

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

Location of Construction: 63 Bradley St.		Owner: Katherine A Guilmond		Phone: 854-1141		Permit No: 970399			
Owner Address: 63 Bradley St- Portland ME 04108		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY - 2 1997 CITY OF PORTLAND </div>			
Past Use: 1-fam dwlg w porch		Proposed Use: 1- famdwlg w rebuilt porch		COST OF WORK: \$ 1100				PERMIT FEE: \$ 25	
Proposed Project Description: rebuild porch		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature:		Signature:			
Permit Taken By: L Chase		Date Applied For: 4/28/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Signature:	
Zone:		CBL:		Special Zone or Reviews:				Zoning Appeal	
23		100619		<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"/>				<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	

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

SIGNATURE OF APPLICANT <i>Katherine A Guilmond</i>		ADDRESS:		DATE: 4/28/97		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Historic Preservation	
<input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action:	
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date:	4/29/97
<div style="border: 1px solid black; padding: 5px; display: inline-block;">5</div>	
CEO DISTRICT	

D. JORDAN

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

Location of Construction: 63 Bradley St		Owner: Katherine A Guimond	Phone: 854-1141 ← call	Permit No: 970399
Owner Address: 63 Bradley St- Ptlld ME 04102		Lessee/Buyer's Name:	Phone:	Business Name: <i>for pick-up</i>
Contractor Name: owner		Address:		Phone:
Past Use: 1-fam dwlg w porch	Proposed Use: 1- fam dwlg w rebuild porch	COST OF WORK: \$ 1100	PERMIT FEE: \$ 25	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY - 2 1997 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>BOC# 96</i> Signature: <i>[Signature]</i>	
Proposed Project Description: rebuild porch		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: <i>R-3</i> CBL: <i>188-C-19</i> Zoning Approval: <i>on-stipis footprint</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>ok</i> <input type="checkbox"/> Wetland <i>1/30/97</i> <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: L Chase	Date Applied For: 4/28/97			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

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SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: *4/28/97* PHONE: _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *4/29/97*
[Signature]
CEO DISTRICT 5
[Signature]

Applicant: Katherine A. Guinand

Date: 4/30/97

Address: 63 Bradley St

C-B-L: 188-C-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1915

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - rebuild porch on existing footprint

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

6,988 sq ft

Lot Coverage/ Impervious Surface -

25%

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

6 x 22 =
24 x 28 =
8 x 24 =
6 x 12 =

BUILDING PERMIT REPORT

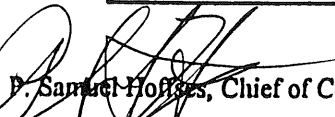
DATE: 1 MAY 97 ADDRESS: 63 Bradley St.
REASON FOR PERMIT: rebuild porch
BUILDING OWNER: Katherine B. Guimond
CONTRACTOR: _____
PERMIT APPLICANT: ↑ APPROVAL: *1 17*9* **DENIED**

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) U.L. 103.
7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. _____
27. _____
28. _____

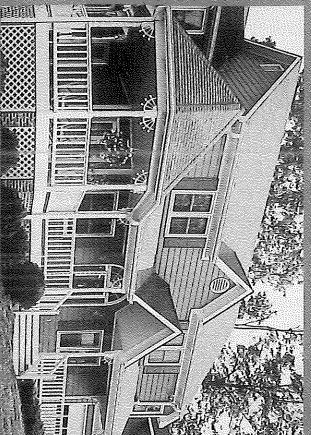

P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



DIXIE-PACIFIC

6" COLONIAL TURNED PORCH POST



- Turned area of 40"
- Base height of 42"
- Perfect for interior and exterior applications
- 5/8" Aluminum plinth purchased separately
- Length 8'
- Treated with a wood preservative

TOOLS AND MATERIALS NEEDED FOR GENERAL INSTALLATION:

- MEASURING TAPE
- HAMMER AND/OR SCREWDRIVER
- PENCIL
- NAILS AND/OR SCREWS
- SAW
- LEVEL

EXTRA TOOLS AND MATERIALS NEEDED WHEN INSTALLING ON A CONCRETE PORCH:

- HAND-HELD DRILL
- NON-CORRODING DOWEL
- MASONRY BIT

FINISHING TOOLS AND MATERIALS NEEDED FOR INSTALLATION:

- TACK CLOTH
- WOOD FILLER
- PAINT BRUSH
- SANDPAPER (80 GRIT)
- OIL BASED PRIMER
- WATERSEALER/PRESERVATIVE
- OIL BASED PAINT

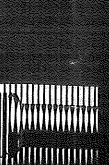
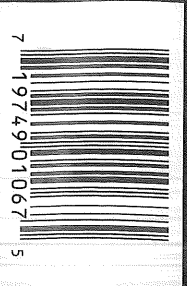
WARRANTY: All products are guaranteed for one year to be free of manufacturing defects when properly installed. If defects are present, then our warranty is limited to replacing or repairing the defective parts. Payment for installation or painting is not covered by our warranty.

INSTALLATION INSTRUCTIONS

- Storage of porch posts must be in a dry and well-ventilated area.
 - Before installation, paint the entire porch post with one coat of an **oil based primer**, followed by one coat of an **oil based exterior paint**. NOTE: The top and bottom ends of the porch post must also be painted.
- NOTE: IT IS EXTREMELY IMPORTANT THAT THE WOOD IS COMPLETELY PROTECTED FROM MOISTURE BEFORE AND AFTER INSTALLATION. TO PROPERLY SEAL THE WOOD, USE ONLY OIL BASED FINISH PAINT. PRIMING OF THE PORCH POST DOES NOT PROTECT IT FROM MOISTURE.
- If the porch post is trimmed to length, the ends must be sealed with a wood preservative or water sealer, followed by one coat of an **oil based exterior paint**. This will help prevent moisture related cracks and premature decay or rot.
 - It is recommended that an aluminum plinth be used at the bottom of the post for added protection. (See drawing)



E. After installation, paint the porch post with one final coat of an **oil based exterior paint**.



DIXIE-PACIFIC
MANUFACTURING COMPANY, INC.

CTPP-1 5/96

1700 West Grand Avenue / Gadsden, AL 35901-8202

Bruce

- # ① Needs to be filled out -
(she called it a cheet sheet)
(see attached.)
- # ② Needs size of sona tubes and 12" x 12"
how many each foot - because there x 4'
is no foundation under porch.
- # ③ Need to state that the existing
roof is staying. YES
- # ④ need to know what the column
boards are - made of - how big - the
size and make of lumber - spacing.
- # ⑤ What is supporting the roof
- size - type of wood and span
between each - 4 - 7' 4" APART (SEE ATTACHED)
- # ⑥ List not expanding porch - 7' 2" x 22' 0"
and list the old porch size ect ^{SAME SIZE}
and what the new will be ^{AS EXISTING}
- # ⑦ list out what you are replacing
and with what and size.
stairs - porch floor - columns - railings
and type of wood. all p.t except
columns.

It seems like we should list
out all items we are replacing.
What we are replacing with, type
of wood and size of wood.

list out total size of porch now

list out total size of new

 We sh.

BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

Foundation

Frost wall, min 4' below grade
 12x12 existing Sone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
 other

Sill

7'4" Distance between foundation supports

Joist Size

2x6 2x8 2x10

Joist Span

7'4"

Distance Between Joists

16"oc 24"oc other

Decking

5/4 other/explain

Stair Construction

10" min tread 7 3/4" max riser

Guard Height

36" 42"

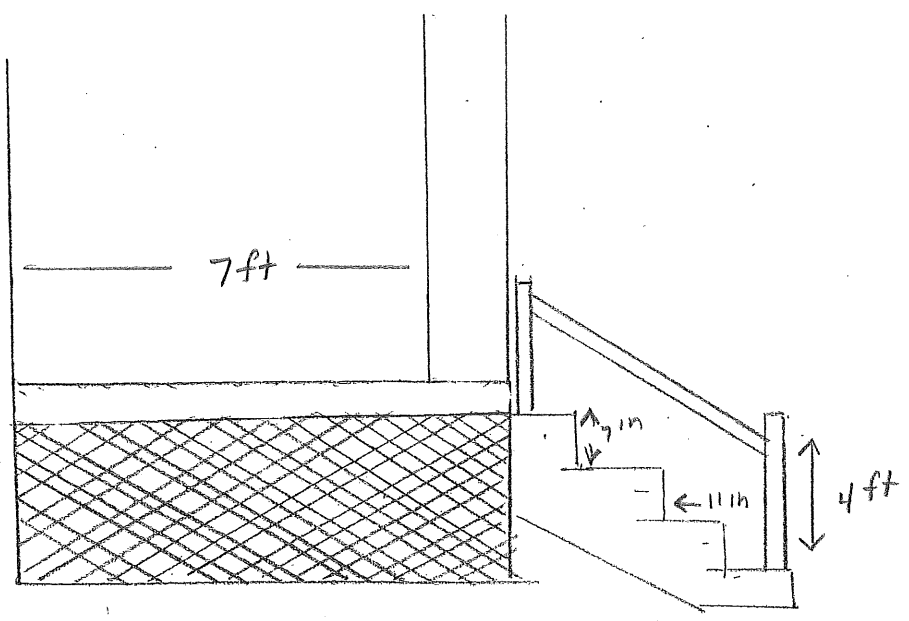
Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36", all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Balusters

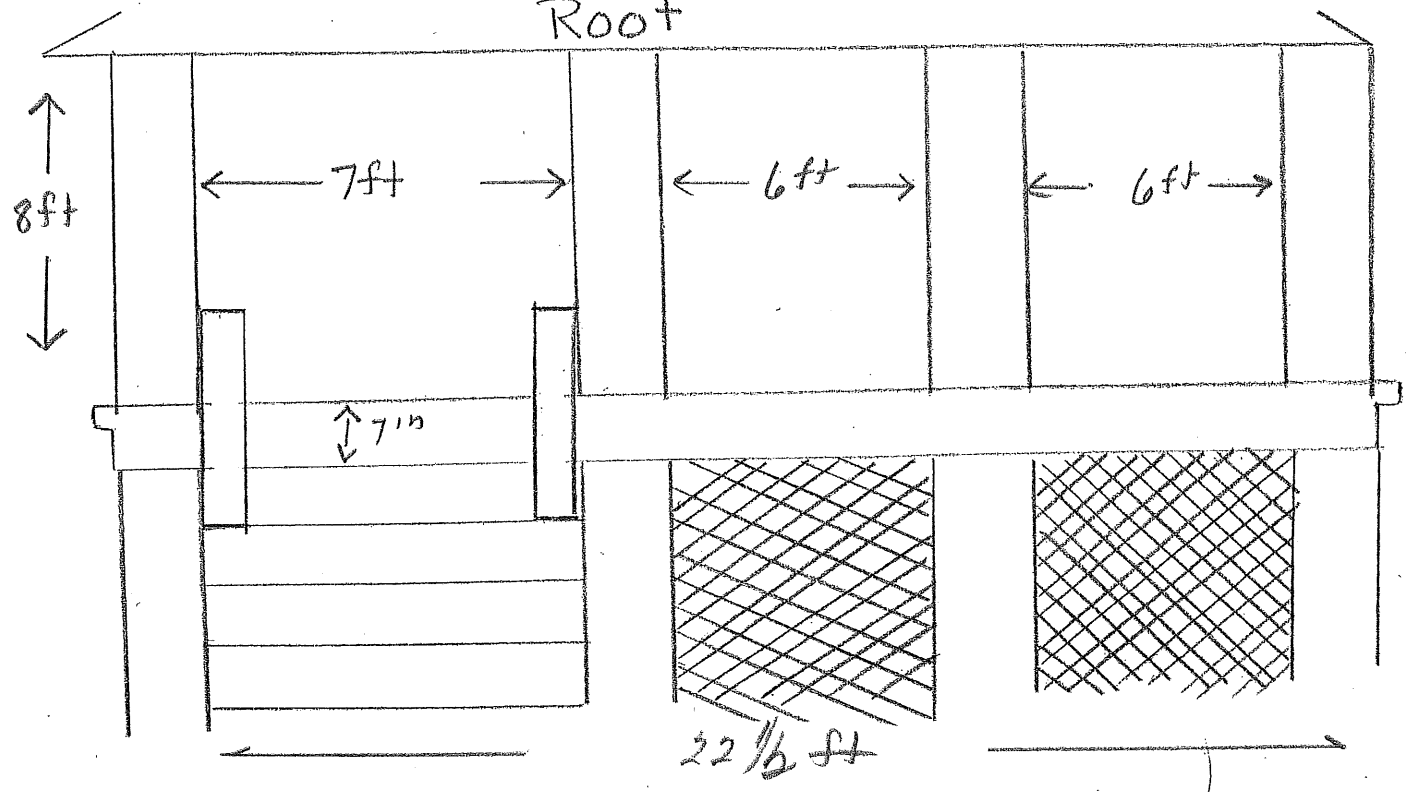
/under 4"

Open guards shall have balusters or be of a 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.

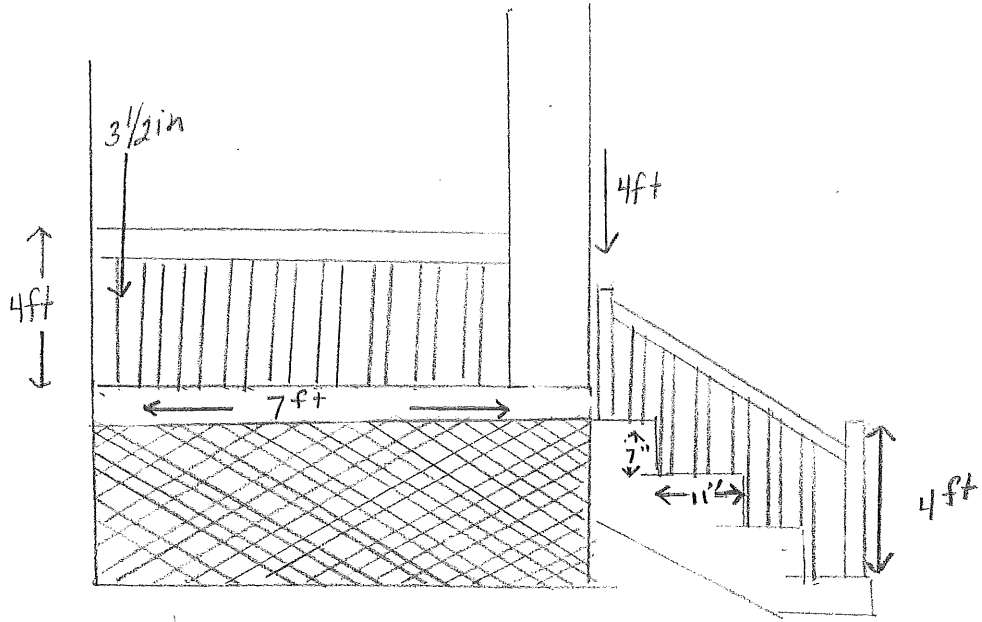
Before



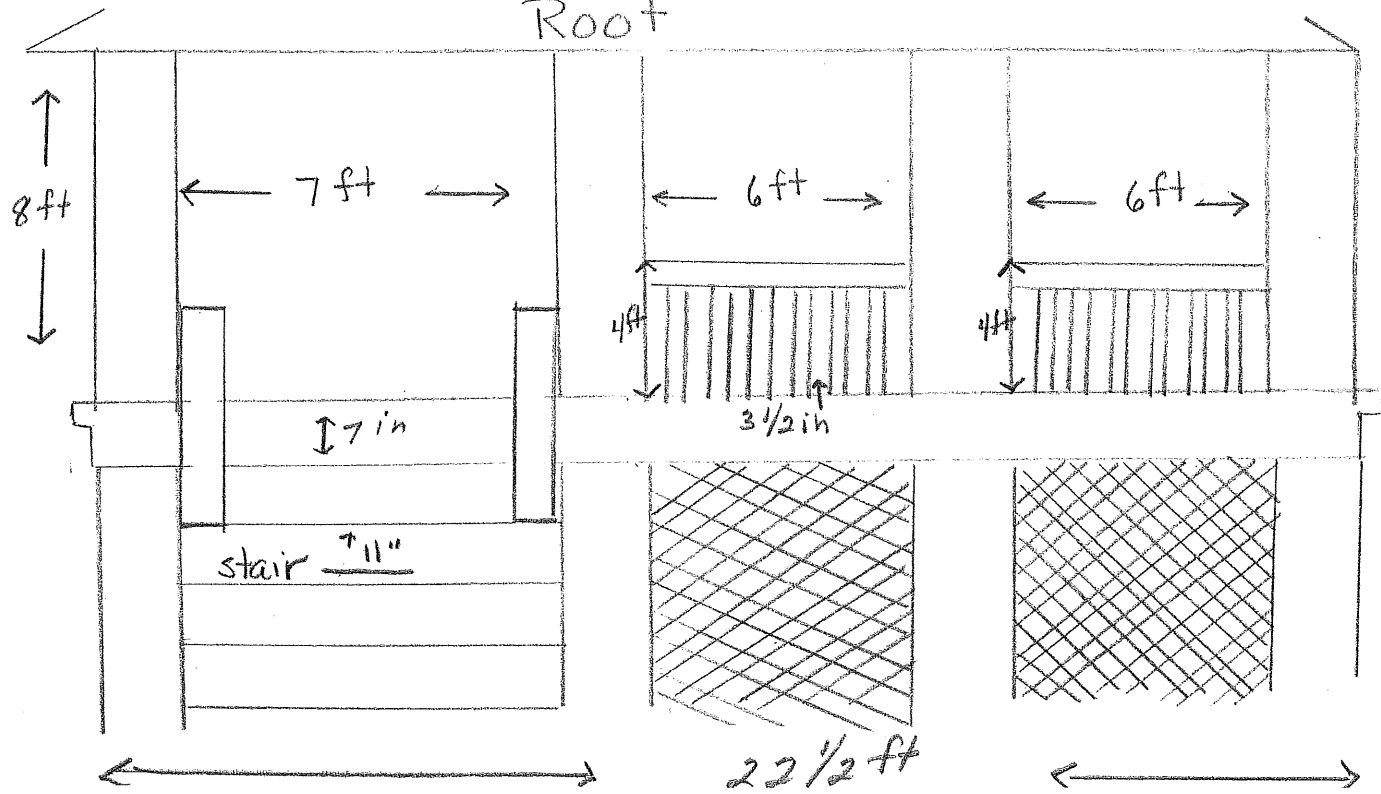
Roof



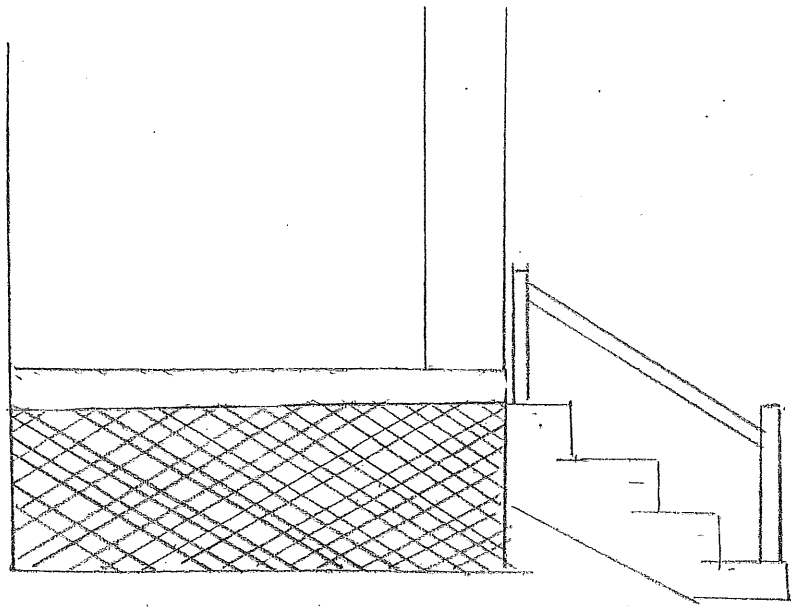
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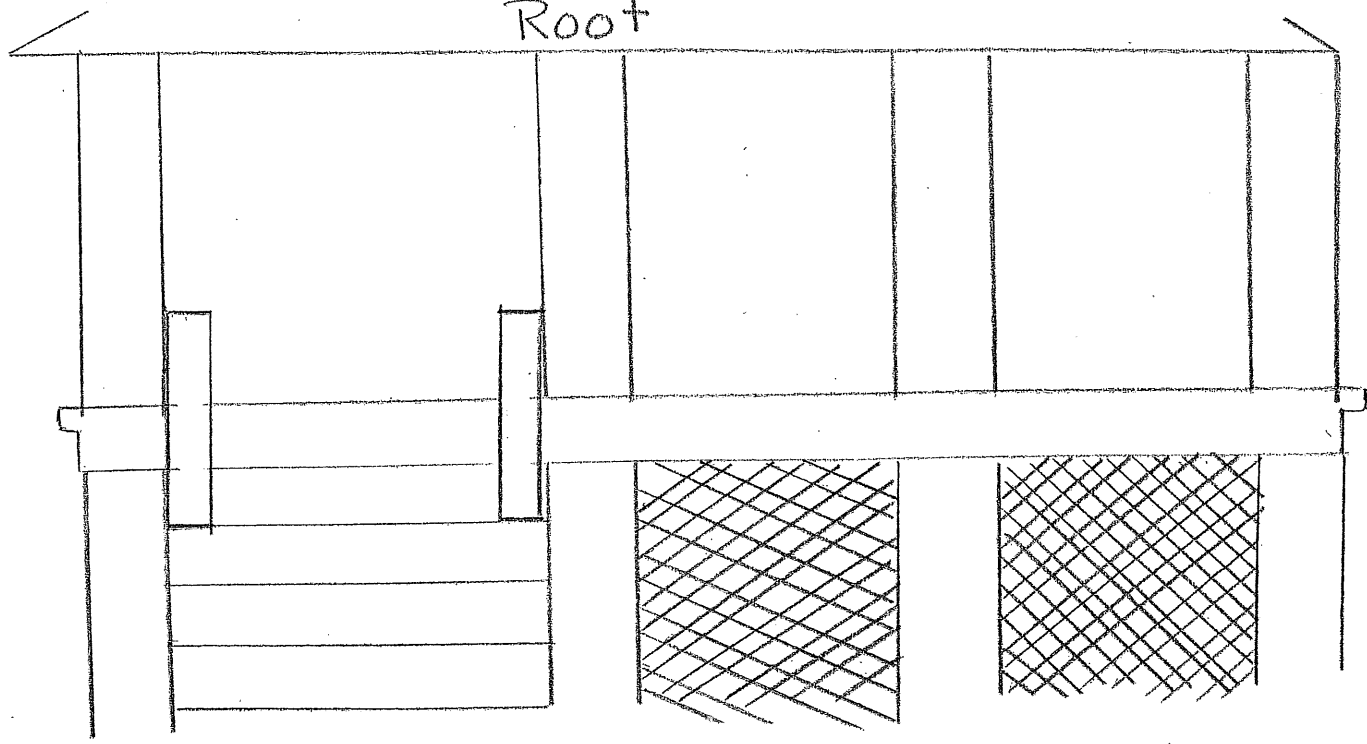
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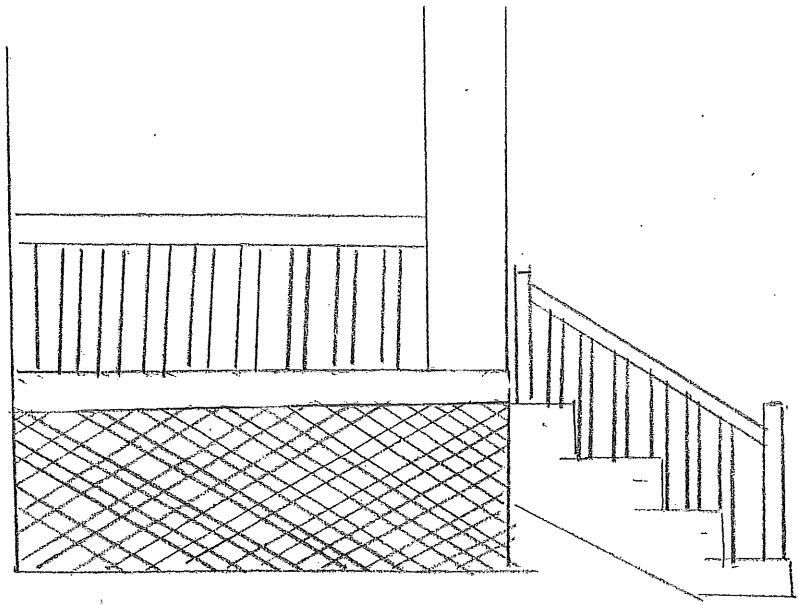
Betare



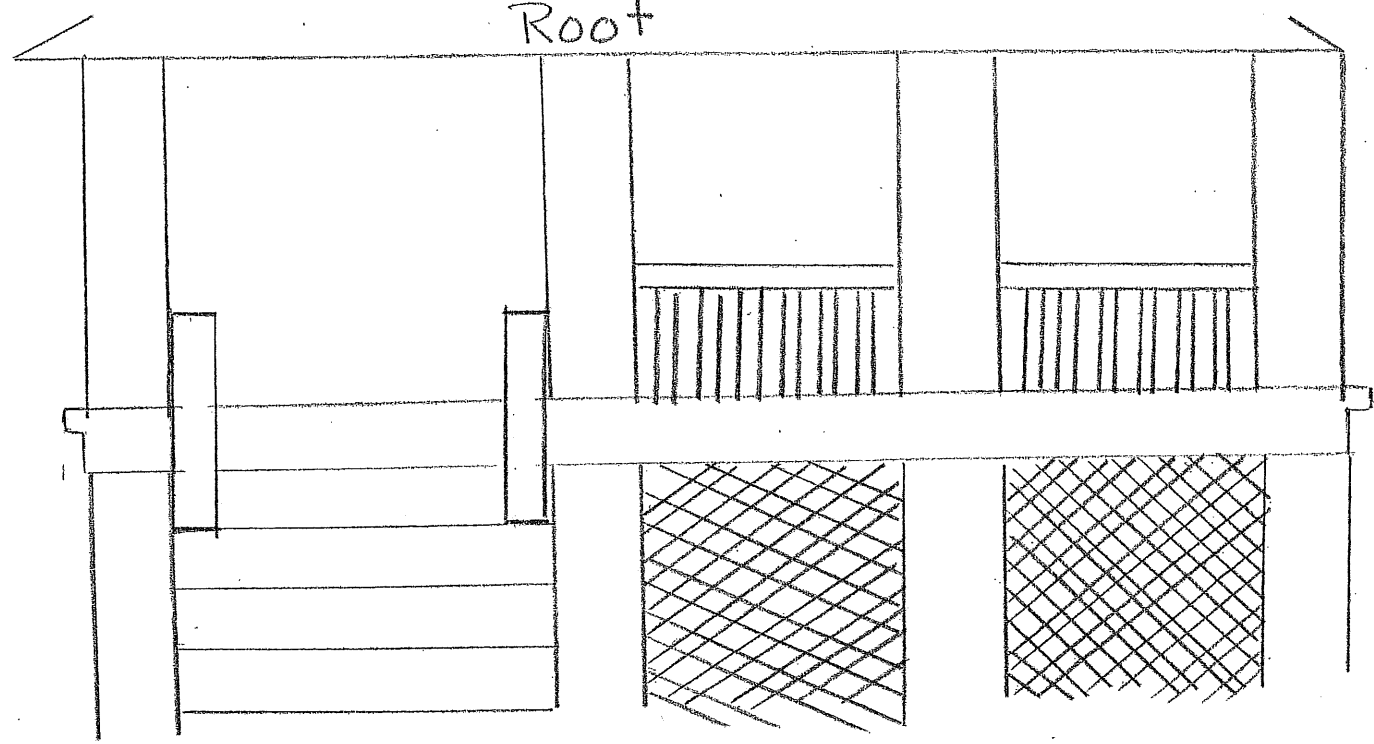
Roof



After



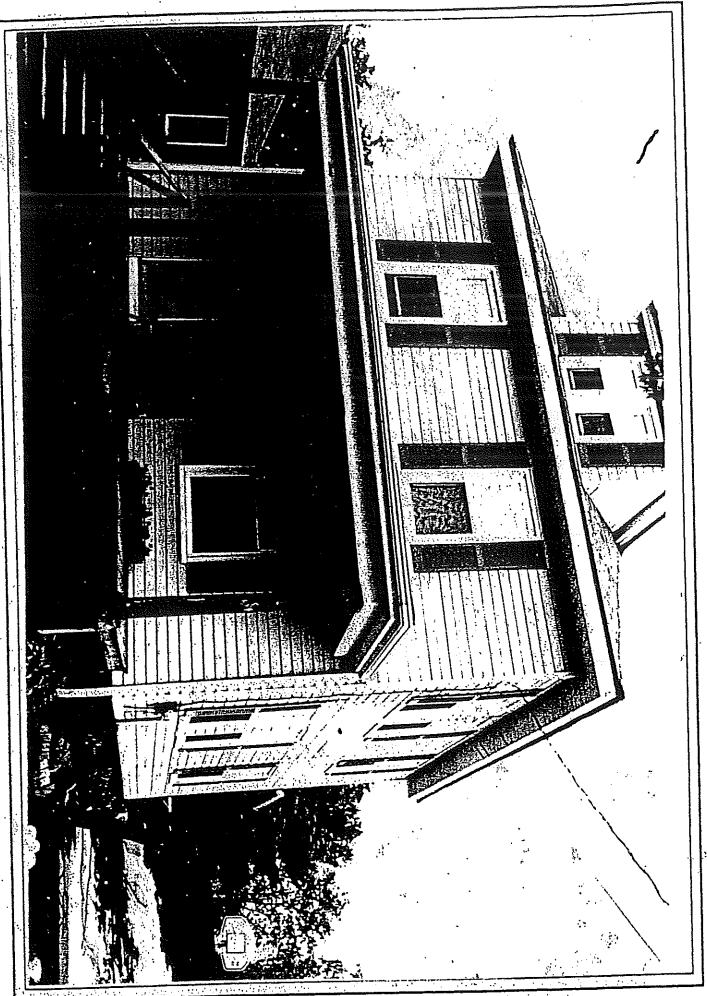
Roof



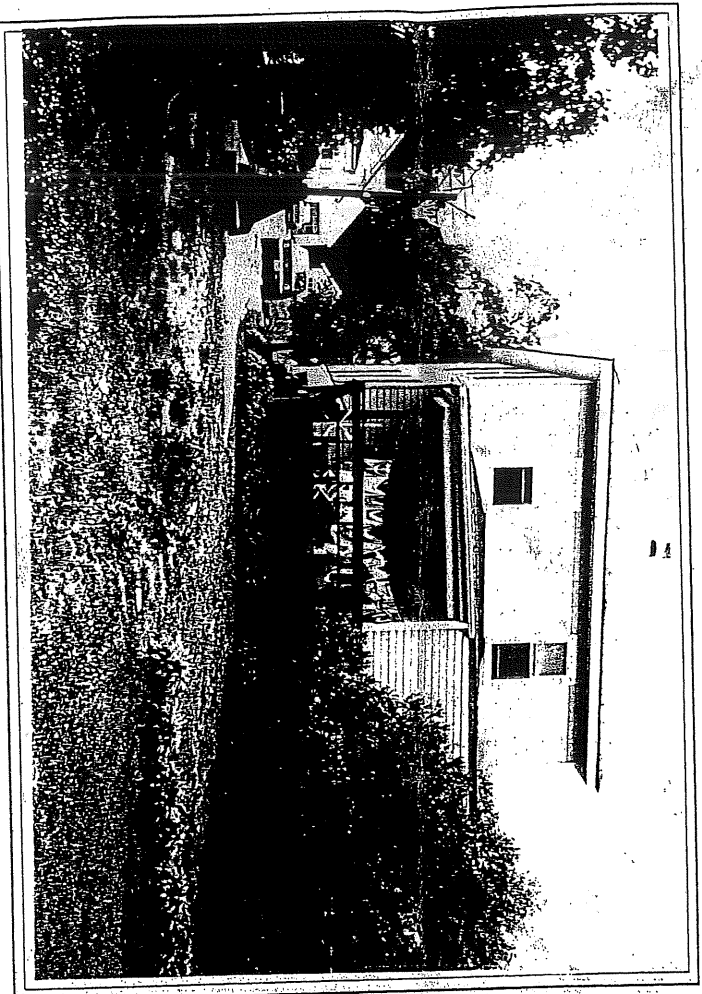
SUBJECT PROPERTY PHOTO ADDENDUM

Classic Appraisal, Inc.
97A Exchange Street, Suite 202
Portland, Me. 04101
207-780-8869

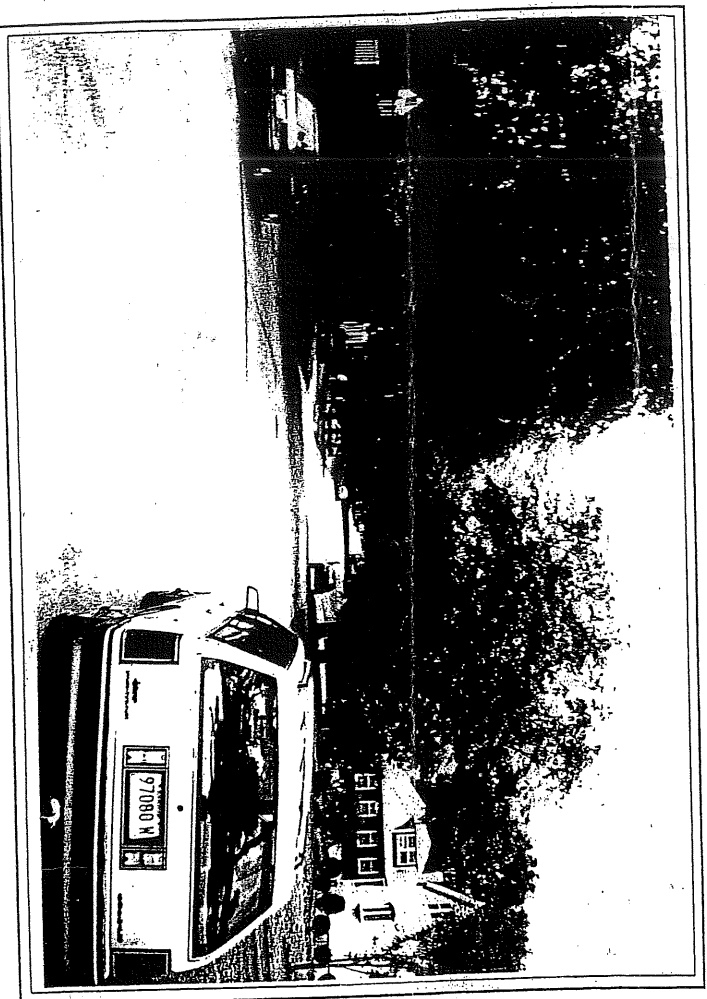
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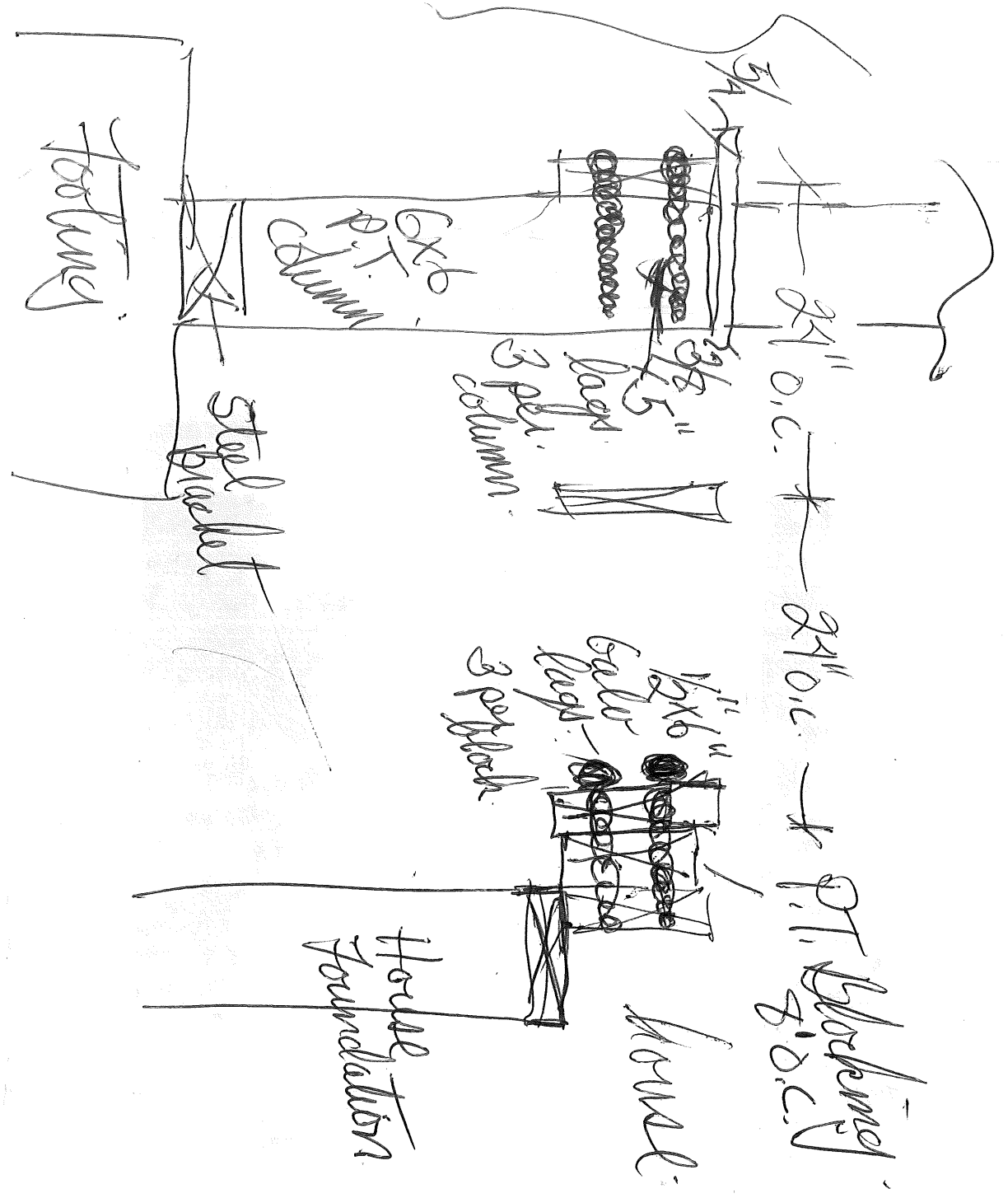
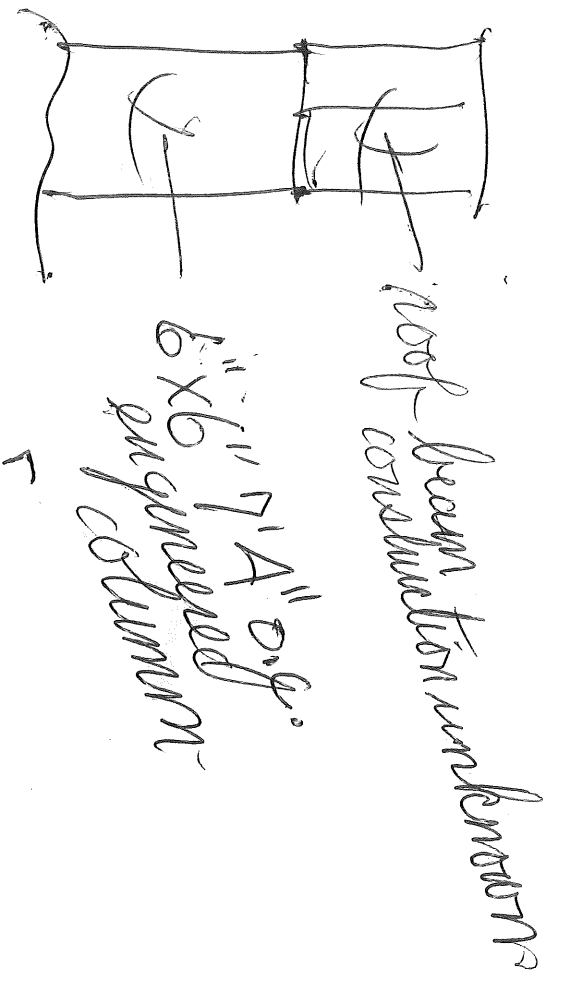
**FRONT VIEW OF
SUBJECT PROPERTY AT:**
63 Bradley Street
Portland, Maine 04102
Appraised: June 27, 1994.
Appraised Value: \$85,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE





SPECIAL SERVICES CUSTOMER AGREEMENT

Store 2401 PORTLAND
245 RIVERSIDE STREET
PORTLAND ME 04102
Phone (207) 761-0600
Salesperson: BVT31 Reviewer:

No. 5803

VALIDATION	
Date	04/21/97 08:50 pm
Transaction	2401 00020 46381
Order Total	\$1,100.51
Amount Paid	\$1,100.51

CUSTOMER INFORMATION

Last Name	GIUMOND	First Name	KATHY
Phone-Home	(207) 773-3665	Phone-Work	
Address			
City	PORTLAND	State	ME
		Zip	04103-
Company		Reference	PORCH

REF. #	SKU	QTY	UM	DESCRIPTION	TAX	PRICE EACH	EXTENSION
R01	789-402	2.00	EA	6X6 - 8 P.T. .40 CCA Y/P NO. 2	Y	\$17.27	\$34.54
R02	640-581	24.00	EA	5/4X6 -16 P.T..40 CCA Y/P PREM DECK	Y	\$12.97	\$311.28
R03	640-573	5.00	EA	5/4X6 - 12 P.T..40 CCA Y/P PREM DECK	Y	\$7.95	\$39.75
R04	162-817	2.00	EA	2X12 - 16 P.T. .40 CCA Y/P NO. 2	Y	\$25.50	\$51.00
R05	794-511	8.00	EA	4X8 PT LATTICE PREMIUM GRADE	Y	\$5.97	\$47.76
R06	914-037	19.00	EA	2X6 - 8 P.T. .40 CCA Y/P NO. 1	Y	\$5.60	\$106.40
R07	161-683	4.00	EA	2X4 -16 KD WW/SPF NO.2 BTR/STD BTR	Y	\$5.70	\$22.80
R08	161-667	14.00	EA	2X4 -12 KD WW/SPF NO.2 BTR/STD BTR	Y	\$4.45	\$62.30
R09	432-595	4.00	EA	4 X 4 X 48 TRIM LINE DECK POST PT	Y	\$7.97	\$31.88
R10	675-199	2.00	EA	2X4 - 8 NO.1 PRESSURE TREATED Y/P	Y	\$3.25	\$6.50
R11	312-177	4.00	EA	WOOD PORCH POST 5-1/4X8-0	Y	\$81.00	\$324.00
W12	515-664			CUSTOMER PICK-UP WILL-CALL			
SUBTOTAL							\$1,038.21
SALES TAX							\$62.30
TOTAL							\$1,100.51
AMOUNT PAID							\$1,100.51

DETAILED DESCRIPTION OF SERVICES

START OF CUSTOMER PICK-UP NO. 005803W12 *delivery* 30.00
 515-664 CUSTOMER PICK-UP WILL-CALL PICK-UP DATE: 04/25/1997 *1130.51*
MERCHANDISE TO BE PICKED UP:

REF. #	SKU	QTY	UM	ITEM DESCRIPTION
R0100	789-402	2.00	EA	6X6 - 8 P.T. .40 CCA Y/P NO. 2
R0200	640-581	24.00	EA	5/4X6 -16 P.T..40 CCA Y/P PREM DECK
R0300	640-573	5.00	EA	5/4X6 - 12 P.T..40 CCA Y/P PREM DECK
R0400	162-817	2.00	EA	2X12 - 16 P.T. .40 CCA Y/P NO. 2
R0500	794-511	8.00	EA	4X8 PT LATTICE PREMIUM GRADE
R0600	914-037	19.00	EA	2X6 - 8 P.T. .40 CCA Y/P NO. 1
R0700	161-683	4.00	EA	2X4 -16 KD WW/SPF NO.2 BTR/STD BTR
R0800	161-667	14.00	EA	2X4 -12 KD WW/SPF NO.2 BTR/STD BTR
R0900	432-595	4.00	EA	4 X 4 X 48 TRIM LINE DECK POST PT
R1000	675-199	2.00	EA	2X4 - 8 NO.1 PRESSURE TREATED Y/P

No. 5803

No. 5803

SPECIAL SERVICES CUSTOMER AGREEMENT

PORTLAND
... STREET
... ME 04102
... 761-0600
... son: BVT31 Reviewer:

VALIDATION	
Date	04/21/97 08:50 pm
Transaction	2401 00020 46381
Order Total	\$1,100.51
Amount Paid	\$1,100.51

#	SKU	QTY	UM	ITEM DESCRIPTION
100	312-177	4.00	EA	WOOD PORCH POST 5-1/4X8-0
				END OF CUSTOMER PICK-UP NO. 005803W12

TERMS AND CONDITIONS

WILL CALL

1. Will Call items will be held in the store for 7 days only.
2. Bring this customer agreement to the Service Desk to receive Will Call merchandise.

By signing below, the Customer accepts the terms of this special services Customer Agreement

Customer Signature X	Date
-----------------------------	------

No. 5803