

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ALEXANDRE H MAS

Located At 28 OBRION ST

Job ID: 2012-04-3872-ALTR

CBL: 003- O-002-001

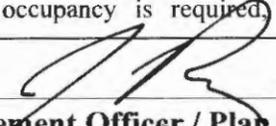
has permission to for an addition of deck on an existing roof (Two Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of 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

 06/15/2012
Code Enforcement Officer / Plan Reviewer

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. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. 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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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3872-ALTR

Located At: 28 OBRION ST

CBL: 003- O-002-001

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 two family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the deck is being built within the existing footprint and that it is open, with no roof over it.

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. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
5. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
6. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
7. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
8. Note: Spoke with Contractor i.e. Section R502.3.2 Other floor joists. Table R502.3.1(2) shall be used to determine the maximum allowable span of floor joists that support all other areas of the building, other than sleeping rooms and attics, provided that the design live load does not exceed 40 pounds per square foot and the design dead load does not exceed **20 pounds per square foot.**

R4

Entered 4/27/12



General Building Permit Application

2012 - 04 - 3872 - ALTR

Location/Address of Construction: 28 O'BRIEN STREET PORTLAND		
Total Square Footage of Proposed Structure/Area 250	Square Footage of Lot 3,200	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# 3 Block# 0 Lot# 2	Applicant: (must be owner, lessee or buyer) Name ALEX MAS Address 28 O'BRIEN STREET City, State & Zip PORTLAND 04101	Telephone: (207) 776-3825 6,000
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$5,724 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$80.00 Total Fee: \$
Current legal use (i.e. single family) MULTI-FAMILY Number of Residential Units 2 If vacant, what was the previous use? n/a Proposed Specific use: ROOF DECK FOR UNIT # 2 Is property part of a subdivision? NO If yes, please name Project description: CONTINUATION OF DECK ON EXISTING ROOF		
Contractor's name: DOUGLAS WILBER		Email: ddwilber@gmail.com
Address: 27 CENTRAL AVENUE		Telephone: 272-8763
City, State & Zip: PORTLAND; ME 04108		Telephone: 776-3825
Who should we contact when the permit is ready: ALEX MAS		Telephone: 776-3825
Mailing address: 28 O'BRIEN STREET		

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

RECEIVED
APR 27 2012
Dept of Building Inspections
City of Portland Maine

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: Date: **APRIL 27, 2012**

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



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Receipts Details:

Tender Information: Check , Check Number: 438

Tender Amount: 80.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/27/2012

Receipt Number: 43343

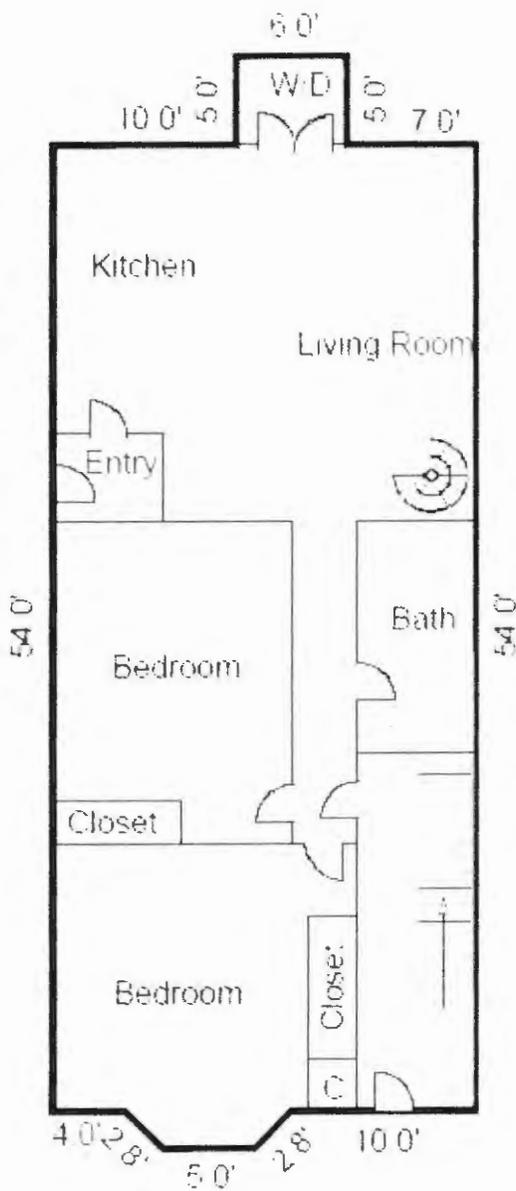
Receipt Details:

Reference ID:	6301	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-04-3872-ALTR - Construction of deck on existing roof			
Additional Comments: 28 Obrion St			

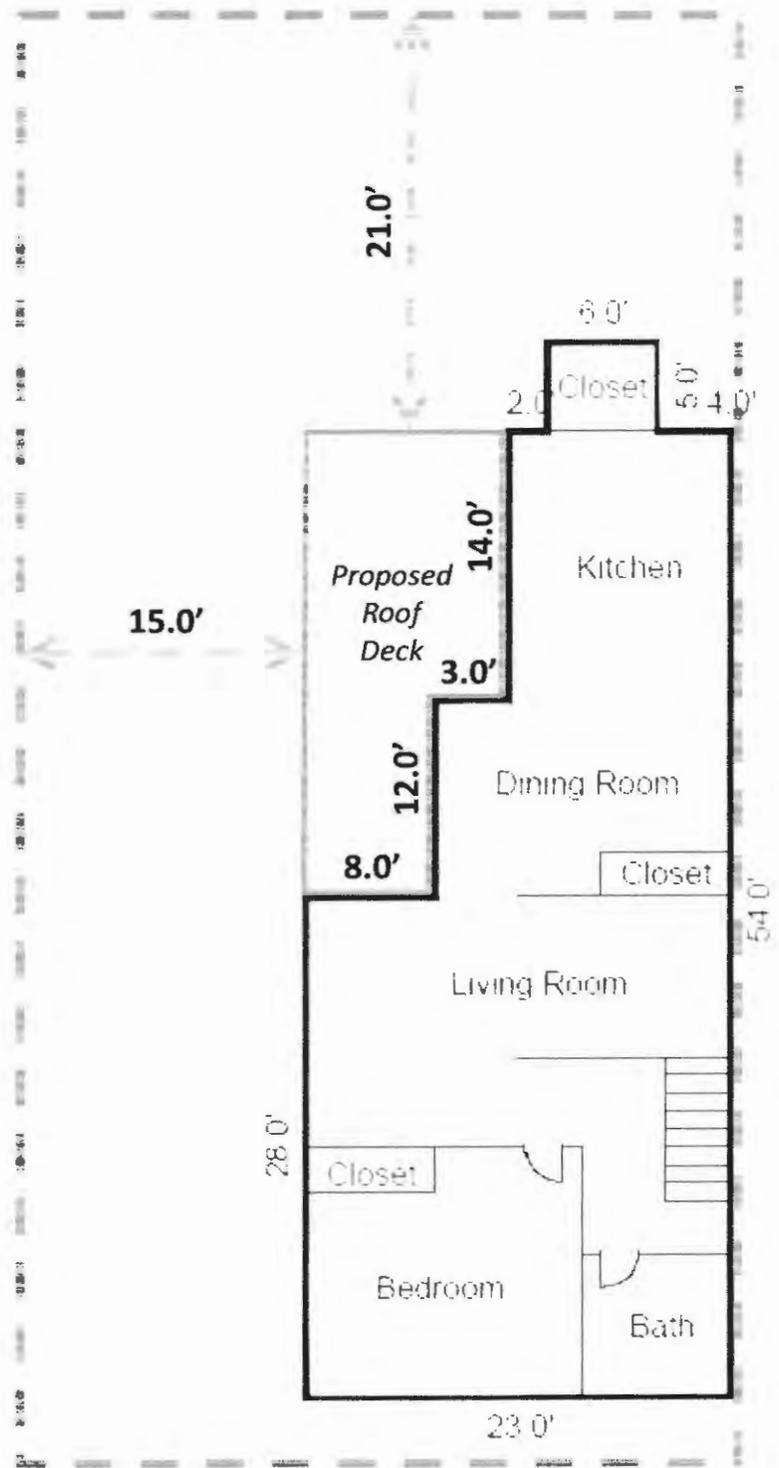
Thank You for your Payment!

Proposed Roof Deck – 28 O’Brion Street

April 17, 2012



First Floor Plan



**Second Floor Plan
(w/ property lines)**

Jonathan Rioux - Re: Info for roof deck at 28 O'Brion Street

From: Jonathan Rioux
To: Alex Mas
Date: 6/15/2012 8:56 AM
Subject: Re: Info for roof deck at 28 O'Brion Street
CC: douglas wilber

Thank you. I'll take another look at the plan today and give you a call, JGR.

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

>>> Alex Mas <alexhmas@gmail.com> 6/13/2012 9:31 AM >>>
Mr. Rioux,

My name is Alex Mas and my wife and I submitted a permit application to build a deck on an existing roof at our home at 28 O'Brion Street. Yesterday you spoke with our contractor, Doug Wilber, and had some questions about the dimensions and layout of the rafters in the existing roof. The rafters in the roof are 2"x10" and spaced 16" on center starting at the far (or southwest) edge. Mr. Wilber's plans for the deck rafters match this layout, so all of the deck rafters will be positioned directly above an existing roof rafter. I hope this provides the information you were looking for, but please let me know if there is any other way I can assist your review. I left this information on your voicemail this morning but the woman I spoke to in your office also suggested that I follow up by e-mail (and I've copied Doug Wilber here).

Thanks for your assistance and I look forward to hearing from you.

Sincerely,

Alex Mas
28 O'Brion Street
(207) 776-3825

ALEX & NINA MAS - 28 O'BRIEN STREET, PORTLAND, MAINE

CONTRACTOR - DOUGLAS WILBER RESIDENTIAL CONSTRUCTION

Drawn 4/26/12 by Douglas Wilber - SCALE: 3/8" = 1'0"

