

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0565	Issue Date: JUN 18 2003	CBL: 056 G015001
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Location of Construction: 66 Spruce St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: 773-8422
Business Name:	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange Street Portland	Phone: 2077738422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: 5-unit condominium	Proposed Use: 5-unit condominium with replaced front steps	Permit Fee: \$58.00	Cost of Work: \$4,500.00	CEO District: 3
Proposed Project Description: Replace front steps <i>Legal # of residential DU = five (5)</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SC 6/13/03	
		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: _____				

Permit Taken By: kwd	Date Applied For: 05/27/2003	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"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: 5/30/03	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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>see form + attachments</i> to D.A 5/30/03 D.A 6/10/03
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

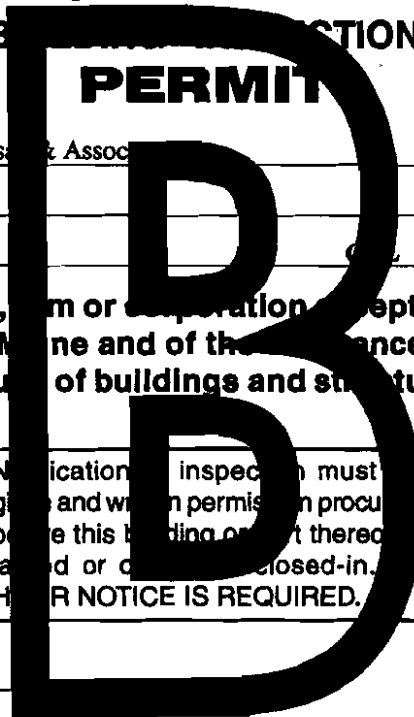
Permit Number: 030565

JUN 18 2003

This is to certify that Lindsay Scott A /Scott Lindsay & Assoc
has permission to Replace front steps
AT 66 Spruce St 056 G015001

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 when permission is procured before this building or part thereof is occupied or closed-in.
HEAR 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. W.M.S.

Health Dept. _____

Appeal Board _____

Other _____

Department Name

W. King
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Business Name:	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange Street Portland	Phone: (207) 773-8422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 5-unit condominium with replaced front steps	Proposed Project Description: Replace front steps
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Dept: Historical Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 06/10/2003
 Note: Ok to Issue:

- 1) * Height of handrails not to exceed 34"

*****Note*** due to the potential falling hazard, the waiver was granted to allow guards at 36" minimum instead of 42" M. Nugent

- 2) * Treads, risers, balusters, posts, skirting to follow specifications depicted in City of Portland's Guidelines for Porch Repair and Replacement (see attached excerpts).

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 05/30/2003
 Note: Ok to Issue:

- 1) The existing footprint of the replacement steps shall not be enlarged unless required by building and fire codes.
 2) ANY exterior work requires a separate review and approval thru Historic Preservation
 3) 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.
 4) This property shall remain a five (5) family dwelling (condominiums). Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 06/13/2003
 Note: Ok to Issue:

- 1) Front stair riser ok @ 7 1/8" and guards ok at 36" with openings less than 4" per Section 3406.0 Historic Structures

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 06/11/2003
 Note: Ok to Issue:

Comments:

6/11/2003-mjn: need waiver on guards

03-0565

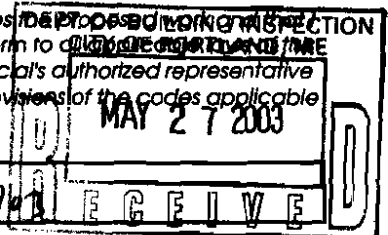
All Purpose Building Permit Application

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: <u>66 Spruce street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>5633</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>056 G 015001</u>	Owner: <u>66 Spruce street condoms</u>	Telephone: <u>773-8422</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Scott A. Li-Ang</u> <u>P.O. Box 7626 Portland, ME 04112</u>	Cost Of Work: \$ <u>4500.00</u> Fee: \$ <u>58.00</u>
Current use: <u>5 5 unit condominium</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NR</u>		
Proposed use: <u>5 unit condominium</u> Project description: <u>replace existing front + side entry stairways</u>		
Contractor's name, address & telephone: <u>Scott A. Li-Ang</u> <u>P.O. Box 7626, Portland, ME 04112</u> <u>773-8422</u>		
Who should we contact when the permit is ready: <u>Scott</u>		
Mailing address: <u>P.O. Box 7626</u> <u>Portland, ME 04112</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

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 me to make this application as his/her authorized agent. I agree to conform to all applicable codes and regulations within the 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: [Handwritten Signature]

Date: 5/24/03

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/30/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
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4) This property shall remain a five (5) family dwelling (condominiums). Any change of use shall require a separate permit application for review and approval.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
Dept: Fire	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

April 18, 2003

Scott Lindsay
92 Exchange Street
PO Box 7626
Portland, ME 04112

Re: Exterior alterations - ~~66 Exchange Street~~

Dear Mr. Lindsay:

On April 16, 2003, the City of Portland's Historic Preservation Committee reviewed your application for a Certificate of Appropriateness for the replacement of the front and side entrance porches and the modification of the existing fire escape.

Following deliberations, the Committee voted to approve the proposed front and side entrance porches subject to the following conditions:

- ~~That the work, above, including, parts, skirting, etc. follow the specifications depicted in the City of Portland's Guidelines for Porch Repair and Replacement.~~ (attached)
- ~~That the height of the handrails not exceed 34"~~

Regarding the fire escape, your agent, Glen Harmon, indicated that you would be willing to explore the feasibility of installing a fabricated iron fire escape as an alternative to the proposed modifications of the existing unit. The Committee was unanimous in the view that a metal fire escape would be a preferable solution, as it is a traditional treatment for fire escapes and more visually recessive. Accordingly, the Committee voted to approve a metal fire escape, with the following condition:

- that the final specifications be submitted for staff review and approval.

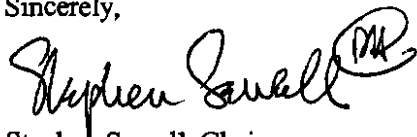
Note: should you find that a metal fire escape is not feasible, you are welcome to request a reconsideration.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 4/16/03 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that 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.

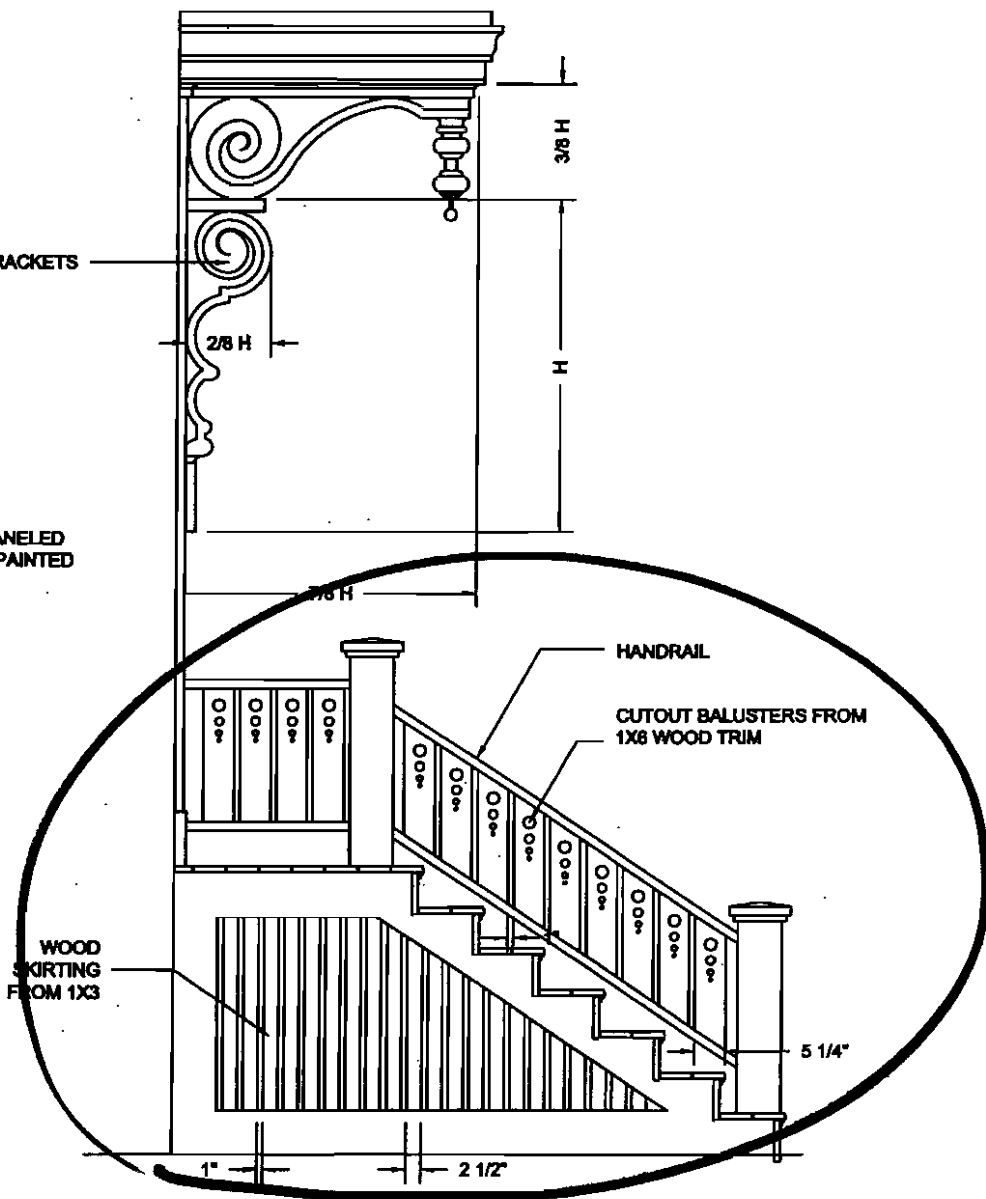
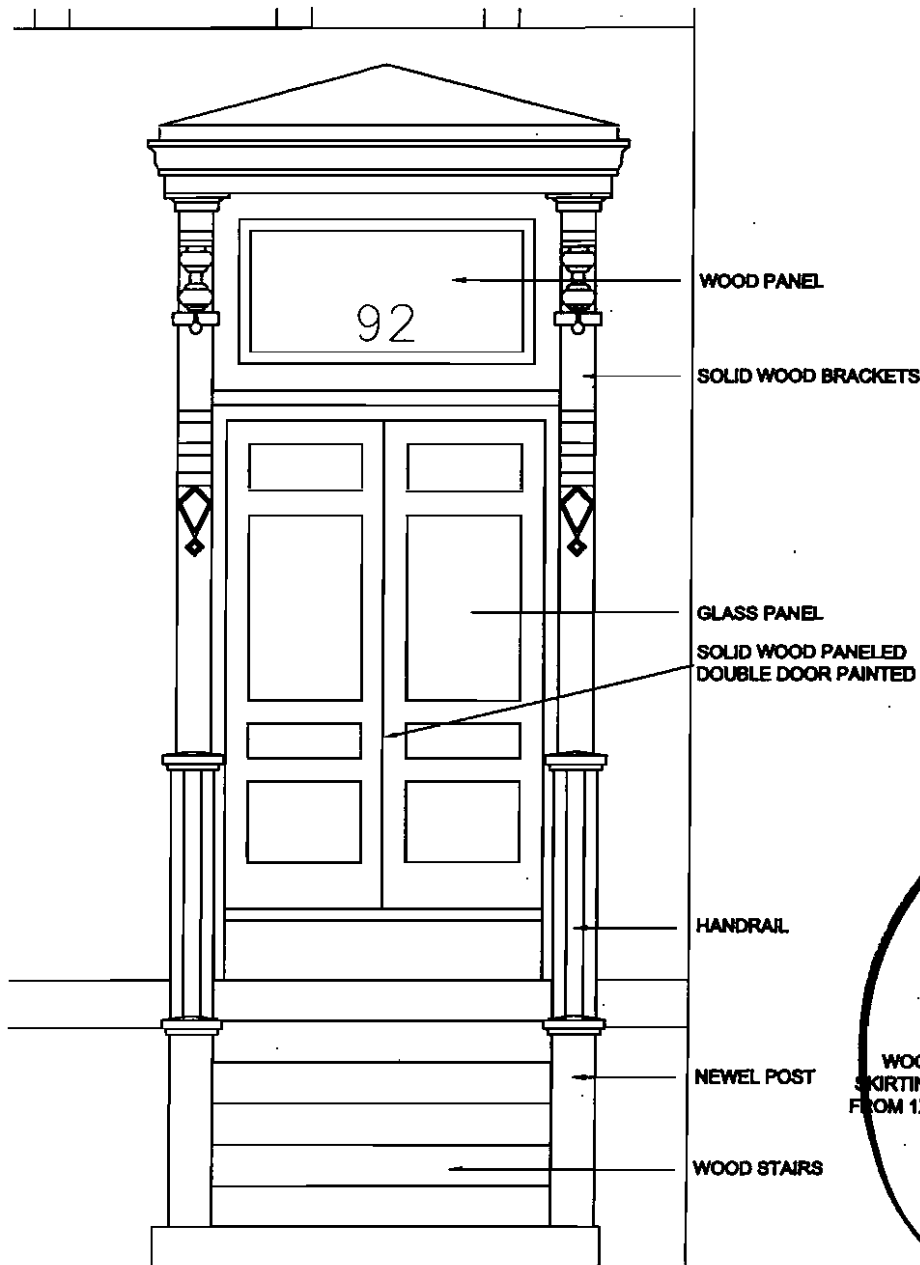
Sincerely,



Stephen Sewall, Chairman
Historic Preservation Committee

cc: Approval Letter File
Building Inspections
Glen Harmon

Italianate or Second Empire wood frame stoop.



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.

Scott Lindsay & Associates
Applicant
92 Exchange Street
Applicant's Mailing Address
773-8422
Contact Person/Phone Number

12 June 03
Application Date
66 Spruce Street
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):
Replace existing front and side entry steps

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
Condominium
2. Proposed Use, if applicable: condominium
3. The distance from the porch deck to the ground: 40" +/-
4. The number of existing stair risers: n/a
5. The current railing height and/or documented original railing height: n/a
6. The railing height requested: 2'-10"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: _____

Inspections Staff Recommendation: _____

LIMITED TO 36"
DUK TO HEIGHT OF LANDING/ TOP STEP

Exemption Granted _____ Conditional Exemption _____ Exemption Denied _____

Signature [Signature]

Date 6/23/03

Yellow - Inspection

Pink - Applicant

TOTAL P. 02

Post-it® Fax Note	7671	Date	13 JUNE	# of pages	1
To	MIKE NIGENT CEO	From	GLENN HARRISON		
Co./Dept	CITY OF PORTLAND	Co.	OPA		
Phone #		Phone #			
Fax #	503-274-0710	Fax #			

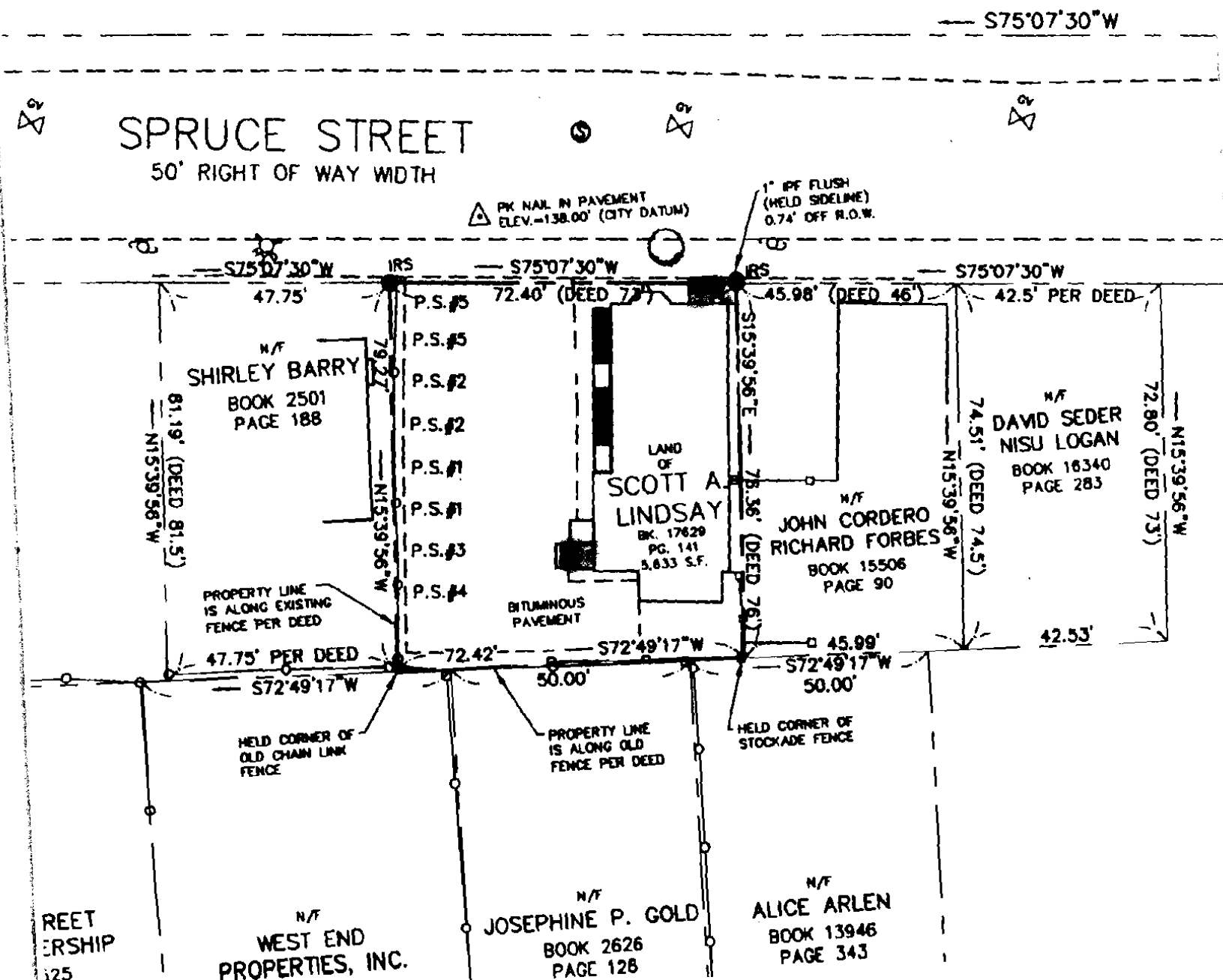
2ND FLOOR ELEV. 153.78'
 1ST FLOOR ELEV. 142.87'
 BASEMENT FLOOR ELEV. 134.94'



Scott A. Lindsay Rental
 92 Exchange Street
 P.O. Box 7626
 Portland, Maine 04112-7626
 66 Spruce Street

Scale
 1" = 30'

SPRUCE STREET
 50' RIGHT OF WAY WIDTH



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8699~~ 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 initialzing 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.

JB ~~Pre-construction Meeting:~~ Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site-work begins on any project other than single family additions or alterations.~~

NA Footing/Building Location Inspection: Prior to pouring concrete

 Re-Bar Schedule Inspection: Prior to pouring concrete

 Foundation Inspection: Prior to placing ANY backfill

 Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

 ~~Final/Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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.

NA CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

 Signature of applicant/designee

 Signature of Inspections Official

 Date

 Date

CBL: 056-6-015 Building Permit #: 03-0565

