

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040230

Please Read Application And Notes, If Any, Attached

This is to certify that Kingsley Enterprises /Dennis Jorney
has permission to Rebuild side entry porch and new handr
AT 86 Winter St 045 E013001

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.

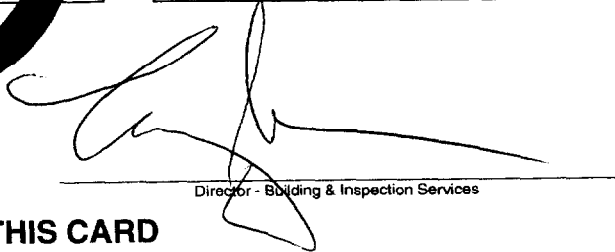
Notification of inspection must be given and written permission procured before this building or part thereof is laid or occupied or enclosed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED PERMITS ISSUED

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name **CITY OF PORTLAND**

MAR 18 2004


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0230	Issue Date: MAR 18 2004	CBL: 045 E013001
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Location of Construction: 86 Winter St	Owner Name: Kingsley Enterprises	Owner Address: 200 High St	Phone: 207-252-6264
Business Name: n/a	Contractor Name: Dennis Carney	Contractor Address: 200 High St. Portland	Phone: 2079391673
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi Family / 4 Units	Proposed Use: 4 Units / rebuild side entry porch and new handrails leading up to 2nd floor deck and on 2nd floor deck	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R Type: SB BOCA 1999	

Proposed Project Description:
Rebuild side entry porch and new handrails.

Signature: _____

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 03/10/2004	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj Minor MM

Date: 3/10/04

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved
see attached

Approved w/Conditions

Denied

Date: 3/10/04

PERMIT ISSUED

MAR 18 2004

CITY OF PORTLAND

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

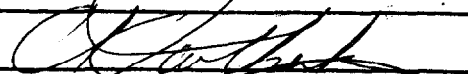
All Purpose Building Permit Application

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>86 Winter Street Portland, ME 04102</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>4572 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>045 - E - 013-001</u>	Owner: <u>Kingsley Enterprises Inc</u>	Telephone: <u>252-6264</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kingsley Enterprises Inc, Crandall K. Toothaker</u>	Cost Of Work: \$ <u>5,000.</u> Fee: \$
Current use: <u>4 Family</u> <u>PO Box 4271 Portland, ME 04101</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>still a 4 family, deck work</u>		
Project description: <u>Rebuild side entry porch, new handrails leading up to 2nd floor deck, new handrails on 2nd floor deck</u>		
Contractor's name, address & telephone: <u>Dennis Carney Windam, ME 939-1673</u>		
Who should we contact when the permit is ready: <u>Kingsley Enterprises, Inc. Crandall Toothaker</u>		
Mailing address: <u>PO Box 4271 Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>252-6264</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <u>9/10/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

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.

Kingsley Enterprises, Inc. Crandall Toothaker 3/10/04
Applicant Application Date
PO Box 4271 Portland, ME 04101 86 Winter Street
Applicant's Mailing Address Address of Subject Property
Crandall K. Toothaker 252-6264
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):

Replace side entry porch, replace hand rails on second floor deck
replace handrails on stairs leading up to 2nd floor. Install new 4x4 post
for additional support

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
4 Family
2. Proposed Use, if applicable: 4 Family
3. The distance from the porch deck to the ground: 3 ft.
4. The number of existing stair risers: 3 on first floor porch 14^{1/2} on second floor
5. The current railing height and/or documented original railing height: 36"
6. The railing height requested: 42" on 2nd floor deck 36" on 1st floor porch

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: recommend 36" for
walking at individual rear entrance - 42" would look
ok at if proportion D. Andrews 3/10/04

Inspections Staff Recommendation: Per 3406 B/C

Exemption Granted Conditional Exemption Exemption Denied

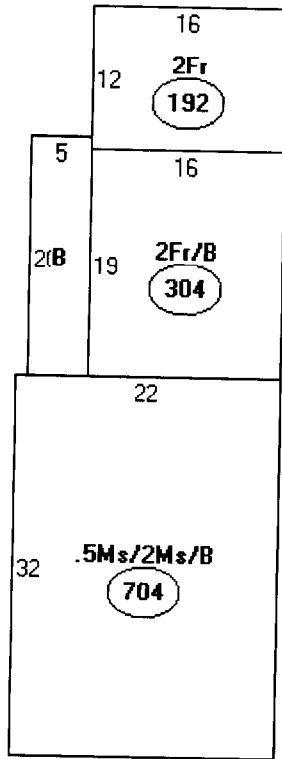
Signature [Signature] Date: 3/12/04

Prmt Text93 6974 Constr Type New Num1 2

Permit Nbr 04-0230 Location of Construction 86 Winter St Appl. Date
Status Pending Permit Type Alterations - Multi Family Issue Date
CBL 045 E013001 District Nbr 2 Estimated Cost \$5,000.00 Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
03/16/2004	Hold - no plot plan submitted	tmm		

CreatedBy gg CreateDate 03/11/2004 ModBy kwd ModDate 03/11



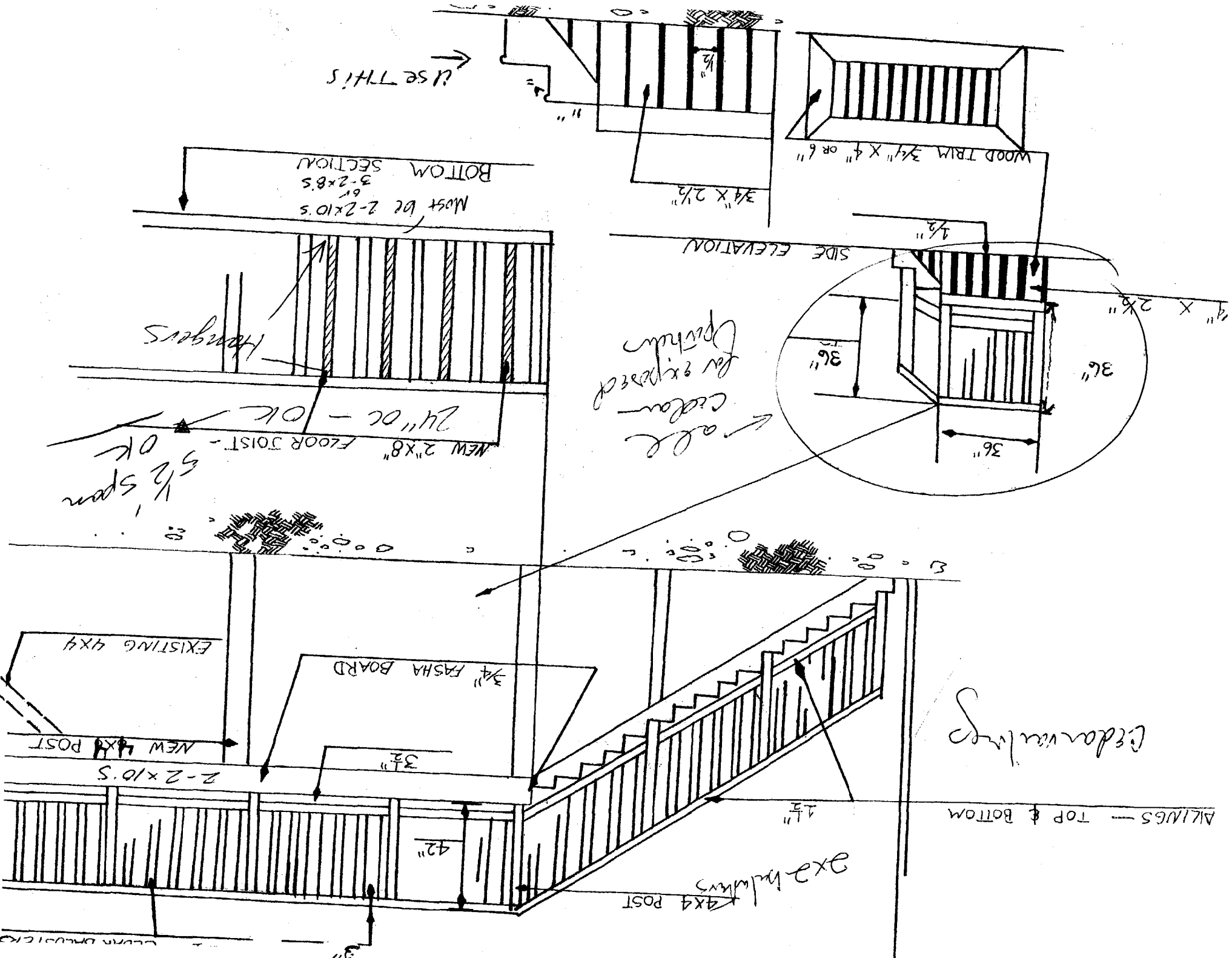
Descriptor

A: .5Ms/2Ms
704 sqft

B: WD
100 sqft

C: 2Fr/B
304 sqft

D: 2Fr
192 sqft



USE THIS

BOTTOM SECTION
3-2x8's
Must be 2-2x10's

WOOD TRIM 3/4" X 4" OR 6"

3/4" X 2 1/2"

SIDE ELEVATION

Hangers

NEW 2"x8" FLOOR JOIST - OK
24" OC - OK

5/2' span OK

Call Cedar for exterior
finish

36"

36"

Cedar railings

ALIGNS - TOP & BOTTOM

4x4 POST
2x2 balusters

42"

3 1/2"

3/4" FASHA BOARD

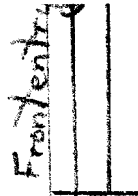
2-2x10'S

NEW 4x4 POST

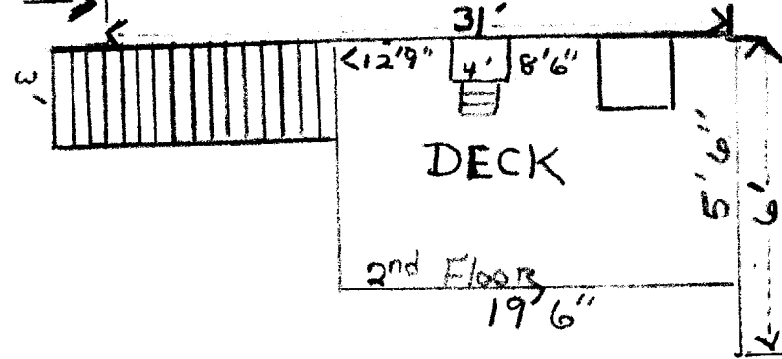
EXISTING 4x4

Duplex building

86 Winter St. 4 unit



← Approximately 25' →



DECK

2nd Floor
19'6"

Fence

← 56' →

33'

36'

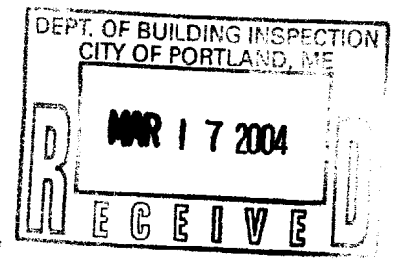
← 15' →

127'

Neighbors house

86 Winter Street

R-6
sides 5-10'
Rear - 20'
Lot
36' wide
127' Deep





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

February 7, 1983

Mr. Raymond H. & Barbara L. Lourie
86 Winter Street
Portland, Maine 04102

Dear Mr. & Mrs. Lourie:

Your application to Change of Use for 86 Winter Street from a 3 to 4 family dwelling has been reviewed and a permit granted, if the following conditions are met.

1. The boiler room shall be enclosed with construction having a fire rating if at least one hour, including the ceiling and fire doors, with self-closers.
2. Each apartment shall have two separate and remote exits.
Access to these exits shall not be through a bathroom.
3. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers.
4. A smoke detector is required in all apartment units. This unit will be (self contained) approved by UL or FM. The detector shall be placed in a location which will protect the sleeping area.

Sincerely,

P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb



CITY OF PORTLAND, MAINE

Department of Building Inspections

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Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ____ Plumbing (IS) ____ 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