

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No:

01-0592 JUN 6 2001

Issue Date:

6 2001

CBL:

057 A004001

Location of Construction: 31 Taylor St	Owner Name: Cawley Crystal	Owner Address: 31 Taylor St # 31 CITY OF PORTLAND	Phone: 207-775-6148
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6
Past Use: 3 family <i>3 unit OK per microfiche</i>	Proposed Use: 3 family. Replace shed, front stoop & stairs and front door. Call Crystal @ 775-6148 ex 3222	Permit Fee: \$54.00	Cost of Work: \$5,000.00
		CEO District: 3	
Proposed Project Description: replace 10' x 12' shed, replace front stoop & stairs 41" x 72" <i>Door</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>1-2</i> Type: <i>513</i> <i>Permit Issued 6/5/01</i> <i>WITH REEVALUATION</i>
		Signature:	Signature:
		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: jodinea	Date Applied For: 05/31/2001	Zoning Approval		
<ol style="list-style-type: none"> 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: <i>6/5/01</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 <i>see Historic Conditions & D.A. approval</i> Date: <i>6/5/01</i>

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 _____

01-0592

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

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: 31 TAYLOR ST.		
Total Square Footage of Proposed Structure 120	Square Footage of Lot 3960	
Tax Assessor's Chart, Block & Lot Number Chart# 57 Block# A Lot# 4	Owner: CRYSTAL CAWLEY	Telephone#: W 775-6148 x 3222 H 772-0811
Lessee/Buyer's Name (If Applicable) _____	Owner's/Purchaser/Lessee Address: SAME	Cost Of Work: \$5000.00 Fee: \$54
Current use: 3-FAMILY If the location is currently vacant, what was prior use: Approximately how long has it been vacant: Proposed use: SAME Project description: PLEASE SEE ATTACHED DOCUMENTATION REPLACE SHED, FRONT STOOP + STAIRS, FRONT DOOR		
Contractor's Name, Address & Telephone: SELF. Applicants Name, Address & Telephone: CRYSTAL CAWLEY 31 TAYLOR ST. #1 PTLD 04102 Who should we contact when the permit is ready: CRYSTAL CAWLEY Telephone: 775-6148 x3222 (day) 772-0811 (eves) If you would like the permit mailed, what mailing address should we use:		
Rec'd By: _____		

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

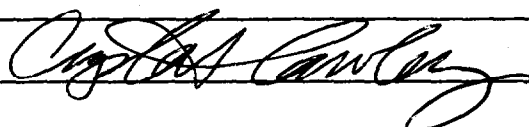
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

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:



Date: 5-22-01

BUILDING PERMIT REPORT

DATE: 27 May 2001 ADDRESS: 31 Taylor ST. CBL: 057-4-004

REASON FOR PERMIT: Replace shed / Front stoop / STAIRS / Front door

BUILDING OWNER: Crystal Carley

PERMIT APPLICANT: _____ / CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 5000.00 PERMIT FEES: 954.00

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

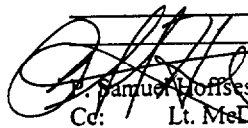
This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *28, *30, #32
*33, *35, *36, #30

- ✓ 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 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)
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 3/4" 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)

5/31

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. *Not to increase the existing footprint during reconstruction*
- * 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).

#30 All the conditions from the Historic Preservation Division shall be met.


P. Van der Hoff, Building Inspector
Cc: Lt. McLaughlin, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

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**

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.

CRYSTAL CAWLEY

Applicant

31 TAYLOR ST. #1 PORTLAND 04102

Applicant's Mailing Address

775-6148 x 222 (days)

Contact Person/Phone Number

12-21-00

Application Date

SAME

Address of Subject Property

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

WE WANT TO BUILD A NEW STOOP + STAIRS - SEE DRAWING ATTACHED.
EXISTING STRUCTURE PROPERLY DESIGNED + BUILT (SEE PHOTO)

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

MULTI-FAMILY, 3 UNITS

2. Proposed Use, if applicable: SAME

3. The distance from the porch deck to the ground: 40"

4. The number of existing stair risers: 6 (SEE PHOTO OF EXISTING STRUCTURE)

5. The current railing height and/or documented original railing height: CURRENT = 33", NOT RELEVANT
BECAUSE NO RAILING ORIGINALLY (SEE 1924 PHOTO)

6. The railing height requested: 36", BASED ON HEIGHTS OF OTHER SIMILAR
FRONT ENTRYWAYS IN NEIGHBORHOOD/HISTORIC DISTRICT

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

H.P. staff supports request -
appropriate to scale of house - J. Andrews

Inspections Staff Recommendation:

36" STAIRS & LANDINGS
SHOULD BE OK (CJG)

Exemption Granted ☒

Conditional Exemption ☐

Exemption Denied ☐

Signature

Maureen Ballou

Date:

Feb 8, 2001

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

February 2, 2001

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

Crystal Cawley & David Wolfe
31 Taylor Street
Portland, Maine 04102

Re: Certificate of Appropriateness; 31 Taylor Street—exterior and site alterations

Dear Ms. Cawley and Mr. Wolfe:

On February 1, 2001, Historic Preservation Staff of the Portland Planning Department reviewed and approved your request for a Certificate of Appropriateness. Approval is for the replacement of the front door, entry porch and rear garden shed, as well as driveway alterations, at 31 Taylor Street.

Approval is subject to the following conditions:

1. That the concrete pavers for the driveway be natural, rather than tinted as originally proposed; and
2. That the applicant notify staff at a mid-point during construction, and again upon completion of the project, to ensure compliance with the approved application. (Contact Jeffrey Harris, Preservation Compliance Coordinator, at 874-8728)

All improvements shall be carried out as shown on the submitted plans and specifications dated 12/20/00, except as to comply with the above conditions. 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,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Approval Letter File

Description of Project

Front Doors and Transom

Drawing A

We will replace the existing single door (photo 1) with a set of double doors. The existing front door, sill, and frame are in very poor condition. For example, the door is no longer a rectangle, a result of previous owners trimming it dramatically wherever it was sticking, and it has some cracks all the way through which resist filling.

We plan to reframe the door/window opening, but we will not be changing the size of the opening, which we believe is original. The transom over the door will be made a few inches deeper (the double doors are two inches shorter than the current single door). We will install the doors and transom in the frame based on similar examples on houses in our neighborhood.

Front Stoop and Stairs

Drawing B

Our front stoop and stairs (photo 2) are in poor condition and we want to build something that better suits our house. We have based our design on looking at stoops around the West End and plans we've seen in magazines and catalogues. Our drawing is somewhat to scale — we will follow Historic Preservation Program guidelines for placement of balusters and details.

The existing porch is 41 inches deep by 72 inches wide, with six risers. The current run (from edge of first riser to house) is 89 inches. We will keep the same run, but our new design makes the porch slightly smaller — 36 inches deep by 66 inches wide.

The rail height on our design is 36 inches, which is three inches higher than what's on there now — we have a railing height code exemption certificate (see attached copy).

Garden and Bike Shed

Drawings C and C.1

The metal shed was rusting and sagging (we dismantled it on May 17, 2001 for safety reasons), and was too bulky for the site and for our needs. We want to build a small 10'W x 12'D wood garden shed that has more character and looks nicer with the house.

The former shed was 18 feet wide by 17 feet deep. It was located at the corner of our property, set back about 20–24 inches on the left side and 10–12 inches at the back (see photos 3 and 4).

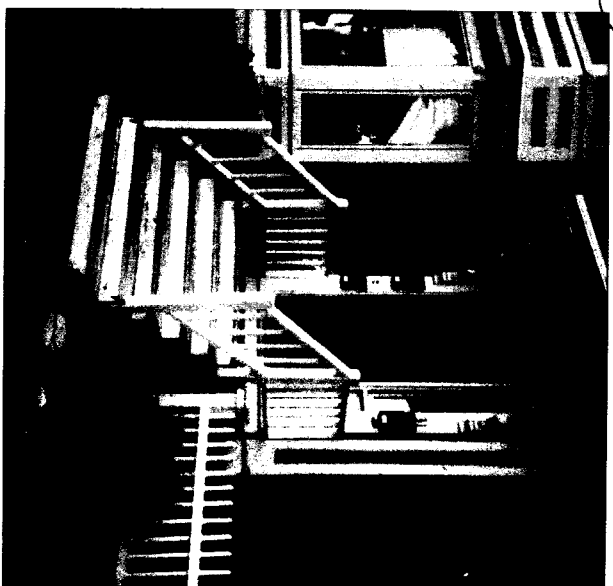
We want to build the new shed with a setback of 3 feet from each side. I spoke with Marge Schmuckal in December 2000 about the setback, and she told me that because we are improving the existing setback, which is not to code anyway, a 3-foot setback is acceptable in this case. I also understand that we have one year to build a new shed within the footprint of the old shed.

Please note: this description is a revised version of our Historic Preservation Committee proposal for the work we want to do to our house. A copy of the committee's approval letter is attached.

Thank you for your consideration —
Crystal Cawley



1



2

CAWLEY/WOLFE
31 TAYLOR ST.



3

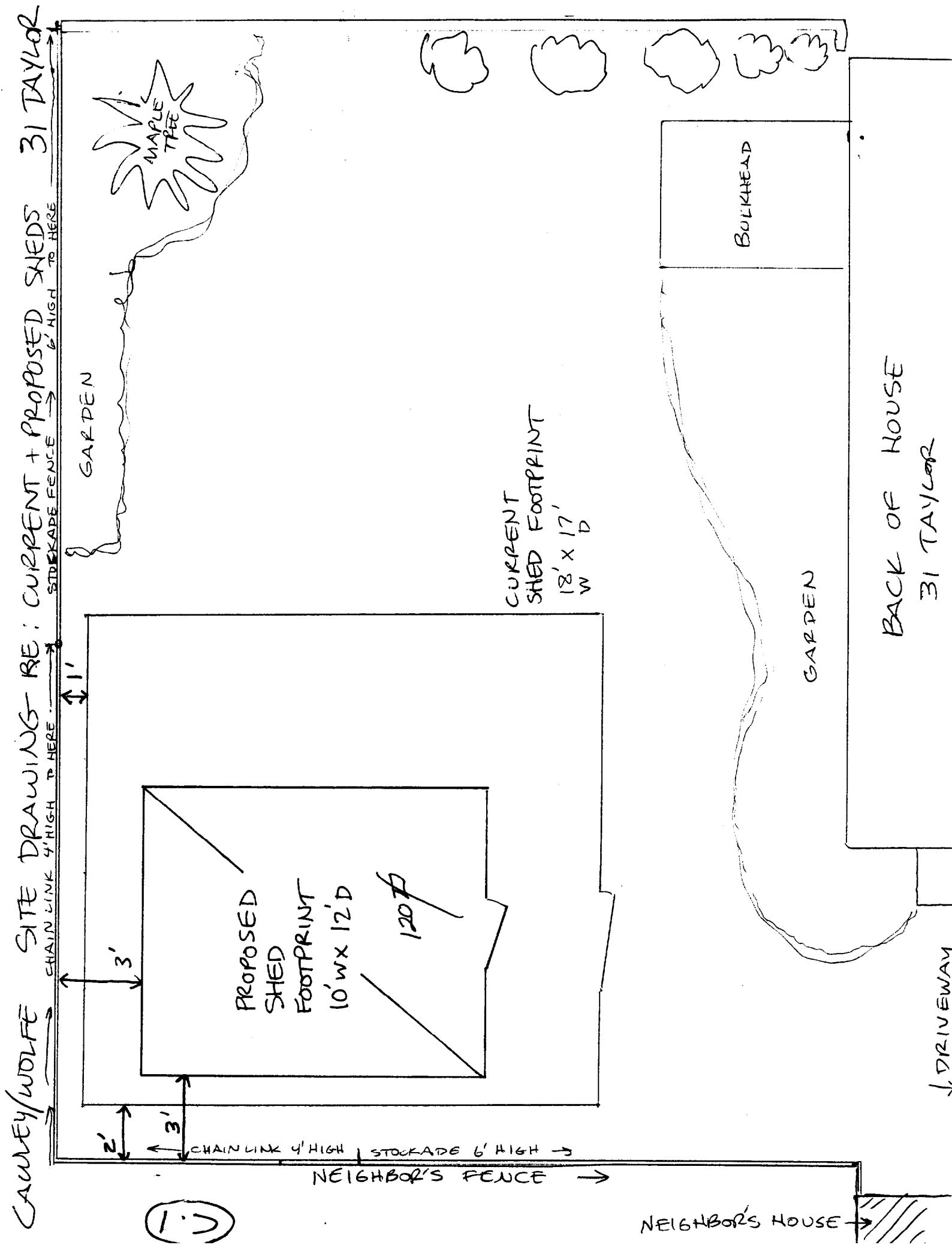
20-24" from fence
SHED



4

SHED

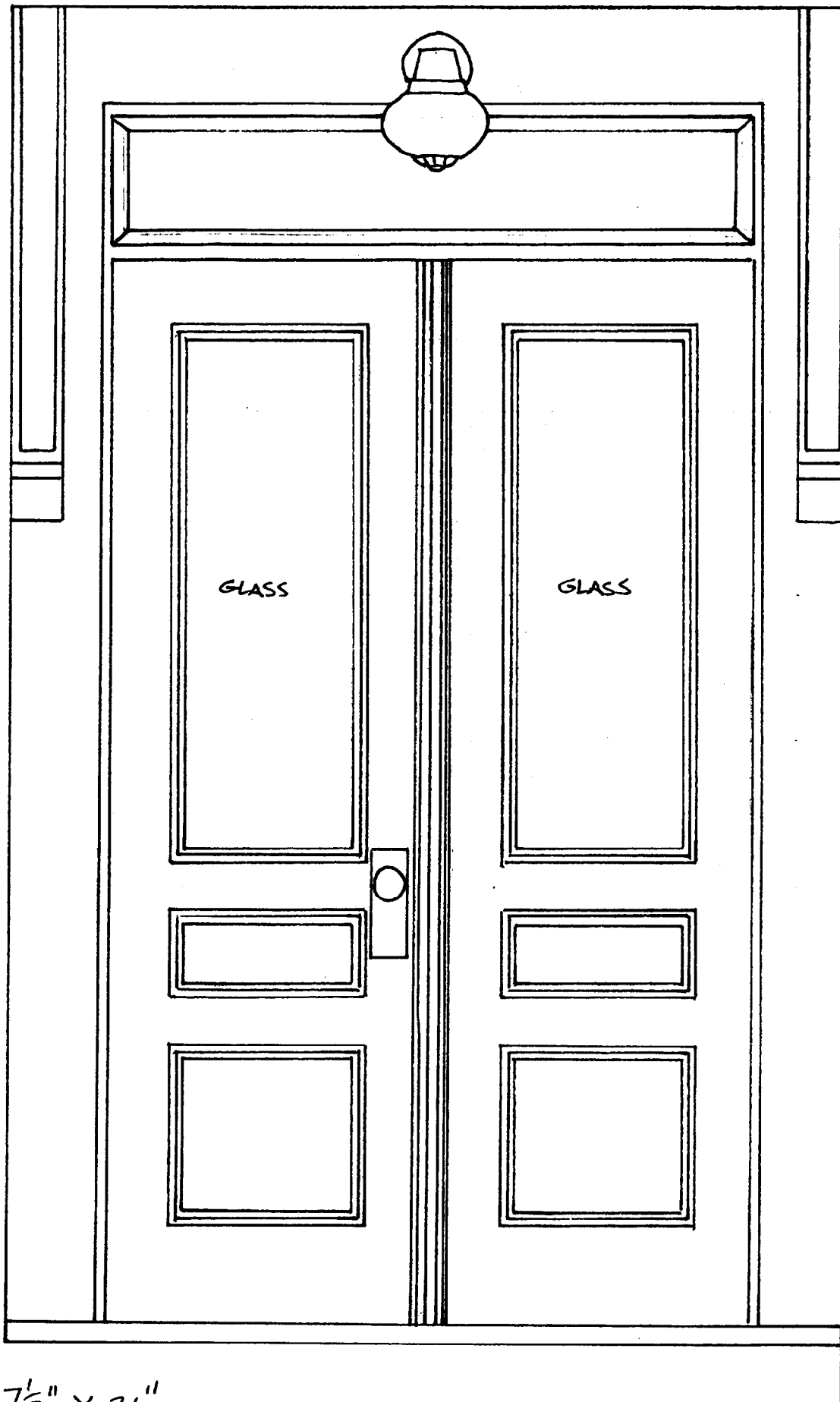
10-12"
from
fence



FRONT DOORS

(A)

31 TAYLOR ST.
CAWLEY/WOLFE

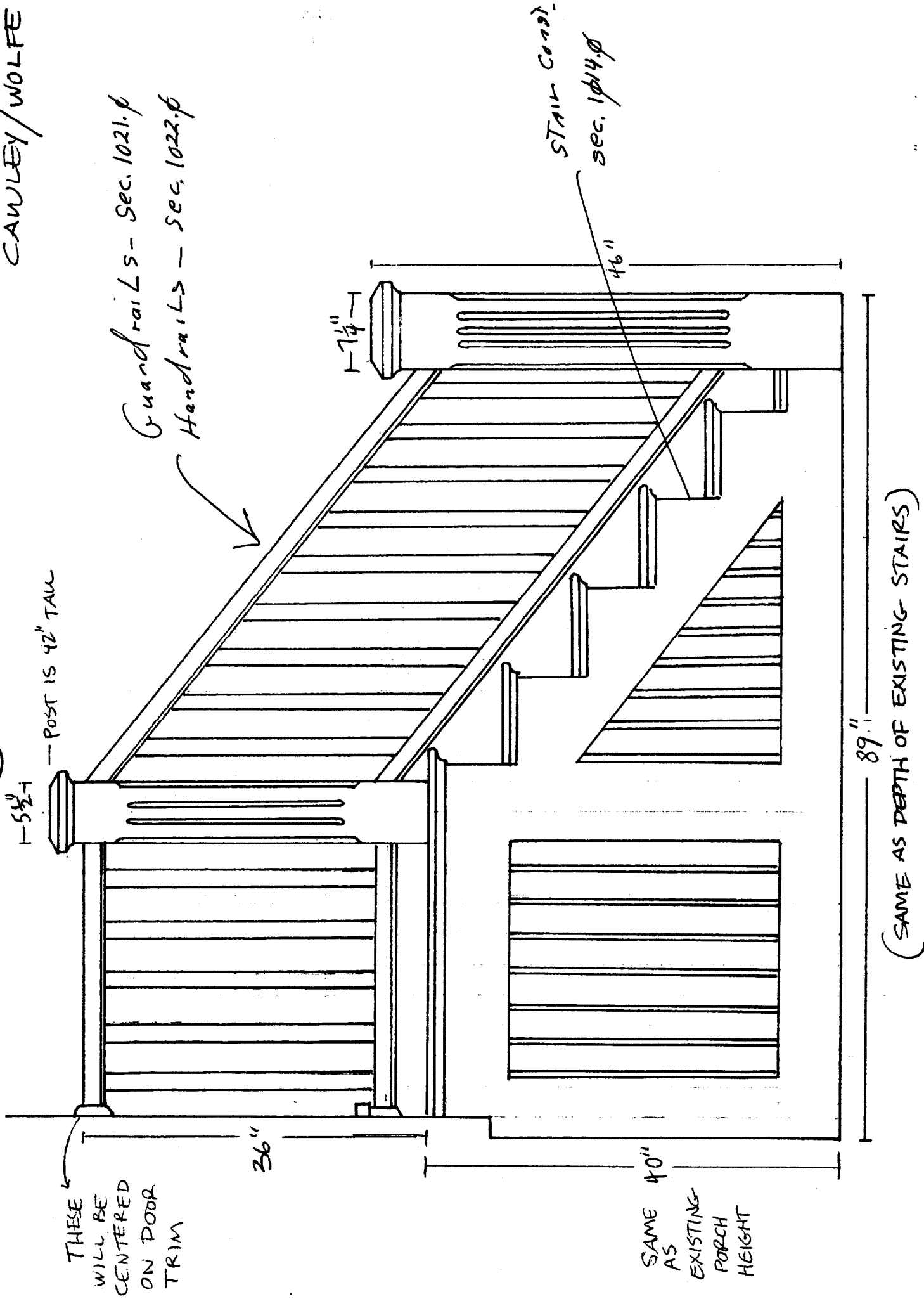


DOORS = $87\frac{1}{2}$ " X 26"

FRONT STOOP + STAIRS

(B)

31 TAYLOR ST.
CAWLEY/WOLFE



GARDEN & BIKE SHED

(C)

31 TAYLOR ST.
CAWLEY/WOLFE

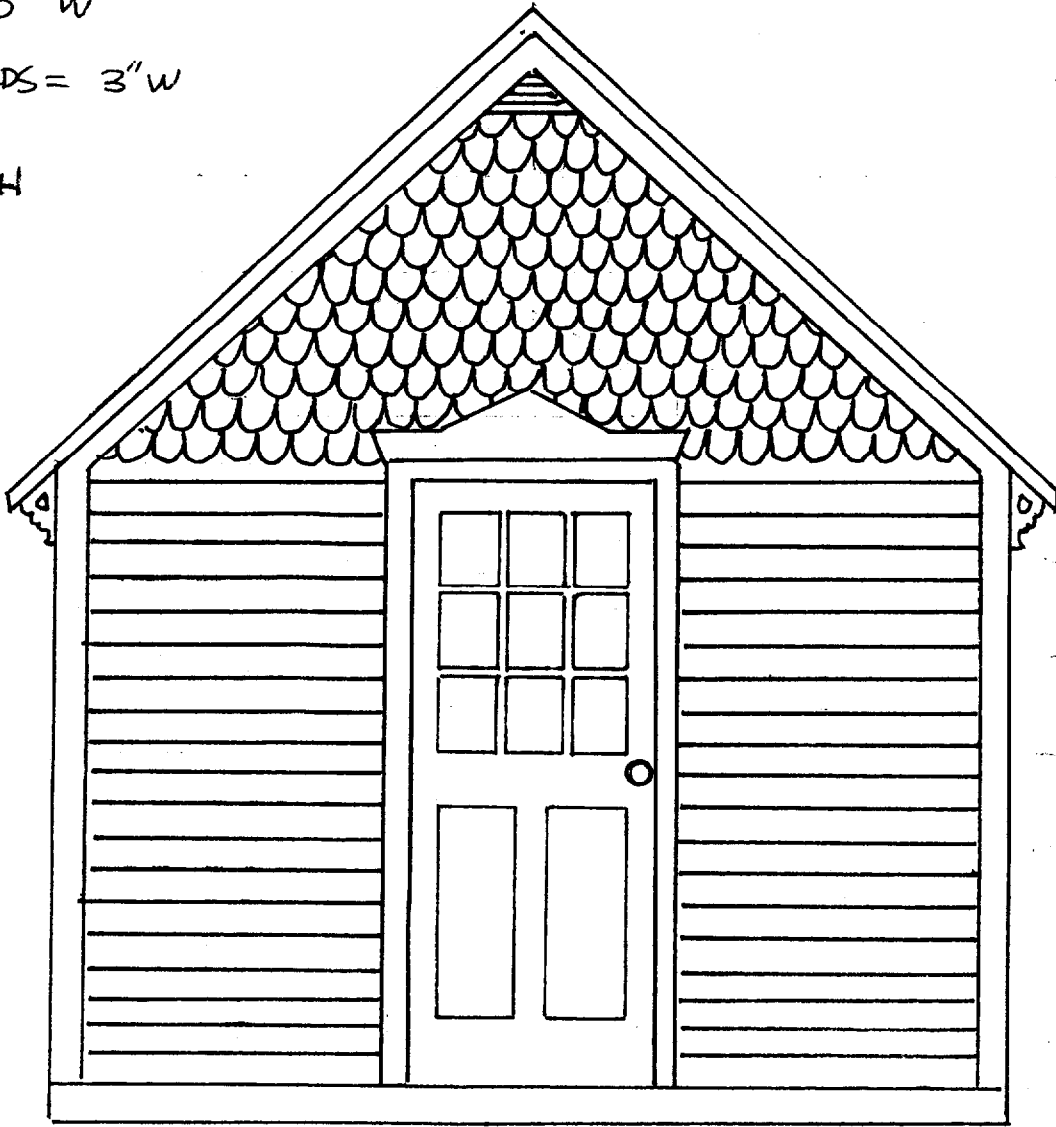
FAÇADE (SEEN FROM STREET)

H, W, D
10½' X 10' X 12'

DOOR = 30" W

CORNER BOARDS = 3" W

12/12 PITCH



SCALE OF DRAWING $\frac{1}{2}'' = 1'$

MATERIALS: WOOD CLAPBOARDS + SHINGLES (TO BE PAINTED) ON BODY
ASPHALT SHINGLES ON ROOF