

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

Permit No: 01-1064	Issue Date:	CBL: 056 D027001
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Location of Construction: 8 Cushman St	Owner Name: Portland West Neighborhood	Owner Address: 181 Brackett St	Phone: 207-775-0105
Business Name: n/a	Contractor Name: Building Alternations	Contractor Address: 181 Brackett St. Portland	Phone: 2077750105
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Res. Apartment Building	Proposed Use: Same: Replace Rear Porch	Permit Fee: \$36.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: Replace Rear Porch <i>2 legal units per pie 1957 Assessors records</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>513</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: cjh	Date Applied For: 08/29/2001	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>9/12/01</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 type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>dated 8/20/01</i>
	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

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: 8 CUSHMAN STREET

Total Square Footage of Proposed Structure	Square Footage of Lot <u>5000 sq ft plus driveway</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>0</u> Lot# <u>027</u>	Owner: <u>PORTLAND WEST</u>	Telephone: <u>775-0105</u>
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Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone:	Cost Of Work: <u>\$2000.00</u> Fee: <u>\$36.00</u>
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Current use: APARTMENT BUILDING

If the location is currently vacant, what was prior use: NA

Approximately how long has it been vacant: NA

Proposed use: NA

Project description: REPLACE BACK STEPS TO THE APARTMENT BUILDING.

Contractor's name, address & telephone: Building alternatives 775-0105 same as below

Who should we contact when the permit is ready: SANDRA MURCH

Mailing address: 181 BRACKETT STREET
PORTLAND, ME 04102

Phone: 7750105

call*

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>Sandra Murch, Prop. Mgr.</u>	Date: <u>8-28-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

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LAND USE - ZONING REPORT

ADDRESS: 8 Cushman St DATE: 9/12/01

REASON FOR PERMIT: replace rear porch

BUILDING OWNER: Portland West Neighborhood C-B-I: 56-D-27

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #4, #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 rear porch shall not be increased during maintenance reconstruction unless it is required by the BOCA Bldg Codes or NFPA Fire Codes
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 two (2) units. Any change in this approved use shall require a separate permit application for review and approval.
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 Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 29 August 2001 ADDRESS: 8 Cushman Street CBL: 056-D-022
 REASON FOR PERMIT: Replace Rear Porch
 BUILDING OWNER: Portland West Neighborhood
 PERMIT APPLICANT: _____ CONTRACTOR: Building Alternatives
 USE GROUP: R-2 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 2,000 PERMIT FEES: 36.00

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: *1, *11, *13
*30, *33, *35, *36, *38, #32, #39

- *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. Precast 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 1/2" 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)

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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).

~~38. Egress shall not be blocked during construction.~~

~~#39 - All conditions of approval from the Historic Preservation Review shall be met~~

[Signature]
 P. Samuel Hodges, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

[Signature]

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
HISTORIC PRESERVATION COMMITTEE

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

June 20, 2001

Sandy Murch
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Re: Porch Replacement—8 Cushman Street

Dear Ms. Murch:

On June 19, 2001, this office reviewed and approved your request for a Certificate of Appropriateness for the replacement of two porches (front and side) at 8 Cushman Street. According to your application, the design of the porches will be based on those at 7 Cushman Street, a building of the same architectural period.

Approval is subject to the following conditions:

- That the porch comply with the specifications outlined in the attached publication, *Guidelines for Porch Repairs and Replacement*.
- That your contractor schedule a pre-construction conference with Jeffrey Harris, Preservation Compliance Coordinator, of this office. Mr. Harris can be reached at 874-8728. The purpose of this conference will be to confirm the design and construction details of the project.
- That Mr. Harris be contacted for a final inspection upon completion of the project.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the conditions outlined above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a

period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah G. Andrews". The signature is fluid and cursive, with a large, stylized initial "D" and "A".

Deborah G. Andrews
Historic Preservation Program Manager

cc: Jeffrey Harris, Preservation Compliance Coordinator
Approval File



Portland West

181 Brackett Street, Portland, Maine 04102

Ph: (207) 775-0105 Fax: (207) 780-1701

E-mail: PWNPC@aol.com

TO: SANDY MURCH
FROM: TOM PEARSON *TP*
DATE: 8/27/01
RE: BACK PORCH REPAIR – CUSHMAN STREET

Attached is a rough drawing of the steps to be replaced. The Building Alternative crew will replace the old porch using the existing footprint (deck 4' X 6' stairs 4' X 5'). The existing stairs will be modified to meet current building code for a three family (7" rise, 11" tread without nosing).

Framing will be all pressure treated lumber with 4"X4" corner posts and 2"X6" joists and 2" X 12" stringers.

Decking will be 5/4" X 6" cedar.

Railings will be all pressure treated with molded top and bottom rails and 2"X2" balusters.

Finish trim will be 1 by pine according to designs circled in the attached copies taken from the "Guidelines for Porch Repairs and Replacement" from the City of Portland Historic Preservation Office.

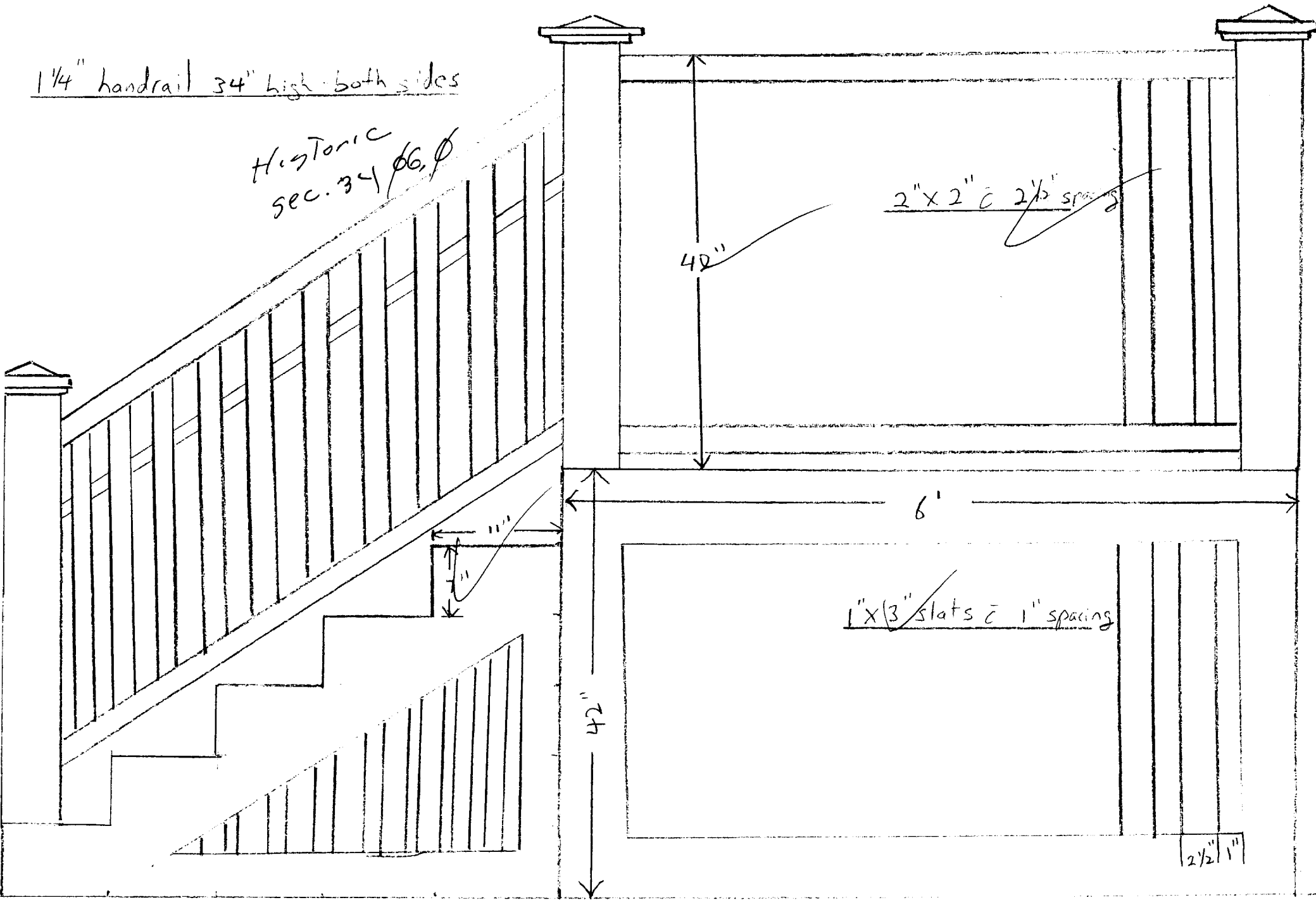
Existing porch and steps will be removed.

Work can begin as soon as the building permit is obtained.

Total cost for materials and labor: \$2,000.

1 1/4" handrail 34" high both sides

Historic
sec. 34 $\phi 6.0$



48"

2" x 2" @ 2 1/2" spacing

6"

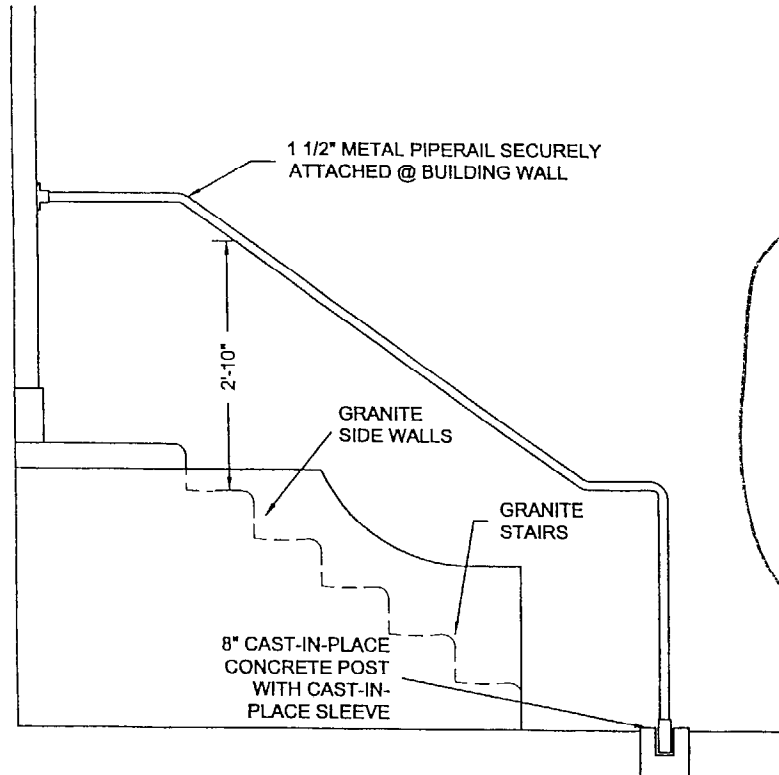
1" x 3" slats @ 1" spacing

42"

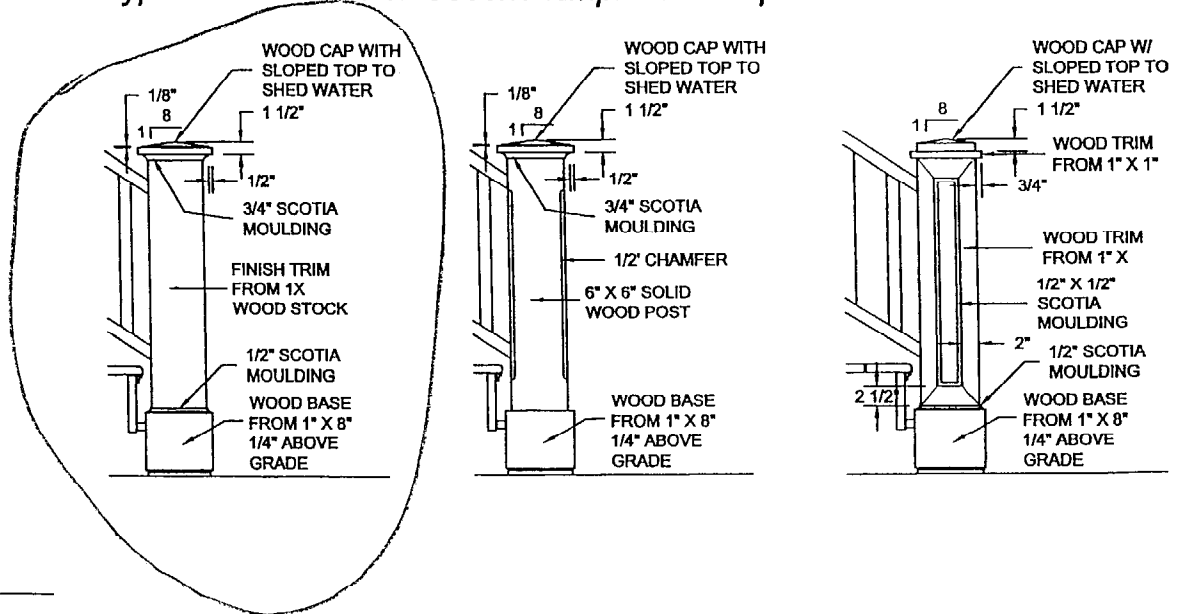
2 1/2"

ITALIANATE & SECOND EMPIRE DETAILS

Typical installation of a metal handrail at an Italianate or Second Empire stone stoop.

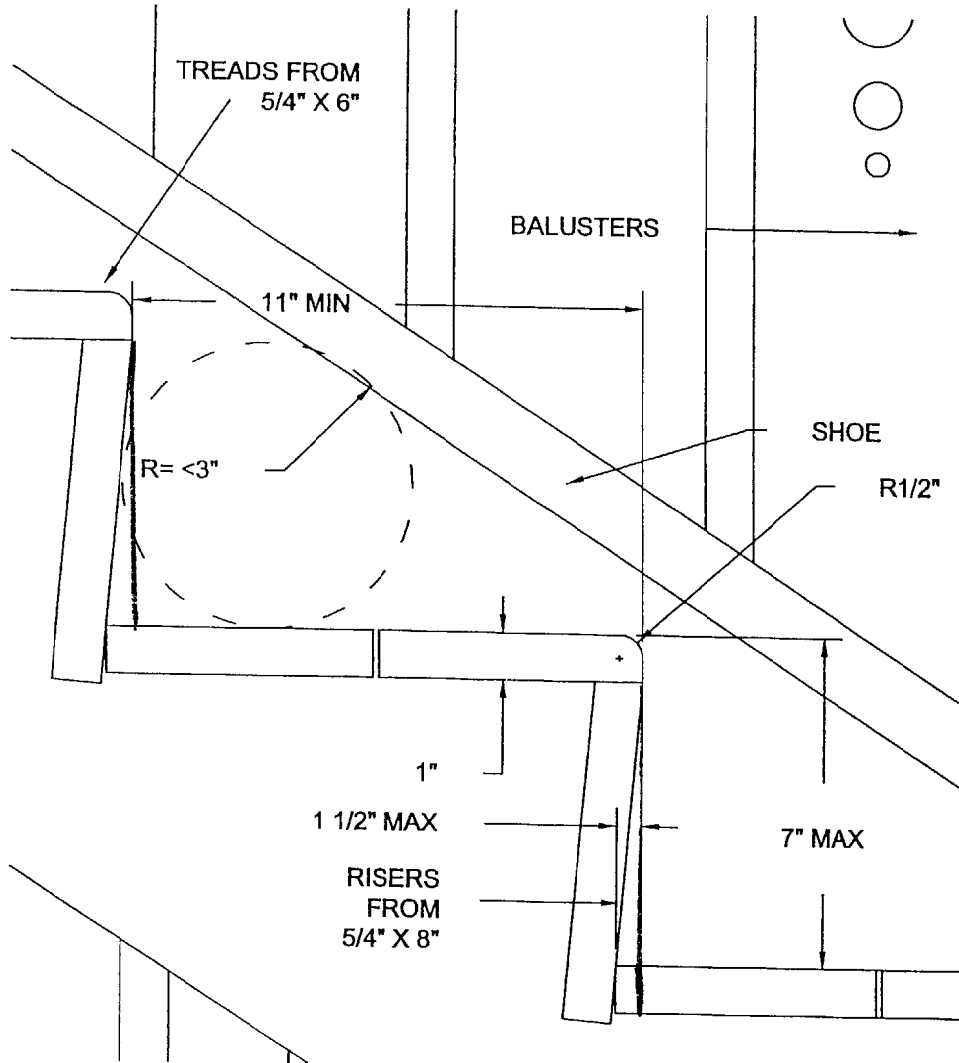


Typical Italianate and Second Empire newel posts.

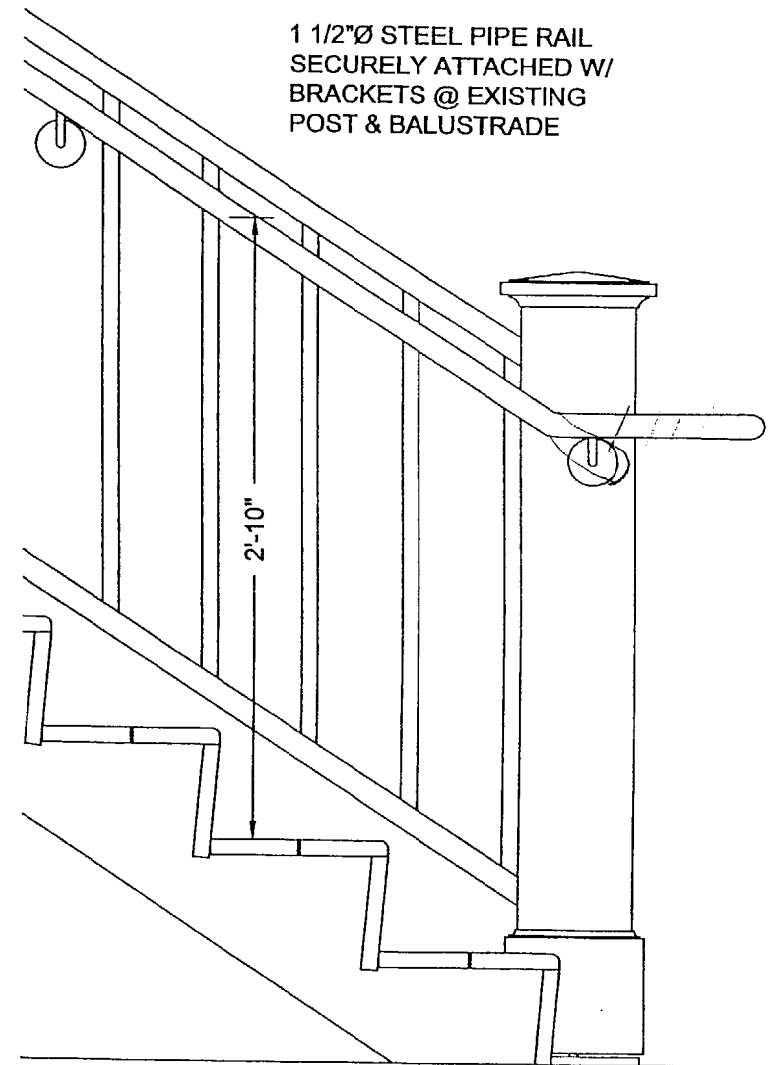


STAIR DETAILS FOR INSTITUTIONAL USES

Typical institutional risers and treads

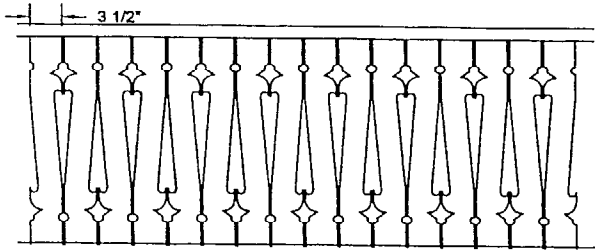


Addition of handrail to existing stair

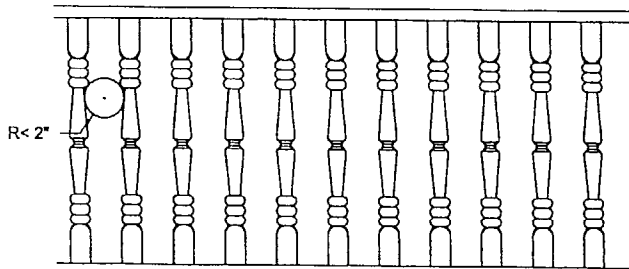
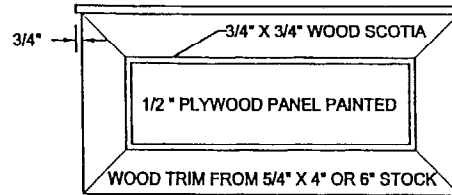


ITALIANATE & SECOND EMPIRE DETAILS

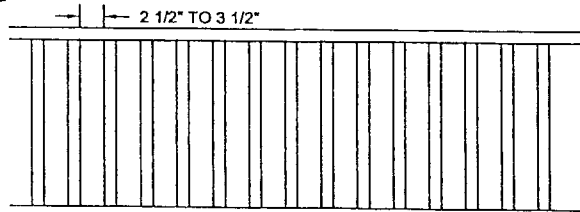
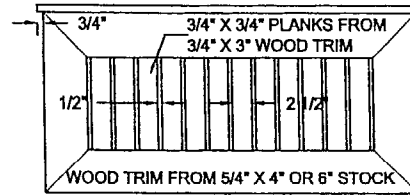
Typical Italianate and Second Empire balusters and porch skirting.



SAWN BALUSTERS FROM 1" STOCK OR 3/4" PLYWOOD. AVAILABLE IN 27" HEIGHT. ACTUAL THICKNESS IS 3/4". PATTERNS MAY VARY.



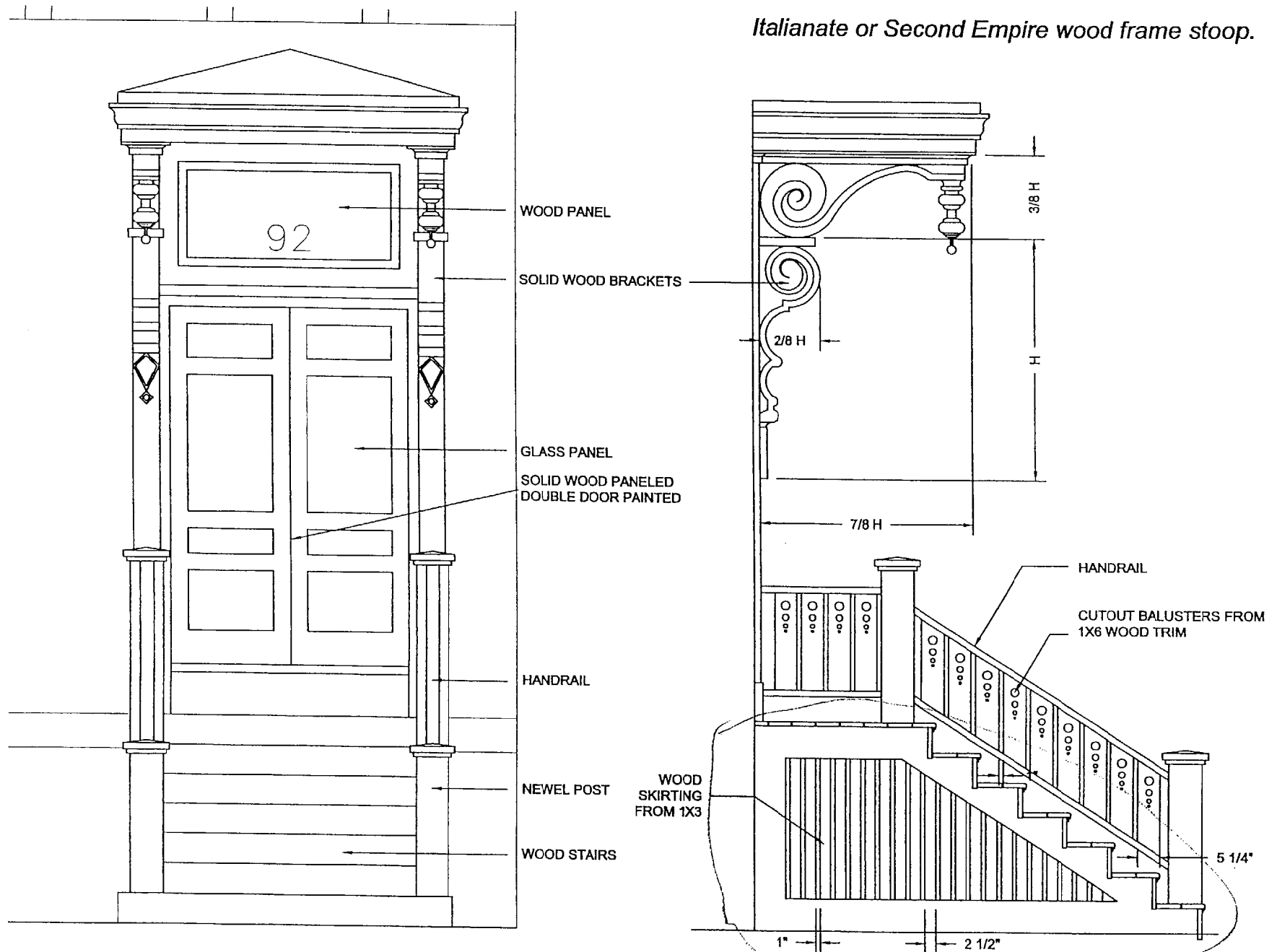
TURNED BALUSTERS FROM SOLID 3" X 3" CLEAR HEART CEDAR. AVAILABLE IN EITHER 32" OR 36" HEIGHT. FINISHED SIZE IS 2 1/2" X 2 1/2". PATTERNS MAY VARY.



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

ITALIANATE & SECOND EMPIRE DETAILS

Italianate or Second Empire wood frame stoop.



GUIDELINES FOR PORCH REPAIRS AND REPLACEMENT