

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4806-ALTR 2012-50253-AMEND	Date Applied: 11/15/2012	CBL: 430- A-007-001	
Location of Construction: 25 LENNOX ST	Owner Name: ALLISON BROWN	Owner Address: 25 LENNOX ST PORTLAND, ME 04103	Phone: 207-650-9756
Business Name:	Contractor Name: Rush Brown	Contractor Address: 125 Newbury St., Portland, ME 04101	Phone: 207-650-6204
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family amend permits #2012-07-4408, 2012-08-4665 & #2012-08-4806 - changing staircase to attic to spiral staircase	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC 2009 Signature: <i>[Signature]</i>
Proposed Project Description: change attic staircase to spiral staircase		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	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 informatin may invalidate a building permit and stop all work. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/ condition</i> <i>11/15/12 ASB</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 Dist 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>ASB</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that GLADYS L REA

Located At 25 LENNOX ST

Job ID: 2012-08-4806-ALTR

CBL: 430- A-007-001

has permission to Amend permit; putting in a spiral stair case
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

SCANNED

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 Inspections 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.**

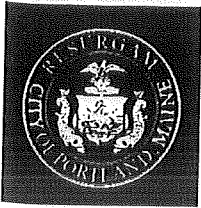
Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4806-ALTR

Located At: 25 LENNOX ST

CBL: 430- A-007-001

Conditions of Approval:

Zoning

1. All previous conditions from the previous permits and amendments are still in force with the issuance of this permit.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A code compliant emergency escape shall be provided in the habitable attic. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
3. R311.7.9.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches with each tread having a 7 1/2-inch minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches. A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

2012-07-4408

Extend 4/15/12

(8)



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.

2012-08-4806 - ALT2 - Permits 2012 50253

Location/Address of Construction: <u>25 Leannox Street, Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Rush & Allison Brown</u> Address <u>125 Newbury St.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>874-0924</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>20.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>40.00</u>
<p>RECEIVED NOV 15 2012 Dept. of Building Inspections City of Portland Maine</p> <p>Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Amend: Putting in a spiral staircase</u></p>		
Contractor's name: <u>Rush Brown</u> Email: _____ Address: <u>125 Newbury Street.</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: <u>207-650-6204</u> Who should we contact when the permit is ready: <u>Rush Brown</u> Telephone: <u>207-650-6204</u> Mailing address: <u>125 Newbury Street, Portland ME 04101</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.

and 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: Nov. 15 2012

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 2564\$40.00

Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/15/2012

Receipt Number: 50254

Receipt Details:

Referance ID:	8743	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-08-4806-ALTR - Interior Renovations to existing house			
Additional Comments: 25 Lennox			

Thank You for your Payment!

Jonathan Rioux - RE: Fwd: Lennox 25 House - Spiral Stair Floor Framing Details

From: "Sergio Gaddar" <sgaddar@aol.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 12/13/2012 7:39 AM
Subject: RE: Fwd: Lennox 25 House - Spiral Stair Floor Framing Details
CC: "Rush Brown" <rushbrown@gmail.com>

RECEIVED

DEC 12 2012

Dept. of Building Inspections
City of Portland Maine

Jon,

Thank you for your reference notes.

- LL=40 psf (SPF #2 or better) (2x10 @16 OC w/ DL = 10psf)
- Yes, emergency escape is provided (second story/glazed window). The primary occupancy use of the Attic area is storage for Mr. Brown's artwork. Furthermore, it's my understanding that the new house will be fully sprinklered in accordance with NFPA-13R as required by the City's FP rules. Note: By building code ruling, Emergency escape is except for habitable spaces when the building is sprinklered, nevertheless windows are being provided at two sides: a)one unit at end gable wall (approx. 3x5 ft RO size window) and a triple dormer wall (approx. 9x3 ft RO size window)

Should you have any further questions, please do not hesitate to contact me or the Browns.

Sincerely,

Sergio Gaddar, Project Architect of Record

Sergio A Gaddar, AIA LEED® AP^{BD+C}
A r q u i t e c t o | Maine Licensed Architect

Building a green environment: Reuse, Recycle, Reduce.

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From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Wednesday, December 12, 2012 12:25 PM
To: sgaddar@aol.com; Rush Brown
Subject: Re: Fwd: Lennox 25 House - Spiral Stair Floor Framing Details

Sergio,

Couple quick questions for the Lennox Street Project.

- What did you design the live load for the "attic storage" area?
- Is there an emergency escape for the habitable attic area?

R502.3.1 Sleeping areas and attic joists. Table R502.3.1(1) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R311.7 provided that the design live load does not exceed 30 pounds per square foot (1.44 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.4.

ATTIC, HABITABLE. A finished or unfinished area, not considered a story, complying with all of the following requirements: 1. The occupiable floor area is at least 70 square feet (17 m²), in accordance with Section R304, 2. The occupiable floor area has a ceiling height in accordance with Section R305, and 3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable)

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS R310.1 Emergency escape and rescue required. Basements, **habitable attics** and every sleeping room shall have at least one operable emergency escape and rescue opening...

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Rush Brown <rushbrown@gmail.com> 12/4/2012 11:57 AM >>>

John, I stopped by to see if the attached drawings had made it into my file.
Could you please let me know if I need any more material.

Thank you.

Rush Brown

Sent from my iPad

Begin forwarded message:

From: Rush Brown <rushbrown@gmail.com>
Date: December 4, 2012, 11:19:31 AM EST
To: Rush Brown <rushbrown@gmail.com>
Subject: Fwd: Lennox 25 House - Spiral Stair Floor Framing Details

----- Forwarded message -----

From: Sergio Gaddar <sgaddar@aol.com>
Date: Sat, Nov 24, 2012 at 11:11 AM
Subject: Lennox 25 House - Spiral Stair Floor Framing Details
To: Rush Brown <rushbrown@gmail.com>

Good morning Rush,

I had a chance to stop by the site-job on Wednesday and verify dimensions of framing and other existing conditions in regards of the new spiral stair.

Attached find CSK-4 and CSK-5 drawings updating information accordingly for your use and reference.

Please note these drawings supersede CSK's -2 and -3 issued previously.

Should you have any questions, please do not hesitate to ask.

Regards,

Sergio

Sergio A Gaddar, AIA LEED® AP BD+C
Arquitecto | Licensed Architect

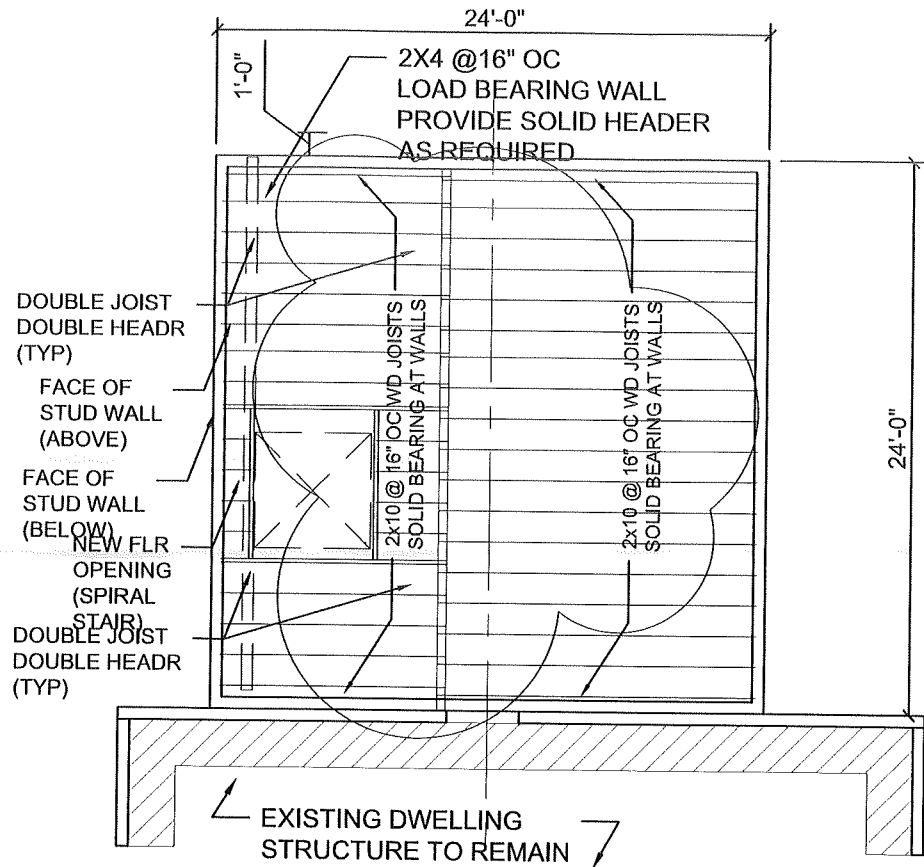
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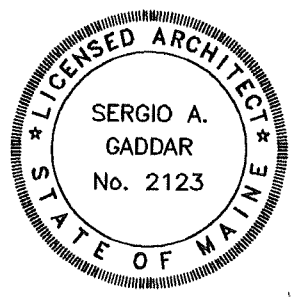
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Be Expressive!

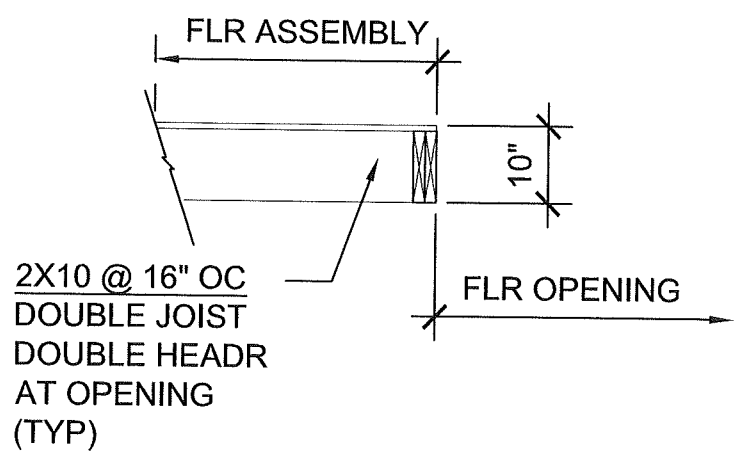
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



A ATTIC FLR FRAMING PLAN AT SPIRAL STAIR -11/24/12
 Scale: 3/16" = 1'-0"

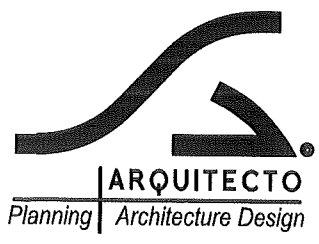


Sergio A. Gaddar



B SECT DET AT ATTIC FLR FRAMING OPENING -11/24/12
 Scale: 1/2" = 1'-0"

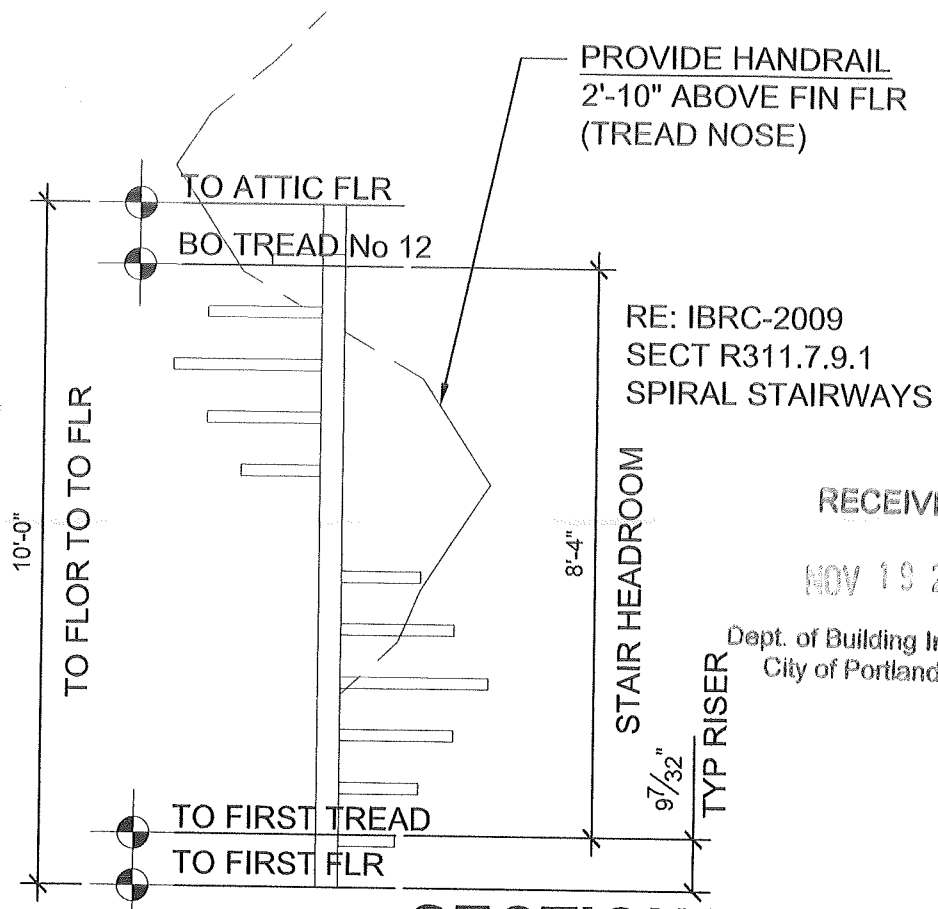
NOTE: THIS DRAWINGS SUPERCEDES CSK-3 DATED 11-19-12



RESIDENCE ADDITION

25 LENNOX STREET
 PORTLAND, MAINE

ARCHITECT'S PROJECT No.:	
ARQ 12-09	
REF: AP-4, NOVEMBER 15, 2012	
DRAWN BY:	REVIEWED BY:
SAG	---
CSK-5	



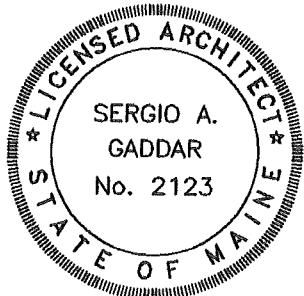
PROVIDE HANDRAIL
2'-10" ABOVE FIN FLR
(TREAD NOSE)

RE: IBRC-2009
SECT R311.7.9.1
SPIRAL STAIRWAYS

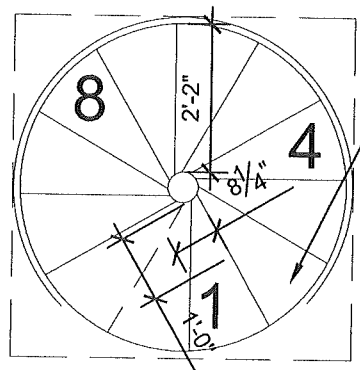
RECEIVED
NOV 19 2012

Dept. of Building Inspections
City of Portland Maine

SECTION VIEW



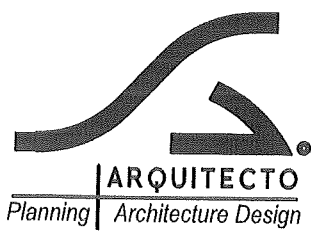
SAG



SPIRAL STAIR
12 EQUAL TREADS
13 EQ. RISERS @
9.23-IN = 10'-0"

PLAN VIEW

A SECT DETAIL AT SPIRAL STAIR -11/19/12
Scale: 3/8" = 1'-0"



RESIDENCE ADDITION

25 LENNOX STREET
PORTLAND, MAINE

ARCHITECT'S PROJECT No.:	
ARQ 12-09	
REF: AP-4, NOVEMBER 15, 2012	
DRAWN BY:	REVIEWED BY:
SAG	---
CSK-2	

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From: Jonathan Rioux
To: Rush Brown; sgaddar@aol.com
Date: 12/12/2012 12:25 PM
Subject: Re: Fwd: Lennox 25 House - Spiral Stair Floor Framing Details

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City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703

jrioux@portlandmaine.gov

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Sergio

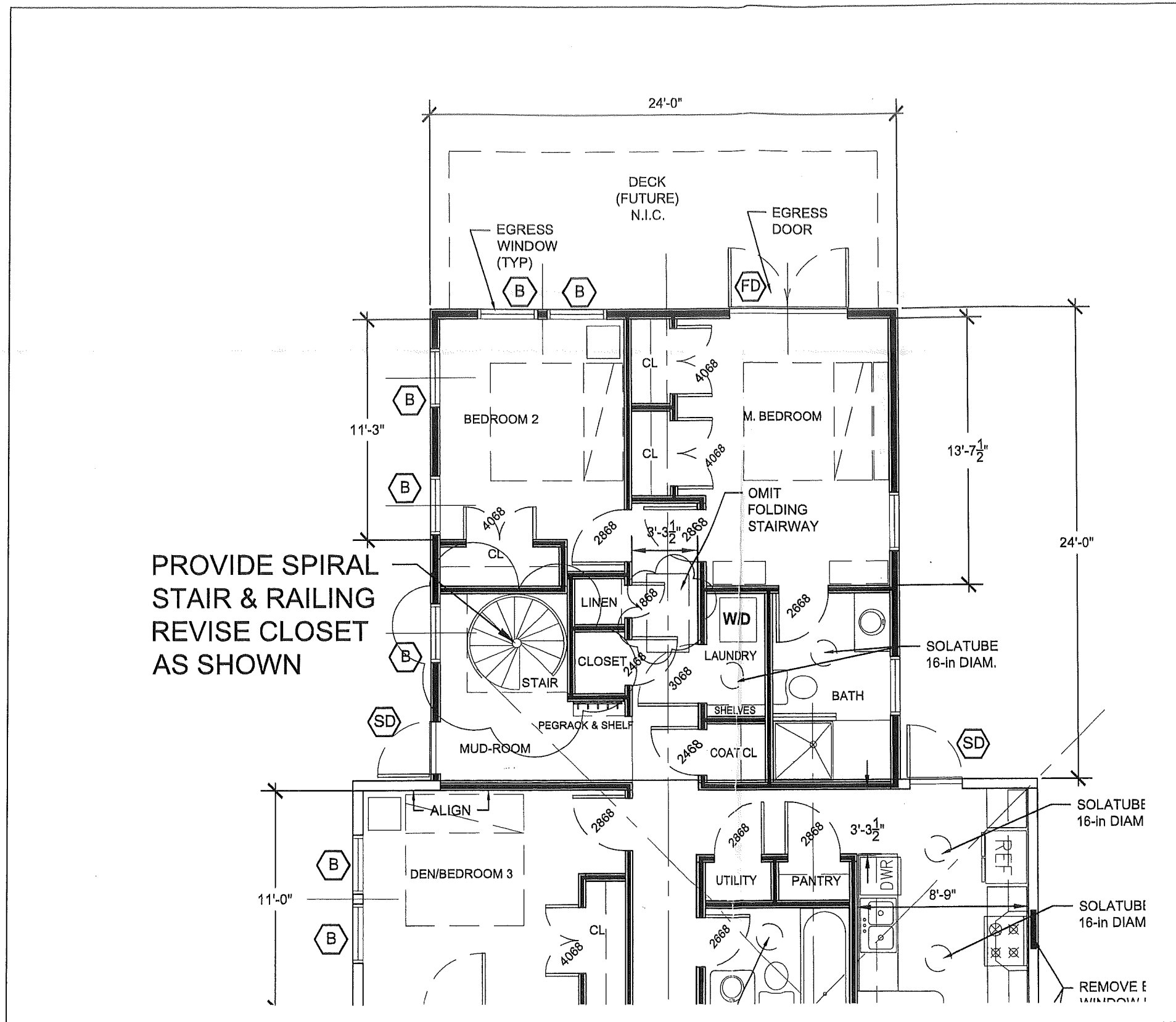
Sergio A Gaddar, AIA LEED® AP BD+C
Arquitecto | Licensed Architect

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Be Expressive!



PROVIDE SPIRAL
STAIR & RAILING
REVISE CLOSET
AS SHOWN

RECEIVED
NOV 15 2012
Dept. of Building Inspections
City of Portland Maine

17

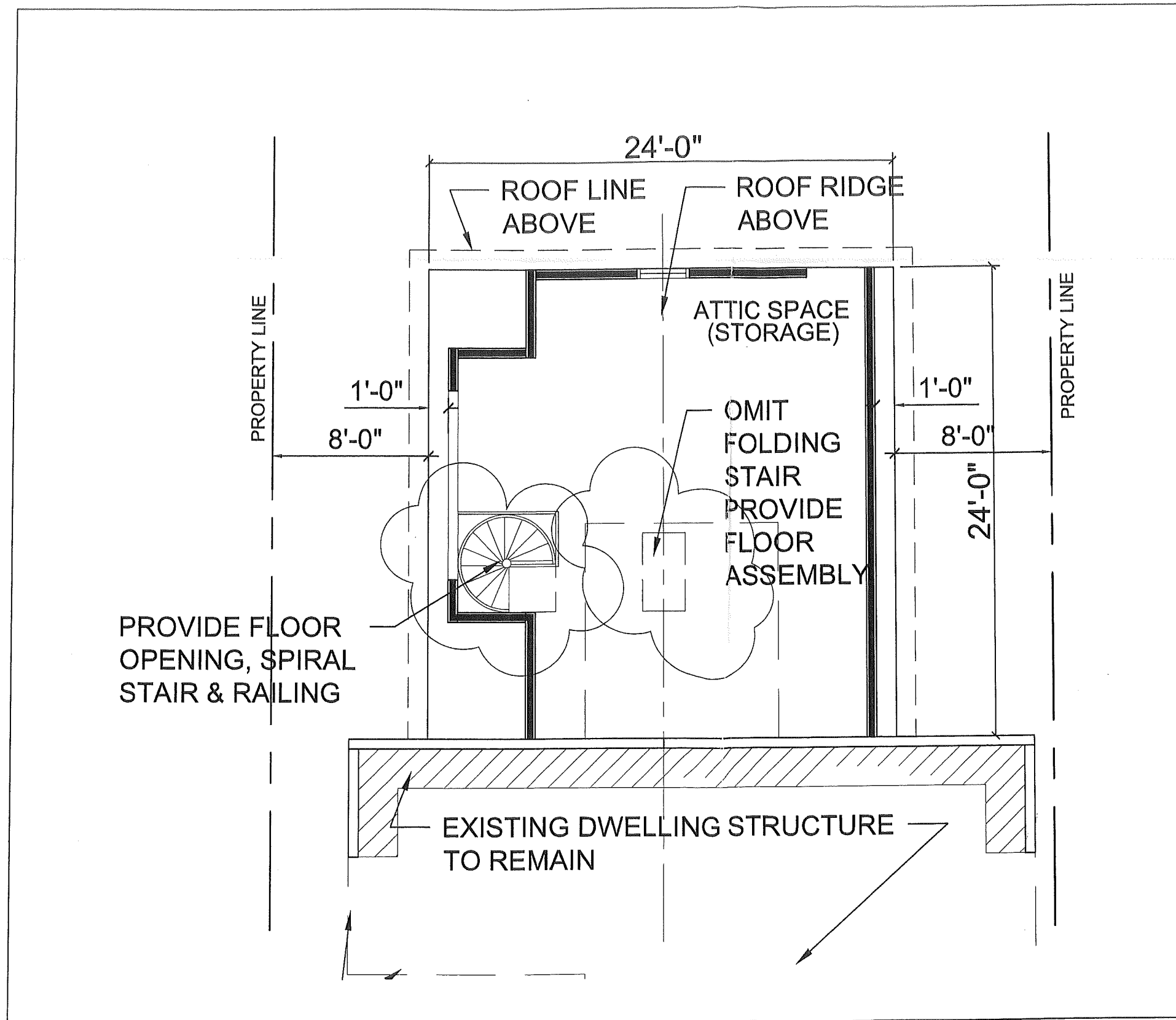
PART - FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"

19

CROSS

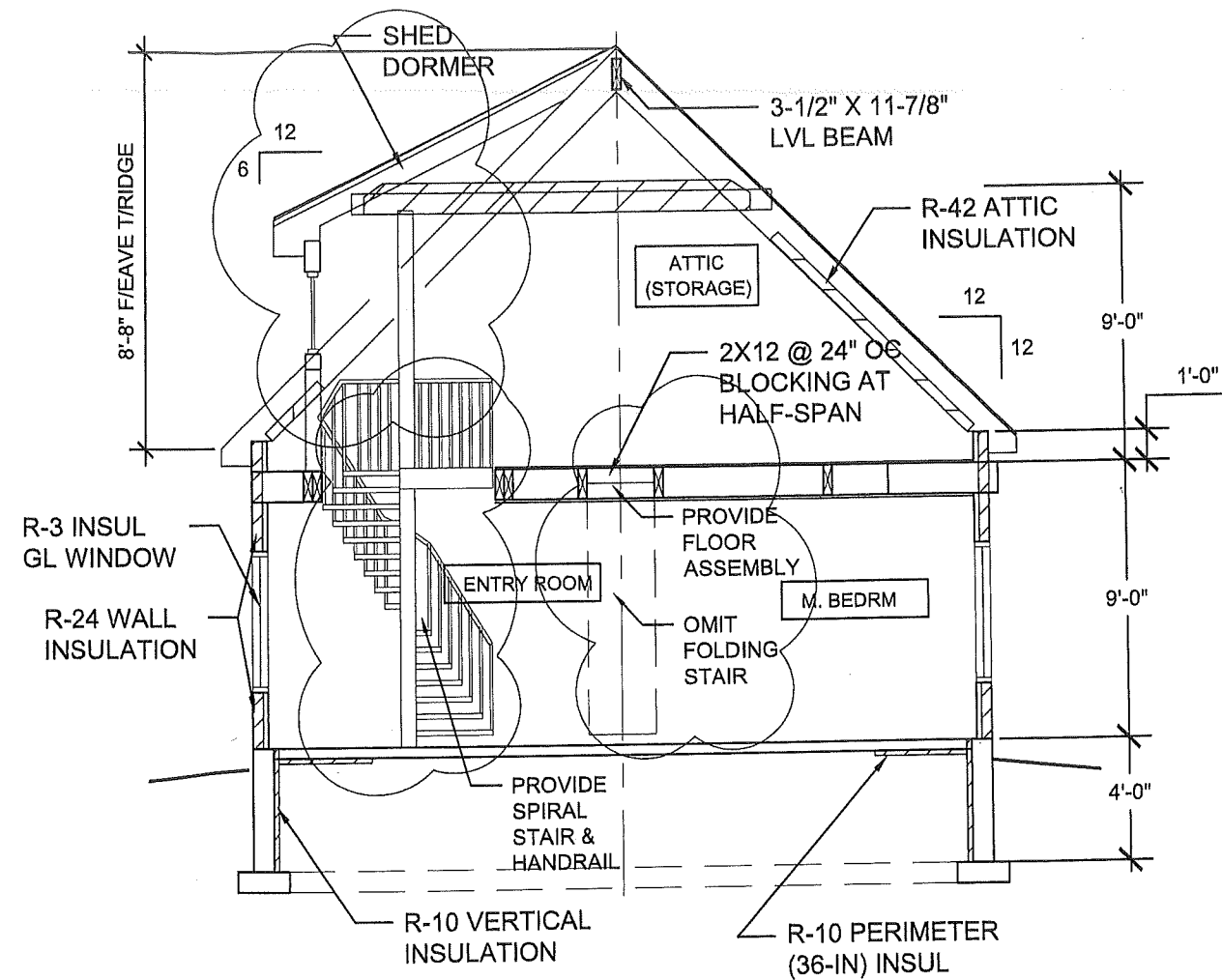
Scale: 3/16" = 1'-0"



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NOV 15 2012

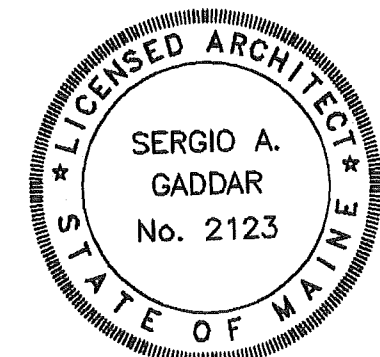
Dept. of Building Inspections
City of Portland Maine



RECEIVED

NOV 15 2012

Dept. of Building Inspections
City of Portland Maine



Sergio A. Gaddar

19

CROSS SECTION

Scale: 3/16" = 1'-0"

FOR PERMITTING | AMENDMENT 3 - NOVEMBER 15, 2012

