

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

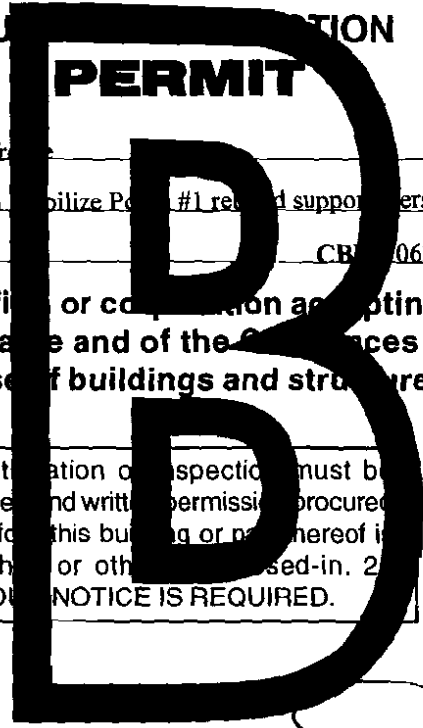
PERMIT

PERMIT ISSUED

Permit Number: 106919

JUN - 1 2010

CITY OF PORTLAND



This is to certify that KIST SUSANNA M /Don Duff

has permission to Replace rails on porch #2 & #3 mobilize Porch #1 remove support posts, repair rotting remove/ restore railings

AT 134 NEAL ST CB# 063 101000

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 2 HOURLY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

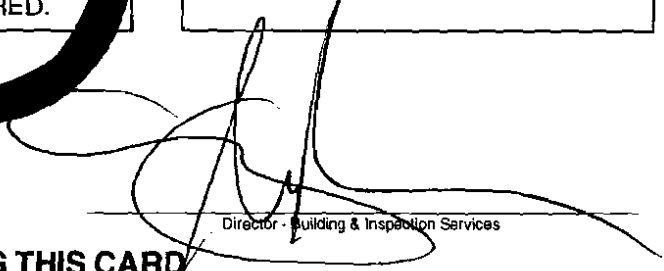
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name



Director: Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0519	Issue Date:	CBL: 063 I010003
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Location of Construction: 134 NEAL ST	Owner Name: KIST SUSANNA M	Owner Address: 134 NEAL ST APT 3	Phone:
Business Name:	Contractor Name: Don Dufresne	Contractor Address: P.O. Box 1001 Portland	Phone: 2073295618
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 6 Unit Condo	Proposed Use: 6 Unit Condo - Replace rails on porch #2 & #3 Stabilize Porch #1 rebuild support piers, repair rotting remove/ restore railings	Permit Fee: \$100.00	Cost of Work: \$7,600.00	CEO District: 2
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Proposed Project Description:
Replace rails on porch #2 & #3 Stabilize Porch #1 rebuild support piers, repair rotting remove/ restore railings

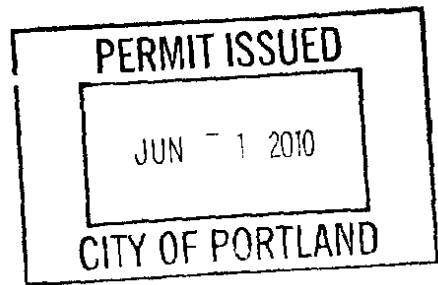
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: R-2 Type: SB <i>IRC 2003</i> Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/14/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 5/18/10 <i>ABM</i>	<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: _____	78 <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 Date: 5/19/10 <i>D. Andrews</i>



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



General 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: <u>134 NEAL ST & 21 MARSHALL ST</u>		
Total Square Footage of Proposed Structure/Area <u>185 SQ FT</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63 I 10</u> Block# Lot# <u>for both locations</u>	Applicant *must be owner, Lessee or Buyer* Name <u>WEST SIDE CONDO ASSOC.</u> Address <u>124 NEAL ST</u> City, State & Zip <u>PORT, ME 04102</u>	Telephone: <u>207 272-8615</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SUSY KIST</u> Address <u>ASSOC PRES</u> Address <u>134 NEAL ST. #3</u> City, State & Zip <u>PORT ME 04102</u>	Cost Of Work: \$ <u>7,600.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>CONDO</u>	Number of Residential Units <u>6</u>	
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use:		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>REPLACE RAILS ON PORCH #2 AND #3-SEE DIAGRAM</u> <u>STABILIZE PORCH #1, REBUILD SUPPORT PIERS, REPAIR</u> <u>ROTTING, REM/RES RAILS</u>		
Contractor's name: <u>DON DUFRESNE</u>		
Address: <u>P.O. BOX 1081</u>		
City, State & Zip <u>PORTLAND ME 04104</u>		Telephone: <u>207 329-5618</u>
Who should we contact when the permit is ready: <u>DON DUFRESNE</u>		Telephone: <u>329 5618</u>
Mailing address: <u>P.O. BOX 1081, PORT ME 04104</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 Officer'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.

RECEIVED

MAY 14 2010

Signature: Donald Dufresne Date: 5/10/10

This is not a permit; you may not commence ANY work until the permit is issued

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0519	Date Applied For: 05/14/2010	CBL: 063 I010003
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Location of Construction: 134 NEAL ST	Owner Name: KIST SUSANNA M	Owner Address: 134 NEAL ST APT 3	Phone:
Business Name:	Contractor Name: Don Dufresne	Contractor Address: P.O. Box 1001 Portland	Phone (207) 329-5618
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 6 Unit Condo - Replace rails on porch #2 & #3 Stabilize Porch #1 rebuild support piers, repair rotting remove/ restore railings	Proposed Project Description: Replace rails on porch #2 & #3 Stabilize Porch #1 rebuild support piers, repair rotting remove/ restore railings
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/19/2010

Note: **Ok to Issue:** ✓

- 1) * Replacement railings on side porches (# 2 and #3) not to exceed height of current railings. Note: current balustrade features a secondary bottom rail. This secondary rail to be eliminated in new design; balusters to extend full height between top and bottom rail.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/18/2010

Note: **Ok to Issue:** ✓

- 1) This permit is being issued with the condition that all the work is taking place within the existing footprint.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain as six residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/28/2010

Note: **Ok to Issue:** ✓

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/20/2010-gg: received from historic as of 05/19/10. /gg

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing inspection required.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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.

WEST SIDE CONDOMINIUM ASSOC. 5/12/10
Applicant Application Date
134 NEAL ST #3
Applicant's Mailing Address Address of Subject Property
SUSY KIST 272-8615
Contact Person/Phone Number ASSOC PRES 21 MARSHALL

DON DUFRESNE 329-5618 CONTRACTOR
Description of Project (please attach photograph of existing conditions and/or plan of project):
SIDE PORCH RAILINGS NEED COMPLETE REPLACEMENT
DUE TO ROTTING CONDITION

Please provide the following information:

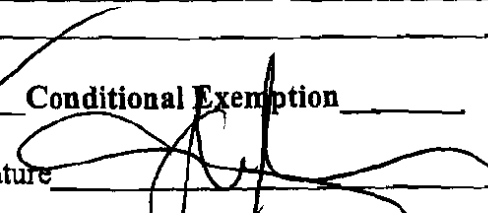
1. Current Use of Property (If multi-family residence, please indicate # of units):
6 CONDO UNITS
2. Proposed Use, if applicable: SAME AS CURRENT
3. The distance from the porch deck to the ground: # 2 PORCH - 4'8"
3 PORCH - 3'9"
4. The number of existing stair risers: N/A
5. The current railing height and/or documented original railing height: 37"
6. The railing height requested: 42"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: _____

Inspections Staff Recommendation: _____

Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature  Date: _____

White - Planning Office Yellow - Inspections Pink - Applicant



For your information

details of my conversation w/Deb Andrews

Tuesday, May 11, 2010 11:22 AM

From: "Andrew White" <awhitepwm@gmail.com>

To: dondufresne1@yahoo.com, "Susy Kist" <skist@oceanrenewablepower.com>

Hi Don,

Here are the details of my conversation w/Deb Andrews:

1. her office is willing to grant a waiver on the height requirement for the side porch railings; based on a photo of the current railings, she want us to remove the lower horizontal rail, effectively lowering the total height of the rail assembly; she'll talk with you about this when you see her

2. she wanted to confirm that if any of the Marshall St. columns are replaced, they are replaced in kind; I told her that was the plan, she also mentioned the option of using epoxy to repair the existing columns; again, she'll talk to you about this

Based on the information we've given her, Deb is ready to approve the historic appropriateness permit once the building permit was issued.

Thanks,
-Andrew

----- Original Message -----

Subject: Building permit

Date: Tue, 11 May 2010 10:17:14 -0400

From: Susy Kist <SKIST@OCEANRENEWABLEPOWER.COM>

To: Don Dufresne <dondufresne1@yahoo.com>

CC: Susy Kist <SKIST@OCEANRENEWABLEPOWER.COM>, Andrew White <awhite@bates.edu>

HI Don,

I'm just confirming that you've applied for a building permit with the City on our behalf.

Andrew spoke with Deb Andrews and she said that she would approve the permit at the staff level (does not need to be reviewed by historic

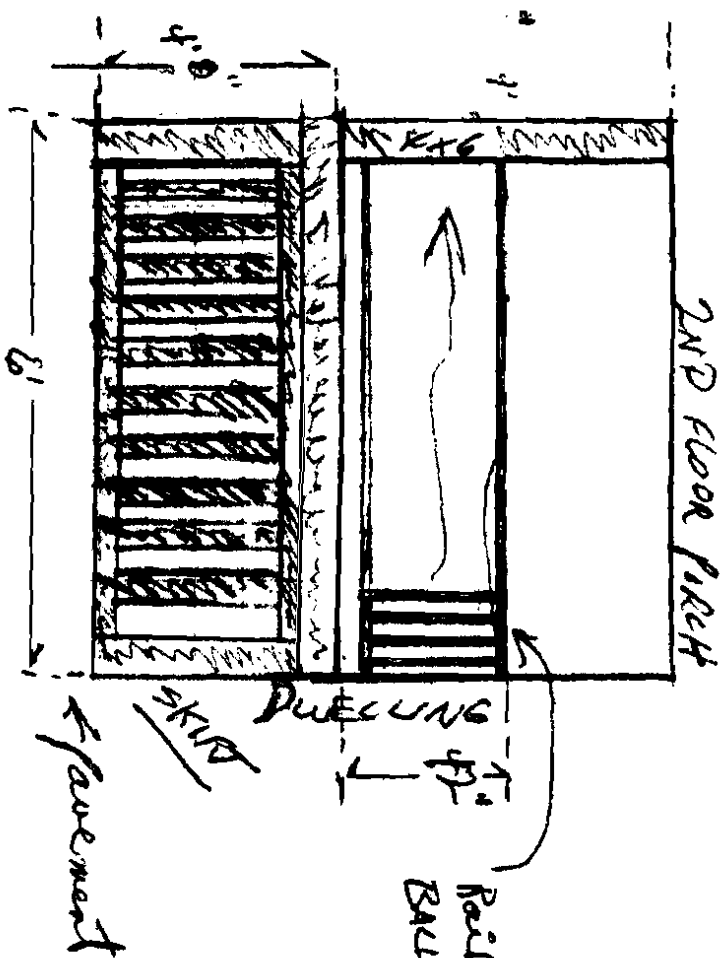
preservation committee, thank goodness) once she received the paperwork. Andrew said Deb had a couple comments on the replacement of the rails and wanted to check in with you with some suggestions about a

simplified design.

Thanks,
Susy

#2 FROM POST PLAN

#3 FROM POST PLAN



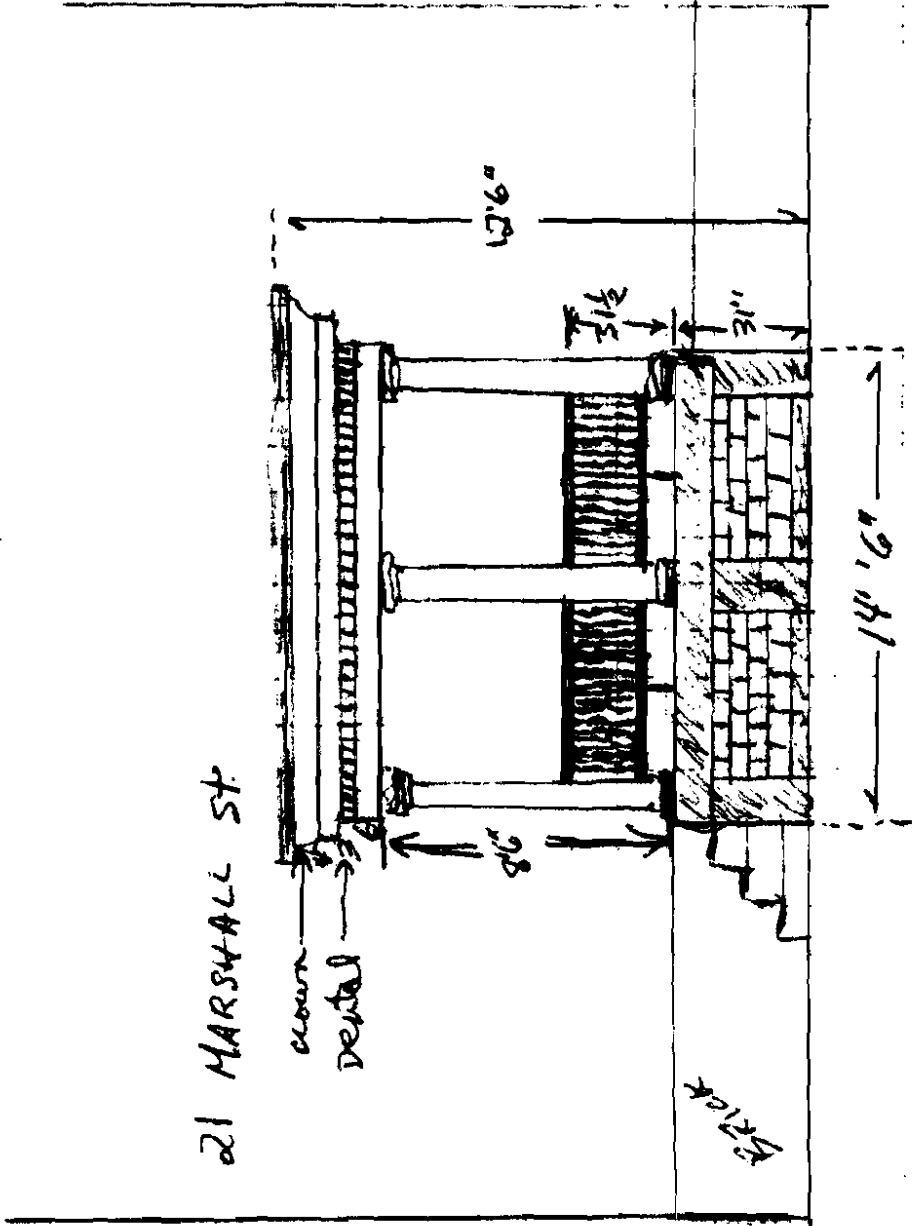
NOTE:
 MIRROR IMAGE OF
 ADJACENT PORCH #2

RAIL - 2x2
 BALUSTERS 2x2 x 36" 4" o/c ✓

NOTE:
 Replacing only rail and balusters and staining rail
 to 42" height from decking ✓

#1 FROM PLOT PLAN

NOTE: THIS IS NOT A REBUILD, A STABILIZATION OF THE EXISTING PORCH



- ① Stabilize Roof
- ② Remove of roof & skirting
- ③ Remove loose soils & backfills
- ④ Level porch floor
- ⑤ install new 6x6 pressure treated underpinning jacks
- ⑥ 3 new concrete 2000 type 10"
- ⑦ replace damaged deck as needed
- ⑧ replace existing 5" crown masonry

FLOOR JOIST 2x8