

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING PERMIT

### PERMIT ISSUED

Permit Number: 091192

This is to certify that 90 PINE STREET APARTMENTS LLC A Inc  
has permission to replace entry stairs on rear of building replacing in same footprint  
AT 90 PINE ST CE 056 A003001 City of Portland

**NOV - 3 2009**

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 lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**  
Fire Dept. CAPT. K. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 09-1192	Issue Date:	CBL: 056 A003001
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Location of Construction: 90 PINE ST	Owner Name: 90 PINE STREET APARTMENTS	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Mark Tardiff	Contractor Address: 10 Wolcott Street Portland	Phone 2072399046
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-1

Past Use: Multi - Unit	Proposed Use: Multi - Unit - replace entry stairs on rear of building replacing in same footprint	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>122</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: replace entry stairs on rear of building replacing in same footprint	Signature: <i>(KG)</i>	Signature: <i>(Signature)</i>
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: Ldobson	Date Applied For: 10/27/2009	<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>	<b>Special Zone or Reviews</b> <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"/> <i>all work to take place w/in the existing footprint</i> Date: <i>10/28/09</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/28/09</i>
	<p><b>PERMIT ISSUED</b></p> <p><b>NOV - 3 2009</b></p> <p><b>City of Portland</b></p>		

**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 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.

90 PINE ST. APTS., LLC

Applicant

104 GRANT ST

Applicant's Mailing Address

MARK TARDEFF 239-9046

Contact Person/Phone Number

10/27/09

Application Date

90 PINE ST.

Address of Subject Property

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

POORCH & STAIR REPAIR / REPLACEMENT

## Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

4 UNITS

2. Proposed Use, if applicable:

SAME

3. The distance from the porch deck to the ground:

Approx 50"

4. The number of existing stair risers:

5-6

5. The current railing height and/or documented original railing height:

36"

6. The railing height requested:

36"

## Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

PLEASE ALLOW 36" RAILING HEIGHT AS IS APPROPRIATE TO THIS BUILDING.

Inspections Staff Recommendation:

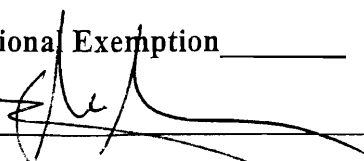
36"

Exemption Granted

Conditional Exemption

Exemption Denied

Signature



Date:

10/30/09

White - Planning Office

Yellow - Inspections

Pink - Applicant



# 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>90 Pine St</u>		
Total Square Footage of Proposed Structure/Area <u>24 sqft</u>	Square Footage of Lot <u>3872 sqft (.057 Acre)</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>A</u> Lot# <u>3</u>	Applicant *must be owner, Lessee or Buyer* Name <u>90 Pine St Apt. LLC</u> Address <u>104 Grant St</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>207.239.9046</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Pine St LLC</u> Address <u>104 Grant St</u> City, State & Zip <u>Portland Me 04101</u>	Cost Of Work: \$ <u>3,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Multi unit</u> Number of Residential Units <u>3</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>replace entry stairs on side of building replacing in same footprint.</u>		
Contractor's name: <u>MARK TARDIFF</u>		
Address: <u>_____</u>		
City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Mark</u> Telephone: <u>239.9046</u>		
Mailing address: <u>104 Grant St Portland Me 04101</u>		

RECEIVED  
OCT 23 2009  
Dept. of Building Inspections  
City of Portland Maine

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](http://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: 10.22.09

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

# FOR MORTGAGE LENDER USE ONLY

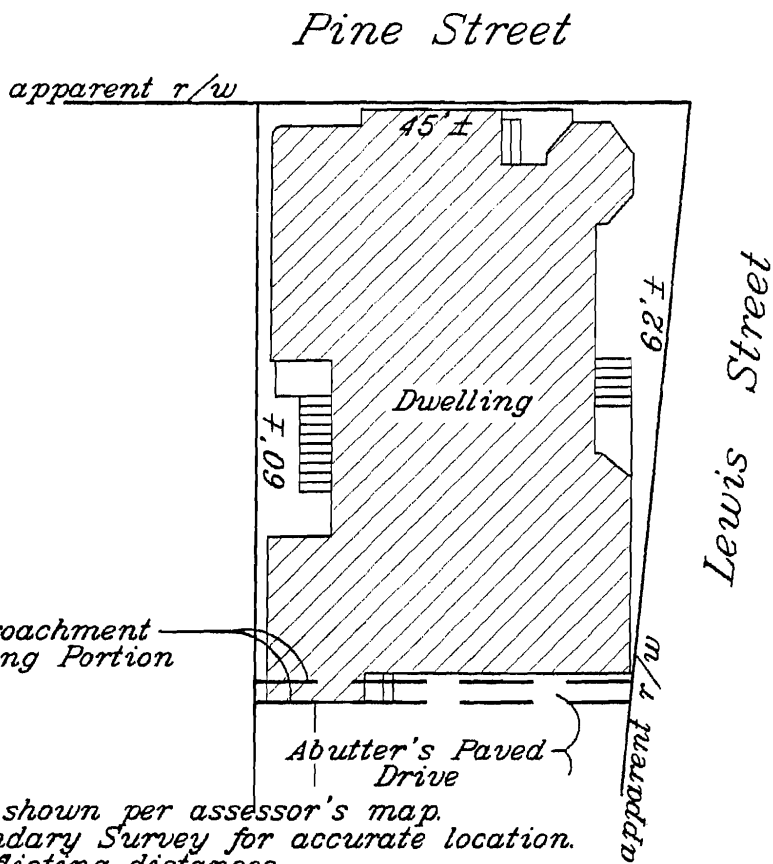
REV. 09/19/07

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 90-92 Pine Street  
Portland, Maine

INSP. DATE: 04/09/2009  
SCALE: 1" = 20'



Geometric shape shown per assessor's map.  
Recommend Boundary Survey for accurate location.  
Vague deed, conflicting distances.

JDN/MPV

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: West Brackett, Inc. FILE#: 20921877  
OWNER: US Bank National Assoc. Trustee CLIENT#: \_\_\_\_\_  
LENDER: \_\_\_\_\_  
REQ. PARTY: Barter Title Company  
ATTORNEY: James R. Lemieux

**James D. Nadeau, LLC**  
Professional Land Surveyors

TITLE REFERENCES: COUNTY: Cumberland  
DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

MUNICIPAL REFERENCE:  
MAP: 56 BLOCK: A LOT: 3

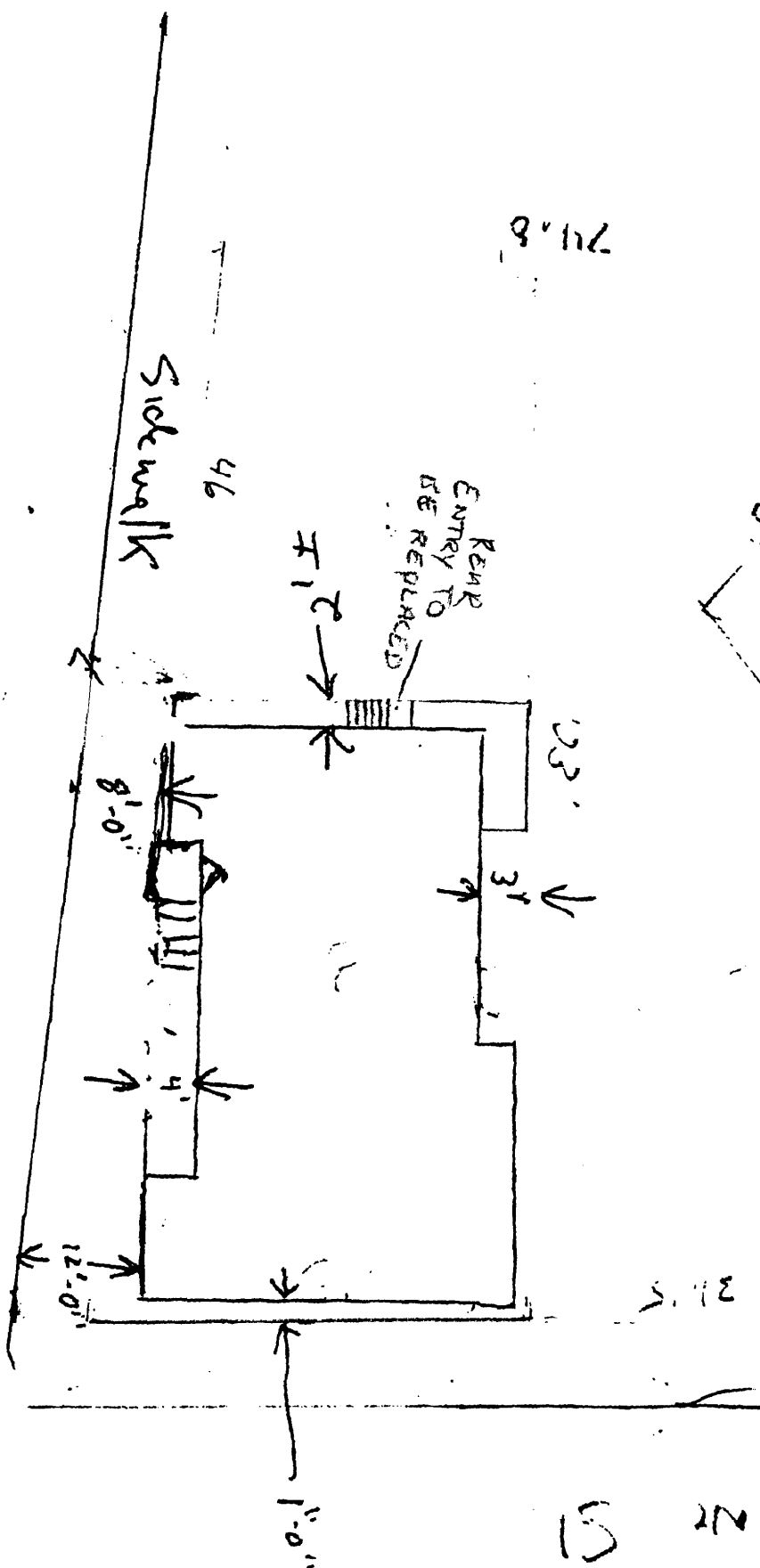
THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0013B  
ZONE: C DATE: 12/8/1998

THE DWELLING WAS ██████ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

*James D. Nadeau*  
4-9-9

918 BRIGHTON AVE. PH.(207)878-7870  
PORTLAND, ME. 04102 F.(207)878-7871  
THIS INSPECTION IS VALID ONLY WITH AN  
EMBOSSED SEAL AND IS NULL & VOID  
90 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**



CP

21.8

Sidewalk

46

7'-2"

REAR  
ENTRY TO  
BE REPLACED

23'

3'

8'-0"

4'

12'-0"

21.5

1'-0"

NR  
S1

## DECK INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
  - a. Diameter of concrete filled tube
  - b. depth below grade (minimum 4'-0" below grade)
  - c. anchorage of column to footing
  - d. spacing of tubes

Or

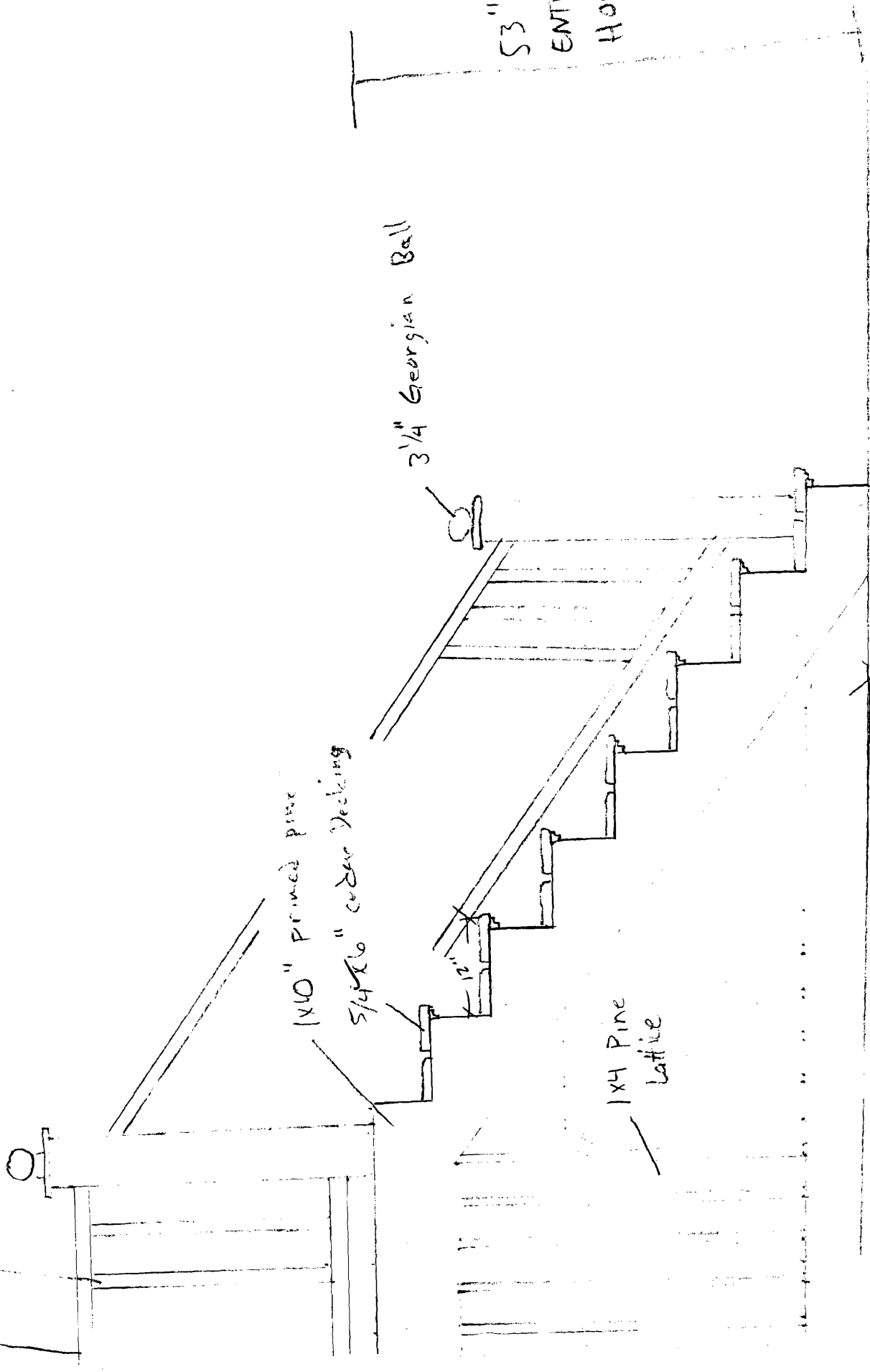
  - e. pre cast concrete pier size
  - f. depth below grade (minimum 4'-0")
  - g. anchorage of column to footing
  - h. spacing of tubes
3. Columns (members supporting framing of floor system)
  - a. wood size and type
  - b. anchorage of column to footing
4. Framing Members
  - a. Ledger size attached to building *2x8*
  - b. Lag Bolt size and spacing on ledger *4" LEDGER LOCKS 16" OC*
  - c. Location of all flashing *FLASHED AGAINST HOUSE*
  - d. Girder Size and spans carrying floor system
  - e. Joist size, span, and spacing *2x8 16 OC*
  - f. Joist hangers or ledger
  - g. Decking size *5/4 x 6 @ 25" long*
5. Guardrails & Handrail Details
  - a. Guardrail height *36" ——— need waiver*
  - b. Baluster spacing *4" OC*
  - c. Handrail height *36"*
6. Stair Details
  - a. Tread depth (measured nosing to nosing) *11"*
  - b. Riser height *6 5/8"*
  - c. Nosing on tread *1"*
  - d. Width of stairs *3'0"*

*Stair nosing height 1" or 1 1/2"*

STAIR WIDTH - 30"  
DECK WIDTH - 35"

53" TO  
ENTRY OF  
HOUSE

1X1 PTD CEDAR BALUSTERS 4" O.C.



1X10" Primed Pine

5/4x6" cedar Decking

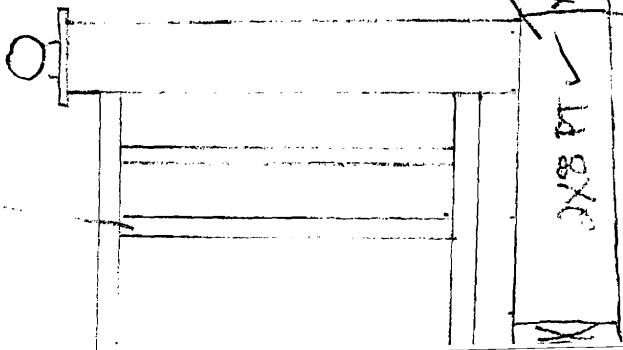
3 1/4" Georgian Ball

1X4 Pine  
Lattice

1X10 Primed Pine



1X1 PTD CEDAR BULLISTERS 4" O.C.



20  
11 1/2

SPACED

2X8 PT

STRINGERS

2X12 PT

SPACED

16" O.C.

4X4 CEDAR  
POST

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**


  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

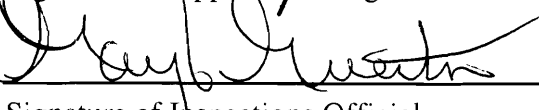
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  11. 3. 09    
Date

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

  11/3/09    
Date

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

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

<b>Permit No:</b> 09-1192	<b>Date Applied For:</b> 10/27/2009	<b>CBL:</b> 056 A003001
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<b>Location of Construction:</b> 90 PINE ST	<b>Owner Name:</b> 90 PINE STREET APARTMENTS	<b>Owner Address:</b> 104 GRANT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Mark Tardiff	<b>Contractor Address:</b> 10 Wolcott Street Portland	<b>Phone</b> (207) 239-9046
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi - Unit - replace entry stairs on rear of building replacing in same footprint	<b>Proposed Project Description:</b> replace entry stairs on rear of building replacing in same footprint
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**Dept:** Historic      **Status:** Approved      **Reviewer:** Scott Hanson      **Approval Date:** 10/28/2009  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/28/2009  
**Note:**      **Ok to Issue:**

- 1) All work must take place within the existing footprint.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) The current legal use of the property is three dwelling units. A permit has been issued (#09-0884) to legalize an illegal unit to make the legal use of the buiding four dwelling units. When the certificate of occupancy is issued it will become a legal four unit building.

**Dept:** Building      **Status:** Approved      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 10/29/2009  
**Note:**      **Ok to Issue:**

- 1) Permit is for replacement of stairs only. Any other work will require separate permit.
- 2) No means of egress shall be affected by this renovation
- 3) All construction shall comply with NFPA 101

**Comments:**

10/30/2009-tmm: need HP waiver form for guardrail heights. - Called Scott.