

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 041520
UNIVERSITY BUILDING
11002 2004

This is to certify that Morris Walter D/Adam Flaherty JR.
has permission to Renovations - rear door, add fair porch, add C
AT 92 Winter St 045 E011001

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 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 procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS 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]
11/4/04
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: 04-1520	Issue Date:	CBL: 045 E011001
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Location of Construction: 92 Winter St	Owner Name: Morris Walter D	Owner Address: 219 S Jackson St	Phone:
Business Name:	Contractor Name: Adam Flaherty JR.	Contractor Address: 20 Smith St. Portland	Phone 2077742951
Tenant/Buyer's Name	Phone:		Zone: R-6

Current Use: 2 Unit Single Family	Proposed Use: 2 Unit Single Family -Renovations - rear door, add repair porches, Canopy,	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R Type: 5 IRC 2003 Signature: <i>[Signature]</i>
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Proposed Project Description:
Renovations - rear door, add repair porches, add Canopy,

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/08/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: 11/9/04	<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:	<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: 11/5/04

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, TFLE		DATE	PHONE

1/17/04 - Tube depth / softbacks - OK ~~YAM~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1520	Date Applied For: 10/08/2004	CBL: 045 E011001
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Location of Construction: 92 Winter St	Owner Name: Morris Walter D	Owner Address: 219 S Jackson St	Phone:
Business Name:	Contractor Name: Adam Flaherty JR.	Contractor Address: 20 Smith St. Portland	Phone (207) 774-2951
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: 2 Unit Single Family -Renovations - rear door, add repair porches, Canopy,	Proposed Project Description: Renovations - rear door, add repair porches, add Canopy,
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Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 11/05/2004
Note:			Ok to Issue: <input type="checkbox"/>

1) This permit DOES NOT certify the use of the building. It authorizes the construction activities only.

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 11/05/2004
Note:			Ok to Issue:

1) As discussed, the guardrail height is required to be 34".

Comments:

10/26/04-tmm: need to know what structural reno is being done. Left message w/builder.

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Adam Flaherty²²
Applicant

11 03-2004
Application Date

20 Smith St. Pkld. No. 0-101
Applicant's Mailing Address

92 Winter St. Pkld, No
Address of Subject Property

Adam Flaherty²² (207)-774-2951
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):
Reconstruction of 2-ers. porches. / Mostly the height of the grade and the railing height.

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
Three

2. Proposed Use, if applicable: _____

3. The distance from the porch deck to the ground: 43 5/8" on front porch and

4. The number of existing stair risers: 8 and 9 21" on side / Rear porch.

5. The current railing height and/or documented original railing height: lower railings are at 24 1/2" and roof railing are at 25 1/2" when they were in place.

6. The railing height requested: SAME for front, both lower and upper and 42" for side / rear "new construction" deck railing

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: _____

Inspections Staff Recommendation: no 5" use 11/16

Exemption Granted _____ Conditional Exemption Exemption Denied _____

Signature: [Signature] Date: 1/16

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION COMMITTEE

Cordelia Pitman, Chair
John Turk, Vice Chair
Camillo Breggia
Edward Hoblrr
Robert Parker
Steve Sewall
Susan Wroth

October 8, 2004

Charles Morris and Katherine Gilbert
92 Winter Street
Portland, ME 04102

Re: Porch repair and replacement – 92 Winter Street

Dear Mr. Morris and Ms. Gilbert:

On October 8, 2004, this office reviewed and approved your request for a Certificate of Appropriateness for exterior alterations at 92 Winter Street. Approval was granted for: 1) the restoration of the front porch and stairs and; 2) the replacement of the side porch (including construction of door hood). Note that staff has not yet approved the reconstruction of the existing two-story back porch, as no plans have been submitted on the aspect of the project.

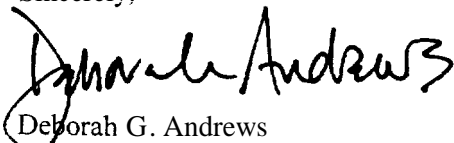
The approval is subject to the following condition:

- * Pressure-treated wood is approved for structural members only, not finished surfaces.

All improvements shall be carried out as shown on the plans and specifications dated 9/21/04, which were submitted by your contractor. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Adam Flaherty
Approval File

BUILDING PERMIT INSPECTION PROCEDURES

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 initializing 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
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- ~~NA~~ 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.

~~NA~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

11/05/04
Date

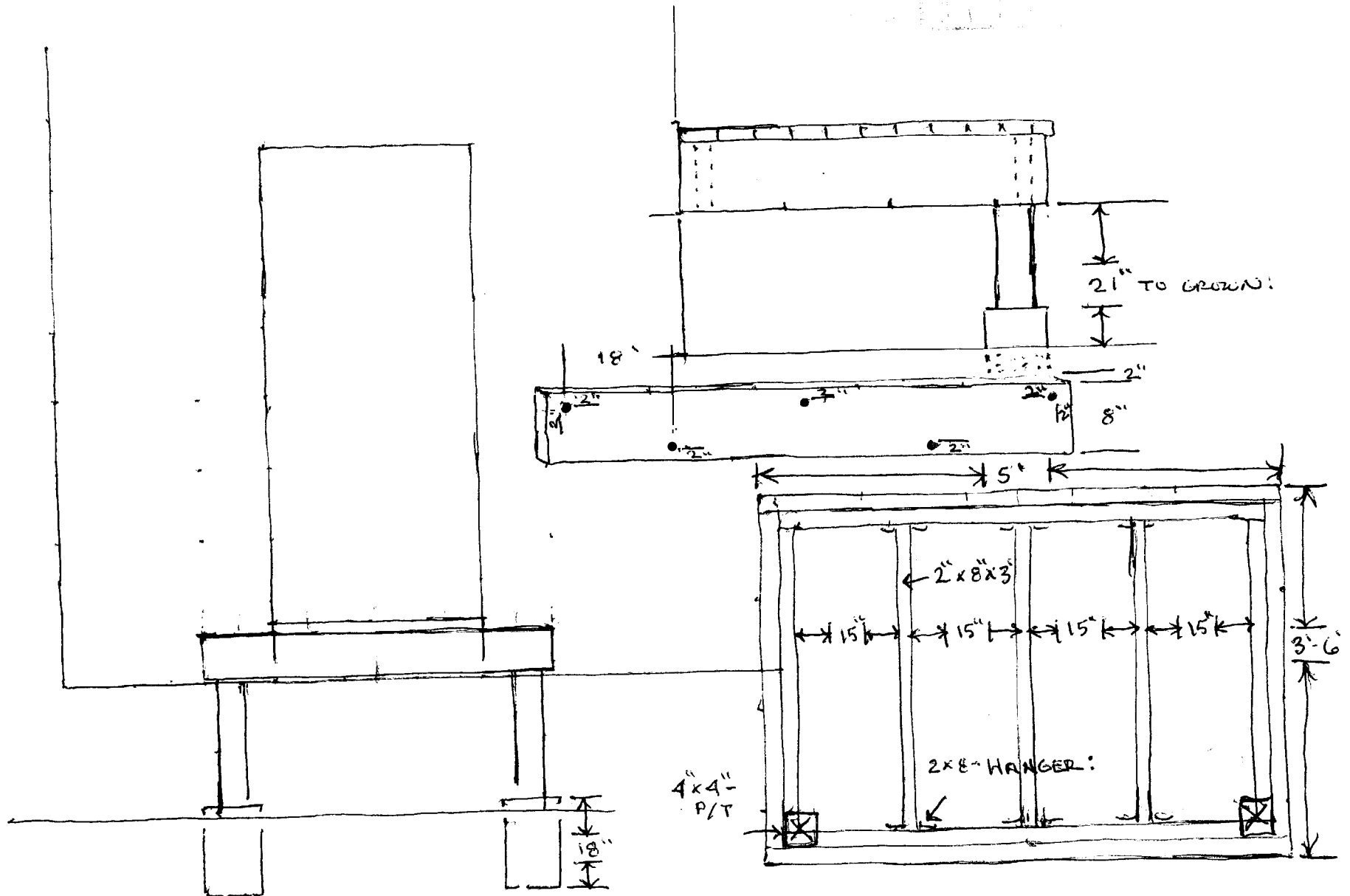
[Signature]
Signature of Inspections Official

11/05/04
Date

CBL: 45 E 011 Building Permit #: 041520

92-WINTER ST.

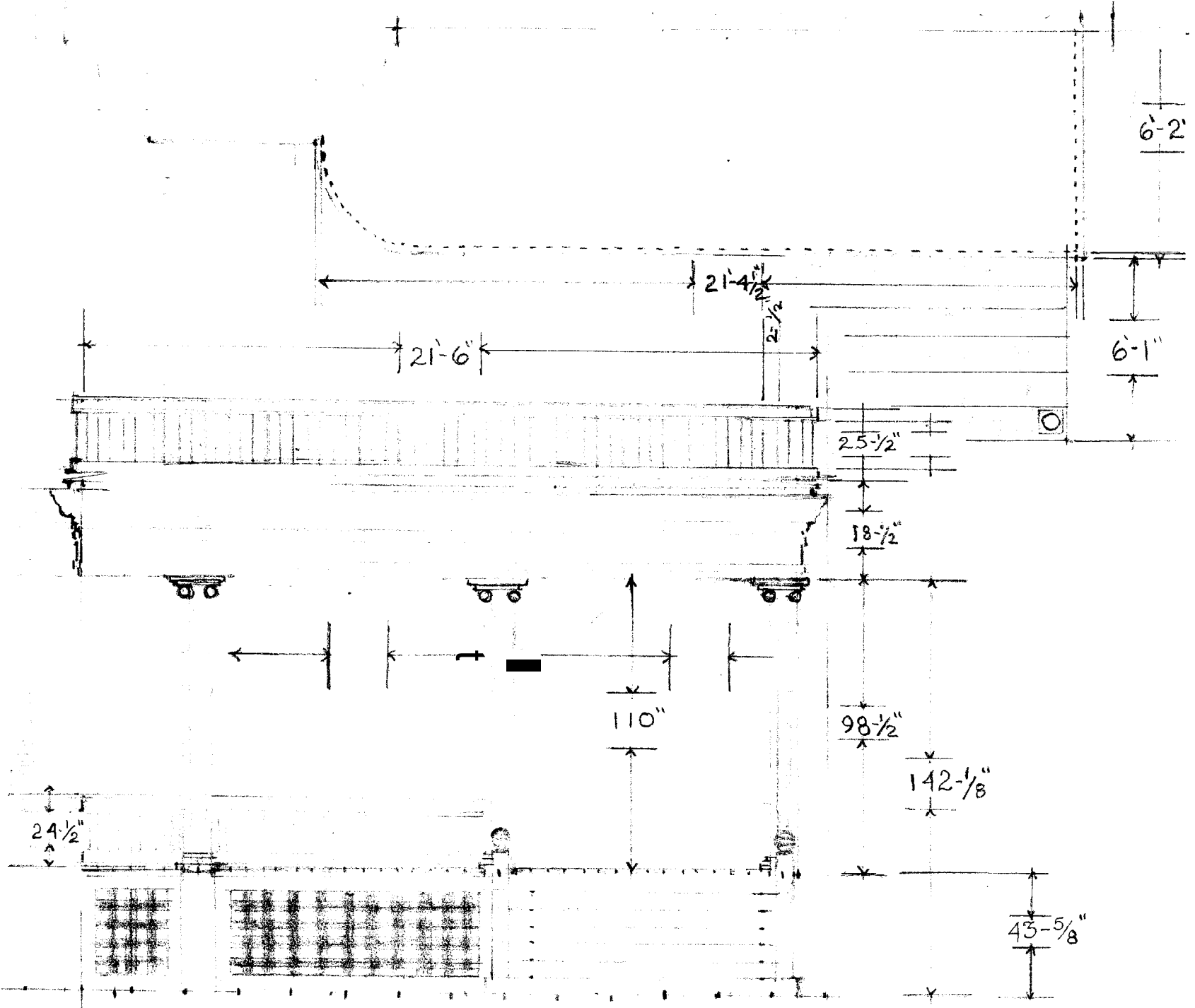
NBW - 3



43E 11

REVISION

NOV 0 2004



6'-2"

21'-4 1/2"

21'-6"

6'-1"

25-1/2"

18-1/2"

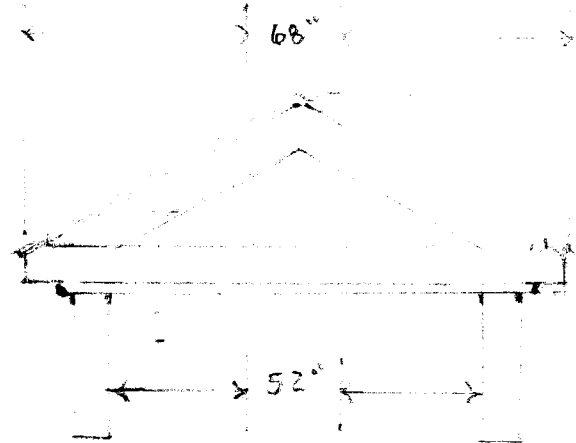
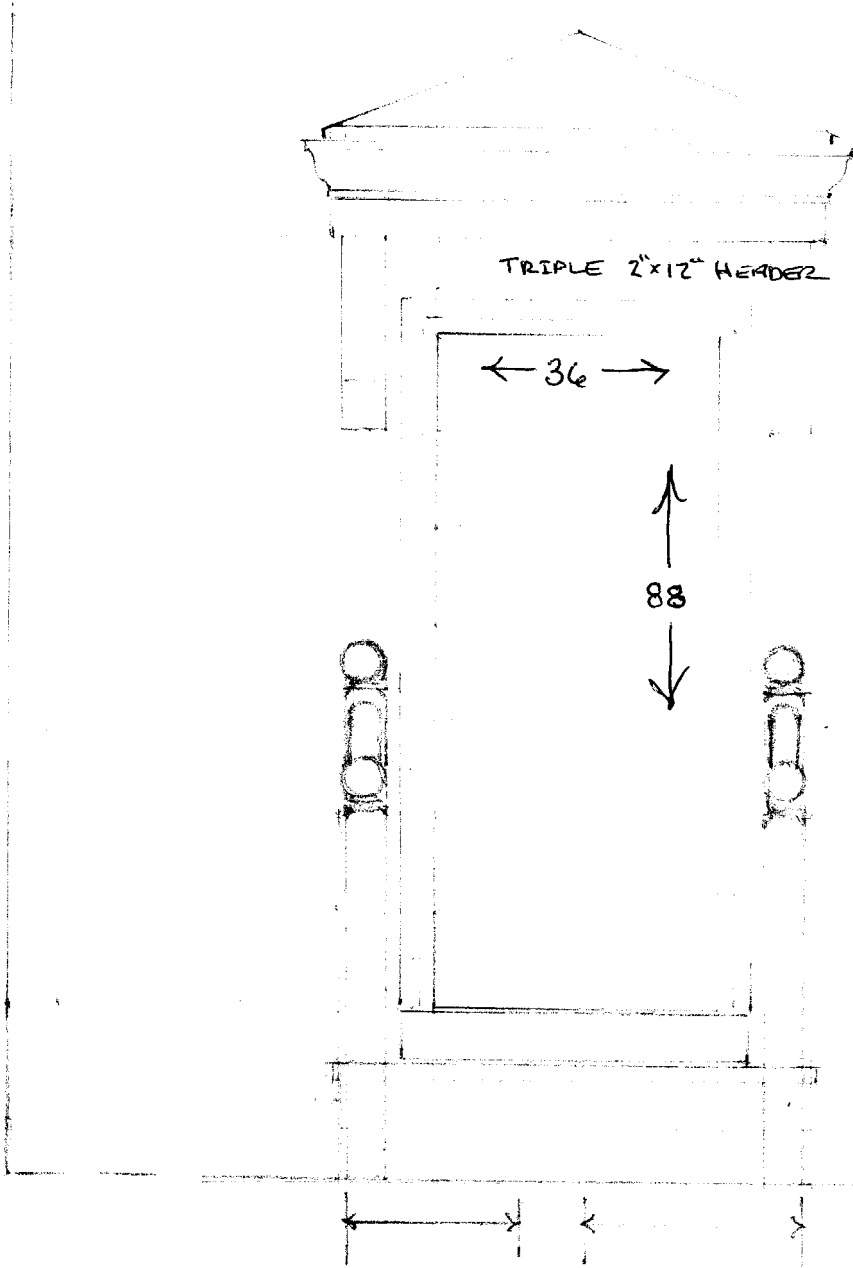
110"

98-1/2"

142-1/8"

24-1/2"

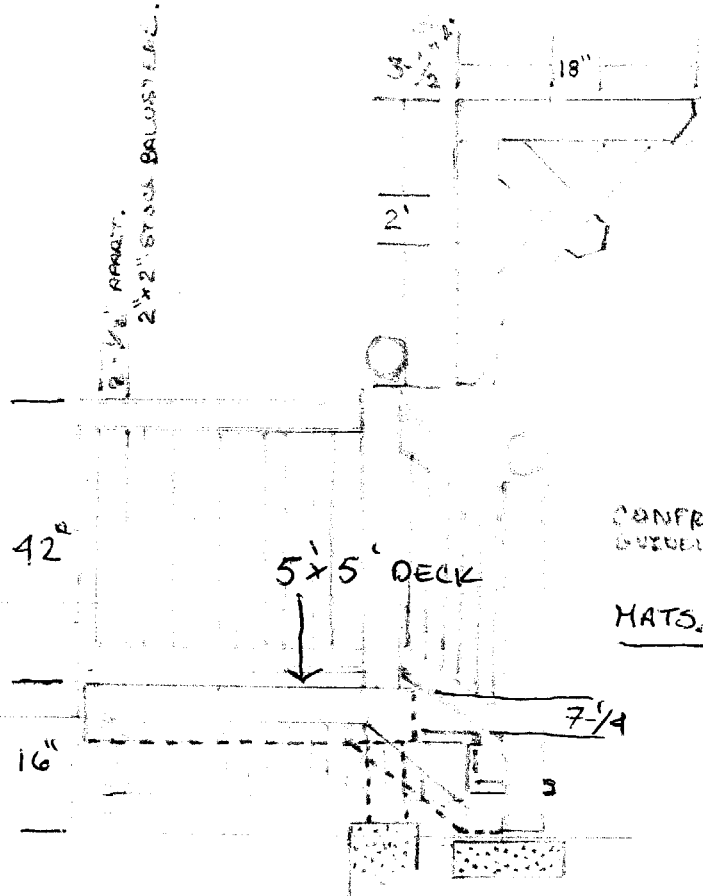
43-5/8"



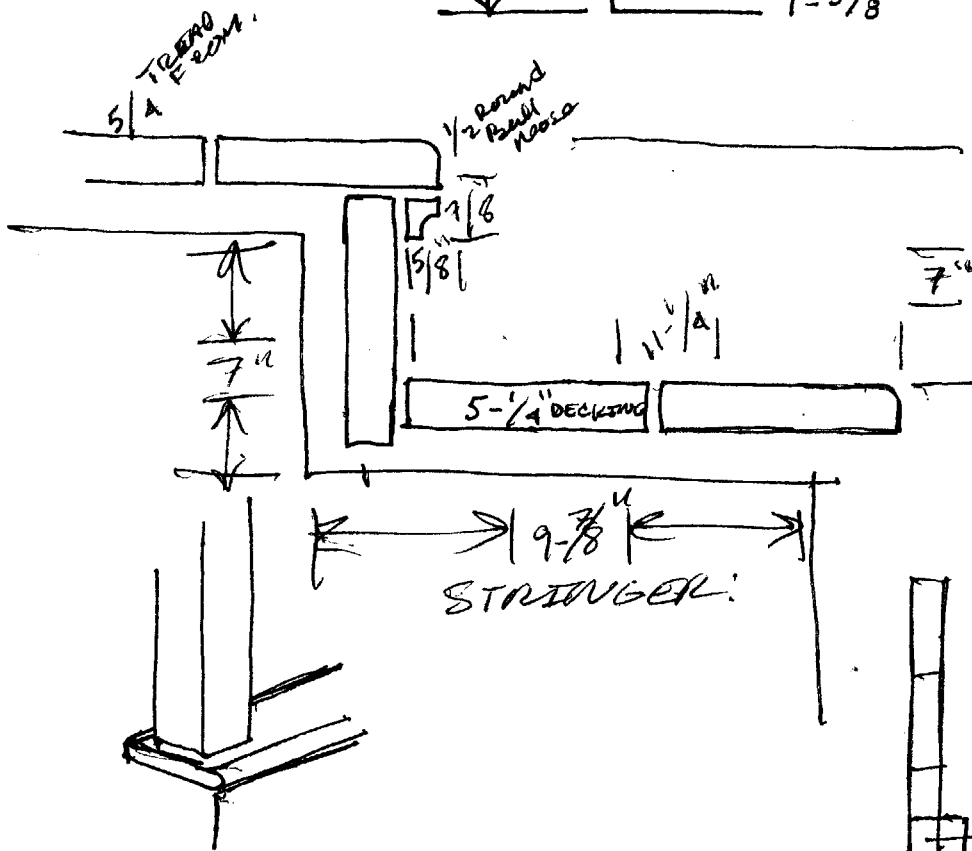
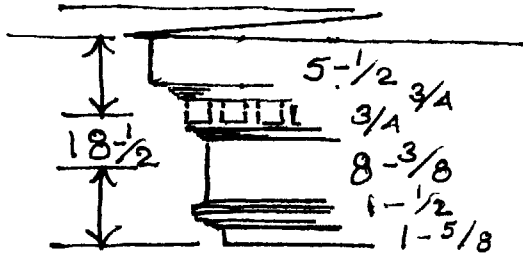
108"

1125/11

RECEIVED
OCT 8 2004
DEPT. OF BUILDING INSPECTION
PORTLAND, ME



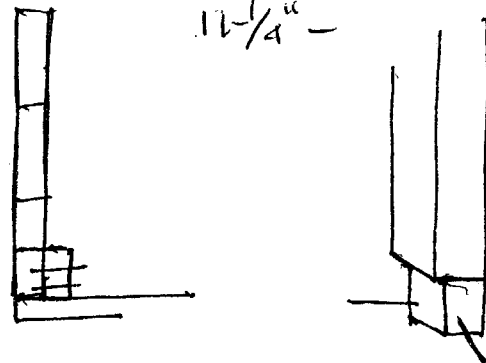
CONFORM TO SAME
OUTLINES A FRONT PORCH.
MATS. PINE.

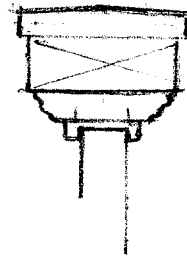


LATTICE CONSTRUCTION
 1-1/2" STOCK
 Space of 2 1/4"

$$5\frac{1}{8}'' + 3\frac{1}{4}'' = 1\frac{3}{8}''$$

$$11\frac{1}{4}'' -$$





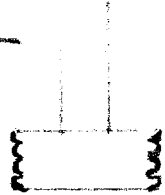
HAND RAILS.

BALUSTERS.



CAPITALS.

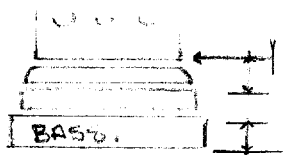
NEWEL POST.



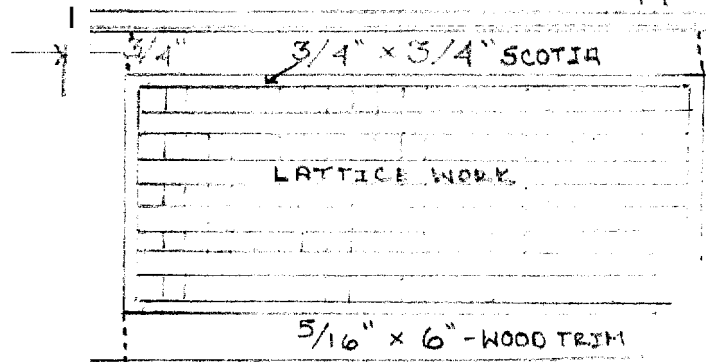
SHOE RAILS.

2-1/2" CAPRT 50

COLUMNS



BASE.



3/4" x 3/4" SCOTIA

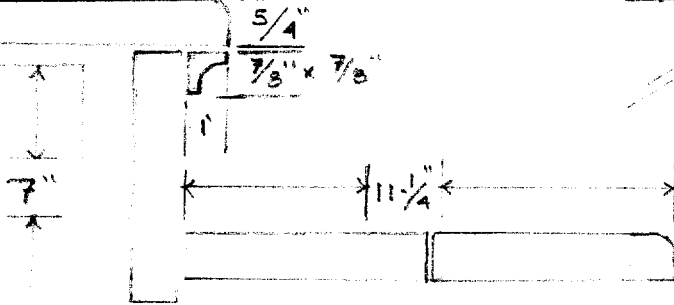
LATTICE WORK.

5/16" x 6" WOOD TRIM

+4" +

TREDS FROM
5/4" x 6"

5/4"
7/8" x 7/8"

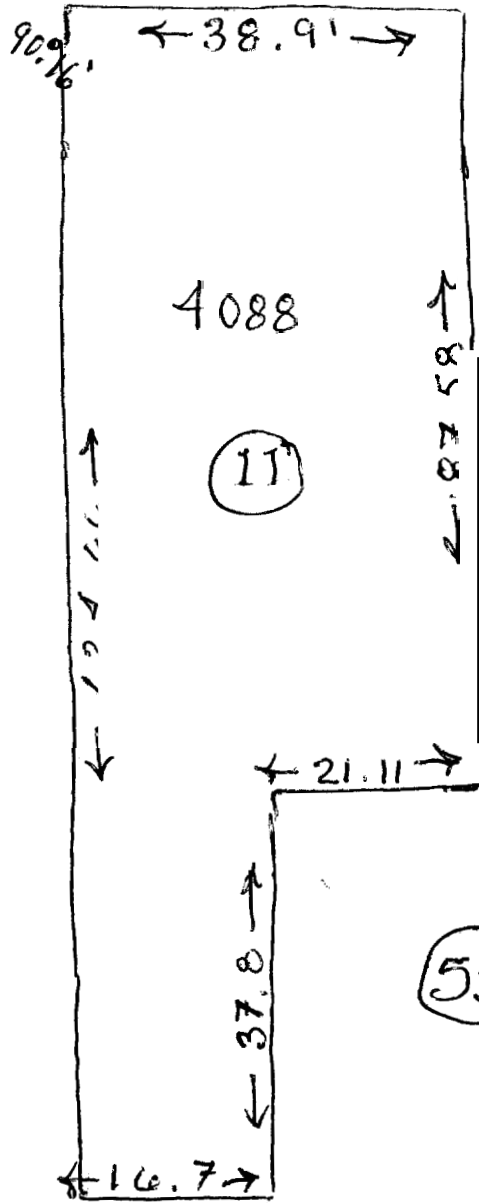


NOTES:

1. REPAIRING COMPLETE PORCH TO

92-WINTER ST.
PTLD, ME.

45 E 11



OCT 8 2004

RECEIVED



CITY OF PORTLAND, MAINE

Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy