

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 074198

Please Read Application And Notes, If Any, Attached

This is to certify that INGRAHAM DAVID A B & EBORAH EBD

has permission to New stairway to create egress from 3rd floor

AT 9 RAY ST

172 G007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or otherwise closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Evans

Health Dept. _____

Appeal Board _____

Other _____

Department Name

19/10/07 Cheryl 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: 07-1198	Issue Date: 10/18/07	CBL: 172 G007001
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Location of Construction: 9 RAY ST	Owner Name: INGRAHAM DAVID A B & DEB	Owner Address: 11 RAY ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial Multi-Family	Zone: R-3

Past Use: Residential 3 unit - <i>two legal & one illegal</i> <i>connected to permit 07-1058 to legalize illegal unit</i>	Proposed Use: Residential 3 unit New stairway to create egress from 3rd floor	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: R-2 Type: 513 <i>IBC-2007</i>	

Proposed Project Description: New stairway to create egress from 3rd floor	Signature: <i>Craig Cross</i>	Signature: <i>Ch 10/18/07</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: dmartin	Date Applied For: 09/26/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	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"/> <i>OK with conditions</i> Date: <i>10/18/07</i>	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 Date: _____	Historic Preservation <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 <i>ABC</i> Date: _____
	[Empty space for notes or signatures]		

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

Permit No: 07-1198	Date Applied For: 09/26/2007	CBL: 172 G007001
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Location of Construction: 9 RAY ST	Owner Name: INGRAHAM DAVID A B & DEBO	Owner Address: 11 RAY ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Residential New stairway to create egress from 3rd floor	Proposed Project Description: New stairway to create egress from 3rd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/15/2007

Note: Right now this building is a legal two unit with one illegal unit.. The owner is trying to legalize one illegal unit. (permit #07-1058) This permit is part of the necessary steps to legalize the third unit. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 10/18/2007

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 5) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/18/2007

Note: **Ok to Issue:**

- 1) Stairs to comply with the provisions for outside stairs. Requirements hand delivered 10-18-2007

Comments:

9/26/2007-dmartin: Talked with David Ingraham bout providing structure location on plot plan, said he'd fax it over to me./ dm

10/12/2007-amachado: Left message for Dave. Need to know where steps are located on site plan, and how far they are from the property line and what the dimensions are.



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>7-11 Ray St, Portland</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>DAVID INGRAHAM</u> Address <u>9 Brookside Ter.</u> City, State & Zip <u>Veazie, Me 04401</u>	Telephone: <u>(207) 947-4391</u>
172 6 007		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,500</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 Unit Apartment House - 3 units - 2 are legal permit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Egress for 3rd Fl. Tenant</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>CONSTRUCT exterior STAIR from deck at 2nd floor level to ground to provide egress for 3rd floor unit.</u>		<u>07-1058</u> <u>to legalize this unit.</u>
<u>Note: 3rd floor unit is presently in the process of approval for non-conforming use</u>		
Contractor's name: <u>Not under contract at this time</u>		<u>(submitted 28 Aug 07)</u>
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>David Ingraham</u>		Telephone: <u>947-4391</u>
Mailing address: <u>(Same as Above)</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: David Ingraham Date: Sep 17, 2007

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

DEPT. OF PUBLIC UTILITIES
CITY OF PORTLAND, ME
OCT 15 2007
PROCESSED

20' x 20'
Two Car
Garage

R3

lot size = 9771

rear - 25' min - 33' shown

side - 16' min - 19' shown

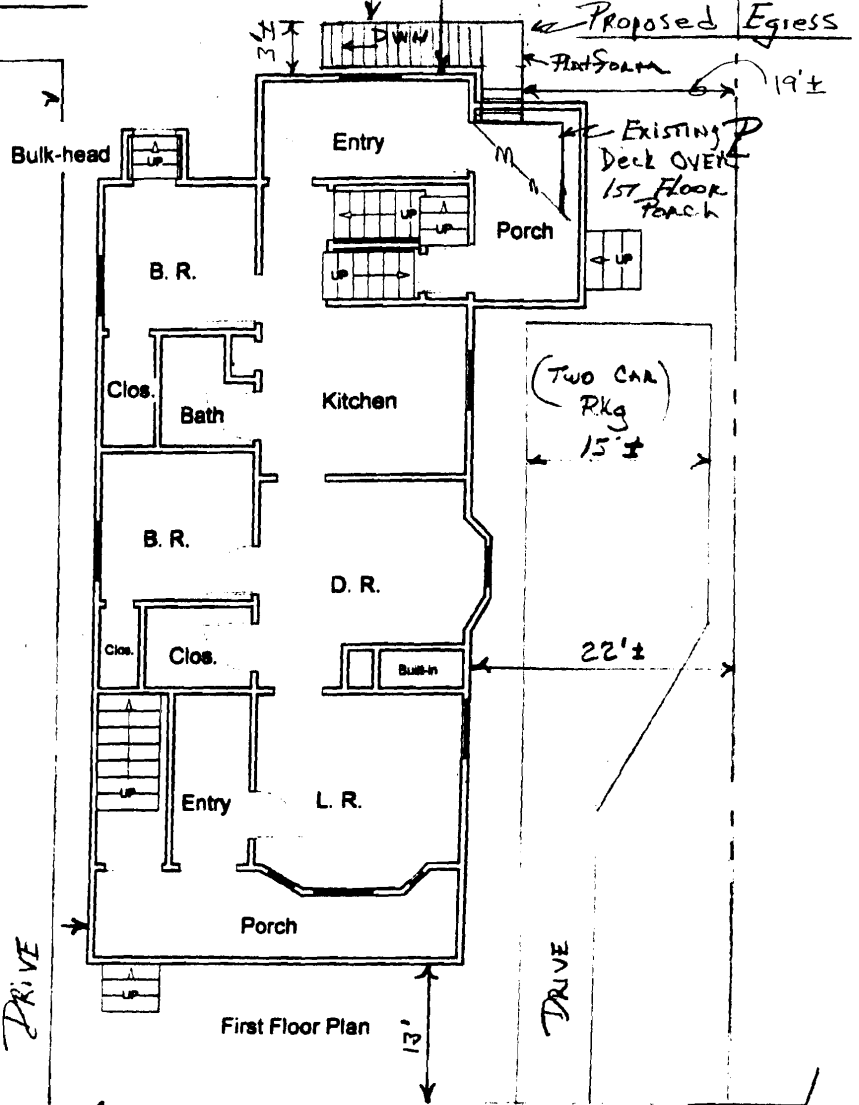
lot coverage 35% =
3419.85

existing 1656

OK.

OK.

27' ±
38' ±
60' ±
Four Car Parking (PAVED)



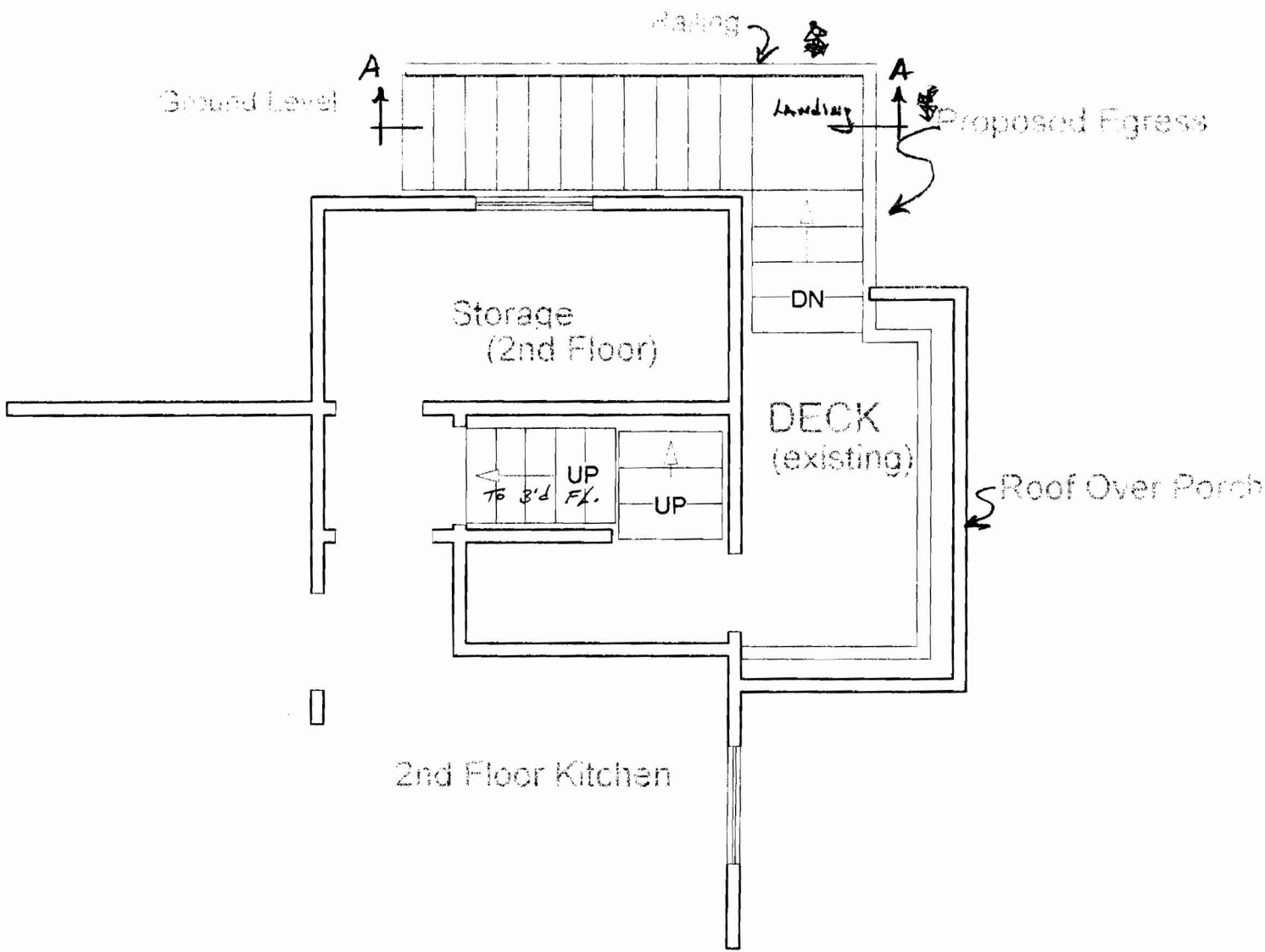
First Floor Plan

DRIVE

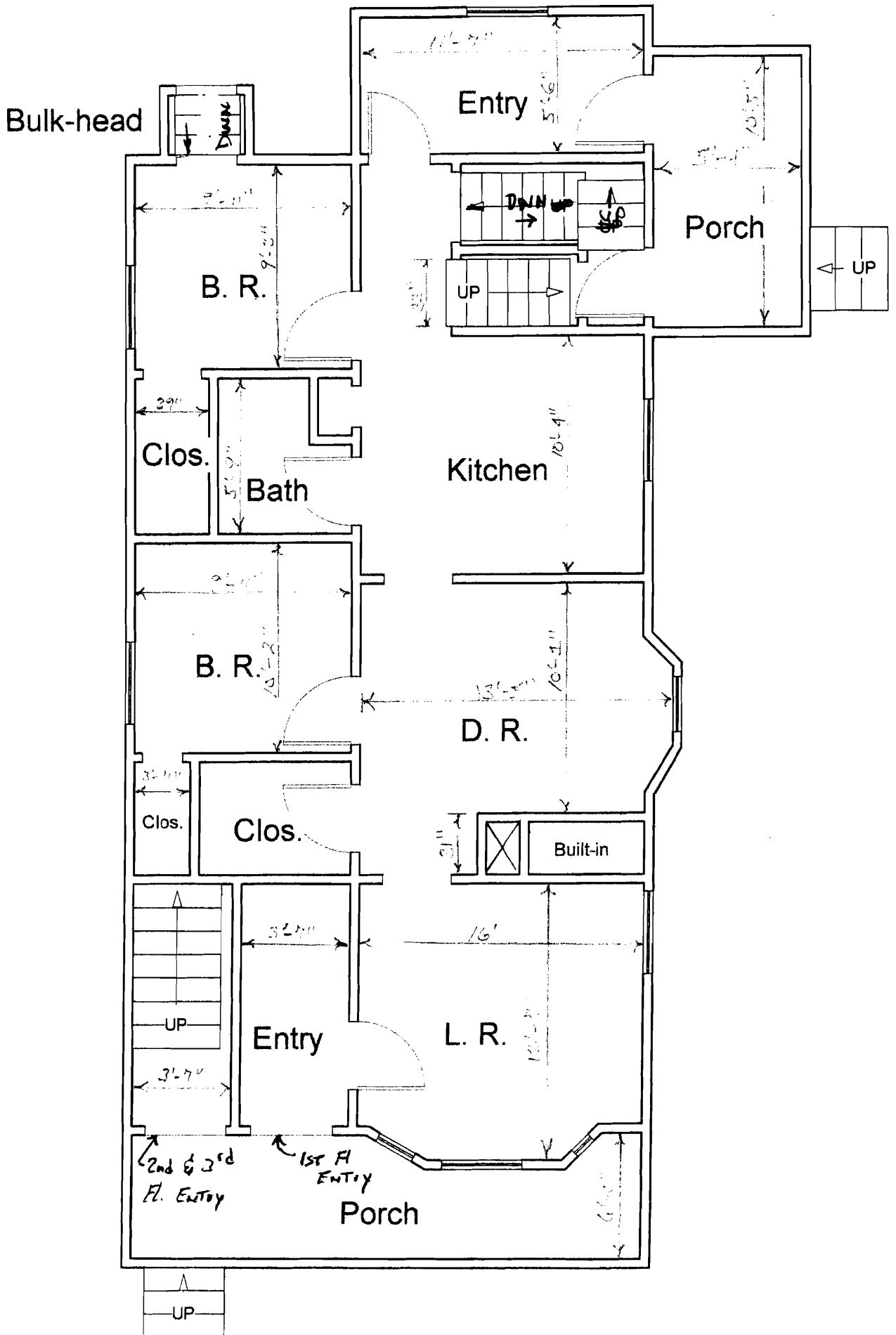
Back of Walk

RAY STREET

SITE PLAN (NTS)

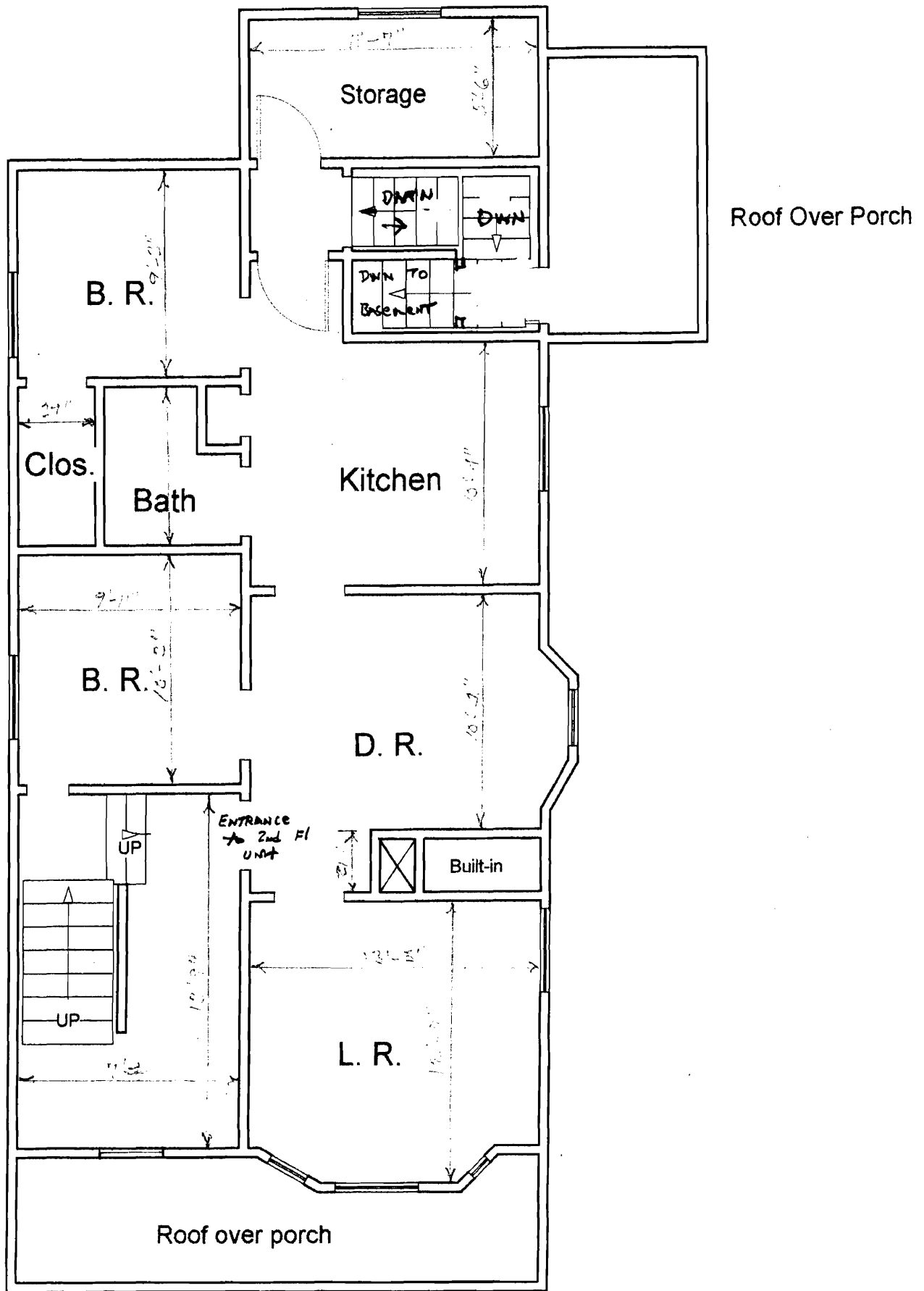


PROPOSED 3rd FLOOR EGRESS (NTS)



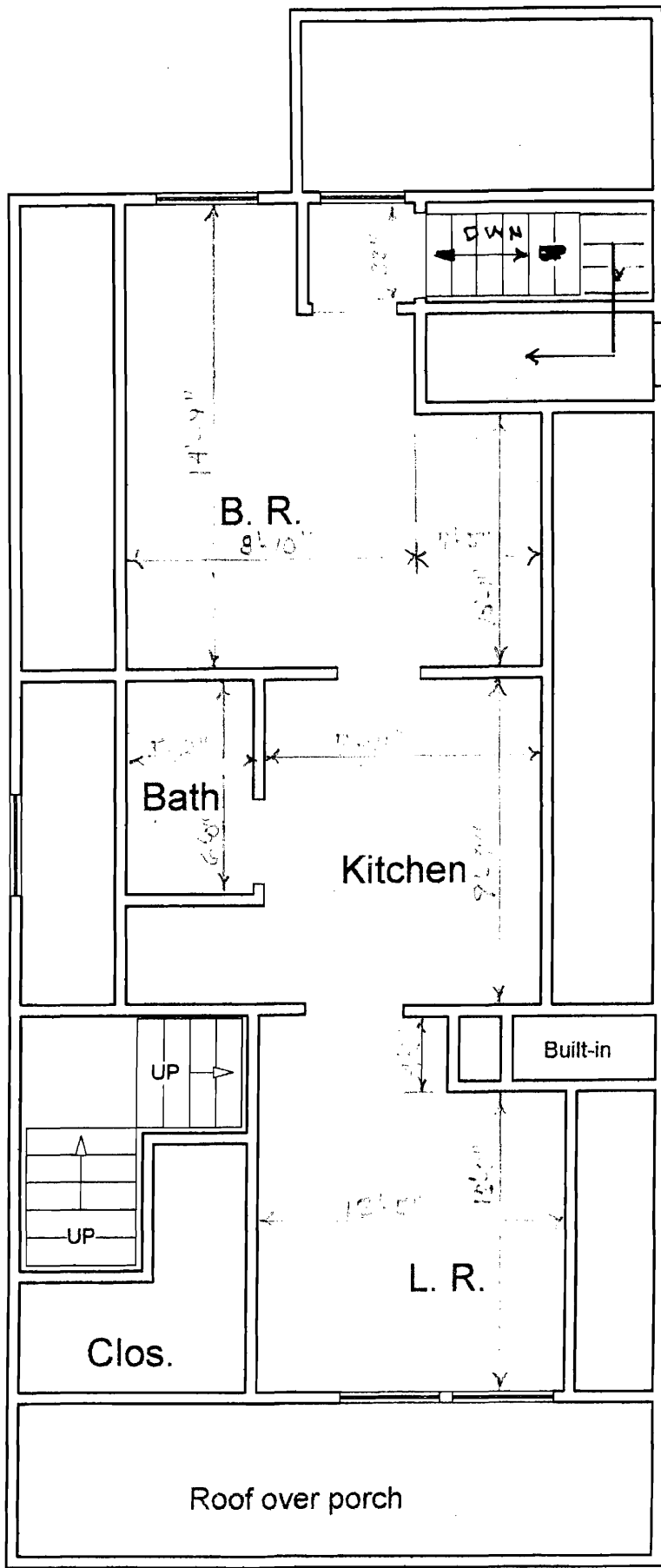
First Floor Plan (NTS)

07-1058



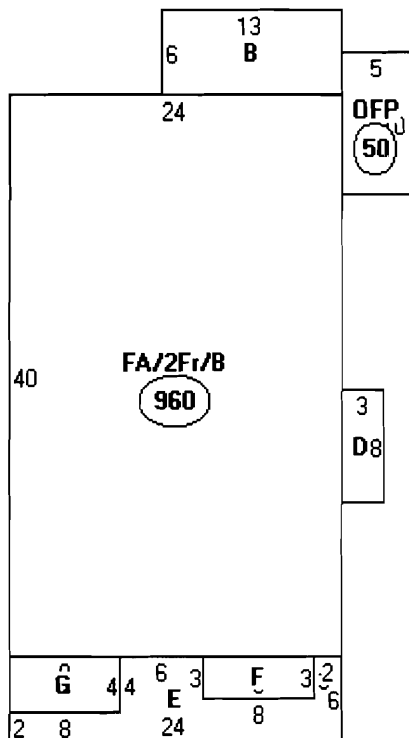
Second Floor Plan

#07-1058



Third Floor Plan

#07-1018



Descriptor/Area

- A: FA/2Fr/B
960 sqft
- B: 2Fr
78 sqft
- C: OFP
50 sqft
- D: 2FBAY
24 sqft
- E: OFP
88 sqft
- F: 2FBAY
24 sqft
- G: EP
32 sqft

$= 1256 \phi$

$5479 = 20 \times 20 = 400 \phi$

1656.