

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

<b>PERMIT ISSUED</b>		CBL:
Permit No: 01-0621	Issue Date: JUN 25 2001	062 A005001

<b>Location of Construction:</b> 146 Pine St	<b>Owner Name:</b> Higgins Nicholas H & Rosa M Jts	<b>Owner Address:</b> 148 Pine St PORTLAND	<b>Phone:</b> 207-772-1377
<b>Business Name:</b> West End Inn	<b>Contractor Name:</b> Bailey, Chris	<b>Contractor Address:</b> 2 Bailey Drive Grey	<b>Phone:</b> 2076573646
<b>Lessee/Buyer's Name:</b> Nicholas Higgins	<b>Phone:</b> 207-772-1377	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> R-6

<b>Past Use:</b> bed & breakfast w/ 6 rooms <i>use is OK per microfiche</i>	<b>Proposed Use:</b> West End Inn. Replace existing rotted stairway	<b>Permit Fee:</b> \$48.00	<b>Cost of Work:</b> \$4,000.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> replace existing rotting stairs, in same footprint		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <b>PERMIT ISSUED WITH REQUIREMENTS 12/19/94</b>	
		<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		<b>Signature:</b>	<b>Date:</b>	

<b>Permit Taken By:</b> jodinea	<b>Date Applied For:</b> 05/31/2001	<b>Zoning Approval</b>		
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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..	<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/7/01</i>	<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 Date:	<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 SEE ATTACHED <input type="checkbox"/> Denied to D.A. <i>JAN 6/19/01</i> Date: <i>6/7/01</i>
	<i>to remain in the same footprint</i>		

**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: 4 June 2001 ADDRESS: 146 Pine ST. CBL: 62-A-005

REASON FOR PERMIT: Replace stairs

BUILDING OWNER: Nicholas & Rose Higgins

PERMIT APPLICANT: CONTRACTOR Chris Bailey

USE GROUP: R-1 CONSTRUCTION TYPE: E-B CONSTRUCTION COST: \$4,000.00 PERMIT FEES: \$48.00

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, 2, 4, 11, 13, 31, 33, 32, 35, 36, 38

- \*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.
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.
\*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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*11. 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.
12. Headroom in habitable space is a minimum of 7'6".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/31

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.
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) *NOT to enlarge existing foot print*
32. Please read and implement the attached Land Use Zoning report requirements.
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).
38. *This permit is being issued with the understanding that the existing foundation is used - I.E. This is not the case, before construction is started a foundation detail shall be submitted for review and approval.*

*[Signature]*  
 Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager  
*[Signature]*

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**

01-0621

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

# All Purpose 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: 146 Pine St. Portland

Total Square Footage of Proposed Structure 51' + - Square Footage of Lot 2400' + -

Tax Assessor's Chart, Block & Lot Number Chart# 62 Block# A Lot# 5	Owner: Nicholas + Rosa Higgins	Telephone#: 207-772-1377
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Lessee/Buyer's Name (If Applicable) —	Owner's/Purchaser/Lessee Address: 146 Pine St. Portland	Cost Of Work: \$ 4000 Fee: \$ 48.00
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Current use: ~~Rear Entrance to Inn.~~ comm. Bar + Bed Breakfast  
6 Rms

If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:

Proposed use: Rear Entrance to Inn.

Project description: Replacement of existing rotted stairway with new one.  
Reorient the stairs because of massive ice build-up during winter, caused by

Contractor's Name, Address & Telephone: Chris Bailey  
2 Bailey Drive Grey, ME 04039 657-3646  
*↳ melt water from the roof.*

Applicants Name, Address & Telephone: Nicholas Higgins  
146 Pine St. Portland 04102

Who should we contact when the permit is ready: Rosa Higgins  
Telephone: 772-1377 -

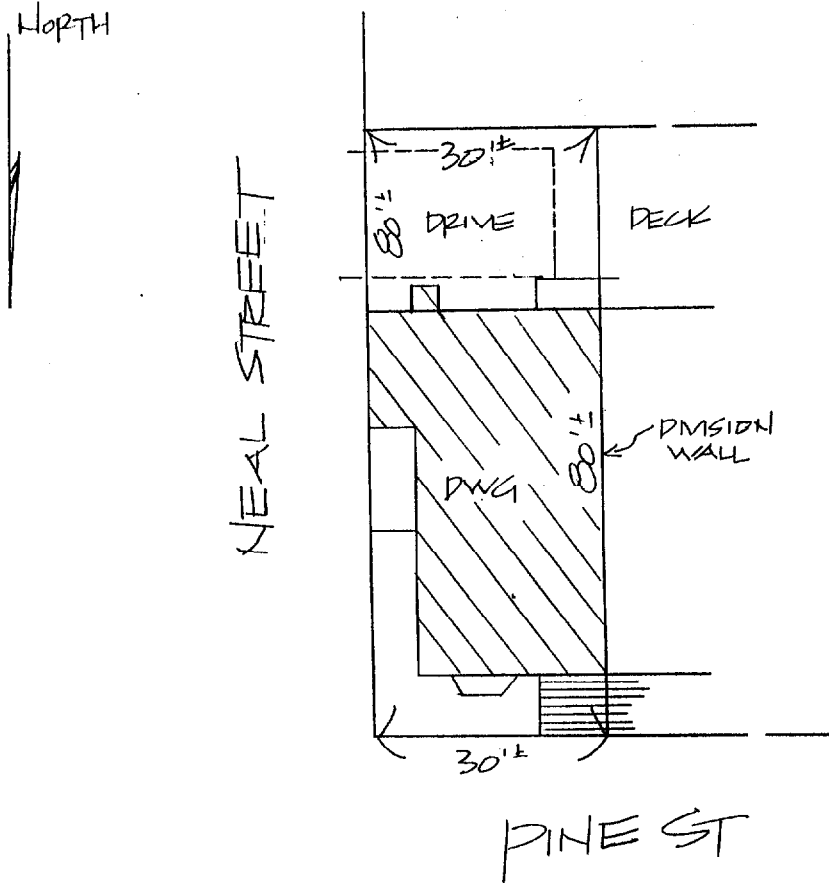
If you would like the permit mailed, what mailing address should we use:

CH  
Rec'd By: S/30

# FOR MORTGAGE LENDER USE ONLY

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 146 PINE ST INSPECTION DATE: 12-13-99  
PORTLAND, ME SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: HIGGINS REQUESTING PARTY: NEW ENGLAND TITLE  
 OWNER: LEONARD ATTORNEY: \_\_\_\_\_  
 LENDER: FFMC FILE No. 997210

**TITLE REFERENCES:**

DEED BOOK: 11622 PAGE: 162  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
 COUNTY: CUMB

YOUR FILE #: HP9

**MUNICIPAL REFERENCE:**

MAP: 62 BLOCK: A LOT: 5

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 220051 PANEL: 20132 ZONE: 1 DATE: 12-6-98

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

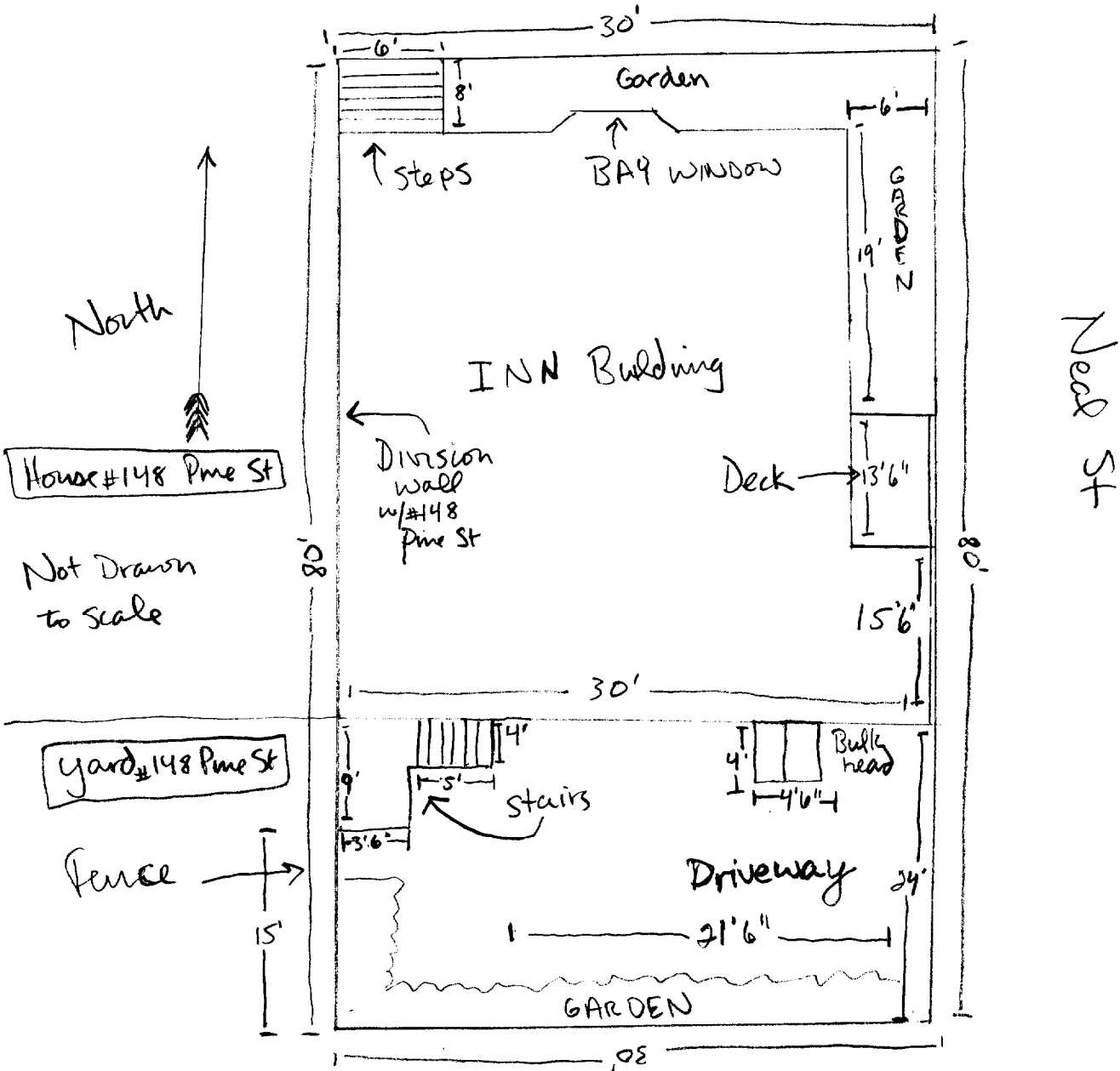
COMMENTS:

**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 844 STEVENS AVENUE 252 CLARKS WOODS ROAD  
 PORTLAND, ME 04103 ETNAH ME 04002  
 (207) 878-7870 (207) 499-2358

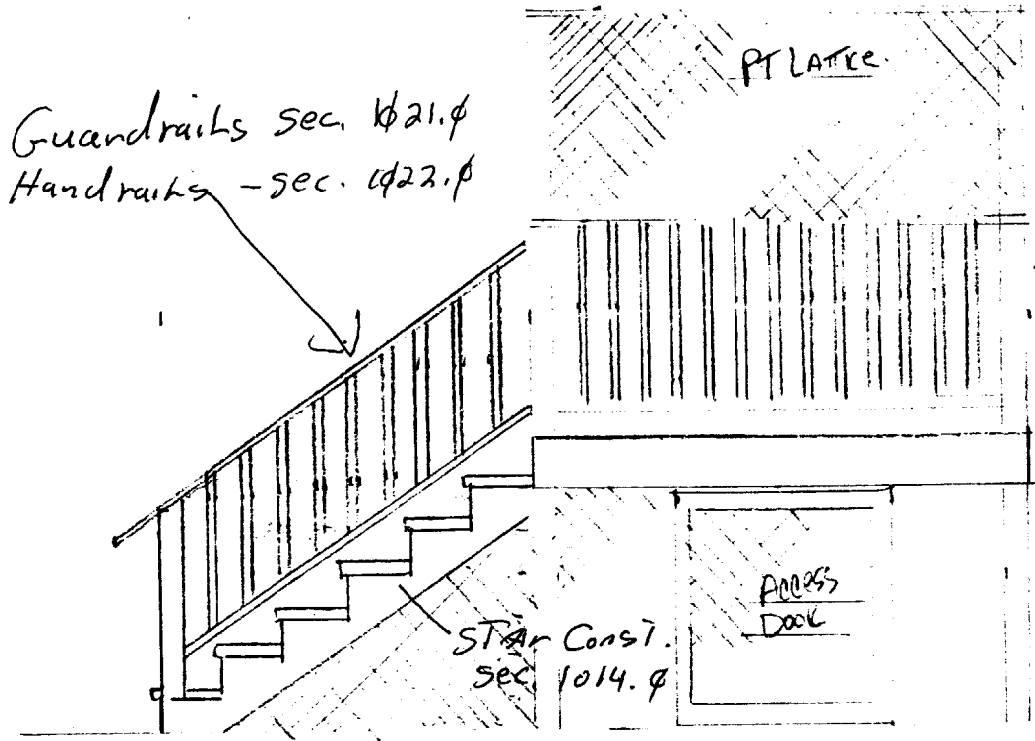
**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**



West End Inn  
 (Existing)  
 Pine Street. (#146)

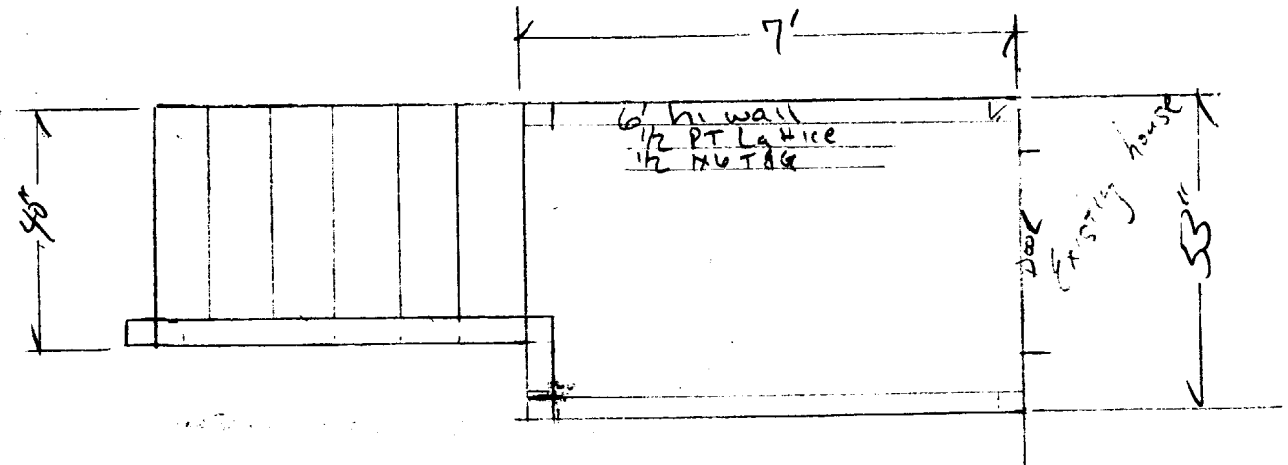


FRONT VIEW



Constructed entirely

- 2x4 Rails w/ 2x
- 2x12 treads & stairs
- 4x4 Posts
- 2x8 box w/ 2x6
- 5/4x6 Decking
- Press. Tread or
- To be used in



Top View



ADDRESS: 146 PINE ST.  
 PERMIT APPLICATION FOR: STAR REPLACEMENT  
 BUILDING OWNER: NICHOLAS + ROSE HIGGINS  
 PERMIT APPLICANT: "  
 REVIEWER: JEFFREY HARRIS  
 DATE OF DECISION 6/19/01

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted


Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. LATTICE ON PORCH SKIRTING AND SCREENS TO BE SQUARE LATTICE, REPLICATING THAT FOUND ON NEAL ST. PORCH. PORCH SKIRTING TO BE TRIMMED WITH 5/4 OR 1" BOARDS.
2. 2x4 RAILINGS TO BE SHAPED WITH TWO CHAMFERES:  4x4 POSTS TO FEATURE SHAPED CAPS.
3. BAWSTERS TO BE SPACED AT A MAXIMUM OF 4"
4. LATTICE SCREEN TO BE TRIMMED AT TOP WITH 4" TRIM BOARD
5. PRESSURE TREATED WOOD MUST BE STAINED OR PAINTED.

