

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ION

Permit Number 10085  
**PERMIT ISSUED**

This is to certify that HARROD JAMES B & PATRICIA REIS James and Woodwo

has permission to repair & replace front steps in existing foot

SEP - 1 2010

AT 301 SPRING ST CB 056 G005001 **City of Portland**

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 lathed or otherwise red-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. Santos

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Joanne Burke* 9/1/10  
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: 10-0889	Issue Date:	CBL: 056 G005001
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Location of Construction: 301 SPRING ST	Owner Name: HARROD JAMES B & PATRICIA	Owner Address: 301 SPRING ST # 1	Phone:
Business Name:	Contractor Name: Barnard Woodworks, LLC / Tim	Contractor Address: 26 Pepperbush Circle South Portland	Phone: 2076509589
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 3 unit Condominiums	Proposed Use: 3 unit Condominiums - repair & replace front steps in existing footprint	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: B
* See Conditions	
Signature: (KG)	Signature: JMB 9/1/10

*legal use - 3 residential condominiums (permit 09-0159)*

Proposed Project Description:  
repair & replace front steps in existing footprint

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: Idobson	Date Applied For: 07/26/2010	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: 7/30/10 ABM

*All work to take place within existing footprint*

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 checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: 8/13/10

**PERMIT ISSUED**

SEP - 1 2010

City of Portland

*D. Andrews*

**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

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

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

Permit No: 10-0889	Date Applied For: 07/26/2010	CBL: 056 G005001
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<b>Location of Construction:</b> 301 SPRING ST	<b>Owner Name:</b> HARROD JAMES B & PATRICIA	<b>Owner Address:</b> 301 SPRING ST # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Barnard Woodworks, LLC / Tim	<b>Contractor Address:</b> 26 Pepperbush Circle South Portland	<b>Phone:</b> (207) 650-9589
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 3 unit Condominiums - repair & replace front steps in existing footprint	<b>Proposed Project Description:</b> repair & replace front steps in existing footprint
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 08/13/2010

**Note:** **Ok to Issue:**

- 1) \* Treads to be cedar; composite treads not allowed. Treads may be left unfinished to weather. Risers to be painted.
- \* Tread/riser detail to follow attached specification from "Guidelines for Porch Repairs & Replacement in Portland's Historic Districts"

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/30/2010

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/01/2010

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 08/25/2010

**Note:** **Ok to Issue:**

- 1) The stairs must comply with the commercial building code. (no nosing)
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with NFPA 1 and 101.

**PERMIT ISSUED**

SEP - 1 2010

City of Portland

**Comments:**

8/16/2010-gg: received from historic as of 08-13-10, Historic Preservation also included guidelines for porch & replacement, please attached to the conditions the applicant will receive. //gg

<b>Location of Construction:</b> 301 SPRING ST	<b>Owner Name:</b> HARROD JAMES B & PATRICIA	<b>Owner Address:</b> 301 SPRING ST # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Barnard Woodworks, LLC / Tim	<b>Contractor Address:</b> 26 Pepperbush Circle South Portland	<b>Phone</b> (207) 650-9589
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	
9/1/2010-jmb: Spoke to Tim B. To review the tread detail, he understands that no nosing is allowed. He will be preserving as much of the existing structure as possible.			

**PERMIT ISSUED**

SEP - 1 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

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

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

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

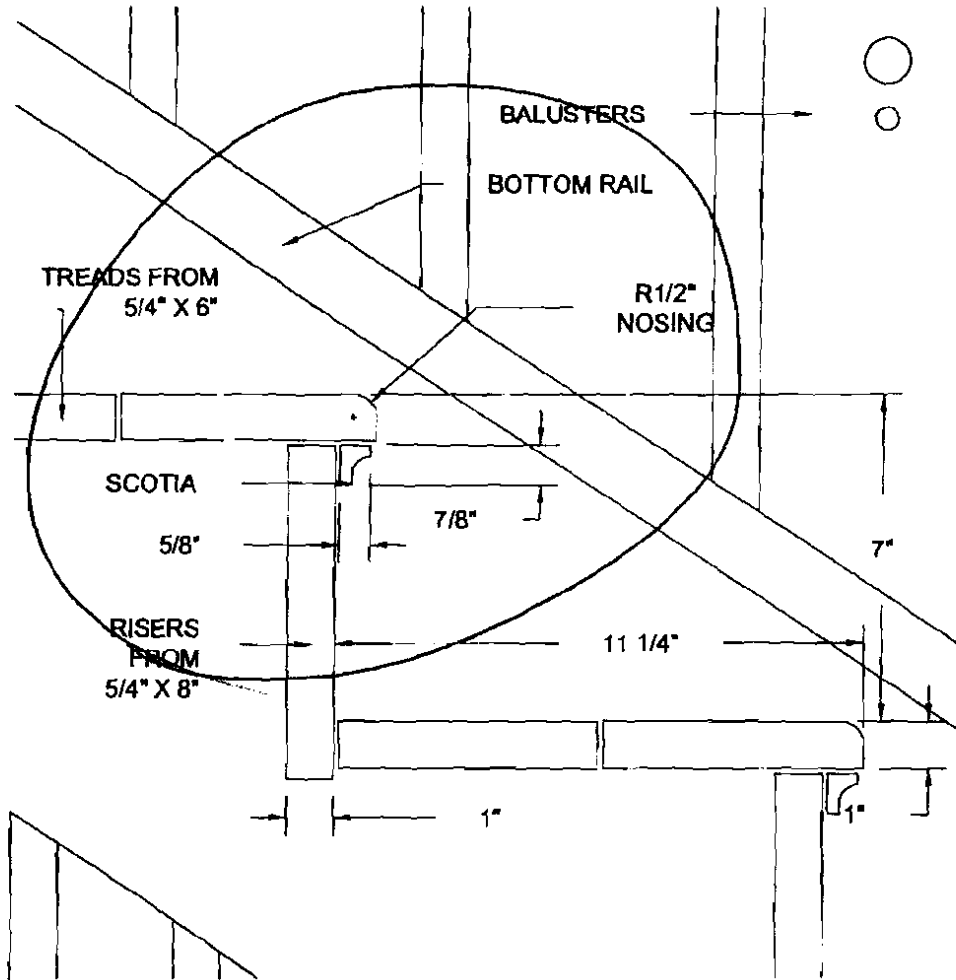
**PERMIT ISSUED**

**SEP - 1 2010**

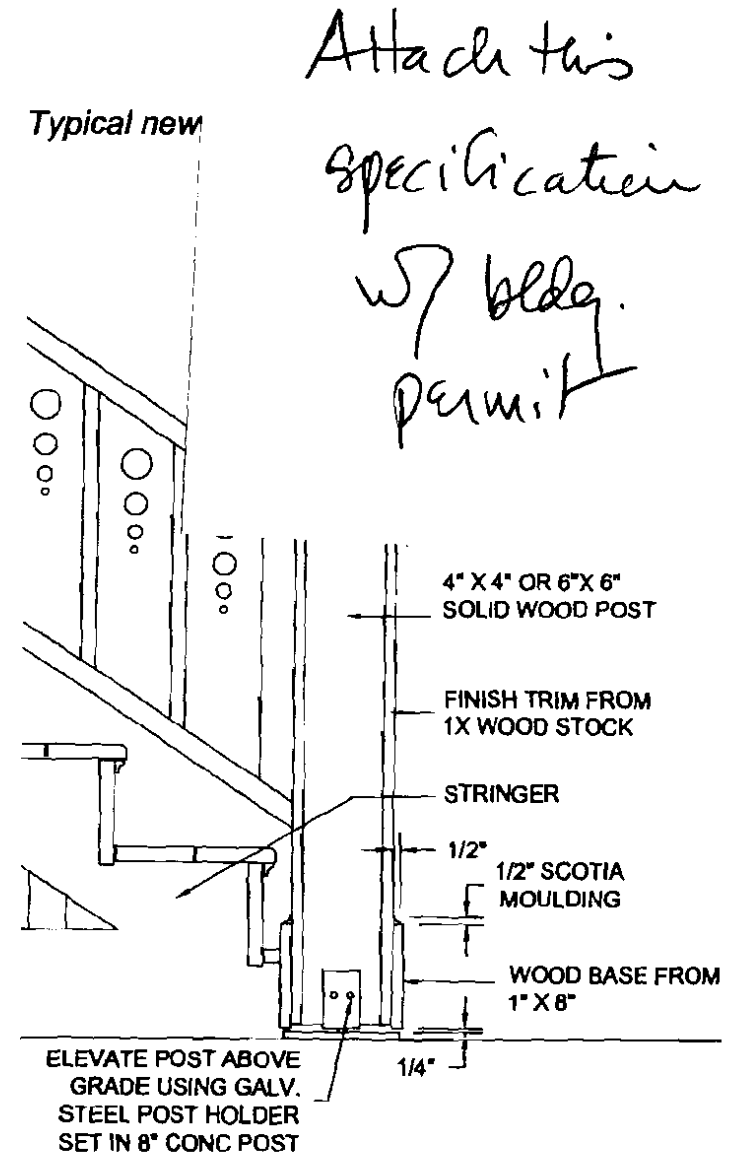
**City of Portland**

STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads



Typical newel



Alternate: Newel post may be bolted to a stringer.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.26.2010

Received from Bonhard Woodworks

Location of Work 301 Spring

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 40

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 56-63

Check #: 1431 Total Collected \$ 40

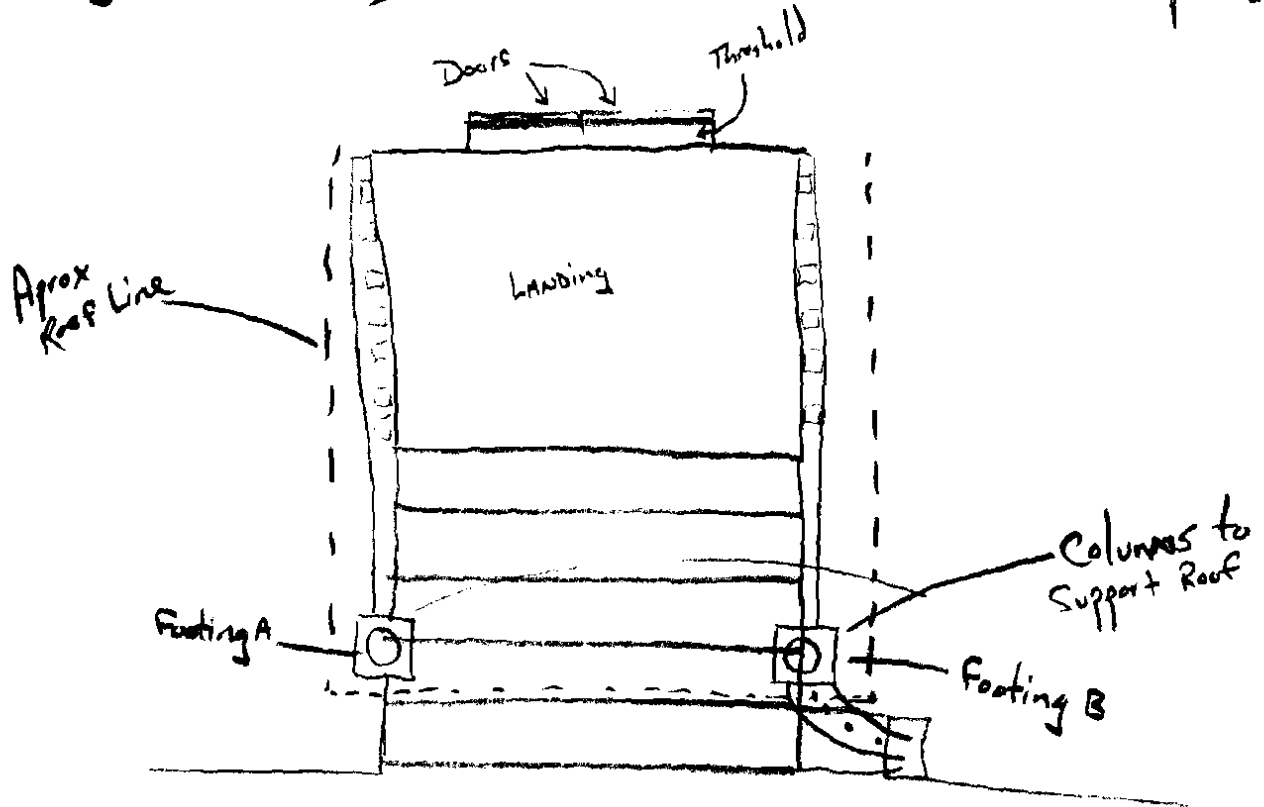
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

301 Spring St, Portland

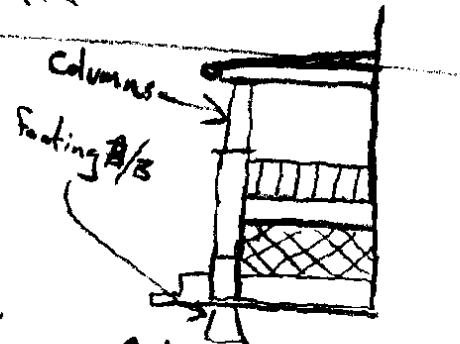
Project objective: Straighten front stairs/porch and roofline. Replace 2 columns



Side walk

### Proposed Scope of work

- Replace two columns holding up roof due to rot.
- Post up roof + leave as is while work is conducted.
- Jack up left side of stairs/porch + repair or Repour footing A
- Repair or Repour footing B if necessary.
- Provide new post on top of footing A to level porch + stairs
- Replace pressure treated treads w/ new composite/PVC Treads.
- Try to maintain as much framing + trim as possible. Replace w/ New framing / trim where necessary.
- Patch or Replace Rotten trim below 2nd story window (see photo A)







# 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>301 Spring St, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>2,400</u>	Square Footage of Lot <u>4,372</u>	Number of Stories <u>Three</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>56</u> <u>6</u> <u>5</u>	Applicant: * <u>must</u> be owner, Lessee or Buyer* Name <u>James Harriid</u> Address <u>301 Spring st, Unit 1</u> City, State & Zip <u>Portland, ME</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>Residential Condo building</u> Number of Residential Units <u>3</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Residential</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description:		
Contractor's name: <u>BARNARD Woodworks, LLC</u> <b>MAIL</b>		
Address: <u>26 Pepperbush Circle</u>		
City, State & Zip: <u>South Portland, ME</u>		Telephone: <u>650-9589</u>
Who should we contact when the permit is ready: <u>Tim BARNARD</u>		Telephone: <u>650-9589</u>
Mailing address: <u>SAME</u>		

**RECEIVED**

JUL 26 2010

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

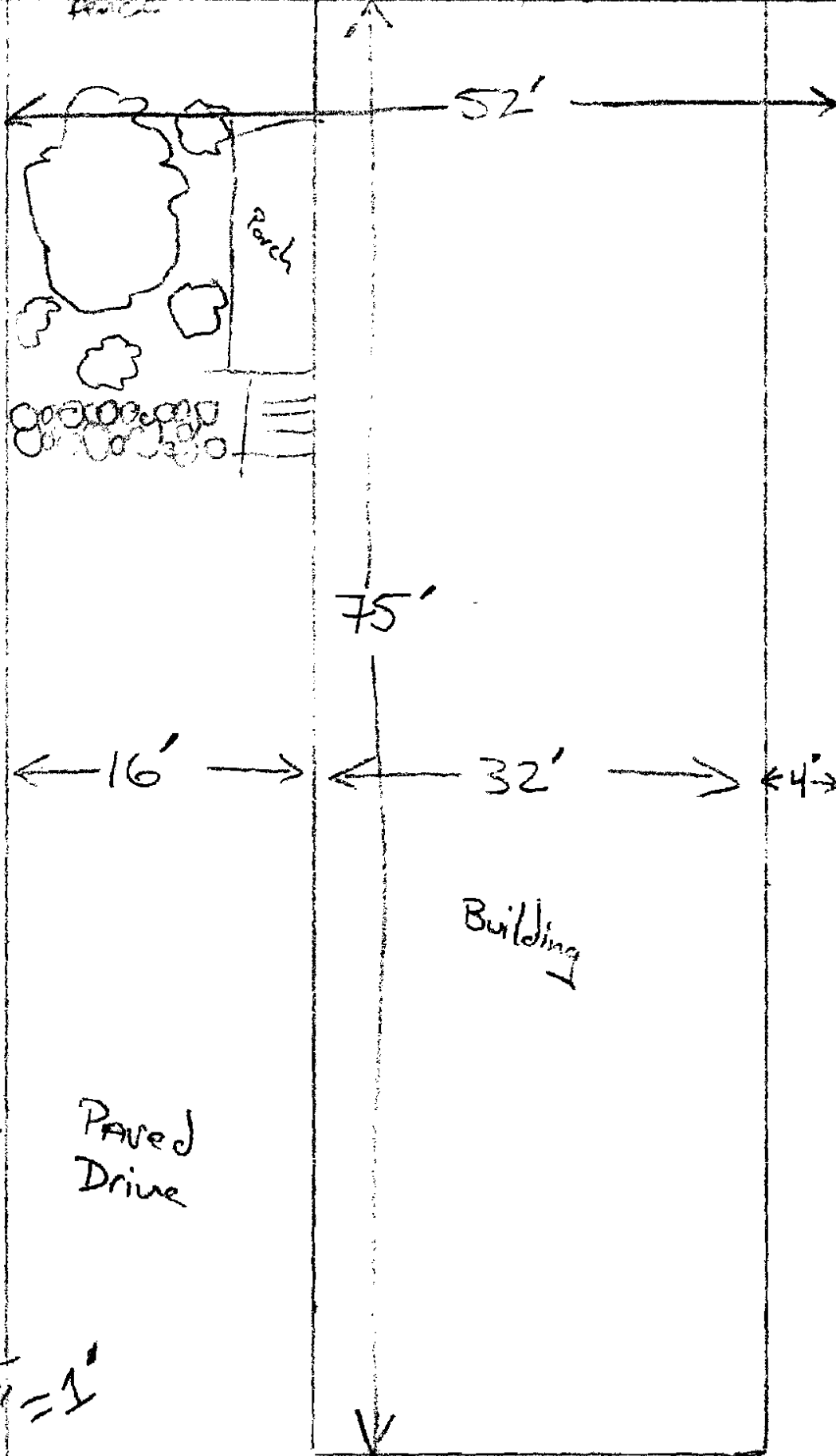
Dept. of Building Inspections  
City of Portland Maine

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: 7/26/10

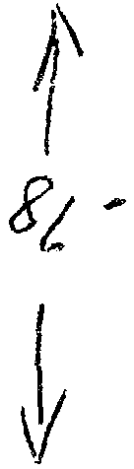
This is not a permit; you may not commence ANY work until the permit is issue



cutting Building

Paved Drive

Building



301 Spring St  
Portland

Scale  
1/8" = 1'



5.5

Sidewalk