

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

Location of Construction: 303 SPRING ST		Owner: ROBERT BROWN		Phone: 735-5015		Permit No: 31171	
Owner Address: 303 SPRING ST		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ROBERT BROWN		Address: 40 CLEVELAND ST PORTLAND ME 04101		Phone: 874-9791		Permit Issued: PERMIT ISSUED OCT 9 1998 CITY OF PORTLAND 001-3-002	
Past Use: Residential		Proposed Use: Same		COST OF WORK: \$ 1,500		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Rebuild steps on ellisford st side				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: SB		Date Applied For: September 30, 1998		Signature:		Date:	

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..

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: _____

#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 provisions of the code(s) applicable to such permit

September 30, 1998

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

CEO DISTRICT

COMMENTS

10/19/92 Checked holes that were
dry OK to pour. *msj*

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 2 OCT. 98 ADDRESS: 383 Spring St. CBL 061-A-004

REASON FOR PERMIT: Rebuild steps

BUILDING OWNER: MARY N Flagg

CONTRACTOR: Eckart Horn

PERMIT APPLICANT: _____

USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

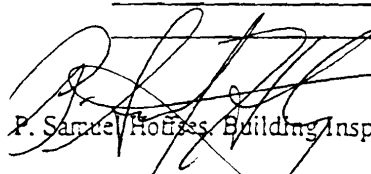
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *8, *10, *26

- *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 1313.5.2
- 2.6 Foundations anchors shall be a minimum of 1 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. ~~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, 10/14
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 10. ~~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 19, 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 basementsIn 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.
 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. _____
 30. _____
 31. _____
 32. _____


P. Samuel Hoopes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 383 Spring St

Tax Assessor's Chart, Block & Lot Number Chart# <u>61</u> Block# <u>A</u> Lot# <u>4</u>		Owner: <u>FLAGG MARY N</u>	Telephone#: <u>773 5025</u>
Owner's Address: <u>383 SPRING ST</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$1500</u> Fee <u>\$30.00</u>
Proposed Project Description:(Please be as specific as possible) <u>REBUILDING STEPS CLIFFORD ST. SIDE</u>			
Contractor's Name, Address & Telephone <u>VECKART HORN 46 CLIFFORD ST 04102 874-9741</u>		Rec'd By: <u>[Signature]</u>	

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 roofs, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

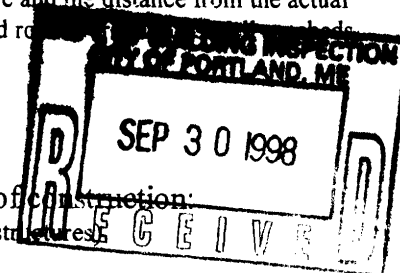
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: 9/30/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



111-4
Warranty Deed

From

WALTER B. AND JEAN F.
ESLEY

To

MARY N. FLAGG

Dated May 1966

State of Maine,

ss. Registry of Deeds.

Received JUL 6 1966

at H. M. M., and

recorded in Book Page

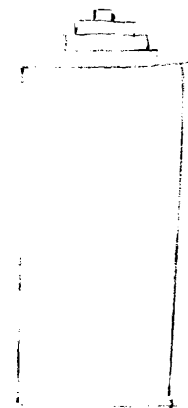
Attest: Register.

FROM THE OFFICE OF
Pierce, Atwood, Scribner,
Allen & McKusick

LORING, SHORT & HARMON, LAW STATIONERS
PORTLAND, MAINE

*Landmarks
House Tom*

Italianite Post in Pouch



*Circa 1855
Baptist Parsonage
Exp Elizabeth*

*46 Clifford Street 1867
1393 Spring*



Know all Men by these Presents,

That WE, WALTER B. ESLEY and JEAN F. ESLEY, of Portland
in the County of Cumberland and State of Maine,



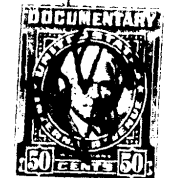
in consideration of ONE DOLLAR (\$1.00) and other good and
valuable consideration,

paid by MARY N. FLAGG, of said Portland,



the receipt whereof we do hereby acknowledge, do hereby
remise, release and forever quitclaim
~~the~~ bargain, sell and convey, unto the said Mary N. Flagg

her heirs and assigns forever,



a certain lot or parcel of land with the buildings thereon
situated on the Northwest side of Spring Street, in said
Portland, being more particularly bounded and described
as follows:



Beginning at the center of the block of two houses at
the Southwest corner of land formerly of Seth L. Larrabee;
thence Northwest through the center of the partition which
divides the tenements of said block on the line of said
land formerly of Larrabee to Clifford Street; thence South-
west on said Clifford Street, forty-six (46) feet, seven and
one-quarter (7 $\frac{1}{4}$) inches, more or less, to a stake; thence
Southeasterly on a line parallel with the first mentioned
line, one hundred and forty (140) feet, more or less, to
Spring Street; thence Northerly on the line of said Spring
Street, forty-six (46) feet and seven and one-fourth (7 $\frac{1}{4}$)
inches, more or less, to the point begun at.

For previous title to said premises, reference is made to deed
from Joseph L. Scruton to Walter B. Esley and Jean F. Esley dated
August 30, 1957 and recorded in Cumberland County Registry
of Deeds in Book 2373 at Page 23 and to Notice of Foreclosure
of Walter B. Esley and Jean F. Esley to John M. Stewart, Jr.
recorded in said Registry of Deeds in Book 2667 at Page 241.

Walter B. Esley, one of the grantors herein, retains the right to
use the garage on the above described premises. During the time of
such usage, Esley shall maintain the interior and exterior of said
garage building in sound and proper condition. Esley's right
to use said garage building shall cease and terminate on
May //, 1976, provided that if either of the following events
shall occur prior to said date, said right to use said garage
shall terminate on the first of said events to occur: (1) the
sale by Esley of the property which he now owns in joint
tenancy at 381 Spring Street, in said Portland, or
(2) the death of said Esley.


This conveyance is made subject to a certain first mortgage to Federal
Loan and Building Association, dated November 29, 1960, and recorded
in said Registry of Deeds in Book 2578 at Page 7.

joining in this deed as Grantors, and relinquishing and conveying
our rights by descent and all other rights in the above described
premises, have hereunto set our hand and seals this 11th
day of May in the year of our Lord one thousand nine
~~XXXXXXXXXXXX~~ hundred and sixty-six.

Signed, Sealed and Delivered
in presence of

*Ernest C. [unclear]
to wit*

*Walter B. Esley
Jean F. Esley*

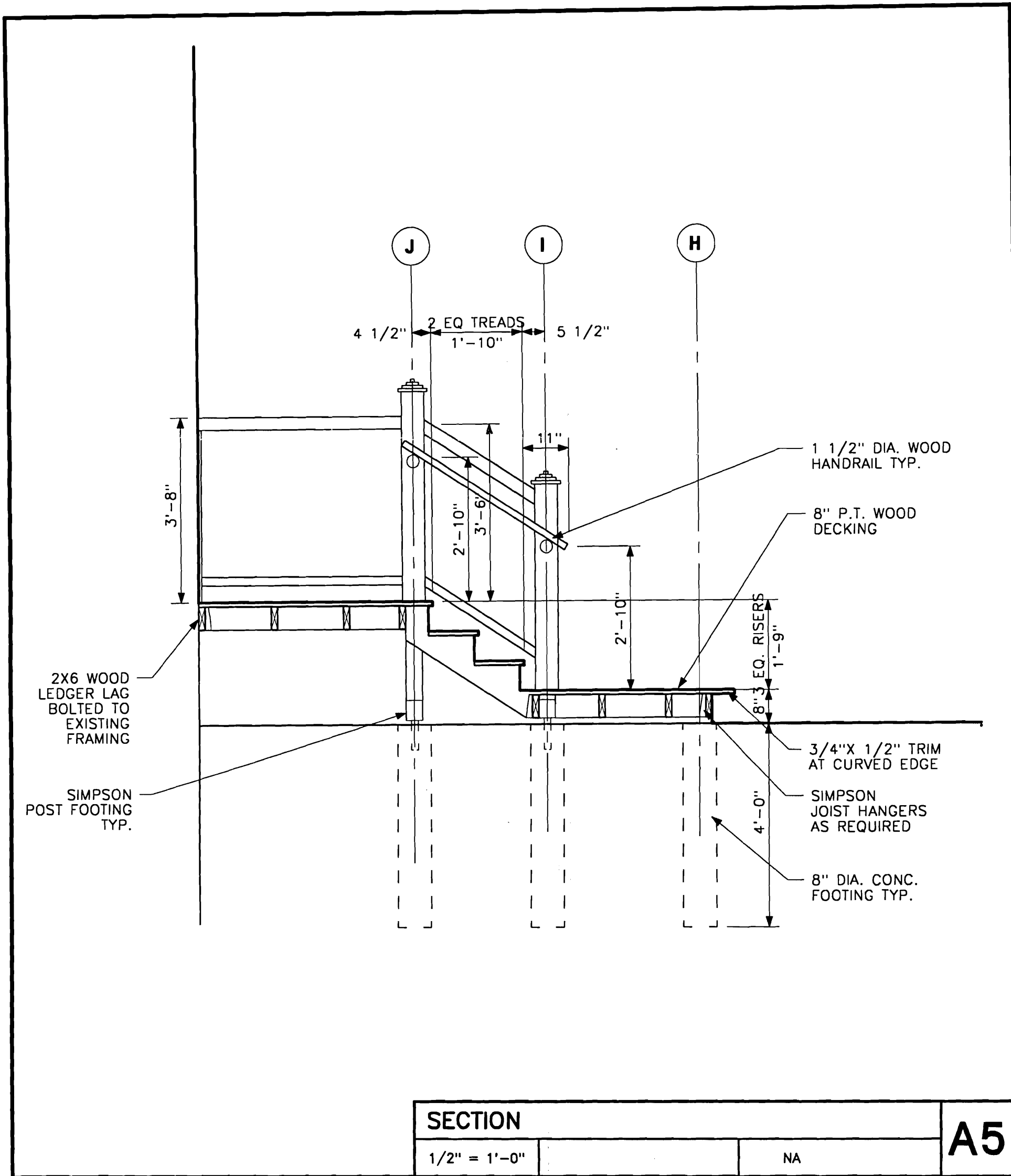


State of Maine, } ss.
Cumberland

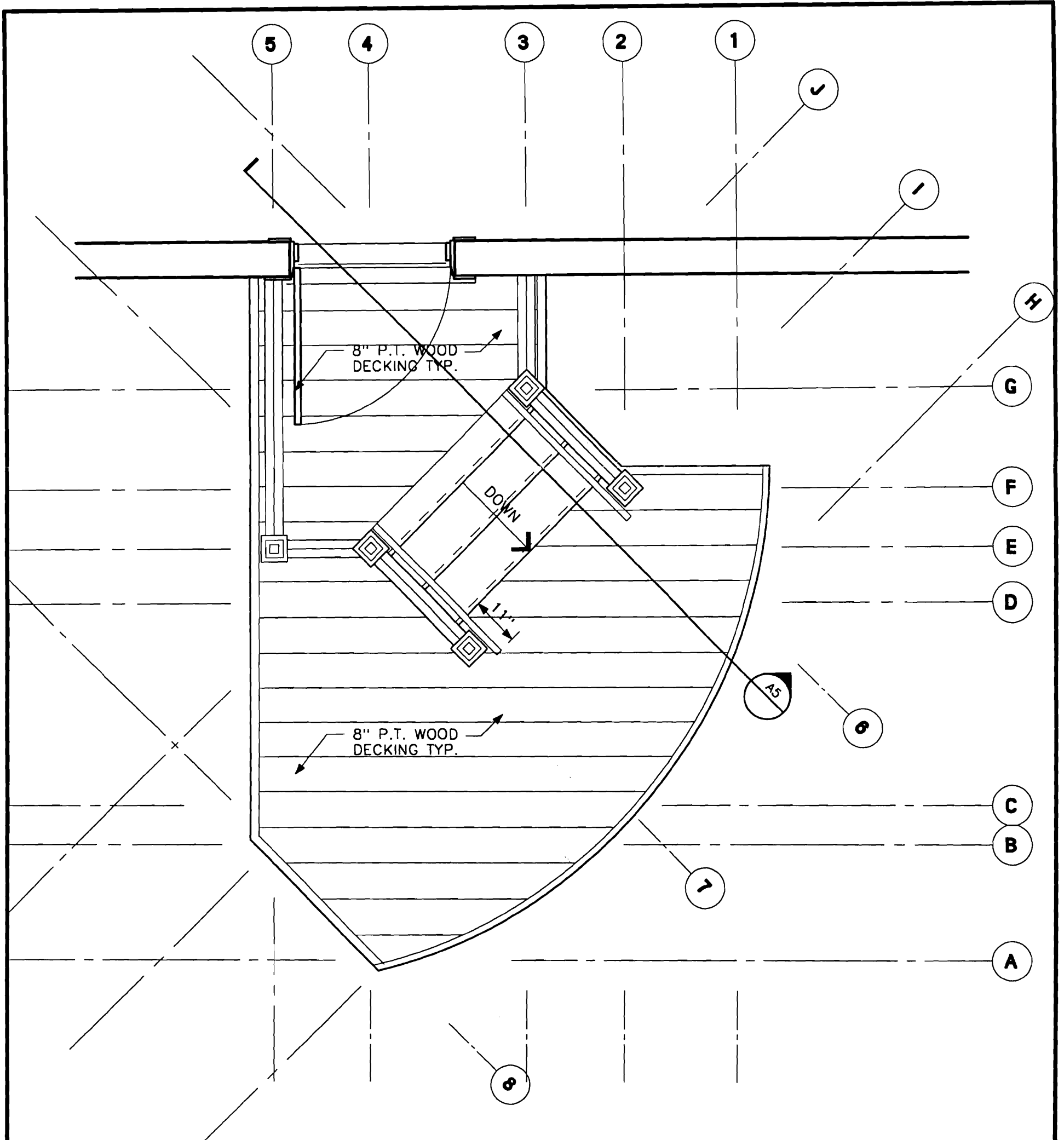
May 11, 1966 .

Personally appeared the above named
Walter B. Esley and Jean F. Esley

and acknowledged the above



SECTION		A5
1/2" = 1'-0"	NA	



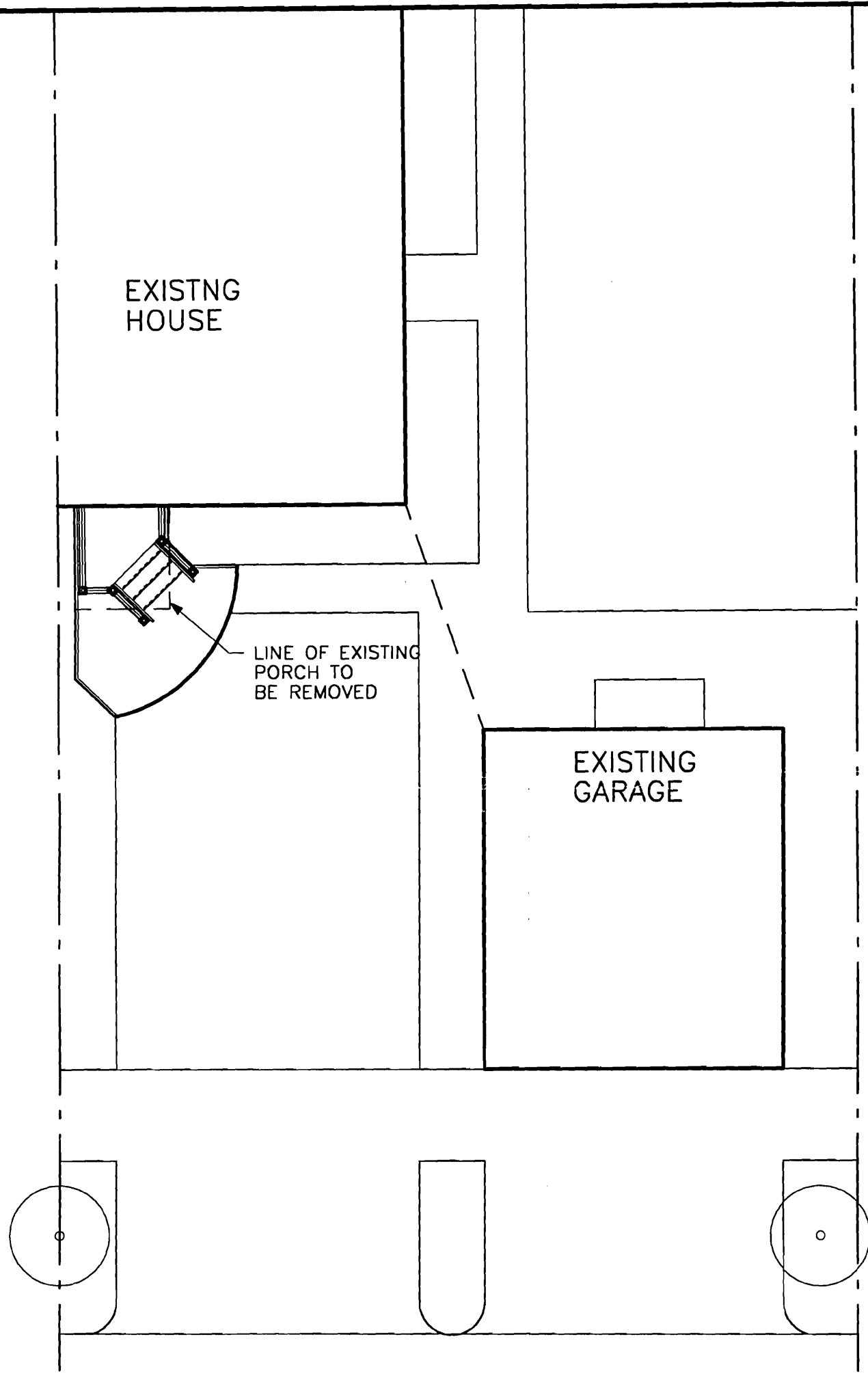
FLOOR PLAN		A2
1/2" = 1'-0"	REF: NA	

Steps are on property line

EXISTNG
HOUSE

LINE OF EXISTING
PORCH TO
BE REMOVED

EXISTING
GARAGE



SITE PLAN

N.T.S.

REF: NA

A1



these will be built to match railings on Spring St eventually slats to be made as shown then will change to match Spring St.

ELEVATION

1/2" = 1'-0"

REF: NA

A3