



CITY OF PORTLAND, MAINE
Department of Building Inspections

June 6 20 05

Received from Bob Giles & Son Carpentry

Location of Work 451 Summit St

Cost of Construction \$ _____

Permit Fee \$ 218⁰⁰

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 385 H 013

Check #: 1089 Total Collected \$ 218⁰⁰

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Donna
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 050712

This is to certify that Brasier Edith A/Bob Miles & Son, Inc.
has permission to install a handi- cap ramp
AT 451 Summit St City of Portland 385 A013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 lated or 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

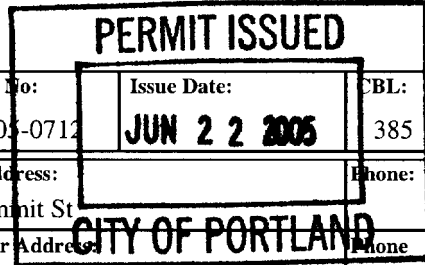
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Handwritten Signature]
6/22/05
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: 05-0712	Issue Date: JUN 22 2005	CBL: 385 A013001
-----------------------	-----------------------------------	---------------------

Location of Construction: 451 Summit St	Owner Name: Brasier Edith A	Owner Address: 451 Summit St	Phone:
Business Name:	Contractor Name: Bob Miles & Son. Inc.	Contractor Address: RR 2, Box 509A Yarmouth	Phone: 2078469374
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home/ install a handi- cap ramp	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B <i>IRC 2003</i>	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/07/2005	Zoning Approval	
------------------------------------	--	------------------------	--

<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"/> Date: <i>6/22/05</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 Date: <i>6/22/05</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

Permit No: 05-0712	Date Applied For: 06/07/2005	CBL: 385 A013001
------------------------------	--	----------------------------

Location of Construction: 451 Summit St	Owner Name: Brasier Edith A	Owner Address: 451 Summit St	Phone:
Business Name:	Contractor Name: Bob Miles & Son, Inc.	Contractor Address: RR 2, Box 509A Yarmouth	Phone (207) 846-9374
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ install a handi- cap ramp	Proposed Project Description: install a handi- cap ramp
---	---

Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 06/22/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/22/2005
Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

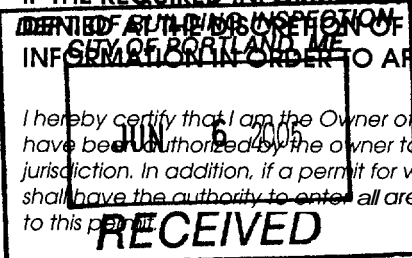
All Purpose Building Permit Application

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: 451 Summit Street Portland		
Total Square Footage of Proposed Structure 125 SQ foot Handicap Ramp	Square Footage of Lot 11,200 SQ foot	
Tax Assessor's Chart, Block & Lot Chart# 385 Block# A Lot# 13	Owner: Edith Linsey	Telephone: 797-2730
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Bob miles Carpentry 846-9374	cost Of Work: \$ 3000.00 Fee: \$
Current use: <u>Single family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Handicap Ramp</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Mark L Harlow / Bob miles & Son Carpentry</u>		
Mailing address: <u>184 Ledge Rd Yarmouth</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 846-9374		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED. IF THE INSPECTION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: **Mark L Harlow** Date: **6/6/05**

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Handwritten mark: ✓ # 1089



CITY OF PORTLAND, MAINE
 Department of Building Inspections

_____ 20 CJ

Received from Per James & Son Company

Location of Work 451 Summit St

Cost of Construction \$ _____

Permit Fee \$ 410.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 385 H C13

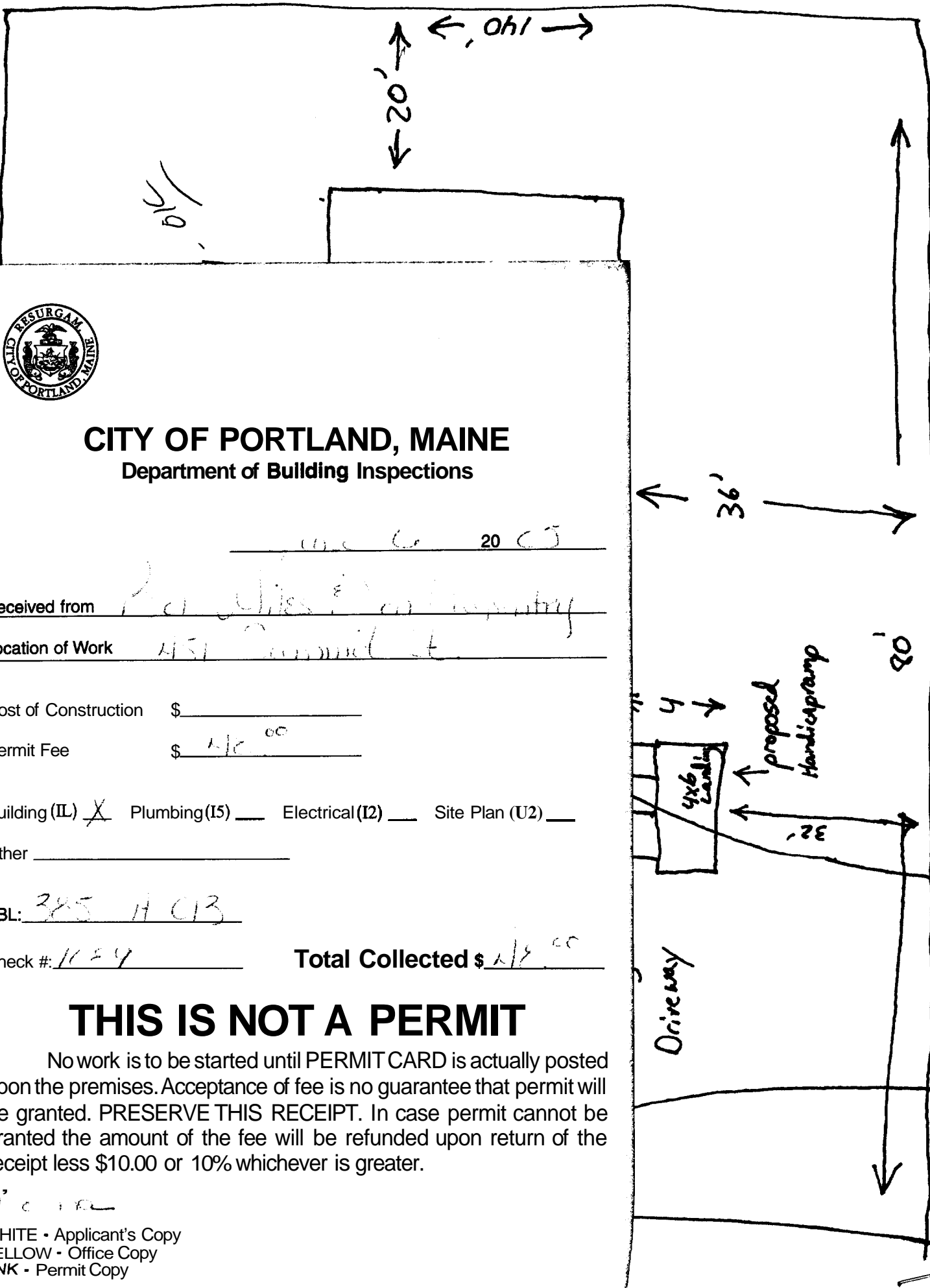
Check #: 1024

Total Collected \$ 410.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



451 Summit Street Portland

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least $1\frac{1}{4}$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than $6\frac{1}{4}$ inches (160 mm) with a maximum cross section of dimension of $2\frac{1}{4}$ inches (57 mm).
2. Type II. Handrails with a perimeter greater than $6\frac{1}{4}$ inches (160 mm) shall provide a graspable finger-recess area on both sides of the profile. The finger recess shall begin within a distance of $\frac{3}{4}$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $\frac{5}{16}$ inch (8 mm) within $\frac{7}{8}$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $\frac{3}{8}$ inch (10 mm) to a level that is not less than $1\frac{3}{4}$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1\frac{1}{4}$ inches (32 mm) to a maximum of $2\frac{3}{4}$ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

R311.5.7 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.5.8 Special stairways. Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.5.8.1 Spiral stairways. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a $7\frac{1}{2}$ -inches (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than $9\frac{1}{2}$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

R311.5.8.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.4.3 and R311.5 where the maximum height from the basement finished floor level to grade adjacent to the stairway does not exceed 8 feet (2438 mm), and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.6 Ramps.

R311.6.1 Maximum slope. Ramps shall have a maximum slope of one unit vertical in eight units horizontal (12.5-percent slope).

R311.6.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps,
2. Where doors open onto ramps,
3. Where ramps change direction.

R311.6.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.6.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.6.3.2 Handrail grip size. Handrails on ramps shall comply with Section R311.5.6.3.

R311.6.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrails.

SECTION R312 GUARDS

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
2. Openings for required guards on the sides of stair treads shall not allow a sphere $4\frac{3}{8}$ inches (107 mm) to pass through.

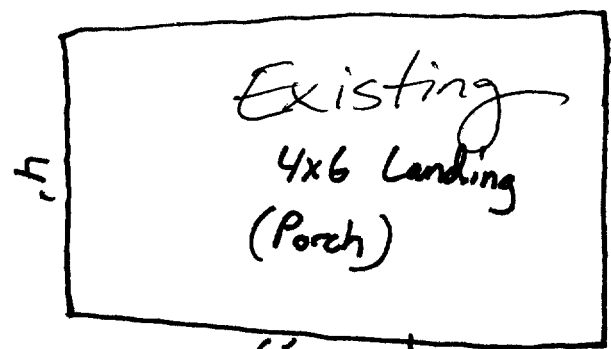
SECTION R313 SMOKE ALARMS

[F] R313.1 Smoke alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels,

2x8 framing 16" o.c.
 Ramps/Landings
 5/4x6 Decking

* = concrete footings

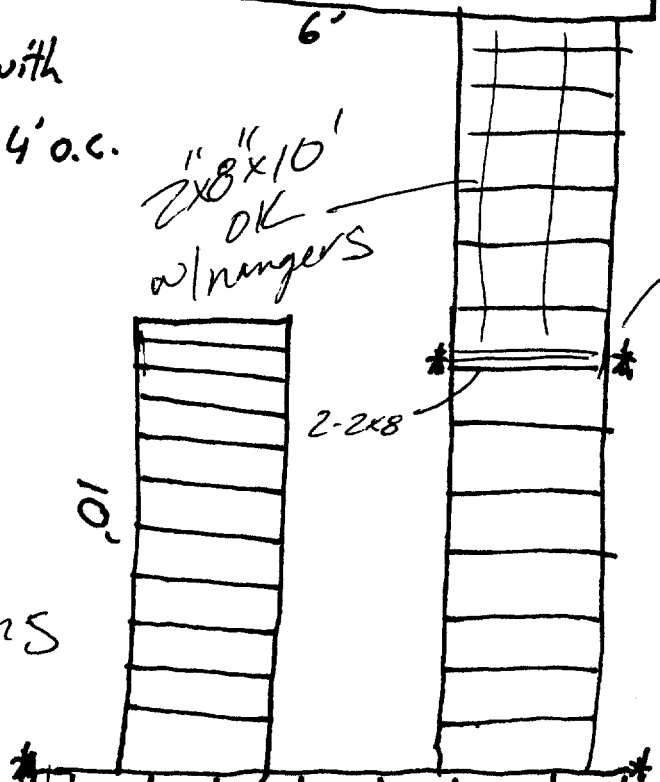


36" → Railings 4x4 post with
 1 1/2 x 1 1/2 Spindals 4' o.c.

Slope -
 1" per 8"
 Residential
 handrails w/returns

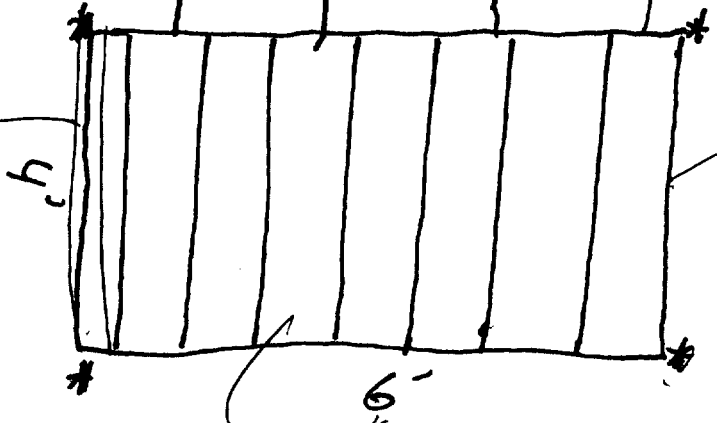
2x8x10'
 OK
 w/hangers

8" diam
 Tubes



2-2x6's
 Beam

2-2x6's



2x6-16" o.c.
 w/hangers

Bob miles & Son Carpentry (mark 749-5640)

Job # Edith Linsey 451 Summit Street portland