

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that BARBARA K KRIGER

Located At 12 PORTLAND PIER

Job ID: 2011-03-652-ALTCOMM

CBL: 030 - - B - 002 - 001 - - - -

has permission to Rebuild Existing Exterior Stair Case

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-03-652-ALTCOMM

Located At: 12 PORTLAND PIER

CBL: 030 - - B - 002 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
3. This permit is being approved with the condition that all the work is taking place within the existing footprint.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. If means of egress will be affected by this renovation, then a alternate life safety plan must be submitted to the Fire Department.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.
3. Fasteners per IBC 2009
4. Stair profile, no nosing, less than 4" at guard openings.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Framing Only
2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

Job No: 2011-03-652-ALTCOMM	Date Applied: 3/22/2011	CBL: 030 - - B - 002 - 001 - - - - -	
Location of Construction: 12 PORTLAND PIER	Owner Name: BARBARA K KRIGER	Owner Address: 13 APPLEWOOD CIR SOUTH PORTLAND, ME 04106	Phone: 799-4445
Business Name:	Contractor Name: Breggia, Michael	Contractor Address: 46 Congress ST PORTLAND MAINE 04101	Phone: (207) 450-4545
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3/WCZ
Past Use: Offices	Proposed Use: Offices – rebuild existing staircase on outside of building at end	Cost of Work: 30000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: IBC-2009 Signature: <i>JMB</i>
		Signature: <i>CAPT. N. Soutant</i>	
Proposed Project Description: 12 Portland Pier – replace existing staircase at end of building		Pedestrian Activities District (P.A.D.) <i>5/12/11</i>	
Permit Taken By:	<b>Zoning Approval</b>		

<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 3/30/11 <i>OK w/conditions APR 11</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> YCS <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/30/11 <i>D. Andrew</i>
	<b>CERTIFICATION</b>		

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 appication 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	PHON



# 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>12 Portland Pier</u>		
Total Square Footage of Proposed Structure/Area <u>12,600</u>	Square Footage of Lot <u>3,600</u>	Number of Stories <u>2.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>B</u> Lot# <u>002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Trigen Barbara A</u> Address <u>13 Applewood Circle</u> City, State & Zip <u>South Portland Me 04106</u>	Telephone: <u>207-799-4445</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000.00</u> <u>HP</u> Fee: \$ <u>50</u> Total Fee: \$ <u>370</u>

Current legal use (i.e. single family) Office Building Number of Residential Units \_\_\_\_\_  
 If vacant, what was the previous use? \_\_\_\_\_  
 Proposed Specific use: \_\_\_\_\_  
 Is property part of a subdivision? \_\_\_\_\_ If yes, please name \_\_\_\_\_  
 Project description: \_\_\_\_\_

**RECEIVED**  
MAR 22 2011

Rebuild existing stair case structure

Contractor's name: Breccia Construction Dept. of Building Inspections  
 City of Portland Maine  
 Address: 416 Congress  
 City, State & Zip Portland, Maine 04101 Telephone: 207-450-4545  
 Who should we contact when the permit is ready: \_\_\_\_\_ Telephone: 207-450-4545  
 Mailing address: 416 Congress street

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Michael Breggia Date: 3-22-2011

This is not a permit; you may not commence ANY work until the permit is issued

3/22/11

**Job Summary Report**  
**Job ID: 2011-03-652-ALTCOMM**

Report generated on Mar 24, 2011 8:26:02 AM

Page 1

<b>Job Type:</b>	Adds/Alter Commercial	<b>Job Description:</b>	12 Portland Pier	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	950	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	30,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		BARBARA KRIGER		<i>Property Owner</i>	
		Breggia Construction - Michael Breggia		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 4278**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
K20135	030 B 002 001		M				-70.250678	43.656071

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				12 PORTLAND PIER

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		NOT APPLICABLE	W12	B-3	Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

**Structure Details**

**Structure: Office Building**

**Occupancy Type Code:**

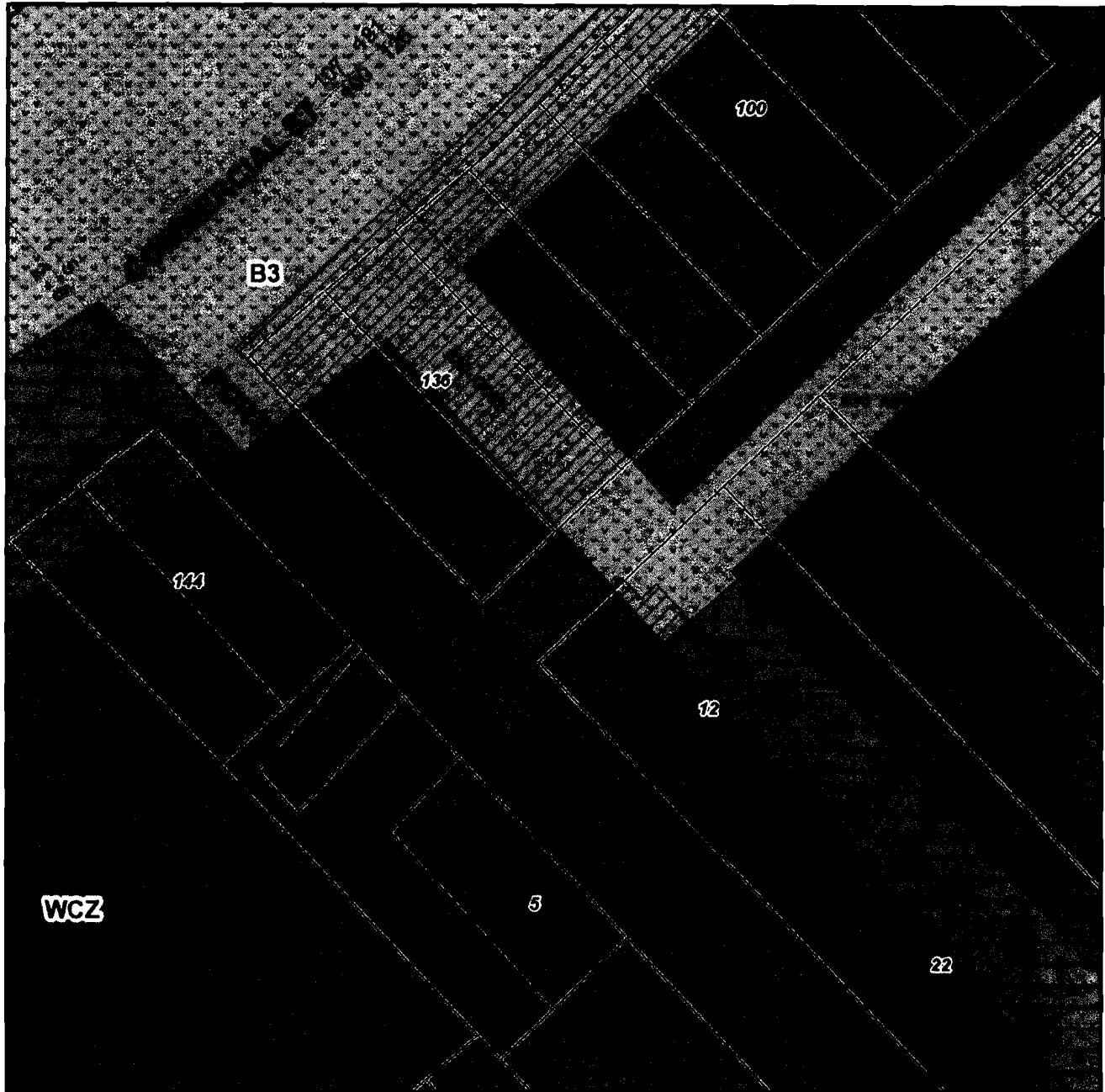
Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			12 PORTLAND PIER

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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**Permit #: 20112106**

**Permit Data**

# Map



Interstate <input type="checkbox"/>	Stream Overlay Zone <input checked="" type="checkbox"/> Stream_protection	Zoning (continued) <input type="checkbox"/> R1 Residential	Zoning (continued) <input type="checkbox"/> C23	Ocean <input checked="" type="checkbox"/>
Streets <input type="checkbox"/>	Island Zoning <input type="checkbox"/> C43	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C24	
Buildings <input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-B	<input checked="" type="checkbox"/> R3 Residential	<input type="checkbox"/> C25	
<input checked="" type="checkbox"/> Out Building	<input checked="" type="checkbox"/> I-TS	<input checked="" type="checkbox"/> R4 Residential	<input type="checkbox"/> C26	
Parcels <input type="checkbox"/>	<input type="checkbox"/> I-R1	<input checked="" type="checkbox"/> R5 Residential	<input type="checkbox"/> C27	
	<input type="checkbox"/> I-R2	<input checked="" type="checkbox"/> R6 Residential	<input type="checkbox"/> C28	
		<input checked="" type="checkbox"/> ROS Recreation	<input type="checkbox"/> C29	



# Certificate of Design

RECEIVED

MAR 22 2011

Dept. of Building Inspections  
City of Portland Maine

Date: March 22, 2011

From: Tony Taylor Design

These plans and / or specifications covering construction work on:

Be building the existing exterior stair case structure  
as pre-existing design.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: Tony Taylor

Title: Design Professional

(SEAL)

Firm: Tony Taylor

Address: 18 Groveville Road

Buxton, Maine 04093

Phone: 207-329-9512

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Accessibility Building Code Certificate

**RECEIVED**

MAR 22 2011

Dept. of Building Inspections  
City of Portland Maine

Designer: \_\_\_\_\_

Address of Project: 12 Portland Pier - Portland Maine

Nature of Project: New Exterior stair case structure

\_\_\_\_\_  
\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: Michael Bruggie

Title: owner

(SEAL)

Firm: Brocaccia Construction

Address: 46 Congress Street  
Portland, Maine 04101

Phone: 207-450-4154/5

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



8'

3'

8'

7'

30'

11'

15'

8'



8'

2'

8'

30'

7'

14'

11'

15'

8'

3'

**Job Summary Report**  
**Job ID: 2011-03-652-ALTCOMM**

Report generated on Mar 24, 2011 8:26:02 AM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
4278	Office Building	Initialized	Rebuild Existing Ext Stair Case			

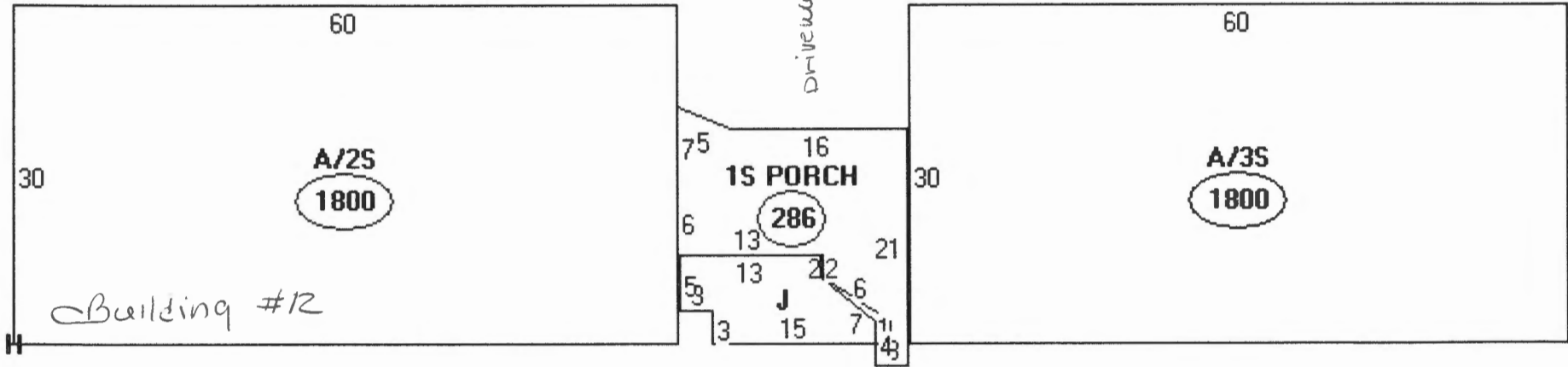
Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Historic Review - Administrative	\$50.00							
Job Valuation Fees	\$320.00							

Parking Area: 4,200 sq Ft.

New Exterior Stair Case!



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**CBL** 030 B002001  
**Land Use Type** OFFICE & BUSINESS SERVICE  
**Property Location** 12 PORTLAND PIER  
**Owner Information** KRIGER BARBARA K  
 13 APPLEWOOD CIRCLE  
 SOUTH PORTLAND ME 04106  
**Book and Page**  
**Legal Description** 30-B-2-3  
 PORTLAND PIER 12-18  
**Acres** 12016 SF  
 0.276

**Current Assessed Valuation:**

**TAX ACCT NO.** 4278 **OWNER OF RECORD AS OF APRIL 2010**  
 KRIGER BARBARA K  
**LAND VALUE** \$439,300.00 13 APPLEWOOD CIRCLE  
**BUILDING VALUE** \$744,200.00 SOUTH PORTLAND ME 04106  
**NET TAXABLE - REAL ESTATE** \$1,183,500.00  
**TAX AMOUNT** \$21,208.32

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

**Card 1 of 1**  
**Year Built** 1900  
**Style/Structure Type** OFFICE BUILDING - LOW-RISE  
**# Units** 1  
**Building Num/Name** 1 - SEIGER BLDG  
**Square Feet** 12600

[View Sketch](#) [View Map](#) [View Picture](#)



**Exterior/Interior Information:**

**Card 1**  
**Levels** 01/01  
**Size** 1800  
**Use** OFFICE BUILDING  
**Height** 12  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** CENTRAL

**Card 1**  
**Levels** 02/02  
**Size** 1800  
**Use** OFFICE BUILDING  
**Height** 12  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** CENTRAL

**Card 1**  
**Levels** A1/A1  
**Size** 1800  
**Use** OFFICE BUILDING  
**Height** 7  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** CENTRAL

**Card 1**  
**Levels** 01/01  
**Size** 1800  
**Use** OFFICE BUILDING

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

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[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer







Top of stair Tread overhang -  $\frac{3}{4}$ "

$\frac{3}{4}$ "

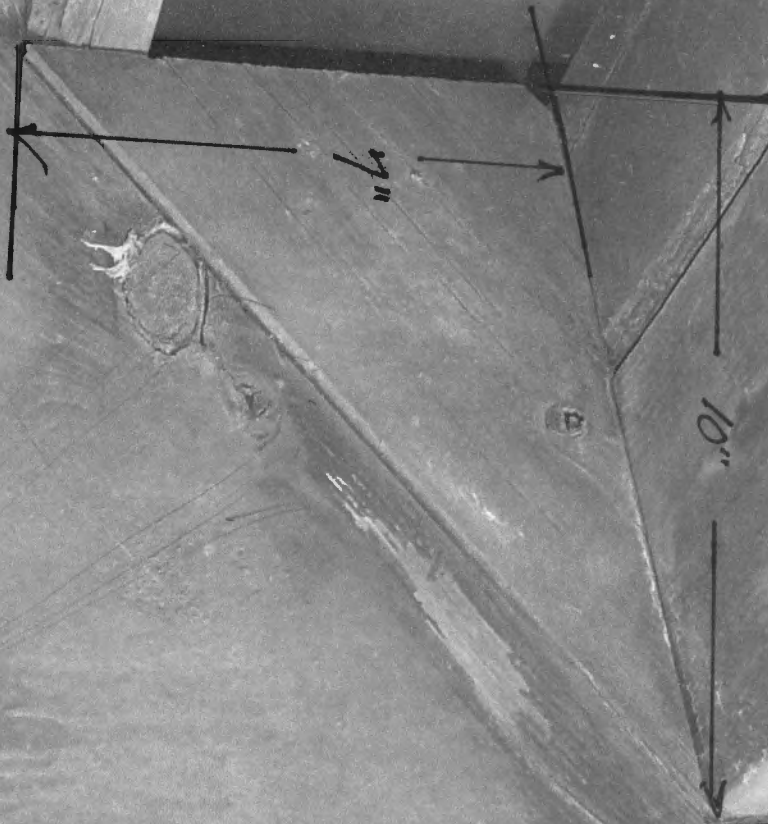
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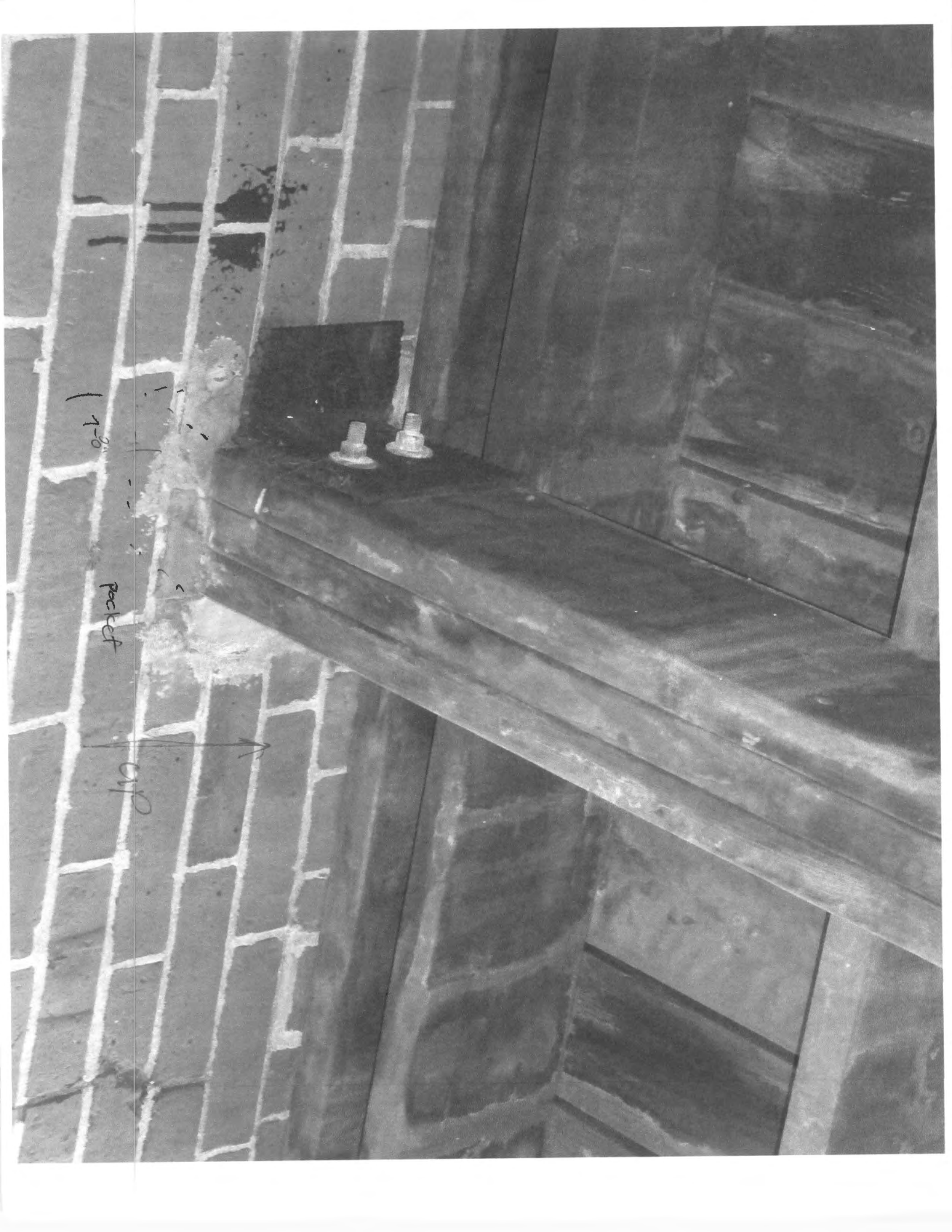




up 11

Fix Stair Tied



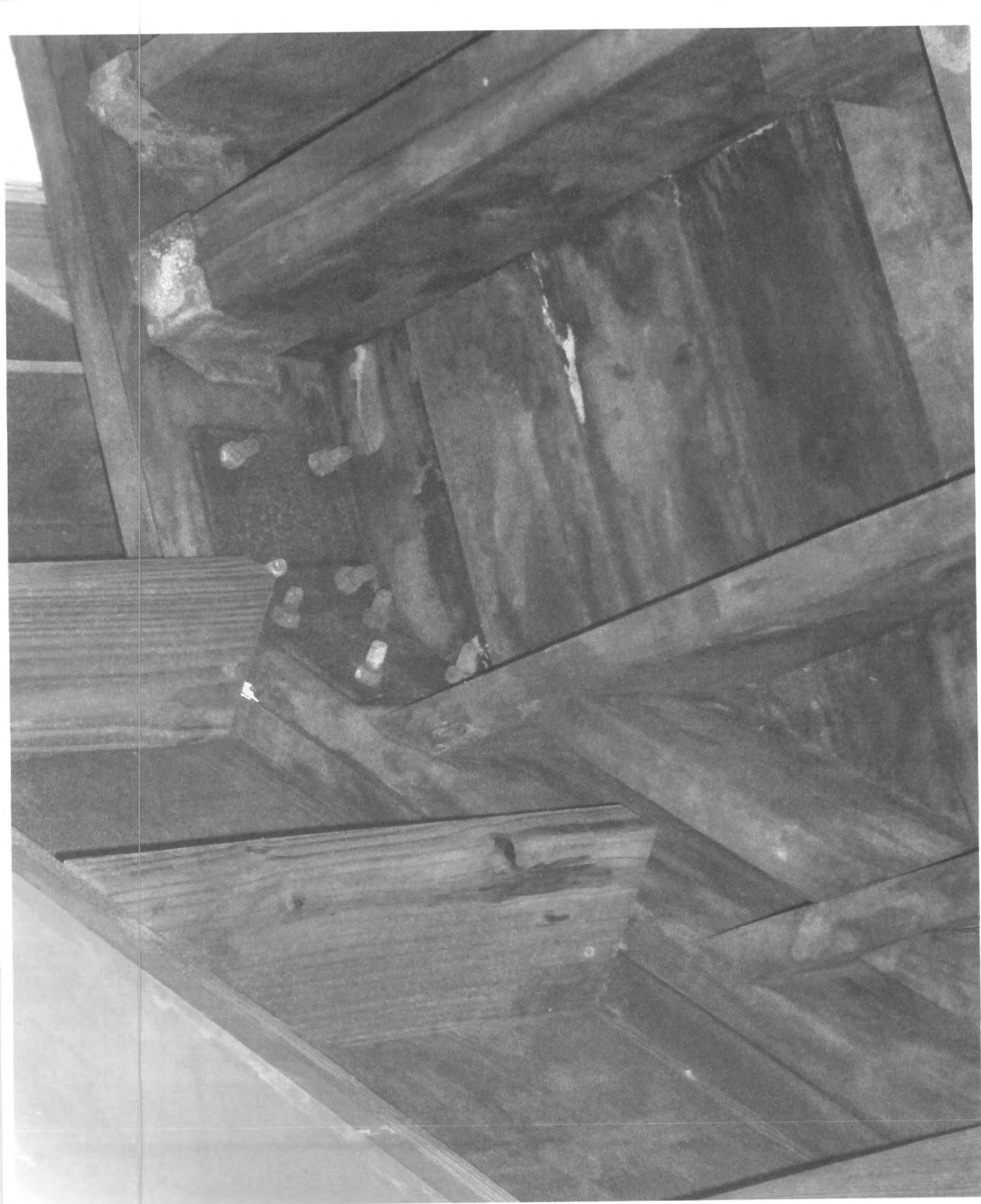


1-2"

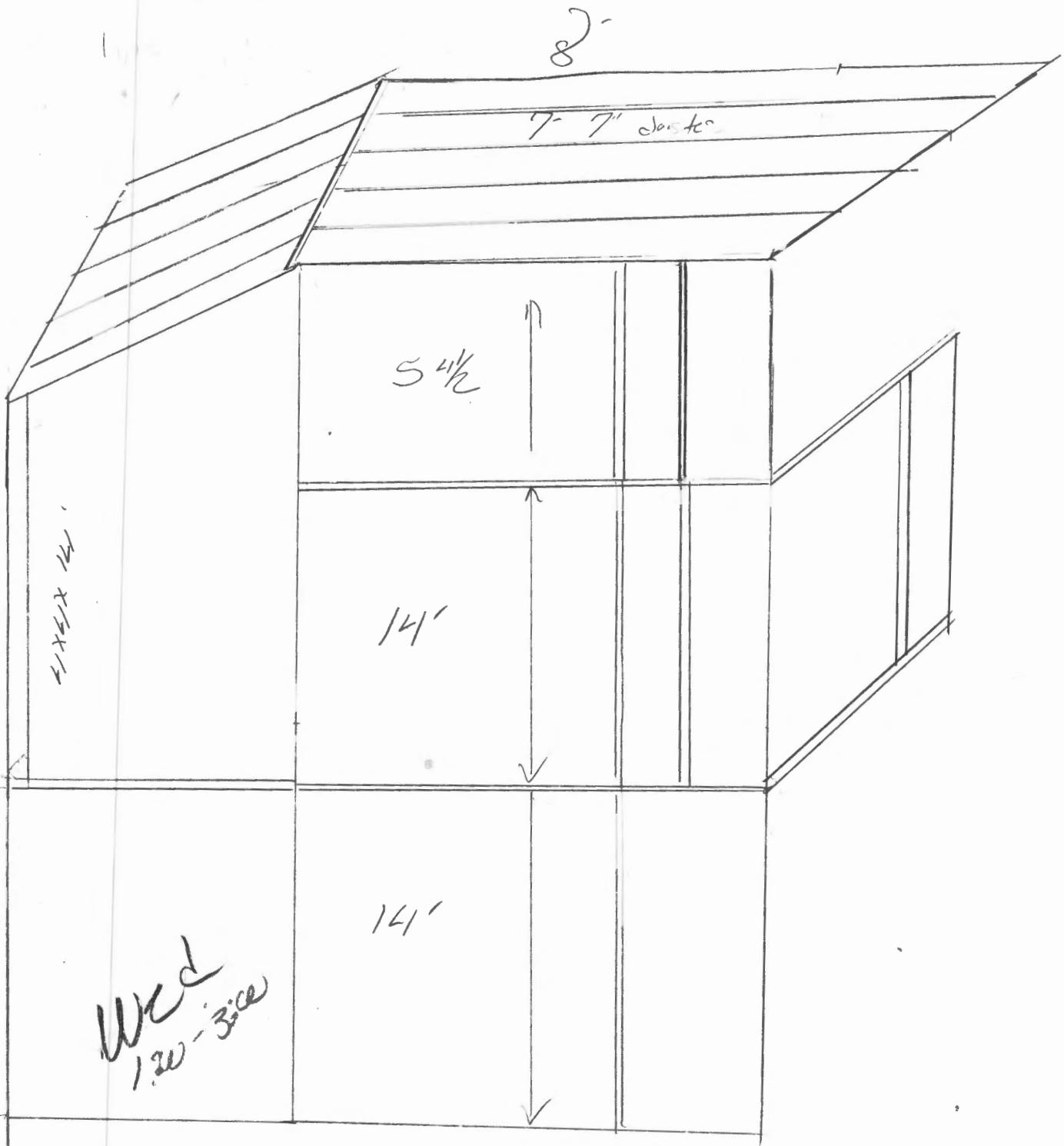
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P. w. wed 1200-3:00

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