

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100842
PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that GRAY STREET LLC /property owner

has permission to install new handrail balustrade on existing front steps APR 26 2010

AT 95 GRAY ST CBL 057 D031001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 10-0342	Issue Date:	CBL: 057 D031001
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Location of Construction: 95 GRAY ST	Owner Name: GRAY STREET LLC	Owner Address: 4 MILK ST STE 103	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-2

Past Use: 3 Unit Building	Proposed Use: 3 Unit Building - install new handrail balustrade on existing front steps	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: install new handrail balustrade on existing front steps		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: SB IBC 2003	
		Signature: (Signature)	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: ldobson	Date Applied For: 04/07/2010	Zoning Approval	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 4/8/10	Date:	Date: 4/13/2010

PERMIT ISSUED

APR 26 2010

City of Portland

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

4.7 20 10

Received from Gray SHLC

Location of Work 75 Gray St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 57-D-31

Check #: 1179 Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>95 gray street</u>		
Total Square Footage of Proposed Structure/Area <u>Handrails for Existing entry stairs 30 sq ft.</u>		Square Footage of Lot <u>.047 acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>57-D-31</u> Block# <u>93-95</u> Lot# <u>Book 26116 P. 162</u>	Applicant * must be owner, Lessee or Buyer * Name <u>gray st LLC</u> <u>Adam + Lisa Kimball</u> Address <u>58 High St</u> City, State & Zip <u>S portland 04106</u>	Telephone: <u>332.3968</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>same as appli</u> City, State & Zip	Cost Of Work: \$ <u>200</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Multi-family (3 unit)</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>Yes</u> If yes, please name Project description: <u>Build 2 Handrails at within Existing footprint of entryway stairs. Six stairs from sidewalk to door/handrails will extend from 3rd stair to 6th stair (top to Bottom) (see attached photo). we will use the same Plans/design that we used for a previously approved permitted project for 2nd entryway. we will be Building handrails only/no changes to stairs.</u>		
Contractor's name: <u>Self (Adam Kimball)</u> Address: <u>58 High St.</u> City, State & Zip <u>S portland ME 04106</u> Telephone: <u>332.3968</u> Who should we contact when the permit is ready: <u>LISA Kimball</u> Telephone: <u>332.3968</u> Mailing address: <u>same as ABOVE</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: LISA Kimball Date: 4/6/10

This is not a permit; you may not commence ANY work until the permit is issue



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

• We will use ^{the details from} previously approved / permitted plans for this project. Previous plans included sm deck. For this project we will mirror the handrail details. Both projects are in street view. (previous permit approx 4-5 yrs ago)

• Replacement of ^{Railing/} handrails on front entry of building. previous railing rotted. previous Existing railing had no architectural detail. It was there when we Bought the Building in 2004. No knowledge of what was there previously.

• The ^{Railing/} handrails we intend to build will be within the Existing footprint of entryway. 1 Railing on each side of stairs w/ no changes to stairs themselves

• Existing stairs (6) / 3 Recessed w/in footprint of Building. 3 Extend Beyond Building. railings will Extend from Building to Bottom stair

13" treads

8" Risers

4' 10" overall length of each stair

} no changes to be made to stairs

• 2 Handrails to be Built :

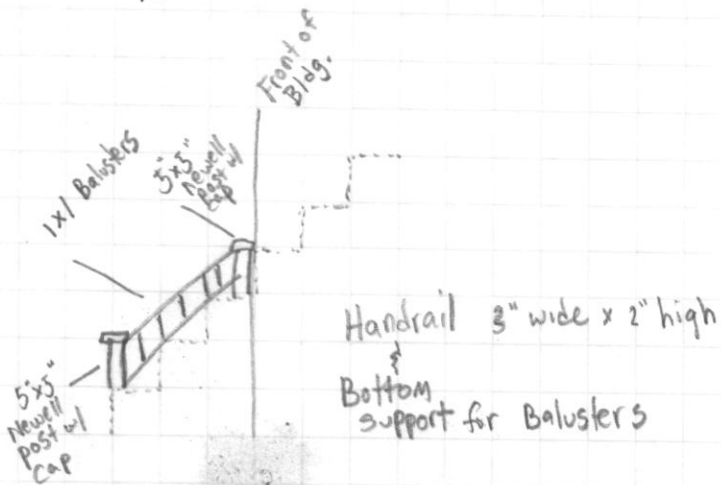
each 3' 3" in Length

3' height measured at nosing

5" x 5" newel post at end of each Railing with cedar caps

1" x 1" Balusters spaced 4" apart (5 on each side between Newell posts)

Handrail 3" wide x 2" high



attached pictures :

- ① Entryway as it is currently
- ② previous permitted project we will copy
- ③ detail of previous proj.
- ④ Handrail we are replacing that rotted away.

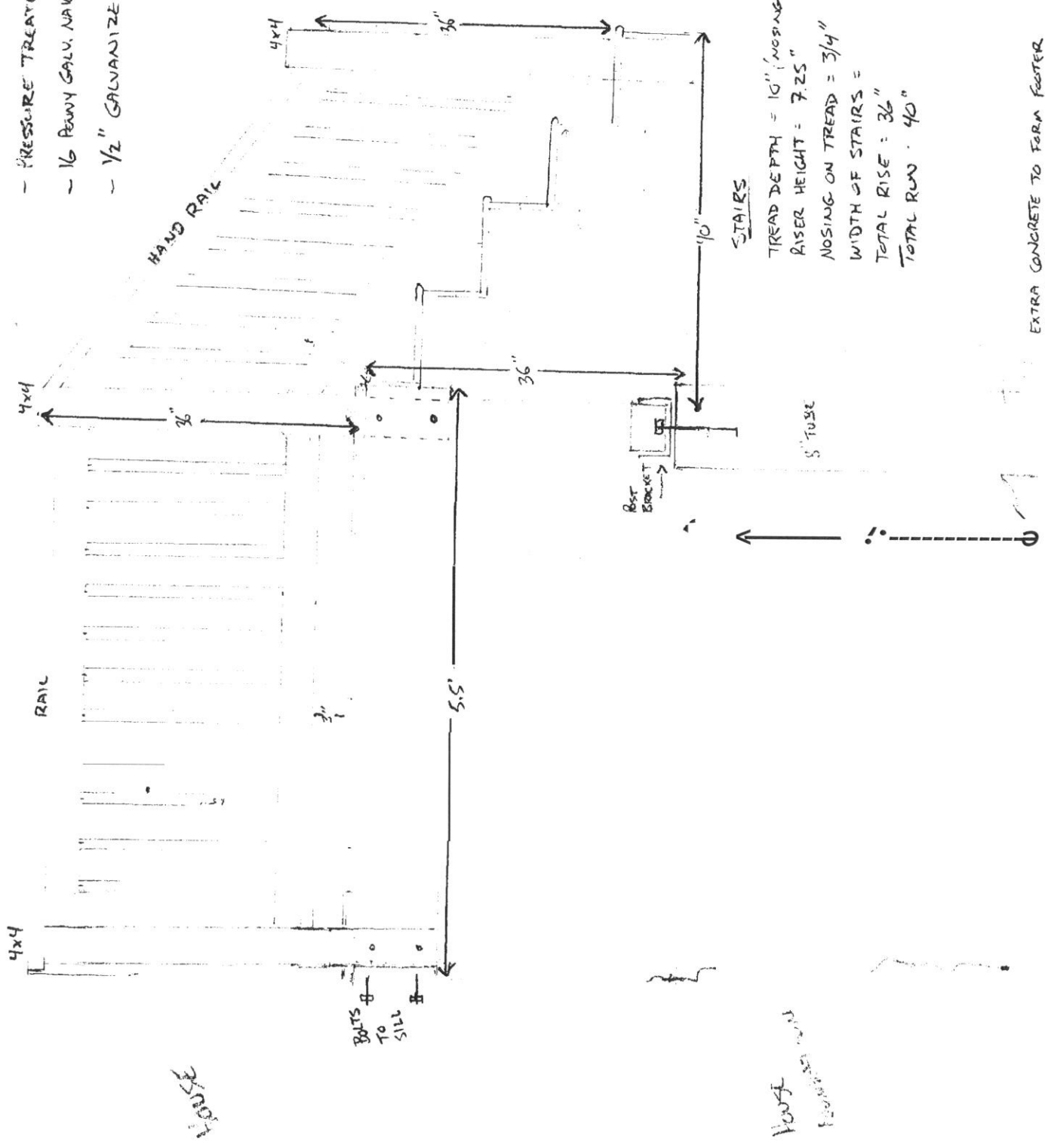


BUILDING MATERIALS

- PRESSURE TREATED LUMBER
- 16 Penny GALV. NAILS (DOUBLE DIPPED)
- 1/2" GALVANIZED LAG BOLTS

COPY of
Previous
Permit
drawing

2x6



STAIRS
 TREAD DEPTH = 10" (NOSING TO NOSING)
 RISER HEIGHT = 7.25"
 NOSING ON TREAD = 3/4"
 WIDTH OF STAIRS =
 TOTAL RISE = 36"
 TOTAL RUN = 40"

EXTRA CONCRETE TO FORM FOOTER
FOR TUBE

HOUSE

Post
Foundation

BOLTS
TO
SILL

POST
BRACKET

5" TUBE

Photo
#1



#2

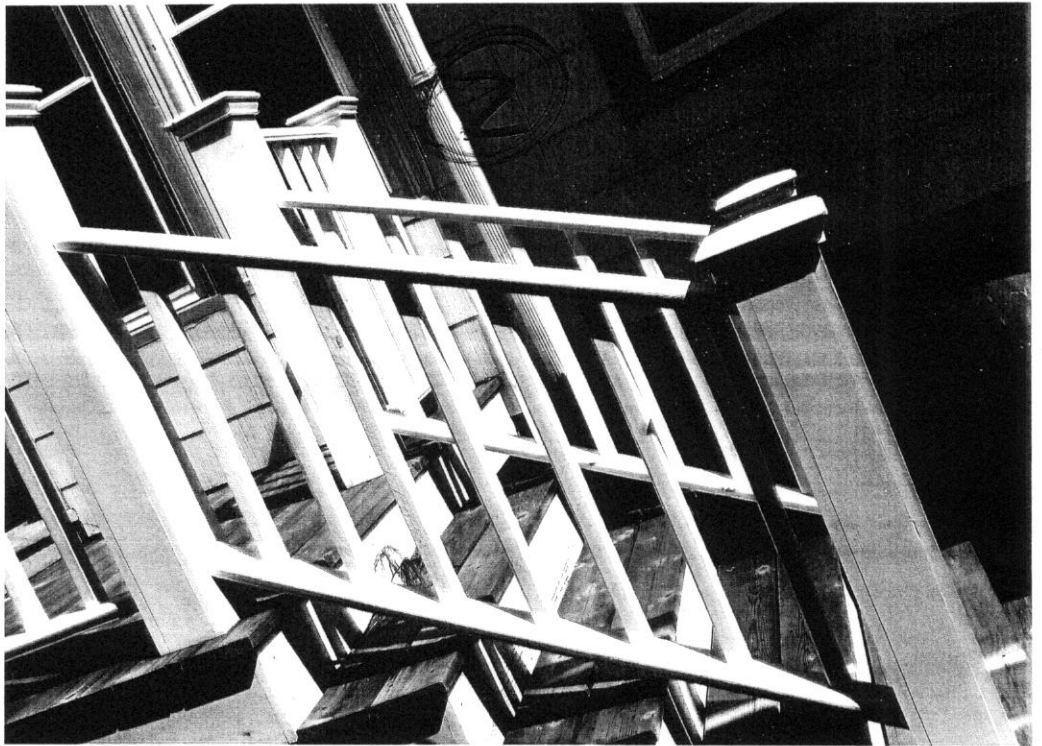
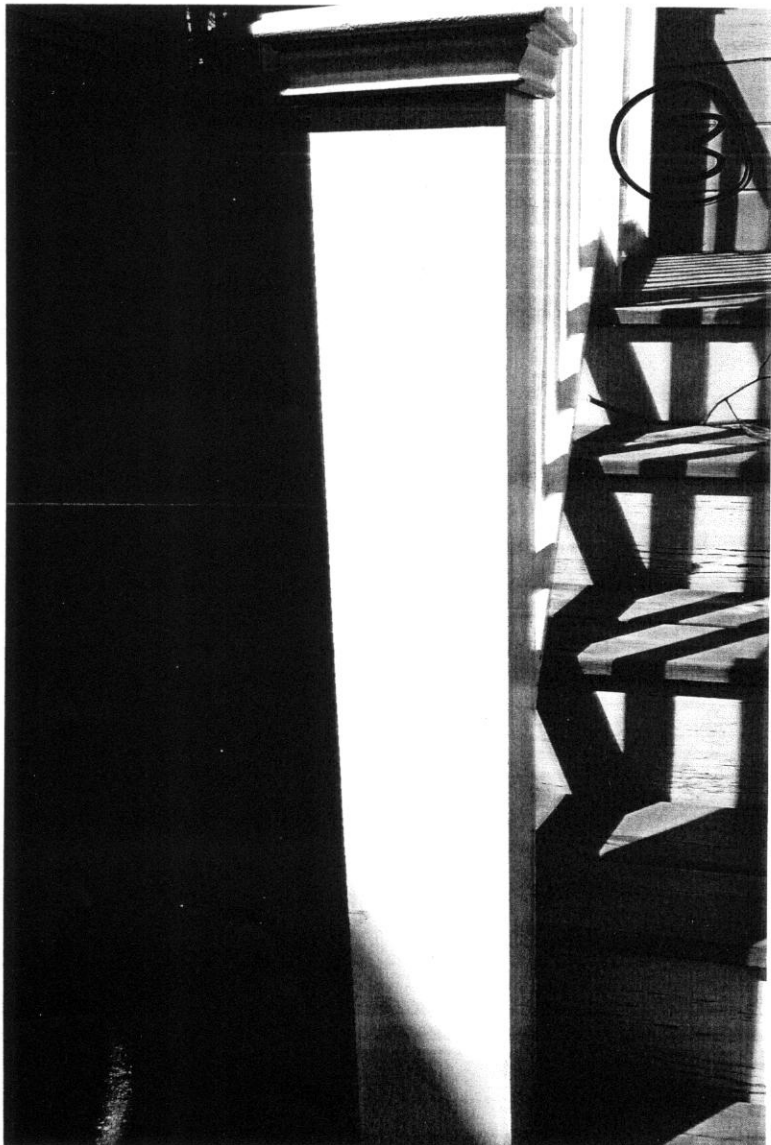


Photo #3



#4



April 7, 2010

TO: Deb Andrews

FROM: Gray Street LLC, Adam and Lisa Kimball

RE: BLDG permit for 95 Gray Street

Hi Deb,

I haven't been able to get back in touch with you since we spoke a few weeks ago. You were going to look at an old tax map to determine what our building used to have for an entryway railing. I've gone ahead and applied for a building permit based on what you approved for another entryway for the same building approx. 4-5 years ago. Both entryways are in street view.

As the lack of railing is a safety concern for the tenants in our building, we are hoping that we can work with you and provide any additional information you require so that we can get approval as quickly as possible.

I've attached several pictures: The entryway as it exists now, the railing that was in place since we bought the building that recently rotted away, the other entryway that we replaced several years ago, etc.

Thank you,

Lisa Kimball

Gray Street LLC, 332.3968

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

APR 26 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0342	Date Applied For: 04/07/2010	CBL: 057 D031001
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Location of Construction: 95 GRAY ST	Owner Name: GRAY STREET LLC	Owner Address: 4 MILK ST STE 103	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 3 Unit Building - install new handrail balustrade on existing front steps	Proposed Project Description: install new handrail balustrade on existing front steps
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 04/13/2010

Note: **Ok to Issue:**

1) * Balusters to be built from 2" x 2" stock (finished size is 1 1/2" x 1 1/2"). Spacing between balusters not to exceed 3 1/2".

* Please refer to attached specifications for details of traditional porch construction.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/08/2010

Note: **Ok to Issue:**

1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

2) Separate permits shall be required for future decks, sheds, pools, and/or garages.

3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

4) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that there will be no increase in the size of the existing stair/entryway footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/26/2010

Note: **Ok to Issue:**

1) ANY exterior work requires separate review and approval thru Historic Preservation

2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 04/20/2010

Note: **Ok to Issue:**

1) Construction shall comply with Historic Preservation Office guidelines and requirements.

2) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to final inspection of property.

3) All construction shall comply with NFPA 1 and 101.

PERMIT ISSUED

APR 26 2010

City of Portland

Comments:

4/14/2010-gg: received permit from historic as of 04/13/2010. /gg

Location of Construction: 95 GRAY ST	Owner Name: GRAY STREET LLC	Owner Address: 4 MILK ST STE 103	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	