

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JWAY LLC

Located At 116 WINTER ST

Job ID: 2012-04-3725-ALTR

CBL: 045- E-003-001

has permission to interior renovations (creating a 2<sup>nd</sup> floor bedroom) and replacement of existing exterior porch (Single Family) 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 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

05/16/2012

\_\_\_\_\_  
**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

## 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. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Final Inspection

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3725-ALTR

Located At: 116 WINTER ST

CBL: 045- E-003-001

## **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 an Historic District.
3. 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.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
5. This permit is being issued with the condition that all the work is taking place within the existing footprint.

### **Historic**

1. Porch details to conform to excerpted specifications from City of Portland's publication "Guidelines for Porch Repair and Replacement" (see attached)
2. Pressure-treated wood is approved for structural components only—not for finish surfaces.
3. Applicant to contact Preservation Compliance Coordinator Rob Weiner (756-8023) for final inspection.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

5. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level
7. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
8. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
9. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
10. Note: Required Bedroom egress window will need further Historic Review; existing roof will be utilized on the first level porch; and new interior walls are all "non-load" bearing.

## **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
5. Plans indicate the addition will not exceed \_50\_% of the total completed structure.



R-6 historic

Entered 4/9/12 (CBS)

# General Building Permit Application

ID #: 2012-04-3725-ALTR

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>116 WINTER STREET</u>		
Total Square Footage of Proposed Structure/Area <u>2552</u>	Square Footage of Lot <u>4572</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>45      E      3</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JWAY LLC</u> Address <u>110 MARGINAL WAY SUITE 292</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-776-5226</u>
Lessee/DBA (If Applicable)  <b>RECEIVED APR 09 2012</b>	Owner (if different from Applicant) Name <u>  "  "</u> Address City, State & Zip	Cost Of Work: <u>\$ 17,000</u> Historic Fee: <u>\$ 50</u> Total Fee: <u>\$ 50</u>
Dept. of Building Inspections City of Portland Maine Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SINGLE FAMILY</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>RE SHEETROCK, RE TRIM, NEW KITCHEN REPLACED, REPAIR FRONT PORCH. (NEW WALK)</u>		
Contractor's name: <u>JWAY LLC</u> Address: <u>110 MARGINAL WAY SUITE 292</u> City, State & Zip: <u>PORTLAND, ME 04101</u> Telephone: <u>207-776-5226</u> Who should we contact when the permit is ready: <u>JOE FLYNN</u> Telephone: <u>207-776-5226</u> Mailing address: <u>110 MARGINAL WAY SUITE 292, PORTLAND, ME 04101</u>		

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

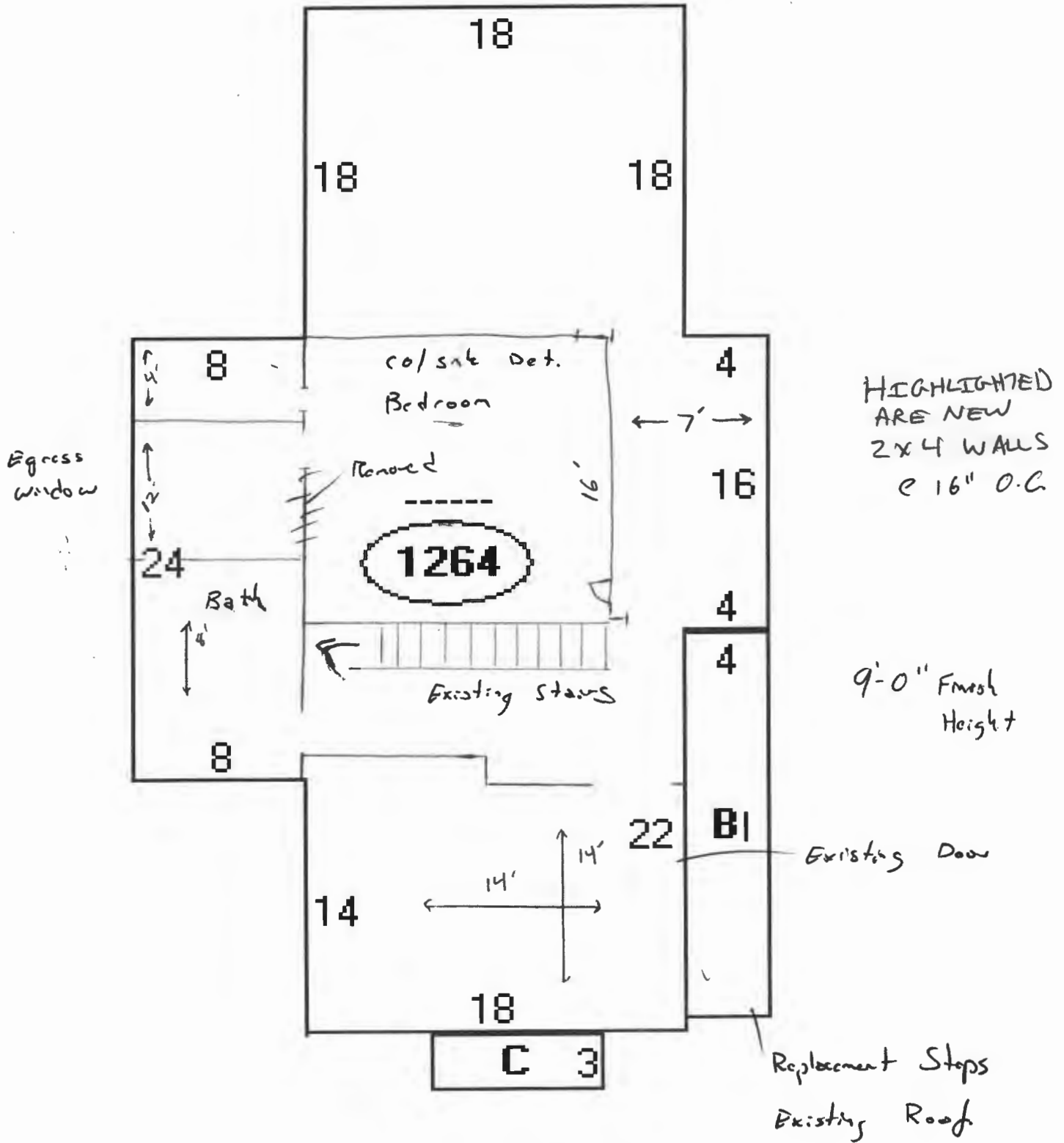
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 4-4-12

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

116 WINTER ST, PORTLAND  
SECOND FLOOR



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

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

Job No: 2012-04-3725-ALTR	Date Applied: 4/9/2012	CBL: 045- E-003-001	
Location of Construction: 116 WINTER ST	Owner Name: JWAY LLC	Owner Address: 110 MARGINAL WAY, SUITE 292 PORTLAND, ME 04101	Phone: 207-776-5226
Business Name:	Contractor Name: JWAY LLC	Contractor Address: 110 Marginal Way, Suite 292, Portland, ME 04101	Phone: (207) 776-5226
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Same - single family - interior renovations including adding walls on 2 <sup>nd</sup> floor & repair front porch	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: S13 IRC, 2009 (N.B.E.C.) Signature: <i>[Signature]</i>
Proposed Project Description: Internal work, rep front porch; const new walls		Pedestrian Activities District (P.A.D.)	
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 <i>- all work w/ existing footprint.</i> <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: <i>OK w/ conditions 4/10/12 ARM</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 type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/11/12</i> <i>D. Andrews</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 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

**WARRANTY DEED**  
(Maine Statutory Short Form)


**KNOW ALL PERSONS BY THESE PRESENTS**, that I, **Mary Rawstron** of Portland, County of Cumberland, State of Maine, for consideration paid, GRANT to **JWAY, LLC**, a Maine Limited Liability Company of Portland, County of Cumberland and State of Maine, whose mailing address is 110 Marginal Way, Suite 292, Portland, Maine, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland, and the State of Maine, bounded and described as follows:

**See Exhibit A attached**

Meaning and intending to convey the same premises described by virtue of deed from Beatrice L. Moski to Mary Rawstron, dated July 31, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12041, Page 276.

*Witness* my hand and seal this 6th day of March, 2012.

  
Witness

  
Mary Rawstron

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

March 6, 2012

Then personally appeared before me the above-named Mary Rawstron and acknowledged the foregoing instrument to be her free act and deed.

Before me,   
Notary Public/ Attorney at Law

**RECEIVED**

APR 10 2012

Dept. of Building Inspections  
City of Portland Maine

**C. TRENT GRACE**  
Notary Public, Maine  
My Commission Expires February 2, 2015



Exhibit A  
116 Winter Street  
Portland, Maine

Certain real property with the buildings thereon, together with any improvements thereon, located in Portland, County of Cumberland, State of Maine, more particularly described as follows:

Beginning at a stake standing at the southwesterly side of Winter Street at the most easterly corner of land now or formerly owned by N. and J. Warren; thence southwesterly adjoining said Warren's land one hundred twenty-seven (127) feet to the most northerly corner of Lot Numbered Ninety-Nine (99) on a Plan of Dower of Widow of Anthony Brackett; thence southeasterly adjoining said Lot Numbered Ninety-Nine (99) thirty-six (36) feet to a stake; thence northeasterly on a parallel line with said first-named line one hundred twenty-seven (127) feet to said Winter Street; thence northwesterly adjoining said Winter Street thirty-six (36) feet to first numbered bounds.

Required details per  
HP review.

## PORCH COMPONENTS

A porch is composed of many elements, including stairs, balustrades, handrails, newel posts and columns. The terminology of these elements is illustrated in the diagram to the right.

While most porches include the same general components, the *style* of these components can vary considerably. For example, porches on early twentieth century Colonial Revival style houses often feature posts with turned ball finials. This stylistic detail would not be found on earlier buildings. Similarly, a porch hood supported by brackets is a hallmark of Italianate and Second Empire Style buildings, but would be inappropriate on a later residence. Therefore, before beginning a porch replacement project, homeowners should first identify the architectural style of their home and take note of the porch details that are typically associated with that style. To be successful, the replacement porch should be consistent with the style of the house.

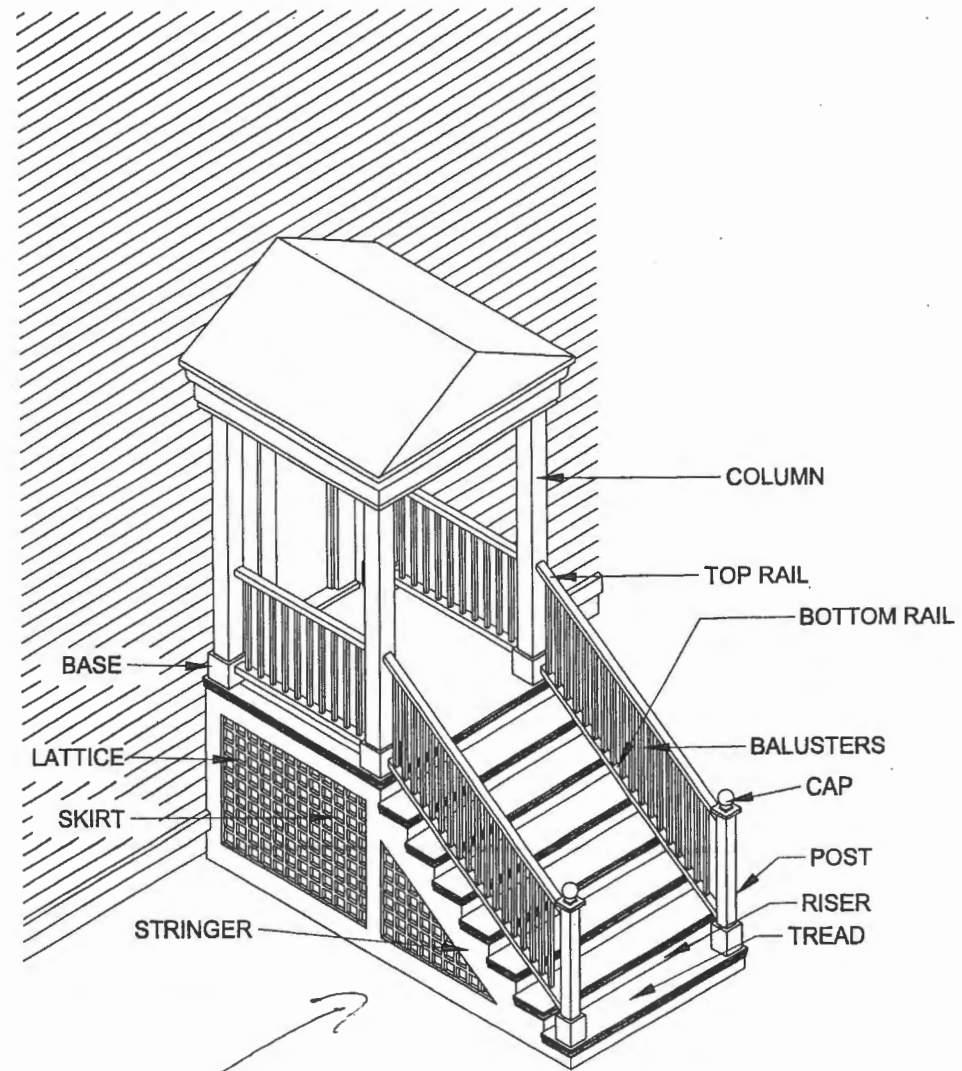
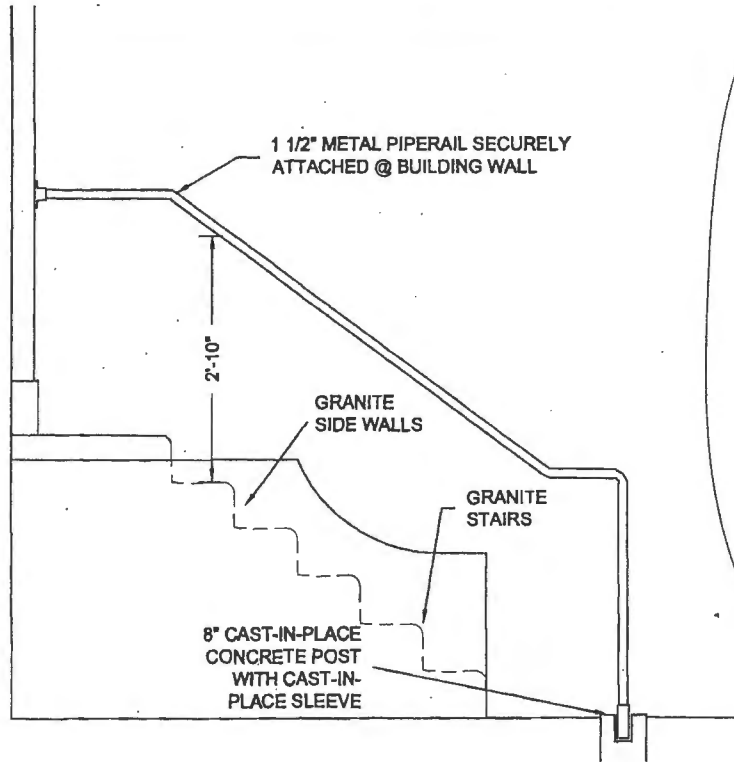


Diagram of typical porch components.

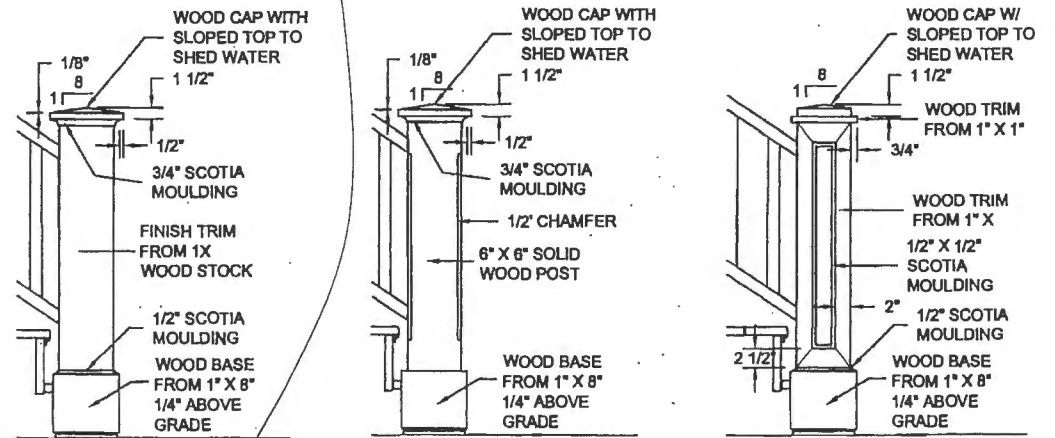
note framed skirting

# ITALIANATE & SECOND EMPIRE DETAILS

*Typical installation of a metal handrail at an Italianate or Second Empire stone stoop.*



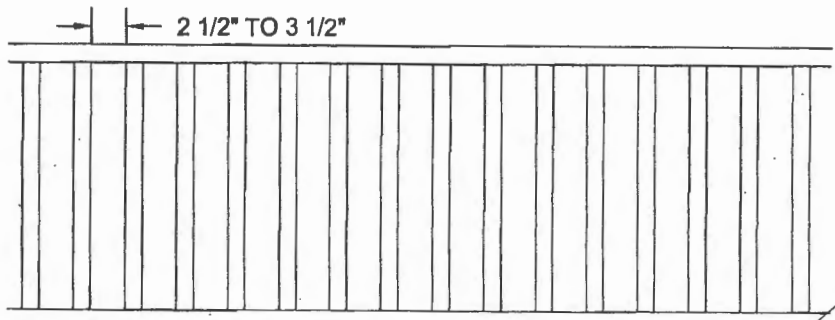
*Typical Italianate and Second Empire newel posts.*



*post*

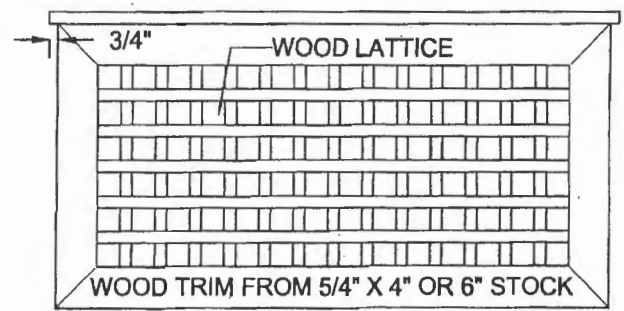
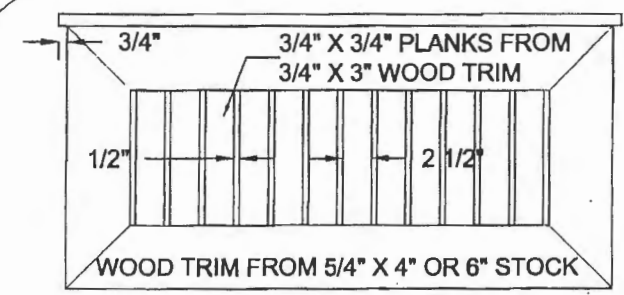
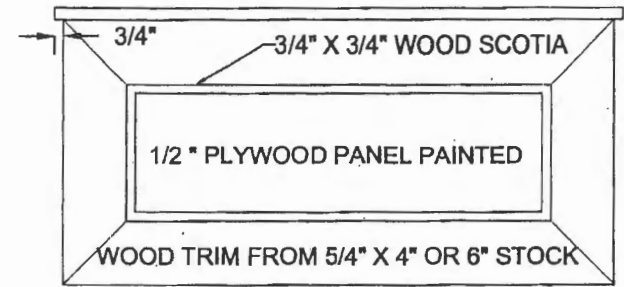
# GREEK REVIVAL PORCH DETAILS

### Typical Greek Revival Balusters

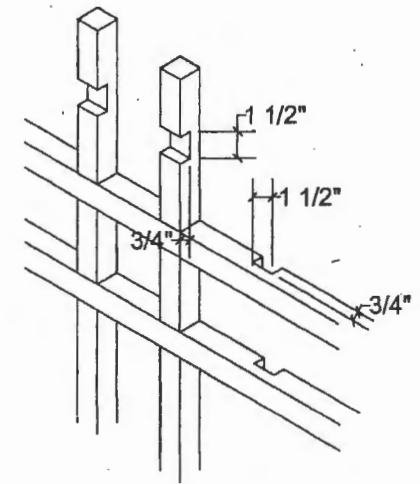
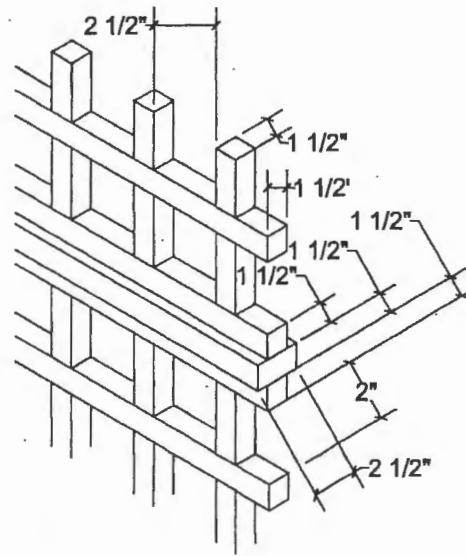
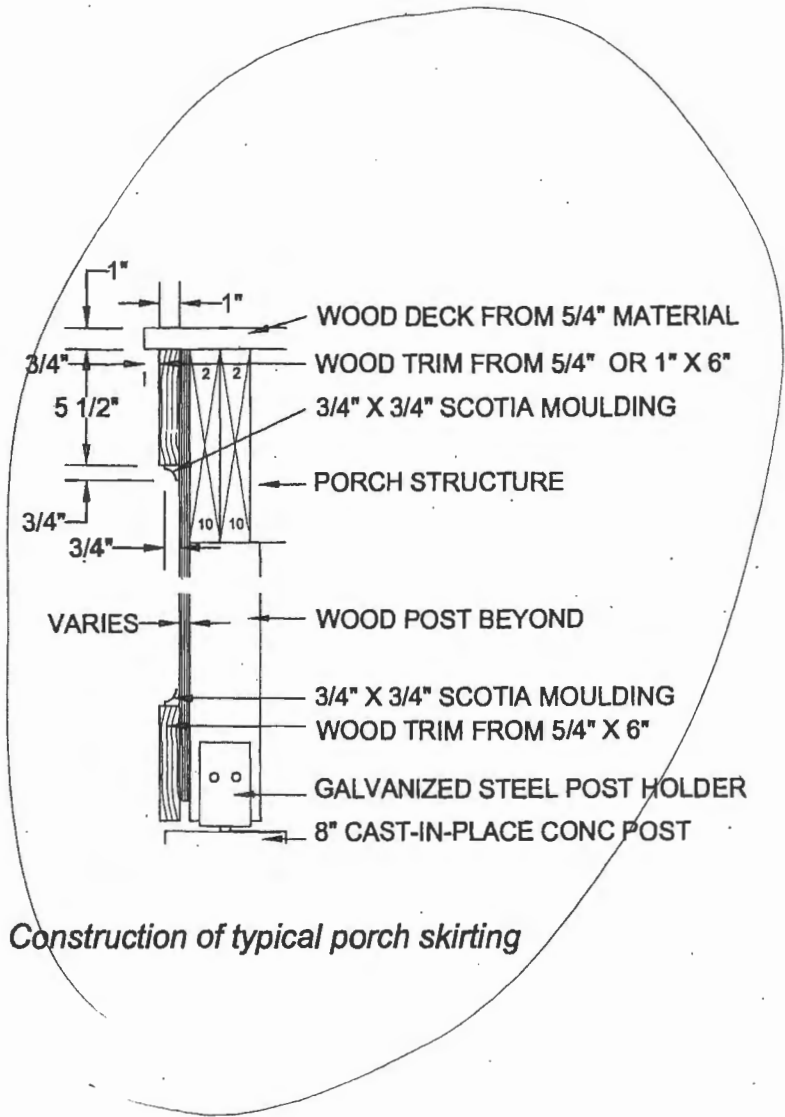


SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

### Typical Greek Revival Porch Skirting



# PORCH SKIRT DETAILS



*Note: If prefabricated lattice is to be used, it should be the heaviest grade and highest quality material available.*



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 699

**Tender Amount:** 100.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/9/2012

**Receipt Number:** 42669

## Receipt Details:

Referance ID:	5998	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-04-3725-ALTR - Internal work, rep front porch; const new walls			
Additional Comments: 116 Winter			

Referance ID:	5999	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-04-3725-ALTR - Internal work, rep front porch; const new walls			

CERTIFICATION



RICHARD W. EATON P.L.S. # 2075

Mag. April 2012



To Pine St

Winter Street

Pine & Winter St  
Condominiums  
24498/250

2 1/2 Story Wood  
Frame House

Drive Way

S 52°00'00" W  
127.00'

N 43°00'00" W  
36.00'

S 52°00'00" W  
127.00'

N.F. David Marsden  
18523/316

N.F. Merle Clarke  
23324/178

N 43°00'00" W  
36.00'

" Not A Boundary Survey "



Sketch Plan

Land located: 116 Winter Street  
Portland Me. 04101

Land Owned by: JWAY LLC

Address: 110 Marginal Way Suite 292  
Portland, Maine

Deed Reference: Book 29401 Page 165

R.W.Eaton Associates  
Land Surveying & Real Estate

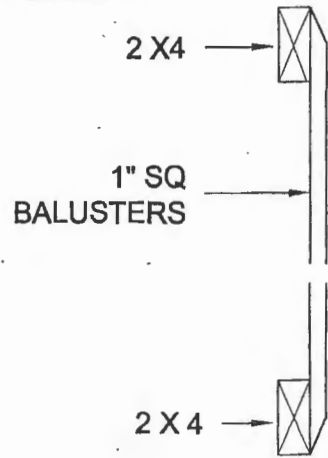
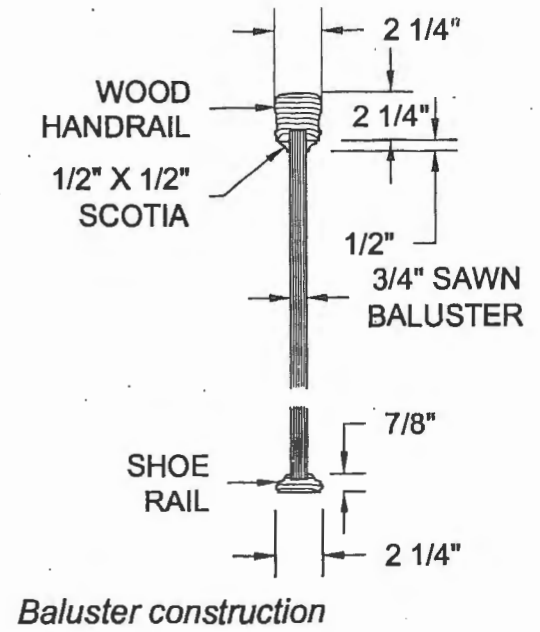
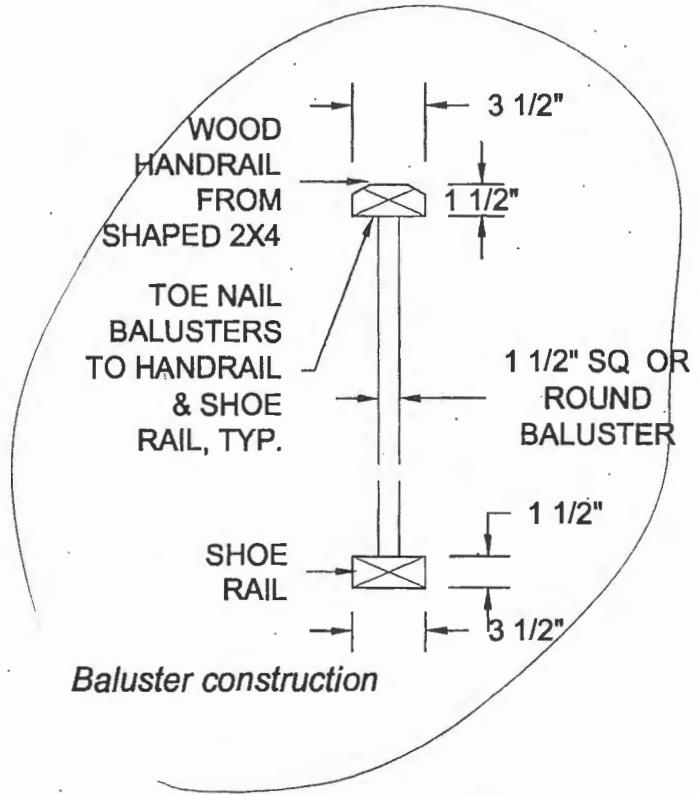
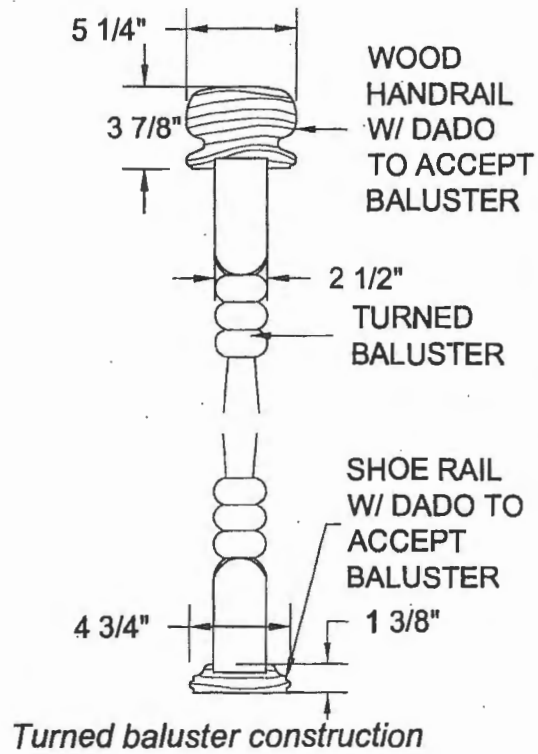
58 Pleasant Street, Westbrook, Maine 04092

Phone 207-854-2402 E-Mail [rw Eaton@maine.rr.com](mailto:rw Eaton@maine.rr.com)

April, 4th 2012

SCALE: 1:20
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 307.DWG
PROJ #: 307
DATE: 04-04-12

# BALUSTER DETAILS



*This type of baluster, while easy to construct, is not appropriate for traditional buildings.*



# BUILDING A DECK???

## INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

### 2. Type of foundation system

- Diameter of concrete filled tube or pre cast concrete pier size *Tapered Frost Pier 4x6x48*
- depth below grade (minimum 4'-0" below grade) *4'8" Deep*
- anchorage of column to footing *anchors on top of Frost post*
- spacing and location of tubes/piers *7' Between Frost posts*

### 3. Framing Members

- Columns – wood size and location (members supporting framing of floor system) *2x8 16" on center*
- Ledger size attached to building *2x8 with hangers*
- Fastener size and spacing attaching ledger *5/8" Caliburn every 2' or Frost post*
- Girder Size and spans carrying floor system *Double 2x8*
- Joist size, span, and spacing *2x8 x 4'6" 16 on center*
- Joist hangers or ledger *hangers on all joists*

### 4. Guardrails & Handrail Details

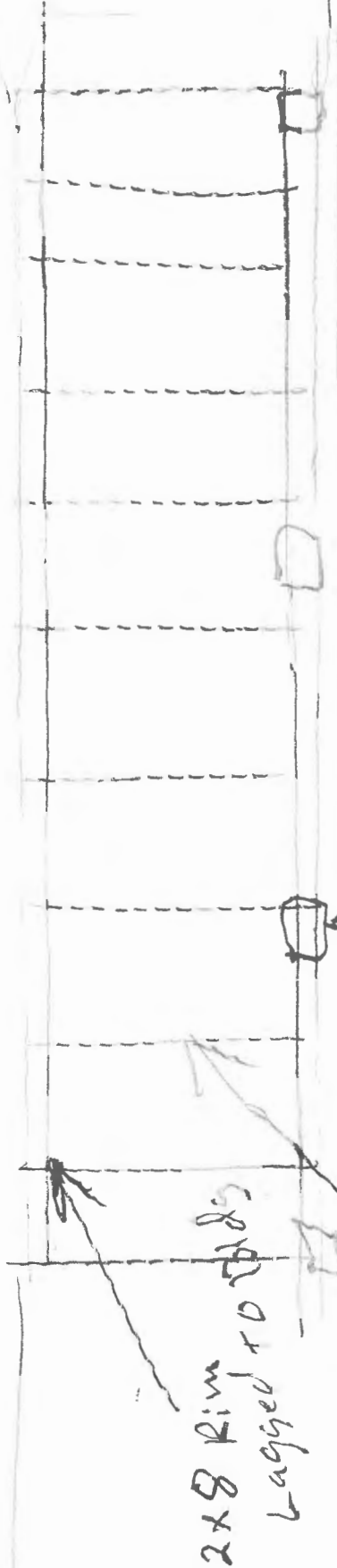
- Guardrail height *40"*
- Baluster spacing *3" Between*
- Handrail height *36"*

### 5. Stair Details

- Tread depth (measured nosing to nosing) *11 1/4 Treads*
- Riser height *7" + 0 7/12"*
- Nosing on tread *5/4 PT Treads*
- Width of stairs *4'6"*

SEE SKETCH ON BACK

house



2x8 Rim  
Lagged to studs

2x8 16" OC

Double  
2x8 Rim

Studs

2x12 Stringers

Post  
4x4 Post

Ballisters  
3" between

2x4  
Rail cap

2x2 Ballisters

2x4  
Cap

2x4 on Bottom

2x4