

CITY OF PORTLAND, MAINE
Department of Building Inspections

Aug 2 2004

Applicant Brian Grady

Location Herbert St.

Cost of Construction \$ 925.00

Other Fee \$ 30.00

Building (B) Plumbing (P) Electrical (E) Site Plan (SP)

AY E C40

250

Total Collected \$ 30.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted on 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

[Handwritten signature]

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 AUG 19 2004	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 838-0403	Contractor Address: 22 Cold Bear Drive Windham	Phone: 2078380403
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	Zone: R-6

Past Use: 2 unit	Proposed Use: 2 unit	Permit Fee:	Cost of Work: \$925.00	CEO District: 2
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Proposed Project Description: rebuilding stairs, railings and hanging new shutters	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 1999
	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	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	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"/> Date: 8/3/04	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 type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D. A Date: _____
	D. Andrew 8/6/04		

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, TITLE DATE PHONE

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Permit No: 04-1082	Date Applied For: 08/02/2004	CBL: 054 F040001
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Business Name:	Contractor Name: Brian Grady	Contractor Address: 22 Cold Bear Drive Windham	Phone (207) 838-0403
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	

Proposed Use: 2 unit	Proposed Project Description: 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:

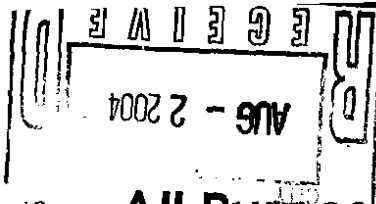
1) The rebuilt stairs shall not be larger than the existing footprint unless required for building and fire codes. All portions of the stairs shall remain on private property.

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 # 04-1682

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>1166 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>040</u>	Owner: <u>Jeff DONALDSON</u>	Telephone: <u>761-2865</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>892-7063</u> <u>Brian Grady</u> <u>22 Cold Bear Drive</u> <u>WINNHAM 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 & railings & 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>WINNHAM 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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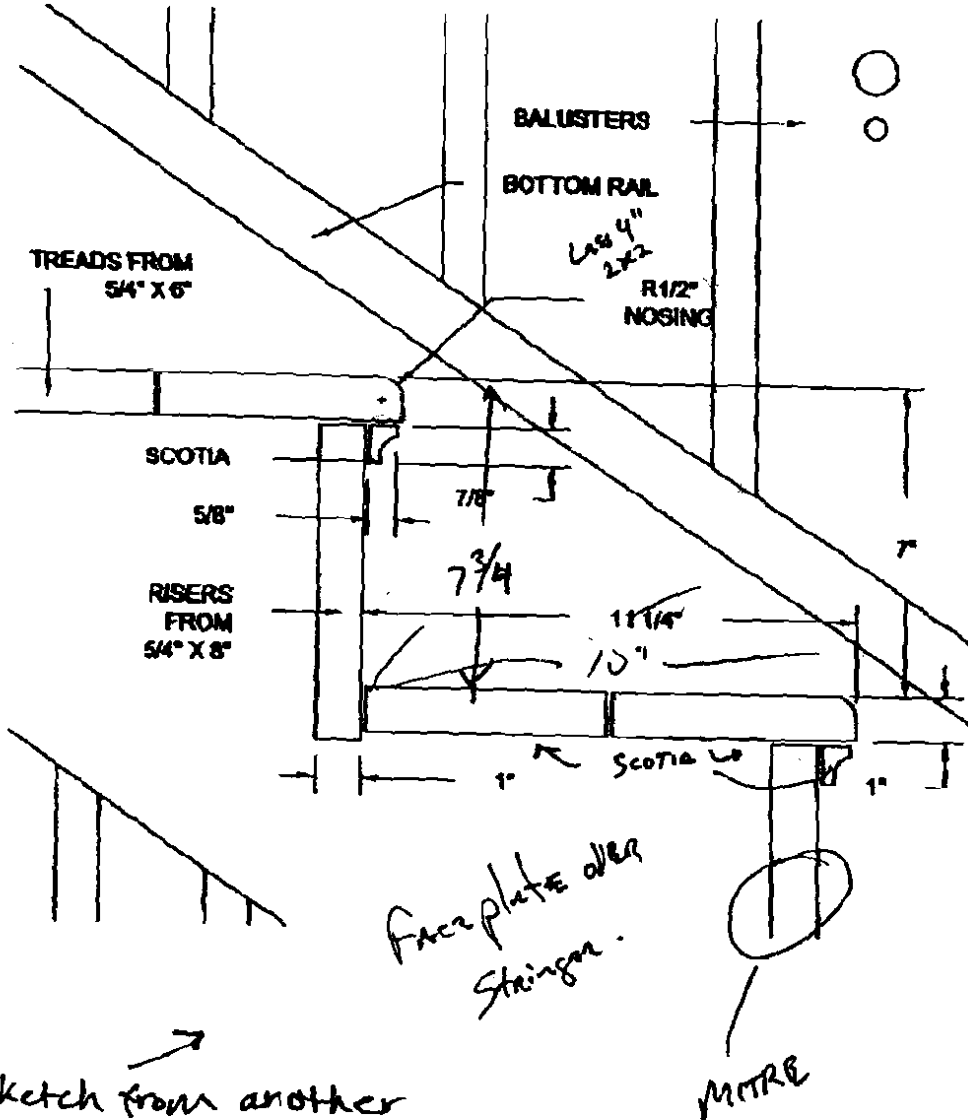
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CH# 1050

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

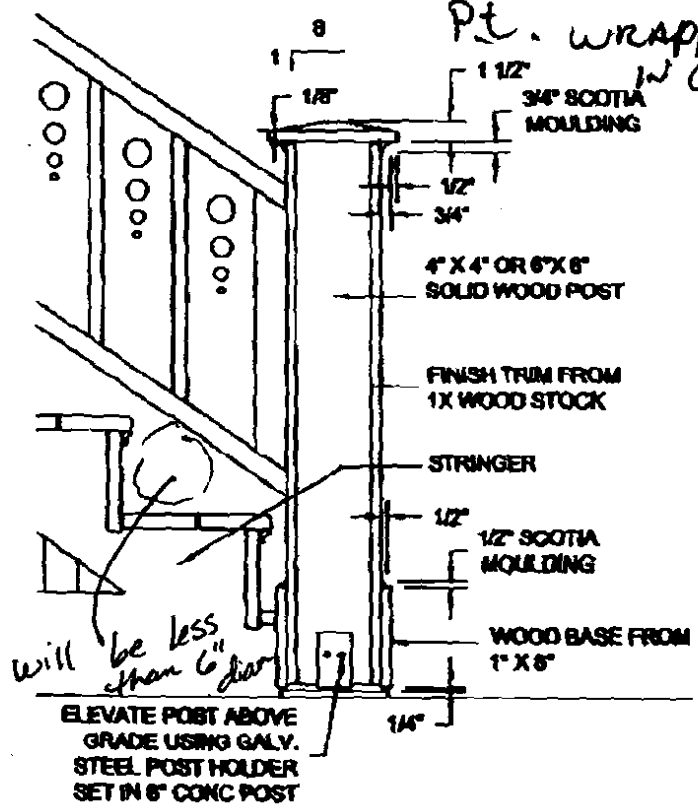


Stringers
 2x10 P.t.

TREADS - CEDAR

Typical newel post construction RAILS + Balusters

36" High guardrail CEDAR
 Inner Posts P.t. wrapped w CEDAR



will be less than 6" dia
 ELEVATE POST ABOVE GRADE USING GALV. STEEL POST HOLDER SET IN 6" CONC POST

Alternate: Newel post may be bolted to a stringer.

GUIDELINES FOR PORCH REPAIRS AND REPLACEMENT


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

Cubic Feet 20814 Unit 19 cts. 100
Utility Dep. _____
Dist. _____ Per cent _____
Sound Value 1373
Land 2030 Corner _____ Interior _____ Alley _____
Front _____ Depth _____ ft. _____

COMPUTATION

Area	Multiplier	Coefficient
<u>1000</u>	<u>1.14</u>	<u>2470</u>

Year	Unit	Coefficient	Land Value
<u>1924</u>	<u>19</u>	<u>1373</u>	<u>26287</u>



(Remarks on other Size) 3/11/24

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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- X Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- X 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Brian Kealey
Signature of Applicant/Designee

Date 8/13/04

Signature of Inspections Official

Date

CBL: 054 F040

Building Permit #: 014 082