

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ANDREW W WHITE

Located At 21 MARSHALL ST UNIT #5

Job ID: 2011-08-2121-ALTCOMM

CBL: 063 - - 1 - 010 - 005 - - - -

has permission to Replace a section of rotted guardrail

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 9/19/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2121-ALTCOMM	Date Applied: 8/30/2011	CBL: 063 - - 1 - 010 - 005 - - - - -	
Location of Construction: 21 MARSHALL ST - UNIT #5	Owner Name: ANDREW W WHITE	Owner Address: 21 MARSHALL ST APT 5 PORTLAND, ME 04102	Phone: 272-8615
Business Name:	Contractor Name: Don Dufresne	Contractor Address: P.O. Box 1881 PORTLAND MAINE 04104	Phone: (207) 329-5618
Lessee/Buyer's Name:	Phone:	Permit Type: exterior alterations	Zone: R-6
Past Use: Six residential condominiums	Proposed Use: Same: six residential condos - to remove existing porch railings (rot) and replace with 42" in height for condo #5	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IPI-2009 Signature: <i>[Signature]</i> 9/19/11
Proposed Project Description: Remove existing Porch railings & replace		Signature: <i>Cynthia 9/15/11</i>	
Permit Taken By: Lannie	Pedestrian Activities District (P.A.D.)		

	Zoning Approval		
	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	<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	<i>within</i> <input type="checkbox"/> Not in Dist 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: <i>8/31/11</i>	Date:	Date: <i>9/13/11</i> <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

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 Inspections 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.**

1. Final Inspection 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 OF 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2121-ALTCOMM

Located At: 21 MARSHALL UNIT

CBL: 063 - - 1 - 010 - 005 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain six (6) residential condominiums. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Historic

1. Railing height not to exceed 36" to be consistent with traditional railing heights and proportionate to existing building.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All means of egress to remain accessible at all times.
5. No means of egress shall be affected by this renovation.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is 36".



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>21 MARSHALL ST UNIT 5</u>		
Total Square Footage of Proposed Structure/Area <u>42^{sq}</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>I</u> Lot# <u>10005</u>	Applicant: (must be owner, lessee or buyer) Name <u>WEST SIDE CONDO ASSOC</u> Address <u>134 NEAL ST</u> City, State & Zip <u>PORT ME 04102</u>	Telephone: <u>207-272-8615</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>WHITE</u> Address <u>21 MARSHALL ST</u> City, State & Zip <u>PORT ME 04102</u>	Cost of Work: \$ <u>900.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Admin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>CONDOS</u> Number of Residential Units <u>6</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>RESIDENTIAL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REMOVE EXISTING PORCH RAILINGS (ROT) AND REPLACE WITH 42" IN HEIGHT</u>		
Contractor's name: <u>DON DUFRESNE</u>		Email: <u>dondufresne1@4400.com</u>
Address: <u>P.O. BOX 1881</u>		Telephone: <u>329-5618</u>
City, State & Zip: <u>PORT ME 04104</u>		Telephone: <u>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 1881 PORT ME 04104</u>		

LEGAL CONDOS per municipality 1/23/11

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.

RECEIVED
AUG 30 2011

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 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: Don Dufresne Date: 8/30/11

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

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 ASSOCIATION 8/29/11
 Applicant: Application Date
134 NEAL ST ~~134 NEAL ST~~
 Applicant's Mailing Address Address of Subject Property
SUSY KIST 207-272-8615 21 MARSHALL ST
 Contact Person/Phone Number
ASSOCIATION PRES.

Description of Project (please attach photograph of existing conditions and/or plan of project):
2ND FLOOR PORCH RAILINGS #2 AND #3 ON PLOT PLAN 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: #5 PORCH 12'2" 21 MARSHALL
~~#2 PORCH 14'9" 134 NEAL ST~~
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:

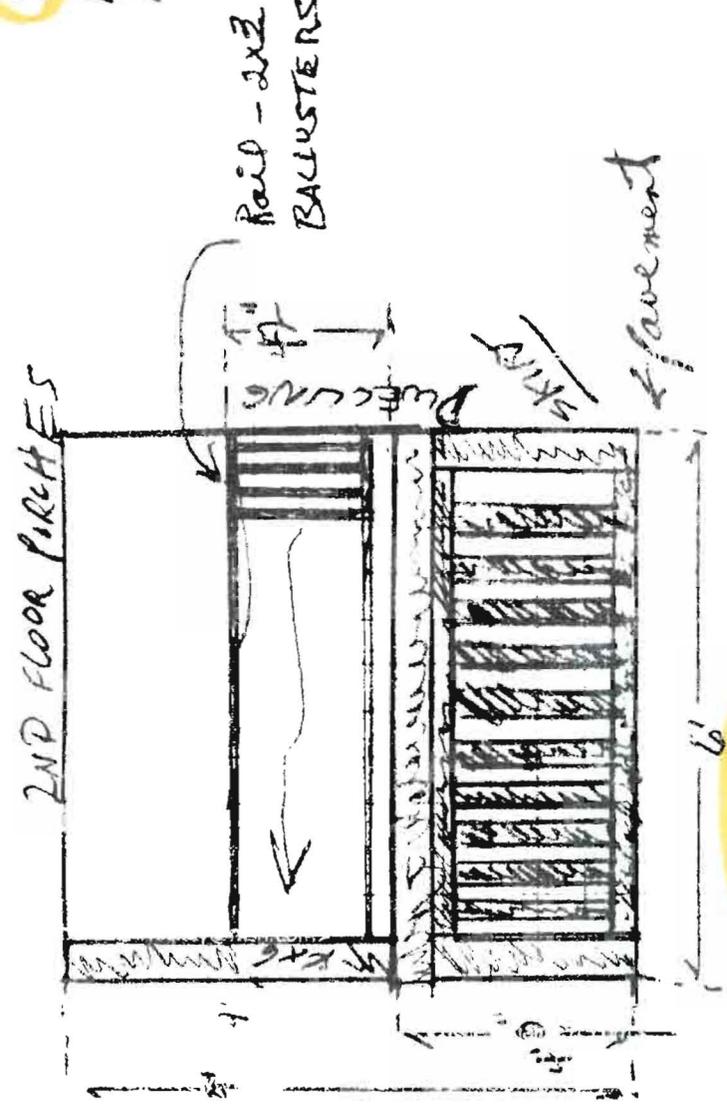
Historic Preservation Committee/Staff Recommendation: Staff does not
support 42" railings in this
context - recommends 36"
 Inspections Staff Recommendation: OK for 36" HT

Exemption Granted Conditional Exemption Exemption Denied
 Signature: [Signature] Date: 9/16/11
 White - Planning Office Yellow - Inspections Pink - Applicant

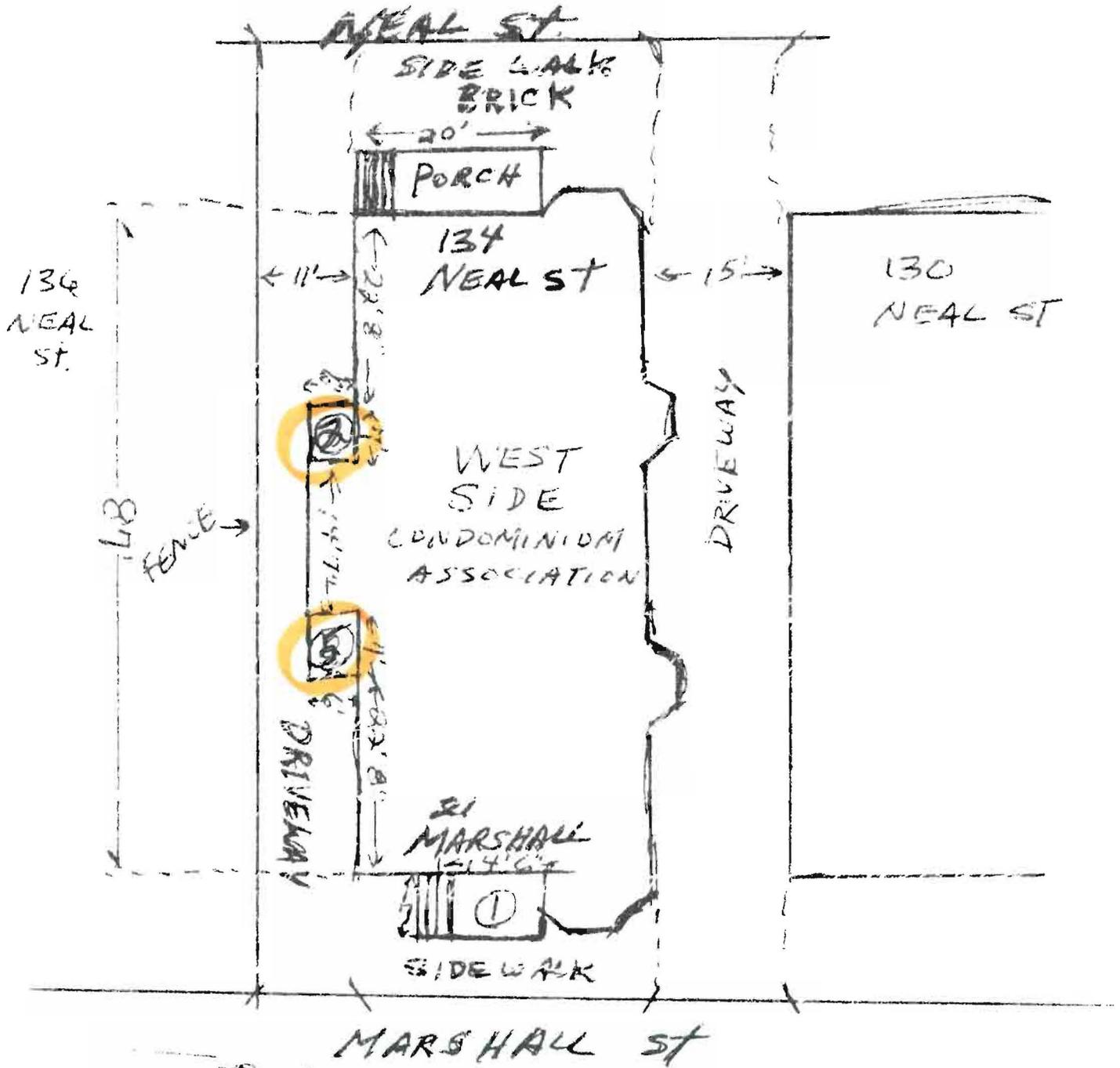
UNIT #2 FROM PLOT PLAN

UNIT #5 FROM PLOT PLAN

NOTE:
MIRROR IMAGE OF
ADJACENT PORCH #2



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



① REPLACE PORCH RAILINGS ON #2 + #5

21 Marshall St



2ND FLOOR
RAIL TO BE
REPLACED
UNIT #5



1ST FLOOR
RAILS REPLACE
JUNE 2010

