

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

PERMIT ISSUED	
Permit No: 01-0574UN	Issue Date: 5 2001
CBL: 062 E002001	

Location of Construction: 39 Neal St	Owner Name: Tripp Sidney P Iii	Owner Address: 39 Neal St Portland, ME 04101	Phone: 207-774-6617
Business Name: n/a	Contractor Name: Raymond Keith	Contractor Address: 1 Bowdoin St. Portland	Phone: 2078719348
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone: R-4

Past Use: Multi-Family; 3 Units	Proposed Use: Same: Replace existing 9' 6" X 8' 3" Porch. Call Raymond at 871-9248 when ready.	Permit Fee: \$72.00	Cost of Work: \$8,000.00	CEO District: 3
<i>units ok per [unclear]</i>		<i>NA in use allowed</i>		

Proposed Project Description: Replace existing 9' 6" X 8' 3" Porch	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type: 5B
	Signature: <i>[Signature]</i>	
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature: <i>[Signature]</i> Date: _____	

Permit Taken By: cjh	Date Applied For: 05/21/2001	Zoning Approval
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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..	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"/> <i>ok with conditions</i> Date: <i>5/30/01</i>	Zoning Appeal <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: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>see attached</i> <i>ok with Historic per DA 5/30/01</i> Date: _____
	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

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: #39 Neal St., Port.

Total Square Footage of Proposed Structure	Square Footage of Lot
	7440 59'

Tax Assessor's Chart, Block & Lot Number	Owner: Sidney P. Tripp	Telephone#:
Chart# 62 Block# E Lot# 2		# 774-6617 0 772-3599

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 8,000 Fee: \$ 72.00
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Current use: Multi-Fam / 3 Units

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

Proposed use:

Project description: replace existing porch/entry on 1st + 2nd floor reframe, replace railings + ballustrades, columns, decking

Contractor's Name, Address & Telephone: Raymond Keith
1 Bowdoin St., Port. 871-9348

Applicants Name, Address & Telephone:
Sidney P. Tripp

Who should we contact when the permit is ready: Raymond Keith
Telephone: 871-9348

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

5/21
Rec'd By: CH

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:

Date:

BUILDING PERMIT REPORT

DATE: 24 MAY 2001 ADDRESS: 39 Neal ST. CBL: 062-E-002
 REASON FOR PERMIT: To replace 9'6" x 8'3" porch (2 decks)
 BUILDING OWNER: S.P. Tripp
 PERMIT APPLICANT: CONTRACTOR Raymond Keith
 USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$8,000.00 PERMIT FEES: \$72.00

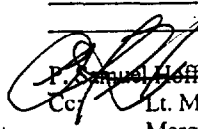
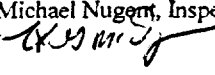
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *33, *34, *36
*38, # 32, # 39

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.
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. 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)
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 1/4" 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 (508mm), 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)

- 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *to remain 3 Dwelling units This is not an approval to add additional units*
- 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 Historic Preservation will review and approve your plan as stated, if not this permit is void =*
- * 39. *SHALL NOT INCREASE THE EXISTING FOOTPRINT OF PORCH AND SITING*


 P. Samuel Hoffes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, 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**

ADDRESS: 39 Neal
 PERMIT APPLICATION FOR: Pool reconstruction
 BUILDING OWNER: Sydney Tripp
 PERMIT APPLICANT: Ray (Cub)
 REVIEWER: John Anderson
 DATE OF DECISION: 5/30/09

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. Approved to proceed w/ pool construction, with exception of railings, which require approval of special exemption.
2. _____
3. _____

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Raymond Kuit
Applicant
1 Bowdoin St.
Applicant's Mailing Address
871-9348
Contact Person/Phone Number

5/18/01
Application Date
#39 Neal St.
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

Repair existing front entry

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
~~single family~~ ACTUAL # A 3 FAMILIES (a)
2. Proposed Use, if applicable: _____
3. The distance from the porch deck to the ground: 1st floor 34", 2nd floor 12'8"
4. The number of existing stair risers: 5
5. The current railing height and/or documented original railing height: 31"
6. The railing height requested: 36"

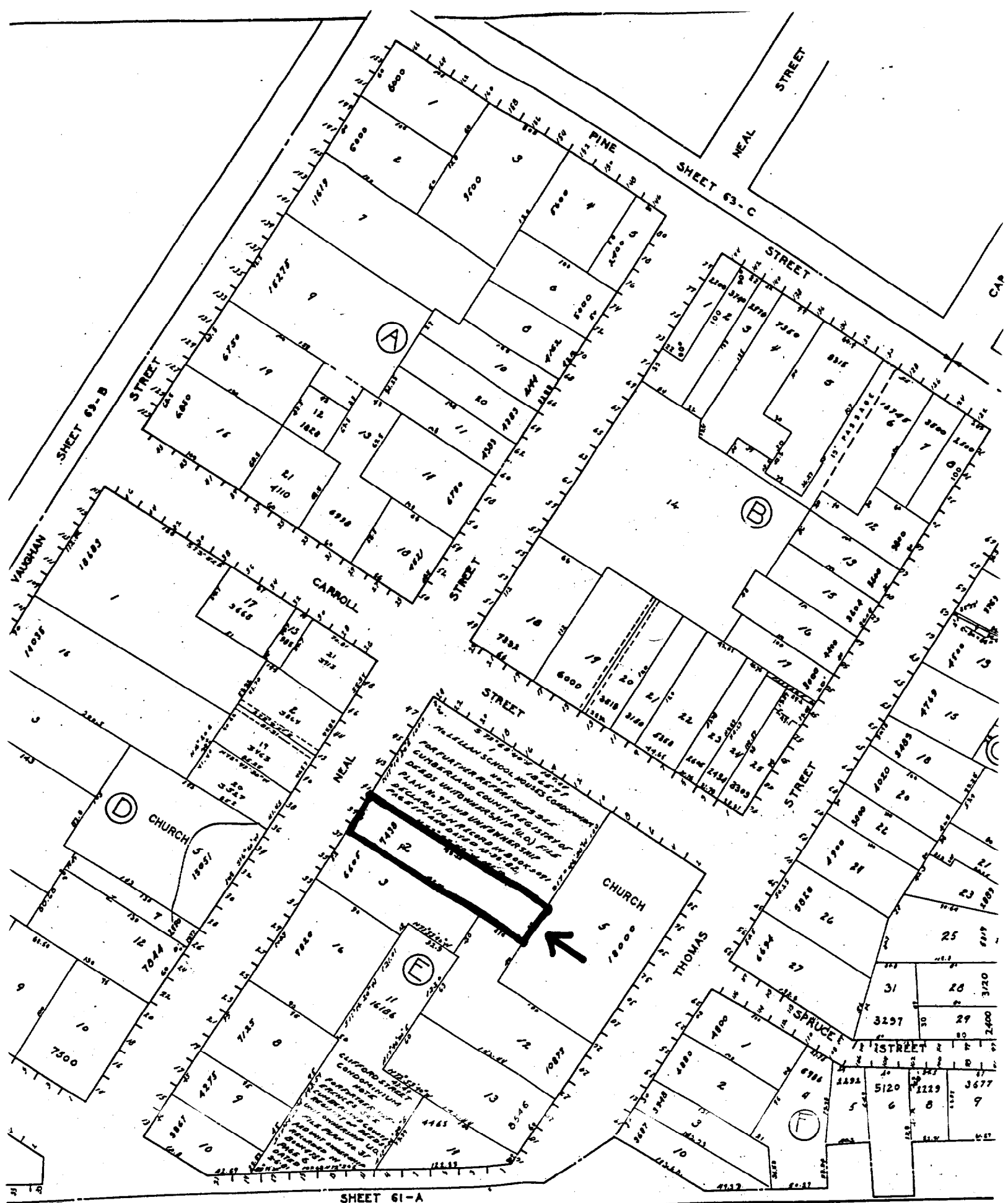
Planning Office Use Only:

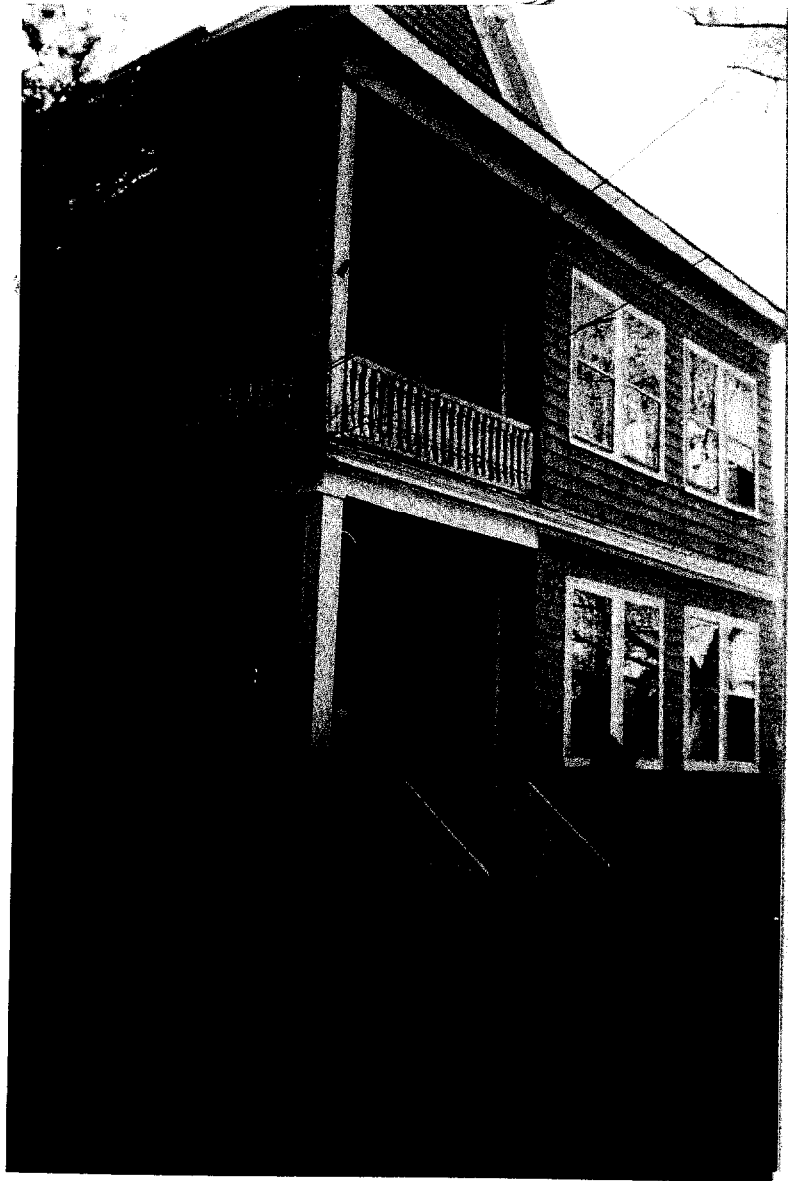
Historic Preservation Committee/Staff Recommendation: STAFF RECOMMENDS 36" - THIS HEIGHT WILL MAINTAIN HISTORIC PROPORTIONS / SCALE OF PORCH. W/TH

Inspections Staff Recommendation: ~~THIS WILL COMPLY W/ THE TALE CODE IN SEVERAL WEBS~~ ~~PER SECTION 3406. (a)~~

Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 5/24/01





WARRANTY DEED

John E. Tarling of 184 Foreside Road, Cumberland, Maine 04110 , and Arthur T. Anderson and Leona D. Anderson f/k/a Leona Jendrasko of 336 Danforth Street, Portland, Maine 04102 for consideration paid, grant to

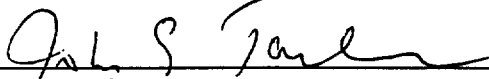
Sidney P. Tripp III

of 39 Neal Street , Portland, ME 04102, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.


WITNESS my/our hand(s) and seal(s) this 18th day of August, 2000.



John E. Tarling



Arthur T. Anderson



Leona D. Anderson




Richard E. Clarke
Witness as to all

State of Maine,

County of Cumberland,

Personally appeared before me the above-named John E. Tarling, Arthur T. Anderson and Leona D. Anderson and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

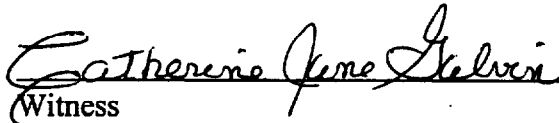


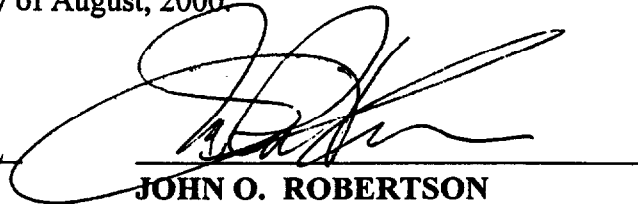
Richard E. Clarke, Attorney at law

DISCHARGE OF MORTGAGE

I, **JOHN O. ROBERTSON**, of 336 Danforth Street, Portland, Maine holder of a mortgage given by **ARTHUR T. ANDERSON AND LEONA D. ANDERSON** to **JOHN O. ROBERTSON** dated **December 16, 1991**, and recorded in the Cumberland County Registry of Deeds in **Book 9865, Page 163**, acknowledge satisfaction of the same.

WITNESS our hand and seal this 17th day of August, 2000.


Catherine Jane Galvin
Witness



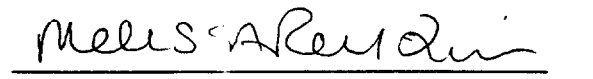
JOHN O. ROBERTSON

STATE OF MAINE
Cumberland, ss.

August 17, 2000

Personally appeared before me the above-named **JOHN O. ROBERTSON** and acknowledged the foregoing to be his free act and deed.

Before me,

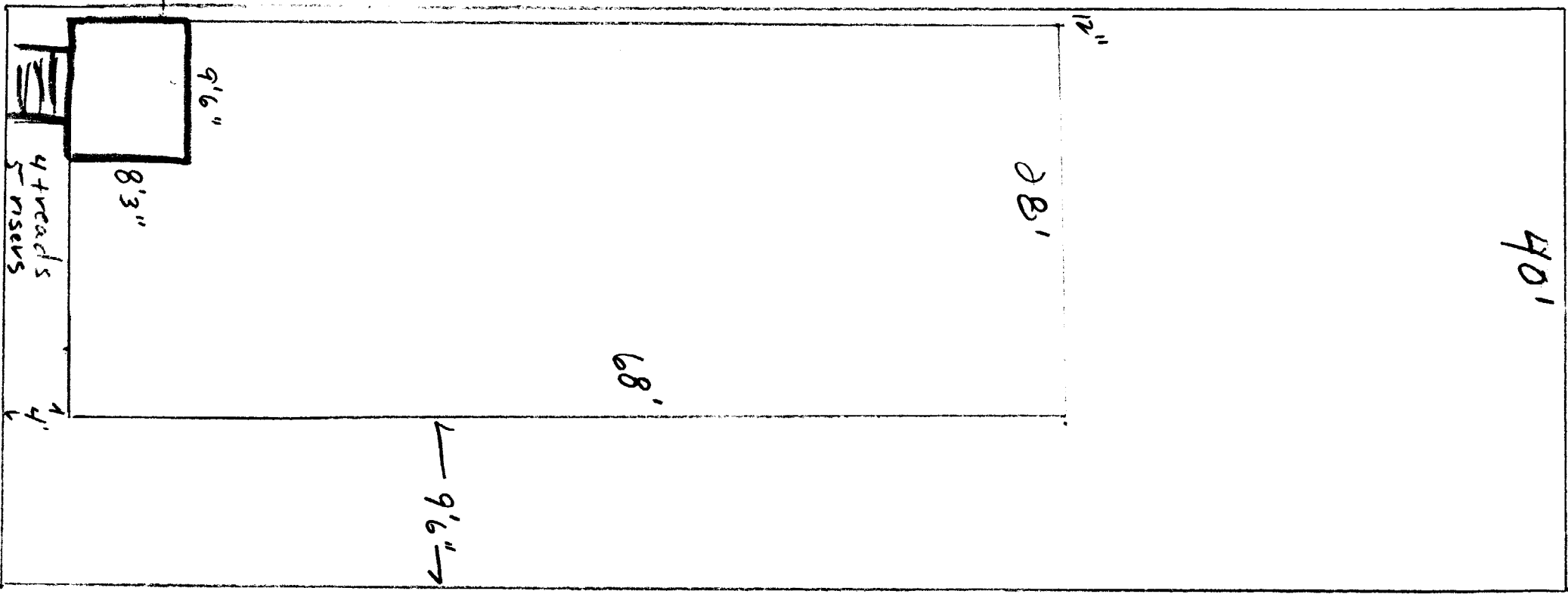


Notary Public
Printed Name: Melissa Perkins
My Commission Expires: 9/23/2004

DESCRIPTION OF PROJECT

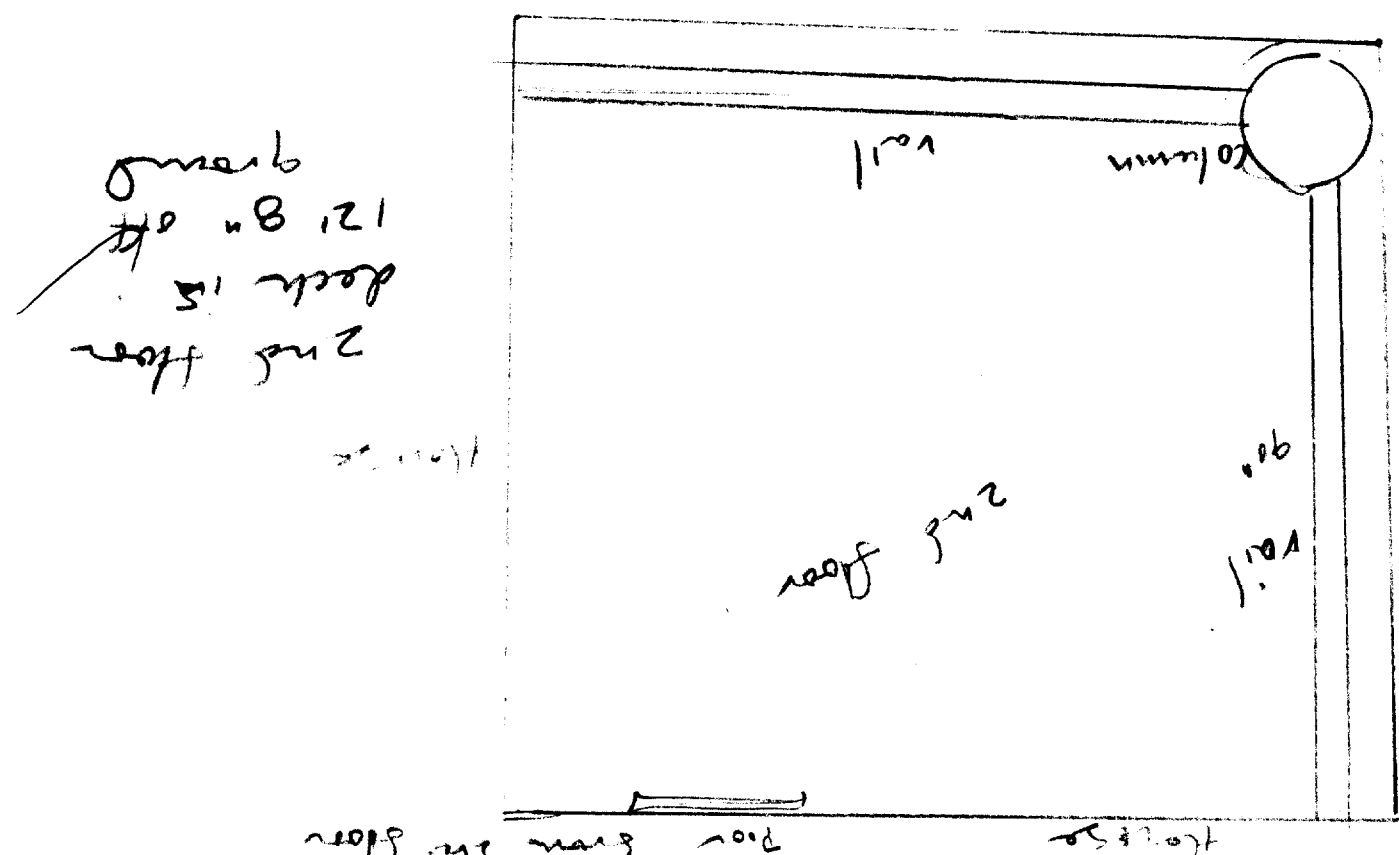
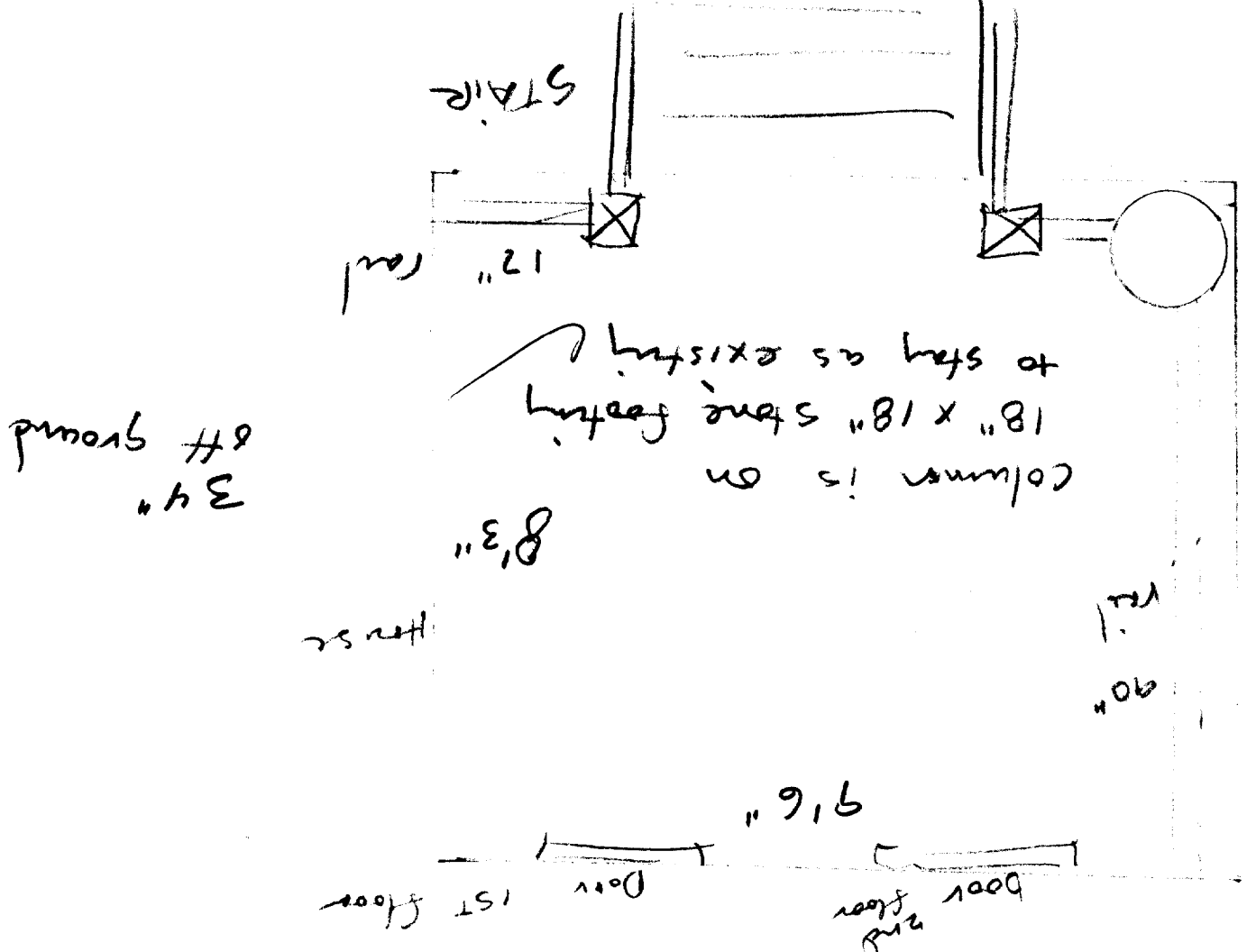
Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Repair / Replace existing framing, railings + balustrades columns + decking. We'll be fabricating new railings + elongating balustrades for new railing height of 3'. Replace boxed columns w/ new tapered round poly/carb. (8") for structural corner. Also replacing pre-cast stone steps w/ wood treads + risers + handrail + balustrades to match existing.



Existing 2 level porch to be rebuilt as existing w/ new columns, railings + balustrades to match (as per discussion w/ Deb Anderson)

186'



Description of Work

- jack & support 2nd story roof structure w/ 4" x 6" from ground ✓
- demo 1st & 2nd story railings, columns + decking ✓
- reframe w/ 2 x 10^{PT} if needed for decking ✓
double up 2 x 10's for rim joist + ledger
use hangers for remaining joist on 16" centers ✓
- deck w/ 3/4" fir tongue + groove ✓
- new columns on outside corner (2) will be structural Poly cast. ✓
- railings 2 1/4" x 3 1/2" spanish cedar milled to match existing top of rail @ 3' bottom rail 3 1/2" to 4" off decking ✓
- 4 new post, 2 notched into rim joist on 1st floor for stair opening, 2 more notched into stringers @ bottom of stairs w/ railing heights + conditions to match deck. ✓
- balustrades will be reproduced to match existing ✓