

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061600

Please Read
Application And
Notes, If Any,
Attached

This is to certify that KEEFE JILL /Travis Berube

has permission to Rebuild exterior stairs / egress

AT 110 WINTER ST

045 E005001

PERMIT ISSUED
JAN - 5 2007
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 1/5/07
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-600	Issue Date: JAN - 5 2007	CEL: 045 E005001
Location of Construction: 110 WINTER ST	Owner Name: KEEFE JILL	Owner Address: 448 ISLAND AVE
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial
		Zone: R-6

Past Use: Residential / Condos 4 unit	Proposed Use: Residential / Condos 4 unit rebuild exterior stairs / egress <i>ON REAR</i>	Permit Fee: \$50.00	Cost of Work: \$2,700.00	CEO District: 2
<i>Use: 4 residential condos - #06-0138</i> Proposed Project Description: Rebuild exterior stairs / egress <i>ON REAR</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>RZ</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature:	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: 10/30/2006	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>[Signature]</i> <i>11/6/06</i>	Date: <i>[Signature]</i> <i>11/6/06</i>	Date: <i>[Signature]</i> <i>11/8/06</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1600	Date Applied For: 10/30/2006	CBL: 045 E005001
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Location of Construction: 110 WINTER ST	Owner Name: KEEFE JILL	Owner Address: 448 ISLAND AVE	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone (207) 939-6572
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Residential / Condos 4 unit rebuild exterior stairs / egress	Proposed Project Description: Rebuild exterior stairs / egress
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Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 11/08/2006
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/06/2006
Note: **Ok to Issue:**

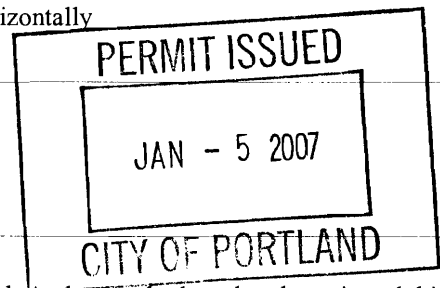
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a four (4) residential condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 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) The size of the replacement egress shall not be increased unless required by Fire and Building Codes.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/05/2007
Note: **Ok to Issue:**

- 1) A graspable handrail is required on both sides of the stairs.
- 2) As discussed, the guardrails must be 42" w/ballusters less than 4" oc.

Dept: Fire **Status:** Pending **Reviewer:** Cptn Greg Cass **Approval Date:** 11/14/2006
Note: **Ok to Issue:**

- 1) Egress stairs shall be protected with Fire rated window assembly's below and 10 feet horizontally
Plan on compliance is required.

**Comments:**

11/6/2006-mes: 11/3/06 I did a site visit - these stairs are already built - Today I talked to Deb Andrews who has already reviewed this permit for Historic. She confirmed that there was an existing open rear stairway that was being replaced.

12/7/2006-jmb: Contacted Jill K. The existing egress was falling off the building and not safe, so she went ahead with the rebuild prior to approvals. We(building & fire) knew from her previous permits that she was planning on rebuilding, but the wind and rain exacerbated the stair conditions. The plans show non compliance to IBC 2003, so we need to meet the contractor for a code assessment. Jill will call for an appointment.



General Building Permit Application

Location/Address of Construction: <u>110 Winter Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Jill Keefe</u>	Telephone: <u>749-2472</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Travis Berube</u> <u>67 Boothby Ave S. Portland 04106</u> <u>207-939-6572</u>	Cost Of Work: \$ <u>2,700</u> Fee: \$ 50 <u>50</u> C of O Fee: \$ 500
Current Specific use: <u>Multi-unit Income</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Rebuild of rear 3rd floor exterior stairs/egress</u>		
Contractor's name, address & telephone: <u>Travis Berube 67 Boothby Ave S. Portland 04106 - 939-6572</u> Who should we contact when the permit is ready: <u>Travis Berube</u> Mailing address: <u>67 Boothby Ave South Portland, ME 04106</u> Phone: <u>939-6572</u>		

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 Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature]

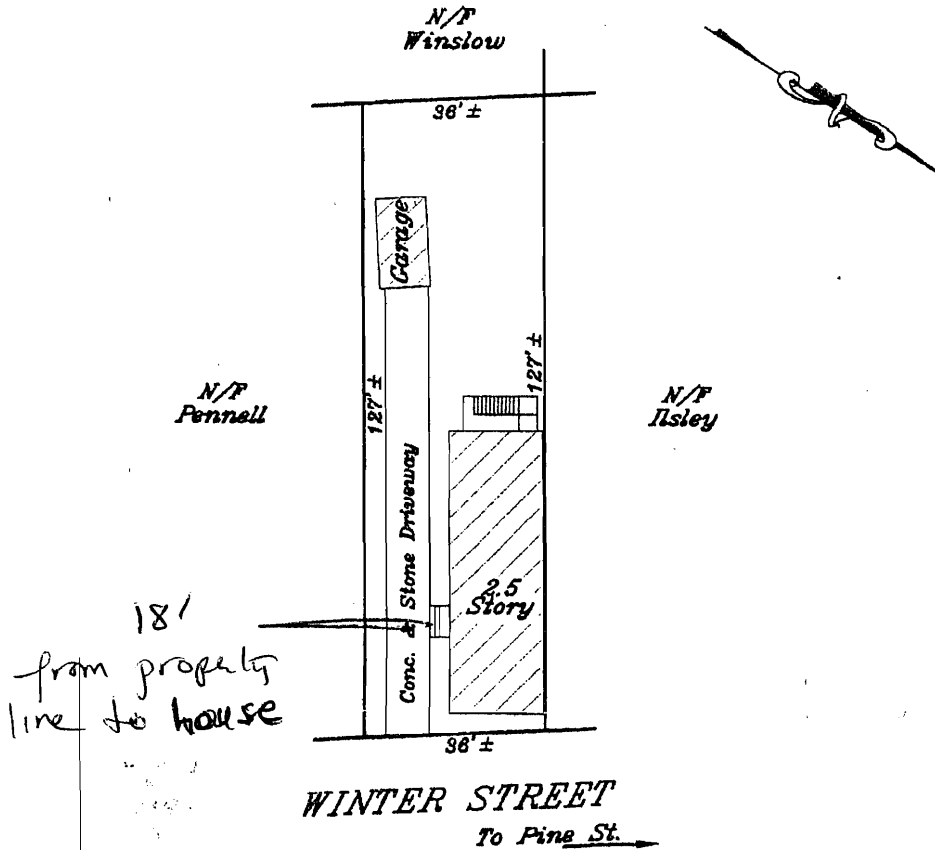
Date: 10-30-06

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

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 110 WINTER STREET INSPECTION DATE: NOVEMBER 10, 2004
PORTLAND, MAINE SCALE: 1" = 30'



steps will begin
3" closer to
house than existing
steps

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: JOHN KOIS & JILL KEEFE REQUESTING PARTY: NEW ENGLAND TITLE, LLC
 OWNER: MICHAEL WHIPPLE ATTORNEY: _____
 LENDER: FIRST FINANCIAL MORTGAGE CORP. FILE No. 20416700 FIELD BOOK: _____

TITLE REFERENCES:
 DEED BOOK: 18586 PAGE: 105
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: A04-1145

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 918 BRIGHTON AVENUE 338 CLARES WOODS ROAD
 PORTLAND, ME 04102 LYMAN, ME 04082
 (207) 878-7870 (207) 499-2368

MUNICIPAL REFERENCE:
 MAP: 46 BLOCK: E LOT: 5

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230061 PANEL: 0015B ZONE: C DATE: DECEMBER 8, 1998

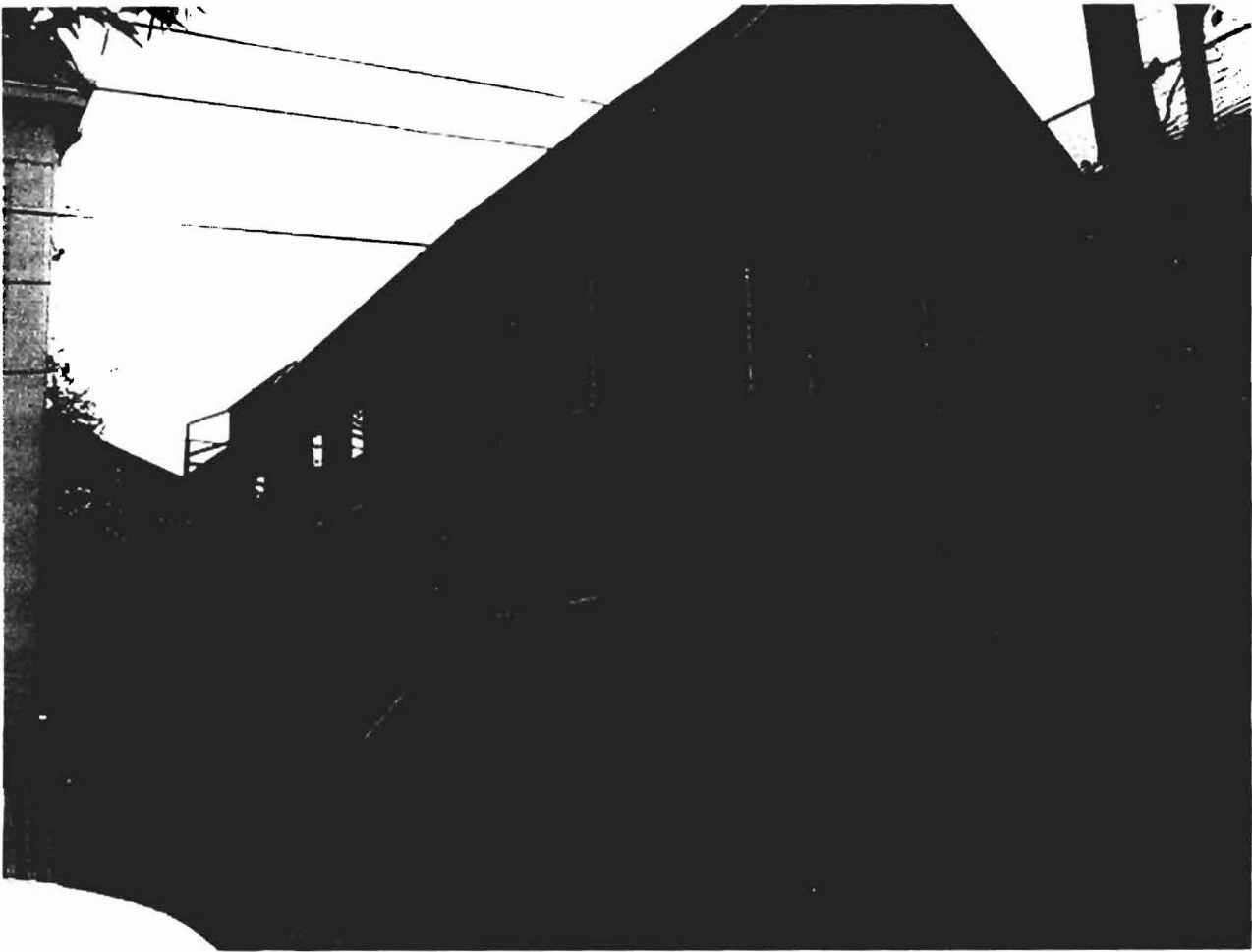
THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

John A. Nadreau
11-10-04

INSP. BY: HLSJ

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



#45-E-005

110 Winter St

FEAR STAIRS

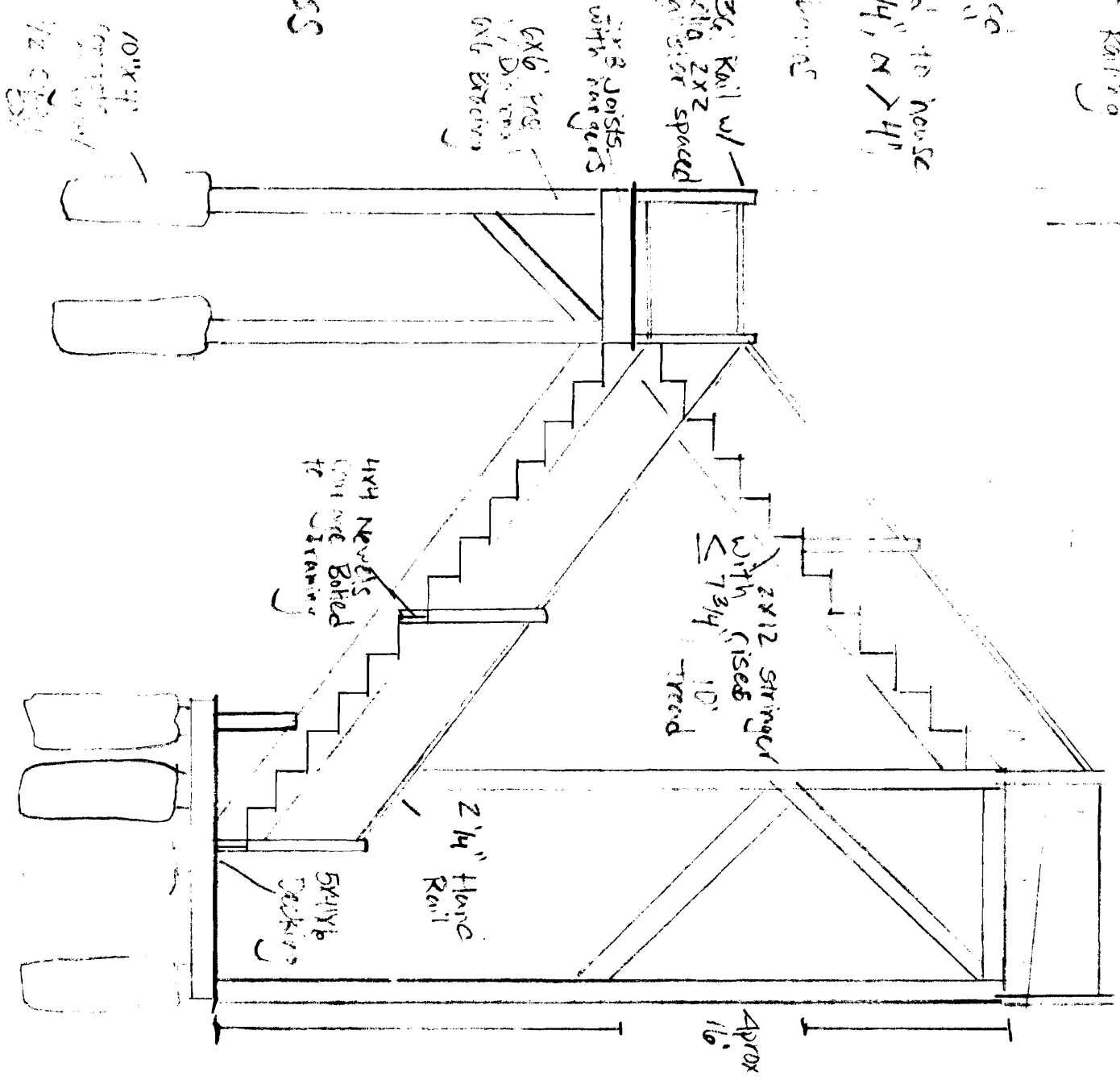
NOTES:

Existing Deck Railing

- All lumber to be pressure treated
- No rail to be under 3 1/2"
- All bars to be 1/2" dia. to house
- Stairs to have no rise < 7 3/4", or > 4"
- Attach stringers to 2" dia. bars with spacers.
- Rail spacers to be < 3"
- Rebuild structure on existing footing
- Keep spacers 3/4" wide with joists on new decks and stairs

110 WINTER STREET
REAR 3RD FLOOR EGRESS

10" x 4" for 3' dia. rail
1/2" dia. BS



110 Winter St



110 W. Main St

Altho this is a 4 unit
exterior stairs only serve
one unit -

