

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

|   |  |   |  |   |  |   |  |
|---|--|---|--|---|--|---|--|
| Location of Construction:<br>107 West Street                              |  | Owner:<br>Frank & Anna Benoit   |  | Phone:<br>773-4216  |  | Permit No:<br>981320  |  |
| Owner Address:<br>D&A   |  | Lessee/Buyer's Name:  |  | Phone:  |  | Business Name:  |  |
| Contractor Name:<br>Andrew Green  |  | Address:<br>167 Munsey St. South Pld. ME 04106                                  |  | Phone:<br>767-5489  |  | Permit Issued:<br>NOV 23 1998   |  |
| Past Use:<br>1-Fam.   |  | Proposed Use:<br>Same   |  | COST OF WORK:<br>\$ 3,500   |  | PERMIT FEE:<br>\$ 340.00  |  |
| Proposed Project Description:<br>Replace existing front entrance, stairs. |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied |  | INSPECTION:<br>Use Group: Type:   |  | Zone: CBL: 063-A-013  |  |
|   |  | Signature:  |  | Signature:  |  | Zoning Approval:  |  |
| Permit Taken By:<br>UB  |  | Date Applied For:<br>11-3-98  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/> |  | Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |

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..

*Close Permit*

**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

11-4-98

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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.

**NOTE\*\*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: 107 West street

|   |   |                                |
|---|---|--------------------------------|
| Tax Assessor's Chart, Block & Lot Number<br>Chart# <u>63</u> Block# <u>A</u> Lot# <u>13</u> | Owner:<br><u>Hank &amp; Anna Benoit</u> | Telephone#:<br><u>773-4216</u> |
|---|---|--------------------------------|

|                                 |   |                                     |                      |
|---------------------------------|---|-------------------------------------|----------------------|
| Owner's Address:<br><u>Same</u> | Lessee/Buyer's Name (If Applicable)<br><u>---</u> | Cost Of Work:<br><u>\$ 3,500.00</u> | Fee<br><u>\$ 40-</u> |
|---------------------------------|---|-------------------------------------|----------------------|

Proposed Project Description: (Please be as specific as possible)  
Replacement of existing front entrance stairs

|  |   |
|--|---|
| Contractor's Name, Address & Telephone<br><u>Andrew J. Greer 167 Mussey Street S. Portland Me. 04106</u> | Rec'd By: <u>UPB</u><br><u>767-5489</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: <u>[Signature]</u> | Date: <u>11/2/98</u> |
|--|----------------------|

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

O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

sent to \* Andrew Greer, 167 Mussey St S Portland

# Proposal

Page No. \_\_\_\_\_

of \_\_\_\_\_

Pages \_\_\_\_\_



## ANDREW J. GREER

General Contractor  
167 Mussey Street  
SOUTH PORTLAND, MAINE 04106  
(207) 767-5489

|   |                    |                           |                         |
|---|--------------------|---------------------------|-------------------------|
| PROPOSAL SUBMITTED TO<br><i>Wanda and Amy Benoit</i>  |                    | PHONE<br><i>773-4216</i>  | DATE<br><i>11/02/98</i> |
| STREET<br><i>107 West Street</i>                      |                    | JOB NAME<br><i>(None)</i> |                         |
| CITY, STATE and ZIP CODE<br><i>Portland Me. 04102</i> |                    | JOB LOCATION              |                         |
| ARCHITECT<br>—  | DATE OF PLANS<br>— | JOB PHONE<br>—            |                         |

We hereby submit specifications and estimates for:

Replacing existing front entrance stairs 1.) excavate front brick stairs 2.) install new Durablock precast concrete steps as described in attached forms 3.) On top of concrete steps build remaining wood steps with half walls on either side as described in attached construction plans 4.) paint all wood 2 coats of paint or stain as needed.

Please sign top white copy and return the yellow copy back to me.  
Thanks!

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of

*labor + materials + 10%* dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

*Full payment due at the job completion*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 14 days.

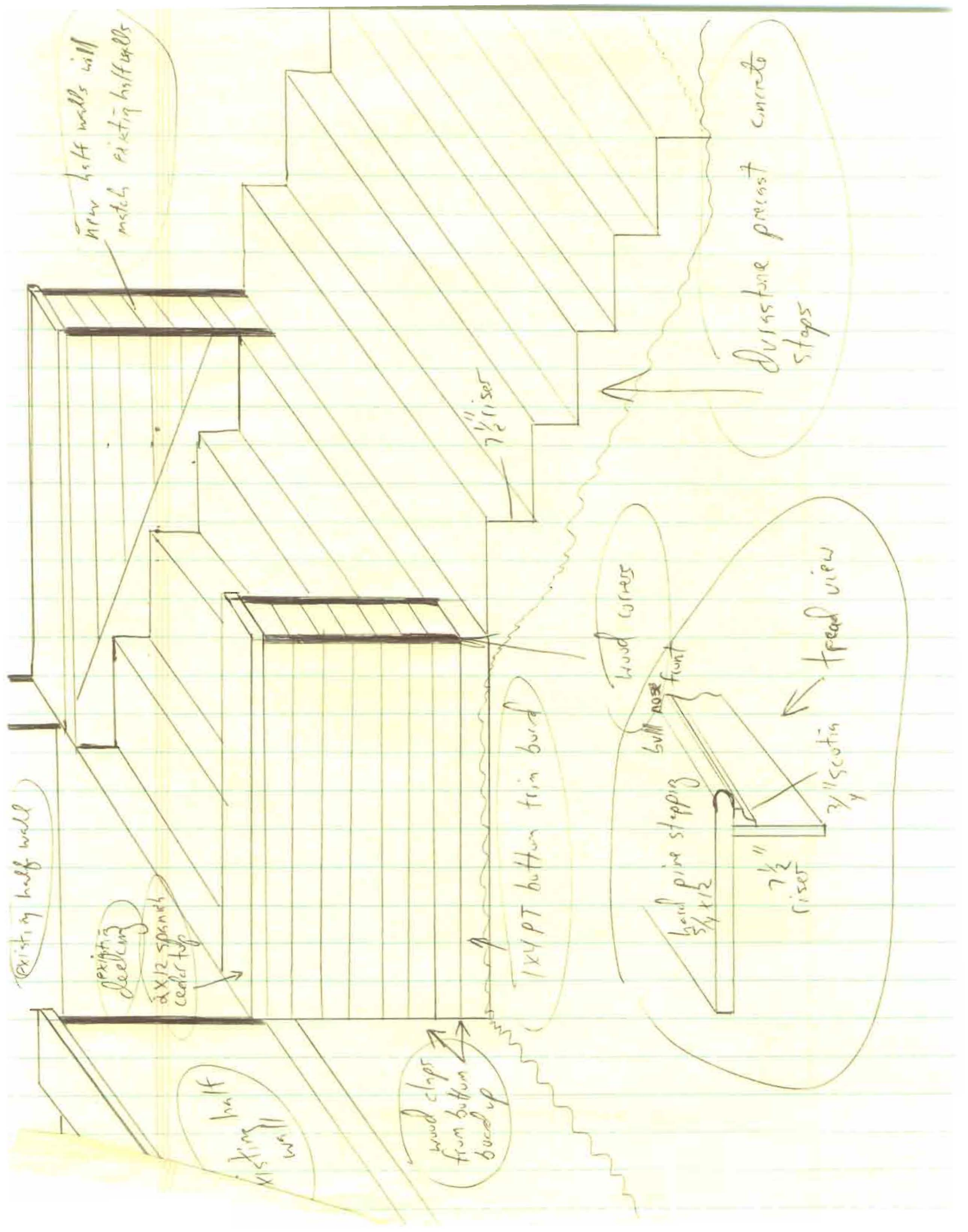
**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance: \_\_\_\_\_

Signature

*11-2-98*



new half walls will match existing half walls

existing half wall

existing decking  
2x12 spans cedar top

existing half wall

wood claps from bottom board up

1x4 PT bottom trim board

7 1/2" riser

wood corners

Durable precast concrete steps

hard pine stepping  
3/4 x 12

bull nose front

7 1/2" riser

3/4" scotia

tread view

# FAX

Date 10-23-98

Number of pages including cover sheet 3

TO: HANK BENOIT  
107 WEST STREET  
PORTLAND, ME 04103

FROM: Bob Nadeau  
DURASTONE  
66 MILLIKEN STREET  
PORTLAND, ME 04103

Phone  
Fax Phone 772-1302

Phone 207-797-3552  
Fax Phone 207-797-3800

RE: GRANITE STEPS

REMARKS:  Urgent  For your review  Reply ASAP  Please Comment

I ENCLOSE AN AGREEMENT FOR YOUR SIGNATURE AND  
IF YOU HAVE QUESTIONS FEEL FREE TO CALL ME.

I ALSO ENCLOSE A STEP REMOVAL AGREEMENT

PLEASE SIGN BOTH AND MAIL BACK TO ME  
ALONG WITH YOUR DEPOSIT OF \$278<sup>00</sup>

THANK YOU

Bob Nadeau



Architectural Precast  
and Cast Stone Products

# DURASTONE

66 Milliken Street  
Portland, Maine 04103

## DEMOLISHING / STEP REMOVAL AGREEMENT

Demolition of concrete – Brick or any solid material step. We understand the charges to remove, perform demolition services to install our new DuraStone steps – to be

1. \$150 for first two hours / includes air compressor and jackhammer and 1 man.
  - A. 1<sup>st</sup> hour on job
  - B. 2<sup>nd</sup> hour removal of debris at plant
2. Cost after 1<sup>st</sup> hour is \$45 per hour per man, with air compressor and jackhammer included.
3. Laborer – Associated helper to remove debris – place material on a truck, or in a cull bucket is \$28 per hour.

\_\_\_\_\_  
Sales Representative

  
\_\_\_\_\_  
Signature



10/23/98

14:58

2077973800

DURASTONE

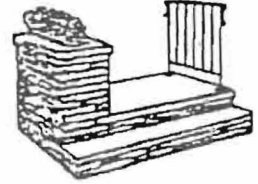
001/003



# Precast Concrete Products DURASTONE

66 Milliken Street, Portland, Maine 04103  
207-797-3552 207-797-8377

2754



Purchaser: HANK BENOIT

Day 772-4624  
Phone Number: Evening

Address: 107 WEST STREET - PORTLAND, ME

FAX 772-1302

Deliver To: STAIR

Estimated Delivery Date: 1 MONTH

WE AGREE TO FURNISH AND INSTALL  
DESCRIPTION

TOTAL DROP QUANTITY

UNIT PRICE

TOTAL AMOUNT

TOTAL  
Projection  
96"

1 GRANITE STEP GTX-1 SMOOTH FINISH  
93" WIDE - 4 RISES - 62" PLATFORM  
W/O WALL IN WALL  
NO RAILINGS

927 -

REMOVAL OF OLD UNIT  
BLK + CONCRETE  
SEE ATTACHED AGREEMENT

+

Purchaser contracts with Durastone Steps to perform work, labor and services in accordance with the above specifications.

LIMITED WARRANTY: Durastone's product is warranted for five years for defects in material or workmanship provided salt or chemicals are not used on the steps. Durastone's installation is warranted for one year when concrete pads are used, two years when pads and angle irons are used, and five years when angle irons and frost posts or concrete brackets are used. This is the sole warranty provided. DURASTONE MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED. This warranty gives specific legal rights, you may have other rights which vary from state to state.

ADDITIONAL TERMS APPEAR ON THE BACK OF THIS AGREEMENT.  
PLEASE READ.

|   |                 |
|---|-----------------|
| Total Amount.....                         | \$.....         |
| .....                                     | \$.....         |
| .....                                     | \$.....         |
| Deposit Herewith....                      | \$ <u>278 -</u> |
| Balance, Payable on<br>Completion of Work | \$.....         |

ACCEPTED: Bob Naomou 10/23/98  
 DURASTONE STEPS DATE  
[Signature] 10-27-98  
 PURCHASER DATE

### RAILING WAIVER AND SALT AND CHEMICALS NOTICE

Railings: I have been informed that most building codes require railings on steps for safety reasons. I choose not to have Durastone provide railings. I will provide railings myself. If I do not purchase railings from Durastone, I will hold Durastone harmless from any claim arising from the lack of railings or improper installation of railings.

Salt/Chemicals: I have been advised that salt or chemicals will damage my steps and void any warranty.

[Signature]  
Owner

HENRI BENOIT  
ANNA NOYES BENOIT  
56 WEST ST.  
PORTLAND, ME 04102

52-60/112

3204

10-27-98

PAY TO THE  
ORDER OF

Durastone

\$ 278.<sup>00</sup>

Two hundred seventy eight dollars and <sup>00</sup>/<sub>100</sub> DOLLARS



Key Bank of Maine  
Portland, Maine 04112 105

KPP

MEMO

deposit

H. Noyes Benoit

⑆0⑆ 200608⑆

005⑈ 1638 8⑈ 3204



# BUILDING PERMIT REPORT

DATE: 19 NOV. 98 ADDRESS: 107 West St. CBL: 063-A-013  
REASON FOR PERMIT: Replace Stairs at Front Entrance  
BUILDING OWNER: Hank & Anna Benoit  
CONTRACTOR: Andrew Greer  
PERMIT APPLICANT: ↑  
USE GROUP R-3 (u) BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

## 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

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 1/2" 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.~~ 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. (Section 1014.7)
- ~~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 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 )

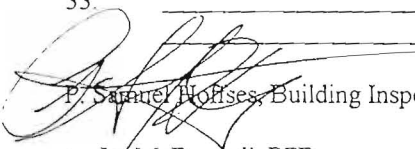
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed 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 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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 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. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_

  
P. Samuel Hoffses, Building Inspector

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