

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

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

**PERMIT ISSUED**

Permit No: 02-0276	Issue Date: APR 23 2002	CEL: 653 B016001
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Location of Construction: 191 Grant St	Owner Name: Poe Annalee	Owner Address: 191 Grant St	Phone: 775-9010
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family	Proposed Use: Single Family / Renovations which include: new 1/2 bath, partician walls, steps, railings, windows, headers, add loft structure and raise roof pitch over mstr. bd.	Permit Fee: \$79.00	Cost of Work: \$8,000.00	CEO District: 2	Zone: 3981#
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Proposed Project Description: Inter and exterior renovations.	<p>FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i></p> <p>INSPECTION: Use Group: R-3 Type: SB <i>BOCA 1999</i></p> <p>Signature: _____ Signature: <i>[Signature]</i></p>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: <i>[Signature]</i> Date: _____	

Permit Taken By: gg	Date Applied For: 03/28/2002	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>to remain 1 family</i></p> <p>Date: <i>9/14/02</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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**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

Application ID Number: 2-0276

Department: Zoning

Status: Approved with Conditions

Personnel: Marge Schmuckal

Comments: 191 Grant St.

Approval Date: 04/04/2002

Issue Date: 04/02/2002

OK to Issue Permit By: Marge Schmuckal Date: [ ]

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Issue Date: 04/01/2002 By: gg

Update Date: 04/04/2002 By: mes

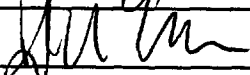
# All Purpose Building Permit Application

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>191 Grand</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3982 sqft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>15238/107</u> Block# <u>53</u> Lot# <u>116</u>	Owner: <u>ANNA LEE POE</u> <u>JOSHUA ECKELS</u>	Telephone: <u>775-9010</u>
Lessee/Buyer's Name (If Applicable) <u>053 B 010</u>	Applicant name, address & telephone: <u>JOSHUA ECKELS</u> <u>287 STATE ST #2 PORTLAND</u>	Cost Of Work: <u>\$8,000</u> Fee: \$ <u>79.00</u>
Current use: <u>S/F</u>		
If the location is currently vacant, what was prior use: <u>SINGLE FAMILY DWELLING</u>		
Approximately how long has it been vacant: <u>3 mos.</u>		
Proposed use: <u>SINGLE FAMILY DWELLING</u>		
Project description: <u>GENERAL RENNOVATION &amp; MODERNIZATION</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JOSHUA ECKELS</u> <sup>+ call</sup>		
Mailing address: <u>287 STATE ST #2 PORTLAND ME 04101</u> <u>207-775-9010</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>207-775-9010 H</u> <u>207-767-2788 W</u> <sup>XX</sup>		

**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.**

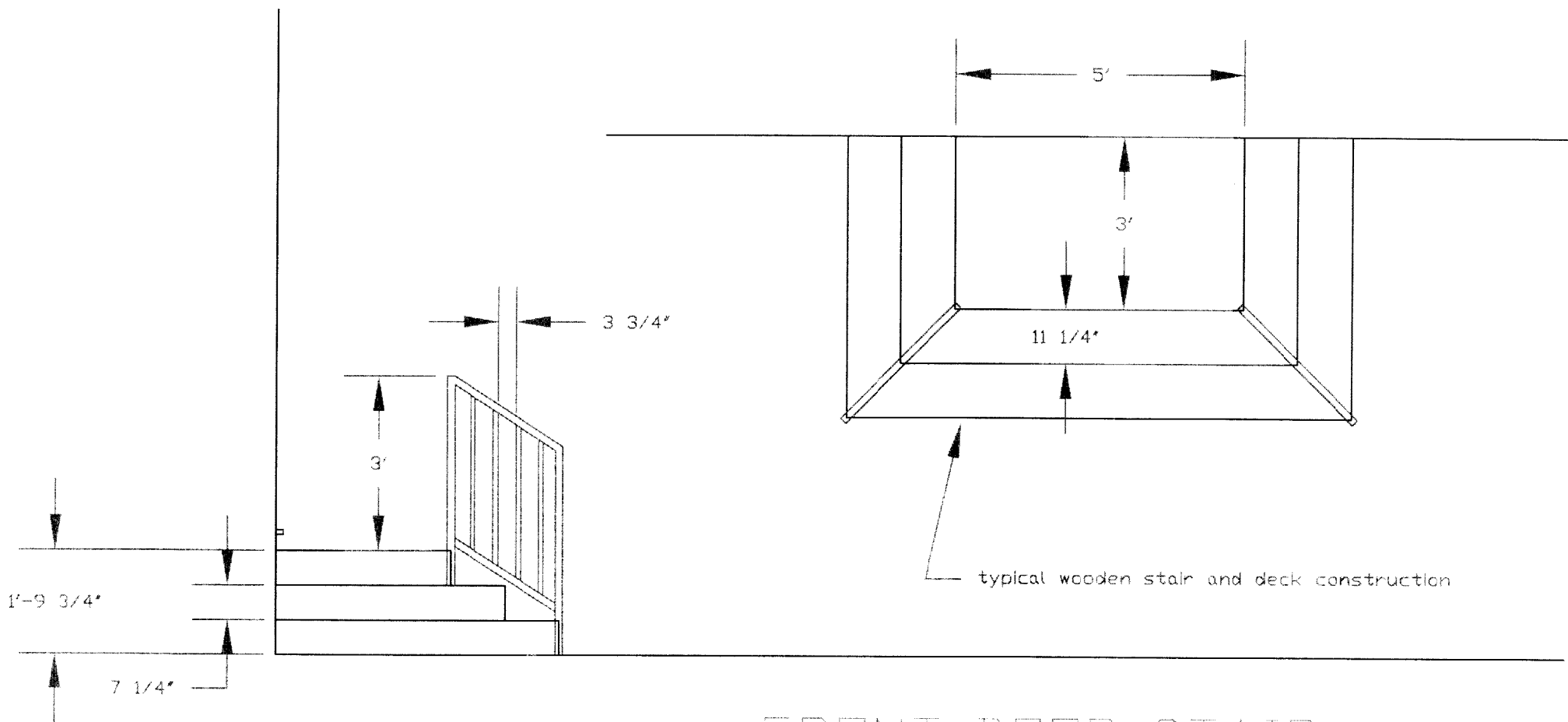
*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>3/28/02</u>
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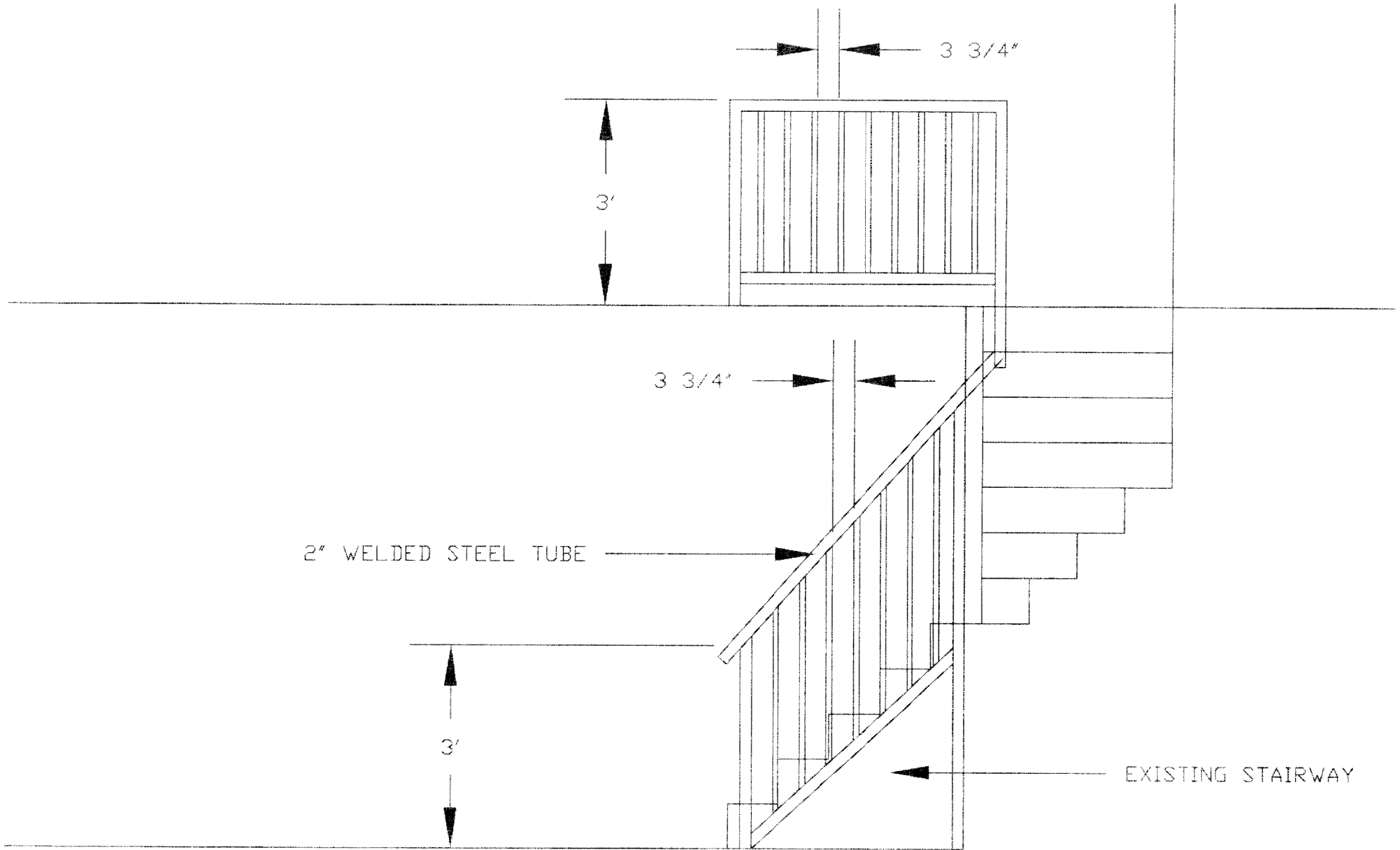
**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

## STRUCTURAL CHANGES TO BE MADE

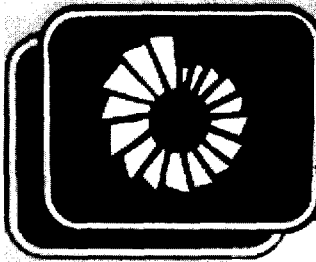
- (A) RAISE ROOF PITCH OVER MASTER BATH
- (B) ADD LOFT STRUCTURE (3RD FLOOR ADDITION) ABOVE MASTER BEDROOM
- (C) NEW WINDOWS AND HEADERS SEE HEADER SCHED. & ELEVATION
- (D) NEW RIDGE BEAMS AND LOFT FLOOR BEAMS SEE ELEVATION &
- (E) NEW RAFTERS SISTENED TO REMAINING EXISTING <sup>HEADER SCHEDULE</sup>
- (F) RE-BUILD FRONT STEPS & RAILINGS.
- (G) NEW RAILINGS ON EXISTING MAIN STAIRWAY
- (H) NEW PARTITION WALLS MARKED ON PLANS
- (I) NEW 1/2 BATH ON FIRST FLOOR



FRONT DOOR STAIR  
DETAIL



HAND RAIL DETAIL (STAIRS FROM KITCHEN TO SECOND FLOOR)



**Salter**  
INDUSTRIES

phone • 810.480.8700

800.368.8280

fax • 810.480.9286

105 GP Clement Dr • Collingsville, PA • 19426

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## Code Specifications

Salter's Code Stair Packages will address each of the requirements that are listed below. This information will apply to the BOCA Code, UBC Code and the CABO Code. **Please be aware that the CABO Code has a misprint and the correction is listed in the back of your inspector's Handbook. The misprint did not allow for the riser height of 9 1/2".**

1. Minimum clear walking path 26", 5 ft. diameter or larger.
2. Tread will have a minimum of 7 1/2", 12" out from the narrow edge of the tread.
3. Minimum headroom of 6'6", measuring plumb from the edge of the platform down to the tread below.
4. The rise will not be more than 9 1/2".
5. The stairway shall be equipped with one handrail on the wide edge of the tread.
6. The handrail, in individual dwelling units, not less than 34" and not more than 38", measured vertically above the nosing of the tread and landing. ( BOCA is 30" up to 38" )
7. Balusters shall be spaced so a 4" object cannot pass between the balusters.
8. Balcony railings will be 36" or above.
9. Landing width ( that Salter supplies ) shall not be less than the required width of the stairway. Minimum spiral stair tread width is 26".
10. 1 1/2" OD. Aluminum, Brass or 1 3/4" wide x 2" tall oak handrail.
11. A 300 lb. concentrated load is required. All Salter stairs are calculated to carry 600 lbs. or more concentrated load.

Please have your inspector review the specifications before placing your order.

Inspector Signature \_\_\_\_\_ Date \_\_\_\_\_

Salter's standard code package will not address the open space between each tread ( open rise stair ). If your code requires, not more than a four inch space in this area, you will need to order our code risers.

← see next PAGE

Verify what handrail size and shape your inspector will require. Handrail size and shape is becoming a very controversial area within the building code. We recommend that you use our standard 1 1/2" round rails or our 1 3/4" x 2" wood rails for the proper circumference.

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Web development by Net Thing, Inc..



optional wood tread coverings.

3. **Curved down steel tread** with closed ends. Holes are pre-punched so the tread can receive optional wood tread coverings.

4. **Long curved steel tread** with closed ends. Holes are pre-punched so the tread can receive optional wood tread coverings.

5. **Ivy stencil steel tread** with closed ends. Holes are pre-punched so the tread can receive optional wood tread coverings.

6. **Code riser steel tread** with closed ends. Code risers will maintain a space less than 4" between treads. Holes are pre-punched so the tread can receive optional wood tread coverings.



1



New

2



New

3



New

4



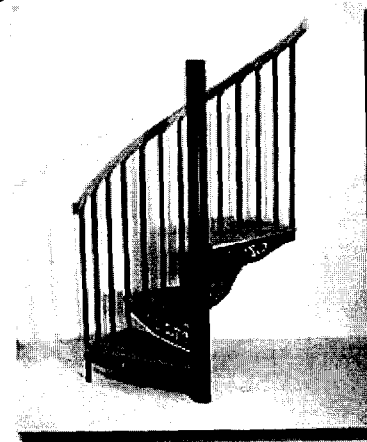
New

5



6

(click to enlarge)



(click to enlarge)

[back to top](#)

### Tread Coverings

1. **Diamond pattern steel tread** provides a non-skid surface. Painted stairs will have closed ends and galvanized stairs will have open ends.

2. **Red oak tread** covers 1 1/16" or 1 3/4" finished thickness. Treads are nosed and sanded to a fine finish. Maple, Cherry, Mahogany, Cedar and other wood types are available upon request.

3. **3/4" flakeboard tread covers**, ready to carpet.

### Code Stair Package

If your area is regulated by the National Building Code (BOCA) or the Uniform Building Code (UBC) we can provide conforming spiral stairs. Be aware that your state codes may override aspects of these codes. Before ordering a spiral stair, check with your local building inspector for the dimensional requirements. The smallest stair available to still maintain the building code is a 5' diameter. **Salter Industries manufacture this stair package in 5', 5'6" and 6' diameter.**

**BOCA and UBC Code Packages Include:**

- (A) 30° stair treads
- (B) 3 to 4 balusters per tread (maximum spacing of 4").
- (C) A 60° platform. This will provide a minimum of 6'6" headroom.
- (D) 1½" aluminum handrail with end caps.
- (E) 1 platform rail.
- (F) Center column, base plate and top cap.
- (G) 38" tall column extension (not shown).

30° Treads for Stair Sizes				
5'C - 5'6"C - 6'C				
Floor to Floor Height Tread Adjustment		Required Number of		Degree of Rotation
Min.	Max.	Treads	Risers	
85"	95"	9	10	270°
93½"	104½"	10	11	300°
102"	114"	11	12	330°
110½"	123½"	12	13	360°
119"	133"	13	14	390°



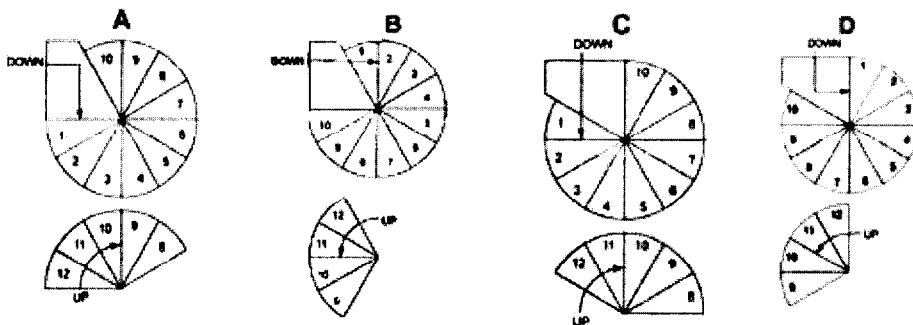
Diameter	Minimum Finished Well Opening*	Platform Size	Clear Walking Path
5'	60 x 60	30 x 30	26"
5'6"	66 x 66	33 x 33	29"
6'	72 x 72	36 x 36	32"

*\*For best results, adds 2 inches for handrail space.*



A special 60° platform is supplied with this package. The platform is not as versatile as a square one. For ordering purposes use the diagrams below and choose the appropriate layout.

Available sizes are 5', 5'6" and 6' diameters.

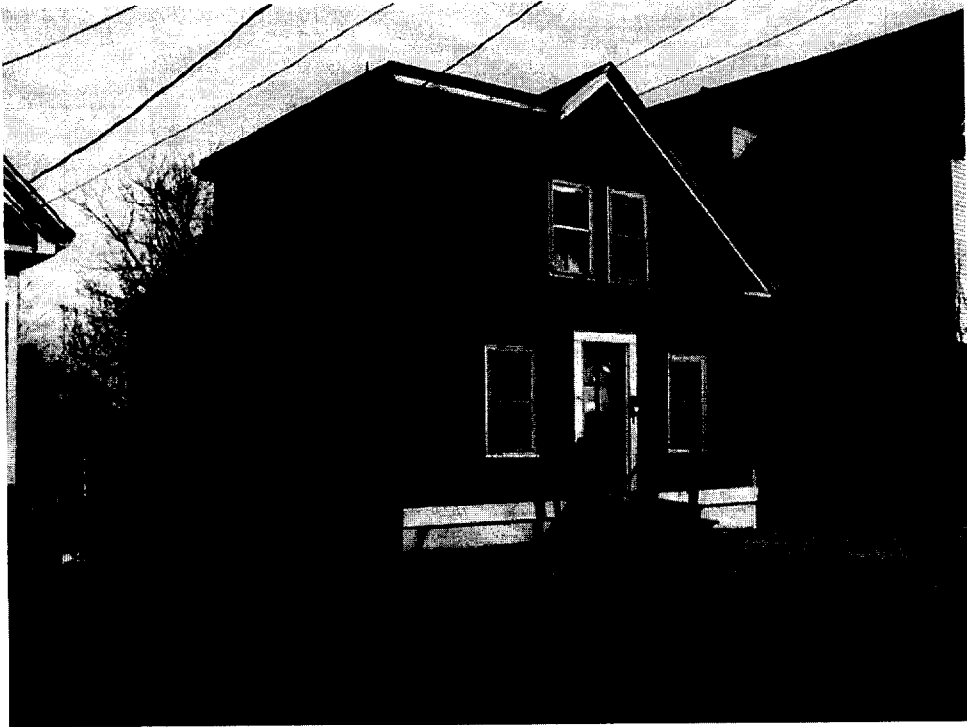


**Renovation Project Plans for:  
191 Grant St.  
Portland, ME 0401**

**03/28/02**

**Owners:**

Joshua Eckels  
Annalee Poe  
287 State St.  
Portland, Me 04101



**Exhibit A - Deed**

A certain tract or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

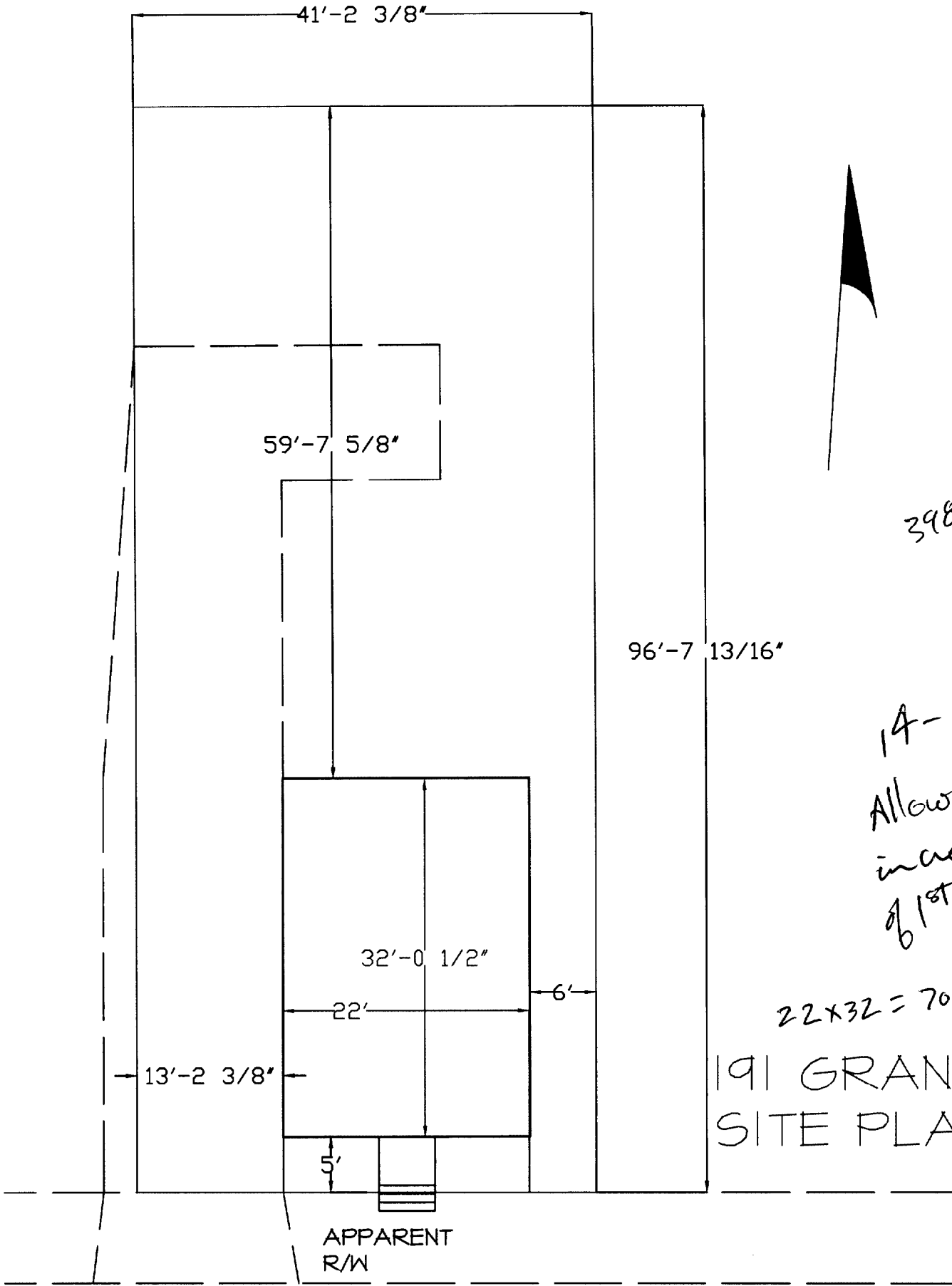
Being situated on the northerly side of Grant Street between Weymouth and Grove Streets, bounded and described as follows:

Beginning at a stake on the Northerly side line of Grant Street distant 113.86 feet easterly on said street line from the point of intersection of said line with the easterly side line of Weymouth Street; thence running easterly on said line of Grant Street, 41.2 feet to a stake; thence northerly at right angles to said Grant Street, 96.65 feet to a stake on the corner of land formerly of Mary E. Scott; thence westerly by said Scott land, 41.2 feet to a stake; thence southerly 96.62 feet to the point of beginning. Believed but not warranted to contain 3,981 square feet, being lot numbered 17 on a plan of City Lands recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 11, the front width of the corner lot being 63.86 feet instead of 64.5 feet as thereon recorded.

This conveyance is subject to sewer easement granted to the City of Portland October 25, 1890.

Excepting and reserving therefrom such claim or interest as may be owned by or established in favor of, any established Indian Tribe.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Marilyn Sawyer dated December 20, 1999 to Stephen G. Spear and recorded in the Cumberland County Registry of Deeds in Book 15238, Page 107.



3981 sq

14-436  
 Allows 50%  
 increase upwards  
 of 1st floor footprint

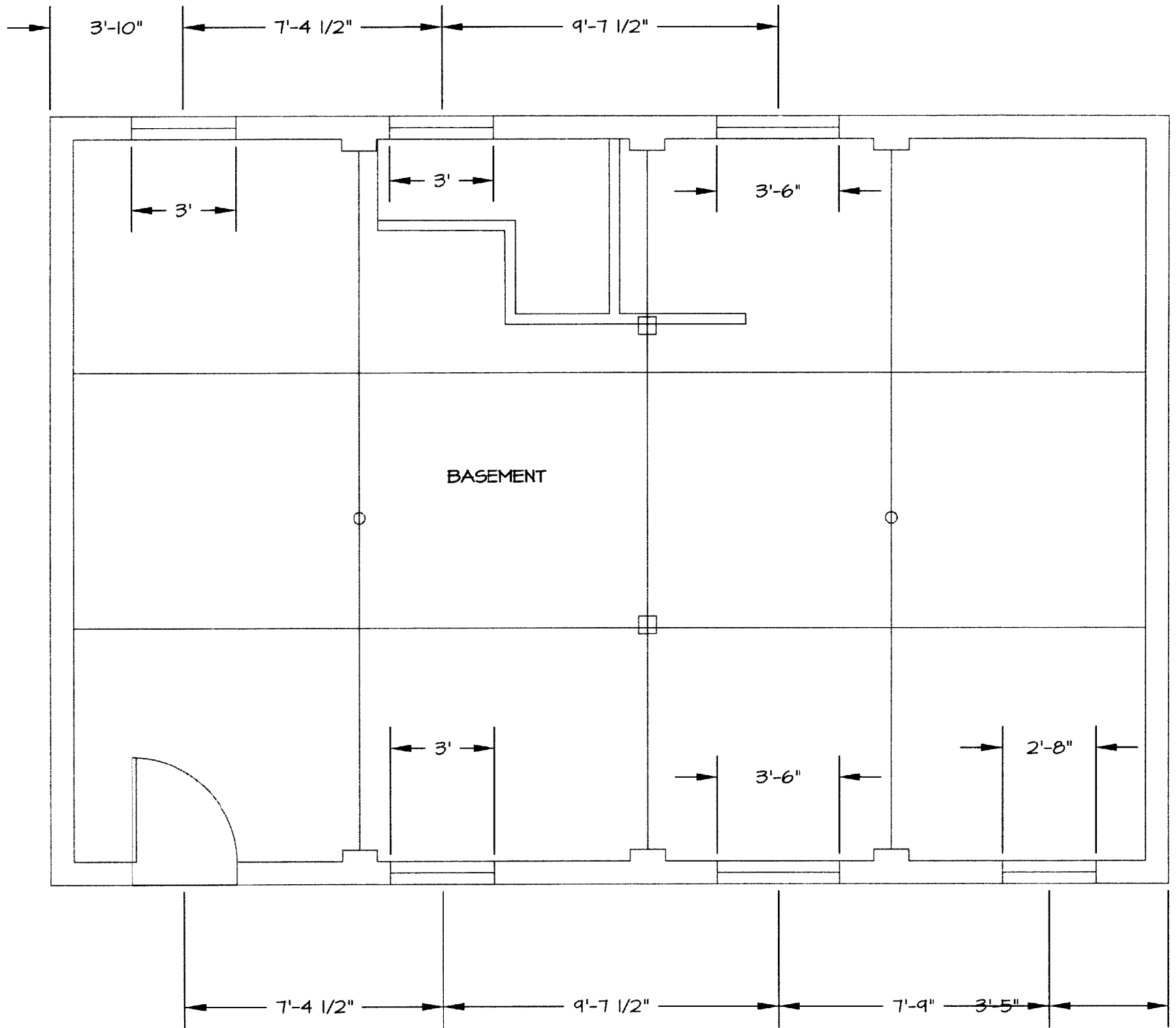
22x32 = 704 sq ft = 2 = 352 sq ft  
 of 159.57 sq ft  
 Show

191 GRANT ST.  
 SITE PLAN

45' height max  
ok



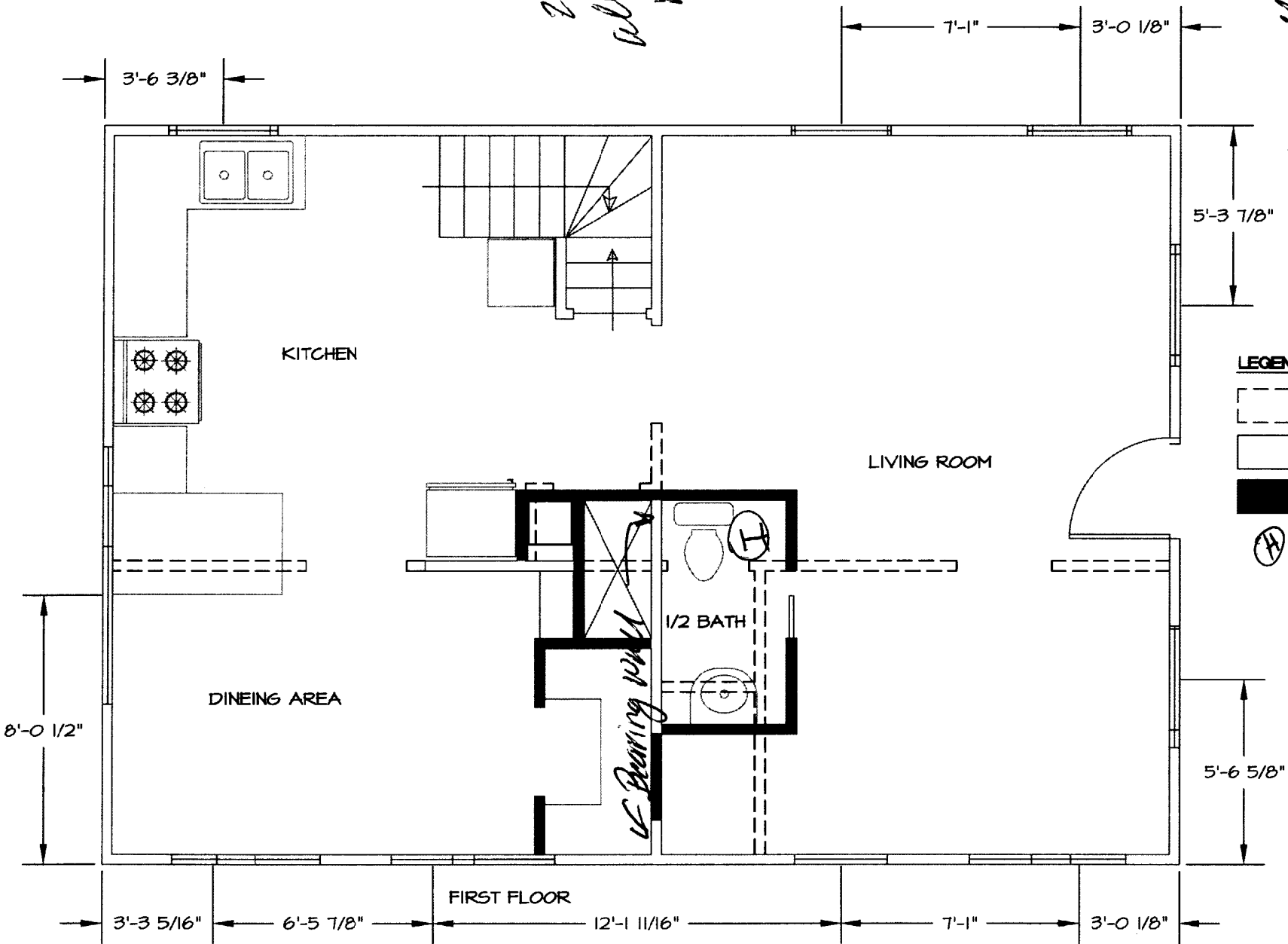
ELEVATION AFTER CHANGES





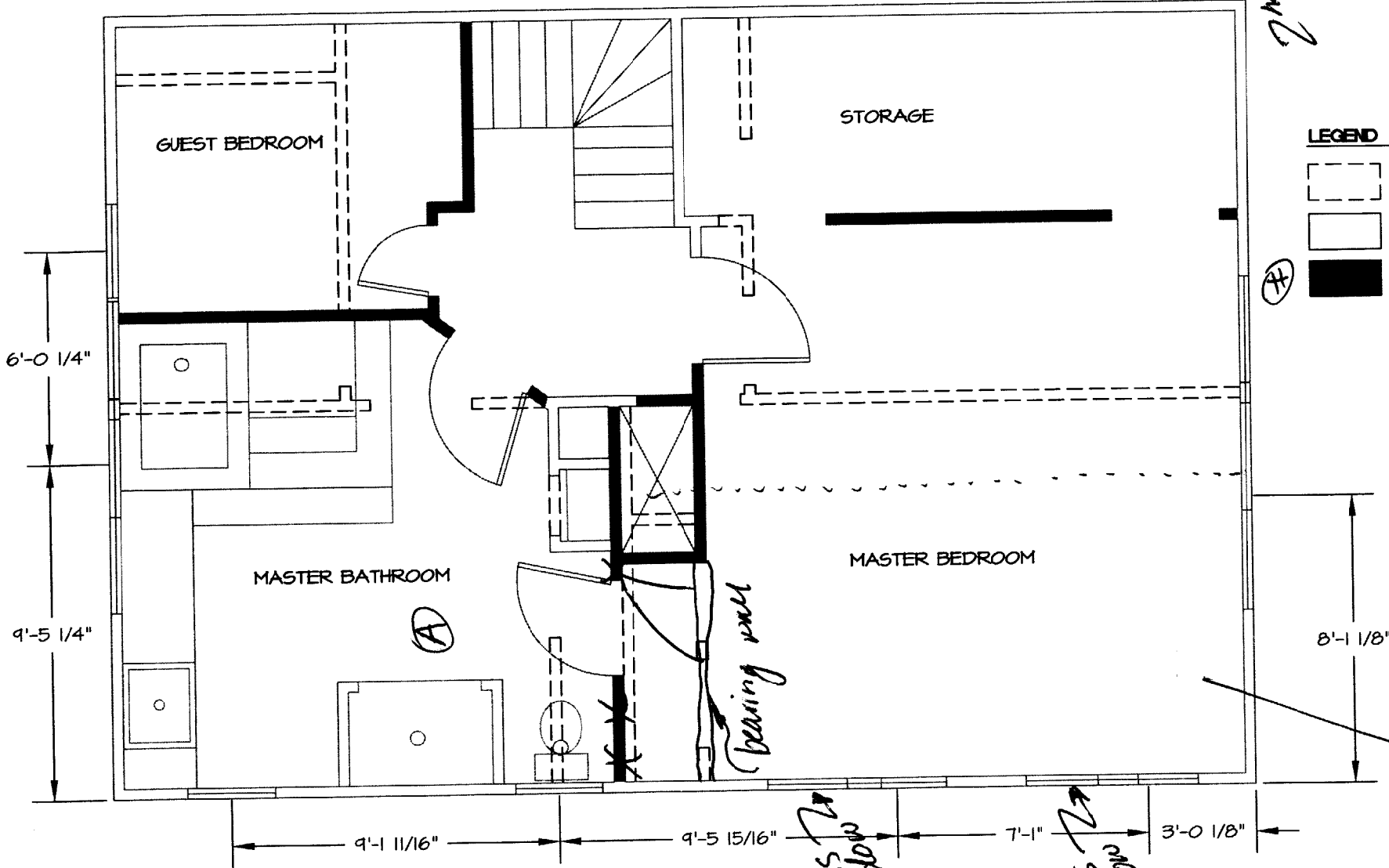
*2x4-16" OC  
wall non bearing  
walls.*

*\* All walls being  
demolished are  
non-bearing.*



*first  
floor*

2nd flr



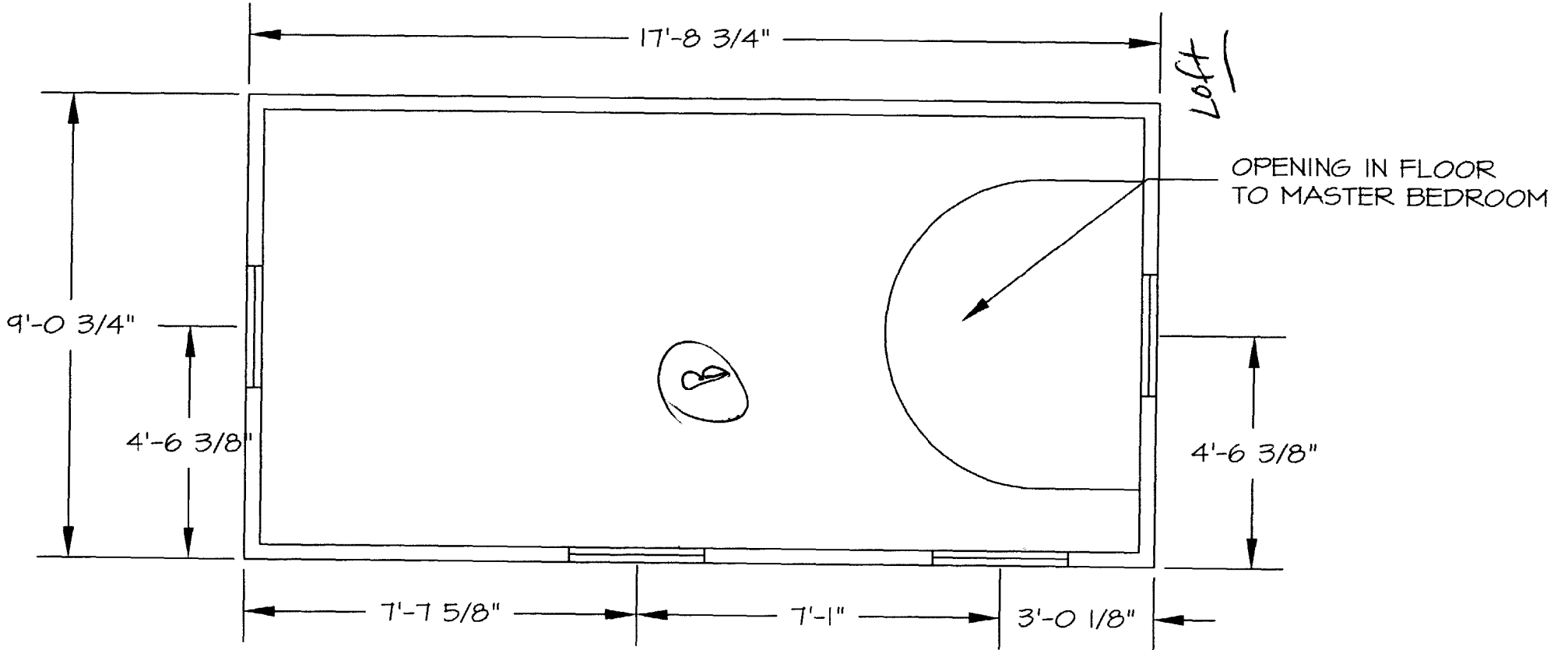
**LEGEND**

	DEMOLITION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

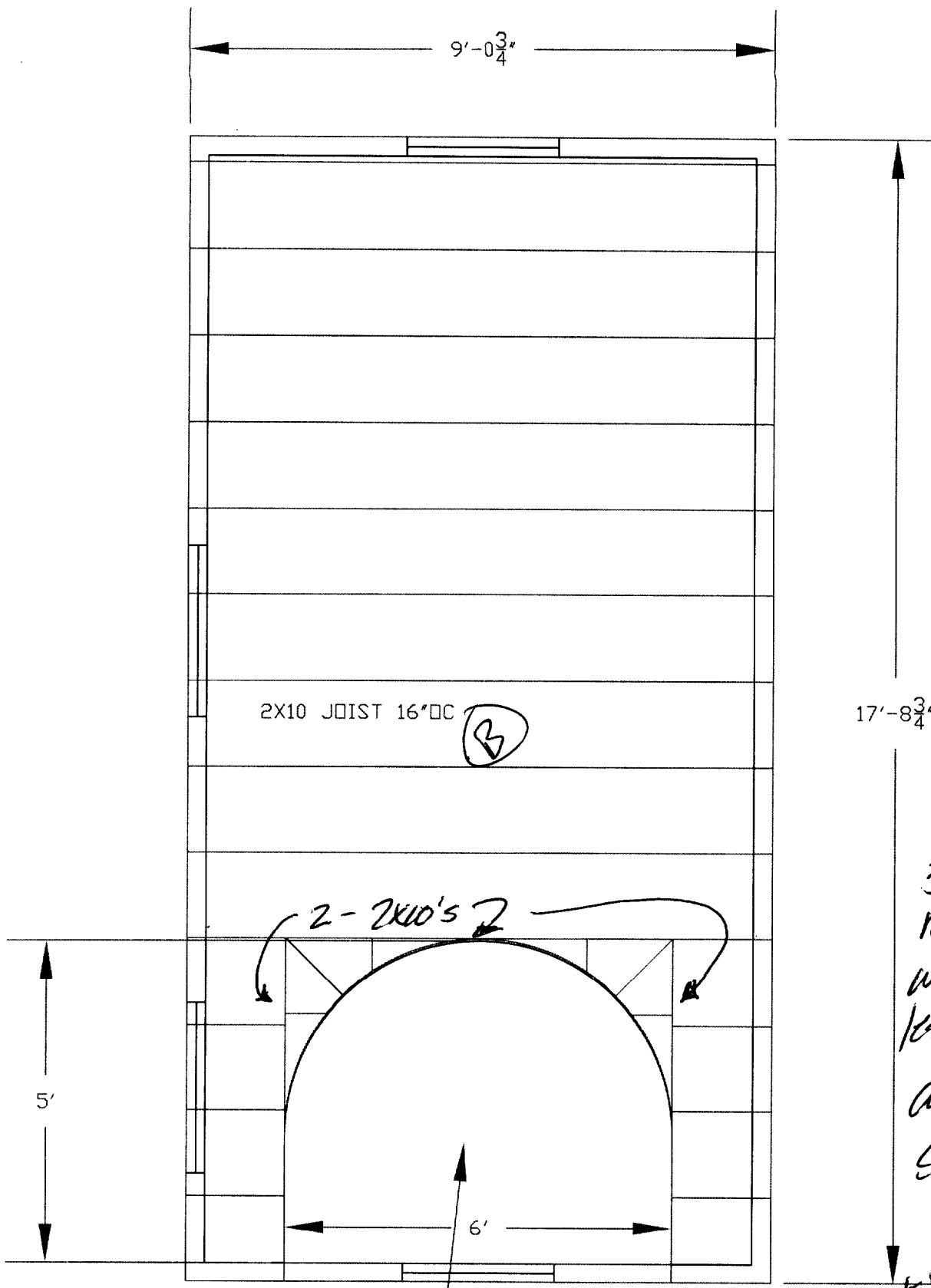
(B) 2x10 x 2x10 STEEL BEAMS OVER MASTER BEDROOM UNDER.

SECOND FLOOR

17.73 x 9 = 159.57 #



NEW 3RD FLOOR LOFT



*Will have  
36" high guard  
rail systems  
w/ ballusters  
less than 4"  
also - spiral  
stair going  
up.  
\*Will get spec\**

# LOFT FLOOR FRAMING

opening in loft floor  
showing joist framing

DESIGN LOADING

FLOOR 40 PSF LIVE 10 PSF DEAD  
 ROOF 60 PSF LIVE (SNOW) 15 PSF DEAD

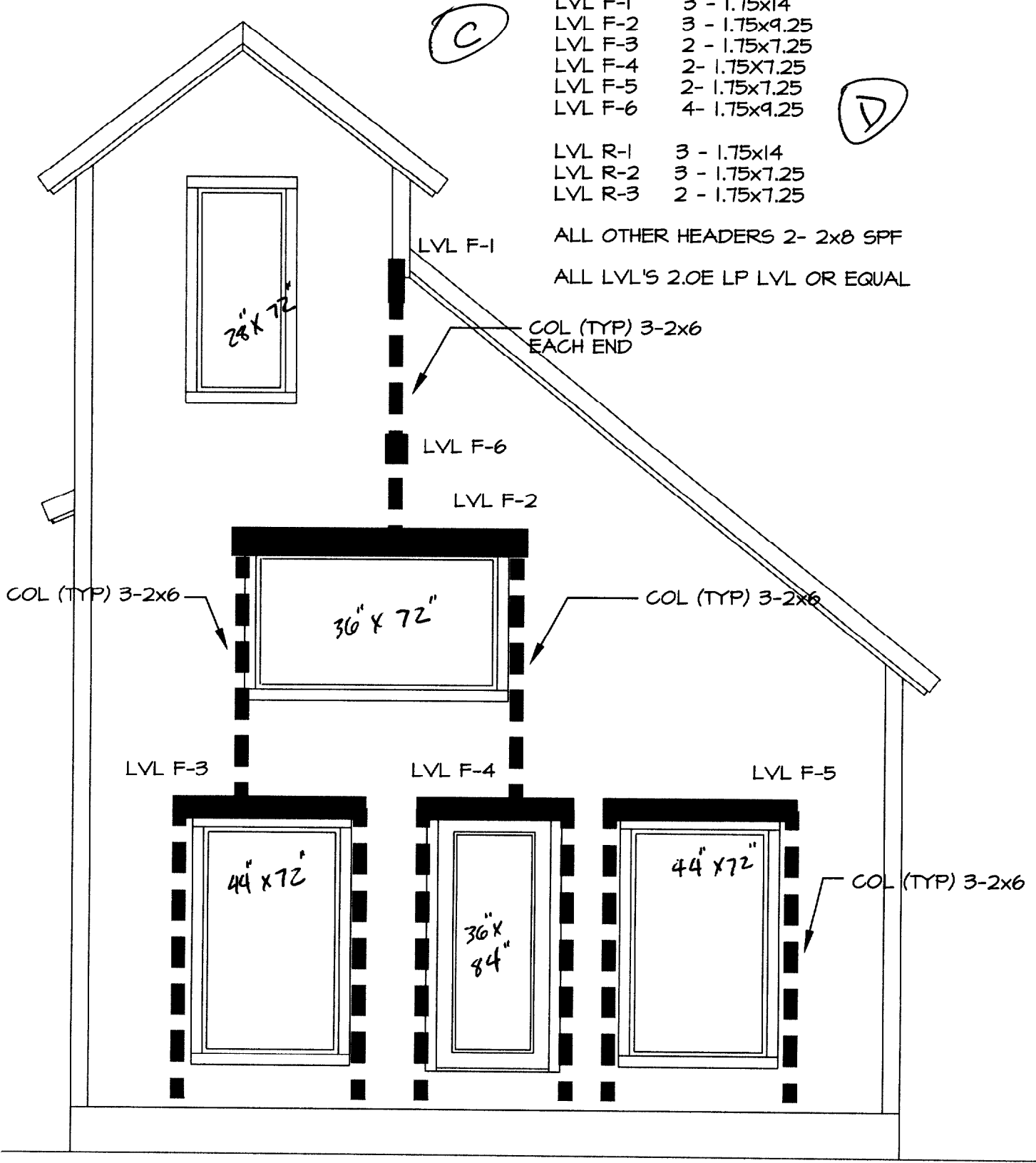
BEAM & HEADER SCHEDULE

LVL F-1 3 - 1.75x14  
 LVL F-2 3 - 1.75x9.25  
 LVL F-3 2 - 1.75x7.25  
 LVL F-4 2 - 1.75x7.25  
 LVL F-5 2 - 1.75x7.25  
 LVL F-6 4 - 1.75x9.25

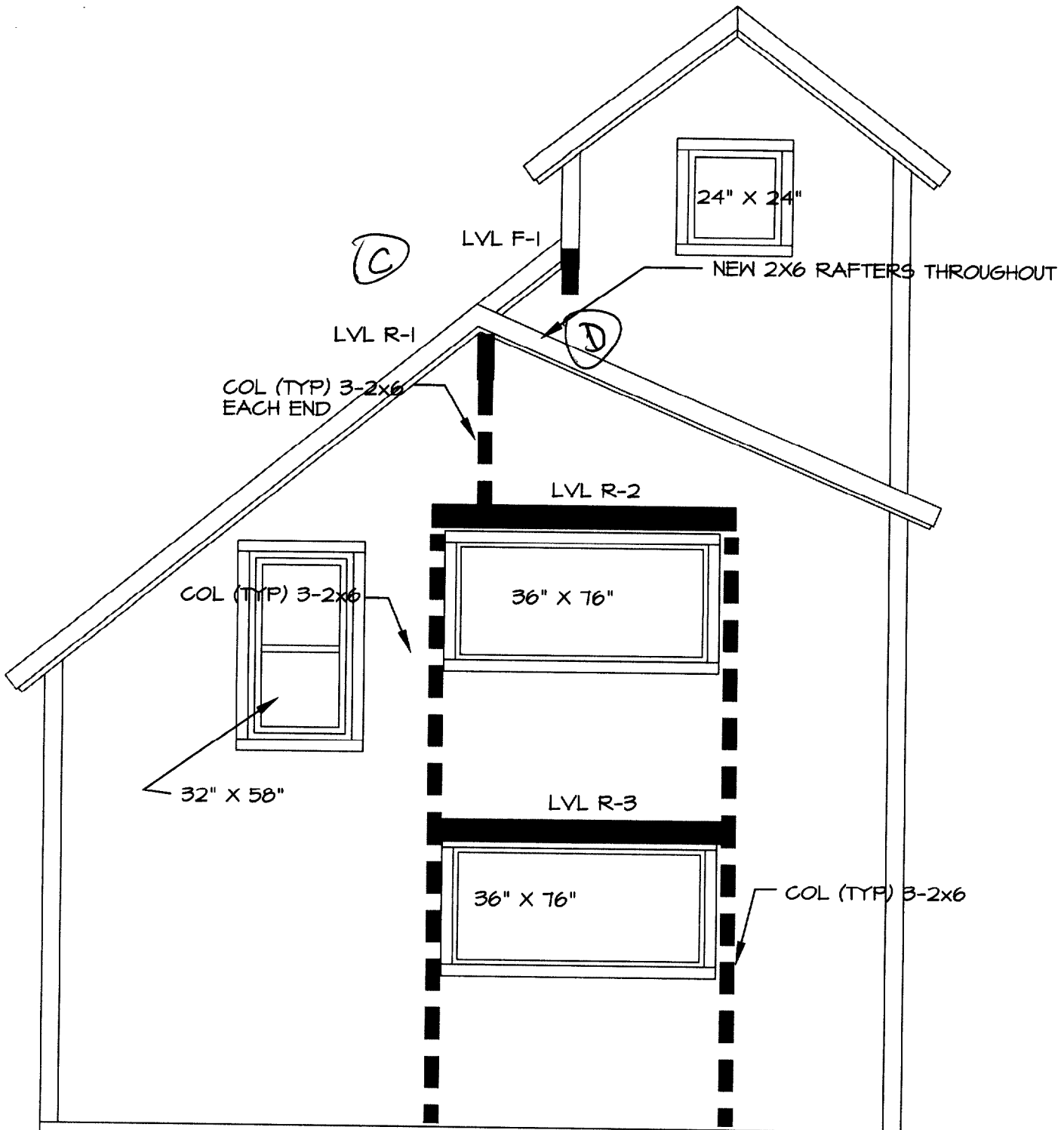
LVL R-1 3 - 1.75x14  
 LVL R-2 3 - 1.75x7.25  
 LVL R-3 2 - 1.75x7.25

ALL OTHER HEADERS 2- 2x8 SPF

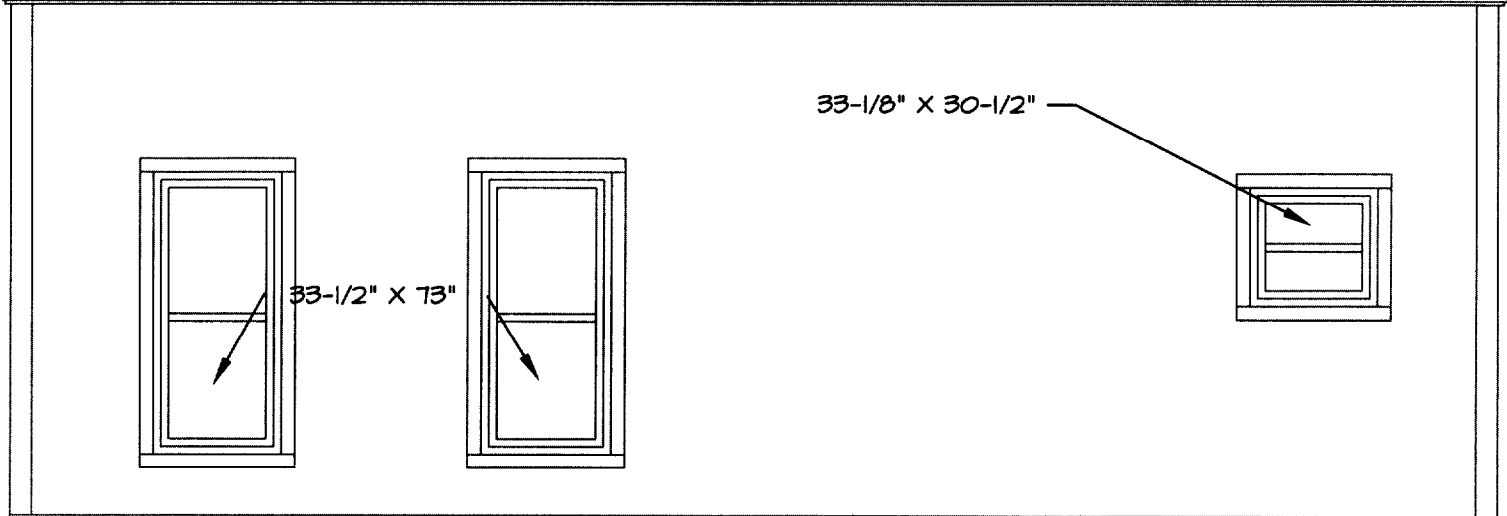
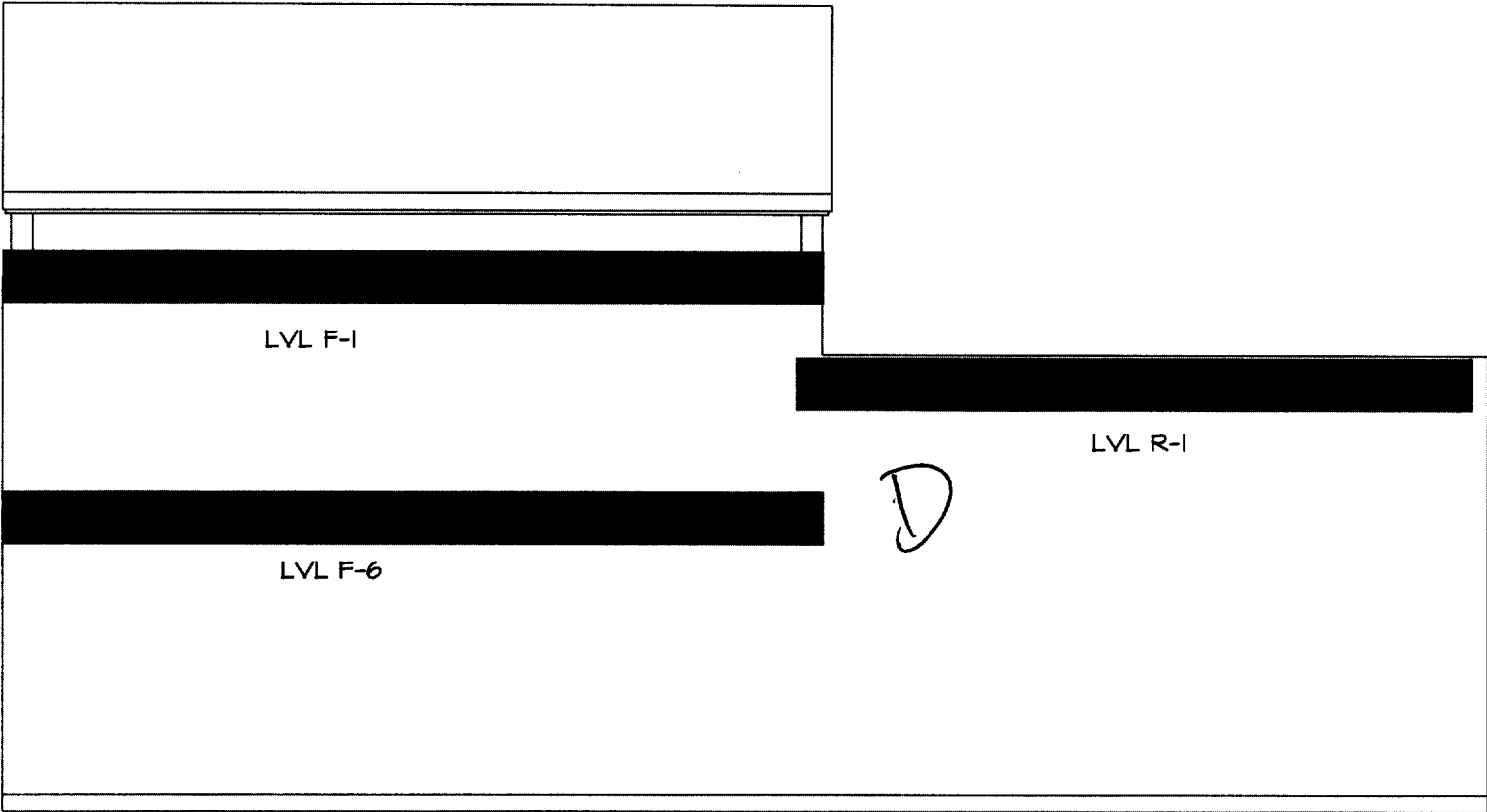
ALL LVL'S 2.0E LP LVL OR EQUAL



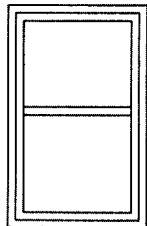
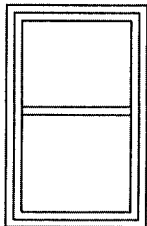
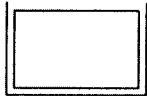
FRONT ELEVATION NEW WINDOWS AND HEADERS

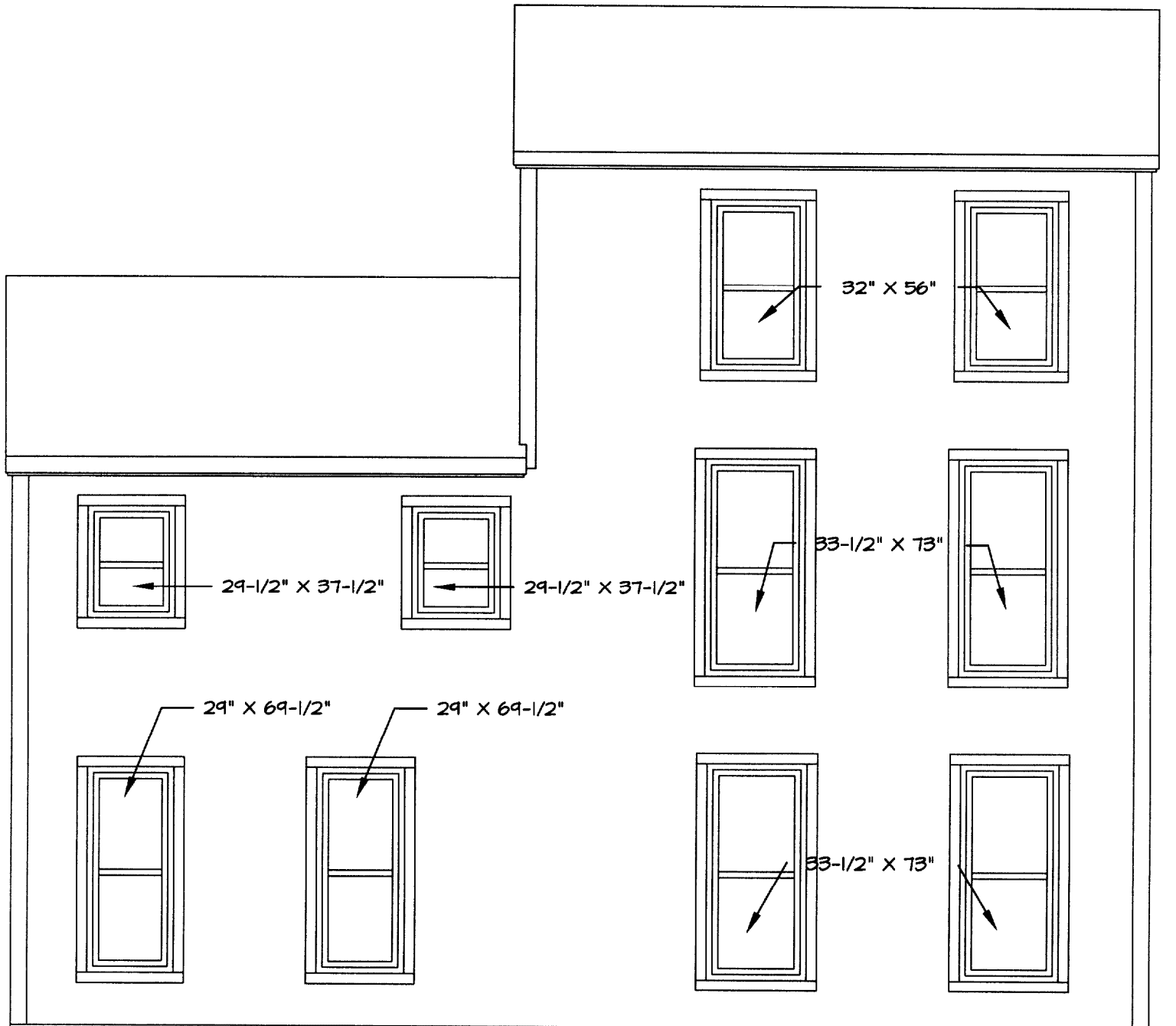


REAR ELEVATION NEW WINDOWS AND HEADERS

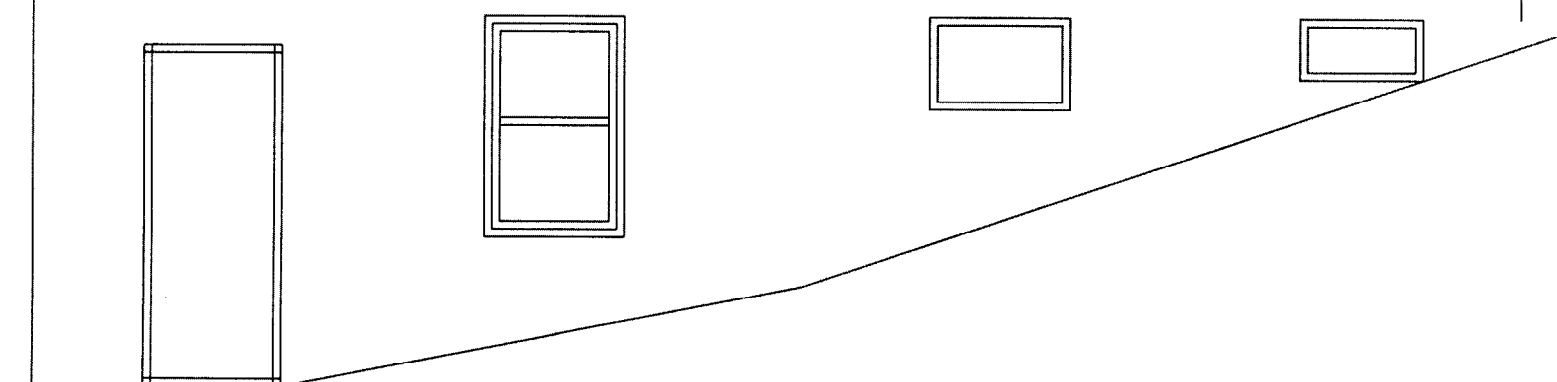


SIDE ELEVATION / NEW WINDOWS

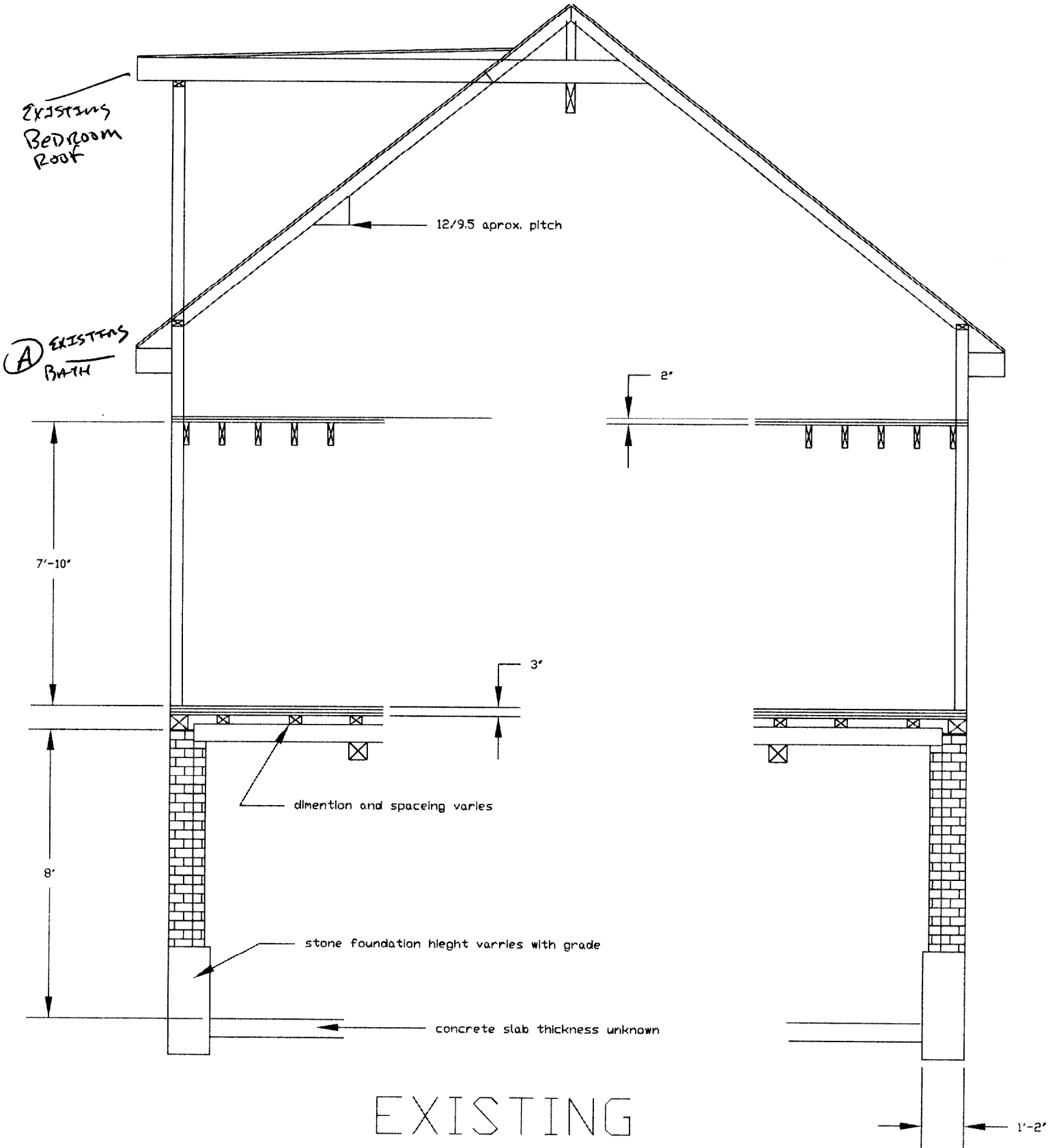




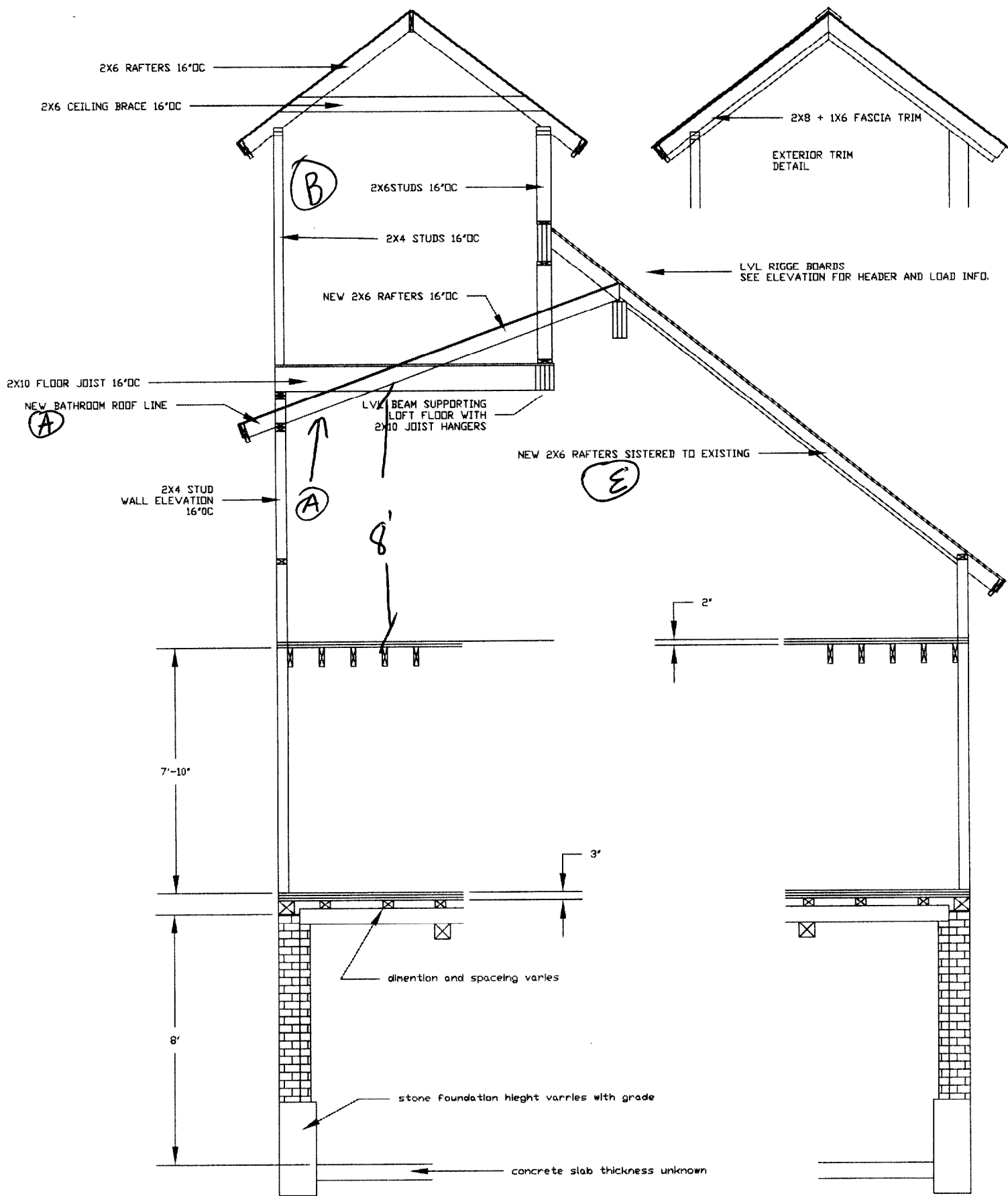
SIDE ELEVATION / NEW WINDOWS





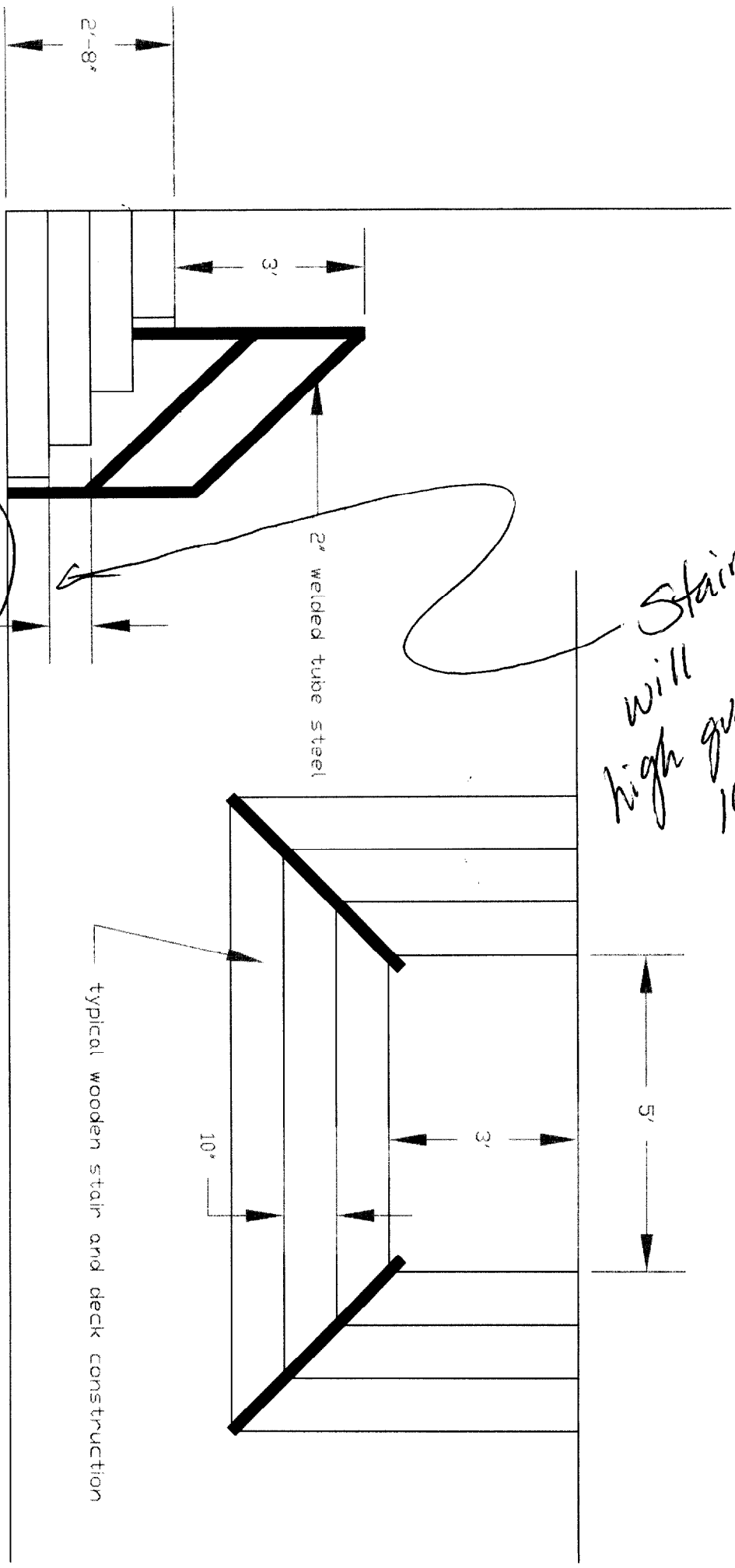


EXISTING  
SECTION

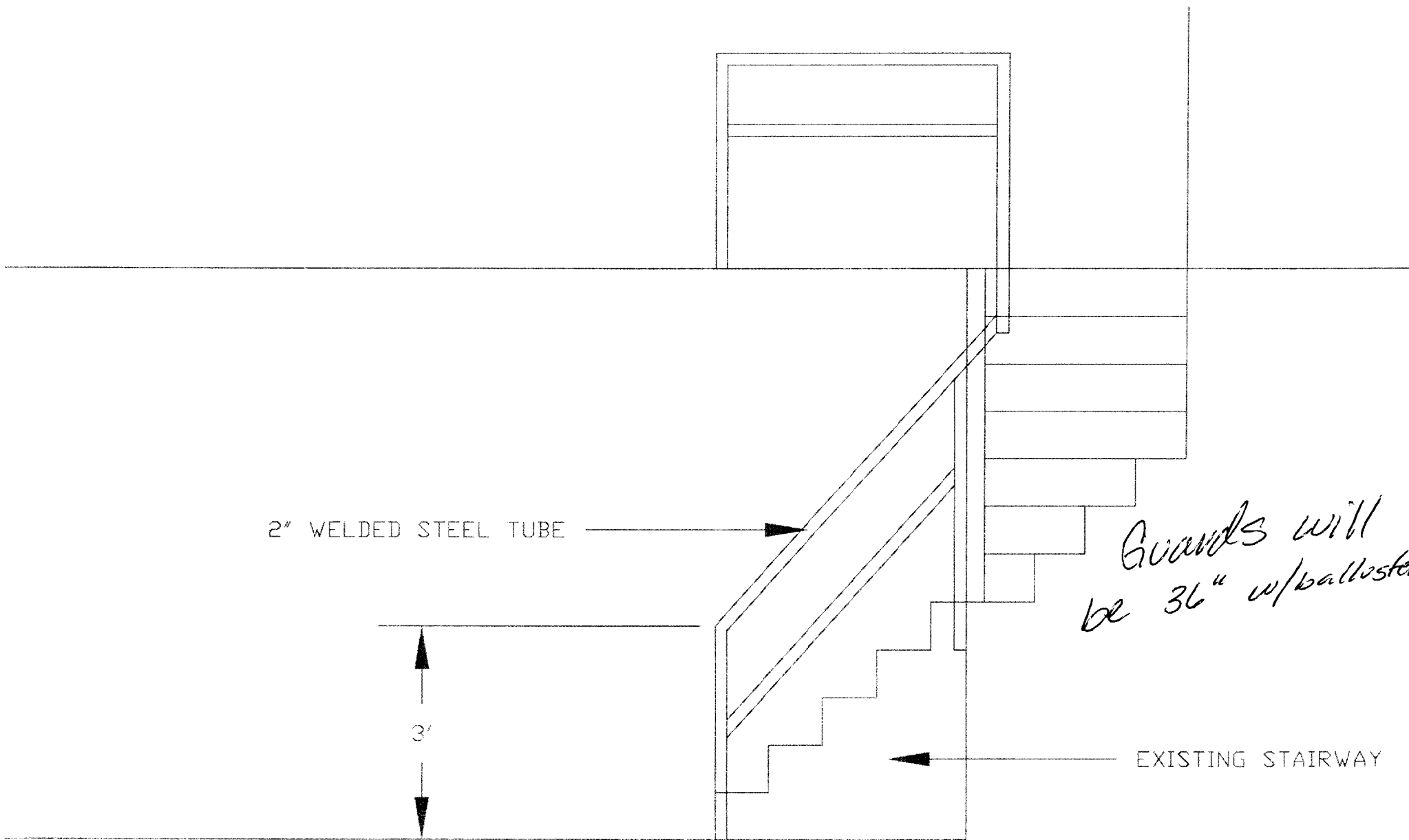


SECTION SHOWING CHANGES

Stairs will have 36" high guards - 10" T + 7 3/4" R



(F) FRONT DOOR STAIR  
DETAIL



*Guards will be 36" w/ balusters.*

G HAND RAIL DETAIL (STAIRS FROM KITCHEN TO SECOND FLOOR)

# 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.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

~~N/A~~ **Footing/Building Location Inspection:** Prior to pouring concrete

~~N/A~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete

~~N/A~~ **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.

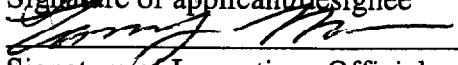
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

~~N/A~~ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
\_\_\_\_\_  
Signature of applicant/designee

4/23/02  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

4/23/02  
\_\_\_\_\_  
Date

CBL: 53-B-16 Building Permit #: 02-0276