

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0932	Issue Date: AUG - 3 2001	EBL: 057 D035001
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Location of Construction: 81 Gray St	Owner Name: Ryan Stephen J &	Owner Address: Po Box 35a	Phone: 929-6123
Business Name: n/a	Contractor Name: Terton Builders	Contractor Address: PO Box 35 Bar Mills	Phone: 2079296123
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-1

CITY OF PORTLAND

Past Use: Two Family	Proposed Use: Two Family / Replace existing front steps and rear deck.	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 3
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2 units ok per microfiche

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>PERMIT ISSUED</i> <i>2001/08/19/99</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:

Proposed Project Description:  
Replace front Stairs and rear Deck

Permit Taken By: gg	Date Applied For: 07/27/2001	<b>Zoning Approval</b>	
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Requires 2 APPROVALS

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>8/1/01</i>	Date:	Date: <i>8/1/01</i>

*ok with from district*  
*8/1/01*

*SEE ATTACHED LETTER*  
*to D.A.*  
*8/1/01*  
*JULY 8/2*

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 provision of the code(s) applicable to such permit.

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



BUILDING PERMIT REPORT

DATE: 31 July 2001 ADDRESS: 81 Gray Street CBL: 057-D-035

REASON FOR PERMIT: Replace Front Stairs & deck

BUILDING OWNER: S.J. Ryan

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Ferton Builders

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 600.00 PERMIT FEES: 20.00

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)

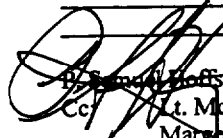
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*30, \*33, \*38, #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) **"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.
- X11. 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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 (508)mm, 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)

7/27

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.
- X 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. *shall not increase the EXISTING footprint during construction*
- X 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).
- X 38. HISTORIC PRESERVATION SHALL APPROVE THESE PROPOSED STAIRS AND DECK BEFORE WORK IS STARTED.
- #39 THIS IS NOT AN APPROVAL TO ADD ANOTHER UNIT.

  
 Marge Schmueckal, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmueckal, 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**

81 Gray Street

Portland, Maine

**Proposed Renovations**

Front Stairs  
Rear Deck

July 26, 2001

Owners: James C. Bishop  
Stephen Ryan

P.O. Box 35  
Bar Mills, Maine 04004-0035  
Telephone – 929-6123

Estimated cost of proposed renovations (materials only – labor by owners) = \$ 600.00

81 Gray Street  
Portland, Maine

Proposed renovations –

Replace Existing Stairs with new Pressure Treated Stairs (Front of Building)

Replace Existing Deck with new Pressure Treated Deck (Rear of Building)

Existing Stair Specifications:

2 x 12 oak treads

2 x 4 top and bottom rails – height of handrail above tread – 36”

2 x 2 square spindles @ 1 ½” spacing

4 x 4 square newells

6’-10” width

Approximately 8” rise x 11 ¼” run

¾” scotia under nosing

vertical slats under stairs on sides

top step is 14 ½” wide because it is over the brick foundation

Proposed Stair Specifications:

5/4” x 6 treads (2 per step)

2 x 4 top and bottom rails – height – 36”

2 x 2 square spindles @ 3” spacing

4 x 4 turned newells

6’ – 10” width (of steps)

2 x 12 stringers (4 needed)

Rise – 8” / Run – 11 ¼” (matches existing rise and run)

¾” scotia under nosing

Heavy lattice under stairs on sides (prefabricated)

(all materials to be pressure treated)

The style of stair will be similar to that of the stairs on the front of the Planning Department handbook “Guidelines for Porch Repairs and Replacement”.

When the materials are completely dry they will be painted to match the exterior of the building (Sherwin Williams Roycroft Gray).

81 Gray Street  
Portland, Maine

Proposed Renovations (continued)

Existing Deck:

85 3/4" x 54 1/2"  
2 x 4 post and rail structure  
1 x 10 shiplap pine used to make solid side rails  
Existing rail height - 32"  
4 x 6 posts  
Concrete footings  
1 x 10 pine decking  
2x6 joists  
2x6 headers *Doubled*

Proposed Deck:

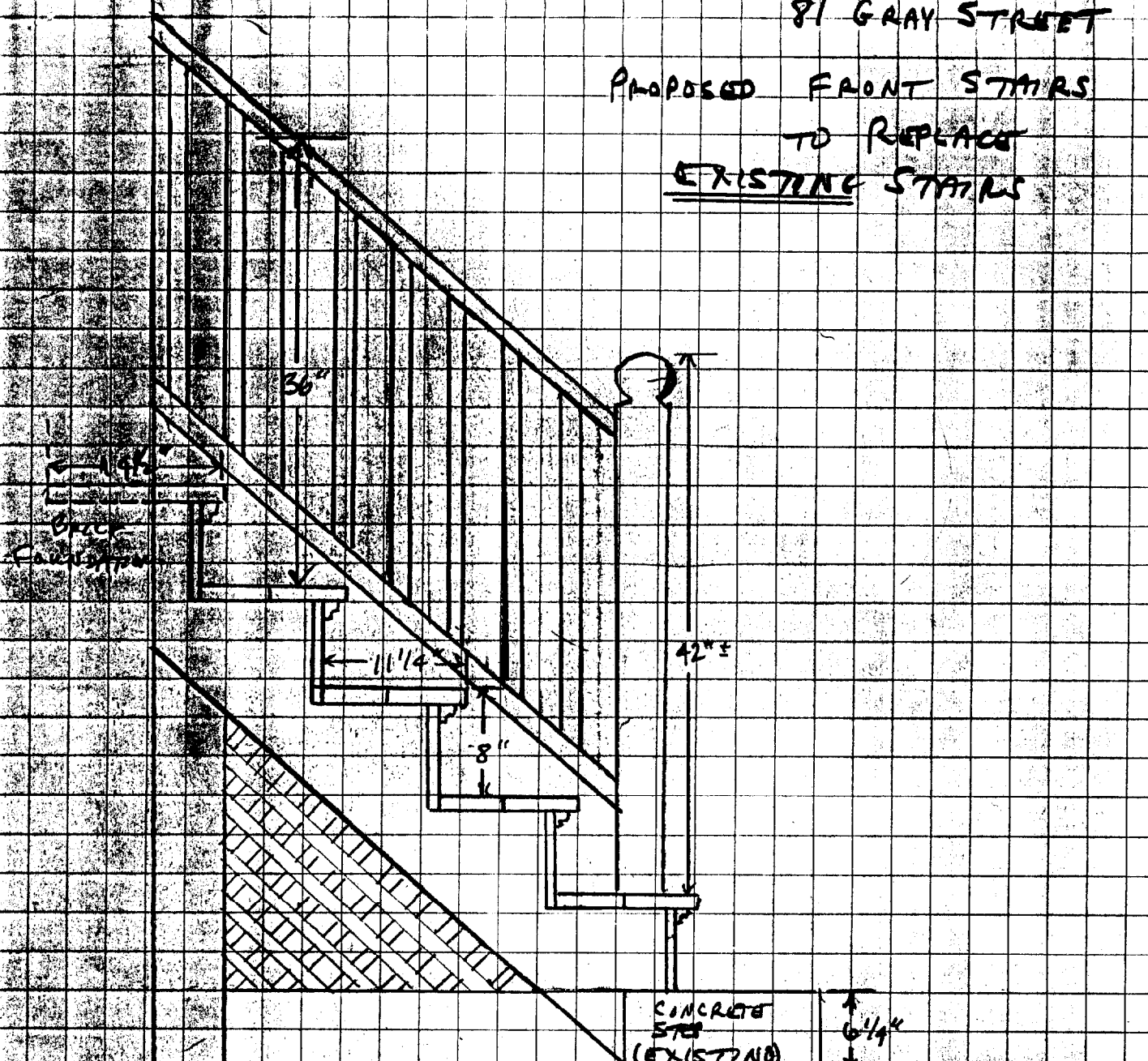
85 3/4" x 54 1/2" (same as existing deck)  
2 x 4 top and bottom rails  
4 x 4 turned posts  
2 x 2 square spindles @ 3" spacing  
Rail height - 36"  
4 x 6 posts  
Concrete footings (existing)  
5/4" x 6 decking  
2 x 8 joists @ 16" o.c.  
Doubled 2 x 8 headers  
standard metal joist hangers  
(All materials to be pressure treated)

The style of the railing around the deck will be similar to that pictured on the front of the Planning Department handbook "Guidelines for Porch Repairs and Replacement" (See attached).

When materials are completely dry they will be painted to match the exterior of the building (Sherwin-Williams Roycroft Gray).

81 GRAY STREET

PROPOSED FRONT STAIRS  
TO REPLACE  
EXISTING STAIRS



RISE = 8"  
RUN = 11 1/4"

BRICK  
SIDEWALK  
(CITY)

2 X 2 STRINGERS - (4) FOR 6' SPAN

2 X 2 SPINDLES / SPACED @ 3"

2 X 4 HANDRAIL - HEIGHT 36"

4 X 4 TURNED BALLISTER - HEIGHT ABOVE TRIM 42"

3/4" SCOTIA UNDER NOSING

5/8" TREADS - 2/STEP

WOOD RISERS (CUT TO FIT RISE)

HEAVY LATTICE UNDER STAIRS

(GROUND CONTACTS PRESSURE TREATED)

SCALE: 1" = 1"



81 GRAY

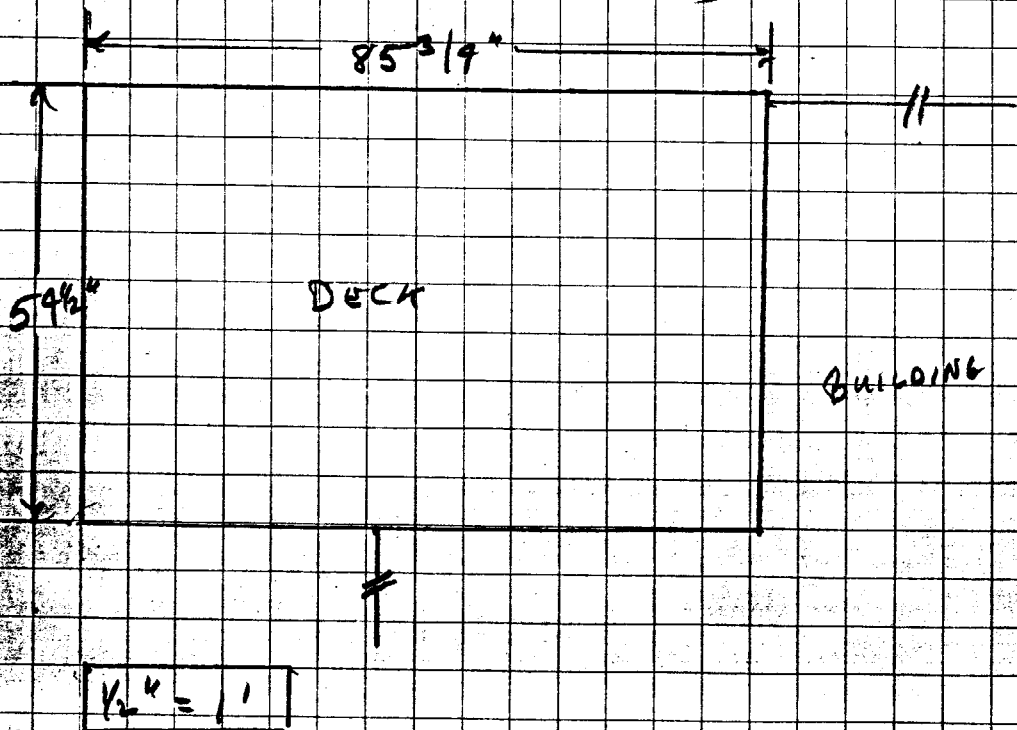
PROPOSED DECK TO REPLACE EXISTING DECK



$\frac{1}{2}'' = 1'$

- 2 x 8 JOISTS - 16" O.C.
- DOUBLE 2 x 8 HEADERS
- 4 x 6 POSTS
- CONCRETE FOOTINGS (EXISTING)

- 2 x 4 TOP + BOTTOM RAILS
- 5/4 x 6 DECKING
- 2 x 2 SPINDLES
- 4 x 4 TURNED POSTS



Existing Deck at 81 Gray Street :

- 85 3/4" long x 54 1/2" wide
- Rails are 2 x 4 with 2 x 4 posts at each corner
- Rails are 1 x 10 pine shiplap
- Space from deck to bottom of rail = 6 1/2"
- Posts are 4 x 6 on concrete footings
- Decking is 1 x 10 pine

Proposed Deck:

- Same dimensions (85 3/4" x 54 1/2")
- 2 x 8 joists
- Doubled 2 x 8 headers
- Standard metal joist hangers
- 4 x 6 posts
- 5/4 x 6 decking
- 2 x 2 square spindles @ 3" spacing
- 2 x 4 top and bottom rails
- 4 x 4 turned posts for railings
- Rail height - 36"
- (All materials pressure treated)



# Guidelines for Porch Repairs and Replacement

A Handbook for Property Owners in Portland

Historic Preservation Office  
Department of Planning and Urban Development  
City of Portland, Maine

Turk Tracey & Larry Architects, LLC  
Portland, Maine

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION COMMITTEE**

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Edward Hobler, Chair  
Rick Romano, Vice Chair  
Susan Wrot  
Camillo Breggi  
Robert Parke  
Steve Sewal  
Cordelia Pitman

July 30, 2001

James C. Bishop and Stephen Ryan  
P.O. Box 35  
Bar Mills, ME 04004-0035

Re: Porch and Deck Reconstruction – 81 Gray Street

Dear Mr. Bishop and Mr. Ryan:

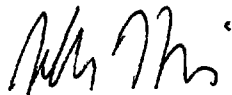
On July 30, 2001, this office reviewed and approved your request for a Certificate of Appropriateness for the reconstruction of the front porch and rear deck at 81 Gray Street. Approval is subject to the following conditions:

- The top rail on the front porch is to feature chamfered corners, as illustrated in the attached excerpt from *Guidelines for Porch Repairs and Replacement*;
- The skirting on the front porch is to consist of squared lattice, not diagonal lattice.

All improvements shall be carried out as shown on the submitted plans and specifications dated July 26, 2001, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that 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,



Jeffrey Harris  
Preservation Compliance Coordinator

cc: Approval File

81 Gray Street  
Portland, Maine

Renovations to  
Stairs and  
Deck



EXISTING STAIRS



EXISTING DECK