

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

CITY OF PORTLAND

Permit No: 01-0380 Issue Date: JUN 14 2001 CBL: 055 B011001

Location of Construction: 9 Lewis St	Owner Name: Poirier, Mark	Owner Address: 9 Lewis Street	Phone: 207-775-4200
Business Name: n/a	Contractor Name: Poirier, John Michael	Contractor Address: 5 Crescent Street Portland	Phone: 2078426319
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	Zone: R-6

Past Use: Multi Family 7-9 = 3D.4 11 = 4D.4 LEGAL = TOTAL 7 DU	Proposed Use: Multi Family/ replace 2 porches & stairs, back right side. **Call John Poirier @ 842-6319. no increase allowed in P.U.	Permit Fee: \$30.00	Cost of Work: \$800.00	CEO District: 3
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Proposed Project Description: Replace 2 Porches & Stairs	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 9-2 Type: 53 Signature: <i>[Signature]</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: _____
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Permit Taken By: gg	Date Applied For: 04/20/2001	Zoning Approval
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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"/> Date: <i>me, 4/20/01</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 checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>[Signature]</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>to D.A 4/20/01</i>
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PERMIT ISSUED WITH REQUIREMENTS

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 9 LEWIS ST

Total Square Footage of Proposed Structure 32f/ Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number
Chart# 056 Block# B Lot# 011
Owner: MARK POIRIER
Telephone#: 775 4200-W

Lessee/Buyer's Name (If Applicable)
Owner's/Purchaser/Lessee Address:
Cost Of Work: \$ 800.00 Fee: \$ 30.00

Current use: ENTRYWAY PORCHES
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: ENTRYWAY PORCHES @ REAR OF #9 LEWIS ST
Project description: REPLACE @ PORCHES + STAIRS BACK EIGHT SIDE

Contractor's Name, Address & Telephone: JOHN MICHAEL POIRIER
5 CRESCENT ST
PORTLAND - ME.
Applicants Name, Address & Telephone:
Who should we contact when the permit is ready: JOHN MICHAEL POIRIER
Telephone: 842 6319
If you would like the permit mailed, what mailing address should we use:
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 20 2001
Rec'd By: 460
Camp

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- 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.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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:

BUILDING PERMIT REPORT

DATE: 20/APRIL/2001 ADDRESS: 9 Lewis ST. CBL: 056-B-011

REASON FOR PERMIT: Replace 2 porches & STAIRS

BUILDING OWNER: Mark Poier

PERMIT APPLICANT: CONTRACTOR John Michael Poier

USE GROUP: A-2 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 800.00 PERMIT FEES: 30.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 4, 11, 13, 30, 32, 33

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- * 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 7-9 1/2 Lewis Street DATE: 4/20/01

REASON FOR PERMIT: replace 2 porches & stairs

BUILDING OWNER: Mark Poirier C-B-I: 056-B-11-13

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing Egress Porches & STAIRS shall not be increased during maintenance reconstruction, unless allowed under 14-410 of the zoning ordinance?
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of #1 = 4 D.U. units. Any change in this approved use shall require a separate permit application for review and approval. #79 = 3 D.U. for a total of 7 D.U.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schmuekal Marge Schmuekal, Zoning Administrator

50

4

ANDREWS ST

PINE

BRADFORD

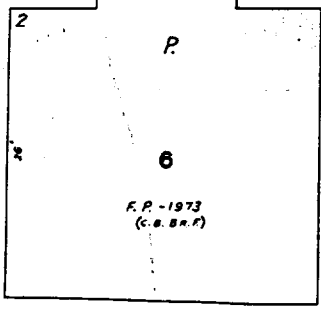
CUSHMAN

NEW BUTLER SCHOOL

CLARK

BRACKETT

51

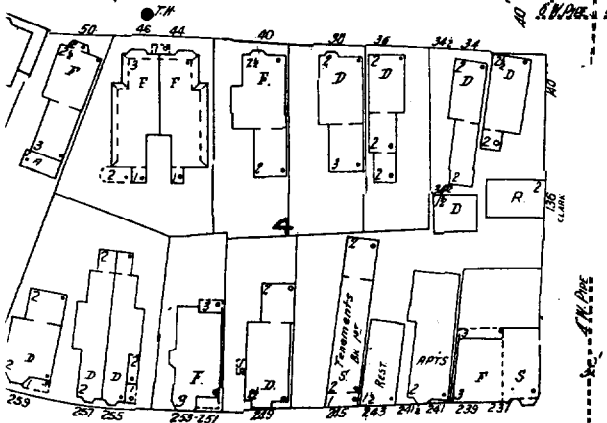
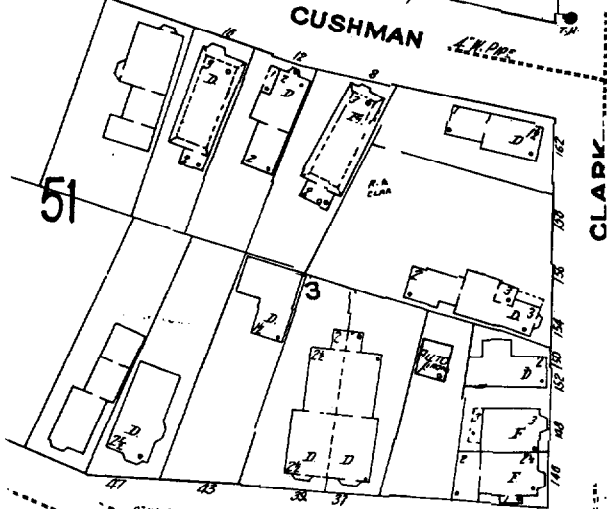
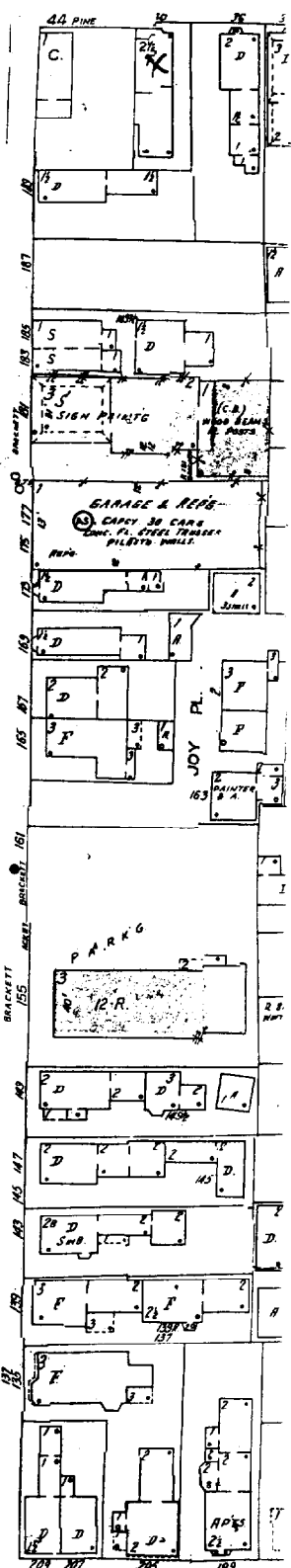
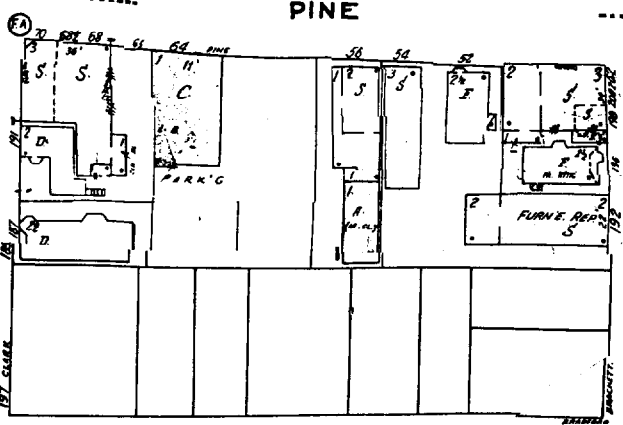
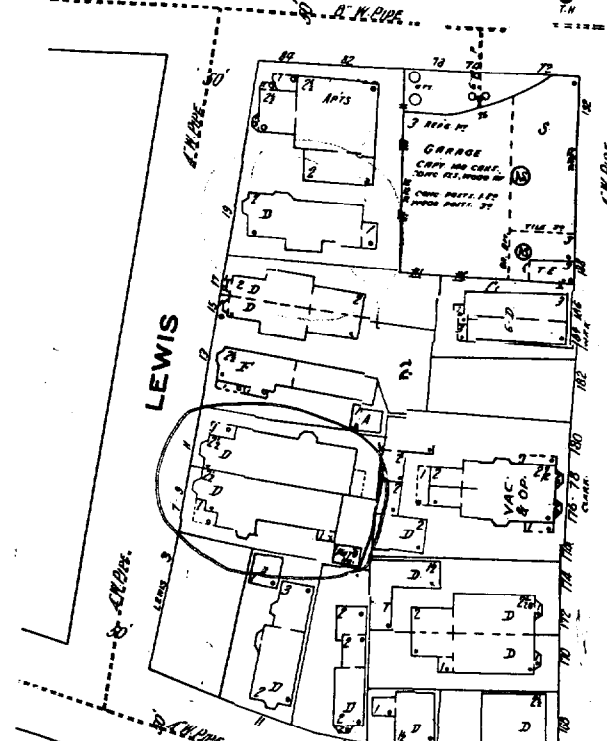


SPRUCE

5
P A R K

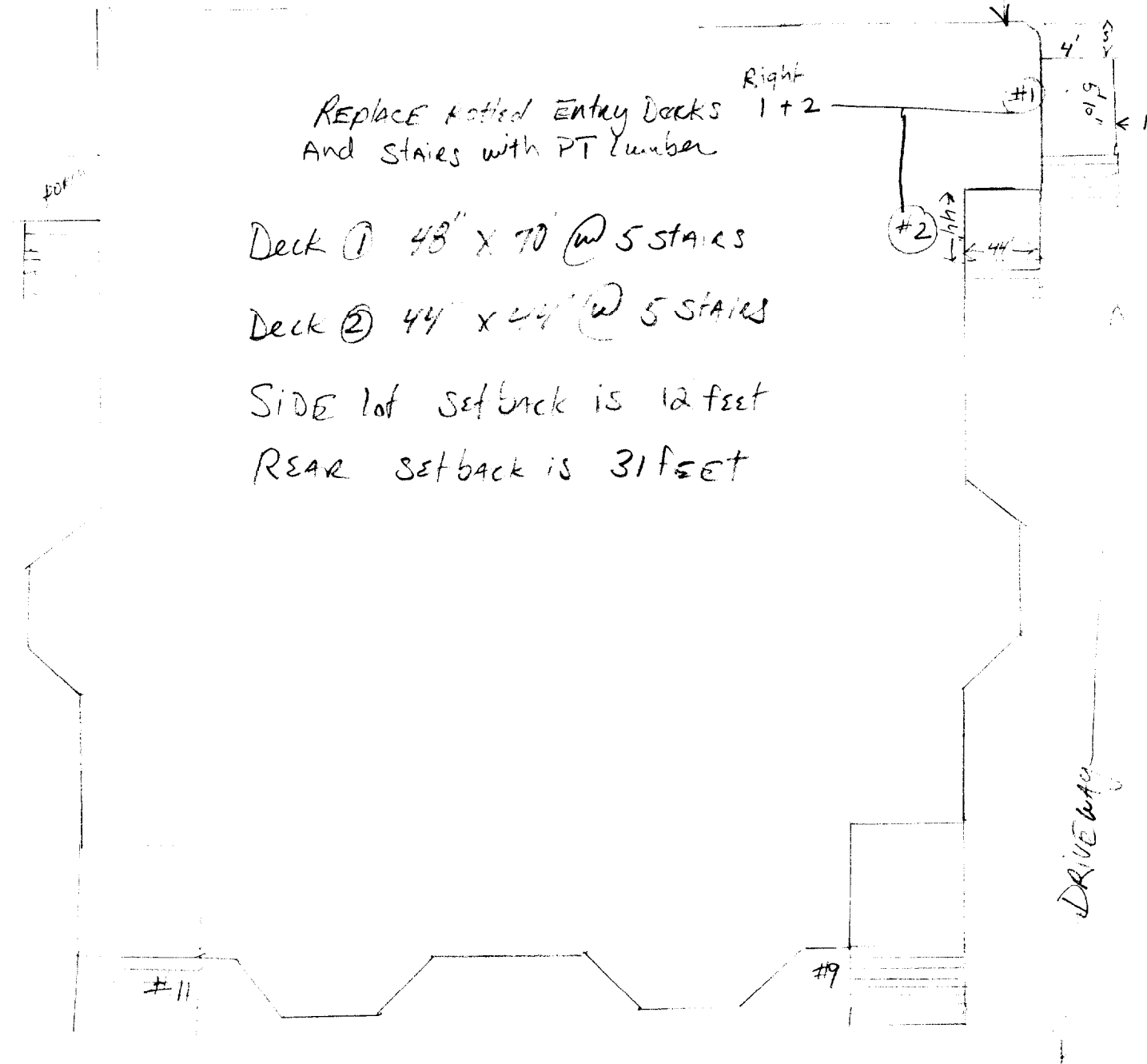
SPRING

LEWIS



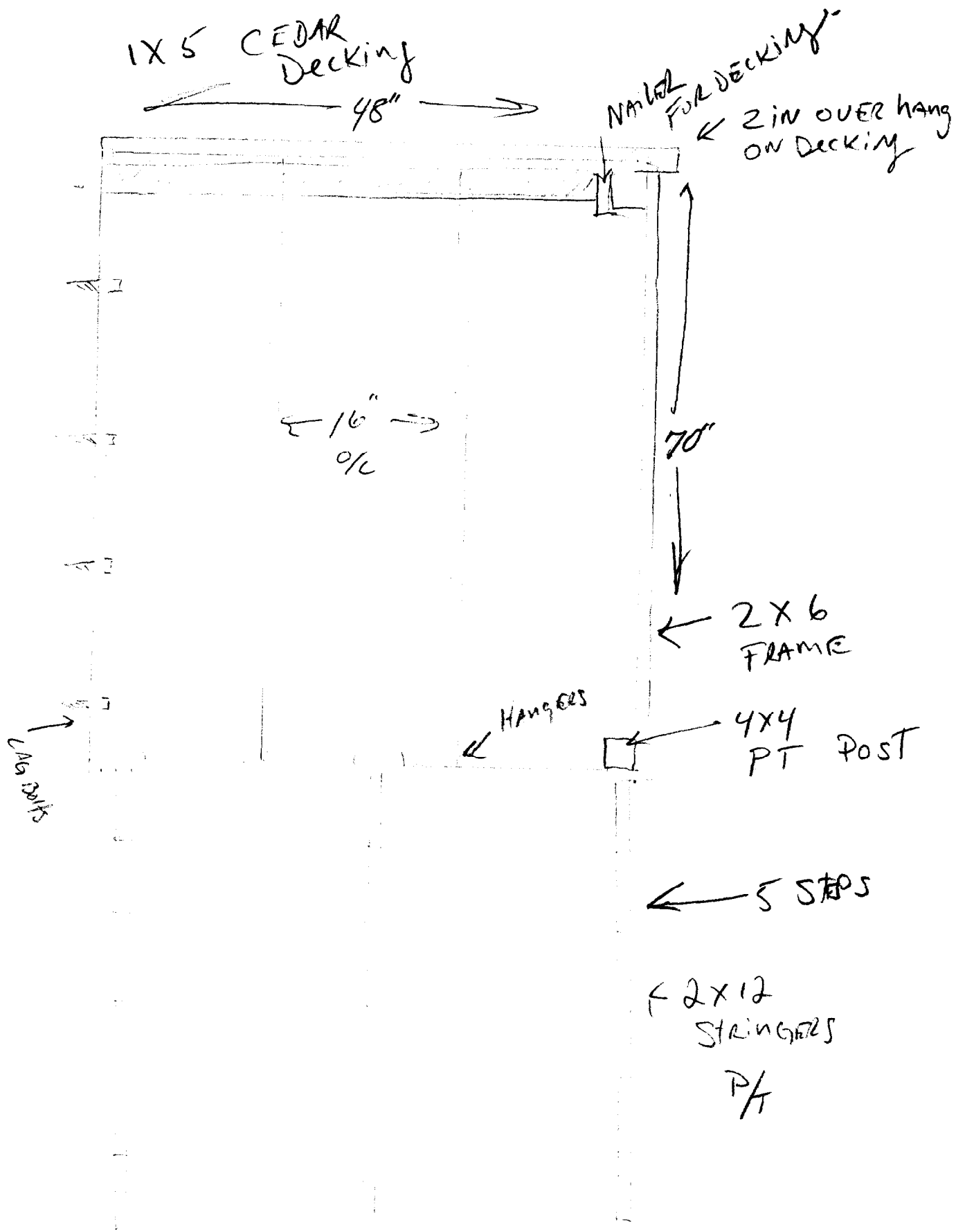
OWNER
MARK S. POIRIER
68 COTE S
PORTLAND, ME 04103
775 4200-W

Builder John Michael Poirier
5 CRESCENT ST
PORTLAND, ME 04102
842 6319-14

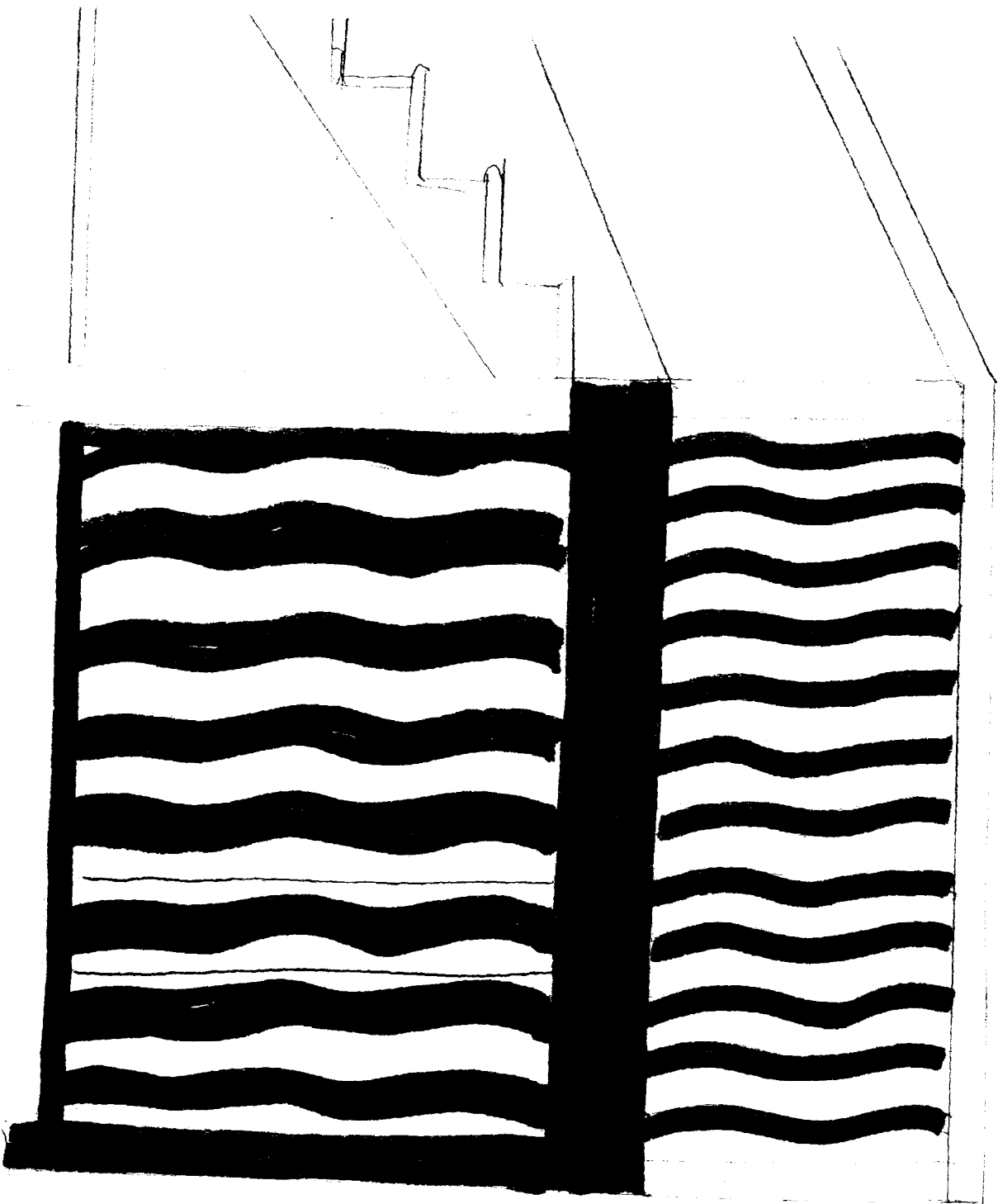


LEWIS ST,

TOP VIEW



SIDE VIEW



Finish in CEDAR - 9



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

7-9 Lewis Street

November 8, 1989

Mr. William Gardiner
1363 Congress Street
Portland, Maine 04102

Dear Mr. Gardiner:

Records in this office indicate that the duplex building at 7-9 and 11 Lewis Street in the R-8 Residence Zone received a certificate of occupancy on April 3, 1976 for a seven (7) unit apartment house.

Since this duplex is carried on separate deeds, it is considered to be "grandfathered" for three apartments in 7-9 Lewis Street and for four apartments in the remainder at 11 Lewis Street. It is therefore considered to be severable so that it may be conveyed by separate deeds or conveyances.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

YEAR 19

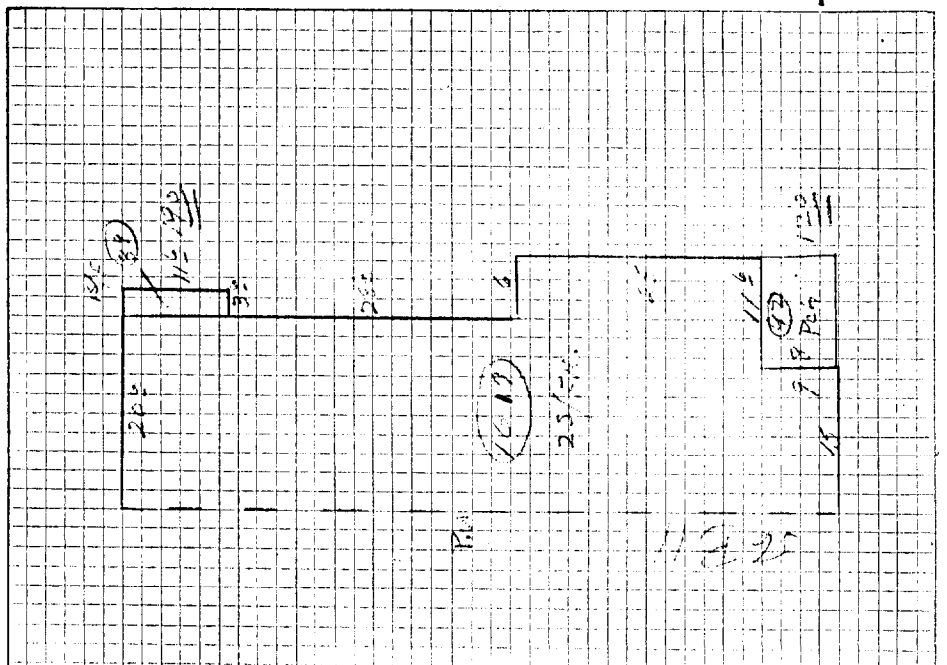
1557 51 23
210 51 23
JUN. 12, 1915 - 1918 - GRAN HILL BLDG. REPL. N.

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	2 ✓
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/2		B 1 2 3		STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE	✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS	✓	LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE		B 1 2 3		NO LIGHTING	
BRICK VENEER		PINE	✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	✓	BSMT.	2ND J
SOLID BRICK		PLASTER	✓	1ST	5
STONE VENEER		UNFINISHED		OCCUPANCY	
CONG. OR CIND. P.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		W.B.	✓	TWO FAMILY	
VITROLITE		RECREAT. ROOM	✓	APARTMENT	
PLATE GLASS		FINISHED ATTIC	✓	STORE	
INSULATION		FIREPLACE		THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM		GAS STATION	
SLATE TILE		HOT W.T. OR VAPOR	✓	ECONOMIC CLASS	
METAL		NO HEATING		OVER BUILT	
COMPOSITION		GAS BURNER	2 ✓	UNDER BUILT	
ROLL ROOFING		OIL BURNER		ST. 5, 5, 5 AR. 6	
INSULATION		STOKER		LD. ' ' ' PD.	
				VS. CK.	

SUMMARY OF BUILDINGS											
OCCY	TYPE	GR.	ATE.	PERIOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
A 25/20	I	1	1		F	11390	500	5640	1918	5080	5050
B 25/20	II	2	2		F	1000	100	1000	B		25
C									C		
D									D		
E									E		
F									F		
G									G		
YEAR	1915									5120	307
TAX VAL.											
CLD VAL.	307										
CHANGE											

COMPUTATIONS									
UNIT	1911	1912	1913	1914	1915	1916	1917	1918	1919
1617 S.F.	7280								
S.F.									
ADDITIONS	7310								
BASEMENT	200								
WALLS									
ROOF									
P.D.	-310								
FLOORS									
ATTIC FIN.	4000								
FINISH									
FIREPLACE									
HEATING	4710								
PLUMBING	450								
TILING									
TOTAL	10610								
FACT. 110	780								
REP. VAL.	11390								



9-11
Lewis

Surveyed by A. V. MacGibbon Remeasured by Earle Fowler
MAY 10 1924
(Remarks on other Side) March 20, 1925
22 - 1085/444 = 15500+

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.

MARK POIRIER
Applicant
68 COYLE ST PORTLAND 04103
Applicant's Mailing Address
JOHN MICHAEL POIRIER 842-6319
Contact Person/Phone Number

5/21/01
Application Date
9 LEWIS
Address of Subject Property

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

REPLACING TWO PORCHES AT SIDE REAR OF BUILDING

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
MULTI-FAMILY - 7 UNITS
2. Proposed Use, if applicable: SAME
3. The distance from the porch deck to the ground: 4'8"
4. The number of existing stair risers: 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: 36" HEIGHT WILL ALLOW PORCHES TO BE COMPATIBLE WITH THE SCALE OF THE BUILDING.

Inspections Staff Recommendation: APPROVAL - PER SECTION 3406 BOCA CODE

Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 5/24/01

White - Planning Office Yellow - Inspections Pink - Applicant

