

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100343

Please Read Application And Notes, If Any, Attached

This is to certify that Aylward Stephen R. & /Back Bay Builders

has permission to Repalce stairway from first floor to second floor.

AT 46 Newton St CBL 337 C051001

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 lathed or otherwise closed-in. 24 HOUR 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. APR 14 2010

Health Dept. _____

Appeal Board City of Portland

Other _____

Department Name

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD.

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0343	Issue Date:	CBL: 337 C051001
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Location of Construction: 46 Newton St	Owner Name: Aylward Stephen R &	Owner Address: 46 Newton St	Phone: 207-749-1751
Business Name:	Contractor Name: Back Bay Builders	Contractor Address: 85 Dorset Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Repalce stairway from first floor to second floor.	Permit Fee: \$80.00	Cost of Work: \$5,760.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Repalce stairway from first floor to second floor.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/07/2010	Zoning Approval		
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<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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/8/10</i> <i>ARM</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><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ARM</i></p>
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PERMIT ISSUED

APR 14 2010

City of Portland

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

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 Inspection 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 with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

APR 14 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0343	Date Applied For: 04/07/2010	CBL: 337 C051001
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Location of Construction: 46 Newton St	Owner Name: Aylward Stephen R &	Owner Address: 46 Newton St	Phone: 207-749-1751
Business Name:	Contractor Name: Back Bay Builders	Contractor Address: 85 Dorset Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Repalce stairway from first floor to second floor	Proposed Project Description: Repalce stairway from first floor to second floor.
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 04/08/2010
 Note: Ok to Issue: ✓

- 1) This permit is being issued with the condition that there will be no change to the footprint or shell of the existing building.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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: Tammy Munson Approval Date: 04/14/2010
 Note: Ok to Issue: ✓

- 1) Ther must be a minimum of 3 - 2"x12"-s installed as stair stringers.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Comments:
 4/7/2010-gg: received application by mail. //gg

PERMIT ISSUED

APR 14 2010

City of Portland



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>46 Newton Street</u>		
Total Square Footage of Proposed Structure/Area <u>30 sq feet</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>337 C 051</u>	Applicant 'must be owner, Lessee or Buyer' Name <u>Stephen & Helen Aylward</u> Address <u>46 Newton St</u> City, State & Zip <u>Portland, Maine 04103</u>	Telephone: <u>749-1751</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>5,760.00</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Replace stairway from 1st to 2nd Floor.</u>		
Contractor's name: <u>BBB - Back Bay Builders, Inc</u> Address: <u>85 Dorset Str.</u> City, State & Zip <u>Portland, Maine 04102</u> Telephone: <u>232-1247</u> Who should we contact when the permit is ready: <u>Steve Aylward</u> Telephone: <u>749-1751</u> Mailing address: <u>46 Newton St, Portland 04103</u>		

Fee \$80.00

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

RECEIVED

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.

APR - 6 2010

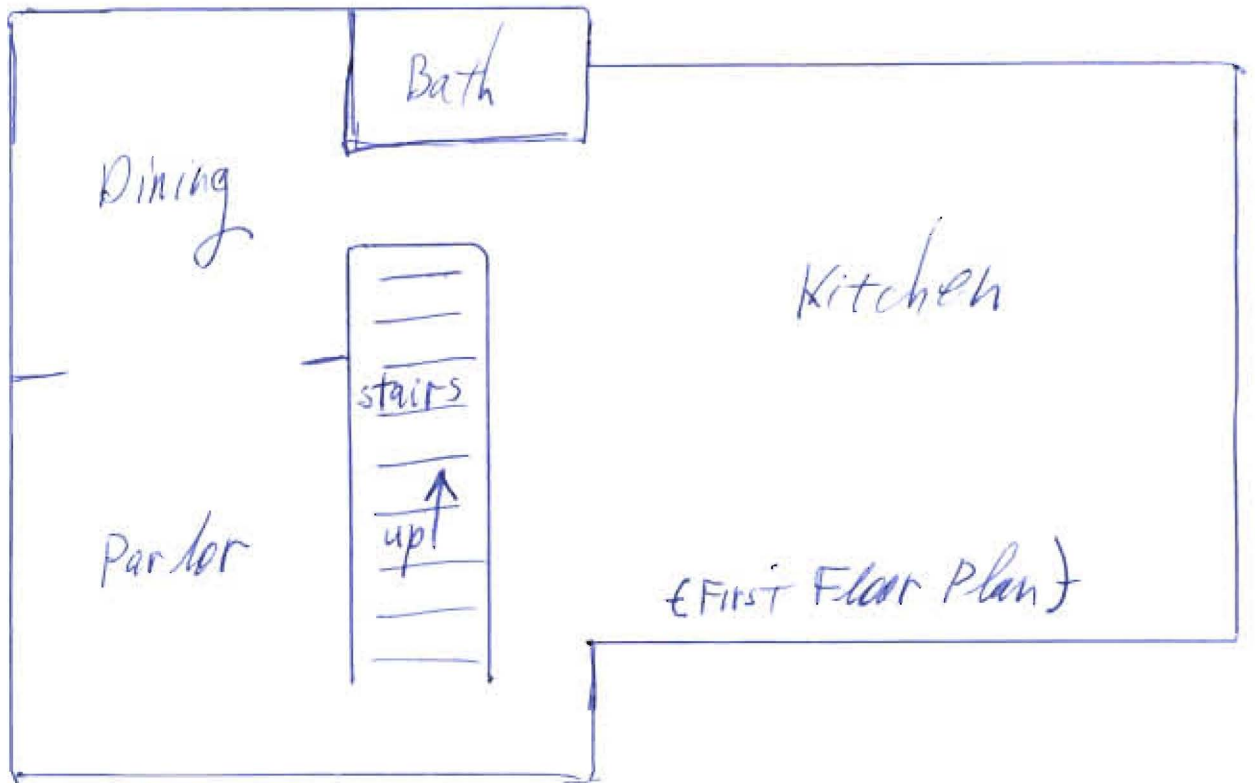
Dept. of Building Inspections
City of Portland Maine

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: [Signature] Date: 22 March 2010

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

Back Yard

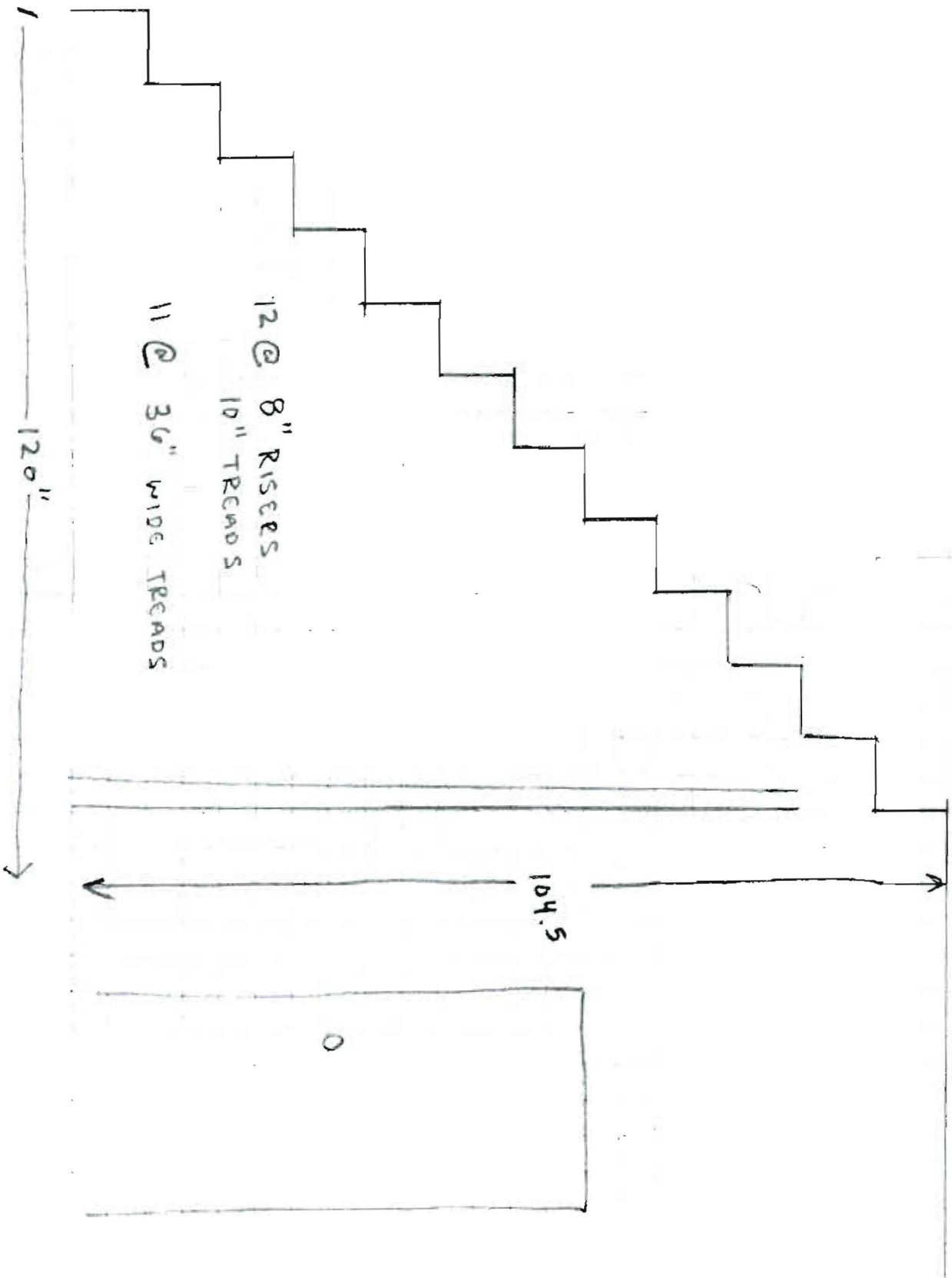


Newton Street

Chart: Location of stairs to be replaced.

L.O. 7E1M

EXISTING STAIR SYSTEM

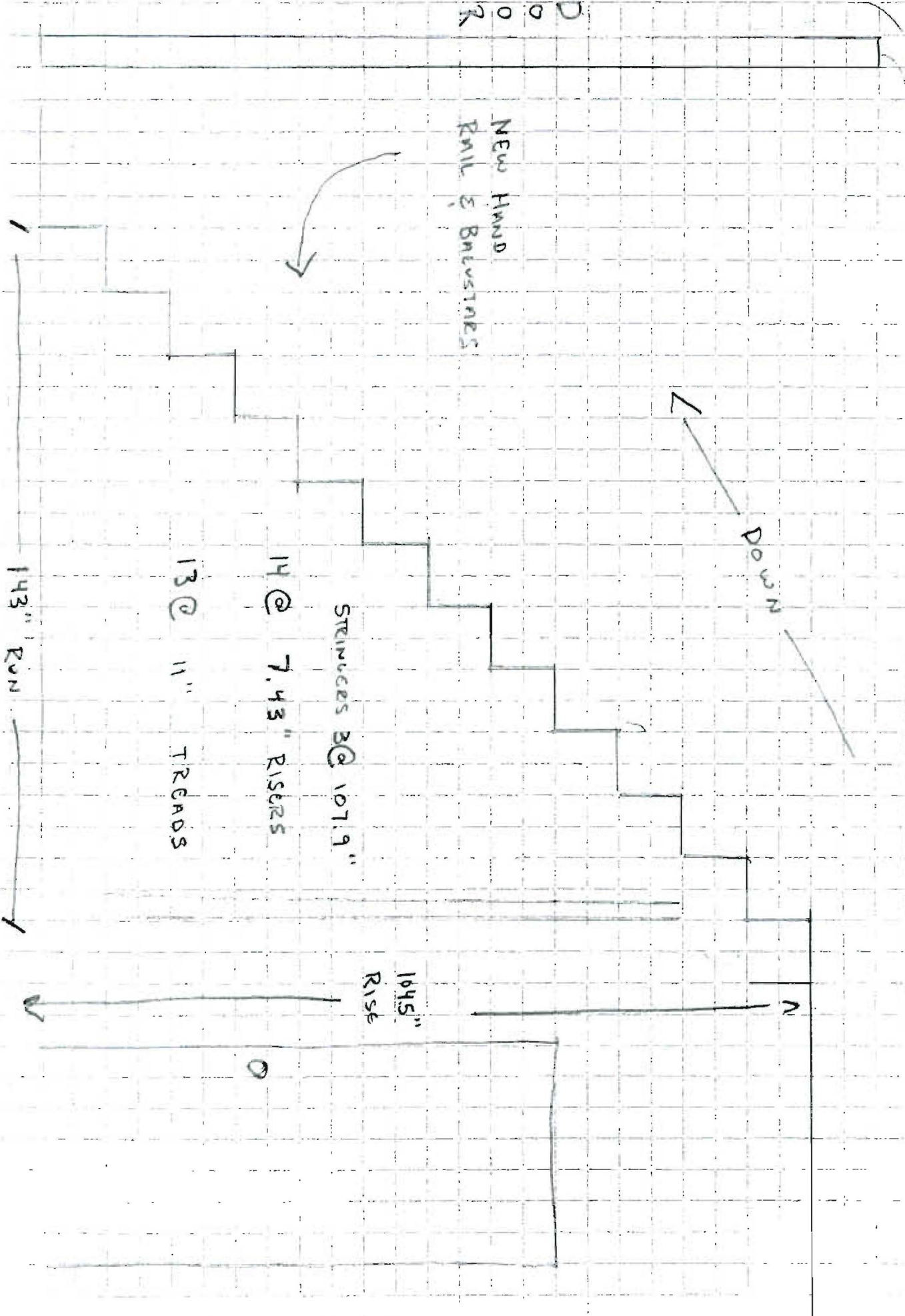


L.O. TRIM

NEW STAIRS

DOWN

NEW HAND
RAIL & BRACKETS



STRINGERS 2 @ 107.9"

14 @ 7.43" RISERS

13 @ 11" TREADS

143" RUN

104.5"
RISE

N

0
0
0
0
R

Stair re-build at 46 Newton street, Portland ME

1. _Remove old stairs, framing and trim system.
2. Remove two walls directly below stairs (area to basement)
3. Try to salvage basement door.
4. Re-frame stairs to code.
5. Build new 2x4 wall under stairs, drywall and mud.
6. Trim new stairs. Primed risers, newel post, balusters, trim boards, oak handrail and trads.
7. Painting and tread poly by others.
8. Remove all trash from work site.
9. Broom clean all work areas

BACK BAY BUILDERS, INC.

85 DORSET ST.
PORTLAND, ME 04102
207-232-1247

Estimate

Date	Estimate #
3/8/2010	22/19

Name / Address
STEPHEN AYLWARD 46 NEWTON STREET PORTLAND ME 04102

Project

Description	Cost	Total
REBUILD SINGLE FLIGHT OF STAIRS (NEW FRAMING, RISERS, TREADS, HANDRAIL SYSTEM) CARPENTRY LABOR DEMO STAIRS, RE-FRAME STAIR FRAMING TO CODE, NEW WALL UNDER STAIRS, NEW RISERS, OAK TREADS, PRIMED RISERS, PRIMED BALUSTERS, PRIMED NEWEL POST, OAK HANDRAIL.	1,360.00	1,360.00
MATERIAL FRAMING MATERIAL, DRYWALL, BASEBOARD, STAIR PARTS	3,549.00	3,549.00
TRASH REMOVAL	100.00	100.00
COMPANY OVERHEAD 15%	751.00	751.00
Total		\$5,760.00

Phone #
207-232-1247

BACK BAY BUILDERS, INC.

85 Dorset Street Portland, ME 04102 ~ 207- 232-1247 ~ Fax: 207-775-0194

PROPOSAL

Proposal For Work

Date prepared: March 9, 2010

Client: Stephen Aylward

Address: 46 Newton St

City, State, Zip: Portland ME

Phone number:

Commencement & Completion of work: Spring, 2010

Work Description: (detailed description provided on line itemed estimate form)

Total Labor and Materials: \$5,760.00

Payment: All bills are due upon receipt. 2% interest after 30 days of none payment, a \$25.00 late fee.

Terms and Conditions:

1. Prices contained are firm except in the case of extra time and materials needed to address unforeseen issues such as, but not limited to: rot/pest repairs, unsafe conditions, structural/code, client changes, caused by other contractors, worse than anticipated conditions, etc.
2. Client agrees to settle all disputes thru binding arbitration.
3. **BACK BAY BUILDERS, INC.** have the right to retract this proposal.
4. Proposal is subject to revision if not accepted in 30 days.
5. Client is responsible for additional cost if items selected are more expensive then allowances.
6. Client is responsible for building permit and fees unless otherwise stated.
7. Labor estimated is for typical installations "fancy" or custom installs may be extra.
8. All sub-contractors used for project will be chosen and lead by **BACK BAY BUILDERS, INC.**, unless otherwise discussed with client.
9. All sub-contractors will have the required licenses, pull all necessary permits, and be supervised and managed by **BACK BAY BUILDERS, INC.**

10. Total project price will be marked-up **15%** to cover company overhead & profit, (already included in estimate).
11. All craftsmanship will have one year warranty.
12. **BACK BAY BUILDERS, INC.** does not cover any product warranties, or labor cost due to faulty material or products.
13. **BACK BAY BUILDERS, INC.** will take all precautions to keep interior and exterior surroundings clean. All construction rubbish to be removed by contractor at termination of work and left neat broom-cleaned condition.
14. It will be client's responsibility to remove furniture, wall hangings and other objects obstructing area of work being done.
15. Parking will be available to all contractors work vehicles, material, and storage area. Prior to signing of proposal client and contractor will make arrangements, (if needed).
16. Extra work requested by the client during the progress of construction, shall be specified in a written change order signed by the client and contractor and shall be paid for at the time of the change order being completed, unless otherwise agreed to by the parties.
17. Contractor should not be expected to keep gates and doors closed for animals and children.
18. Client shall provide utility services required by contractor at owners cost.
19. Small discrete company advertising signs will be allowed through project duration. Location of such signage will be discussed with client.
20. Owner agrees to make toilet facilities available to all workmen or compensate contractor for cost of rented units.
21. Unless specifically indicated, agreed price does not include re-routing of vents, pipes, ducts or other wiring conduits that may be discovered in removal of walls or cutting of openings in walls.
22. Project funds are how all people working on such projects make their livings. Prompt payment after invoicing is required. Late fees and other charges billed to total invoice due after 30 days of non-payment. (See top first page for fees).
23. A 25% deposit is required upon start of project.
24. **BACK BAY BUILDERS, INC.** is a fully insured and professional company.
25. Not all terms and conditions pertain to every job.

Acceptance of all proposed terms:

Date:

15 March 2010

Client Signature:

[Handwritten Signature]

Make checks payable to: Back Bay Builders, INC. 85 Dorset Street Portland, ME 04102

\$1500.00 check enclosed