

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 071335

This is to certify that CORNELL THERESA N M Remodeling

has permission to Remove old deck, rebuild, replace roof, gutters, porch deck

AT 44 WILLIAM ST

116 B018001

PERMIT ISSUED

JAN 16 2006

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or otherwise closed-in. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. Cornell

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

1/14/06 John S. R.  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**City of Portland, Maine - Building or Use Permit Application**

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

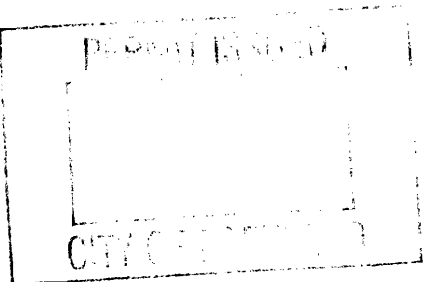
Permit No: 07-1335	Issue Date: 1/14/08	CBL: 116 B018001
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Location of Construction: 44 WILLIAM ST	Owner Name: CORNELL THERESA N M	Owner Address: 18 READ ST	Phone:
Business Name:	Contractor Name: Buchanan Remodeling	Contractor Address: P.O. Box 6771 Portland	Phone: 2076323390
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-5

Past Use: Multi- Unit	Proposed Use: Multi-unit - Remove old deck, rebuild, replace roof under 2nd floor deck <i>legal use - 3 residential d.u.</i>	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	

Proposed Project Description: Remove old deck, rebuild, replace roof under 2nd floor deck	Signature: <i>Cora Carr</i>	Signature: <i>1/14/08 [Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 10/22/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>1/16/08 [Signature]</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1335	<b>Date Applied For:</b> 10/22/2007	<b>CBL:</b> 116 B018001
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<b>Location of Construction:</b> 44 WILLIAM ST	<b>Owner Name:</b> CORNELL THERESA N M	<b>Owner Address:</b> 18 READ ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Buchanan Remodeling	<b>Contractor Address:</b> P.O. Box 6771 Portland	<b>Phone</b> (207) 632-3390
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-unit - 3 family - Remove old deck, rebuild, replace roof under 2nd floor deck	<b>Proposed Project Description:</b> Remove old deck, rebuild, replace roof under 2nd floor deck
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/06/2007

**Note:****Ok to Issue:** 

- 1) This permit is being issued with the condition that all the work is taking place within the existing footprint.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 01/14/2008

**Note:****Ok to Issue:** 

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 5) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 6) Fastener schedule per the IRC 2003
- 7) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 01/09/2008

**Note:** Called 11/13/07  
need more info

**Ok to Issue:** 

- 1) Second means of egress shall remain useable at all times OR no occupancy shall be allowed.
- 2) All construction shall comply with NFPA 101

**Comments:**

11/6/2007-amachado: Left message with Buchanan Remodeling. Is the whole system of decks and stairs being replaced from the third floor to the ground and is it all within the existing footprint?

11/6/2007-amachado: Buchanan rRmodeling left a voicemail saying they are rebuilding the entire deck and stair system within the existing footprint.



# 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>44 William Street, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>116</u> <u>B</u> <u>18</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Theresa Cornell</u> Address <u>18 Read Street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-871-1030</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000</u> C of O Fee: \$ Total Fee: \$ <u>120.00</u>
Current legal use (i.e. single family) <u>MULTI-UNIT - 3 family per structure</u> If vacant, what was the previous use? Proposed Specific use: <u>ENTRY &amp; EXIT TO BUILDING</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>REMOVE OLD DECK, REBUILD AS SAME</u> <u>REPLACE ROOF UNDER 2ND. FLOOR DECK</u>		
Contractor's name: <u>BUCHANAN REMODELING</u> Address: <u>P.O. Box 6771</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>632-3390</u> Who should we contact when the permit is ready: <u>CONTRACTOR</u> Telephone: <u>776-4130</u> Mailing address:		

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

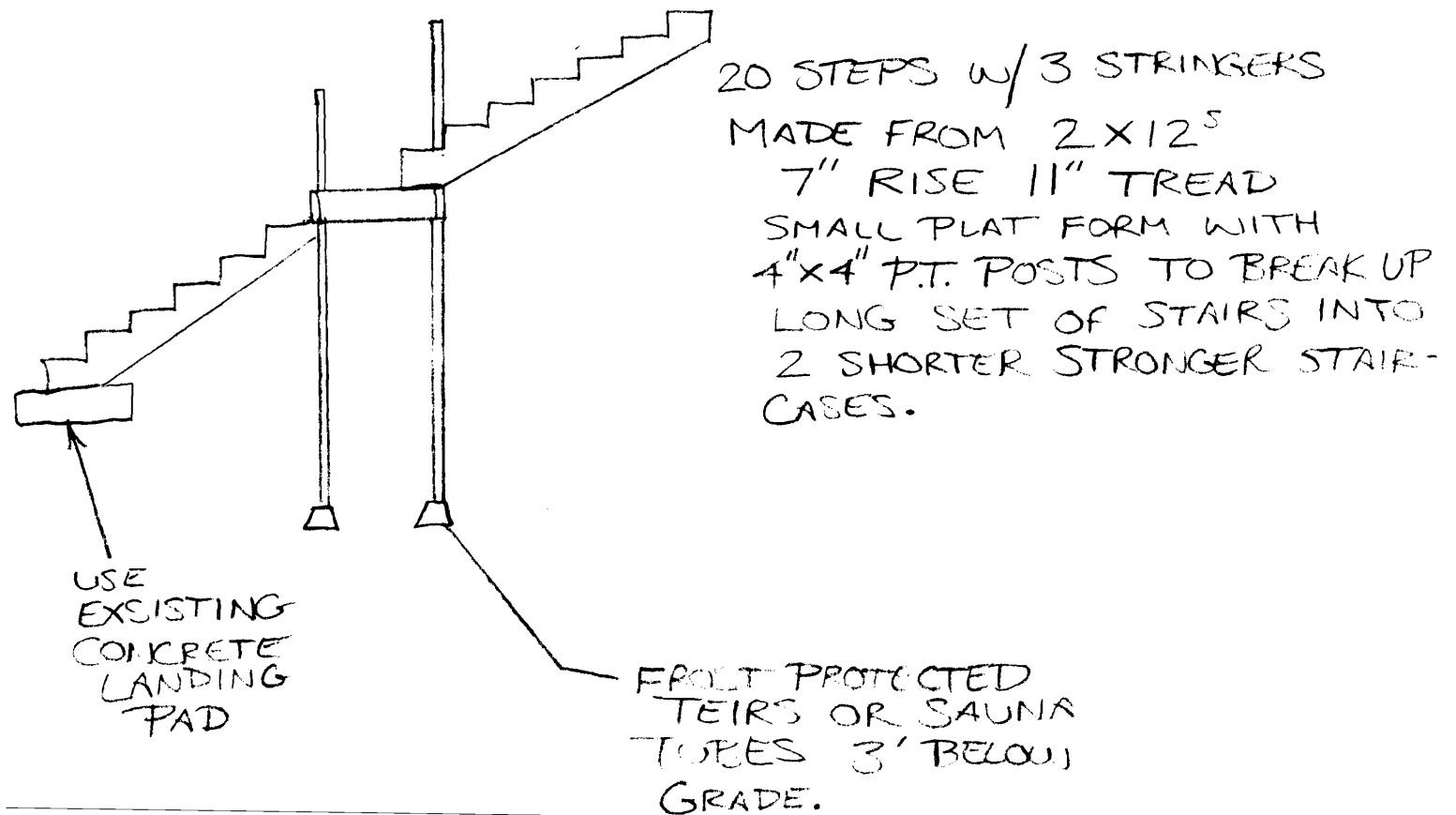
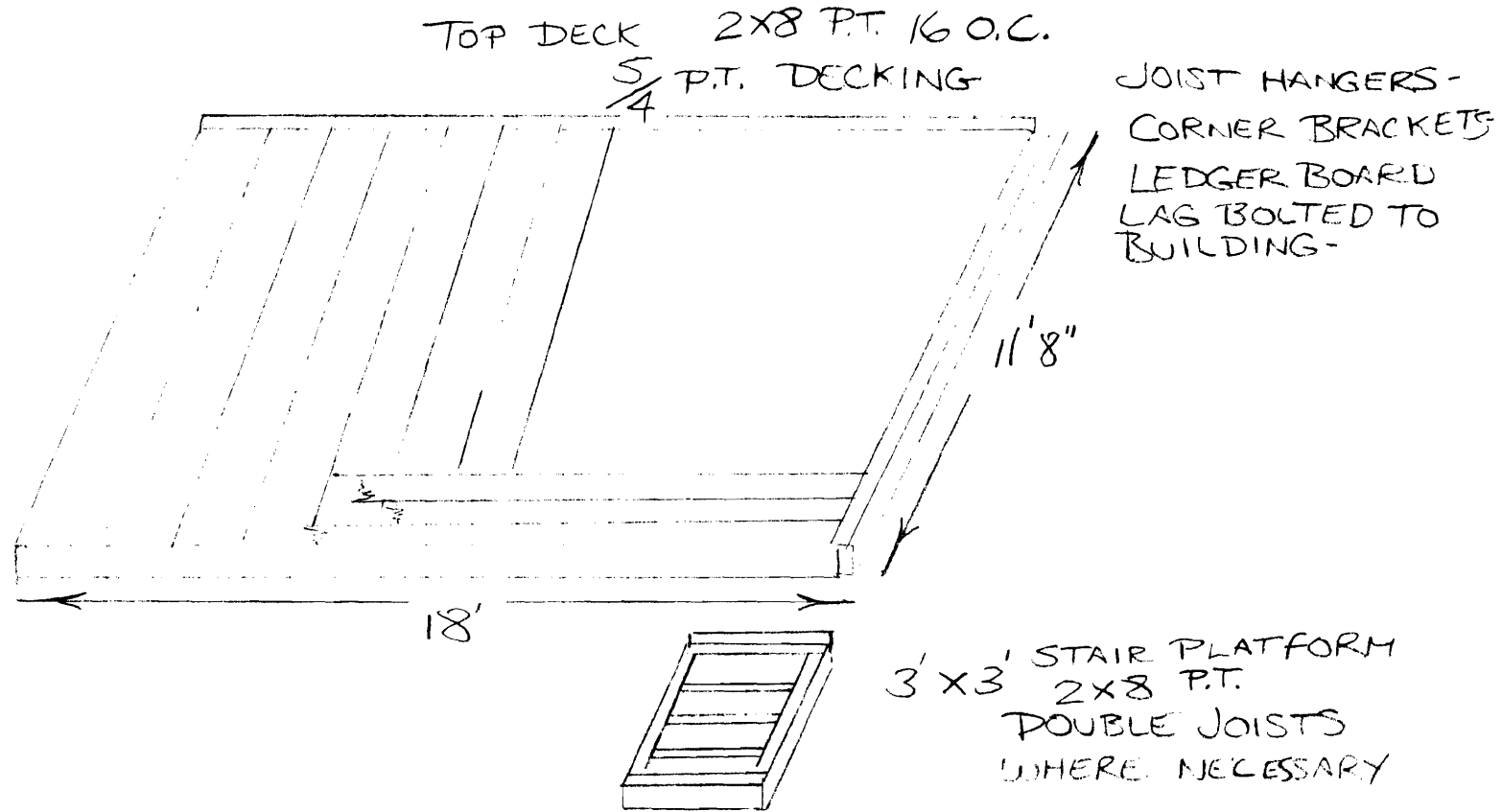
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](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.

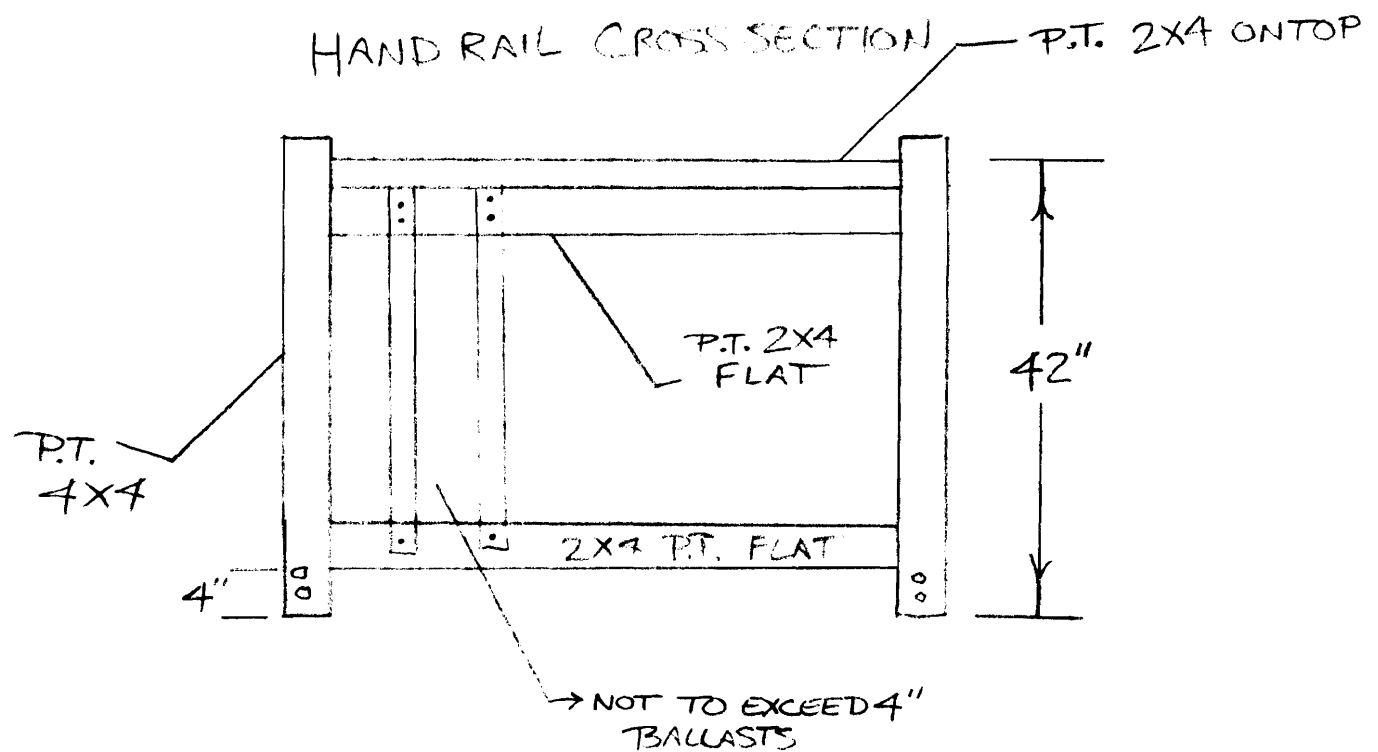
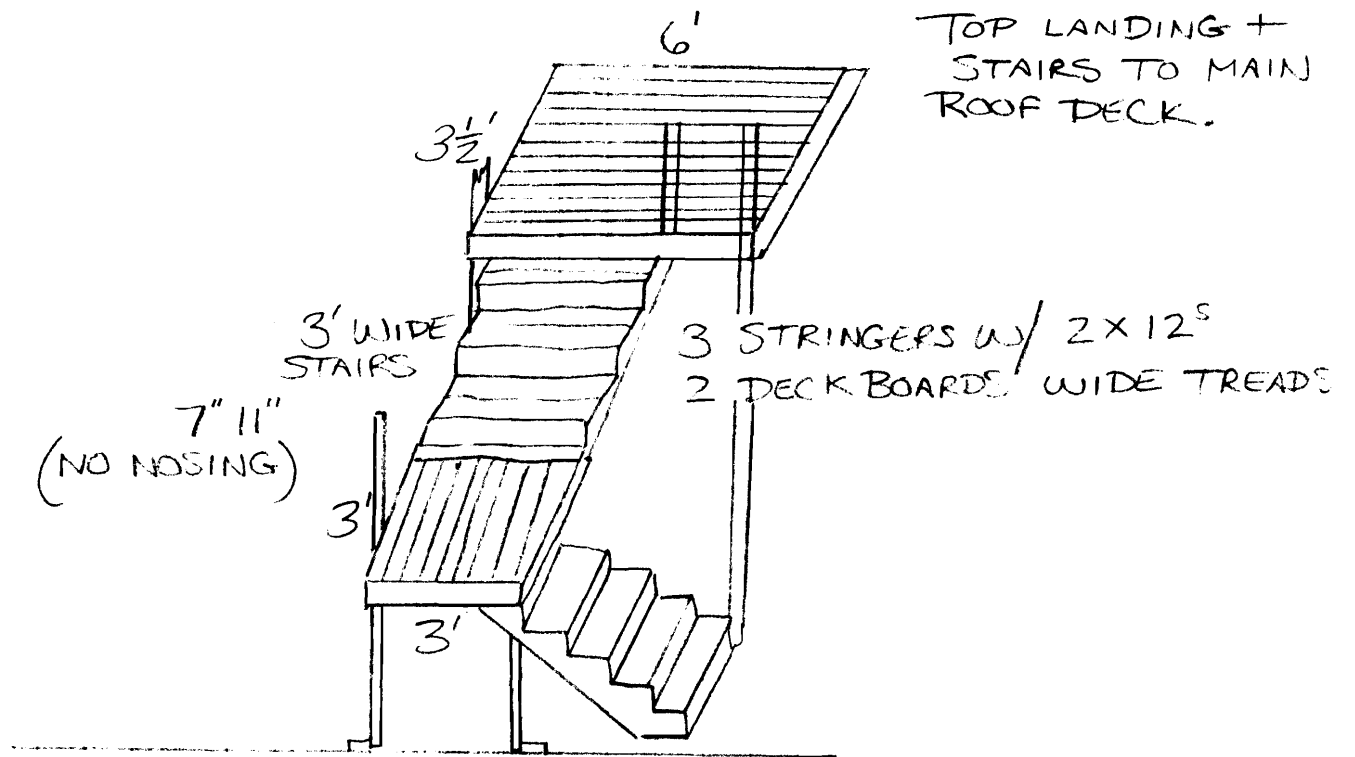
Signature: Theresa Cornell Date: 10/22/2007

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

116 B18



3RD FLOOR

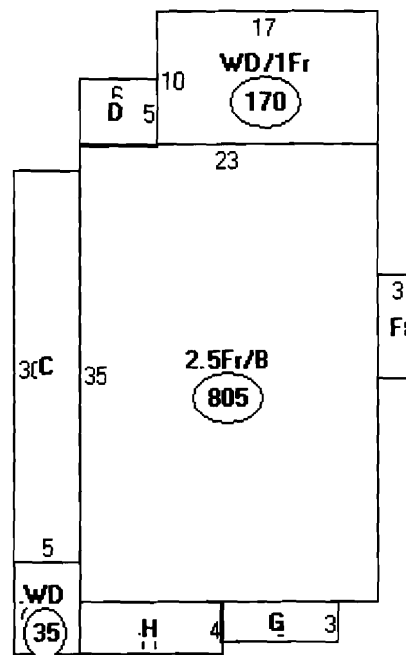


SOME 4 X 4 POSTS WILL CONTINUE FROM GROUND UP THROUGH TO BECOME PART OF HANDRAIL SYSTEM. OTHERS WILL BE LAG BOLTED.









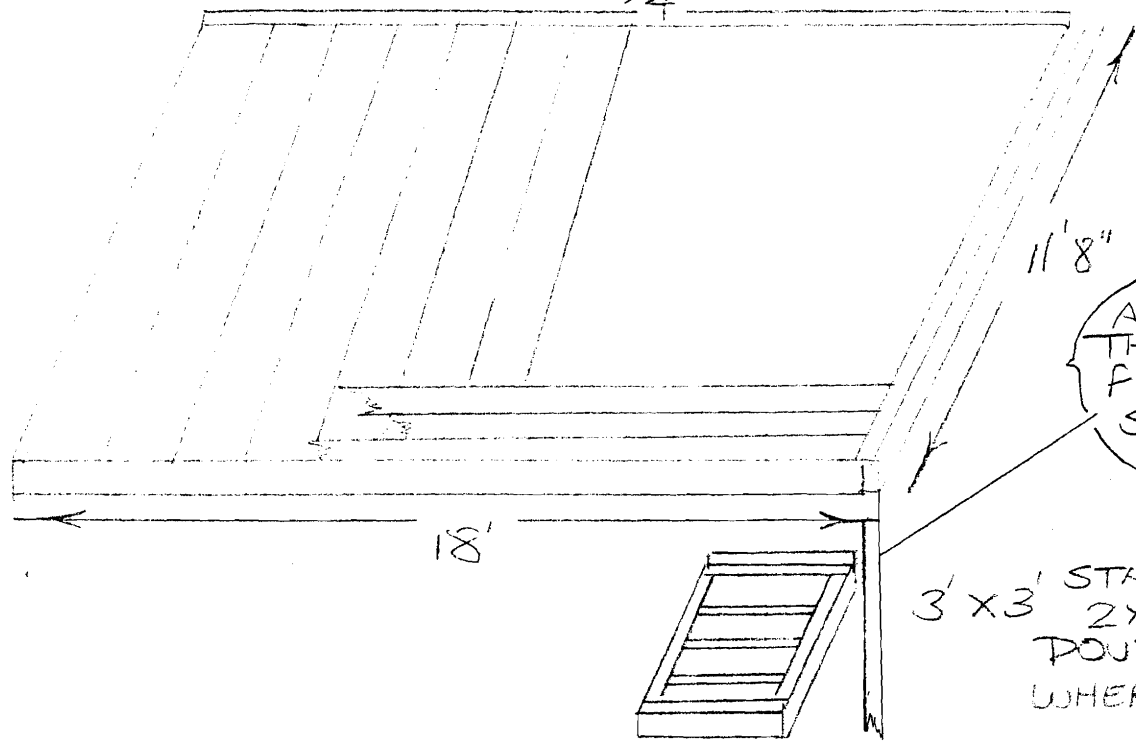
Descriptor/Area

- A: 2.5Fr/B  
805 sqft
- B: WD  
35 sqft
- C: EP  
150 sqft
- D: FUB  
30 sqft
- E: WD/1Fr  
170 sqft
- F: FBAY/B  
24 sqft
- G: FBAY/B  
27 sqft
- H: WD  
44 sqft

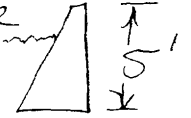
116 B18

TOP DECK 2x8 P.T. 16 O.C.  
5/4 P.T. DECKING

JOIST HANGERS -  
CORNER BRACKET  
LEDGER BOARD  
LAG BOLTED TO  
BUILDING -



11'8"  
ADDING POST ALL  
THE WAY TO GROUND  
FROST PROTECTED  
5' TEAR



3' x 3' STAIR PLATFORM  
2x8 P.T.  
DOUBLE JOISTS  
WHERE NECESSARY



7" RISE  
11" TREAD

BUILT WITH 20' 2X12  
3 STRINGERS  
3' SPREAD

\* ADDING TWO 4X4  
POSTS AT THE HALF  
WAY POINT TO HELP  
CARRY STAIR LOAD.

ALL POST TO HAVE

5' FROST  
PROTECTED  
TEAR ABOUT

4 1/2' INTO GROUND.

FROST  
PROTECTED  
PRO DAD

## FRONT HALL WORK

- ① GUT WALLS DOWN TO STUDS
- ② RUN FOUR (4) HARDWIRE SMOKE DETECTORS ON EACH FLOOR OUTSIDE UNIT DOOR AND ONE (1) IN BASEMENT ALL CONNECTED TOGETHER
- ③ RUN ONE (1) HARDWIRE SMOKE DETECTOR INSIDE DOOR OF EACH UNIT
- ④ INSTALL 90 MIN. FIRE DOORS TO \* EACH UNIT IN HALLWAY TOTALING (4)
- ⑤ DRYWALL USING 5/8 DRYWALL ENTIRE HALLWAY.
- ⑥ TAPE AND MUD SHEETROCK THREE COATS
- ⑦ PRIME + PAINT HALLWAY

FRONT HALL WORK TO  
BSC STARTED FIRST BEFORE  
REAR EXTERIOR STEPS ARE  
REMOVED

ADD DOORS TO REAR  
EXTERIOR STEPS

- ① INSTALL TWO EXTERIOR DOORS  
WITH HALF GLASS TO EXISTING  
OPENINGS ON SECOND FLOOR &  
THIRD FLOOR.

