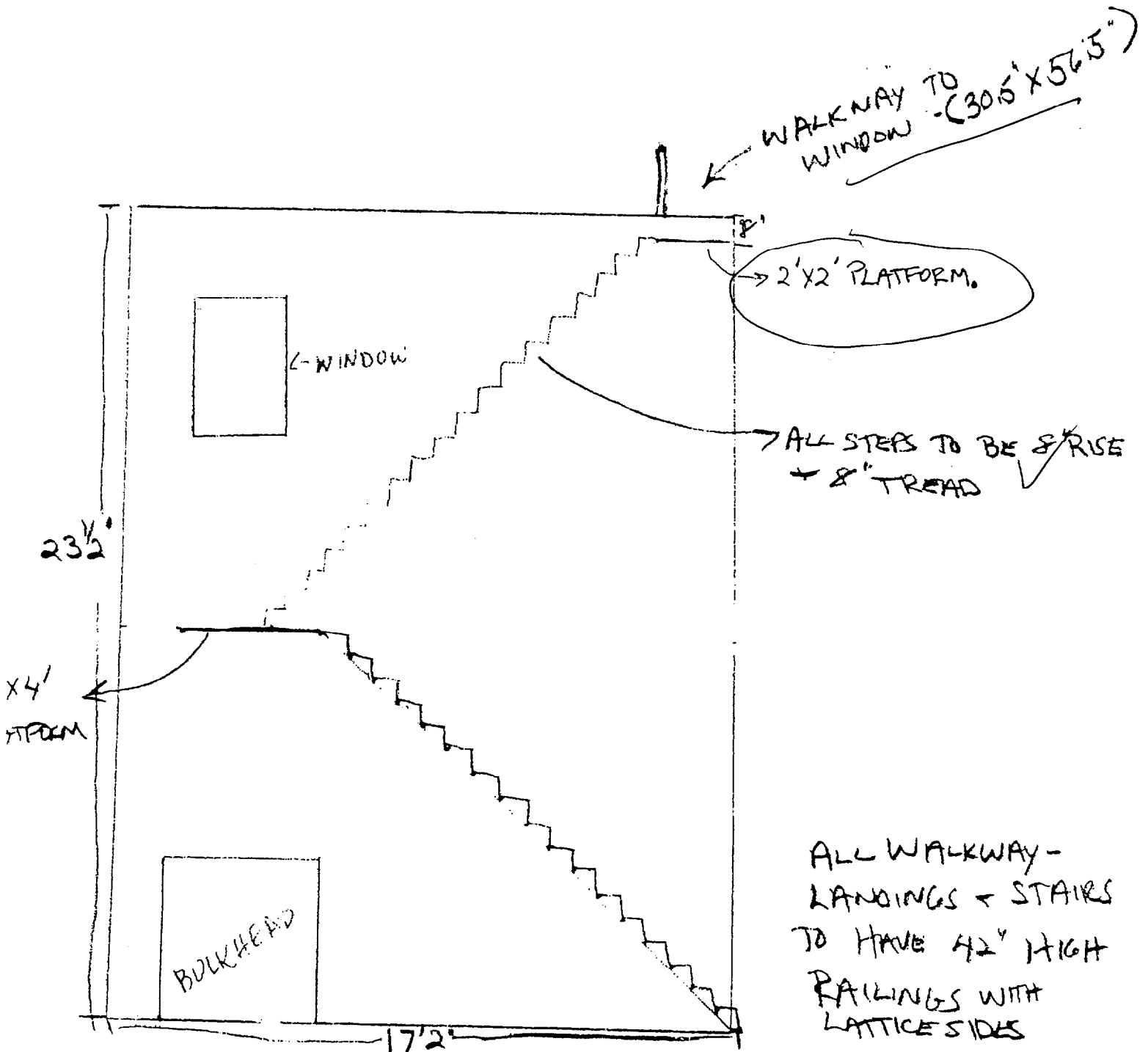
**NADEAU & LODGE**  
PROFESSIONAL LAND SURVEYORS  
844 STEVENS AVENUE RFD 2, BOX 218A  
PORTLAND, ME 04103 ALFRED, ME 04002  
TEL 878-7670 FAX 878-7871 TEL 282-0331

#4

# STAIRS TO BE BUILT AT 161 CUMBERLAND AVE. PORTLAND, ME

## SIDE VIEW

SCALE: 1/4" = 1'



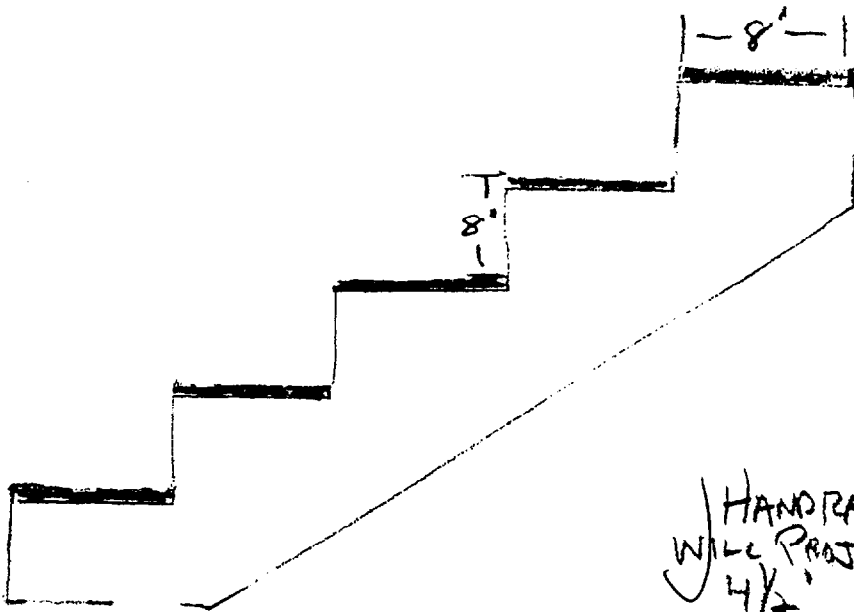
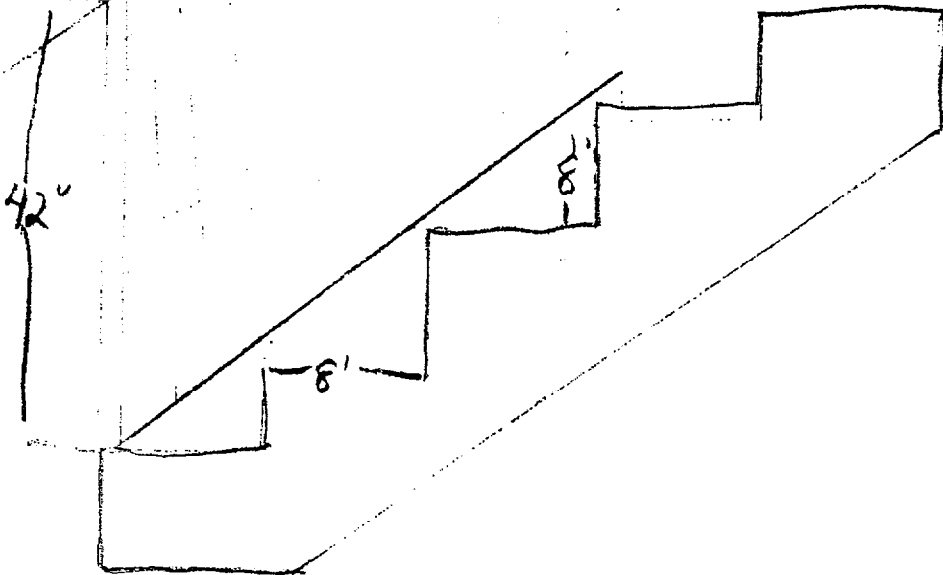
STAIR STRINGERS SHALL BE CUT FROM 2X12 STOCK  
 Treads to be steel 9 3/4" w, 1 inch thick, 24" long

4.

LATTICE WITH HOLES LESS THAN

4" SQ

DETAILS FOR STAIRS AT 161 CUMBERLAND AVE PORTLAND, ME



HANDRAILS WILL PROJECT 4 1/2"

HANDRAIL GRIP SIZE WILL BE 1 1/2" ON BUILDING SIDE & 3 1/2" ON OPEN SIDE

