

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SUSAN M. NADEAU

Located At 23 OREGON ST

CBL: 433- I-003-001

Job ID: 2012-06-4259-ALTR

has permission to build an attached garage with living space; interior/ exterior renovations (Single Family Residence).
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

07/27/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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.**
1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to Close-In
 5. 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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-06-4259-ALTR

Located At: 23 OREGON ST

CBL: 433- I-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

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. Note: See attached email dated 07/27/2012 for additional conditions of approval.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter (notice) in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4259-ALTR	Date Applied: 6/15/2012	CBL: 433-1-003-001	
Location of Construction: 23 OREGON ST	Owner Name: ANGELA L. STOVER & SUSAN M. NADEAU	Owner Address: 23 OREGON STREET, PORTLAND, ME 04103	Phone: 780-0172 (h) 749-7327 (c) 767-6404 (w)
Business Name:	Contractor Name: William Winkel	Contractor Address: PO Box 7, North Waterboro, ME 04061	Phone: (207) 604-0259
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling- To build and attached 2 car garage with master bedroom above with alterations to the existing building – new decks and entry	Cost of Work: \$80,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUEEC) Signature:
Proposed Project Description: rehab and addition		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval
------------------------	------------------------

<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 checked="" type="checkbox"/> Shoreland <i>with 250' flag just outside</i></p> <p><input type="checkbox"/> Wetlands <i>of 95' setback</i></p> <p><input checked="" type="checkbox"/> Flood Zone <i>panel 8</i></p> <p><input type="checkbox"/> Subdivision <i>zone</i></p> <p><input checked="" type="checkbox"/> Site Plan <i>plays outside of flood zone</i></p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>oil with conditions</i> <i>3/10/12</i></p>	<p>Zoning Appeal</p> <p>___ Variance</p> <p>___ Miscellaneous</p> <p>___ Conditional Use</p> <p>___ Interpretation</p> <p>___ Approved</p> <p>___ Denied</p> <p>Date: <i>S</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p>___ Does not Require Review</p> <p>___ Requires Review</p> <p>___ Approved</p> <p>___ Approved w/Conditions</p> <p>___ Denied</p> <p>Date: </p>
	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

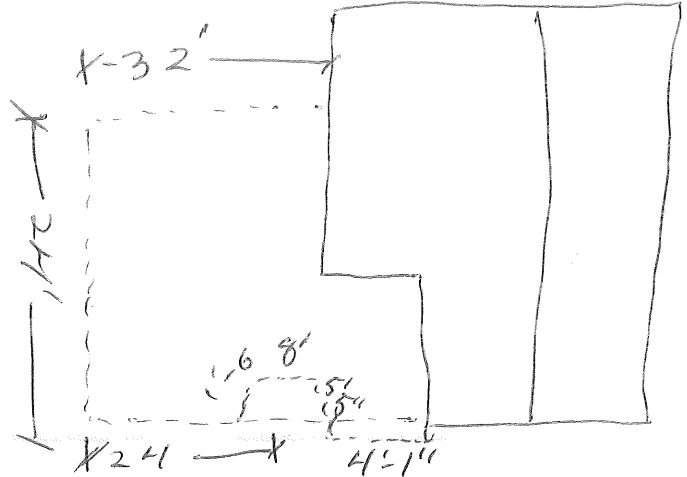
ADDRESS

DATE

PHONE

9-14-12 GF & CF

- NO FOOTING INSP CALLED
- MEASUREMENTS TAKEN FROM POURED FOUNDATION WALL
- OK - BACKFILL AT OWN RISK
- WILL REQUIRE FRONT SETBACK SURVEY



7-17-12 GF

11'-6" to BUMP OK
 16'-6" to face of Garage - ck w/ zoning

4-9-13 GF

~~FRAMING NEEDS BEARING OR HANGERS (RAFTERS)~~ AS PER STRUCTURAL PLN

- ~~LVL OVER STAIRS NEEDS POST OR CONTINUOUS DOOR HEADER AT KITCHEN NEEDS CORRECTION~~
- ~~STAIRS DO NOT MEET 6'-8" MIN (6'-4") TO ROOM FLOOR~~

STAIR ~~RISE~~ RISE IN GARAGE IMPROPER
 BSMT MAY NOT EXIT THRU GARAGE 311.1
 FOR ANY DEVIATIONS FROM THE APPROVED PLAN - THE PERMIT MUST BE AMENDED

→ CANTILEVERED W/ LU 48 AS PER STRUCTURAL PRINT

→ CORRECTED

4-23-13 GF - CORRECTIONS ↑

7-30-13 GF CHOSE IN

BKL

BSMT EGRESS ?

~~TOILET ?~~
 NOT REQ'D EXISTING - RELOCATED
 - NON OCCUPIED SPACE

2012 06 4309 60



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>23 Oregon St</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>11,330</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>433- I- 3</u>	Applicant : (must be owner, lessee or buyer) Name <u>Angela L. Stovor</u> <u>Susan M. Nadeau</u> Address <u>23 Oregon St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-780-0172 (H)</u> <u>207-749-7327 (C)</u> <u>207-767-7604 (W)</u>
Lessee/DBA RECEIVED JUN 15 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>80,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin: \$ _____ Total Fee: \$ <u>800.00</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>single family</u> Proposed Specific use: <u>single family use</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>23 Oregon St rehab + addition</u> <u>24 x 32 attached garage</u>		
Contractor's name: <u>William Winkel</u> Email: <u>bill@winkel.com</u>		
Address: <u>PO Box 7</u>		
City, State & Zip <u>North Waterboro, ME. 04061</u> Telephone: <u>207-604-0259</u>		
Who should we contact when the permit is ready: <u>owner: Susan Nadeau</u> Telephone: <u>207-749-7327</u>		
Mailing address: <u>23 Oregon St, Portland, ME 04103</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: Susan Nadeau Date: 6-15-12

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

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[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL	433 I003001
Land Use Type	SINGLE FAMILY
Property Location	23 OREGON ST
Owner Information	STOVER ANGELA LYNN & SUSAN M NADEAU JTS
	23 OREGON ST
	PORTLAND ME 04103
Book and Page	29370/079
Legal Description	433-I-3
	OREGON ST 21-25
	11330 SF
Acres	0.26

Current Assessed Valuation:

TAX ACCT NO.	44220	OWNER OF RECORD AS OF APRIL 2011
		MORTIMER ROBERT T &
		CHRISTINA D JTS
LAND VALUE	\$192,200.00	25 AMERSCOGGIN RD
BUILDING VALUE	\$110,700.00	FALMOUTH ME 04105
NET TAXABLE - REAL ESTATE	\$302,900.00	
TAX AMOUNT	\$5,537.02	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

	Building 1
Year Built	1925
Style/Structure Type	OLD STYLE
# Stories	1.5
# Units	1
Bedrooms	2
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1273



[View Sketch](#) [View Map](#) [View Picture](#)

Outbuildings/Yard Improvements:

	Building 1
Year Built	1960
Structure	SHED-FRAME
Size	6X12
Units	1
Grade	D
Condition	P

Sales Information:

Sale Date	Type	Price	Book/Page
2/24/2012	LAND + BUILDING	\$285,000.00	29370/079

[New Search!](#)



Best viewed at 1024x768, with Internet Explorer

Jonathan Rioux - Fw: 23 Oregon Street Responses to code items

From: "B. Schidzig" <bschidzig@roadrunner.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 7/27/2012 2:30 PM
Subject: Fw: 23 Oregon Street Responses to code items

From: B. Schidzig
Sent: Friday, July 20, 2012 10:16 AM
To: jjrioux@portlandmaine.gov
Subject: Fw: 23 Oregon Street Responses to code items

Jonathan,
Please find my written below. I can resubmit it formally when I send the stair sketch if you prefer.

Thank you,
Beth Schidzig

From: [Jonathan Rioux](#)
Sent: Thursday, July 19, 2012 3:30 PM
To: [B. Schidzig](#)
Cc: [Pirone, Chris](#)
Subject: Re: 23 Oregon Street Supplemental Stair Detail

Because of the extent of renovation, Fire Prevention (I CC'd Capt. Pirone) is going to take a look at the permit. Can you provide a written response vs marking the plans- to the items listed below: The stairwell to the copula would be the only sketch required prior to issuance.

- A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- RESPONSE: Design complies with handrail/guardrail requirements.
- Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- RESPONSE: Design complies with headroom requirements at stairways.
- Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.
- RESPONSE: 1/2" Gypsum board shall be used to protect under-stair surfaces and any soffits on the enclosed side.
- Window sills in locations more than 72 inches from finished grade shall be a minimum of 24

inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

- RESPONSE: Design complies with window sill height requirements.
- A code compliant emergency escape shall be provided in each bedroom. 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.
- RESPONSE: Design complies with emergency egress requirements from each bedroom. A new egress window was added in existing front Second Floor Bedroom.
- A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- RESPONSE: A carbon monoxide alarm shall be installed in each area within or giving access to bedrooms.
- Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
- RESPONSE: No smoke detectors currently exist. Hardwired photoelectric interconnected battery back up smoke alarms shall be installed in each bedroom.
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- Ventilation of the space shall comply with ASRAE 62.2, 2007 edition. Insulation shall comply with IECC 2009 requirements.
- See attached documentation for bathroom fixtures clearance and headroom.
- Bathroom fixtures clearance and headroom shall comply with requirements.
- R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.
- Access is provided to each under floor-space 18"x 24 inches minimum or more.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

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RESPONSE: All fire-rated separations comply with Table R302. 6

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

>>> "B. Schidzig" <bschidzig@roadrunner.com> 7/19/2012 3:21 PM >>>

Jonathan,

Is the cupola stair the only item we need to revise for a permit (besides the calculations I just sent), or should we wait until further review is completed?

Thank you,
Beth Schidzig
cell phone: 899-8150

From: Jonathan Rioux
Sent: Thursday, July 19, 2012 1:30 PM
To: B. Schidzig
Subject: Re: 23 Oregon Street Supplemental Stair Detail

Ms Schidzig,

- For our Fire Prevention Bureau- can you indicate if the addition/ renovated area will (or will not) exceed _50_% of the total completed structure?
- I spoke with my Director, the "Cupola" would need a compliant stairwell (she can be reached at 207.874.8703 if you have questions).

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

>>> "B. Schidzig" <bschidzig@roadrunner.com> 7/17/2012 5:14 PM >>>

Hi John,

Here is the supplemental stair dimensions and rise/run detail that was missing from the drawings. Please let me know if you need anything else.

Thank you,
Beth Schidzig
cell: 899-8150

Maine DEP
Highest Annual Tide (HAT) Levels for Year 2012
Maine Coast from Eastport to Portsmouth, NH

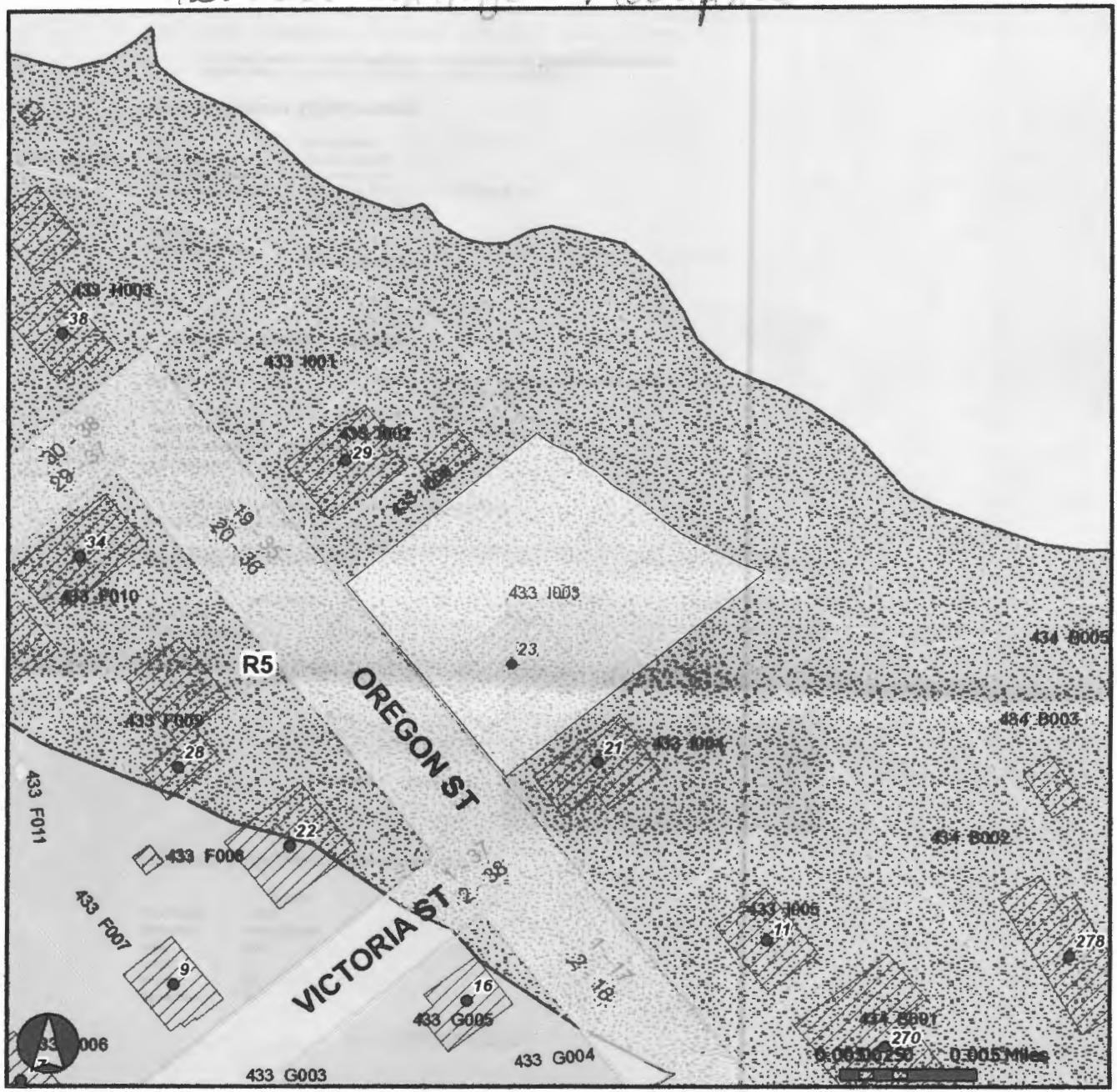
Location	2012HAT (Tide Table- ft.)	HAT (NGVD29) (elev. feet)	HAT (NAVD88) (elev. feet)	Ref. Station
Primary Control Stations				
Portsmouth (Seavey Is.)	10.5	6.6	5.8	
Portland	11.9	7.4	6.7	
Bar Harbor	13.6	8.3	7.6	
Eastport	22.6	13.3	12.7	
Secondary Stations				
EASTPORT	22.0	12.7	12.1	Eastport
Cobscook Bay				
Garnet Point, Pennamquan R.	23.5	13.8	13.2	Eastport
Coffins Point	21.3	12.5	12.0	Eastport
Birch Islands	21.3	12.5	12.0	Eastport
Cutler, Little River	16.8	9.9	9.3	Eastport
Cutler, Naval Radio Station	15.8	9.3	8.7	Eastport
Stone Island, Machias Bay	15.4	9.2	8.6	Eastport
Machiasport, Machias River	15.6	9.3	8.7	Eastport
Shoppee Point, Englishman Bay	14.9	9.0	8.4	Eastport
Steele Harbor Island	15.1	9.3	8.6	Portland
Millbridge, Narraguagus River	14.7	9.0	8.3	Portland
Green Island, Petit Manan Bar	13.8	8.5	7.8	Portland
Prospect Harbor	13.7	8.4	7.7	Portland
Winter Harbor, Frenchman Bay	12.9	7.9	7.2	Bar Harbor
Mount Desert Island				
BAR HARBOR	13.6	8.3	7.6	Bar Harbor
Southwest Harbor	13.1	8.0	7.2	Bar Harbor
Bass Harbor	12.7	7.6	6.9	Bar Harbor
Blue Hill Bay				
Blue Hill Harbor	12.9	7.9	7.2	Bar Harbor
Mackerel Cove	12.8	7.8	7.1	Bar Harbor
Ellsworth	13.6	8.3	7.6	Bar Harbor
Burnt Coat Harbor, Swans Island	12.1	7.4	6.7	Bar Harbor
Penobscot Bay				
Eggemoggin Reach				
Center Harbor	12.9	7.9	7.2	Bar Harbor
Little Deer Isle	12.8	7.8	7.1	Bar Harbor
Isle Au Haut	11.8	7.2	6.5	Bar Harbor
Stonington, Deer Isle	12.4	7.6	6.9	Bar Harbor
Matinicus Harbor, Wheaton Island	11.6	7.2	6.5	Bar Harbor
Vinalhaven, Vinalhaven Island	11.8	7.2	6.5	Bar Harbor
North Haven	12.4	7.5	6.8	Bar Harbor
Pulpit Harbor, North Haven Island	12.7	7.7	7.0	Bar Harbor
Castine	12.9	7.9	7.2	Bar Harbor
Penobscot River				
Gross Point, Eastern Channel	13.5	8.3	7.6	Bar Harbor
Bucksport	13.7	8.3	7.6	Bar Harbor
Winterport	15.1	9.3	8.6	Bar Harbor
Sandy Point	13.5	8.3	7.6	Bar Harbor
Bangor	17.0	10.4	9.7	Bar Harbor
Belfast	13.2	8.1	7.4	Bar Harbor
Rockland	12.7	7.8	7.1	Bar Harbor
MAINE, outer coast				

Map

11/18/10 - met with Maria A

23 Oregon St - she had only a
discussed drainage - Floodplain PACIAL Survey

Map



11/19/10
Lou
Santoro

Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input type="checkbox"/> Interstate	<input checked="" type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
<input type="checkbox"/> Streets	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
Buildings	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
<input checked="" type="checkbox"/> Out Building	<input type="checkbox"/> I-TS	<input checked="" type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
	<input type="checkbox"/> I-R1	<input checked="" type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31

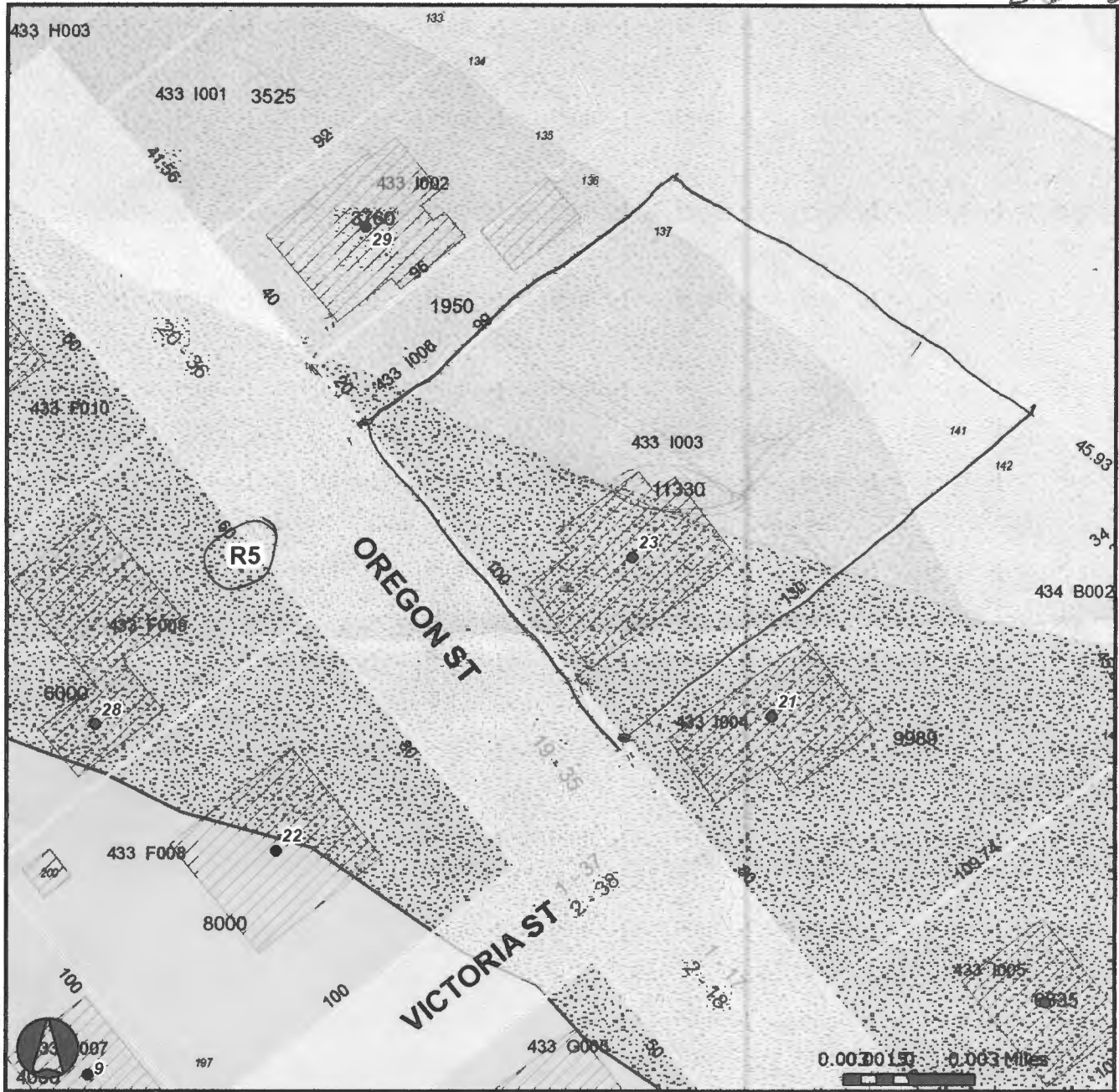
elevation contours ←

11/14/11 - Cindy Getchel

23 Oregon - flood plan
Share Land -

Map

setback
etc



Address Candidates



Parcels



Interstate



Streets



Buildings



Shoreland Overlay Zone



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



NOTE: Titcomb
Survey shows
The structures to
be outside flood
plain - in zone
C

Panel 8 - Zone A2 - (2116) C



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Susan M Nadeau, Check Number: 244
Tender Amount: 820.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 6/15/2012
Receipt Number: 45042

Receipt Details:

Referance ID:	6922	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	820.00	Charge Amount:	820.00
Job ID: Job ID: 2012-06-4259-ALTR - rehab and addition			
Additional Comments: Susan Nadeau			

Thank You for your Payment!

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23 Oregon Street	Policy Number
City Portland State ME ZIP Code 04101	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Mechanical equipment consists of furnace & hot water tank. Located in basement.

Signature Judith N. Soule

Date 01/05/2011

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Robert & Tina Mortimer		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 23 Oregon Street City Portland State ME ZIP Code 04101		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Map 433, Block I, Lot 3		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N 43-41-16</u> Long. <u>W 70-15-01</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>2</u>		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Portland 230051		B2. County Name Cumberland		B3. State Maine	
B4. Map/Panel Number 0008	B5. Suffix B	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date 07/17/86	B8. Flood Zone(s) A2	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 16'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized _____ Vertical Datum NAVD88
 Conversion/Comments OPUS solution of RTK GPS observations, converted to NGVD29 with Cornscon 6.0

Check the measurement used.

a) Top of bottom floor (including basement, crawspace, or enclosure floor) <u>14.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>21.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>14.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>18.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>19.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>18.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*
 Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name Judith N. Soule		License Number 2320	
Title Project Manager	Company Name Titcomb Associates		
Address 133 Gray Road	City Falmouth	State ME	ZIP Code 04105
Signature	Date 01/05/2011	Telephone 207-797-9199	

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use:
City State ZIP Code	Policy Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	Company NAIC Number

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use:
City State ZIP Code	Policy Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	

Marge Schmuckal - RE: FW: Elevation Certificate

From: Marge Schmuckal
To: Susan Nadeau
Date: 7/6/2012 11:36 AM
Subject: RE: FW: Elevation Certificate

Thank you Susan,
We are all just trying to do our best, I'm sure.
Thank you for keeping me informed.
Marge

>>> "Nadeau,Susan" <SMNADEAU@southportland.org> 7/6/2012 11:28 AM >>>

Hello Marge,
I have contacted Titcomb Associates. They will go out first of next week and do the field work for the flood plain. I will get it to you just as soon as I get it from them. It was something that they had agreed to do but just got overlooked. Thanks for your thoroughness.

Susan

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Thursday, July 05, 2012 11:32 AM
To: Nadeau,Susan
Subject: Re: FW: Elevation Certificate

Hi Susan,
This is helpful but I need to see where the floodplain line falls on the land as part of the survey. It is mentioned in the notes, but not shown on the survey. It should be shown on the survey.
Thank you,
Marge

>>> "Nadeau,Susan" <SMNADEAU@southportland.org> 7/5/2012 11:08 AM >>>

Hello Marge,

Here's the elevation certificate for 23 Oregon St. Hope this answers your questions. Let me know if you need anything further. We are very excited to start construction and look forward to your approval.

Thanks so much,
Susan

From: David Titcomb [mailto:DTitcomb@titcombsurvey.com]
Sent: Thursday, July 05, 2012 10:54 AM
To: Nadeau,Susan
Subject: Elevation Certificate

David E. Titcomb, PLS Titcomb Associates

Marge Schmuckal - Re: FW: Elevation Certificate

From: Marge Schmuckal
To: Susan Nadeau
Date: 7/5/2012 11:31 AM
Subject: Re: FW: Elevation Certificate

Hi Susan,

This is helpful but I need to see where the floodplain line falls on the land as part of the survey. It is mentioned in the notes, but not shown on the survey. It should be shown on the survey.

Thank you,
Marge

>>> "Nadeau,Susan" <SMNADEAU@southportland.org> 7/5/2012 11:08 AM >>>
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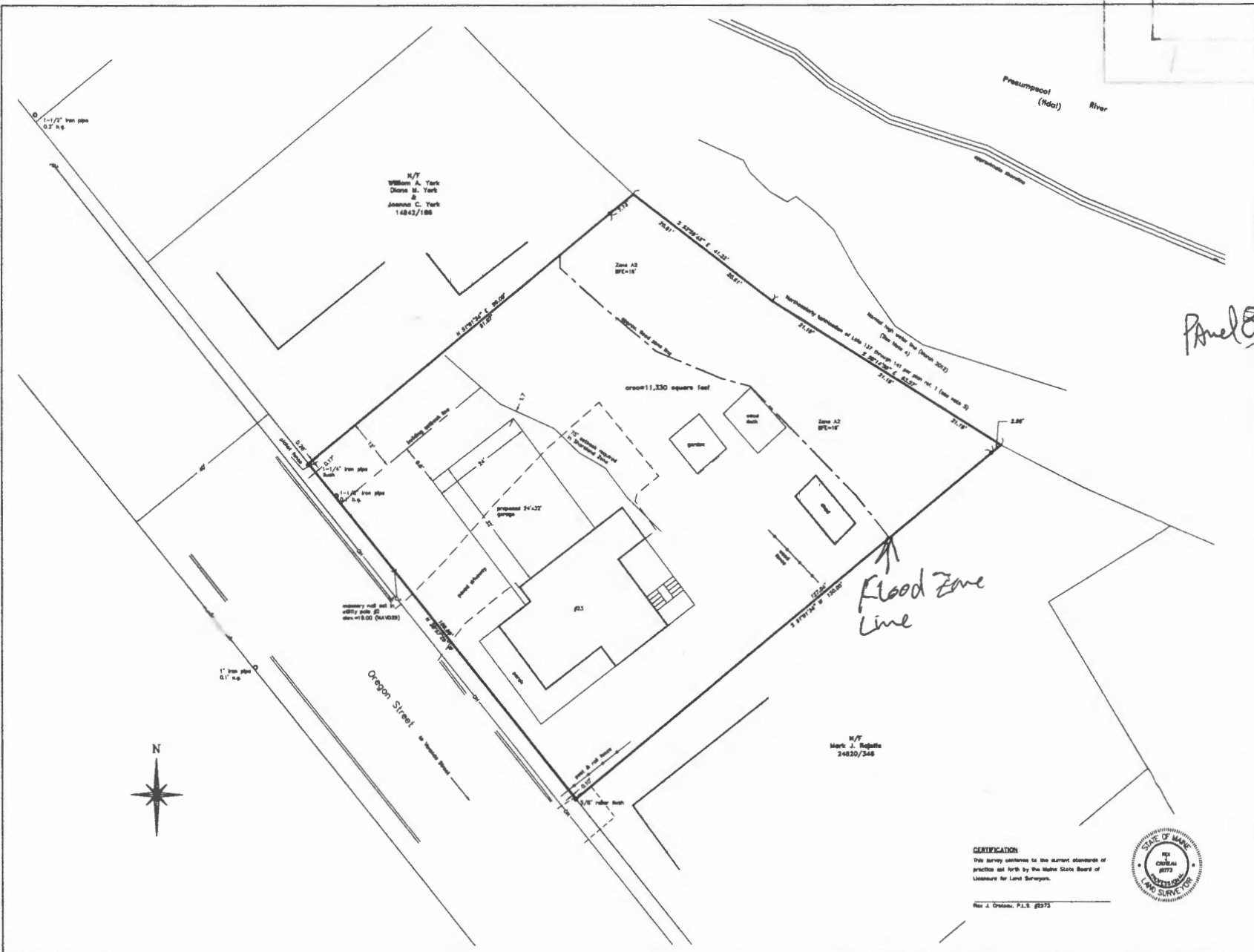
Thanks so much,
Susan

From: David Titcomb [mailto:DTitcomb@titcombsurvey.com]
Sent: Thursday, July 05, 2012 10:54 AM
To: Nadeau,Susan
Subject: Elevation Certificate

David E. Titcomb, PLS Titcomb Associates
133 Gray Road 39 Court Street
Falmouth, ME 04105 Bath, ME 04530
Tel: (207) 797-9199 Tel: (207) 443-9199
Fax: (207) 878-3142 Fax: (207) 386-5077
Mobile: (207) 776-3651
dtitcomb@titcombsurvey.com
www.titcombsurvey.com

NOTICE: Under Maine's Freedom of Access ("Right-to-Know") law, documents - including e-mail - in the possession of public officials about City business are classified as public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our residents, but please keep in mind that what you write in an e-mail is not private and could show up in the local newspaper.

JUL - 9 2012



LEGEND

- iron marker - found
- iron marker - set (48\"/>

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - 3) A portion of the property lies within Zone A2 based on FEMA Community #22005. Panel #0205.6, revised July 17, 1985. Zone A2, area of 100-year flood, base flood elevation and some flooded features determined.
 - 4) Flooded high water line was determined in the field, at the elevation of 8.7 feet (NAVD83 datum) per data submitted provided by the Maine Dept. of Environmental Protection, City of Portland Standard Zone requires a minimum setback from the line of 75 feet for all principal structures.
 - 5) The property is described as Lot 137 through 141 per the referenced plan of Ocean View Park. The plan of Ocean View Park indicates that the address of these Lots end at a specific distance from Oregon Street which appears to be at or near the upland edge of the Presumpscot River. Earlier descriptions of the individual Lots include these address distance in accordance with the plan of Ocean View Park. Current and historical descriptions of the Lots do not specify any measurement that would specifically include right of ways to the land between the corner of the Lots as shown on the plan of Ocean View Park and the water line of the Presumpscot River. Rights and title to this land appurtenant to the title of S.E. Wilbur, the developer of Ocean View Park.

- PLAN REFERENCES**
- 1) Plan of Ocean View Park East Dearing, Maine made for J.E. Wilbur by A.L. Elst dated August 3, 1988 recorded in Plan Book A, Page 133.
 - 2) City of Portland street right of way records.

OWNERS OF RECORD
 Angela Lynn Steyer and Susan M. Nadeau
 Book 28370, Page 79



CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



Max J. Cheloni, P.L.S. #2373

Rev. 1/7/97

Book, page, subdivision

Plan of Property

23 Oregon Street Portland, Maine

MADE FOR

Susan Nadeau Portland, Maine

84 Peppan Street Portland, Maine

JOB #210054_1 DATE: March 15, 2012 SCALE: 1" = 10'

BOOK #885

FILE #206/20884_1/2

FILE #8838

Tilcomb Associates
 133 Gray Road
 Falmouth, Maine 04105 (207)782-8188

Panel B

Flood Zone Line



Jonathan Rioux - Re: 23 Oregon St. area calculations

From: "B. Schidzig" <bschidzig@roadrunner.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 7/19/2012 3:15 PM
Subject: Re: 23 Oregon St. area calculations

Jonathan,

The existing building is 1690 s.f. The Interior is being totally renovated.

The new addition (1st & 2nd Floor) is 1612 s.f.

The cupola is 90 s.f.

Total new s.f. (addition and cupola) = 1702

Existing (renovated) s.f. = 1690

According to these numbers for square footage, the addition/renovated area exceeds 50 percent of the total completed structure.

Thank you,
Beth

From: [Jonathan Rioux](#)
Sent: Thursday, July 19, 2012 1:30 PM
To: [B. Schidzig](#)
Subject: Re: 23 Oregon Street Supplemental Stair Detail

Ms Schidzig,

- For our Fire Prevention Bureau- can you indicate if the addition/ renovated area will (or will not) exceed 50% of the total completed structure?
- I spoke with my Director, the "Cupola" would need a compliant stairwell (she can be reached at 207.874.8703 if you have questions).

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

>>> "B. Schidzig" <bschidzig@roadrunner.com> 7/17/2012 5:14 PM >>>

Hi John,

Here is the supplemental stair dimensions and rise/run detail that was missing from the drawings. Please let me know if you need anything else.

Thank you,

Beth Schidzig

cell: 899-8150

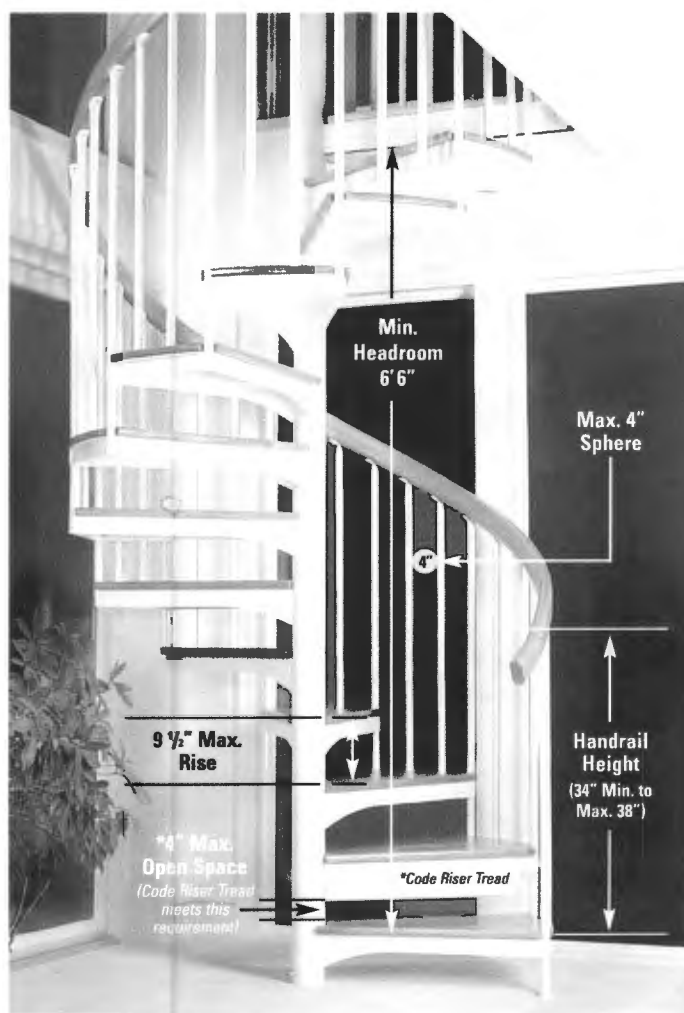
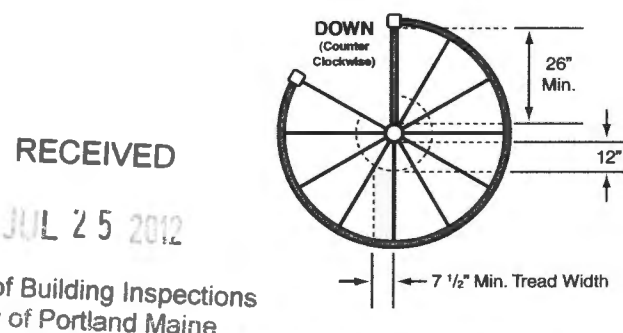
Salter Spiral Stairs Comply With National Building Codes

Salter's Code Stair Packages will address and meet compliancy with each of the requirements that are listed below. This information will apply to the **BOCA Code, UBC Code, IRC,** and **IFC** codes.

1. Minimum clear walking path of 26 inches. A 5-foot diameter or larger stair will provide this width.
2. Each tread will have a minimum of 7 1/2 inch tread depth at 12 inches from the narrow edge.
3. All treads will be identical.
4. The tread rise shall not be more than 9 1/2 inches high.
5. Minimum headroom of 6 foot 6 inches shall be provided, measuring plumb from the edge of the platform down to the tread below.
6. Landing width shall not be less than the required width of the stairway. Minimum spiral stair tread width is 26 inches. *(Salter's code platforms start at 31 inches wide.)*
7. Stair balusters shall be spaced so a 4-inch object cannot pass between. The IRC Code permits a 4 3/8 inch space.
8. Balcony/Well Enclosure guardrail balusters shall be spaced so a 4-inch object cannot pass between.
9. Balcony/Well Enclosure guardrail height shall not be less than 36 inches. *(If your state or municipality requires 42-inch tall guardrails, the sales order must reflect this detail.)*
10. The stairway shall be equipped with one handrail on the wide edge of the tread.
11. Handrail height, measured vertically from the tread nosing, shall be not less than 34 inches and not more than 38 inches.
12. Handrail grip size. **Type I**-Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. *(Salter's standard circular handrail is 1 1/2 inch diameter. This will address the UBC minimum cross section of 1 1/2 inch diameter.)* If the handrail is not circular, it shall have a perimeter dimension not greater than 6 1/4 inches. **Type II**-Handrails, with a perimeter greater than 6 1/4 inches, shall provide a graspable finger recess area on both sides of the profile. For further information on our Type II options, please contact our sales department. *(Verify what handrail size and shape your inspector will require. Handrail size and shape are a very controversial area within the building code. We recommend that you use our standard 1 1/2" round handrails or our 1 3/4" x 2" B&FG solid wood handrail to comply with the proper circumference.)*
13. A 300 lb. concentrated load is required. On request, our sales department can provide structural calculations for your job specifications.

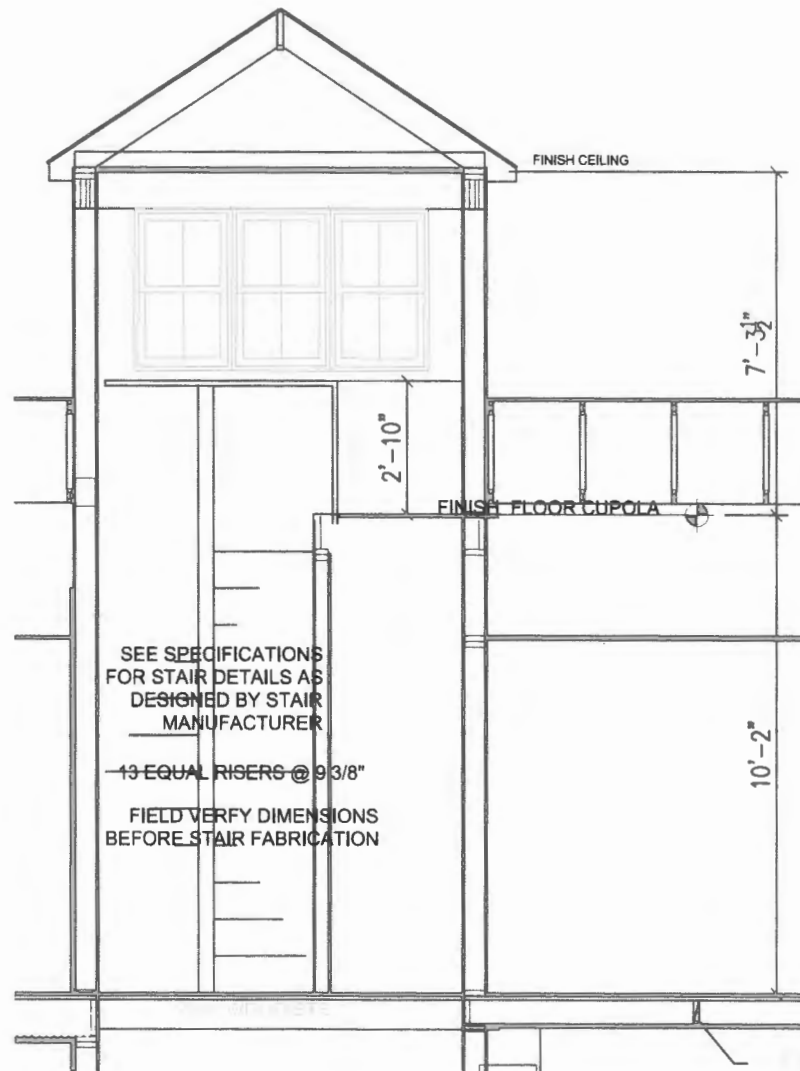
Salter's standard code package does not address the open space between each tread (open rise stair). *IRC Code or IFC Code requires not more than a 4" space in this area, you will need to order our Code Riser treads.

Visual Interpretation of IRC Code



IRC Stair Building Code

R311.5.8.1 Spiral Stairs. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a 7 1/2 inch (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 1/2 inches (241 mm). A minimum headroom of 6 feet, 6 inches (1982 mm) shall be provided *(See above diagram).*



SEE SPECIFICATIONS
FOR STAIR DETAILS AS
DESIGNED BY STAIR
MANUFACTURER

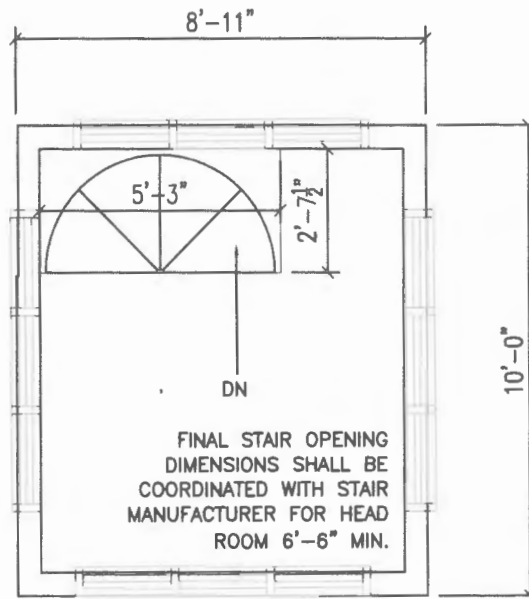
13 EQUAL RISERS @ 9 3/8"

FIELD VERIFY DIMENSIONS
BEFORE STAIR FABRICATION

RECEIVED

JUL 25 2012

Dept. of Building Inspections
City of Portland Maine



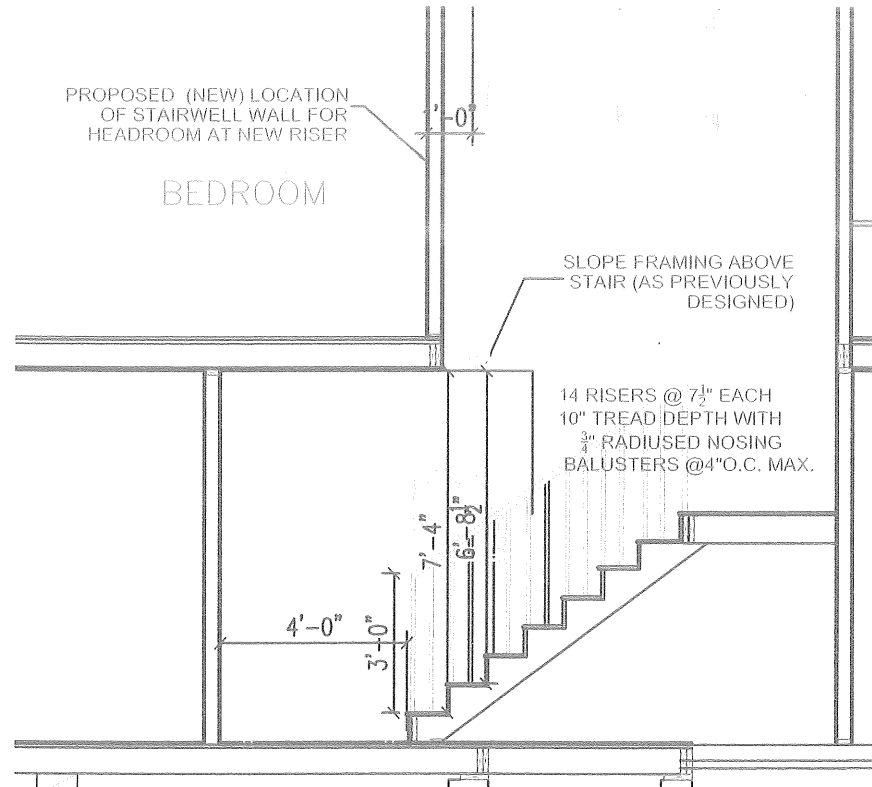
CUPOLA FLOOR PLAN

¼" = 1'-0"

RECEIVED

JUL 20 2011

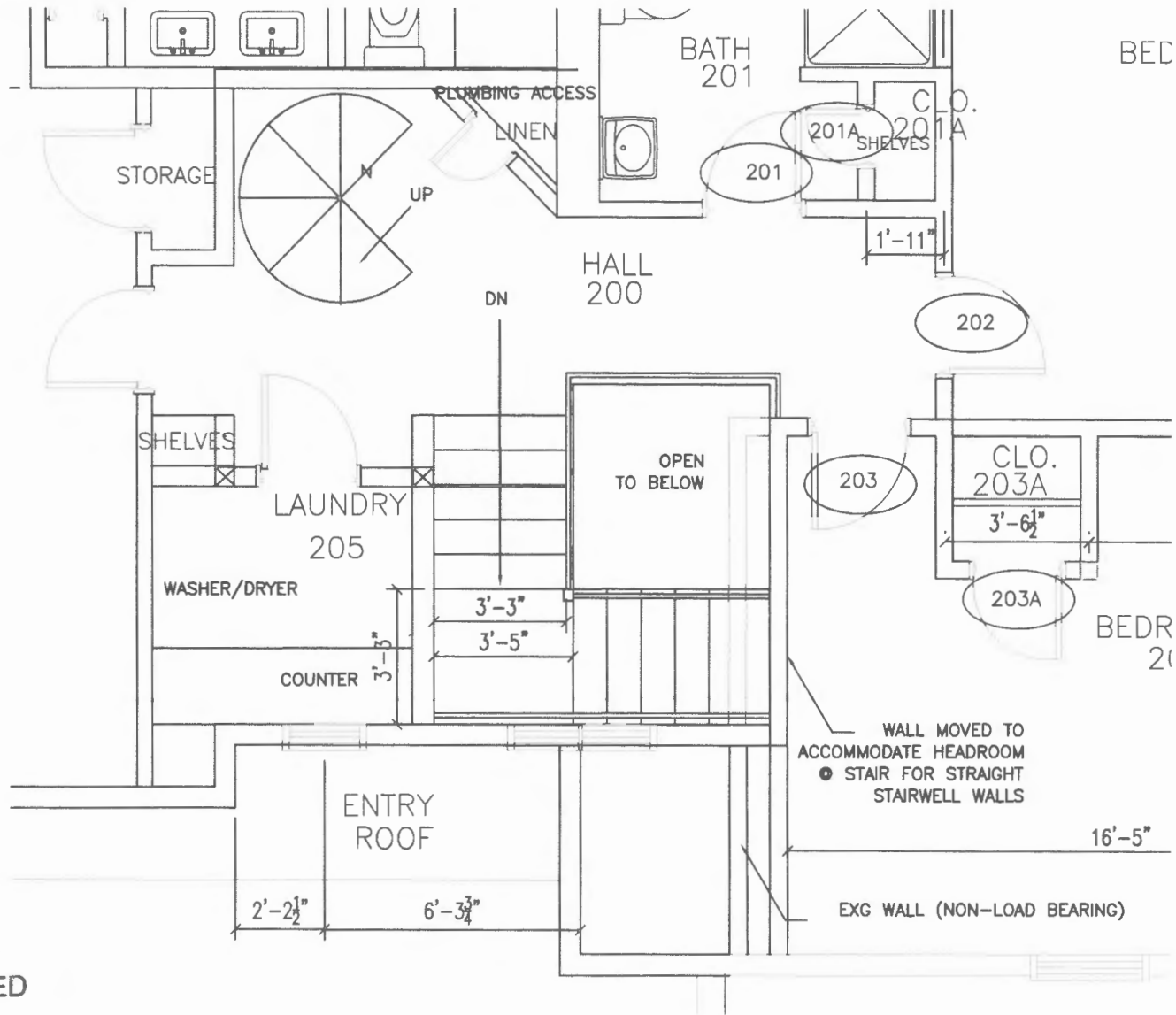
Dept of Building Inspections
City of Portland Maine



RECEIVED

JUL 25 2012

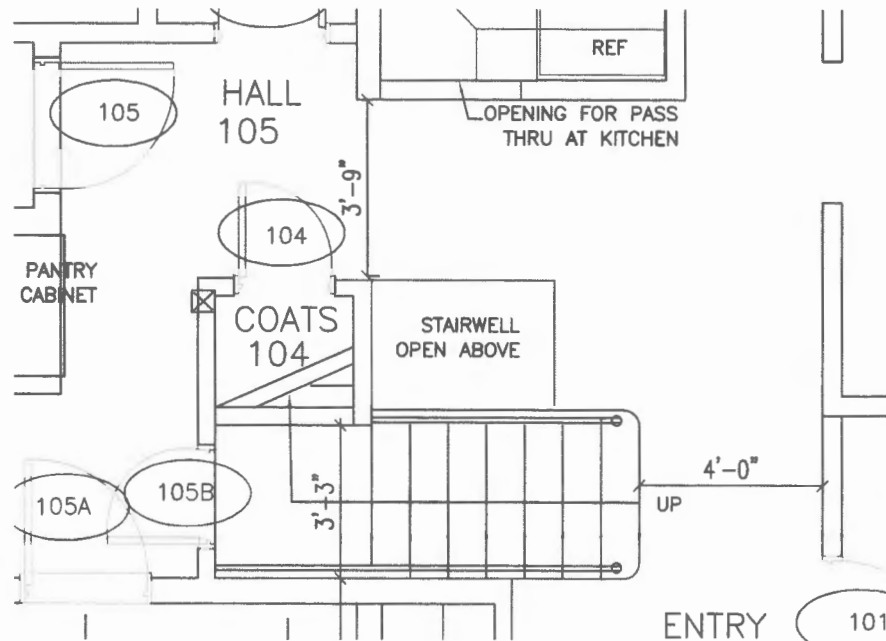
Dept. of Building Inspections
 City of Portland Maine



RECEIVED

JUL 25 2012

Dept. of Building Inspections
City of Portland Maine



RECEIVED

JUL 29 2012

Dept. of Building Inspections
City of Portland Maine

Jonathan Rioux - Re: 23 Oregon Street Supplemental Stair Detail

From: Jonathan Rioux
To: B. Schidzig
Date: 7/19/2012 1:30 PM
Subject: Re: 23 Oregon Street Supplemental Stair Detail

Ms Schidzig,

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jrioux@portlandmaine.gov

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Beth Schidzig
cell: 899-8150

jrioux@portlandmaine.gov

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Jonathan Rioux
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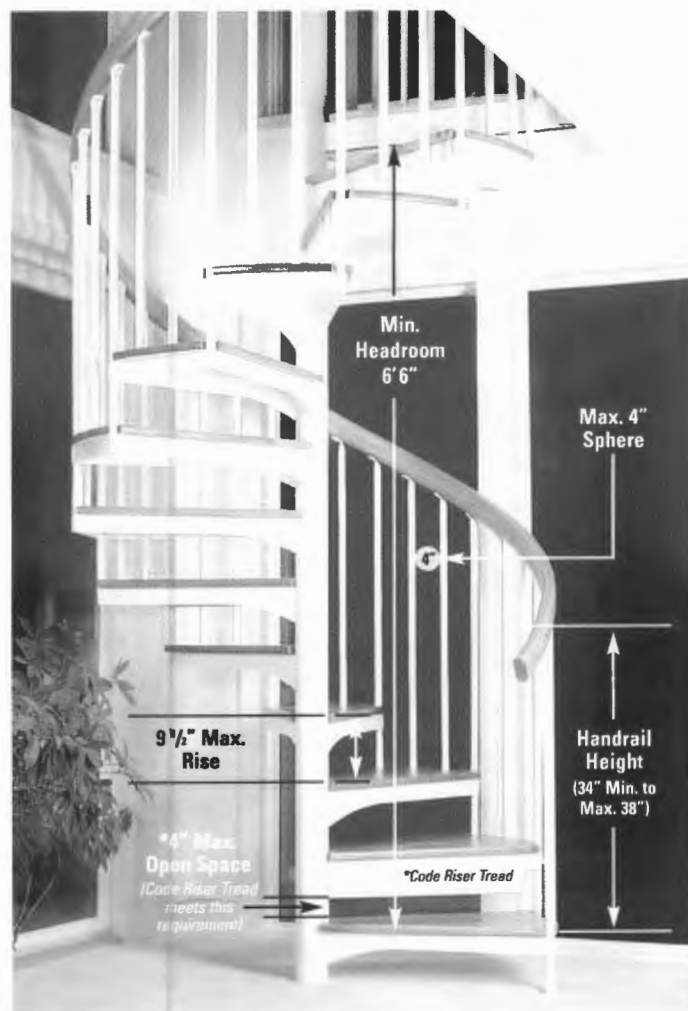
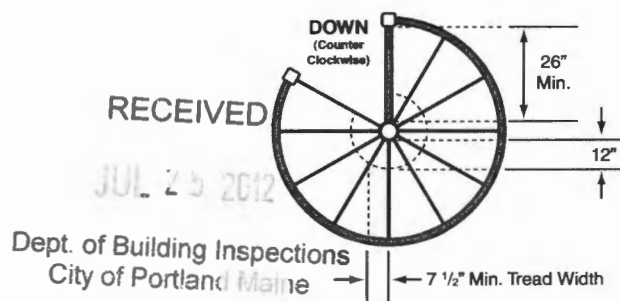
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3. All treads will be identical.
4. The tread rise shall not be more than 9 1/2 inches high.
5. Minimum headroom of 6 foot 6 inches shall be provided, measuring plumb from the edge of the platform down to the tread below.
6. Landing width shall not be less than the required width of the stairway. Minimum spiral stair tread width is 26 inches. (Salter's code platforms start at 31 inches wide.)
7. Stair balusters shall be spaced so a 4-inch object cannot pass between. The IRC Code permits a 4 3/8 inch space.
8. Balcony/Well Enclosure guardrail balusters shall be spaced so a 4-inch object cannot pass between.
9. Balcony/Well Enclosure guardrail height shall not be less than 36 inches. (If your state or municipality requires 42-inch tall guardrails, the sales order must reflect this detail.)
10. The stairway shall be equipped with one handrail on the wide edge of the tread.
11. Handrail height, measured vertically from the tread nosing, shall be not less than 34 inches and not more than 38 inches.
12. Handrail grip size. **Type I**-Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. (Salter's standard circular handrail is 1 1/2 inch diameter. This will address the UBC minimum cross section of 1 1/2 inch diameter.) If the handrail is not circular, it shall have a perimeter dimension not greater than 6 1/4 inches. **Type II**-Handrails, with a perimeter greater than 6 1/4 inches, shall provide a graspable finger recess area on both sides of the profile. For further information on our Type II options, please contact our sales department. (Verify what handrail size and shape your inspector will require. Handrail size and shape are a very controversial area within the building code. We recommend that you use our standard 1 1/2" round handrails or our 1 3/4" x 2" B&FG solid wood handrail to comply with the proper circumference.)
13. A 300 lb. concentrated load is required. On request, our sales department can provide structural calculations for your job specifications.

Salter's standard code package does not address the open space between each tread (open rise stair). *IRC Code or IFC Code requires not more than a 4" space in this area, you will need to order our Code Riser treads.

Visual Interpretation of IRC Code



IRC Stair Building Code

R311.5.8.1 Spiral Stairs. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a 7 1/2 inch (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 1/2 inches (241 mm). A minimum headroom of 6 feet, 6 inches (1982 mm) shall be provided (See above diagram).

Assessor's Office : 359 Congress Street | Portland, Maine 04101 | Phone: 415 | (207) 874-8486

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CBL 433 1003001
Land Use Type SINGLE FAMILY
Property Location 23 OREGON ST
Owner Information MORTIMER ROBERT T & CHRISTINA D JTS
 25 AMERSCOGGIN RD
 FALMOUTH ME 04105
Book and Page
Legal Description 433-1-3
 OREGON ST 21-25
Acres 11330 SF
 0.26

Current Assessed Valuation:

TAX ACCT NO. 44220 **OWNER OF RECORD AS OF APRIL 2010**
 MORTIMER ROBERT T &
 CHRISTINA D JTS
 25 AMERSCOGGIN RD
 FALMOUTH ME 04105
LAND VALUE \$222,300.00
BUILDING VALUE \$110,700.00
NET TAXABLE - REAL ESTATE \$333,000.00
TAX AMOUNT \$5,967.36

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built 1925
Style/Structure Type OLD STYLE
Stories 1.5
Bedrooms 2
Full Baths 1
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1285

[View Sketch](#)
[View Map](#)
[View Picture](#)

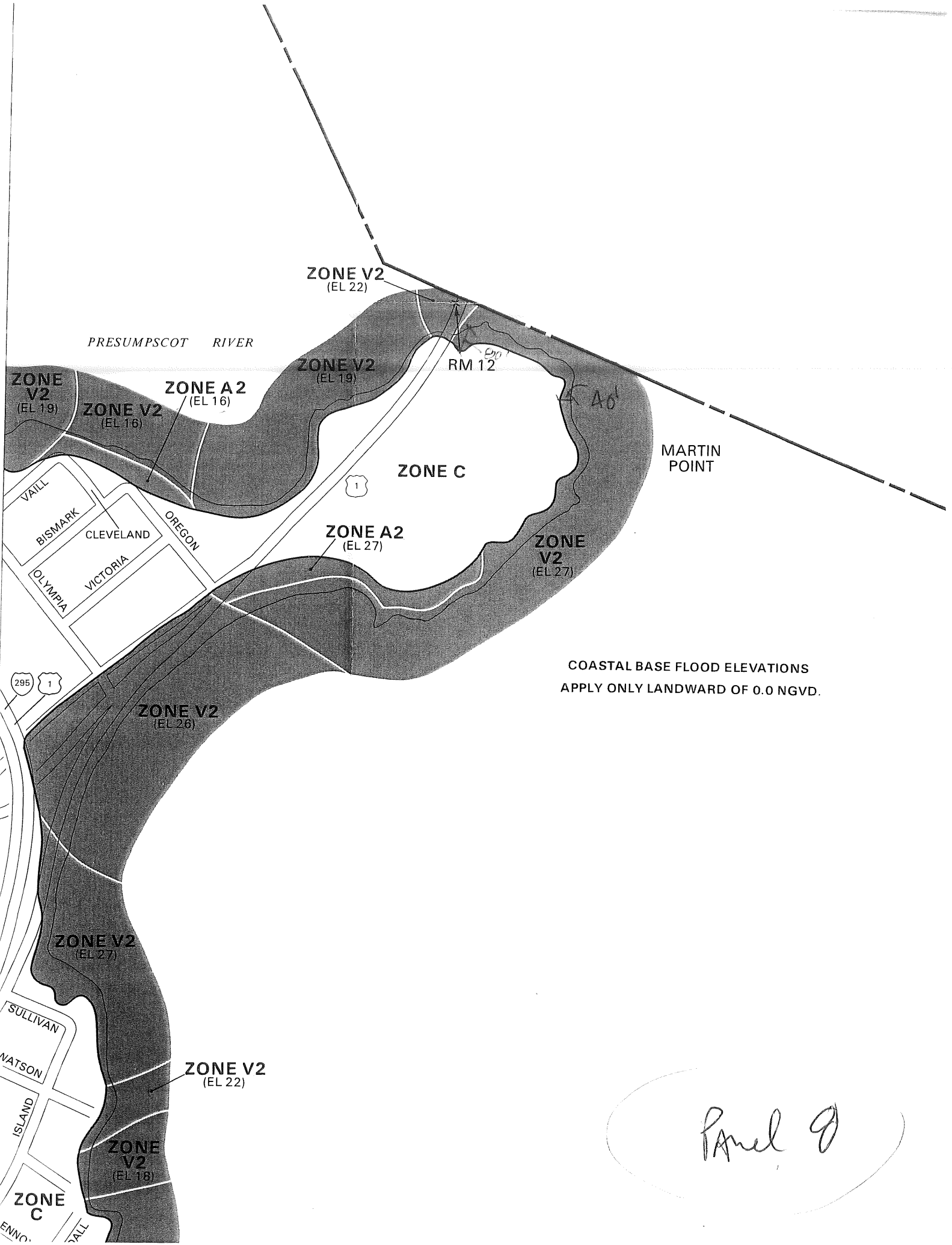


Outbuildings/Yard Improvements:

Card 1

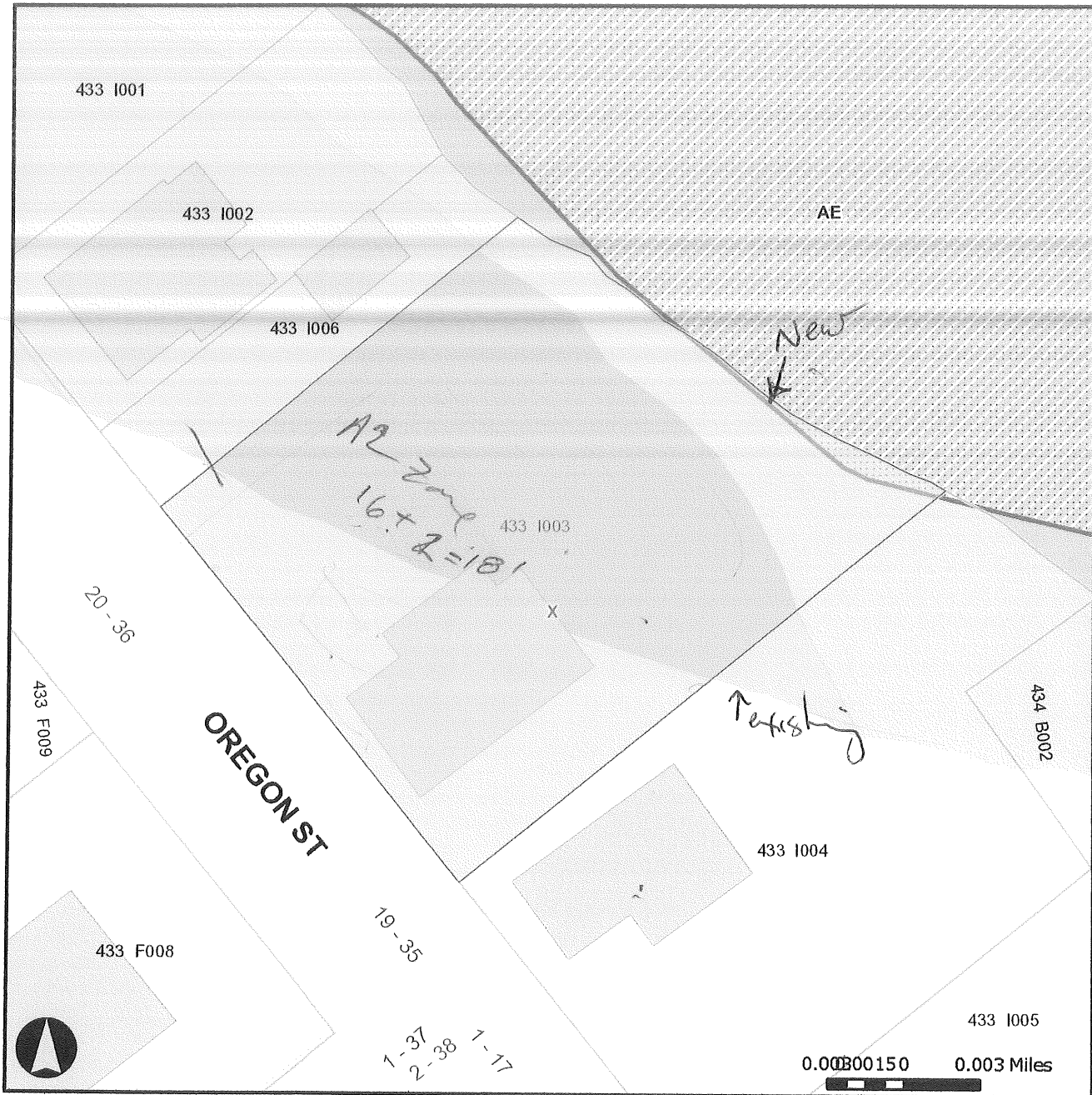
Year Built 1960
Structure SHED-FRAME
Size 6X12
Units 1
Grade D
Condition P

New Search!



Panel 9

Map



Parcels



Interstate



Streets



Buildings



Parcels



Old Flood Zones



Traveled Ways

Stream



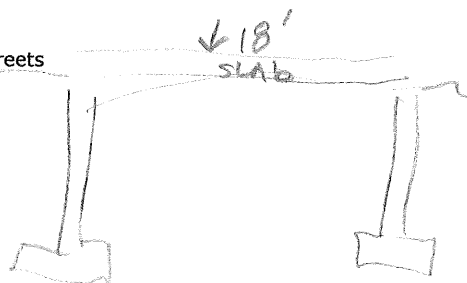
Jetport



County Streets



ME Towns



Marge Schmuckal - 32 Oregon Street

From: Mike Murray
To: Marge Schmuckal
Date: 11/22/2010 11:45 AM
Subject: 32 Oregon Street

Hi Marge:

I believe you may have recently spoken with a person who is interested in purchasing 32 Oregon St (CBL 433 I003001); there were questions about possibly constructing a garage on the property. The owner contacted me, and I informed him that you were the appropriate person to speak to:

Christina
Robert/*Cynthia* Mortimer 781-3562.

Mr. Mortimer probably contacted me earlier because of the proposed FEMA floodzone maps, but as I explained to him, with these maps being withdrawn by FEMA, the current maps are the ones that are in effect. He has some questions about whether or not a garage can be constructed on the property.

Mike M.

Jonathan Rioux - Re: 23 Oregon Street Supplemental Stair Detail

From: Jonathan Rioux
To: B. Schidzig
Date: 7/19/2012 3:30 PM
Subject: Re: 23 Oregon Street Supplemental Stair Detail
CC: Pirone, Chris

Because of the extent of renovation, Fire Prevention (I CC'd Capt. Pirone) is going to take a look at the permit. Can you provide a written response vs marking the plans- to the items listed below: The stairwell to the copula would be the only sketch required prior to issuance.

- A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.
- Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
- A code compliant emergency escape shall be provided in each bedroom. 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.
- A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- See attached documentation for bathroom fixtures clearance and headroom.
- R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be

not less than 16 inches by 24 inches. When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

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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

>>> "B. Schidzig" <bschidzig@roadrunner.com> 7/19/2012 3:21 PM >>>

Jonathan,

Is the cupola stair the only item we need to revise for a permit (besides the calculations I just sent), or should we wait until further review is completed?

Thank you,
Beth Schidzig
cell phone: 899-8150

From: [Jonathan Rioux](mailto:jrioux@portlandmaine.gov)
Sent: Thursday, July 19, 2012 1:30 PM
To: [B. Schidzig](mailto:bschidzig@roadrunner.com)
Subject: Re: 23 Oregon Street Supplemental Stair Detail

Ms Schidzig,

- For our Fire Prevention Bureau- can you indicate if the addition/ renovated area will (or will not) exceed _50_% of the total completed structure?
- I spoke with my Director, the "Cupola" would need a compliant stairwell (she can be reached at 207.874.8703 if you have questions).