

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

Location of Construction: 970 Brighton Ave		Owner: Ann Risbana		Phone:		Permit No: 960580	
Owner Address: 970 Brighton Ave - Ptld ME 04102		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: L & B Builders Co		Address: 128 Dawson - South Ptld ME 04105		Phone: 761-0308		Permit Issued: JUN 21 1996	
Past Use: 2-fam dwlg		Proposed Use: 2-fam w replac stairs		COST OF WORK: \$ 2000		PERMIT FEE: \$ 30	
Proposed Project Description: replace EXISTING stairs/landing		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: R-3 263-C-1	
		Signature:		Signature:		Zoning Approval: <i>see file shows 2 units in 1935</i>	
Permit Taken By: L Chase		Date Applied For: 6/14/96		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>OK with conditions</i> <input type="checkbox"/> Wetland <i>conditions</i> <input type="checkbox"/> Flood Zone <i>ing 6/20/96</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>major minor mm</i>	

1. This permit application doesn't 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
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 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 _____ ADDRESS: _____ DATE: 6/14/96 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
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

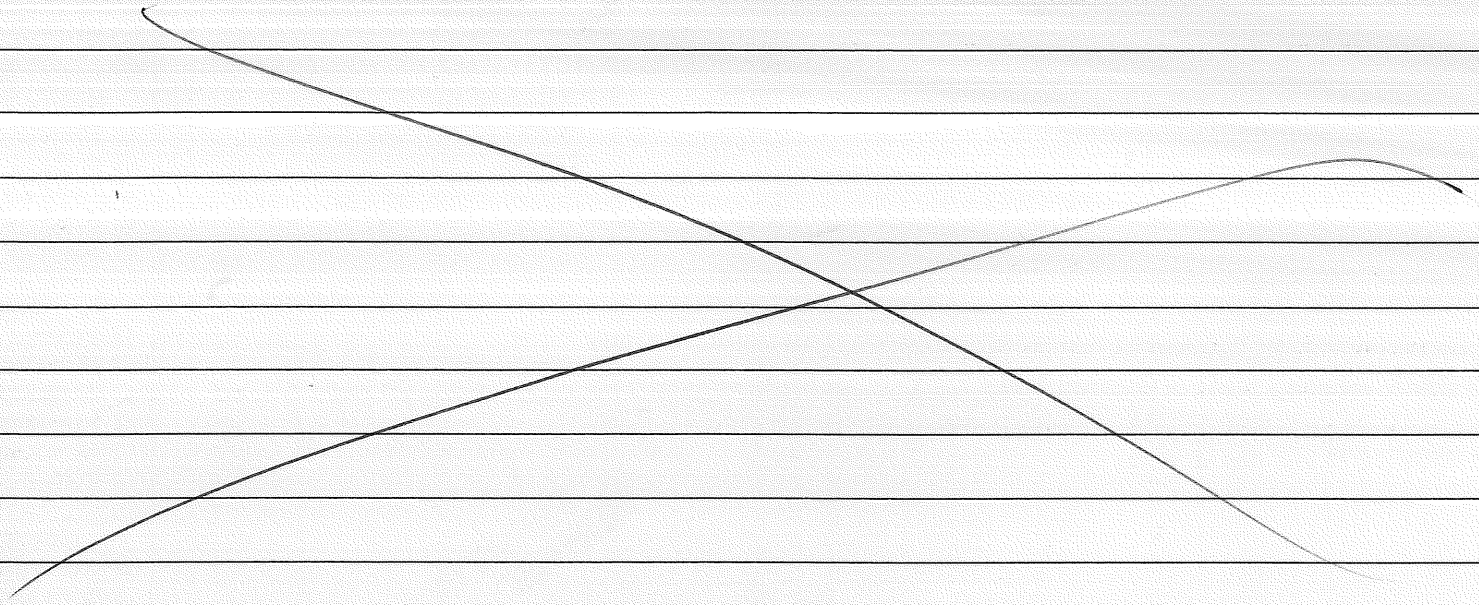
Date: 6/19/96

CEO DISTRICT 4

L. Carroll

COMMENTS

920-960 steps replaced. Cannot verify sonar tubes depth.
Lag bolts used to secure to structure.
Handrail + Ballusters ok.



Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

LAND USE - ZONING REPORT

ADDRESS: 970 Brighton Ave DATE: 6/20/96

REASON FOR PERMIT: replace outside Stairs/Landing

BUILDING OWNER: ANN RISBAFA C-B-L: 263-C-1

R-3 Zone
9889#

PERMIT APPLICANT: Eugene Roberts

2 unit ok

APPROVED: with condition DENIED: _____

#4

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~~^{stairs} 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 _____ 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 _____

Marge Schmuckal

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

BUILDING PERMIT REPORT

DATE: 21 / June / 96 ADDRESS: 970 Brighton Ave -
 REASON FOR PERMIT: TO replace outside stairs/hall
 BUILDING OWNER: Ann Kusba
 CONTRACTOR: L & G Builders Co APPROVED: X 1 * 11 * 13
 PERMIT APPLICANT: _____ DENIED: _____

CONDITION OF APPROVAL OR DENIAL

- X 1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. 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.

12. 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/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

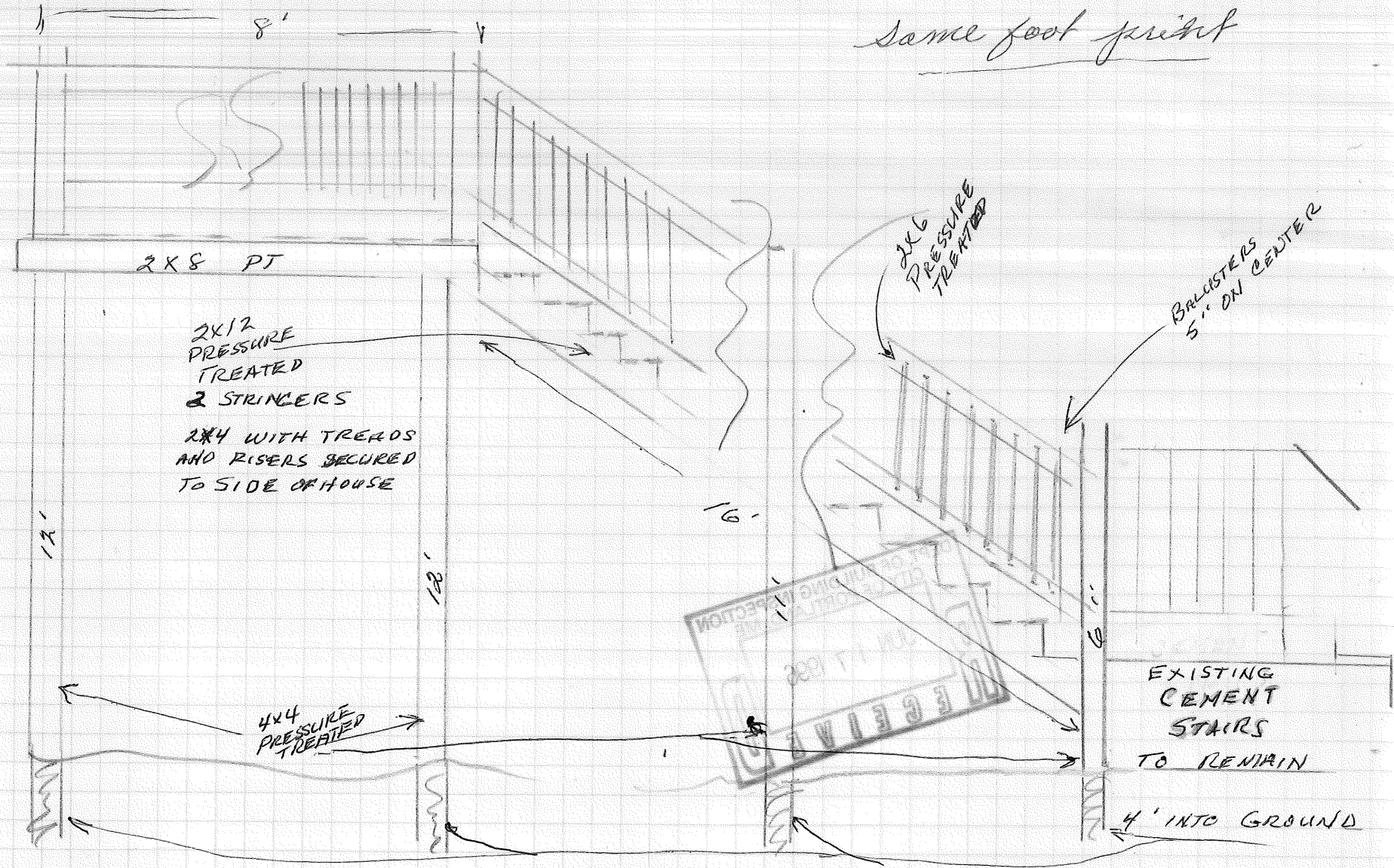
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

EXAMPLE ONLY
NOT TO SCALE

same foot print



L & G

REPAIRS AND CONSTRUCTION

LARRY 727-3954

GENE 761-0308

^{FRANK}
MRS ~~JOHN~~ E. RISBARA
97⁰ BRIGHTON AVE.
PORTLAND, ME.
04102

6/14/1996

ESTIMATE

THIS IS AN ESTIMATE FOR 97⁰ BRIGHTON AVE., TO REMOVE AND REBUILD STAIRS AND DECK TO SECOND STORY AT REAR OF HOUSE.

REPLACE LOWER BOTTED WOOD AND SHINGLES AT CENTER OF GARAGE AND LEFT FRONT APPROXIMATELY ONE FOOT FROM BOTTOM.

JOB DESCRIPTION

REMOVE ALL STAIRS, SUPPORTS, AND DECK COMMENCING FROM THE LOWER CEMENT STAIRS TO SECOND STORY, CLEAN UP AND HAUL ALL DEBRIS TO LANDFILL.

CONSTRUCT 14 STAIRS AND SUPPORTS, AND DECK INCLUDING RAILINGS WITH NUMBER ONE PRESSURE TREATED MATERIALS. USING TWO 4X4 PRESSURE TREATED SUPPORTS, BURIED ~~4~~ FT. INTO GROUND EXTENDING UP TO DECK AND CONSTRUCT DECK, ALSO REPLACING ALL SUPPORTS ATTACHED TO HOUSE AND REPLACE WITH NEW PRESSURE TREATED MATERIAL. ALL ATTACHED BY LAG BOLTS WHERE APPLICABLE. DECK FLOOR TO BE CONSTRUCTED WITH 1 X 6 INCH PRESSURE TREATED WOOD, WIDTH OF DECK TO BE DETERMINED AS THE SAME WIDTH AS EXISTING CEMENT STAIRS. RAILINGS TO BE CONSTRUCTED WITH 3, 4 X 4 PRESSURED TREATED SUPPORTS WITH 2 X 6 TOP AND LOWER AND 1 1/4 INCH BALUSTERS PLACED 5 INCHES ON CENTER.

14 STAIRS TO BE CONSTRUCTED WITH 3 STAIR STRINGERS AND SUPPORTED BY 4 X 4 ~~FOUR~~ FEET IN GROUND PLACED NEAR CENTER OF STAIR STRINGERS. TREADS TO BE CONSTRUCTED WITH 1 X 6 PRESSURE TREATED WOOD, RISERS TO BE COVERED WITH 3/4 X 7 INCH PRESSURE TREATED WOOD. RAILINGS TO HAVE 2 X 6 UPPER AND LOWER AND 1 1/4 INCH BALUSTERS 5 INCHES ON CENTER. WIDTH TO BE THE SAME AS EXISTING CEMENT STAIRS.

BUILDING PERMIT TO BE OBTAINED BY L & G

ALL UNFORESEEN LABOR AND MATERIALS TO BE ADDED TO COST.

ESTIMATE OF TOTAL COST OF MATERIALS AND LABOR \$ 1,950.00

DATE	<u>6/14/96</u>	<u><i>Antoinette E. Risbara</i></u>
		MRS JOHN E. RISBARA
DATE	<u>6/14/96</u>	<u><i>Frank</i></u>
		LARRY ROBERTS
DATE	<u>6/14/96</u>	<u><i>Gene Roberts</i></u>
		GENE ROBERTS