

81 Gray Street
Portland, Maine

Renovations to
Stairs and
Deck



EXISTING STAIRS



EXISTING DECK

81 Gray Street
Portland, Maine

Renovations to
Stairs and
Deck



EXISTING STAIRS



EXISTING DECK

PERMIT ISSUED

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

Permit No: 01-0932 Issue Date: AUG - 3 2001 CBL: 057 D035001

Location of Construction: 81 Gray St	Owner Name: Ryan Stephen J &	Owner Address: Po Box 35a	Phone: 929-6123
Business Name: n/a	Contractor Name: Terton Builders	Contractor Address: PO Box 35 Bar Mills	Phone: 2079296123
Tessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-10

Past Use: Two Family	Proposed Use: Two Family / Replace existing front steps and rear deck.	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 3
Proposed Project Description: Replace front Stairs and rear Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-57 PERMITS ISSUED 2008/06/19/09	

Signature: *[Signature]* Date: _____

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: *SSG* Date Applied For: 07/27/2001

Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	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	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	Requires Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions
2. Building permits do not include plumbing, septic or electrical work.			
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.			

SSG
Date: 07/11/01

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.

PERMIT ISSUED
WITH REQUIREMENTS

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE _____ DATE _____ PHONE _____

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: <u>81 GEAR STREET, PORTLAND, ME</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>0</u> Lot# <u>035</u>	Owner: <u>STEPHEN RAY</u> <u>JAMES BISHOP</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	
Current use: <u>TWO - FAMILY</u>	Cost Of Work: \$ <u>600.00</u> Fee: \$ <u>30.00</u>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SAME</u>		
Project description: <u>REAR EXISTING FRONT STAIRS</u> <u>W W RUM DETX</u>		
Contractor's name, address & telephone: <u>TERRY BURGESS (OWNED BY LYNN & DENISE)</u> <u>P.O. BOX 35, SAN MILES, ME - 04804-0035</u>		
Who should we contact when the permit is ready: <u>JAMES BISHOP xx mo.,</u>		
Mailing address: <u>P.O. BOX 35, San Miles, Me. 04804-0035</u> <u>(James will be out of town till 8/2) phone: 929-6123</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION 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: James Bishop Date: 7/27/01

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

Garland 7/27/01

BUILDING PERMIT REPORT

DATE: 31 July 2001 ADDRESS: 81 Gray Street CBL: 057-D-035

REASON FOR PERMIT: Replace Front Stairs, deck

BUILDING OWNER: S.J. Ryan

PERMIT APPLICANT: _____ CONTRACTOR Terton Builders

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 600.00 PERMIT FEES: 80.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #32

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the top of the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precast concrete must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

7/27

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

29. All requirements must be met before a final Certificate of Occupancy is issued.

30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16) *Small not to increase the FHS that footprint*

32. Please read and implement the attached Land Use Zoning report requirements.

33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. Bridging shall comply with Section 2305.16.

35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

38. *HISTORIC PRESERVATION SHALL APPROVED THESE PROPOSED STAIRS AND DECK. BEFORE WORK IS STARTED.*

#39 THIS IS NOT AN APPROVAL TO ADD ANOTHER UNIT

Michael Nugent, Building Inspector

M. McDougall, PFD

Marge Schmuckel, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

81 Gray Street
Portland, Maine

Proposed Renovations

Front Stairs
Rear Deck

July 26, 2001

Owners: James C. Bishop
Stephen Ryan

P. O. Box 35
Bar Mills, Maine 04004-0035
Telephone - 929-6123

Estimated cost of proposed renovations (materials only -- labor by owners) = \$ 600.00

81 Gray Street
Portland, Maine

Proposed renovations -

Replace Existing Stairs with new Pressure Treated Stairs (Front of Building)
Replace Existing Deck with new Pressure Treated Deck (Rear of Building)

Existing Stair Specifications:

2 x 12 oak treads
2 x 4 top and bottom rails - height of handrail above tread - 36"
2 x 2 square spindles @ 1 1/2" spacing
4 x 4 square newells
6'-10" width
Approximately 8" rise x 11 1/2" run
3/4" scotia under nosing
vertical slats under stairs on sides
top step is 14 1/2" wide because it is over the brick foundation

Proposed Stair Specifications:

5/4" x 6 treads (2 per step)
2 x 4 top and bottom rails - height - 36"
2 x 2 square spindles @ 3" spacing
4 x 4 turned newells
6'-10" width (open stringer)
2 x 12 stringers (4 needed)
Rise - 8" / Run - 11 1/2" (matches existing rise and run)
3/4" scotia under nosing
Heavy lattice under stairs on sides (prefabricated)
(all materials to be pressure treated)

The style of stair will be similar to that of the stairs on the front of the Planning Department handbook "Guidelines for Porch Repairs and Replacement".
When the materials are completely dry they will be painted to match the exterior of the building (Sherwin Williams Roycroft Gray).

81 Gray Street
Portland, Maine

Proposed Renovations (continued)

Existing Deck:

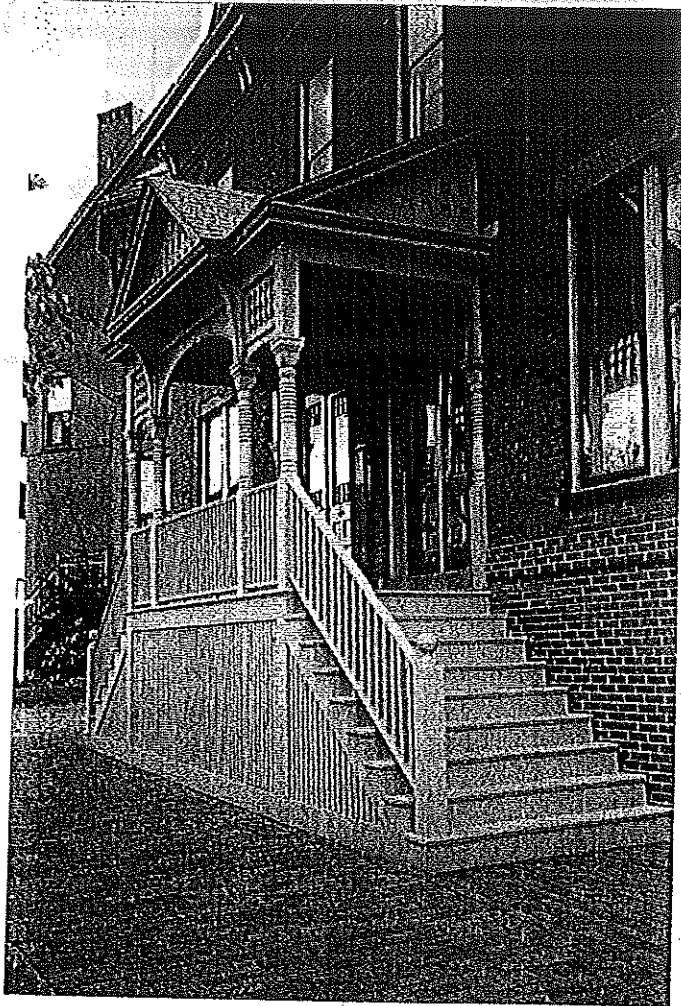
85 3/4" x 54 1/2"
2 x 4 post and rail structure
1 x 10 shiplap pine used to make solid side rails
Existing rail height - 32"
4 x 6 posts
Concrete footings
1 x 10 pine decking
2 x 6 joists
2 x 6 headers Durable

Proposed Deck:

85 3/4" x 54 1/2" (same as existing deck)
2 x 4 top and bottom rails
4 x 4 turned posts
2 x 2 square spindles @ 3" spacing
Rail height - 36"
4 x 6 posts
Concrete footings (existing)
5/4" x 6 decking
2 x 8 joists @ 16" o.c.
Doubled 2 x 8 headers
standard metal joist hangers
(All materials to be pressure treated)

The style of the railing around the deck will be similar to that pictured on the front of the Planning Department handbook "Guidelines for Porch Repairs and Replacement" (See attached).

When materials are completely dry they will be painted to match the exterior of the building (Sherwin-Williams Roycroft Gray).



Guidelines for Porch Repairs and Replacement

A Handbook for Property Owners in Portland

Historic Preservation Office
Department of Planning and Urban Development
City of Portland, Maine

Turk Tracey & Larry Architects, LLC
Portland, Maine

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

July 30, 2001

Edward Hobler, Chair
Rick Romano, Vice Chair

James C. Bishop and Stephen Ryan
P.O. Box 35
Bar Mills, ME 04004-0035

Susan Wrot
Camillo Breggi
Robert Parke
Steve Sewal
Cordelia Pinnau

Re: Porch and Deck Reconstruction – 81 Gray Street

Dear Mr. Bishop and Mr. Ryan:


On July 30, 2001, this office reviewed and approved your request for a Certificate of Appropriateness for the reconstruction of the front porch and rear deck at 81 Gray Street. Approval is subject to the following conditions:

- The top rail on the front porch is to feature chamfered corners, as illustrated in the attached excerpt from *Guidelines for Porch Repairs and Replacement*;
- The skirting on the front porch is to consist of squared lattice, not diagonal lattice.

All improvements shall be carried out as shown on the submitted plans and specifications dated July 26, 2001, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

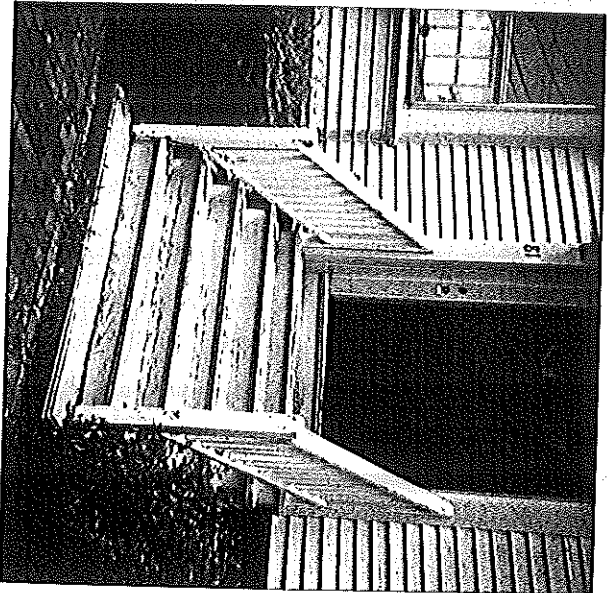


Jeffrey Harris
Preservation Compliance Coordinator

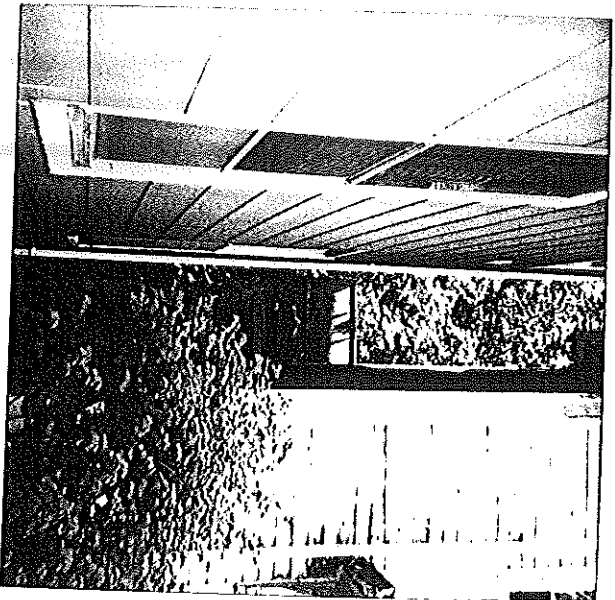
cc: Approval File

81 Gray Street
Portland, Maine

Renovations to
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EXISTING STAIRS

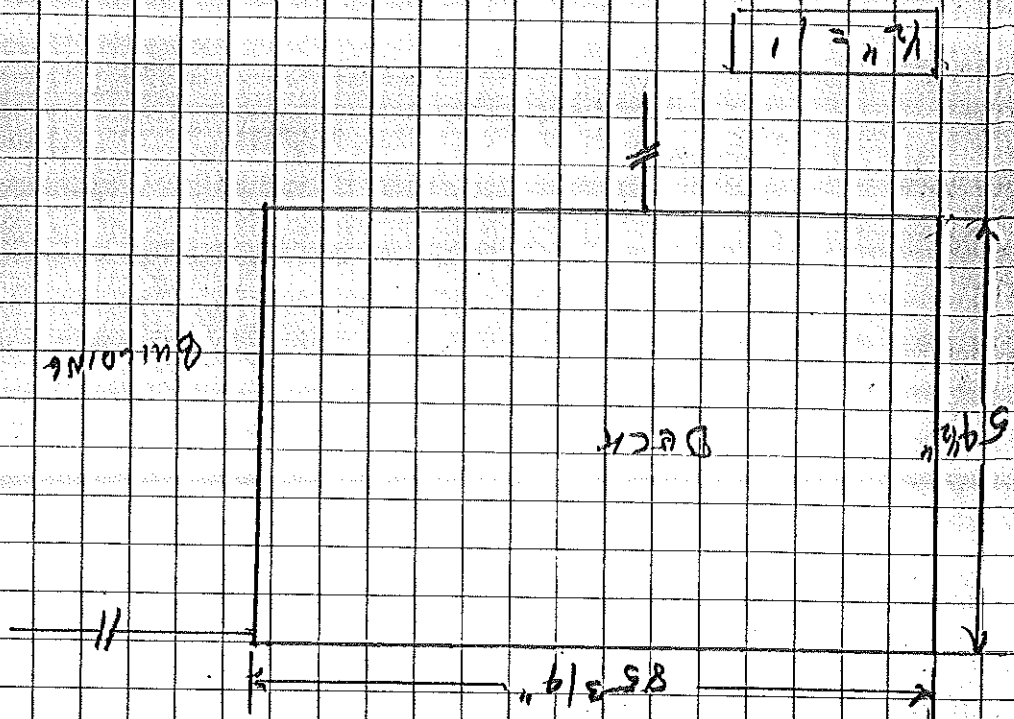


EXISTING DECK

81 Gray Proposed Deck TO REPLACE EXISTING DECK



- 2x8 JOISTS - 16" o.c.
- Doubled 2x8 Headers
- 4x6 Posts
- 4x4 TURNED Posts
- 2x4 TOP + BOTTOM Rails
- 5/4x6 DECKING
- 2x2 SPINDLES
- CONCRETE FOOTINGS (6x15x77 NO.)



Proposed Deck:

- Same dimensions (85 3/4" x 54 1/2")
- 2 x 8 joists
- Doubled 2 x 8 headers
- Standard metal joist hangers
- 4 x 6 posts
- 5/4 x 6 decking
- 2 x 2 square spindles @ 3" spacing
- 2 x 4 top and bottom rails
- 4 x 4 turned posts for railings
- Rail height - 36"
- (All materials pressure treated)

- Existing Deck at 81 Gray Street:
- 85 3/4" long x 54 1/2" wide
- Rails are 2 x 4 with 2 x 4 posts at each corner
- Rails are 1 x 10 pine shiplap
- Space from deck to bottom of rail = 6 1/2"
- Posts are 4 x 6 on concrete footings
- Decking is 1 x 10 pine