

Hi Tommy

Here are some pictures
as you can see we did not change
the size of the stairways. The only
thing we moved was the support post
Please call with your questions

Many Thanks
Bob

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

Location of Construction: 117 Commercial St		Owner: Fred Hubbard		Phone:		Permit No: 9 8 1 3 2 7	
Owner Address: 555		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Robert A. Hubbard		Address: 117 Commercial St P.O. 04101		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 25 1998 CITY OF PORTLAND </div>	
Past Use: 3-Partic		Proposed Use: None		COST OF WORK: \$ 2,500 PERMIT FEE: \$ 35.00			
Proposed Project Description: Rebuild existing fire escape		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: Type:		Zone: CBL: 163-3-4-21	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> 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: Sherry Plourd		Date Applied For: November 18, 1998					

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

November 19, 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



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): <i>261 Dandenth St</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>057</i> Block# <i>B</i> Lot# <i>020</i>	Owner: <i>Brad Morrison</i>	Telephone#:
Owner's Address: <i>261 Dandenth St</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 2,600</i> Fee <i>\$ 35</i>
Proposed Project Description:(Please be as specific as possible) <i>Replace existing furnace</i>		
Contractor's Name, Address & Telephone: <i>Robert - A. Husband 217 Commercial St Portland 04101</i>		Rec'd By <i>[Signature]</i>
Current Use: <i>3 Fam</i>	Proposed Use: <i>Same</i>	

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

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: <i>[Signature]</i>	Date: <i>11/10/95</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





CITY OF PORTLAND

December 11, 1998

Bradford W. Morrison
24 Oak St
South Portland ME 04106

RE: 261 Danforth St
CBL: 057- - B-022-001-01
DU: 3

Dear Mr. Morrison:

A re-inspection at the above noted property was made on December 11, 1998.

All of the previous violations have been corrected with the exception of the following:

- | | |
|--|--------|
| 1. EXT - THROUGHOUT -
PEELING PAINT ON SIDING & TRIM | 108.10 |
| 2. EXT - LEFT REAR -
PORCH SAGGING - NEEDS FOOTING | 108.40 |
| 3. EXT - LEFT SIDE -
UNSAFE FIRE ESCAPE - UNDER CONSTRUCTION CURRENT BLDG
PERMIT | 108.40 |
| 4. EXT - ROOF -
SHINGLES MISSING & BUCKLING | 108.10 |
| 5. EXT - ROOF -
REPOINT CHIMNEYS | 108.50 |
| 6. INT - 3RD FLOOR - REAR
EVIDENCE OF CEILING LEAK | 108.20 |
| 7. INT - REAR HALL -
EVIDENCE OF CEILING LEAK | 108.20 |

This must be corrected by 1/11/98. A reinspection will occur on or about that date.
If you have any questions, feel free to contact this office at 874-8703.

Sincerely,

Tammy Munson
Code Enforcement Officer



CITY OF PORTLAND

**Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716**

Fax Transmission Cover Sheet

Date: 12/11/98

To: Betsy Morrison

Fax #: ~~207~~ 797-5437

Re: 261 Danforth St.

From: Tammy Munson

Phone#: 874-8706

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693. Thank you!

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

December 11, 1998

Bradford W. Morrison
24 Oak St
South Portland ME 04106

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CBL: 057- - B-022-001-01
DU: 3

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Tammy Munson
Code Enforcement Officer

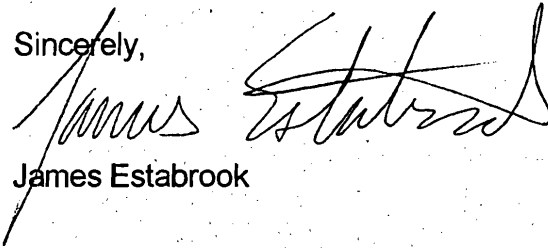
Memo

To: Mike Nugent, City of Portland

From: James Estabrook

I will be taken care of the following code violations during my rehab portion of 261 Danforth's improvements (see enclosed report) #3, #8, #15, #24, #29, #30, #31, after closing.

Sincerely,

A handwritten signature in black ink, appearing to read "James Estabrook", written over a faint, larger version of the same signature.

James Estabrook

Enclosure

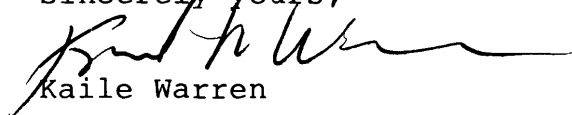


TO: Brad Morrison
DATE: 11/27/98
RE: Exterior stairway
261 Danforth Street

Dear Brad,

This letter is to state that Rent-A-Husband takes full responsibility for insuring that the referenced exterior stairway meets city guidelines and is accepted by city inspectors as a replacement to the existing stairway. Also, Mr. Morrison agrees to pay Rent-A-Husband the balance owed for work done at 261 Danforth Street within three (3) days after closing. Balance owed is \$499.00.

Sincerely yours,



Kaile Warren

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

NOTICE OF VIOLATION

November 05, 1998

Bradford W Morrison
24 Oak St
South Portland Me 04106

RE: 261 DANFORTH ST
CBL: 057- - B-022-001-01
DU: 3

Certified Mail Receipt # Z 322 510 467

Dear Mr. Morrison:

An evaluation of your property at 261 Danforth St on October 29, 1998 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on DECEMBER 04, 1998 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Tammy Munson
Code Enforcement Officer

/sap

cc: Central File

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

HOUSING INSPECTION REPORT

Location: 261 DANFORTH ST
 Housing Conditions Date: OCTOBER 28, 1998
 Expiration Date: DECEMBER 04, 1998

OK INT - 3RD FLOOR - STAIRS LOOSE HANDRAIL	108.40	OK 3. INT - BASEMENT - BROKEN STAIR TREADS	108.40
OK INT - 3RD FLOOR - BATHROOM NO TRAP ON SINK	111.40	OK 4. INT - BASEMENT - SECURE PLUMBING PIPES W/HANGERS	111.40
(3) INT - 3RD FLOOR - REAR EVIDENCE OF CEILING LEAK	108.20	OK 5. INT - BASEMENT - REPOINT FOUNDATION WALLS	108.10
12/1/98 INT - FRONT HALL - CRACKED PLASTER	108.20	OK 6. INT - BASEMENT - NO RELIEF PIPE ON WATER TANK	111.40
12-1-98 INT - FRONT HALL - LOOSE HANDRAILS	108.40	OK 7. INT - BASEMENT - CLEAN FLUES	108.50
12-1-98 INT - FRONT - MISSING BALUSTERS	108.40	OK 8. INT - - BASEMENT CLEAN FLUES	108.50
OK INT - 2ND FLOOR - FRONT ROOM HOLE IN ABOVE PIPE	108.20	OK 9. INT - BASEMENT - CAP FLUE OPENINGS	108.50
(8) INT - REAR HALL - EVIDENCE OF CEILING LEAK	108.20	OK 20. INT - BASEMENT - CRACKED FLOOR JOIST	108.20
OK INT - REAR HALL - CRACKED PLASTER	108.20	OK 21. INT - BASEMENT - OPEN & UNCAPPED WIRING	113.50
OK INT - REAR HALL - PROVIDE GRASPABLE HANDRAIL	108.40	OK 22. INT - BASEMENT - EXTEND RELIEF PIPE ON WATER TANK	111.40
OK INT - REAR HALL - PROVIDE JUNCTION BOX COVER	113.50	OK 23. INT - BASEMENT - MISSING BREAKERS IN MIDDLE ELECTRICAL PANEL	113.50
OK INT - BASEMENT - BROKEN WINDOWS	108.30	(24) EXT - THROUGHOUT - PEELING PAINT ON SIDING & TRIM	108.10
		OK 25. EXT - LEFT-REAR - PROVIDE GUARDRAIL SYSTEM ON PORCH	108.40
		(26) EXT - LEFT REAR - PORCH SAGGING - NEEDS FOOTING	108.40

3, 8, 24, 26, 29, 30
 Note w/#28

057	EXT - FOUNDATION - REPOINT BRICKWORK	108.10	
28	EXT - LEFT SIDE - UNSAFE FIRE ESCAPE	108.40	} Fire escape - under construction - Current bldg permit.
29	EXT - ROOF - SHINGLES MISSING & BUCKLING	108.10	
30	EXT - ROOF - REPOINT CHIMNEYS	108.50	
057	EXT - RIGHT - COVER OLD VENT OPENING	108.10	

12-1-98

Some 10/3 mounted

12-1-98

Kan-pie escape being

upgraded to New.

Net with Kent a husband owner
he will have more installed
& lengthen a tin threads.
Amy

BUILDING PERMIT REPORT

DATE: 24 NOV. 98 ADDRESS: 261 Danforth ST. CBL 057 B-022
REASON FOR PERMIT: Replace Fire Escape
BUILDING OWNER: Brad Morrison
CONTRACTOR: RENT-A-Husband
PERMIT APPLICANT: ↑
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE SB

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *26, *31, *32

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. 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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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 1018.6)

13. 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
14. 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
15. 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
16. 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

17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. 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.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- * 26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

* 31. IF This is a Fire Escape IT MUST meet The Fire Escapes requirements STATED under section 1025.0 of the bldg. code.

* 32. IF This is an exterior Stairway IT MUST meet The requirements of Section 1014.12 of The bldg. code

33.


M. Schmuckal, Building Inspector

cc: Lt. McDougall, PPD

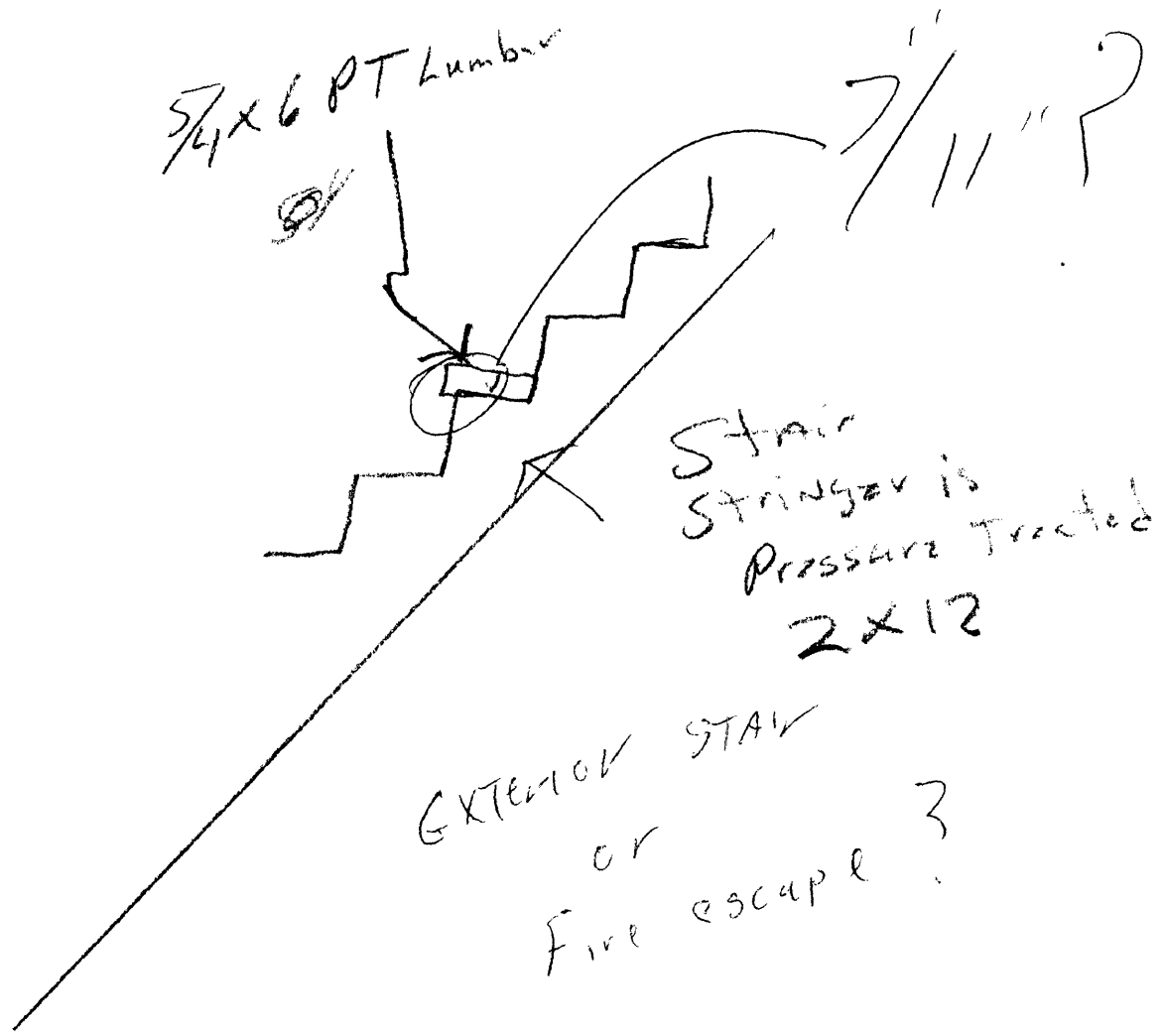
Marge Schmuckal, Zoning Administrator



Sectional

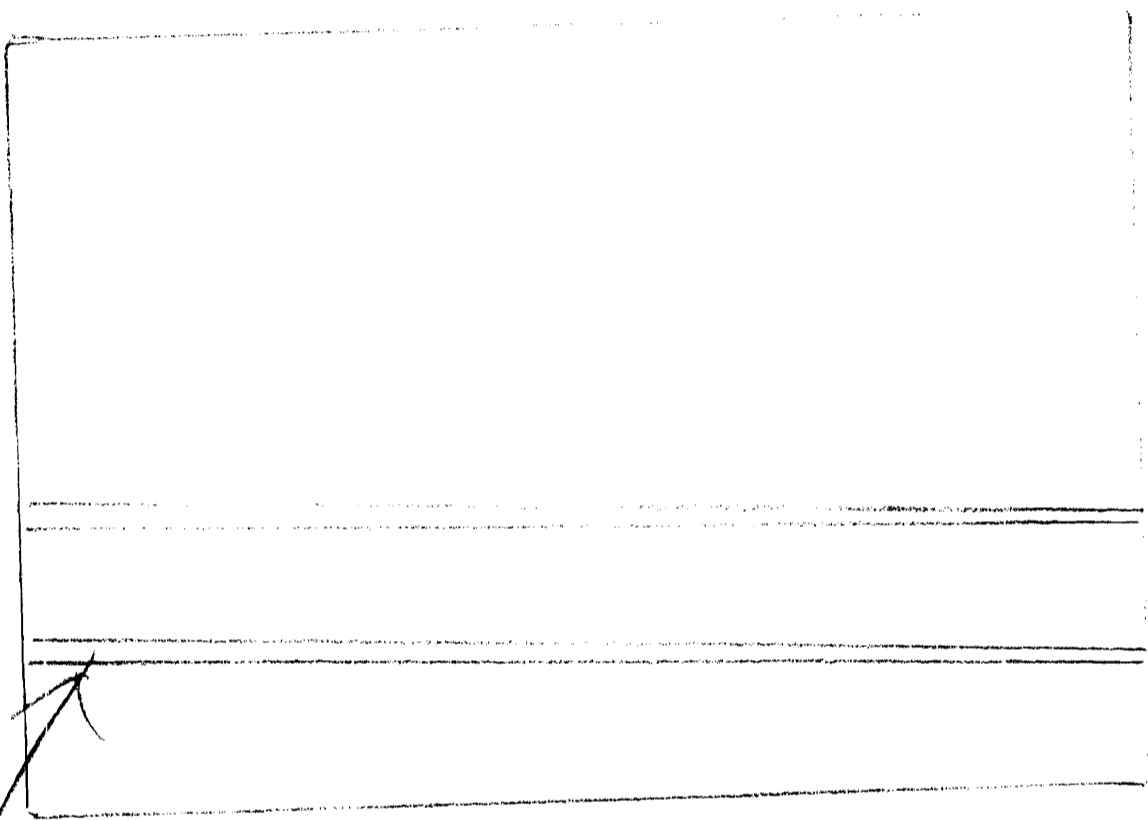
261 Danforth St
Brad Morrison

Stair Sectional



Stairs are 8 inch risers

Deck Sections

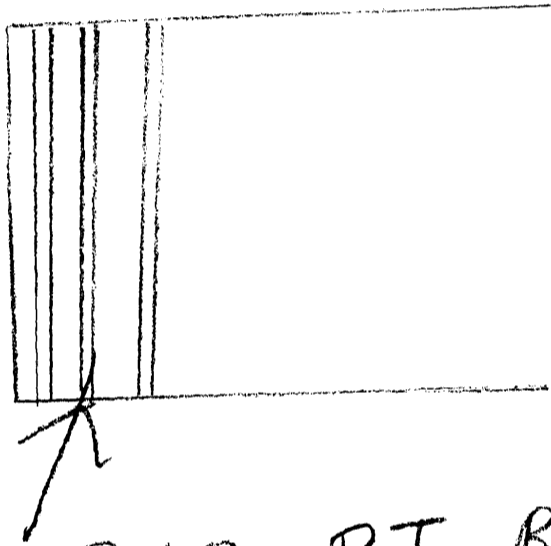


Floor joist are Pressure Treated
2x6 16" on center
w/brackets.

All support post are Pressure Treated
4x6

All decking is 5/4x6 pressure treated
lumber

Ballast Sections



2x2 PT Ballast

no more than 4" space.
