

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BRACKETT INC. WEST

Located At 279 BRACKETT

Job ID: 2011-07-1819-ALTCOMM

CBL: 054 - - F - 043 - 001 - - - -

has permission to replace front stairs

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Framing inspection required.
2. Final inspection required.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

**Job ID: 2011-07-1819-
ALTCOMM**

Located At: 279 BRACKETT

**CBL: 054 - - F - 043 - 001 - - - -
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Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the replacement stairs will be within the existing footprint and shall not extend further in to the City sidewalk.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a fourteen (14) residential dwelling unit building. Any change of use shall require a separate permit application for review and approval.

Historic

- * Post tops to be pyramidal caps.
- * Railing height not to exceed 34"
- * Handrail to be shaped. (Drawing and notes suggests a flat 2"x4".)

Fire

All construction shall comply with City Code Chapter 10.

Rise and run shall be no less conforming than the existing stair.

Nosings are not permitted.

Guards and handrails shall comply with Life Safety Code.

Building

The nosing must be ¾".

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1819-ALTCOMM	Date Applied: 7/26/2011	CBL: 054 - - F - 043 - 001 - - - -	
Location of Construction: 279 BRACKETT ST	Owner Name: WEST BRACKETT INC	Owner Address: 104 GRANT ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 SPRING ST WESTBROOK MAINE 04092	Phone: (207) 939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: alterations	Zone: R-6
Past Use: 14 residential dwelling units	Proposed Use: Same: 14 residential dwelling units - to remove old cement front stairs and replace with wood in the same footprint	Cost of Work: \$6000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: 2.2 Use Group: 5B Type:
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i>
Proposed Project Description: Repair and replace steps		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>OK with conditions</i> <i>8/9/11</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 <i>w/conditions</i> <input type="checkbox"/> Not in Dist 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 Date: <i>8/10/11</i> <i>D. Andrews</i>
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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 appication 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	PHON

P-1, historic.

major renovation

2011-07-18/19



General 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>279 Bracket St. Portland</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>300 3840</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 F 43</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Port Property Management</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland, Me</u>		Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6000</u> <u>1/5</u> C of O Fee: \$ <u>50</u> Total Fee: \$ <u>130</u>	
Current legal use (i.e. single family) <u>Apartment</u> Number of Residential Units <u>14</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remove old cement / Block Stairs and Construct New Stairs</u>			
Contractor's name: <u>Nathan Hawkes Carpentry</u> Address: <u>105 Spring St.</u> City, State & Zip <u>Westbrook, Me 04092</u> Telephone: <u>939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawkes</u> Telephone: <u>939-2905</u> Mailing address: <u>same as above</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

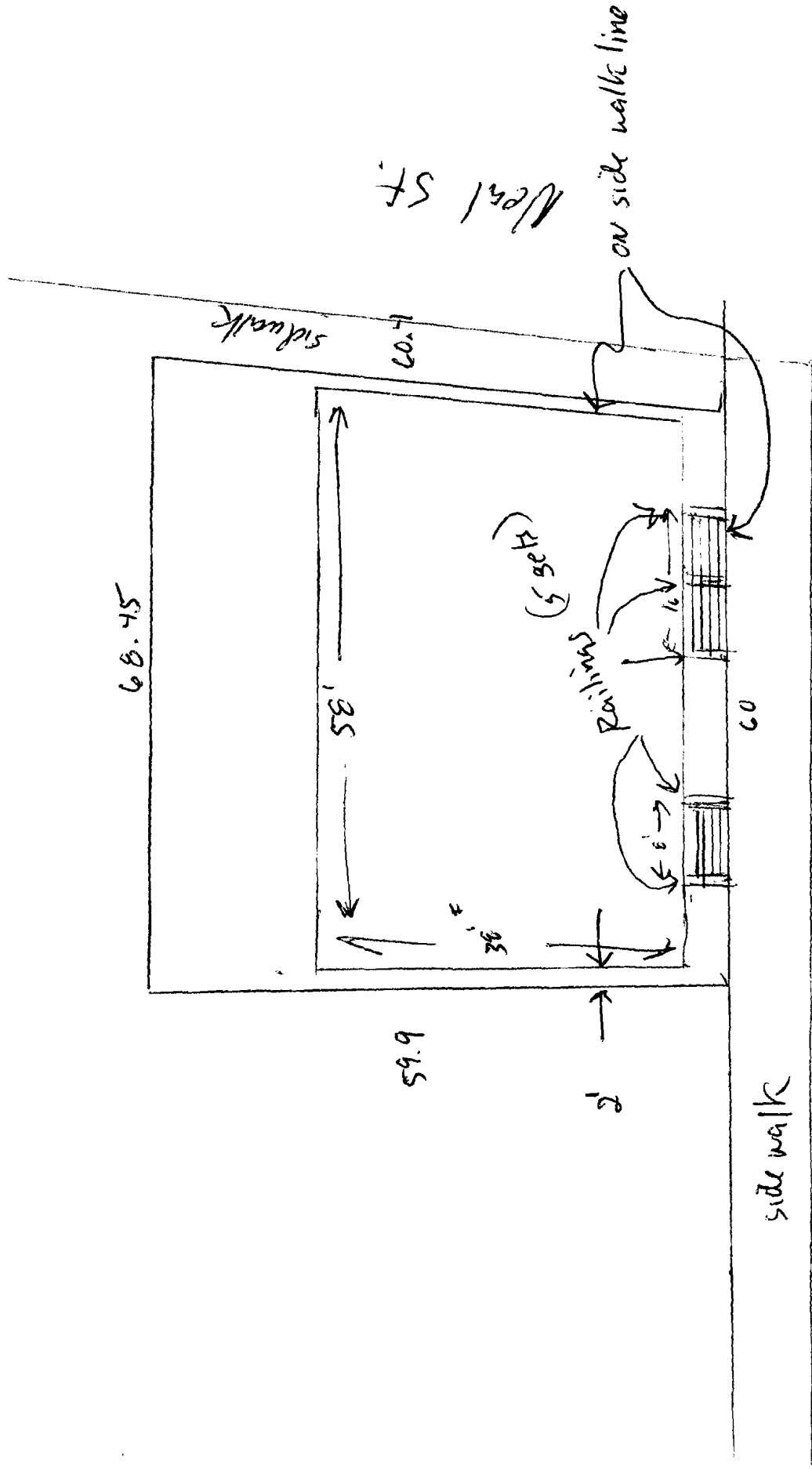
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature]Date: 7/26/11

This is not a permit; you may not commence ANY work until the permit is issued

54 F 43

Plot Plan of 17 Bracket St.



279 Bracket St.

RECEIVED

Dept. of Building Inspections
City of Portland Maine

JUL 26 2011

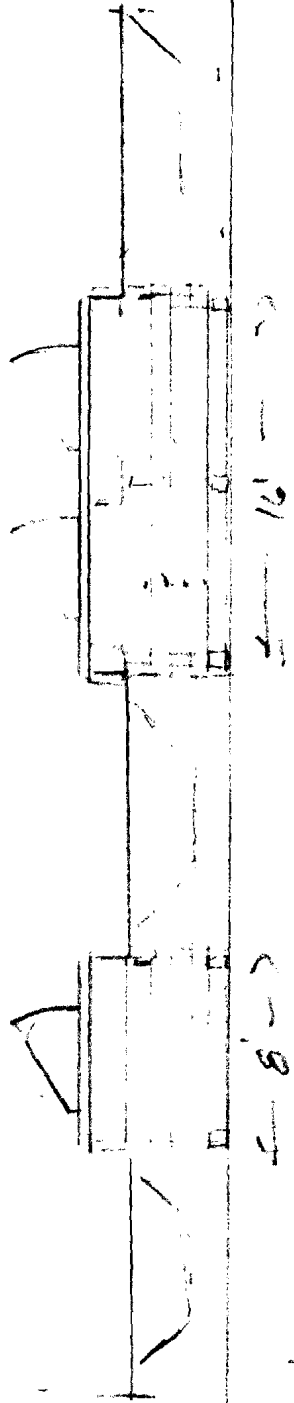
2/2 1 1.0

15 10/10/10 1.10

Removal + Disposal of
existing concrete stairs

Construct wood stair
system out of 2x12
pressure treated timbers

Stairs to stay in original
footprint.



Back sidewalk

54 F 43

stair dimensions

8" Rise 10.6" Tread

OK -
existing rebuilt
in limited foot print.

Recessed
entry
Door

2x4 cedar top + Bottom Rails

2x2 cedar
Balusters w/ 3" spacing

post top
Ball or pyramid

5/4x6 cedar treads

4x4 pressure treated post
1x pine wrap

1/2" tread overhang

1x8 pine
Riser

3/4" scotia

1x12 pine mop trim

3" slats

1x6 pine

48"

1/2" spac

52-53"

New stairs will not exceed



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received on 7-26-2011

Received from Matthew Hawkins

Location of Work 229 Broadway

Cost of Construction \$ _____ Building Fee: 80

Permit Fee \$ _____ Site Fee: 50

Certificate of Occupancy Fee: _____

Total: 130

☒ Building (U) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 54-F-12

Check #: _____ Total Collected \$ 130

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

