

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

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

Permit No: 04-1082	Issue Date:	CBL: 054 F040001
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Location of Construction: 166 Neal St	Owner Name: Donaldson Elizabeth Z	Owner Address: 166 Neal St	Phone:
Business Name:	Contractor Name: Brian Grady <i>838 0403</i>	Contractor Address: 22 Cold Bear Drive Windham	Phone: 2078380403
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	Zone: <i>R-6</i>

Past Use: 2 unit	Proposed Use: 2 unit	Permit Fee:	Cost of Work: \$925.00	CEO District: 2
Proposed Project Description: rebuilding stairs, railings and hanging new shutters  <i>Legal Use: 2 DU.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOLA 1999</i>	
		Signature:	Signature:	

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: gg	Date Applied For: 08/02/2004	<b>Zoning Approval</b>	
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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"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>8/3/04</i>	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 Date: _____	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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D. A</i> Date: _____
	D. Andrew <i>8/6/04</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.

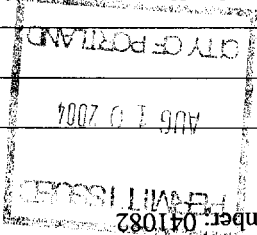
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 041082



Please Read Application And Notes, If Any, Attached

This is to certify that Donaldson Elizabeth Z/Bria

has permission to rebuilding stairs, railings and

At 166 Neal St

054 F040001

CITY OF PORTLAND

provided that the person or persons, or on accepting this permit shall comply with all of the provisions of the States of the City of Portland regulating the construction, maintenance and of buildings 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.

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

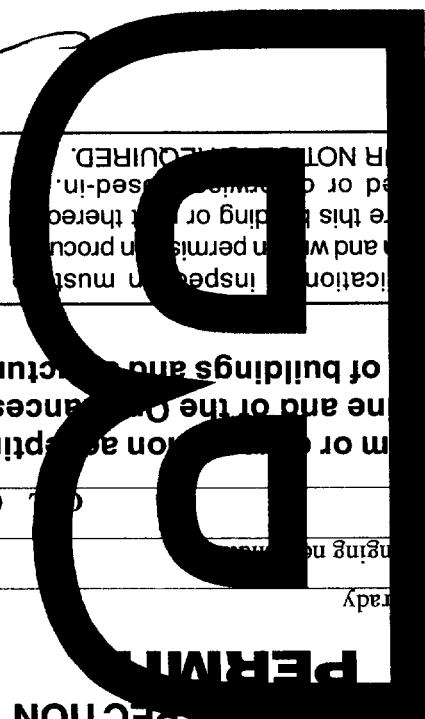
Other

Department Name

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

8/10/04



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

Notice of inspection must be given and when permit is procured before this building or part thereof is occupied or occupied-in. (THIS NOTICE IS REQUIRED.)

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Permit No: 04-1082	Date Applied For: 08/02/2004	CBL: 054 F040001
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<b>Location of Construction:</b> 166 Neal St	<b>Owner Name:</b> Donaldson Elizabeth Z	<b>Owner Address:</b> 166 Neal St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Brian Grady	<b>Contractor Address:</b> 22 Cold Bear Drive Windham	<b>Phone</b> (207) 838-0403
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Building Miscellaneous	

<b>Proposed Use:</b> 2 unit	<b>Proposed Project Description:</b> rebuilding stairs, railings and hanging new shutters
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 08/06/2004**Note:**      **Ok to Issue:** 

1) \* All porch design details and materials to conform to specifications referenced in City's porch guidelines.

\* New shutters shall be wood, sized to fit full window opening, and hung in traditional position, as discussed with contractor.

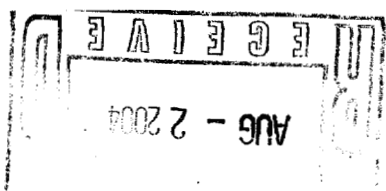
**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/03/2004**Note:**      **Ok to Issue:** 

1) The rebuilt stairs shall not be larger than the existing footprint unless required for building and fire codes. All portions of the stairs shall remain on private property.

2) 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.

3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 08/10/2004**Note:**      **Ok to Issue:**



Permit # 04-1082

# 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>126 NEAR ST PORTLAND ME</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>54</u> Block# <u>F</u> Lot# <u>0040</u>	Owner: <u>Jeff DONALDSON</u>	Telephone: <u>761-2865</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Brian Grady</u> <u>22 Cold Bear Drive</u> <u>WINDHAM ME 04062</u>	Cost Of Work: \$ <u>925.00</u> Fee: \$
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Re-building Stairs &amp; railings &amp; Shutters</u>		
Project description:		
Contractor's name, address & telephone: <u>838-0403</u>		
Who should we contact when the permit is ready: <u>Brian Grady</u>		
Mailing address: <u>22 Cold Bear Drive</u> <u>WINDHAM ME 04062</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:		

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: <u>Brian Grady</u>	Date: <u>8/02/04</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

CK# 1050

## SINGLE FAMILY ADDITIONS AND ALTERATIONS

Your submissions must include the following to be accepted as a complete application:

- 1 copy of the deed if you have owned the property less than 365 days :
- 1 copy of a legible site/plot plan
- 1 copy of the building/construction plan
- If your plans are larger than 11" x 17" we will need one copy on paper no larger than 11" x 17" of all submissions. We cannot accept applications without the reduced submission. Electronic plans may be submitted in place of the 11" x 17" copies.

If you are doing an exact replacement of a deck, stairs or shed it will still require a plot plan, showing all setbacks from property lines to finished construction.

### PLOT PLAN INCLUDES THE FOLLOWING:

- A neat legible scaled plot plan must be submitted. This plan must show all setbacks from all property lines from finished construction. This will include all existing buildings with dimensions. The plan must show all proposed additions/alterations/accessory structures with dimensions. If the property has any easements, please scale them into your plot plan, along with parking areas and driveways with dimensions.
- The proposed construction measurements must be staked out for a site plan visit to confirm measurements on the plot plan. This includes all property lines in relation to proposed construction.

### A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Stair and handrail details (interior & exterior)
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.

### SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

The cost of construction is as follows:

Basic permit fee: \$30.00

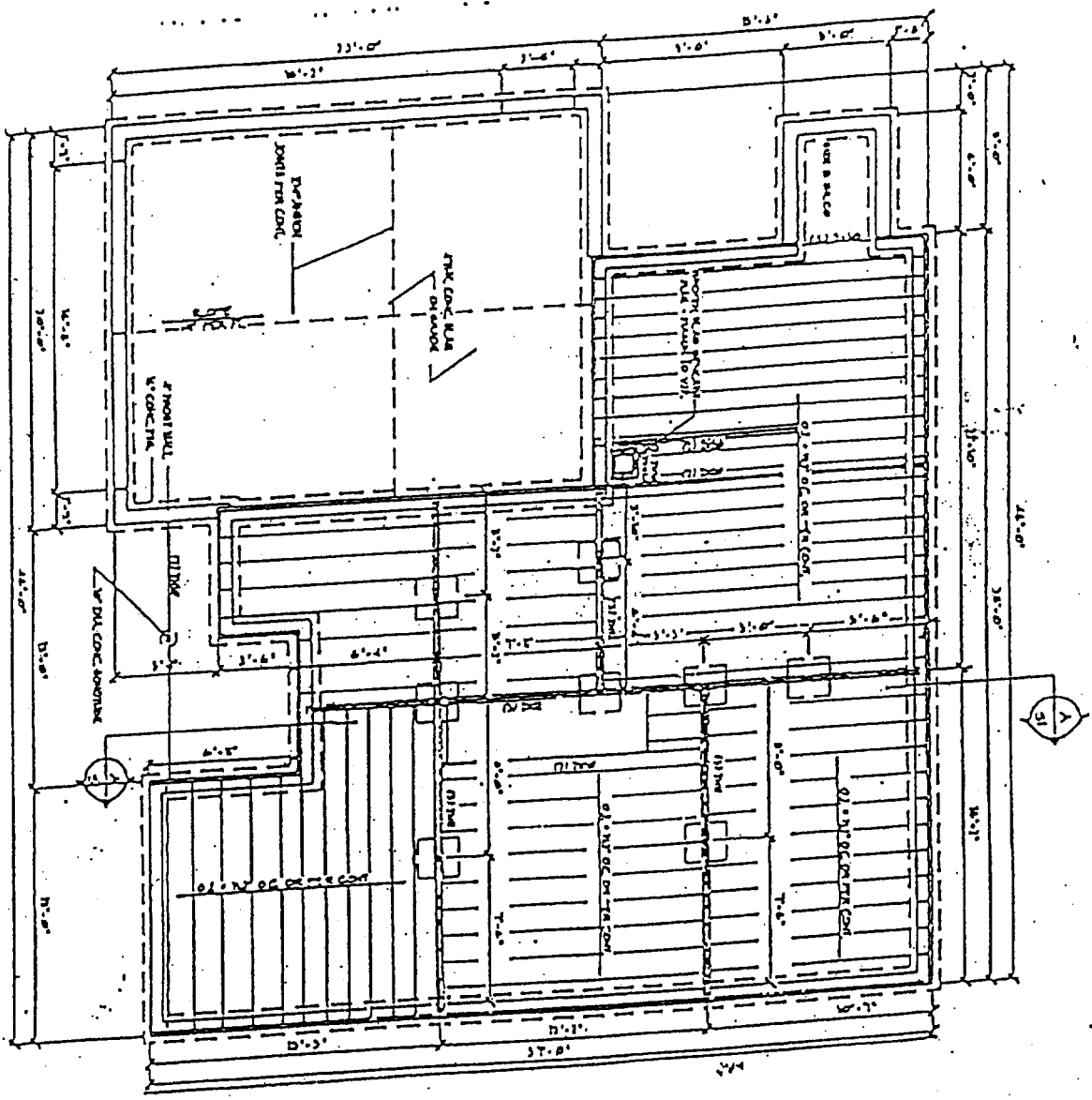
The first \$1,000.00 worth of construction is covered in the \$30.00 base fee

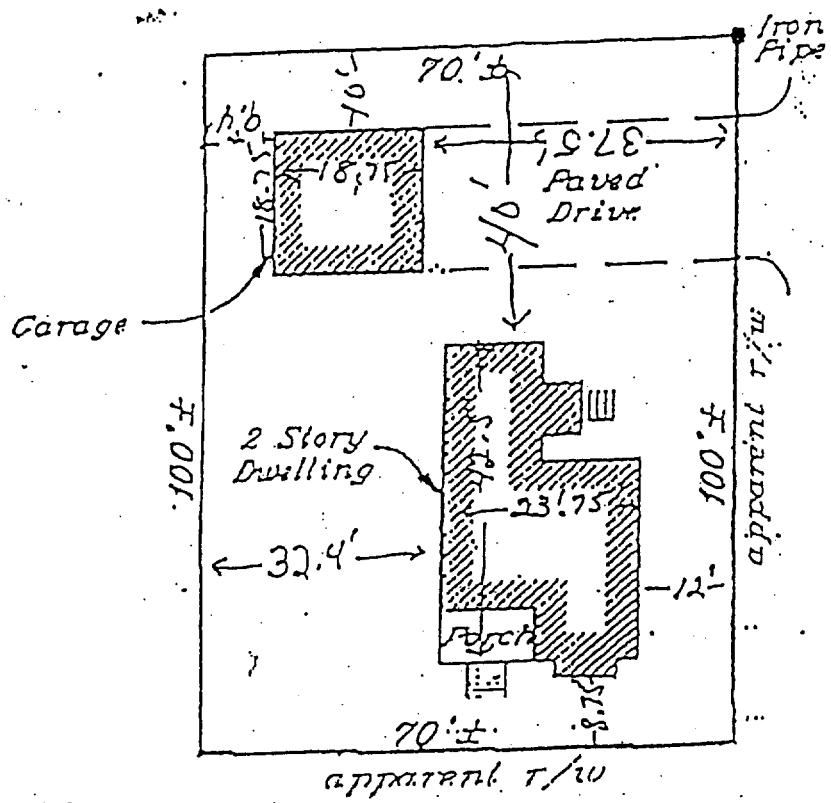
Every additional \$1,000.00 will cost ~~\$7.00~~ 9.00

*If a Certificate of Occupancy is needed, it must be issued and paid for before the structure may be occupied. The fee is \$75.00*



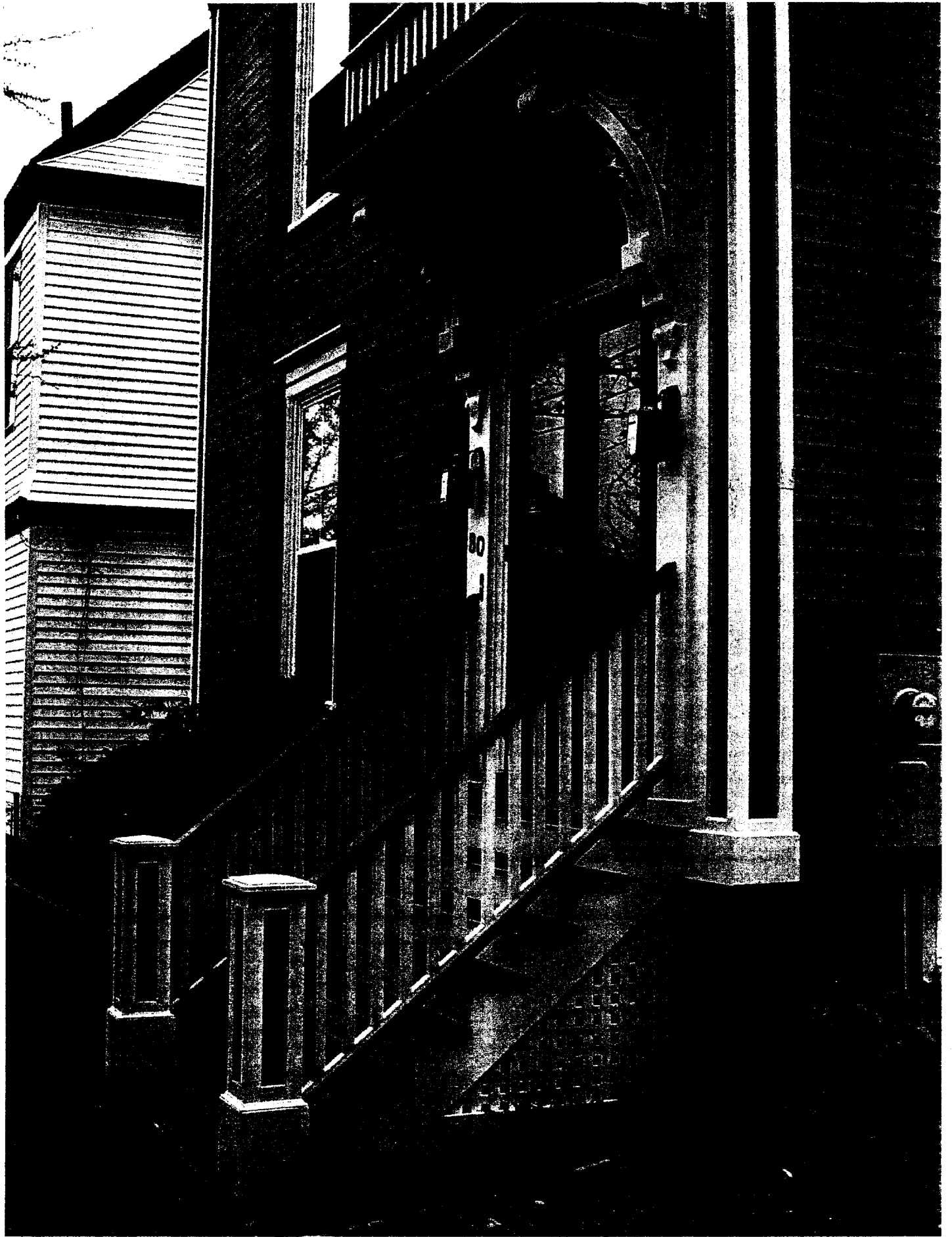
FOUNDATION PLAN  
CONCRETE





Lot Front



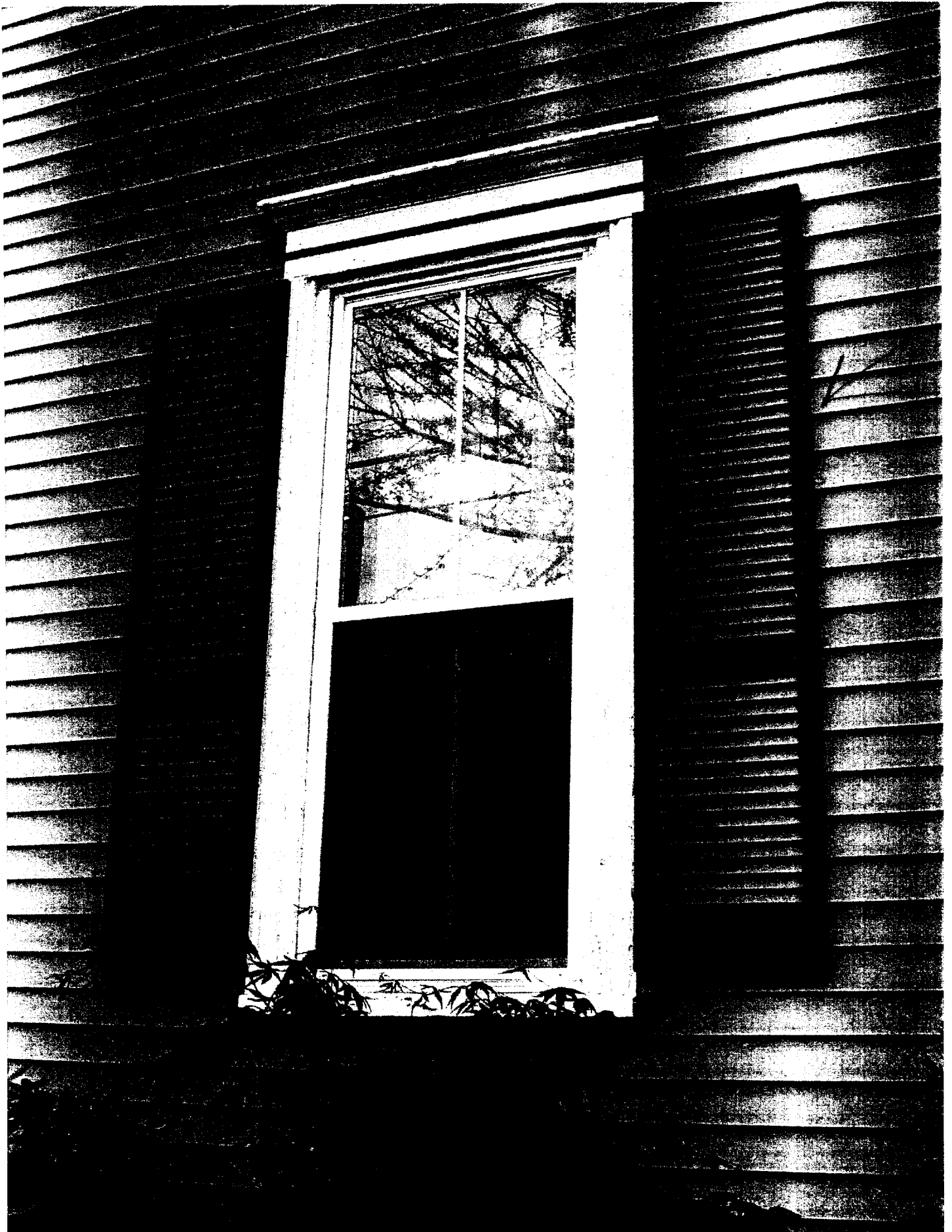


Stairs we really like (80 Brackett street)



Close-up of 80 Brackett

SHUTTERS WOOD FRONT ONLY



Window treatment we like (80 Brackett Street)



Our house (May 2004)

Stair Details  
2X10 P.T.

TREADS - CEDAR

RAILS + BALUSTERS  
Typical newel post construction

36" High guardrail CEDAR

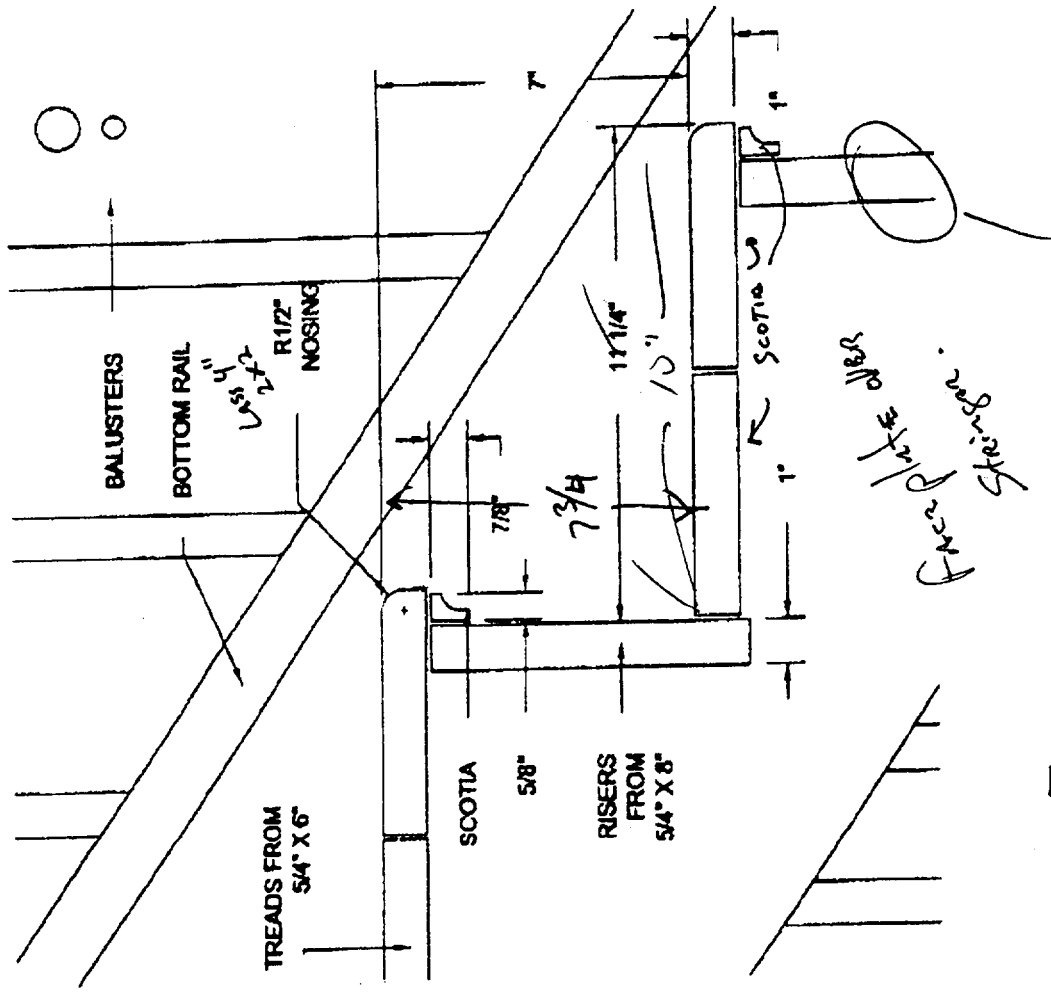
Inner Posts  
Pt. wrapped in cedar



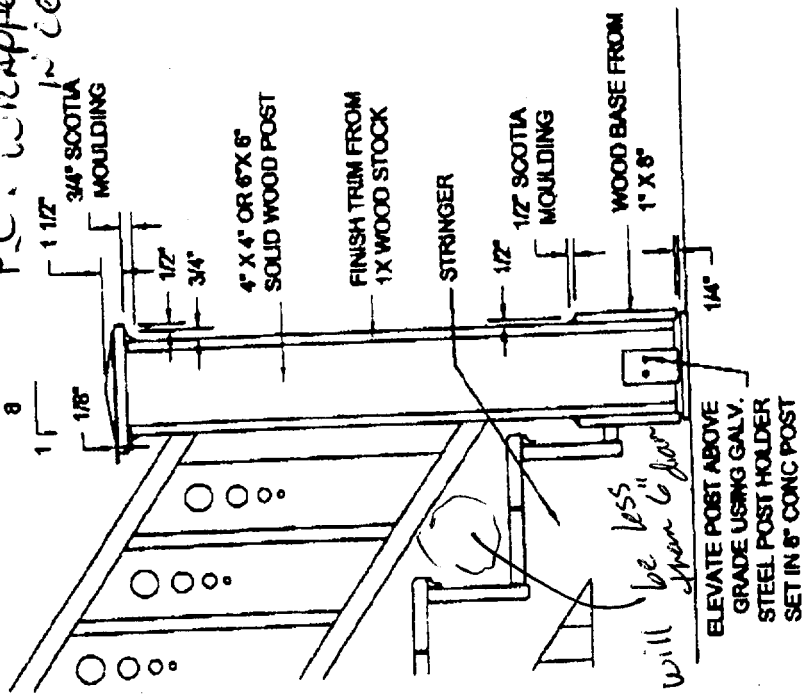
STAIR DETAILS FOR RESIDENTIAL USE

Baluster Spacing 4" OC  
Treads - 10" Nose to nose w/ 1" Nose  
Risers - 7 3/4"

Typical residential risers and treads



Sketch from another contractor who did an estimate on the work last summer



Alternate: Newel post may be bolted to a stringer.

GUIDELINES FOR PORCH REPAIRS AND REPLACEMENT

on the work last summer

Historic photo  
 of 166 Neal St.  
 in 1924  
 (from City Hall)

Cubic Feet 20814 Unit 12 cts.

Utility Dep. \_\_\_\_\_

Dep. 50 Per cent.

Sound Value, \$ 1873

1800

Land 2030 ~~2375~~ Corner \_\_\_\_\_ Interior \_\_\_\_\_ Alley \_\_\_\_\_  
 Front \_\_\_\_\_ Depth \_\_\_\_\_ = \_\_\_\_\_ ft.

COMPUTATION

Area		Multiplier	Coefficient
<u>2030</u>		<u>114</u>	<u>2477</u>
Year	Unit	Coefficient	Land Value
19	<u>6</u>	<u>2477</u>	<u>5796</u>



Surveyed by \_\_\_\_\_

(Remarks on other Side) 5796

120 - 100/170 - 3 3000+  
122 - 102/205 - 3 3000+