

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

| | | | | |
|---|--|--|--|---|
| Location of Construction: 31 Granite St | | Owner: Gorbis, Jeff | Phone: 775-8338 | Permit No: 980559 |
| Owner Address: 47 Beverly St 23 Portland, ME 04103 | Lessee/Buyer's Name: | Phone: | Business Name: | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN - 2 1998 CITY OF PORTLAND </div> |
| Contractor Name: Norm Foss | Address: 31 Granite St Portland, ME 04102 | Phone: 04102 | | |
| Past Use: 3-1am | Proposed Use: | COST OF WORK: \$ 2,500.00 | PERMIT FEE: \$ 35.00 | Zoning Approval: 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"/> |
| | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type: | |
| Proposed Project Description: Deck and stairs for use as fire escape and land meets all codes | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | 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 |
| Permit Taken By: Mary Groulx | Date Applied For: 26 May 1998 | Signature: [Signature] | Date: | |

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..

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

27 May 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



COMMENTS

called left message about Railing Heights and Guard Rails
Talked to Sam about stairs then called Jeff C. Back and left a 2nd message
that he would have to cover the stairs and Exit. 2-5-99 (09:58) Fairchild answering machine

1-7-99 Stopped By to see if work has started. Some
of the Roof has been Taken apart No Stairs have been started
yet.

6-29-99 Stopped and talked to Jeff C. the Deck is Finished
stairs are not started yet most of the violations are
Fixed (TR)

Checked stairs & rails &

1/9/99 landing OK
Compartments
Close out permit
all viol's corrected

Inspection Record

| Type | Date |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

NOTICE OF VIOLATION

May 18, 1998

Jeffrey P Corbin
Dimillos Marina Long Wharf
Portland Me 04101

RE: 81 GRANITE ST
CBL: 066-A- B-019-001-01
DU: 3

Certified Mail Receipt # Z 167 877 638

Dear Mr. Corbin,

An evaluation of your property at 81 Granite St on May 6, 1998 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

Attached is a list of the violations and copies of the referenced Code sections.

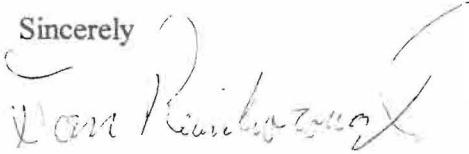
This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on JUNE 17, 1998 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

81 Granite

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely



Tom Reinsborough
Code Enforcement Officer

/sap

cc: Central File



All PT Deck with PT Ballisters
 3 1/2" on center with a PT Top
 and Bottom Rail

Top Stringer to be lag Bolted
 to side of house

4' below grade
 on Footing
 Action -

33 Risers at 7 1/2" 7 1/2"
 32 treads at 11" 11"

42" High guard
 4" spacing

30"-38" Handrail height -
 1 1/4" handrail grip size.
 Solid risers

Joist - 2x8" 16" O.C. Hangers.
 5/4" decking PT.

SK
 La

S.C.

S.C.

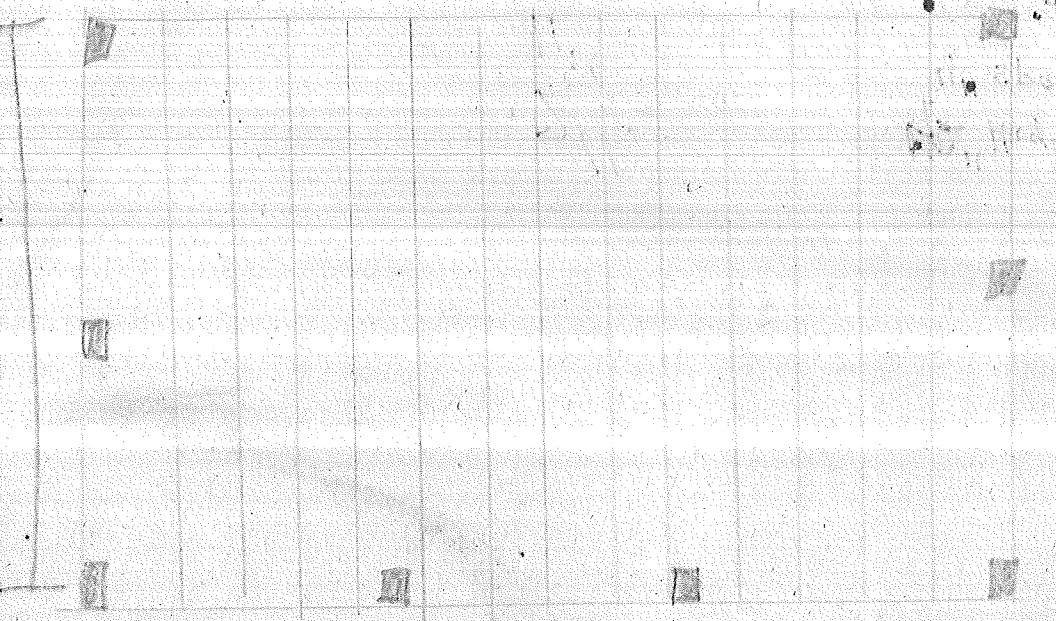
S.C.

S.C.

3rd Floor Sheel Roof
2x8 Rafters 16" on center (existing)

□-4x4 PT. Post to be nailed
glued to Roof Raft

2x8 Rafter 16" OC



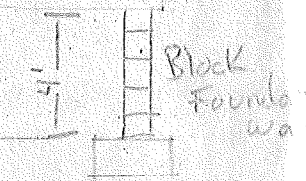
12'

2x10 Floor Rafters
16" O.C.

2x10 Floor Rafters
16" O.C.

16" O.C.
2x10 Floor Rafters

Crawl space



Block
Foundation
wa

2x4 Framing Existing
16" O.C.

concrete Footing



8'

EXISTING BUILDING

EXISTING WALKWAY

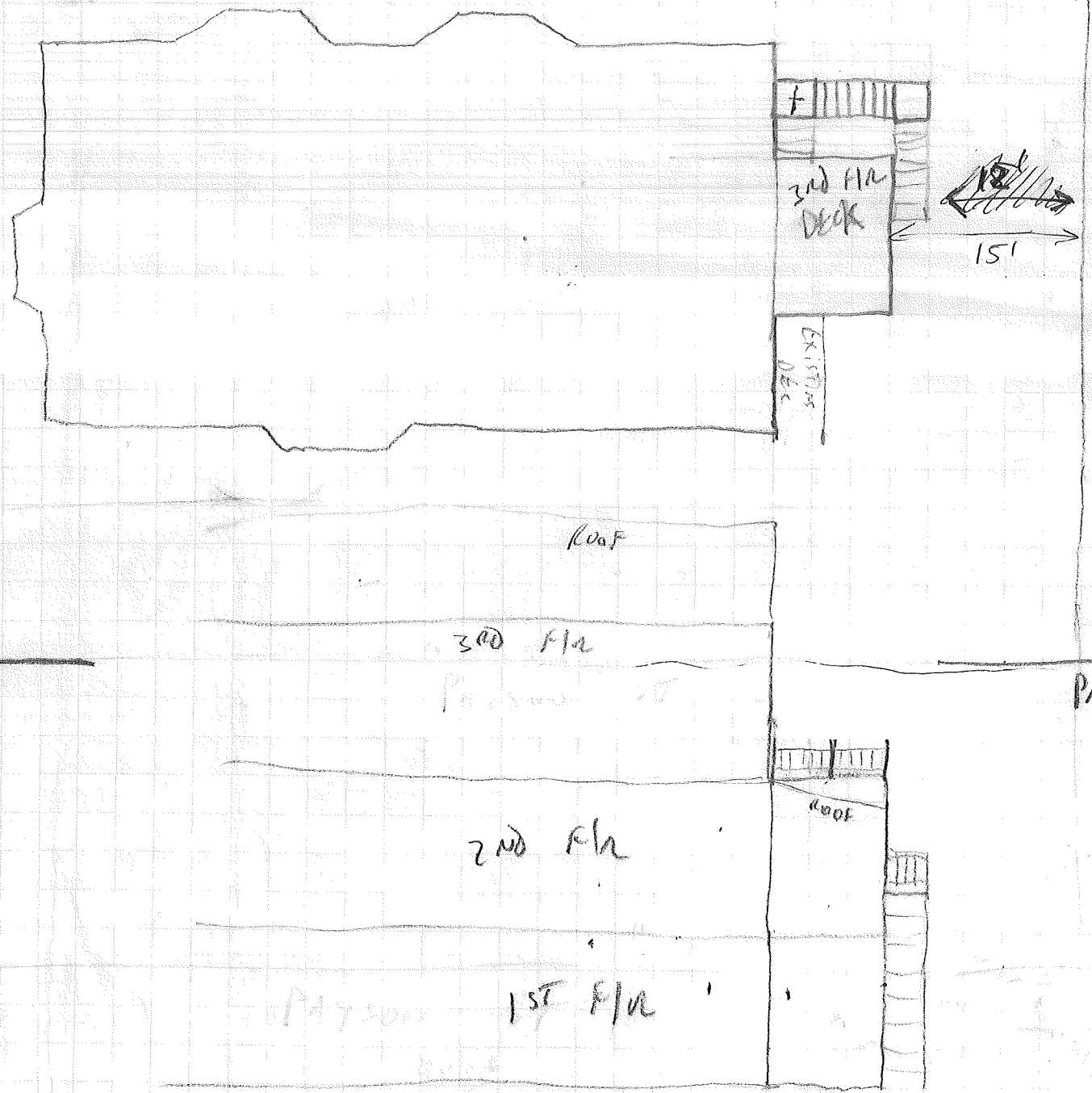
PROPERTY LINE

GRANITE ST

PAYSON ST

PROPERTY LINE

PAYSON ST



LAND USE - ZONING REPORT

ADDRESS: 81 Granite St DATE: 5/1/98
REASON FOR PERMIT: Deck and egress required on legal unit
BUILDING OWNER: Jeffrey Corbin C-B-L: 66A-B-19
PERMIT APPLICANT: owner
APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of three units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition Approved under Section # 14-440,
exterior egress requirements

Marge Schinuckal

Marge Schinuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

12
9

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

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 81 GRANITE ST PORTLAND ME 04103 | | |
| Total Square Footage of Proposed Structure: 108 SQ FT | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number 066A - B - 019 Chart# 66A Block# B Lot# 19 | Owner: JEFF COBBIN | Telephone#: 207-775-8338 |
| Owner's Address: 47 NEWBURN ST APT 3 PORTLAND ME 04103 | Lessee/Buyer's Name (If Applicable) | Cost Of Work: \$ 2500.00 35.00 |
| Proposed Project Description: (Please be as specific as possible) DECK AND STAIRS FOR USE AS FIRE ESCAPE AND 2ND MEANS OF EGRESS | | |
| Contractor's Name, Address & Telephone NORM FISS 81 GRANITE ST. PORTLAND, ME 04102 | | |
| Current Use: 3 UNIT APT BUILDING | Proposed Use: DECK + FIRE ESCAPE. <i>same 3 fam</i> | |

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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: Jeff P. Cobbin | Date: 5/7/97 |
|---|---------------------|

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



A study was performed ON THE IDEA OF providing a 2nd means of egress WITHIN THE interior OF THE building. ESTIMATES ON COST performed BY NORM FOSS (CONTRACTOR) SHOWED THAT TO ALLOW FOR interior STAIRS WOULD COST \$15,000 TO \$17,000. MOST OF THE EXPENSE WAS RELATED TO interior RENOVATIONS TO DISCONTINUE USE OF BEDROOMS ON THE 2nd AND 1st FLOORS. THERE ARE CURRENTLY TENANTS WITHIN THE 2nd AND 1st FLOOR APARTMENTS WHO HAVE EXPRESSED STRONG DISSATISFACTION WITH THE IDEA OF LOSING USE OF A PART OF THEIR HOME.

THE ALTERNATE IDEA OF PUTTING A DECK FOR THE USE OF THE 3rd FLOOR TENANTS WITH ACCESS FROM THE ground IS MUCH MORE SENSIBLE AND PLEASING TO ALL CONCERNED PARTIES. THE LOCATION OF THE DECK AND STAIRS WILL ALLOW AN APPEALING DESIGN TO THE BUILDING'S STRUCTURE WHILE MAINTAINING THE BEST USE ORIGINALLY DESIGNED, EXISTING AREAS.

JEFF COBEN

81 Grant St

- 108.3 Windows don't open
- 108.3 windows don't stay open
- 108.3 Broken Glass
- 108.3 No Screens
- 113.5 missing Smoke det. Front Bed Room
- 114.3 Rev. Heater vent only 1 Foot From window
- ~~108.2~~ 108.2 Fire door to Front hall sill missing
- 113.5 Kitchen Exposed wires. Kitchen wall on way
- Basement
- 113.5 Smoke Det.
- 111.4 T+P Tubes on Heaters
- 113.5 open Jct Boxes at Boiler
- 113.5 Loose Brackets and service Panel cover

Sw Plate

108.2 Kitchen missing trim
around door and new
Room

113.5 Light hanging by wire

Front hall

109.4 unused fridge in front hall

108.3 missing window

108.2 } 3rd Floor missing door trim. Entry

108.3 } Bathroom Sky Light Leaking

Door not sealed Kitchen Ground Fault Defective 113.5
Front hall

From inside } couch in hall handling and out there
109.4 } trash

108.2 Broken Plaster Halls

Tenant 3rd Floor.

Scott Favier

Will Zinn

Tyler Arsenault.

116.3 3rd Floor Exits missing Rear Stairs

Front Porch

- 108.4 Weck + Broken Railing
Both Sides
- 109.3 left side open trench
- 108.4 Broken treads, stairs
- 108.4 Rear hall Rotted threshold hole
and Floor.
- 109.4 Rear yard mattress and
assorted Lumber Hardware
and Appliances.

BUILDING PERMIT REPORT

DATE: 6/1/98 ADDRESS: 81 (1/2) mile SW (66A-17-19)
REASON FOR PERMIT: Construct Stairs + Deck
BUILDING OWNER: John H. Cochran
CONTRACTOR: Norm Foss
PERMIT APPLICANT: _____
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

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, *26, *28, *29

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

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.
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.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
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).
- *28. Please read and implement the attached Land Use-Zoning report requirements.

- (29.) Stairs shall be a minimum of 36" wide clear width
30. _____
31. _____
32. _____

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

HOUSING INSPECTION REPORT

Location: 81 GRANITE ST
Housing Conditions Date: MAY 6, 1998
Expiration Date: JUNE 17, 1998

1. EXT - LEFT SIDE FOUNDATION - 108.10
Their is a 15 foot +/- inward buckle or bulge on the stone rubble foundation wall and their is about 25 feet +/- of brick veneer that is collapsing and crumbling on *Done*
2. EXT - THROUGHOUT FOUNDATION - *Done* 108.10
Missing mortar
3. EXT - THROUGHOUT - *waiting for cost glass* 108.30 ✓
Missing storms & screens
4. EXT - THROUGHOUT - 108.10 ✓
Missing siding
5. EXT - REAR DOORWAY - 113.50
Light fixture Hanging *Done*
6. EXT - 1ST FLOOR - RIGHT REAR STAIRS *Done* 108.50
Treads broken & worn
7. EXT - 1ST FLOOR APT 2 - LEFT REAR ENTRY 108.50 ✓
Rotted sill and floor in doorway
8. EXT - 1ST FLOOR APT 2 - LEFT REAR ENTRY 108.50
The wall has settled and the rear hall door will not close *Done*
9. INT - 1ST FLOOR APT 2 - REAR HALL *Done* 108.20
Holes in plaster
10. INT - 1ST FLOOR APT 2 - REAR HALL *Done* 113.50
Switch plates missing
11. INT - 2ND FLOOR APT 2 - FRONT HALL 108.30
Entry door will not latch. Latch is broken (top of stairs) *Done*

Front Railing on Porch Entry Right Front

- | | | |
|---|-------------|--------|
| 12. INT - 2ND FLOOR APT 2 - FRONT HALL | <i>Done</i> | 113.50 |
| Wall light fixture broken | | |
| 13. INT - 3RD FLOOR APT 3 - HALLWAY | <i>Done</i> | 113.50 |
| Broken light fixture | | |
| 14. INT - 3RD FLOOR APT 3 - KITCHEN | <i>Done</i> | 113.50 |
| Light fixture hanging from ceiling | | |
| 15. INT - 3RD FLOOR APT 3 - LIVING ROOM | <i>Done</i> | 113.50 |
| Missing cover plate wires are exposed | | |
| 16. INT - 3RD FLOOR APT 3 - LEFT REAR BEDROOM | <i>Done</i> | 113.50 |
| Missing outlet cover plate | | |
| 17. INT - 3RD FLOOR APT 3 - REAR | | 116.20 |
| Second egress from 3rd floor not adequate per Lt. Mike Thompson | | |
| 18. INT - BASEMENT - FRONT CHIMNEY | <i>Done</i> | 108.50 |
| Patch or close hole in old chimney | | |
| 19. INT - BASEMENT - REAR CHIMNEY | <i>Done</i> | 108.50 |
| Missing mortar and holes where water heater vent to chimney | | |
| 20. INT - BASEMENT - ENTIRE | <i>Done</i> | 116.40 |
| Rubbish & Ruble is being stored in basement | | |
| 21. INT - BASEMENT - ENTIRE | <i>Done</i> | 113.50 |
| Secure loose fixtures, boxes and mount permanent fixtures | | |
| 22. INT - BASEMENT - THROUGHOUT | <i>Done</i> | 113.50 |
| Missing switch covers | | |
| 23. INT - BASEMENT - ELECTRICAL PANEL | <i>Done</i> | 113.50 |
| Missing breaker must plug or replace breaker | | |
| 24. INT - BASEMENT - THROUGHOUT | <i>Done</i> | 116.40 |
| Must maintain a clear path of egress to all utilities | | |



DICK



PAYSON ST

VIEW. STAINS
IN BACK AND
PART OF SIDE.