

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

Location of Construction: 364 Spring St		Owner: Harte, Chris		Phone: 774-1044		Permit No: 980991	
Owner Address: SAA 04102		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: The Gilman Group		Address: P.O. Box 612 Bat Mills, ME 04004		Phone: 929-8626		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP - 1 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 12,200.00 PERMIT FEE: \$ 80.00			
Proposed Project Description: Install Window, Door, Replace & alter porch steps -		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____		Zone: CBL: 061-F-001 R-4	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied 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: NG		Date Applied For: 24 August 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

26 August 1998

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

- 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: _____
 See Attachment 1/11/98
 1-p from 6/17/98

CEO DISTRICT 3

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: 364 SPRING ST., PORTLAND

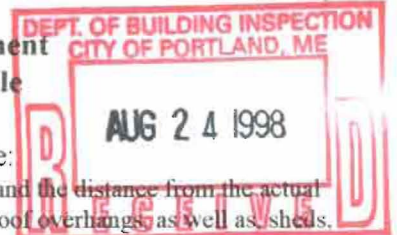
Tax Assessor's Chart, Block & Lot Number Chart# <u>061</u> Block# <u>F</u> Lot# <u>001</u>		Owner: <u>CHRIS HARTE</u>	Telephone#: <u>774 1044</u>
Owner's Address: <u>364 SPRING ST.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee <u>\$12,200.-</u> <u>\$80.-</u>
Proposed Project Description:(Please be as specific as possible) <u>INSTALL WINDOW, DOOR, REPLACE SPACER PORCH STEPS, PER ATTACHED</u>			
Contractor's Name, Address & Telephone <u>THE GILMAN GROUP INC BAR WILLS, ME 04004</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 roof overhangs, as well as sheds, 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: 8.24.98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.90 per \$1,000.00 construction cost thereafter.

GILMAN GROUP CONSTRUCTION

Building Remodeling Restorations

August 21, 1998

Chris Harte
364 Spring Street
Portland, Maine 04102

7741044

Chris,

The following is a preliminary specification outline and estimated cost allowances for budgeting purposes for the door, deck, stair and office window project.

A. General requirements

1. Review and confirm final specifications and owner's selections etc.
2. Obtain remodeling permit referring to accepted sketch #3 and these specs.
3. Confirm schedule with owner.
4. Order window, custom mahogany doors, transom, railings, finials, deck components, etc.

B. Site preparation & masonry

1. Remove deteriorated porch stairway and landing
2. Set up, cover furniture and surfaces with drop cloths as necessary
3. Coordinate and work with Jason Knight & Sons, Masonry;
 - a. office window masonry (to closely match kitchen window size and detail below):
 - set up staging and trim climbing plant as needed
 - layout masonry opening, cut access hole, tap and chisel out bricks and salvage
 - install angled steel lintel and sloped brick sill
 - cut and tooth in recycled brick with mortar to closely match extg.
 - b. kitchen/deck doorway (refer to plan elevation)
 - remove window shutters, casings, storm and window unit
 - provide temporary opening coverage and "tent" off dust enclosure area
 - carefully remove granite sill and bricks to rough plan opening
 - per plan, rebrick with recycled brick, lowering opening to accommodate door maintaining side brick detail lines
 - c. layout deck pier locations, excavate to 4', procure, deliver and place pre cast 4" tapered pier/ footings, plumb and backfill
4. Selectively remove plaster, lath and furring to open interior wall to new window and door brick openings.
5. Install temporary plywood covers as needed.

C. Window, Door, Transom, Storm installation etc.;

1. Inspect custom mahogany doors and transom units shop built through Atlantic Hardwoods
2. Install furring returns into new brick openings.
3. Secure window into place, caulk with Geocel, install brickmould casing
4. Disassemble and remove staging; return to Jason Knight
5. Coordinate installation of (per Atlantic Hardwoods):
 - a. custom fabricated door/transom into place, secure and seal, install hardware
 - b. custom storm/screen combo with hardware
 - c. exterior brick mould trim similar to extg.
6. Install:

GILMAN GROUP CONSTRUCTION

- a. furring and sheetrock blended to wall plane at new window and door units; tape and finish to smooth blend in
 - b. pine or poplar interior window/door trim extensions, casings, sill, apron etc. to closely match existing
7. Shop vac interior work area
- D. Deck / Stairs
1. Order custom mahogany finials, mahogany and fir finish deck and rail components from Atlantic Hardwoods
 2. Layout base pressure treated (p.t.) framing and secure to brick with 1/2" high strength steel anchor bolts and bolt to positioned piers
 3. Frame deck and landing platforms with 4x4 and 2x8 p.t. components.
 4. Cut stair stringers from 2x12 p.t. and install from base to landing and landing to deck
 5. Set and bolt 4x4 rail posts
 6. Inspect, pick up and deliver custom wood order and stock pine supplies
 7. Prime all surfaces of finish wood components (pine, mahogany, fir)
 8. Cut, fabricate, craft, fit and install;
 - a. Deck; 5/4 x 4 v. g. fir
 - b. Treads; 5/4 x 12 vertical grade fir
 - c. Risers with mitered returns
 - d. Vertical skirt; 3/4 x 2 with corner, base and finish stringer trim mitered to risers
 - e. Newels; clad and trim 4x4 p.t. posts with mahogany
 - f. Rails; built up milled mahogany
 - g. Balusters; 1-1/2 x 1-2/2
 - h. Post caps and finials; mahogany
 9. Misc. as needed
 10. Review work with owner.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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



June 19, 1998

Chris Harte
364 Spring Street
Portland, Maine 04102

Re: Porch Extension & Creation of Window Opening; 364 Spring Street

Dear Mr. Harte:

On June 17, 1998, the City of Portland's Historic Preservation Committee voted unanimously to approve your application for a Certificate of Appropriateness. The approval is for the extension of an existing porch on the east facade of your residence at 364 Spring Street. Approval was also granted for the creation of a new window opening on the south facade, second floor level.

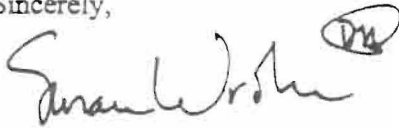
As you will recall, you requested consideration of three (3) alternative design schemes for the porch configuration. The Committee approved Options #1 and 2, but determined that Option #3 was not as compatible with the original architectural massing of the structure.

All improvements shall be carried out as shown on the revised plans and specifications distributed at the 6/17/98 meeting, except as modified to comply with the condition of approval described above. 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,



Susan Wroth, Chair
Historic Preservation Committee

cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)
Paul Attardo, Van Dam & Renner Architects



GILMAN GARDEN

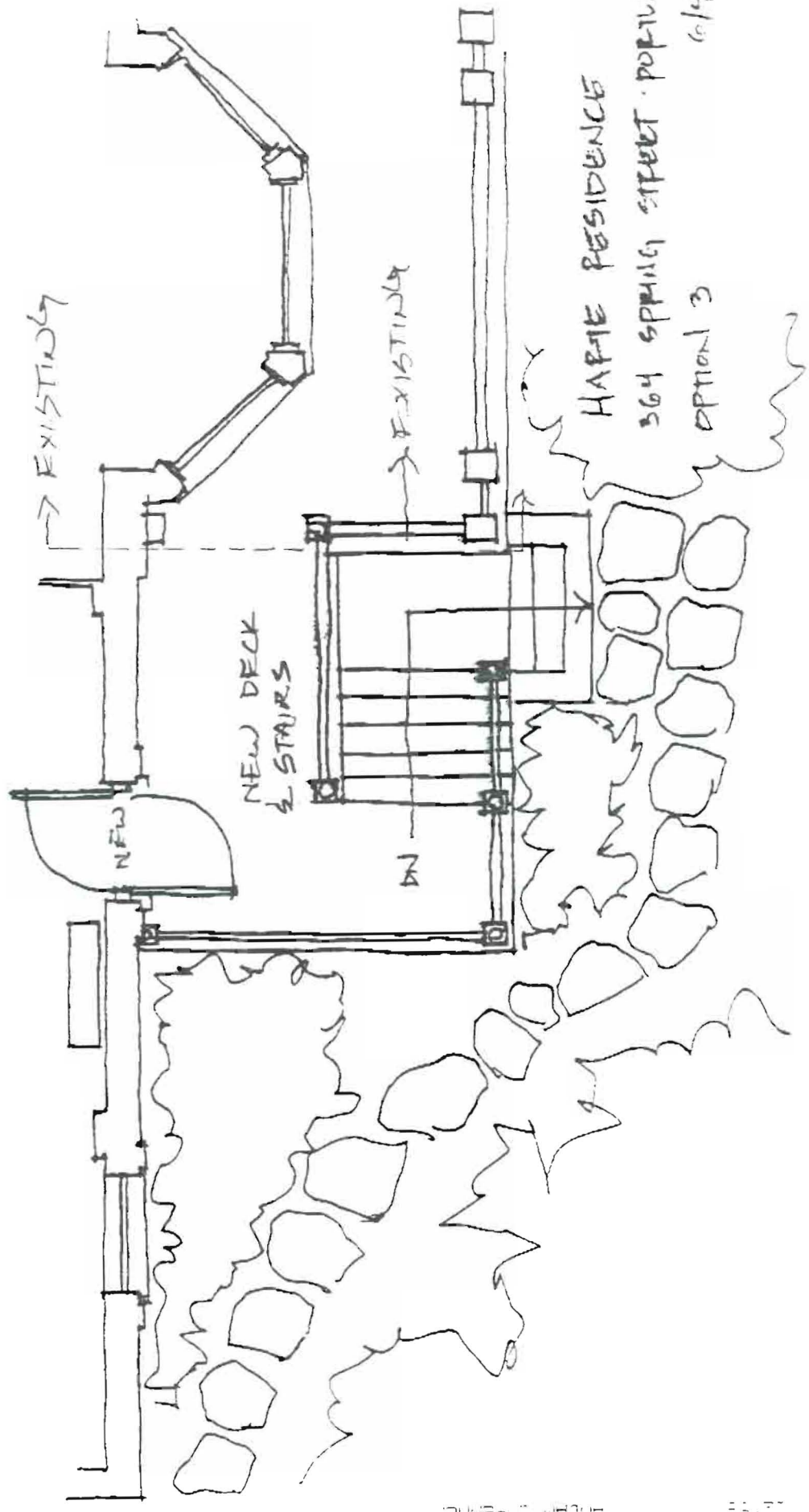
LINCOLN P. GILMAN
P.O. BOX 612
BAR MILLS, ME 04004-0612

HAFTE RESIDENCE

369 SPRING STREET · PORTLAND

OPTION 3

6/4/98



HARVE RESIDENCE
 364 SPRING STREET · PORTLAND
 6/4/90
 OPTION 3

1/4" = 1'-0"

GILMAN GROUP

LINCOLN P. GILMAN
 P.O. BOX 612
 BAR MILLS, ME 04004-0612

GILMAN GROUP CONSTRUCTION

8-24-98

FAX TO: MARY GRESLIK # 874-8716

BUILDING INSPECTION SERVICES.

RE: PERMIT FOR CHRIS ANATE JOB
APPLIED FOR 8-24-98

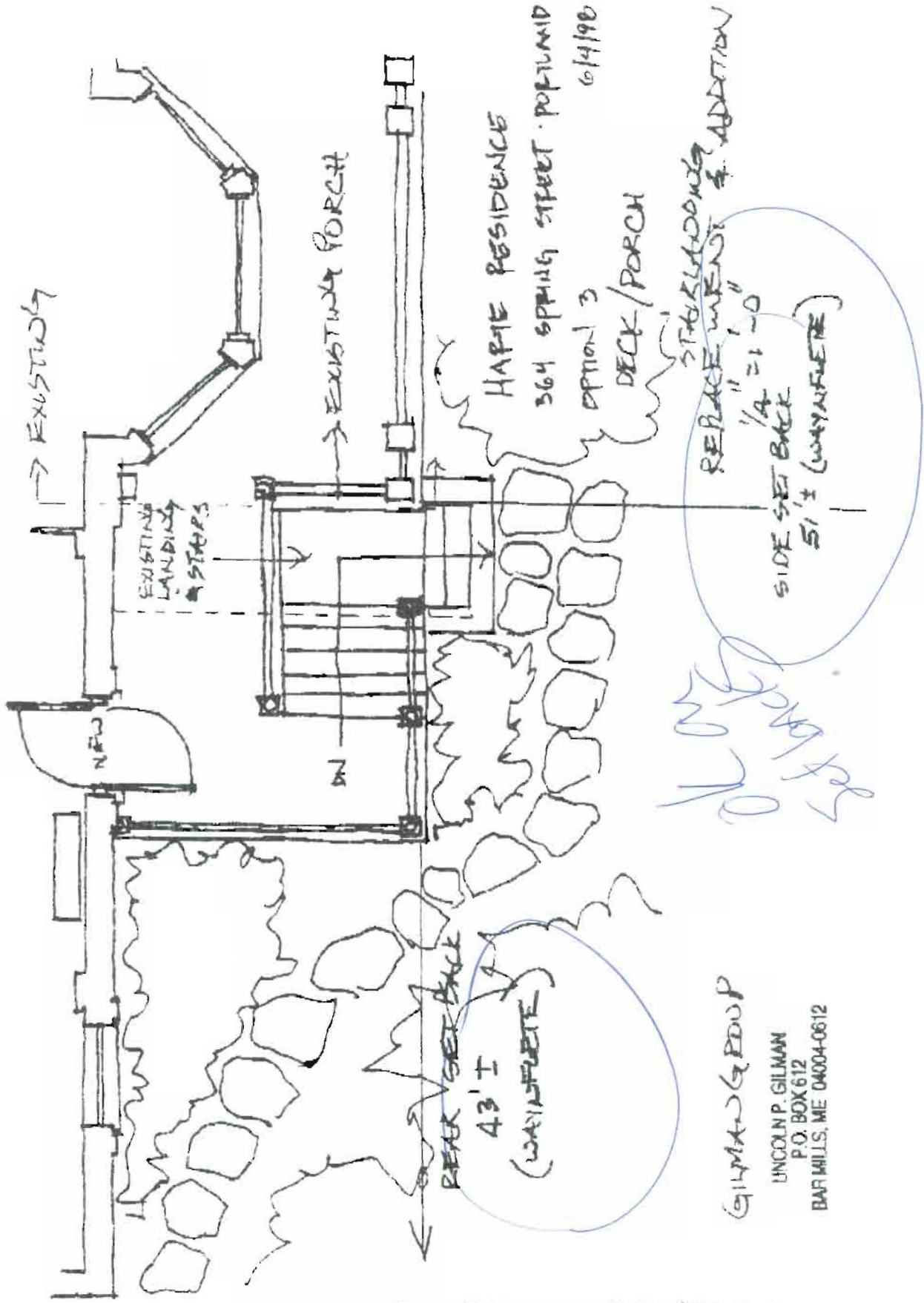
MARY -

I HAVE MADE NOTATIONS
ON THE PLAN THAT FOLLOWS
INDICATING SET BACKS.

- PLEASE CALL IF YOU
HAVE QUESTIONS.

THANK YOU,

LUC GILMAN



HARPE RESIDENCE
 364 SPRING STREET - PORTLAND
 6/14/98
 OPTION 3
 DECK / PORCH

STAIRS LANDING
 REPLACE W/ 1 1/4" - 1"
 SIDE SET BACK
 5' ± (WAYAHEAD)

Handwritten signature/initials

REAR SET BACK
 43' ±
 (WAYAHEAD)

GILMAN GROUP
 LINCOLN P. GILMAN
 P.O. BOX 612
 BAR MILLS, ME 04004-0612

BUILDING PERMIT REPORT

DATE: 31 Aug 98 ADDRESS: 364 Spring ST 061-F-001
REASON FOR PERMIT: To MAKE EXT. Reno
BUILDING OWNER: Chris Harte
CONTRACTOR: The Gilman Group
PERMIT APPLICANT:
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 53

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, *10, *12, *26, *29

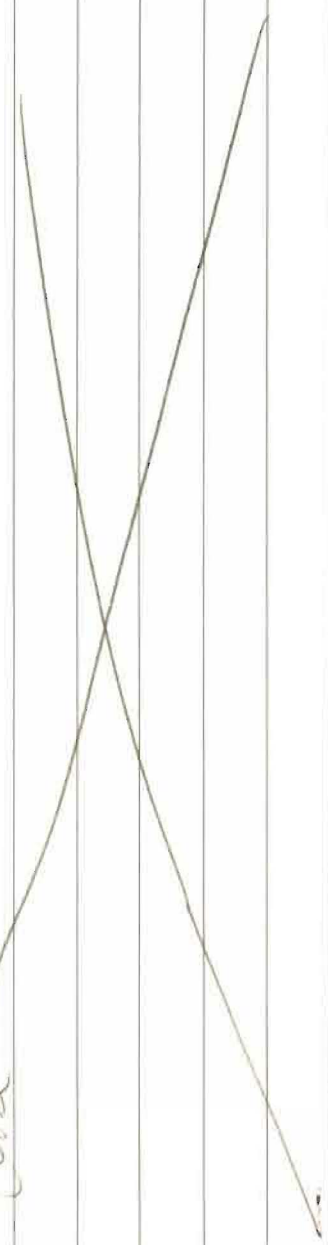
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of 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 1903.0
- 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)
- 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

COMMENTS

9-2-98 Speaks with contractor about job. I'll call when work starts for same truck.

10-21-99 Met contractor at property. Dishes out same table.

Resp. by Mr. Ch. Close



Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

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 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.

25. All requirements must be met before a final Certificate of Occupancy is issued.

X 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)

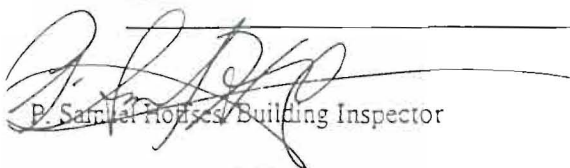
28. Please read and implement the attached Land Use-Zoning report requirements.

X 29. Please read and implement attached Historic Preservation requirements

30. _____

31. _____

32. _____


P. Samuel Hodges, Building Inspector

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