

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARY LOUISE & MCGREGOR

Located At 36 BOWDOIN

Job ID: 2011-03-705-ADDR

CBL: 070 - - D - 008 - 001 - - - -

has permission to repair masonry steps

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

Code Enforcement Officer / Plan Reviewer

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

[Handwritten signature and date 4/8/11]

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 required upon 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: 2011-03-705-ADDR

Located At: 36 BOWDOIN

CBL: 070 - - D - 008 - 001 - - - -

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 a Historic District.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Job Summary Report
Job ID: 2011-03-705-ADDR

Report generated on Apr 1, 2011 9:29:29 AM

Page 1

Job Type:	Addition Residential SF/Duplex	Job Description:	36 Bowdoin St.	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1011	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	6,000	Square Footage:			
Related Parties:		MARY LOUISE MCGREGOR		<i>Property Owner</i>	
		- Mark Couture		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 11230

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M38870	070 D 008 001		M				-70.273938	43.646557

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				36 BOWDOIN STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE			Historic District		DISTRICT 3	WEST END

Structure Details

Structure: repair front masonry steps

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			36 BOWDOIN STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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Permit #: 20112359

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
11230	repair front masonry steps	Initialized	repair masonry steps			

Job Summary Report
Job ID: 2011-03-705-ADDR

Report generated on Apr 1, 2011 9:29:29 AM

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Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$80.00							



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>36 BOWDOIN STREET</u>		
Total Square Footage of Proposed Structure/Area <u>< 110 sq feet</u>	Square Footage of Lot <u>6,612.87 sq. feet</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>070. D-008. 001</u> <i>Taxes ok</i>	Applicant *must be owner, Lessee or Buyer* Name <u>MARY L. MCGREGOR</u> Address <u>36 BOWDOIN ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207.772.1924</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Applicant + Michael J. Ryan</u> Address <u>same as above</u> City, State & Zip	Cost Of Work: \$ <u>6,000 -</u> C of O Fee: \$ _____ Total Fee: \$ <u>80 -</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Repair front masonry steps and replace front metal railings. See attached EXHIBIT A for detail</u>		
Contractor's name: <u>Mark Cardure</u> Address: <u>177 Hitchfield Road</u> City, State & Zip <u>Portland ME</u> Telephone: <u>666.5608</u> Who should we contact when the permit is ready: <u>Mary L. McGregor</u> Telephone: <u>772.1924</u> Mailing address: <u>36 Bowdoin St. Portland, ME 04102</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 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: Mary L. McGregor Date: March 30, 2011

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

I will be out of town until April 10, 2011, but I can be reached by email at marylou.mcgregor@gmail.com

EXHIBIT A

Repair Front Masonry Steps and Replace Front Metal Railings
36 Bowdoin St, Portland, Maine

There are two sets of steps each with brick risers and concrete treads leading up to the house grade from the sidewalk. Each set of steps has a single wrought iron railing which is mounted on several stair treads. The bottom of each set of steps is approximately 44 inches set back from the main brick sidewalk.

Both railings will be replaced by iron railings to be constructed and installed by Tim Green of Standfast Works Forge, 72 Collins Road, Parsonfields, Maine 04047 (207-625-4486). See attached drawing for description of railings.

The masonry staircases will be repaired. On the principle staircase all of the concrete treads will be replaced by granite treads (Caledonia from Swenson's). The granite will be finished with a thermal finish on the tread surface and the exposed front edge. The depth and thickness of the granite tread will match the existing tread which is 2 1/2 inches high and 11 inches deep. The brick risers will be repaired by replacing the risers with brick which matches existing brick as closely as possible. The Brick "stringers" on either side of the staircase will be retained and repaired as necessary. The footprint of the entire area where steps will be repaired or rebuilt and two railings replaced is less than 110 square feet.

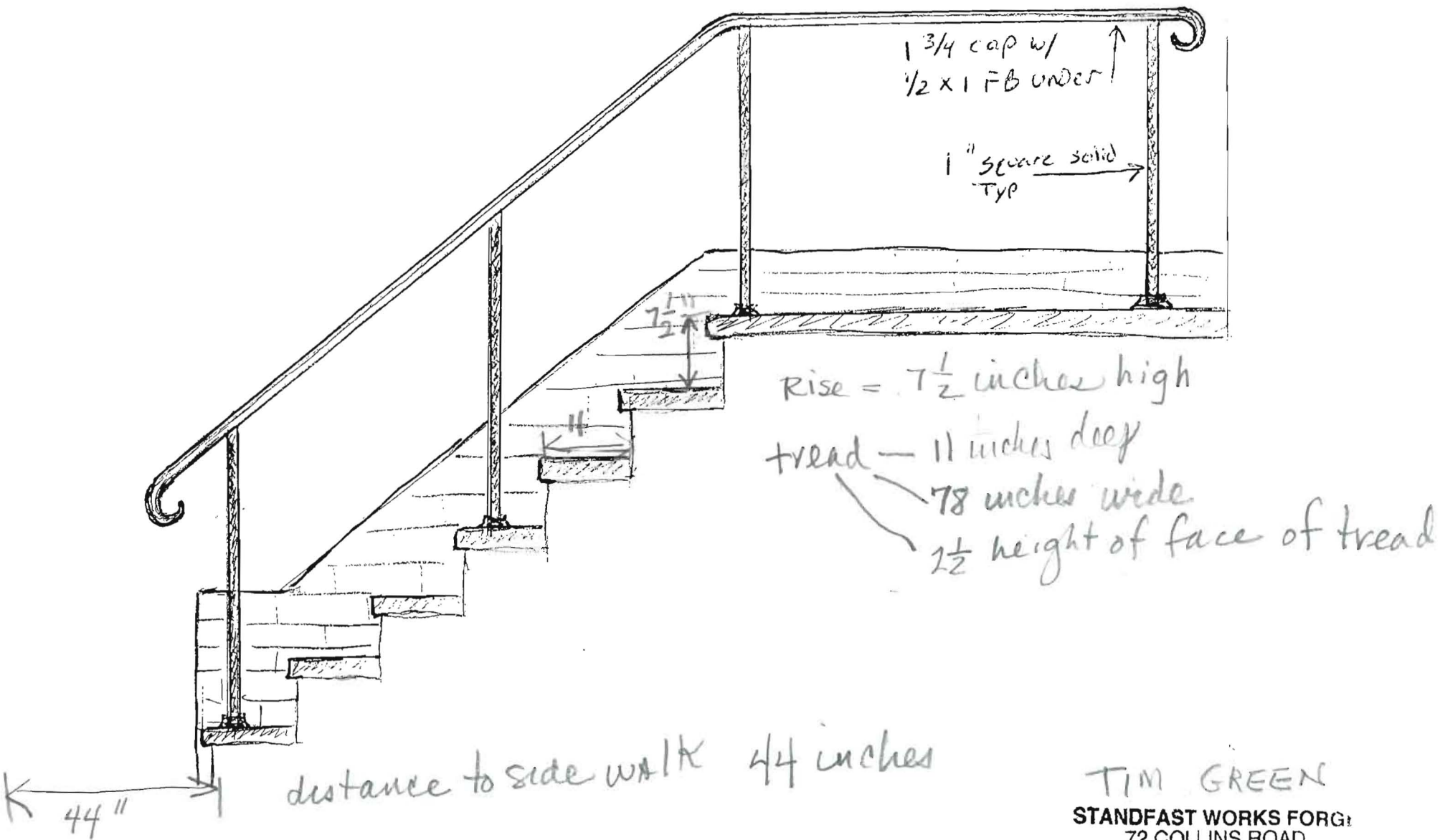
On the secondary stairs the concrete treads will be kept; the top tread will be removed and replaced with concrete recycled from the principle staircase. The grade will be leveled under the top stair tread. The riser under the top tread will be replaced with brick that matches.

I have consulted with Deb Andrews in the City Planning Department and followed her recommendations in planning this project. I submitted an application for administrative review of the proposed work at her request and it has been approved.

Additional Exhibits A-1 through A-5 including a plan showing stair and railing details and 4 photographs are attached hereto for your information.

3/30/2011

EXHIBIT A-1



TIM GREEN
STANDFAST WORKS FORG.
72 COLLINS ROAD
PARSONSFIELD ME 04047
(207)-825-4486

EXHIBIT A-2



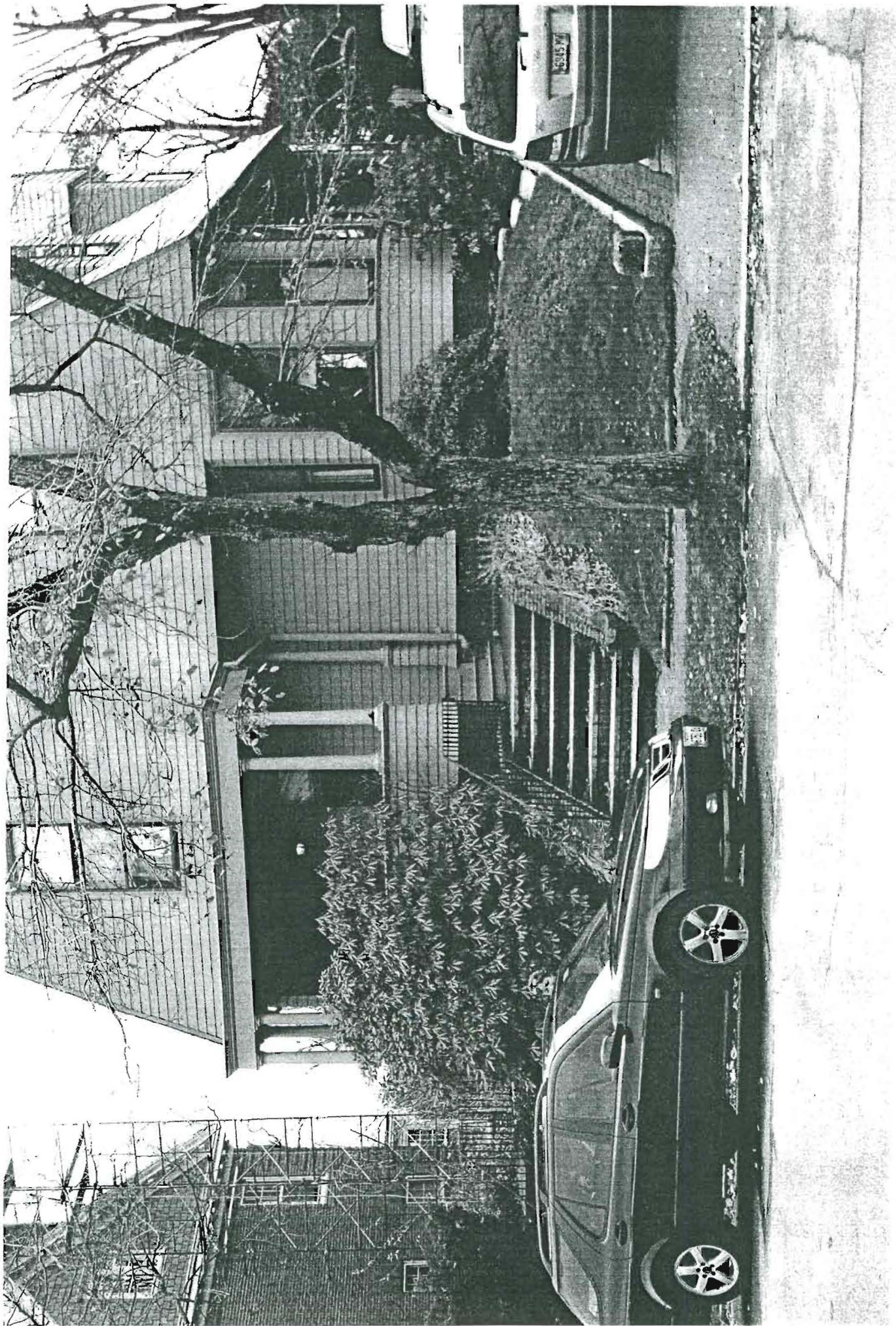
main stairs

EXHIBIT A-3



Secondary Stairs

EXHIBIT A-4



main stairs

EXHIBIT A-5



44" from bottom of main steps to sidewalk



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-705-ADDR	Date Applied: 3/31/2011	CBL: 070 - - D - 008 - 001 - - - - -	
Location of Construction: 36 BOWDOIN ST	Owner Name: MARY LOUISE MCGREGOR	Owner Address: 36 BOWDOIN ST PORTLAND, ME 04102	Phone: 772-1924
Business Name:	Contractor Name: Couture, Mark	Contractor Address: 177 Litchfield Rd., Bowdoin ME	Phone: 666-5608
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-4
Past Use: Single family	Proposed Use: Single family – repair two sets of masonry steps & replace railings	Cost of Work: 6000.00	CEO District:
		Fire Dept: <i>MA</i> Approved Denied N/A	Inspection: Use Group: <i>OR-3</i> Type: <i>SB</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 36 Bowdoin St. – repair two sets of masonry steps & replace railings		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

<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 information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</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>05/11/11</i></p>	<p>Zoning Appeal</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:</p>	<p>Historic Preservation</p> <p><i>Y0</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/6/11</i></p>
	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 PHON