

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04104, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 259 Spring St. Portland, ME		Owner: Grace Goldberg	Phone: 775-7466	Permit No: 001212
Owner Address: 259 Spring St. Portland, ME	Lessee/Buyer's Name:	Phone:	Business Name:	Permit Issued: OCT 25 2000
Contractor Name: Self w/ Wayne Barry	Address: Kennebunk, ME 04043	Phone: 985-7961		
Past Use: Single Family	Proposed Use: single family	COST OF WORK: \$1,000.00	PERMIT FEE: \$30.00	Zoning: R-6 CBL: 056-G-032
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A-3 Type 5B BOCA 99	
Proposed Project Description: Porch Repair		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: OK with conditions 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"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date:	
Permit Taken By: Gayle	Date Applied For: October 19, 2000			

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..

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 provisions of the code(s) applicable to such permit

October 19, 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review
 Action: **Shall Abide by the Historic District**
 Approved with conditions
 Approved with Conditions
 Denied
 Date: **11/23/00**
to D.A.

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.

Grace Goldberg
Applicant
259 Spring St 04102
Applicant's Mailing Address
975-7466
Contact Person/Phone Number

10/10/00
Application Date
259 Spring St
Address of Subject Property

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

2 1/2 storey Wood Frame Structure on Brick Foundation
Need Repair to Porch in Front & Window

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
* Single Family Resid.
2. Proposed Use, if applicable: _____
3. The distance from the porch deck to the ground: 37 1/2" ←
4. The number of existing stair risers: 6 ←
5. The current railing height and/or documented original railing height: 30" - ^{Porch} - 28" on Stair risers
6. The railing height requested: 30" on Porch 28 on Stair section

Planning Office Use Only:

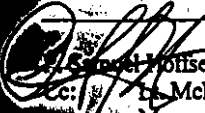
Historic Preservation Committee/Staff Recommendation: Recommend maintaining existing railing heights, as higher rails would alter original proportions
D. Andrews

Inspections Staff Recommendation: I have reviewed this and under Section 3406 of Historic Structures of the bldg. code. A waiver could be issued. S. Hoffses Building Inspector 19/OCT/00. See Historic Preservation review.

Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature Maria Calabrese Date: 10-19-06

19. 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 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
20. 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)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. 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)
24. 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".
25. 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.
26. 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).
27. 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.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *Not to increase existing footprint unless required under Historic Preservation*
32. 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.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
36. All flashing shall comply with Section 1406.3.10.
37. *All work shall comply with The requirements of Historic Preservation Certificate of Appropriateness*


 E. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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.

****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

SPRING
BUILDING PERMIT REPORT

DATE: 19 OCT. 2000 ADDRESS: 259 - ~~7th~~ ST. CBL: 056-G-032

REASON FOR PERMIT: Porch Repair

BUILDING OWNER: Grace Goldberg

PERMIT APPLICANT: _____ | CONTRACTOR OWNER

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 1,000.00 PERMIT FEES: 430.00

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, *2, *13, *29, *31, *36, *37

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 from freezing. Section 1908.0
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)
- *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. 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)
16. 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)
17. 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)
18. 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)



Date: 10/10/00

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: 259 Spring Street, Portland 04102

APPLICANT

Name: Grace Goldberg Telephone 775-7466

Company, if applicable: _____

Address: 259 Spring St
04102

PROPERTY OWNER, IF DIFFERENT

Name: _____ Telephone _____

Address: _____

Architect (if any): _____

Contractor or Builder (if any): Self / w/ Berry Builders

Local Designation:

Landmark Within Historic District Historic Landscape District

Grace Goldberg
Applicant's Signature

Owner's Signature (if different)

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

1) Repair Front Porch including Steps:

- a) current support failing on Right side. There appears to be no footing. (* see photo 1.a.)
- b) Railings rotting and detached. Need replacing. (* see photo 1.b.) steps rebuilt & set 10" to the right (to its original placement)
- c) Decking has had rot, needs replacing (* see photo 1.b)
- d) Side lite (Right of Door) currently plastic. Replace with beveled glass to match front door (* photo 1.A.)
- e) Strip Front door to original wood and varnish.
- f) Repair trim and gutter porch front. (* see photo 1.f.)

2.) A) Replace Rotten window on 3rd floor with new unit (* see elevations sketch)

3.) ^{Front of House} A) Remove existing vinyl siding & layer of asphalt behind it to ^{expose} wood boards beneath on front of house. ^{Repair or replace as necessary}

B) expose original corner boards on front of house if they are still there, replicate w/ new if not.

C) paint old siding to match white sides

scrape and paint trim change to historic color

4.) a) Replace badly damaged back door w/ New wood or steel door w/ lites to match old style. Odd size 34"x7" may restrict choices

5.) a) add 1/2' x 4' transom lite to far back right side of structure to provide daylight to Kitchen area. will line up top w/ existing 2 windows on that side

b.) a) exterior light Fixture to something acceptable

Project Description: 259 Spring St
Grace Goldberg, owner
775.7466

My immediate concern is to get the front porch safe before bad weather and to replace leaking back door with something tight from the elements.
and 3rd Floor window,

Painting may have to wait for spring/summer weather but the ~~siding~~ siding we can see on front looks in good shape and may last the winter w/o compromise to its condition.

My hope and intention is to bring back the front of this home to its original wood-sided and trim, including front corner boards and panel under bay. Also to improve front door and sidelight by replacing with glass.

I will be using the 1924 photograph to design porch railing and your guidelines for stair detail including the addition of scotia pcs. ^(type A p. 8) now lacking under treads.

I intend to replace old lattice under porch with new vertical slats to give it a less busy look.

I also need an exterior lighting change in front
Deb, - can we talk about that soon?

Thank you for the copies & details they are very helpful!
Grace

II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

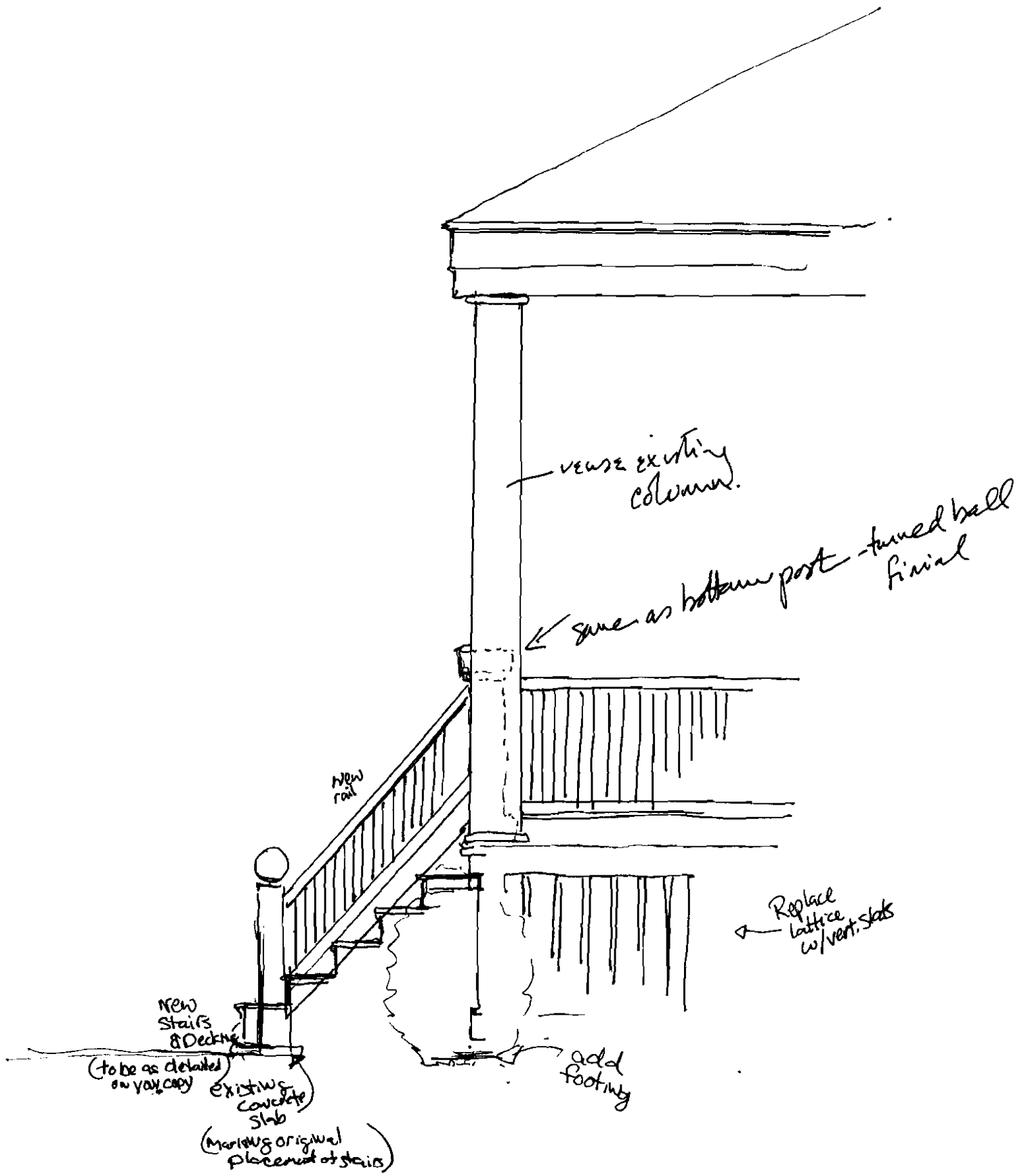
- Exterior photographs
- Sketches, elevation drawings and/or annotated photographs
- Floor plans
- Site plan showing relative location of adjoining structures, if located within a district
- Specifications
- Other (explain) _____

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

Please return this form and related application materials to:

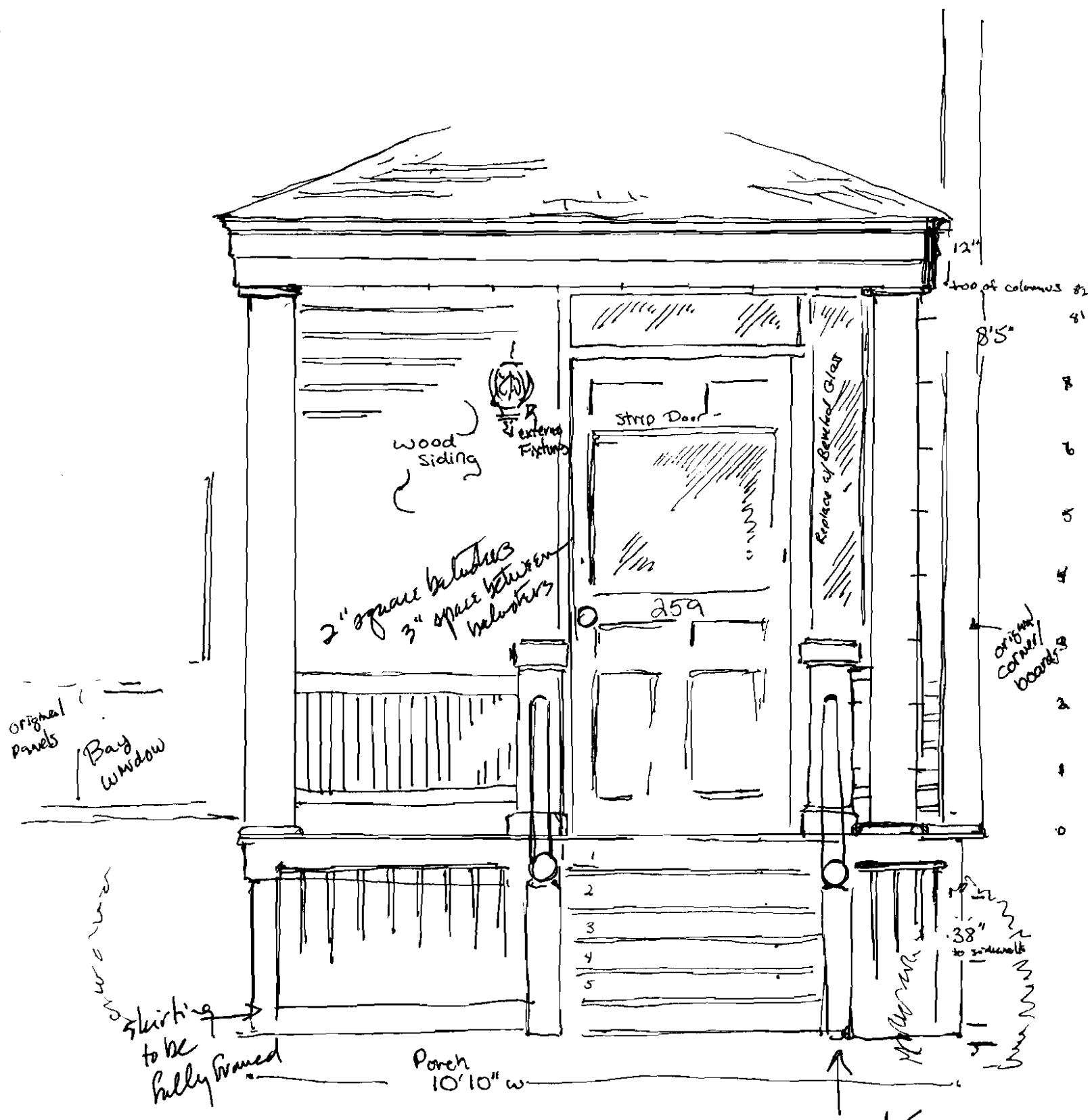
Department of Planning and Urban Development
Portland City Hall
4th Floor
389 Congress Street
Portland, ME 04101



259 Spring Street east side

1" = 2'

* H.P. staff added veranda



259 Spring Street

Front/south side

1" = 2'





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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

CALL WHEN READY

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE**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: 259 Spring St. Portland 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>056</u> Block# <u>G</u> Lot# <u>032</u>	Owner: <u>Grace Goldberg</u> ✓	Telephone#: <u>775-7466</u>
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Owner's Address: <u>259 Spring St</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$1,000⁰⁰</u>	Fee: <u>\$30⁰⁰</u>
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Proposed Project Description: (Please be as specific as possible)
Porch Repair see attached pkg

Contractor's Name, Address & Telephone: <u>Self w/Wayne Berry K'punk 04043 985-7961</u>	Rec'd By: <u>[Signature]</u>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

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: <u>[Signature]</u>	Date: <u>10/17/2001</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

