

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

| | | | | | | |
|---|--|---|--|---|--|---|
| Location of Construction: 33 Payson St | | Owner: Waintraub, Marc | | Phone: | | Permit No: 980010 |
| Owner Address: 191 Dartmouth St Ptd, ME 04103 | | Lessee/Buyer's Name: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN - 7 1998 CITY OF PORTLAND </div> |
| Contractor Name: Richard E. Durgin | | Address: 59 Colonial Rd Westbrook, ME 04092 | | Phone: 854-2720 | | |
| Past Use: 3-fam | | Proposed Use: Same | | COST OF WORK: \$ 2,311.00 PERMIT FEE: \$ 30.00 | | |
| | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: | | Signature: <i>[Signature]</i> Signature: <i>[Signature]</i> | | |
| Proposed Project Description: Construct Handicap Ramp - Temporary Structure | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date: | | Zone: R-2 CBL: 066-A-C-007 Zoning Approval: <i>[Signature]</i> 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"/> |
| Permit Taken By: Mary Greshk | | Date Applied For: 29 December 1997 | | | | |

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

Appeal Sustained 11/20/97

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

29 December 1997

SIGNATURE OF APPLICANT **Richard Durgin** 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

Zoning Appeal

☒ Variance *Handicap Ramp*
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☒ Approved *11/20/97*
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: *11/20/97*

CEO DISTRICT 5

COMMENTS

3-24-98 Done

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

LAND USE - ZONING REPORT

ADDRESS: 33 Payson Street DATE: 1/2/98

REASON FOR PERMIT: construct handicap ramp

BUILDING OWNER: MARC Weintraub C-B-L: 66A-C-7

PERMIT APPLICANT: Richard Dingin

APPROVED: with conditions DENIED: _____

#6, #9, #10

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 two 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 The Board of Appeals granted this variance with the condition that it be dismantled when it is no longer needed.
- ⑩ If there is a third unit, it is not a legal unit. It shall be removed immediately.

Marge Schmuckal

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

cc to: MARC Weintraub, 33 Payson St, Portland, ME

File Name: ESTIM28.EST

Construction Estimate

Page 1

Qty Craft @

Hours

Unit

Material Labor

Equi

pment

TYLER G MCGINNIS

33 PAYSEN ST.

PORTLAND, ME. 04102



PORTABLE ALUMINUM RAMP KIT

Aluminum frame with presure treated 2x10 boards

5'x 5' platform on adjustable aluminum tubing 24" in height set on adjustable

ble

secured to porch

Aluminum frame ramp 2ea with presure treated 2"x10"x36" boards set in for

a 3'

secured to gacher at middle by adjustable aluminum post set on pads on gr

ound

of last one to set on ground.

(note:) one 3"x5" can be used to ext

end

to lessen the pitch .

Railings, built-up

Railings, and sub rail 2 ea. presure treated 2"x4"x5' as shown on drawing

g on

the ramps each 2"x4"x10' long.

Minimum Job Charge, Installation

1.00 0806.670 Job 2,000.00

191.00

0.00

2,191.00

Total Manhours, Material, Labor, and Equipment:

6.7

2,000.00

191.00

0.00

2,191.00

Subtotal:

2,191.00

Estimate Total:

2,191.00

Tax on Materials:

120.00

Grand Total:

2,311.00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 31 Payson Street

Issued to Richard Wyse

Date of Issue November 30, 1990

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90-292, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

third floor

APPROVED OCCUPANCY

2-family with home occupation -
answering service

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/30/90 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Property 50004

BUILDING PERMIT REPORT

DATE: 7 January 98 ADDRESS: 33 Payson ST
 REASON FOR PERMIT: Hamdicap Ramp
 BUILDING OWNER: Marc Weintraub
 CONTRACTOR: Richard E. Dargatz
 PERMIT APPLICANT: ↑ APPROVAL: *1 & 30 DELETED
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

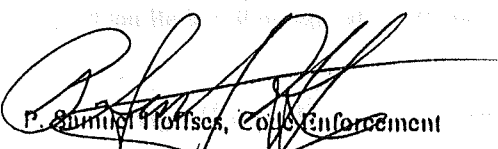
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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".)
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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

*30. Please read and implement attached Land-use Zoning Report.
Items.

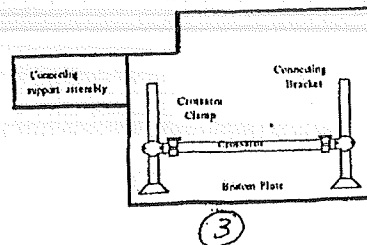
31. _____
32. _____
33. _____
34. _____


P. Summer Hoffner, Code Enforcement

cc: Lt. McDougall, PFD

Marge Schumckal

FIGURE #8



Legs For Turn Platform

FIGURE #3
The top adapter (3) slides over the top wood tread and is bolted into place. It holds the top of the ramp on the platform or step. You should anchor it in place when the ramp is in place.

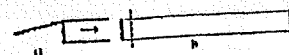


Plate @ Top of Ramp

FIGURE #4
The bevel plate is bolted or screwed to the bottom wood tread and makes the transition from the ramp to the ground or level platform a smooth one.

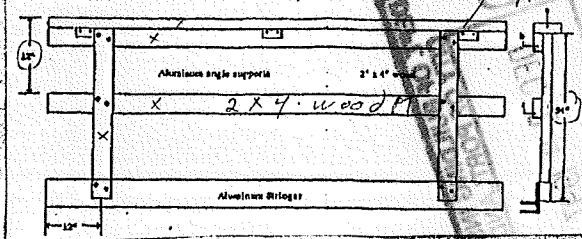


Plate at End of Ramp

HANDRAIL DESIGN SUGGESTIONS

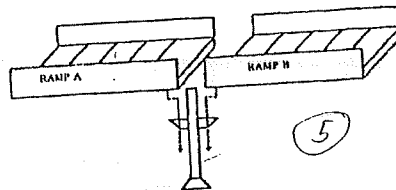
HANDRAILS: There are various forms of handrail construction. You must decide which type is best for your application or meets any building codes for ramping in your area. We will show two different handrail styles that are often used.

STYLE #1



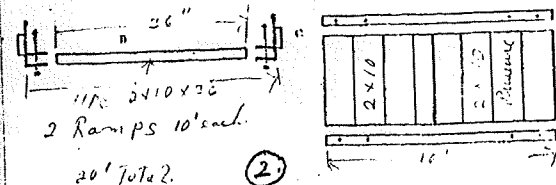
Hand Rails. Wood 4 sec for Ramp
2 sec for Turn Platform

FIGURE #5
When connecting 2 ramps, bolt them together and bolt them to the support assembly through the connecting bracket attached to the crossarm. When the ramps are secured, adjust the crossarm on the post to the desired height. Be sure the bolts in the clamps are tight. (Do not overtighten!)



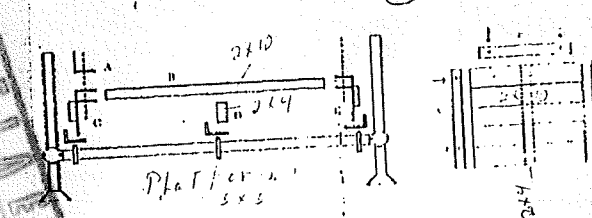
Leg For Ramp High To be determined

FIGURE #2
Slide the ramp stringers (C) onto the wood planks (B) and attach with carriage bolts through the pre-drilled holes. Be sure the ramp is square. Make sure the curbs of the stringers are facing up as shown.

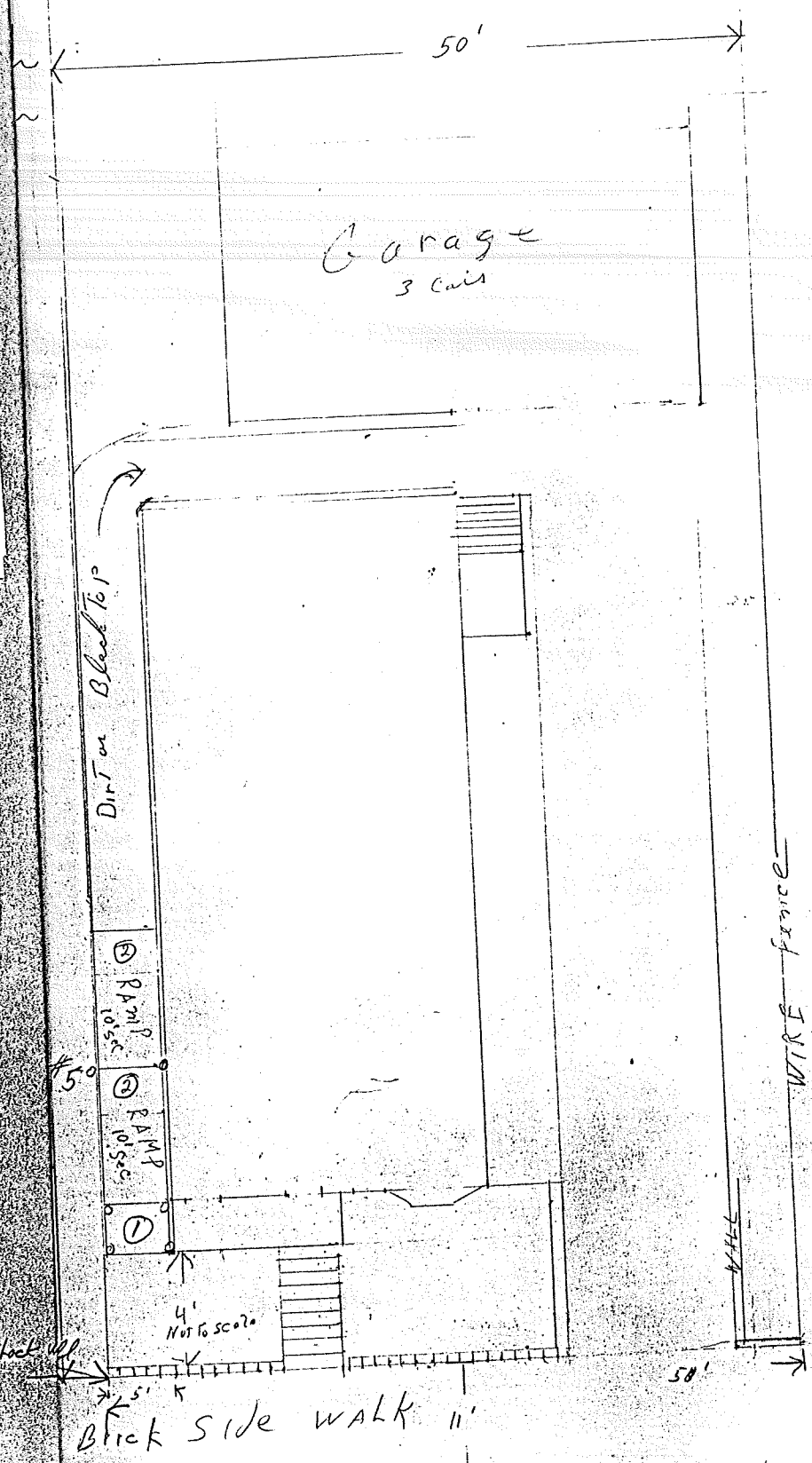


Ramp how to Assemble

FIGURE #1
The Turn Platform is made by sliding the 60" stringers (C) over the wood planks (B) as shown. Cut a 2x4 to fit as a center support (D). Attach the curb angle (A) to the top of one of the 60" stringers for a curb and slide the 56" stringer (F) on one of the open sides to make the turn 90 degrees to fit your needs. Bolt the platform to the support as shown below and adjust the height.



Legs For Platform asy
Platform is 25" H from ground



QUICK RAMP (Portable) For Handicap Wheelchair
33 Payson St Portland

| | | |
|-----------------|-----------------|------------------|
| SCALE 1/8" = 1' | APPROVED BY: | DRAWN BY DDurgen |
| DATE: | OWNER: | REVIS |
| | MARK WEINT RAUB | |
| | 191 DARRINGTON | DRAWING NUMBER |