

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

Permit No: 01-092700	Issue Date: 10/01/01	CBL: 056 B011001
Location of Construction: 9 Lewis St		Owner Name: Poirier, John Michael
Business Name: n/a		Contractor Name: Poirier, John Michael
Lessee/Buyer's Name: n/a		Phone: 7254200
Past Use: Multi-Family / 7 Unit		Proposed Use: Same: Replace four Porches and Stairs Per Plans. Call John at 842-6319 when ready
Proposed Project Description: Replace four Porches and Stairs Per Plans		Permit Fee: \$42.00
		Cost of Work: \$3,000.00
		CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: R-3 Type 5B BOCA/IBC/1999
		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: <i>[Signature]</i> Date: <i>[Date]</i>

Permit Taken By: cih	Date Applied For: 07/27/2001	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 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:	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 type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	SEE APPROVED to D. Adams 8/16/01 7/31/01

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

PERMIT ISSUED WITH REQUIREMENTS



BUILDING PERMIT REPORT

DATE: 30 July 2001 ADDRESS: 9 Lewis ST. CBL: 056, B-011

REASON FOR PERMIT: Replace Four Porches

BUILDING OWNER: John M. Pairier

PERMIT APPLICANT: _____ / CONTRACTOR John M. Pairier

USE GROUP: A-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 3,000.00 PERMIT FEES: 4,200

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: *1, *11, *13, *30, *33, *36, *38, *39, 18, 19, #32

- *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. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. Section 2305.17
- 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. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 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. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) w/ 1/2 inch separate

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.

This is Not an Allowance to Add Another dwelling unit.

* 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4 and 2305.5.1 of the City's Building Code.

34. Bridging shall comply with Section 2305.16.

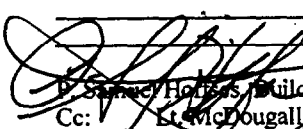
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

* 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).

* 38. *This will require Historic Preservation approval*

* 39. *No means of egress shall be blocked during Const.*


D. S. Hoff, Building Inspector

Cc: K. 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**



CITY OF PORTLAND, MAINE

300 CONGRESS STREET
PORTLAND, MAINE 04102
(207) 874-3300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

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-6 Residential Zone received a certificate of occupancy on April 3, 1975 for a three unit apartment house.

Since this duplex is covered on separate deeds, it is considered to be "grandfathered" for three apartments at 7-9 Lewis Street and for four apartments in the remainder of the Lewis Street duplex. 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 Wine, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer

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

LOOK FOR HAND RAIL EXEMPT+ NEEDS HISTORIC APP. BEFORE ISSUE IN

All Purpose Building Permit Application

01-0927

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.

9 Lewis

Location/Address of Construction: 9-11 LEWIS ST.

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# 56 Block# B Lot# 11	Owner: MARK POIRIER	Telephone#: 775 4200 w 775 3263 H
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 3000. ⁰⁰ Fee: \$
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Current use: Multi Fam | 7 units

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use: Same

Project description: Restore 4 Porches + Rails

Contractor's Name, Address & Telephone: John Michael Poirier 5 Crescent St Portland, 842 6319

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:

Rec'd By: CH 7/27

RESTORATION WORK 11+9 LEWIS ST PORTLAND ME,
OWNER MARK SPOIRIVE

- ✓ ① REPLACE DECK + STAIRS TO CODE IN REAR of Blding
IDENTIFY AS # 1 ✓
- ✓ ② BUILD NEW HAND RAILS + BALASTERS + LATTICE ON #16 ✓
- ✓ ③ REPLACE DECKING #11 FRONT PORCH, REPLACE HAND RAILS
AND BALASTERS, REPLACE BASES ON 2 columns, REPLACE 3 ✓
columns.
- ✓ ④ REPLACE 2 columns AND HAND RAILS + DECKING + LATTICE
ON #9
- ✓ 5. PAVE DRIVEWAY ON #9 ✓
- ✓ ⑥ REMOVE SIDING ON FRONT + SIDE OF #9 LEWIS
AND REPLACE (w) CEDAR AS ORIGINAL 4" REVEALS
- ✓ 7. REPLACE DECK MISSING @ EGRESS DOOR + LATTICE
EXISTING - 9A SAME SIZE AS #9

FENCE @ PROP. LINE

PARKING AREA

DRIVEWAY

RAISED EDGE

EXISTING STAIRS

sec. 1914.9

PROPOSED POSITION OF NEW STAIRS

REAR EGRESS ONTO UNSAFE DECK STAIRS NOT CODE

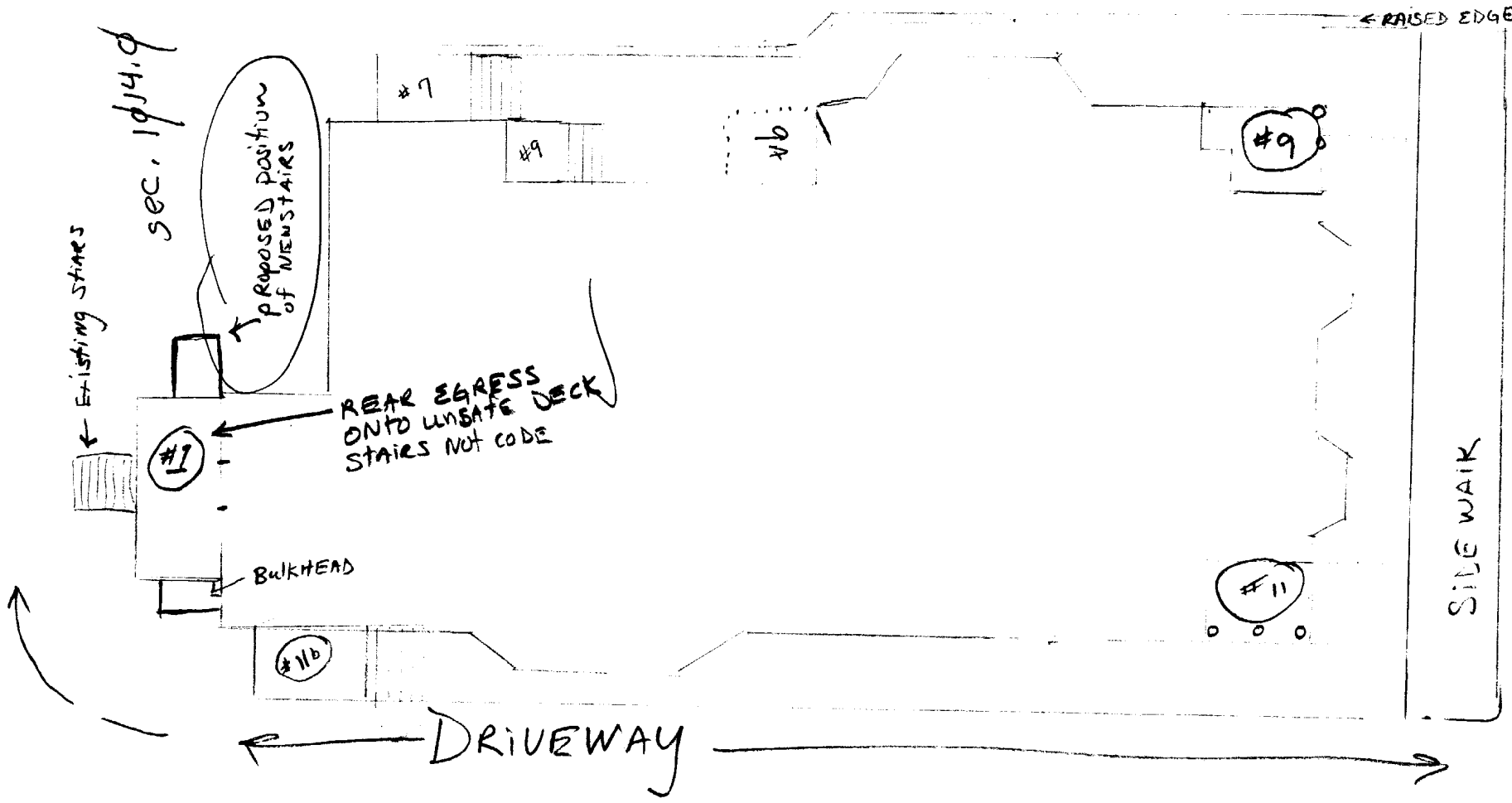
BULKHEAD

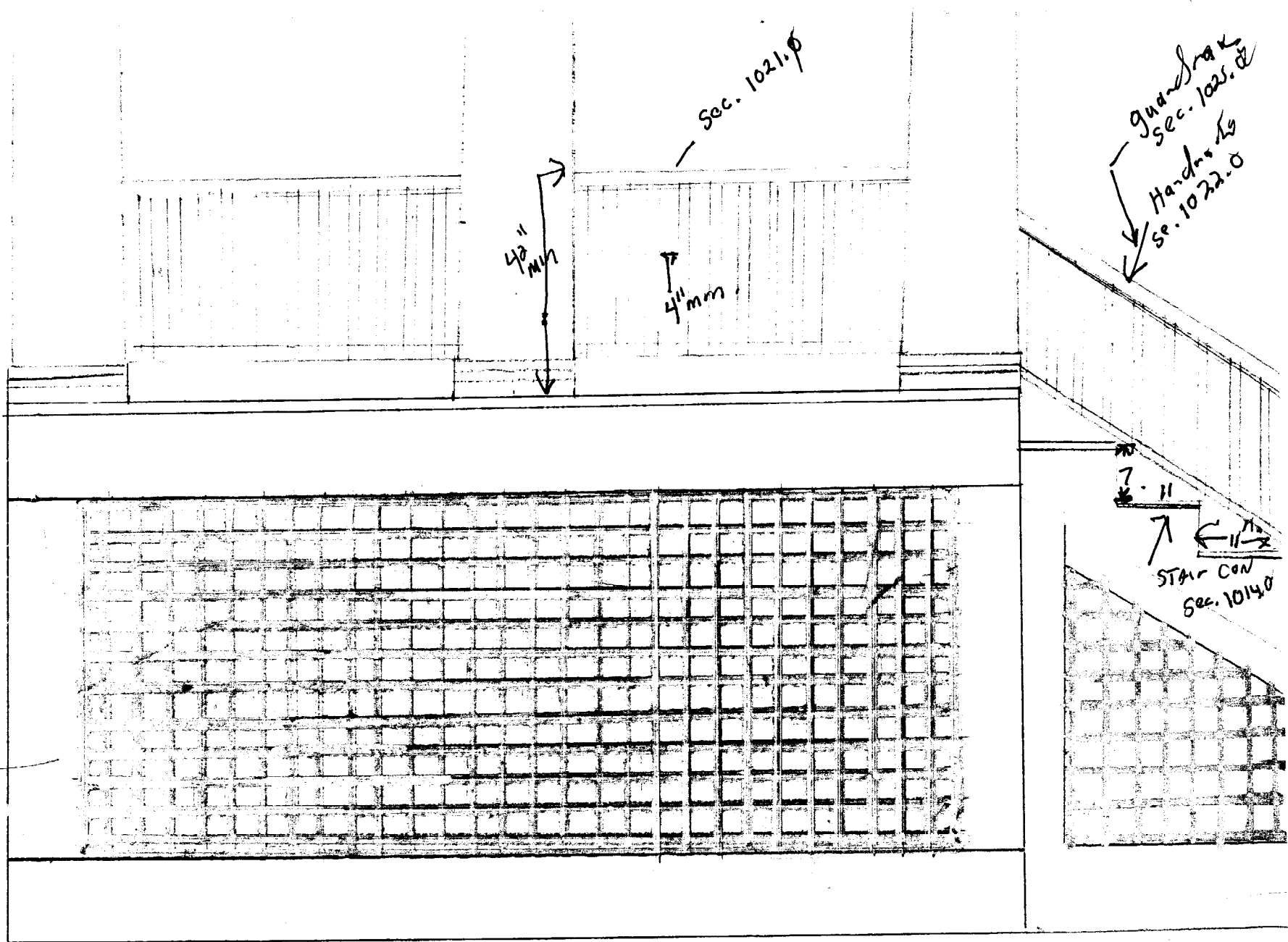
SIDE WALK

LEWIS ST.

DRIVEWAY

PROPERTY LINE





2x2
LATTICE
3 in spacing

OWNER
MARK S. POIRIER 775-3263
7754200
9+11 LEWIS ST
PORTLAND, ME.

SIDE VIEW

[Handwritten signature]

#1

BACK PORCH
9-11 LEWIS ST
PORTLAND ME.

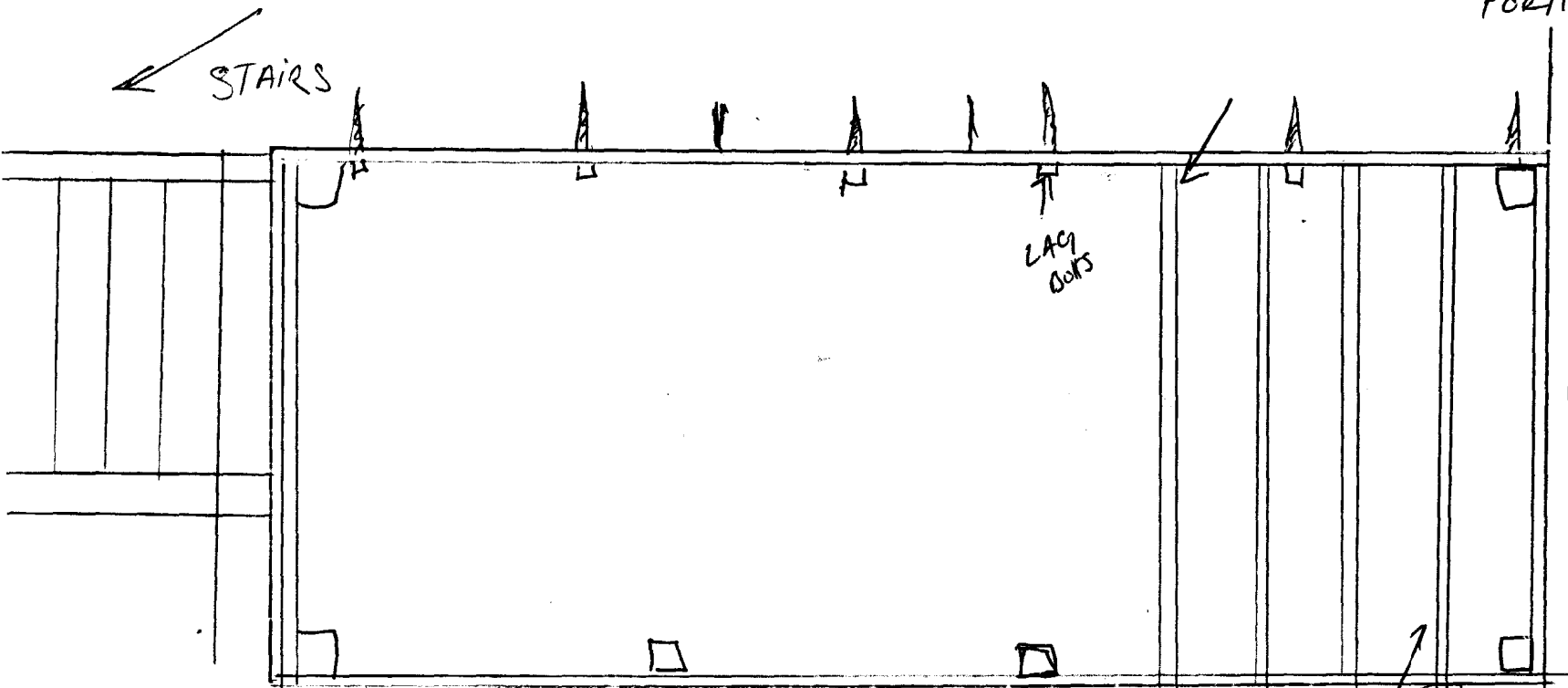
STAIRS

LAG
BOLTS

6'

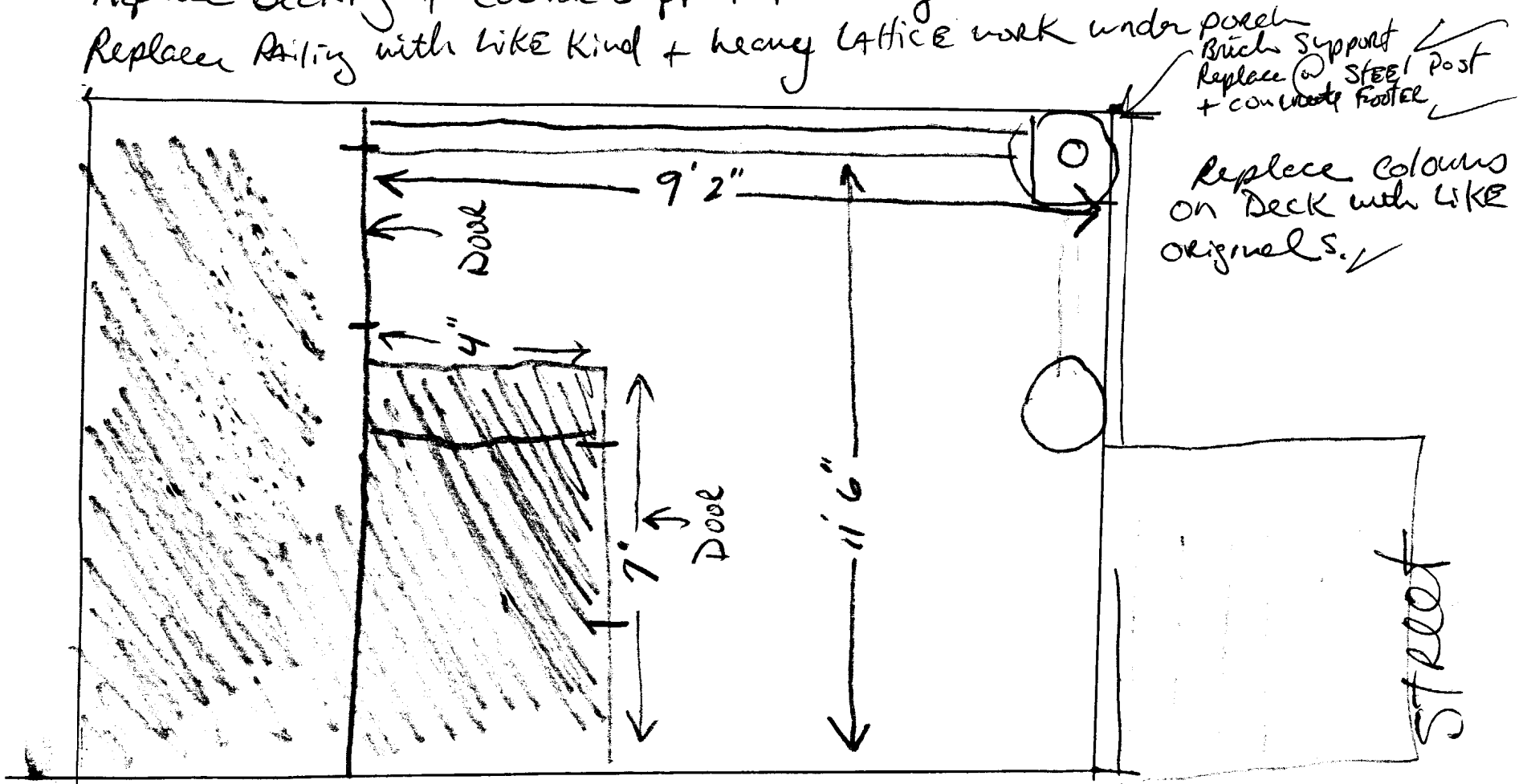
10"

2x8
16 pc OK



9 LEWIS ST

Subject: Front Porch + REATTACH existing STAIRS
Replace Decking + corner support + footing.
Replace Railing with like kind + heavy lattice work under porch



Owner MARK POINIER

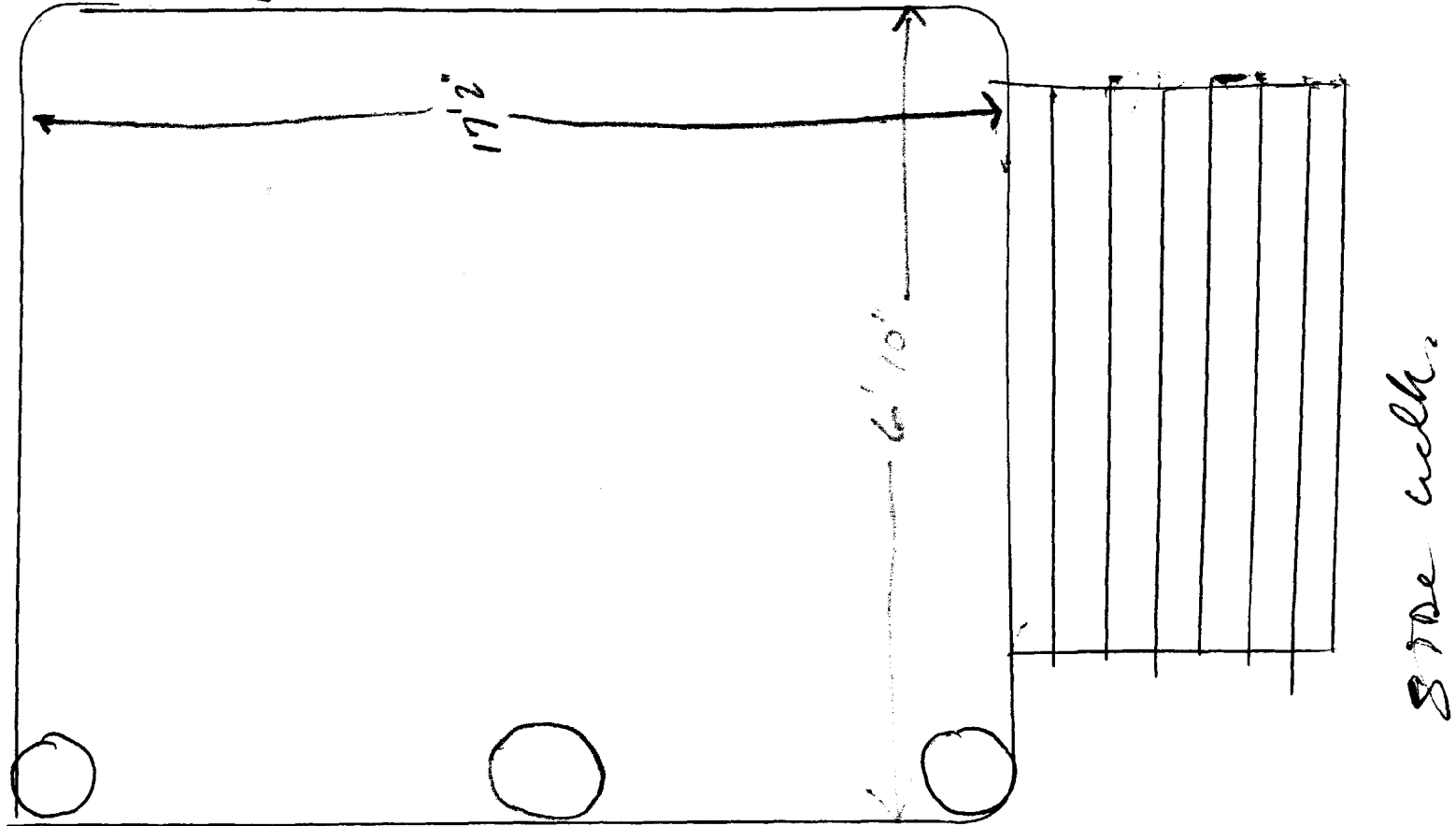
11 LEWIS ST.

Subject: Front Porch

Replace Rotted Supports + Decking + Columns on corners (3)

Reattach Ex. Stairs

Replace Railing + Lattice as close to original



Owner MARK POIRIER

Builder - John Michael POIRIER

Lewis St.

ADDRESS: 9-11 LEWIS ST.
 PERMIT APPLICATION FOR: JOHN MICHAEL POIRIER / PORCH RECONSTRUCTION
 BUILDING OWNER: SAME
 PERMIT APPLICANT: SAME
 REVIEWER: JEFFREY HARRIS
 DATE OF DECISION 8/6/01

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. THE CONSTRUCTION + FINISHING OF THE PROPOSED DECK + STAIRS AT #1, #9A, + #11B ARE TO MATCH THAT OF THE NEW DECK + STAIRS AT #7 + #9, INCLUDING THE DESIGN OF THE RAILINGS, BALUSTERS, POSTS, LATTICE SKIRTING, AND TRIM.
2. THE REPLACED DECKING, HANDRAILS, AND COLUMNS ON FRONT PORCH #9 ARE TO MATCH THOSE ON #11.
3. THE REPLACED DECKING, HANDRAILS, BALUSTERS, COLUMNS, + BASES ON FRONT PORCH #11 ARE TO MATCH THE ORIGINALS IN DESIGN, MATERIAL, + DIMENSIONS, EXCEPT WHERE REQUIRED TO MEET CODE REQUIREMENTS.

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.

JOHN MICHAEL POIRIER
Applicant
5 CRESCENT ST. PORTLAND 04102
Applicant's Mailing Address
838-3654
Contact Person/Phone Number

8/8/01
Application Date
9-11 LEWIS ST.
Address of Subject Property

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

REPLACE / RESTORE / REPAIR PORCHES - FRONT, SIDE, REAR

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
MULTI-FAMILY
2. Proposed Use, if applicable: SAME
3. The distance from the porch deck to the ground: 48" - 60"
4. The number of existing stair risers: 6-9
5. The current railing height and/or documented original railing height: 32"
6. The railing height requested: 36"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: RECOMMENDS 36" IN ORDER TO MAINTAIN HISTORIC PROPORTIONS. JAM

Inspections Staff Recommendation: 36" IS APPROVED

Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 8/8/01

White - Planning Office Yellow - Inspections Pink - Applicant