

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

Location of Construction: 271 Spring Street		Owner: David Kingsley & Art Dyer		Phone: 797-7777		Permit No: 991178
Owner Address: 400 Allen Ave. Portland, ME 04103		Lessee/Buyer's Name: n/a		Phone: 829-6774		
Contractor Name: Mike Dyer & Tom Greenleaf		Address:		Phone: 829-6774		Permit Issued: OCT 27 1999 CITY OF PORTLAND
Past Use: 5 unit		Proposed Use: same		COST OF WORK: \$ 8,000.00		
				PERMIT FEE: \$12.00		
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 42 Type: 5-B BOC 896 Signature: [Signature]
				Signature: [Signature]		
Proposed Project Description: Construct new front porch & doorway				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: 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"/>
Permit Taken By: Una		Date Applied For: 18 10 October 1999				

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..

Call David Kingsley for pick up 797-7777

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

X18X 18 October 1999

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

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

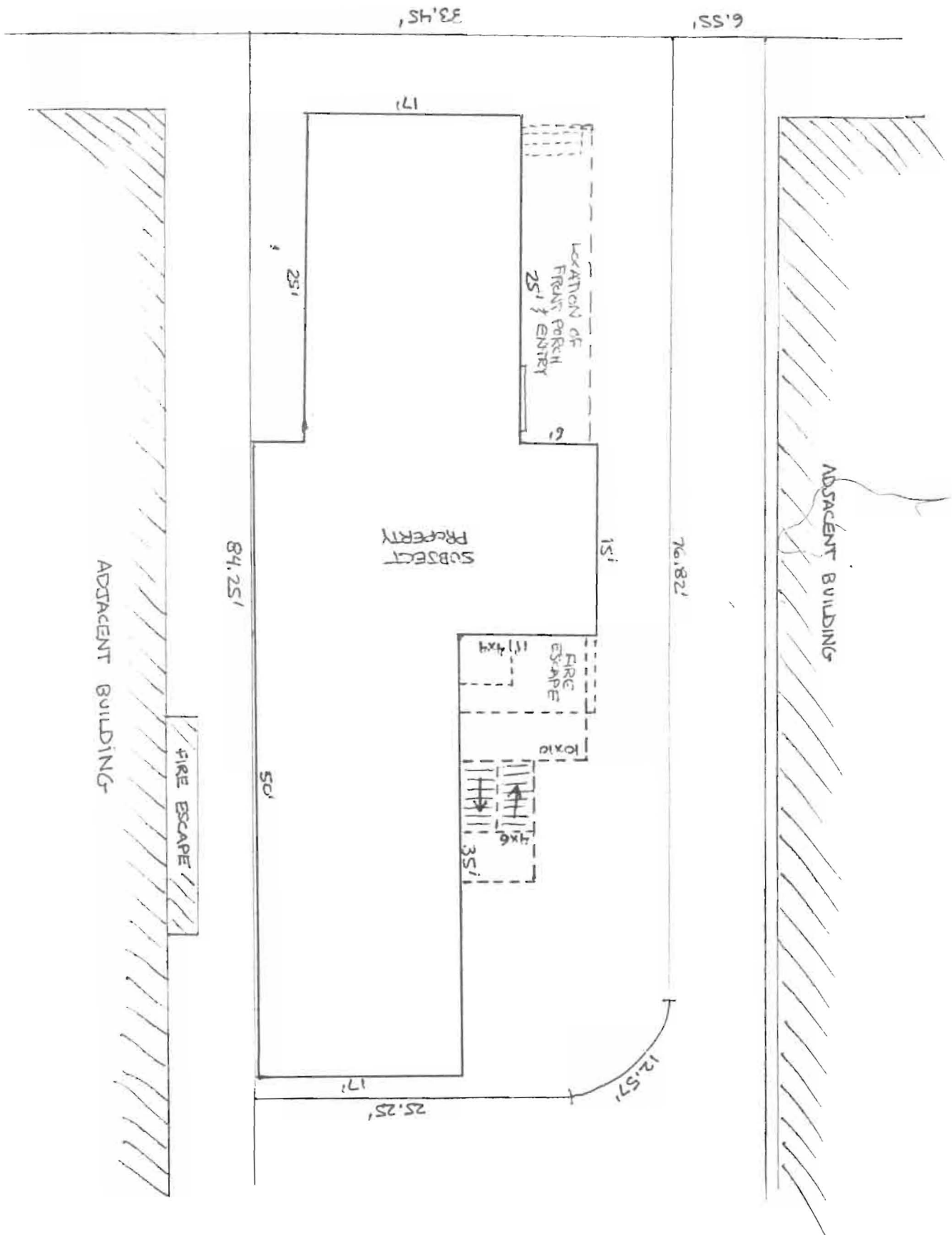
Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: _____

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT

Plot Plan / Site Plan 271 Spring Street



**BUILDING PERMIT APPLICATION:
Front Porch and Entry Doors
271 Spring Street, Portland, ME 04102**

Applicants

Submitted by: David Kingsley and Art Dyer - 797-7777 (work)
Contractors: Mike Dyer and Tom Greenleaf - 829-6774 (work)

The applicants have already met with Deb Andrews, made a presentation to the Historic Committee, and had a pre-construction meeting on-site with Bill Needleman. Omitted detail work has been discussed and approved by Bill Needleman. An additional inspection/meeting will occur during construction.

Description of Work

To construct a new "reproduction" front porch and doorway for 271 Spring Street

Additional Notes for Attached Building Plans

Front Porch Notes:

The porch plan was developed by looking at the historical photograph and looking at existing remnants of the old porch. The pitch of the roof will be reduced to a 3/12 pitch per the request of the Historic Committee. The dental molding and soffit work will match the existing molding which still exists over the front bay windows. The structural columns will be cut to match the remaining original pilaster in the front corner of the building; however, this pilaster will be replaced due to its poor condition. The banister rail will be 26" high with 2X2 square balusters spaced 3.25" apart. There will be straight skirting beneath the porch which will be framed. The structural posts will be pinned into poured concrete sonotubes. All framing lumber for the roof will be kiln dried 2X6, 2X8 and 2X12, 1/2" cdx plywood for sheathing, and a 30 year asphalt roof shingle with ice shield beneath. All trim including posts will be of a #2 pine or better. The floor and stairs will be framed with pressure treated 2X8 and 2X12 lumber, then decked over with 5/4X6 cedar decking. The handrail and balusters will be made of #2 pine or better. Clapboards will be 6" pine. The ceiling will be 1X6 tongue and groove. The steps will have a 7.5" rise and a 12" run. A simple metal handrail will be installed at the steps. Everything will be built to code with the exception of the height of the porch rail which will be 26" high which is likely its original height.

Front Door Notes:

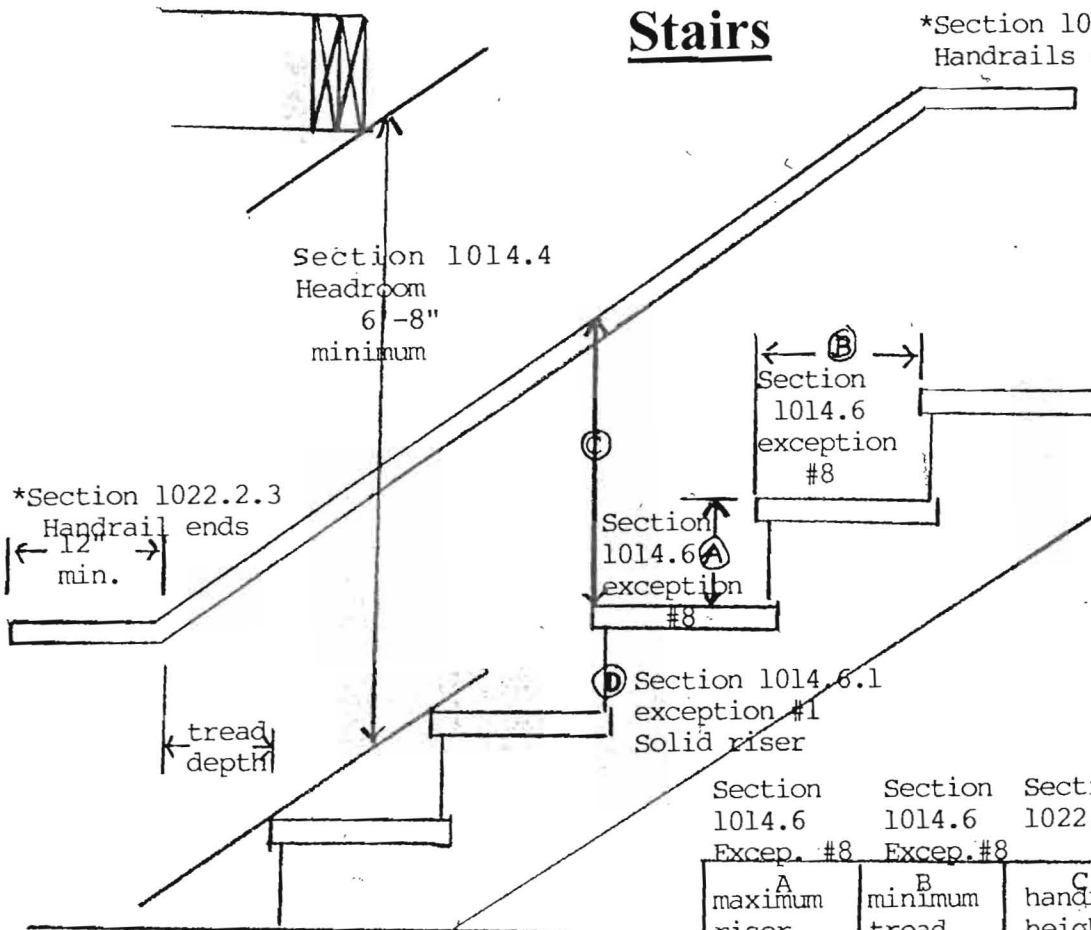
The front double doors will be built in an Italianate style with tall vertical glass and heavy raised molding beneath. The door slabs and jambs will be made of red oak. The sill will be made of white oak and finished with 4 coats of marine spar varnish. Weather stripping will be installed as a 5/8" Q-Lon or equivalent. Hinges will be 4" butt type and weather resistant. Glass in door slabs will be either laminated or tempered for safety. There will be a one-piece glass 8" transom above the entry doors (which has been changed from the multi-panelled transom shown in the attached plans).

Summary

This project will be constructed to code with the exception of the height of the porch rail. The porch rail will be 26" high which has been approved by the Historic Committee and is typical for porches of this historic period.

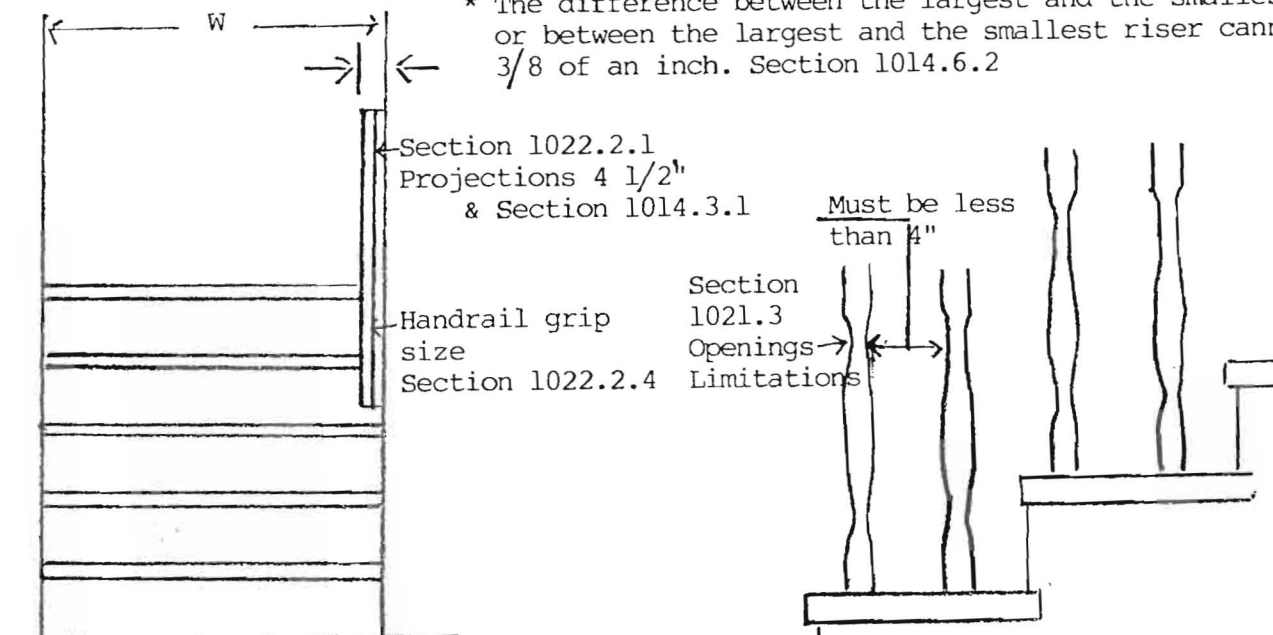
Stairs

*Section 1022.2.3
Handrails ends



	Section 1014.6 Excep. #8	Section 1014.6 Excep. #8	Section 1022.2.2	Section 1014.6.1
	A maximum riser height	B minimum tread depth	C handrail height	D solid riser
1&2 family dwelling	7 3/4"	10"	30"to38"	4" max.
All other use groups	7"	11"	34"to38"	differant

- * Handrail extensions & returns are not required for stairways within a swelling unit Section 1022.2.3
- * There must not be a vaiation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2
- * The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2



W=36" for 1&2 family homes and occupancies with less than 50 people
Section 1014.3 Exception #3

4

24' 3 1/2"

3 1/2"

2x2 SQUARE P.A.

TYPE 3.25"

A

Hand-drawn sketch of a mechanical assembly, likely a bracket or support structure, with dimensions and labels:

- Dimensions:**
 - Overall width: 4
 - Overall height: 24 3 1/2"
 - Internal width: 3 1/2
 - Internal height: 3.25"
- Labels:**
 - A**: Points to the top horizontal surface.
 - 2x2 SQUARE PL**: Points to the internal vertical support structure.
 - TYPE 3.25"**: Points to the internal vertical dimension.

Hand-drawn sketch of a mechanical assembly, likely a bracket or support structure, with dimensions and labels:

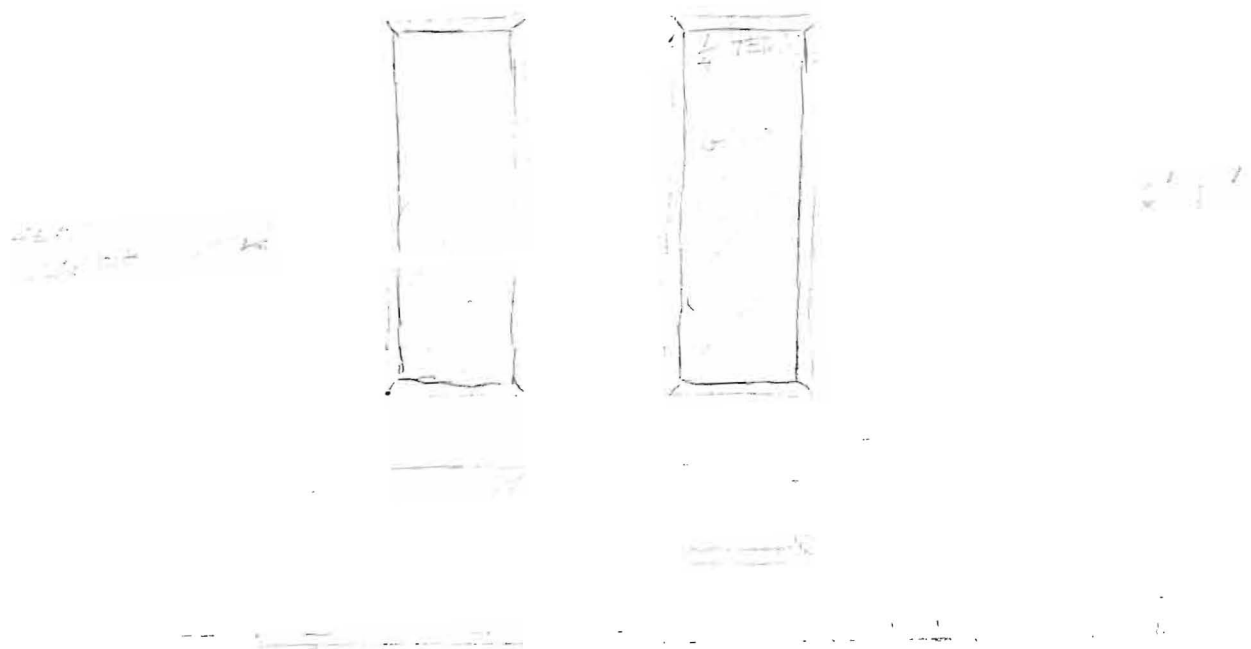
- Dimensions:**
 - Overall width: 4
 - Overall height: 24 3 1/2"
 - Internal width: 3 1/2"
 - Internal height: 3 1/2"
- Labels:**
 - A**: Points to the top horizontal surface.
 - 2x2 SQUARE PL**: Points to the internal vertical support structure.
 - TYPE 3.25"**: Points to the bottom horizontal surface.

Hand-drawn sketch of a mechanical assembly, likely a bracket or support structure, with dimensions and labels:

- Dimensions:**
 - Overall width: 4
 - Overall height: 24 3 1/2"
 - Internal width: 3 1/2"
 - Internal height: 3 1/2"
- Labels:**
 - A**: Points to the top horizontal surface.
 - 2x2 SQUARE PL**: Points to the internal vertical support structure.
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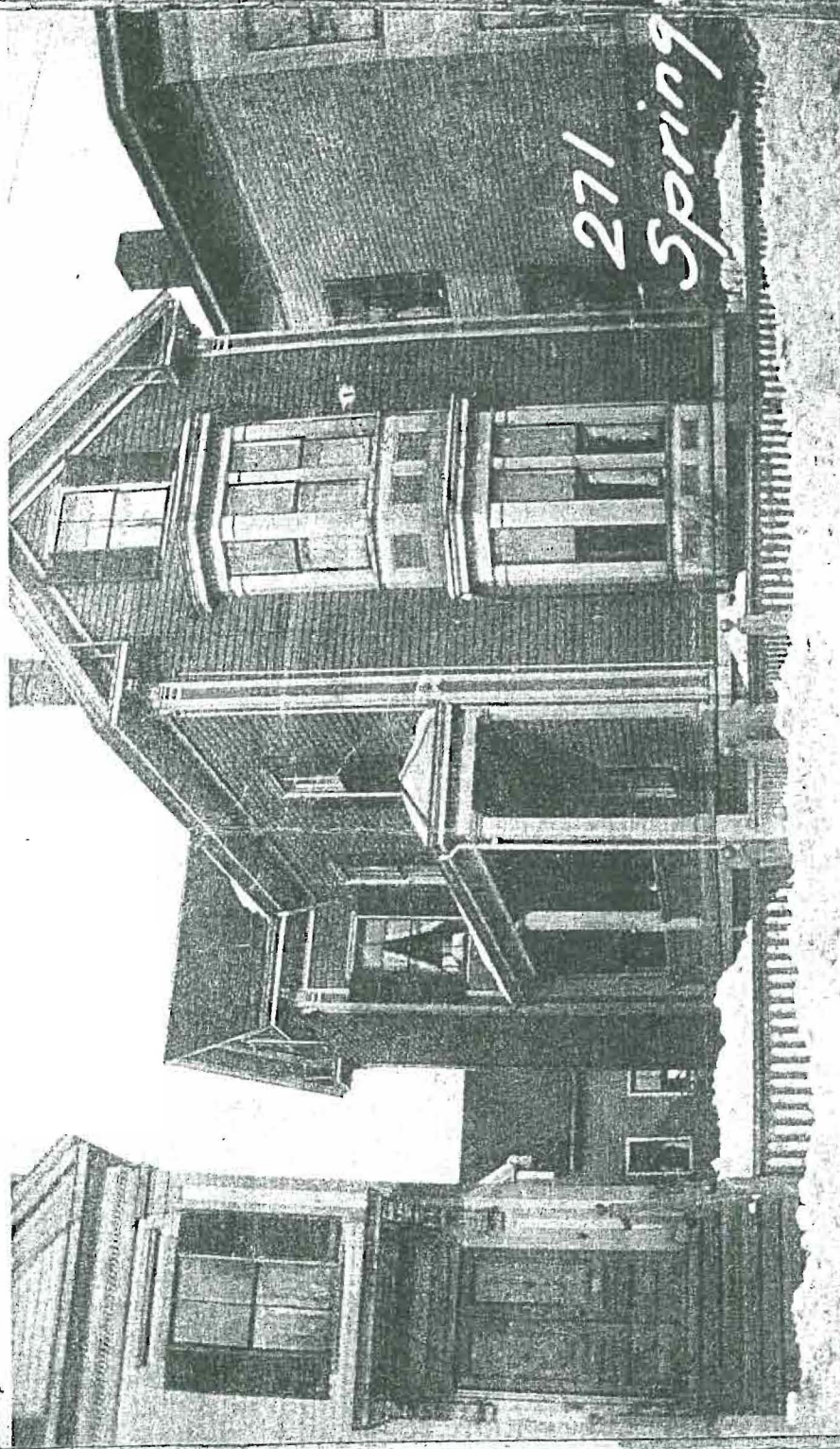
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 - TYPE 3.25"**: Points to the bottom horizontal surface.



Front Doors
271 Spring Street





Surveyed by

A. C. MacCorm

MAY

17 1924

(Remarks on other Side)

2-2

PROOF OF OWNERSHIP

CUMBERLAND TITLE COMPANY
One Canal Plaza, P.O. Box 4843
Portland, ME 04112-4843
(207) 774-1773

August 16, 1999

Invoice submitted to:

Terry N. Snow, P.A.
294 Main Street, P.O. Box 275
Cumberland Center, Maine 04021-0275

RE: Arthur C. Dyer
271 Spring Street, Portland, Maine

CL-325

For Services Rendered:

Registry research and abstract with respect to
271 Spring Street, Portland, Maine

300.00

Costs and Disbursements:

Lawyers Title Insurance Corporation
Owner's Premium (\$90,500.00 coverage)

227.00

=====

Total:

\$527.00

- - - - -
* Please return copy of invoice with payment *

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

NOTEIf 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 (include Portion of Building): <u>271 Spring Street</u>			
Total Square Footage of Proposed Structure <u>1003 sq ft</u>		Square Footage of Lot <u>2804 sq ft</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>056</u> Block# <u>G</u> Lot# <u>047</u>		Owner: <u>David Kingsley and Art Dyer</u>	Telephone#: <u>797-7777</u>
Owner's Address: <u>Art Dyer & David Kingsley 400 Allen Avenue Portland, ME 04103</u>		Lessee/Buyer's Name (If Applicable) <u>n/a</u>	Cost Of Work: <u>\$8000⁰⁰</u> Fee: <u>\$72⁰⁰</u>
Proposed Project Description: (Please be as specific as possible) <u>Construct a new "reproduction" front porch and doorway</u> <u>Waltham Const</u>			
Contractor's Name, Address & Telephone <u>Mike Dyer & Tom Greenleaf - 829-6774</u> Rec'd By <u>UB</u>			
Current Use: <u>Historic porch is missing/steel door</u>		Proposed Use: <u>Restore original appearance</u>	

5. Unit

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 BOCA 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/Site Plan

Call David Kingsley
P/O 797-7777

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

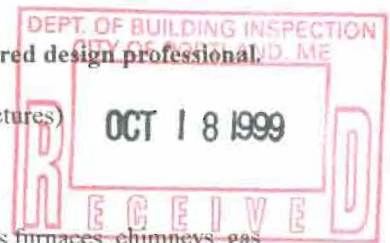
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>DOM King</u>	Date: <u>10/15/99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 18 OCT. 99 ADDRESS: 271 Spring St. CBL: 056-G-047
 REASON FOR PERMIT: To Construct new front porch & doorway
 BUILDING OWNER: Kingsley & Dyer
 PERMIT APPLICANT: _____ Contractor Dyer & Greenleaf
 USE GROUP R-2 CONSTRUCTION TYPE 5B

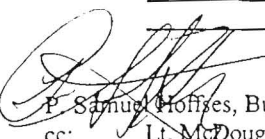
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *11, *13, *22
*29, *32, *33, #31
~~Approved with the following conditions:~~

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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.**
- X 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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 214
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and 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 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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) UNLESS HISTORICAL PRESERVATION requires and approved by you
12. Headroom in habitable space is a minimum of 76". (Section 1204.0) Plan - IF follow code requirements
- X 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) NO NOSING
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 closer'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) *w/ smoke separation*
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's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), 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
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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. *Shall meet All The requirements of The Historic Comm. Act*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____


P. Samuel Hoffes, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmueckal, Zoning Administrator
W. H. Mc

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**