

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that SUSAN TURNER

Located At 134 NEAL ST UNIT 2

Job ID: 2011-08-2122-ALTCOMM

CBL: 063 - - 1 - 010 - 002 - - - -

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 occupaney is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* 9/16/11  
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: 2011-08-2122-ALTCOMM	Date Applied: 8/30/2011	CBL: 063 - - 1 - 010 - 002 - - - - -	
Location of Construction: 134 NEAL ST -UNIT 2	Owner Name: SUSAN TURNER	Owner Address: 134 NEAL ST - CONDO #2, 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: <b>EXTERIOR ALTERATIONS</b>	Zone: <b>R-6</b>
Past Use: <b>Entire property is six (6) legal residential condominiums</b>	Proposed Use: <b>Same - six residential condos - in unit #2 to remove existing railings (rot) and replace with 42" high railings</b>	Cost of Work: <b>\$1,000.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone 9/15/11</i>	Inspection: Use Group: <i>SBP</i> Type: <i>SBP</i> <i>IBC-2009</i> Signature: <i>DMB</i>
Proposed Project Description: <b>Remove existing Porch railings &amp; replace</b>		Pedestrian Activities District (P.A.D.) <i>9/16/11</i>	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>8/31/11</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9/13/11</i></p>	<p><b>Historic Preservation</b> <i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9/13/11</i></p> <p><i>J. Andrews</i></p>
	<b>CERTIFICATION</b>		

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 appication 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](mailto: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

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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-08-2122-ALTCOMM

Located At: 134 NEAL UNIT 2

CBL: 063 - - 1 - 010 - 002 - - - -

## **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. 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 six (6) residential condominium units of which this is one. Any change of use shall require a separate permit application for review and approval.

### **Historic**

1. Height of railings not to exceed 36" to be consistent with traditional porch railings and proportionate to existing building.

### **Fire**

2. Installation shall comply with City Code Chapter 10.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
5. All means of egress to remain accessible at all times.
6. 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 guardrail height allowance to be 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>134 NEAL ST #2</u>		
Total Square Footage of Proposed Structure/Area <u>42</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>63 I 10</u>	Applicant: (must be owner, lessee or buyer) Name <u>WEST END CONDO ASSOCIATION</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>SAM TURNER</u> Address <u>134 NEAL ST</u> City, State & Zip <u>PORT ME 04102</u>	Cost of Work: \$ <u>900.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ 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? _____ Proposed Specific use: <u>RESIDENTIAL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REMOVE EXISTING RAILINGS (ROT) AND REPLACE WITH 42" IN HEIGHT</u>		
Contractor's name: <u>DON DUFRESNE</u>		Email: <u>dondufresne@a</u>
Address: <u>P.O. BOX 1881</u>		<u>YAKOO.COM</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>		

5-31-11

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

RECEIVED

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](http://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 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  
 Applicant's Mailing Address 134 NEAL ST and  
 Address of Subject Property  
SUSY KIST 207-272-8615  
 Contact Person/Phone Number 21 MARSHALL ST  
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: ~~#1 PORCH 9'2" 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"

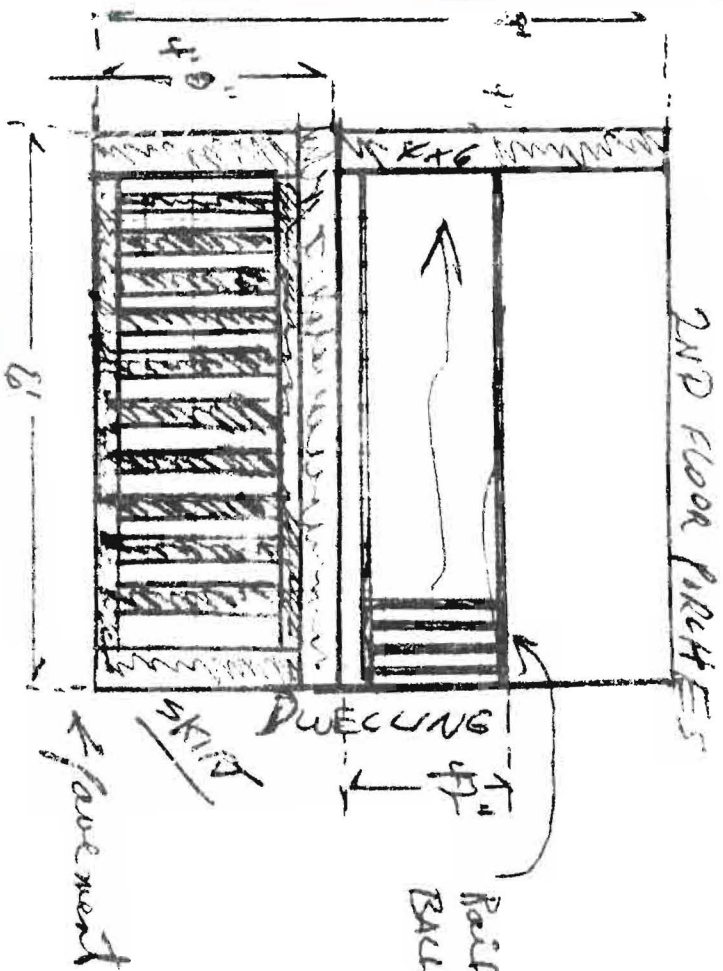
**Planning Office Use Only:**

Historic Preservation Committee Staff Recommendation: Staff don't see  
support 42" railings in this  
context - recommends 36"  
 Inspections Staff Recommendation: OK for 36" HT

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

UNIT #2 FROM PLOT PLAN

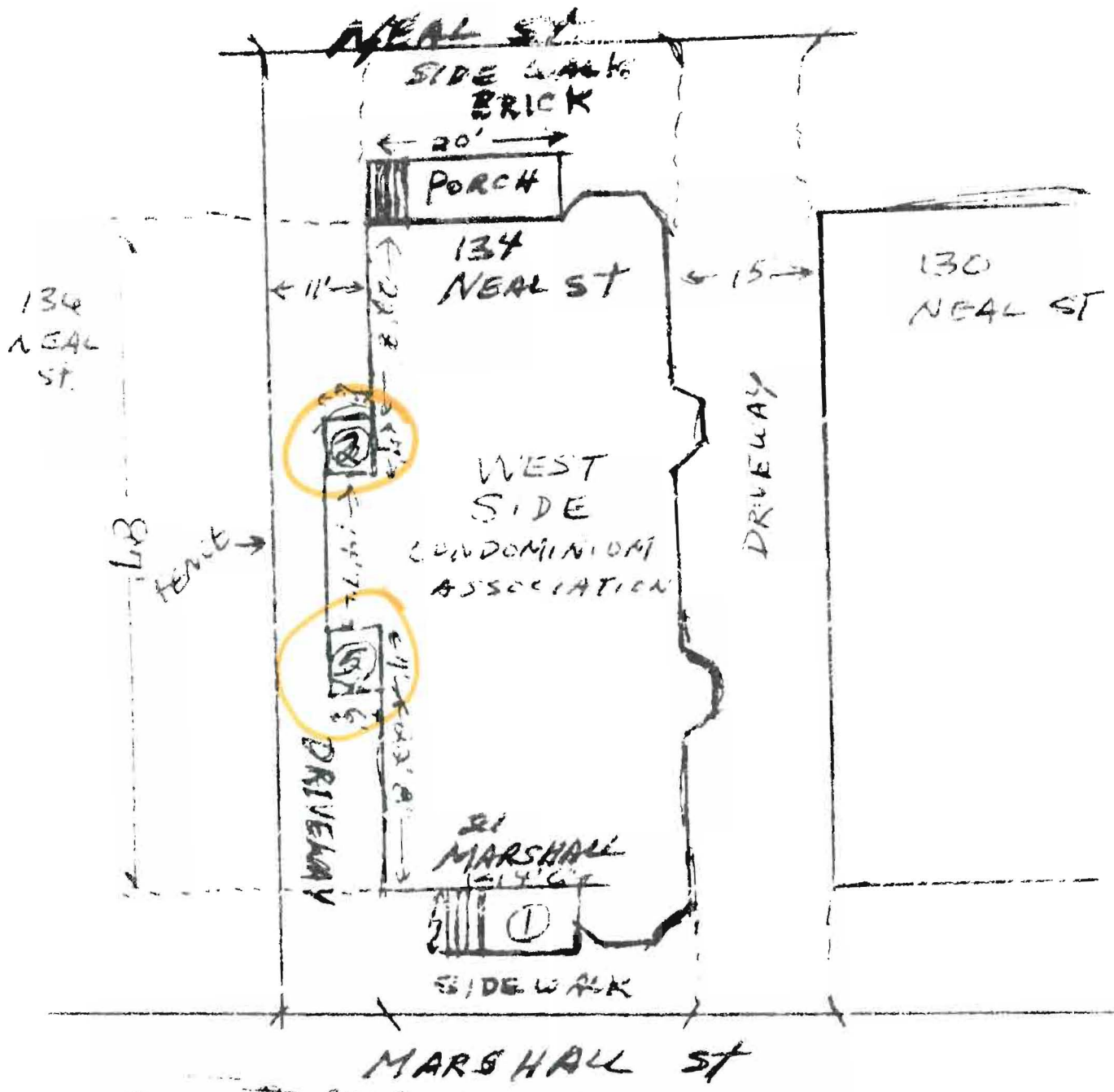
UNIT #5 FROM PLOT PLAN



Rail - 2x2  
BALUSTERS 2x2 x 36" 4' 0 1/2"

MIRROR IMAGE OF ADJACENT PORCH #2

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



① REPLACE PORCH RAILINGS ON #2 + #5



134 NEAL ST

6 of 6



← 2ND FLOOR  
RAILS TO BE  
REPLACED  
UNIT #2

← 1ST FLOOR PORCH  
RAIL REPLACED  
JUNE 2010