

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 081044

PERMIT ISSUED
AUG 27 2008

This is to certify that BONARRIGO LISA /Luis Bonarrigo
has permission to 40 sq ft deck create a means egress for 2 or 3 units

AT 57 EMERSON ST L 014 G008001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure before this building or part thereof is altered or service closed-in. 4 OUR NO. REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

8/20/08 *Clay M*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1044	Issue Date: 8/26/08	CBL: 014 G008001
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Location of Construction: 57 EMERSON ST	Owner Name: BONARRIGO LISA	Owner Address: 118 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Luis Moncada	Contractor Address: 10 Jack Street Buxton	Phone: 2076156230
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

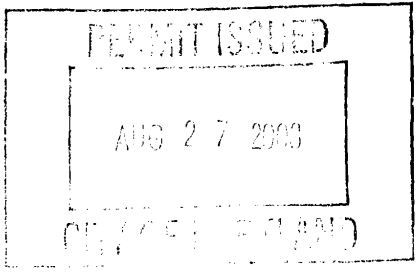
Past Use: 4 unit residential	Proposed Use: 4 unit residential - 40 sq ft deck ^{is being} create a means of egress for 2 of the units	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: 40 sq ft deck ^{is being} create a means of egress for 2 of the units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B IBC-2003	

Signature:		Signature: 8/26/08 [Signature]	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Idobson	Date Applied For: 08/21/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>US inspection</i> <input type="checkbox"/> Wetland <i>14-440</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 8/25/08 [Signature]	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ADW</i> Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1044	Issue Date: 8/26/08	CBL: 014 G008001
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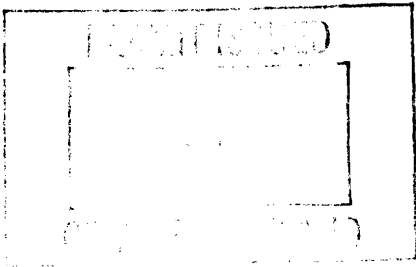
Location of Construction: 57 EMERSON ST	Owner Name: BONARRIGO LISA	Owner Address: 118 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Luis Moncada	Contractor Address: 10 Jack Street Buxton	Phone: 2076156230
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: 4 unit residential	Proposed Use: 4 unit residential - 40 sq ft deck to create a means of egress for 2 of the units	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: 40 sq ft deck to create a means of egress for 2 of the units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IBC-2007	

Signature:	Signature: 8/26/08
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 08/21/2008	Zoning Approval
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Special Zone or Reviews <input type="checkbox"/> Shoreland <i>US 13 section</i> <input type="checkbox"/> Wetland <i>14-440</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 8/25/08 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ADW</i> Date:
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>57 EMERSON ST PORT ME 04002</u>		
Total Square Footage of Proposed Structure/Area <u>40 SQ FT</u>	Square Footage of Lot <u>4900.84</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>14</u> <u>6</u> <u>8</u>	Applicant * must be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Lisa Bonavico</u> Address <u>111 Bucknam Rd</u> <u>Falmouth ME 04105</u> City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>4 UNIT</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Deck 40 sq ft + Deck</u> <u>& Fire exit means of egress</u>		
Contractor's name: <u>Luis Maveada</u>		
Address: <u>10 Buck St Buxton ME 04093</u>		
City, State & Zip <u>Buxton ME 04093</u>		Telephone: <u>207-6156230</u>
Who should we contact when the permit is ready: <u>Luis Maveada</u>		Telephone: <u>207-6156473</u>
Mailing address: <u>10 Buck St Buxton ME 04093</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. **AUG 21 2008**

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.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 8/19/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1044	Date Applied For: 08/21/2008	CBL: 014 G008001
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Business Name:	Contractor Name: Luis Moncada	Contractor Address: 10 Jack Street Buxton	Phone (207) 615-6230
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 4 unit residential - 40 sq ft deck & stairs to create a means of egress for 2 of the units	Proposed Project Description: 40 sq ft deck & stairs to create a means of egress for 2 of the units
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/25/2008
Note: Using section 14-440.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 08/26/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This deck must be accessible by egress window or ext. Door.			
2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.			
3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.			
4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.			
5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date:
Note: access to deck??? Called 08-25			Ok to Issue: <input checked="" type="checkbox"/>

for such setback reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds within sixty (60) days of the planning board's grant of the reduction. Failure to record such instrument within the required time period shall render the reduction null and void.

(Ord. No. 227-97, 3-17-97)

Sec. 14-440. Exterior egress.

Notwithstanding any other provision of this Code, the building authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the building authority that:

- (a) There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair; *yes*
- (b) The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs; *yes*
- (c) Reductions to setbacks granted under this section shall be the least amount required to meet life safety code requirements; and *meets setbacks*
- (d) Exterior stairways on buildings subject to regulation under article IX of this chapter shall require review and approval under the provisions of that article. *not in historic.*

(Ord. No. 181-98, 1-5-98)

- Sec. 14-441. Reserved.**
- Sec. 14-442. Reserved.**
- Sec. 14-443. Reserved.**
- Sec. 14-444. Reserved.**

**WAYNE BARKER
34 PARK STREET
PORTLAND, ME 04101
207-775-1892 207-712-8090**

Ann Machado
Portland Planning Division

AUG 11 2008

August 11, 2008

RE 57 Emerson Street

Dear Ann Machado,

I am representing Lisa Bonnarigo for the purpose of providing a second means of egress to her property located at 57 Emerson Street. Lisa met with Ben Wallace and it was his recommendation that she add exterior decks with stairs and railings that meet the life safety standards in lieu of enclosed stairways due to the existing conditions and the costs involved.

I have enclosed a plot plan drawn to scale showing the existing footprint of the building and also a plot plan showing the proposed exterior decks and stairs.

I have also enclosed a floor plan of the building. As you can see from the floor plan it is not possible to provide an interior second means of egress due to the construction of the building.

I also enclosed photographs of the building. In order to provide enclosed stairwells on the outside of the building, no fewer than four windows would need to be removed, the electrical service would need to be moved, the only access to the basement would be lost, and the architectural integrity of the building would be severely compromised.

The cost to build enclosed stairways would exceed \$38,000.00 due to design and engineering costs, additional foundations, removal and replacement of the electrical services, interior and exterior modifications caused by removal of the windows, and relocating the basement access. This is very prohibitive and not feasible for the owners at this time, especially when adding in the cost of replacing interior hall doors with new fire rated doors, which they will be doing as part of this project.

Sincerely,



WAYNE BARKER

Luis Moncada
10 Sack ST Buxton
ME 04093

(207) 615-6230

Perfection's Home Remodeling
Building Contractor

Lisa Bomarico
772-2434

57 Emerson St
Port ME 04002

Means of Egress

Fire escape Deck = 40 SQFT 7x4 - 3x4

① Guard Rail & Handrail Details

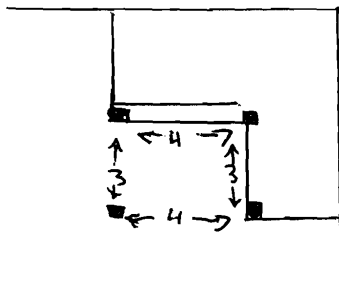
- A. Guard Rail Height ~~36~~ = 42
- B. Baluster Spacing $3\frac{1}{2}$ " on center
- C. Handrail Height 34 - 38"

② Stair Details

- A. Tread Depth ~~10~~ nosing to nosing = 10"
- B. Riser Height $6\frac{1}{2}$ " Max 7
- C. Nosing on Tread $1\frac{1}{4}$ " - Min. 1"
- D. Width of Stairs 3'

③ Type of Foundation System

- A. 8" concrete Sono Tubes
- B. Depth below grade 4'
- C. 4- 4x4 PT in a 3x4 box



Framing Members

① Columns 4x4

1 4x3 box one 3' part of ledger
another 4' part of 2 ledgers

② Ledger Size attached to building

2 - 2x8 x 7'

③ Fastener size = 5' x 5/8 Anchor bolts

Space between 16" on center

④ Joist size 2x6

Joist span 3 = 7'

~~4 = 3'~~

1 = 4'

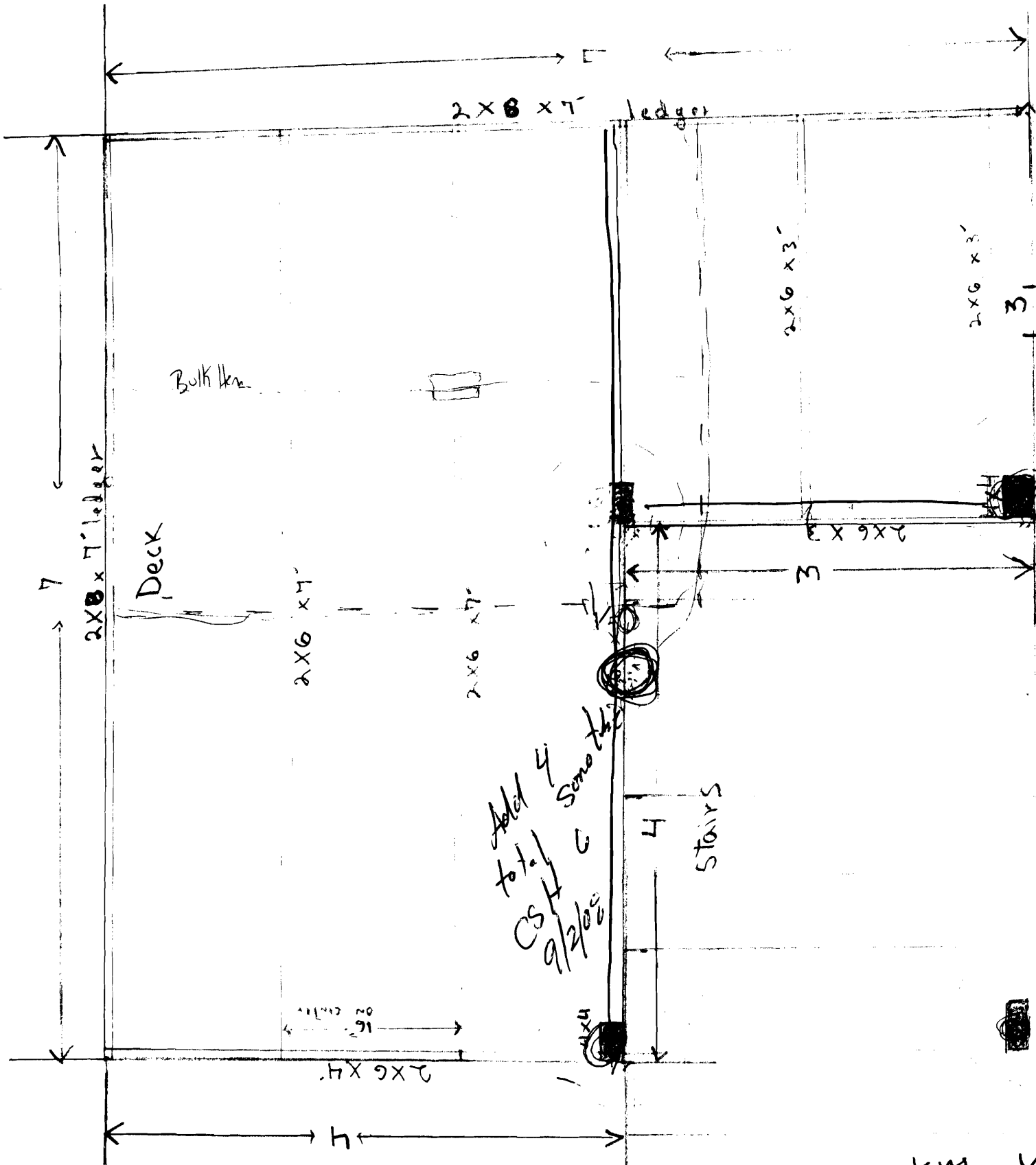
Joist spacing = 16" on center

⑤ 2 = 7' ledger 2x8 ✓

1 = 2x6 Hanger

Perfection's Home

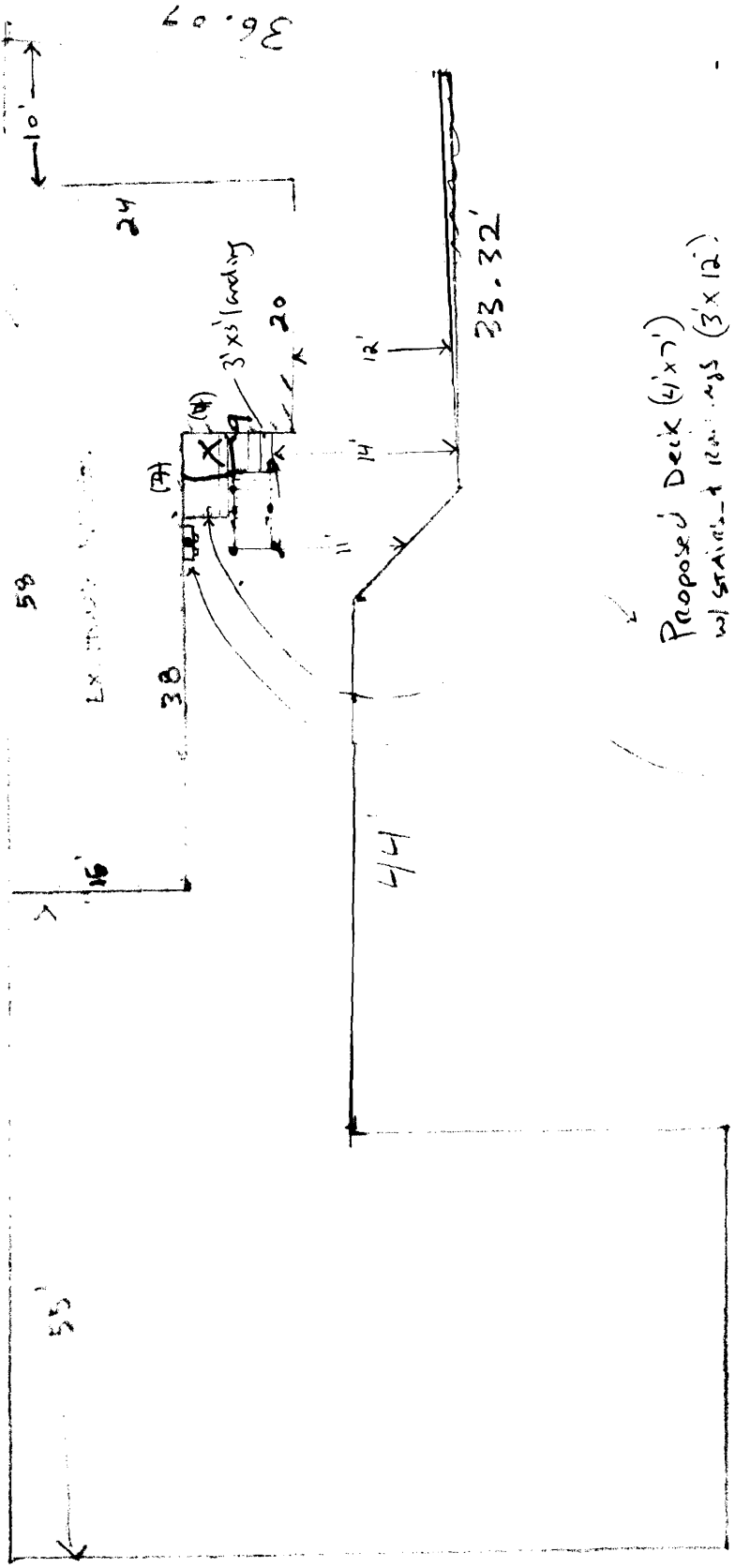
1-1



Add 4
to total
CSH
9/2/08
Some other

Per Kevin Bottom & stairs
Hog

127.49



1" = 15'

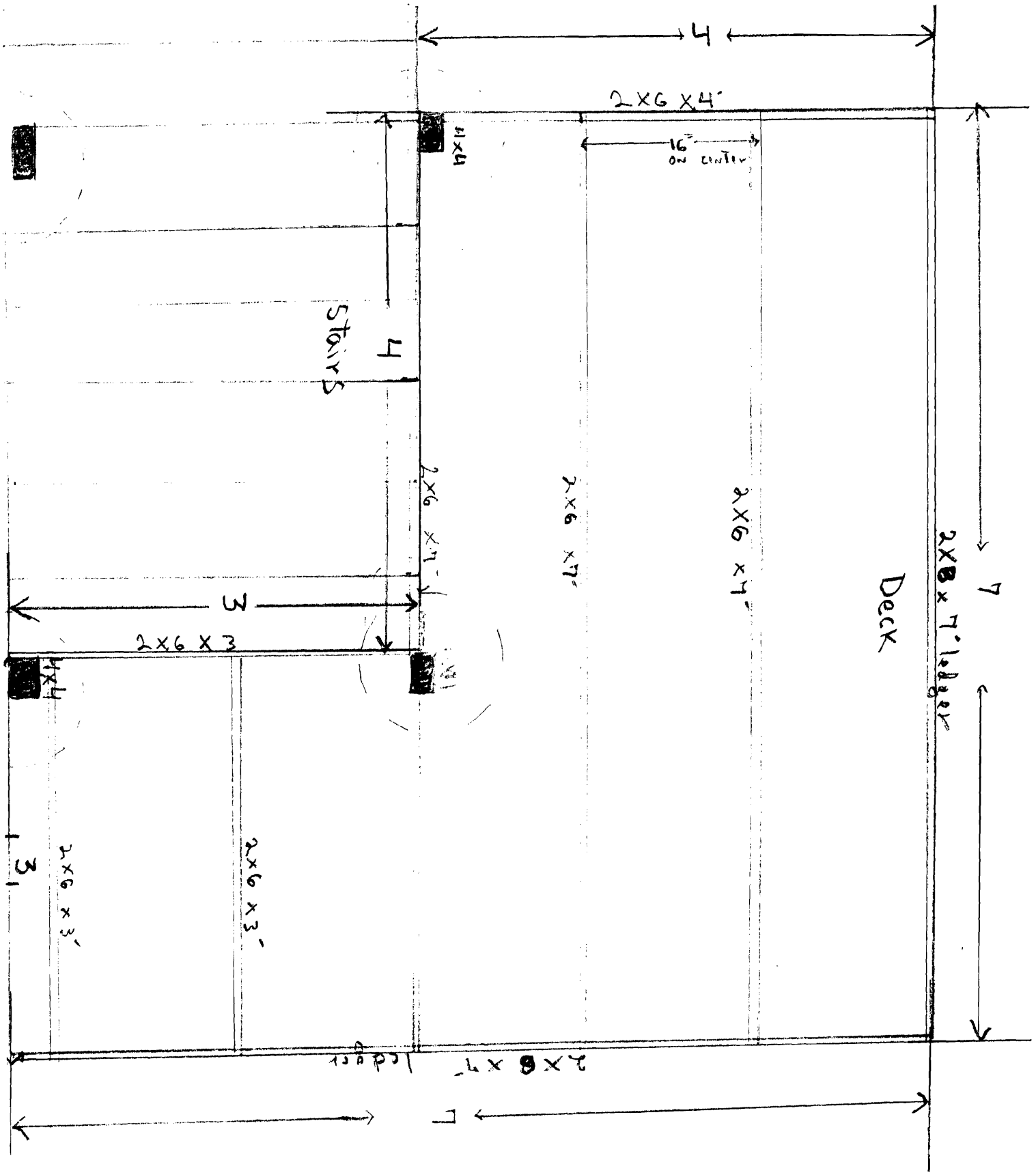
57 EMERSON ST.
PLOT PLAN

Greg-

Please give to

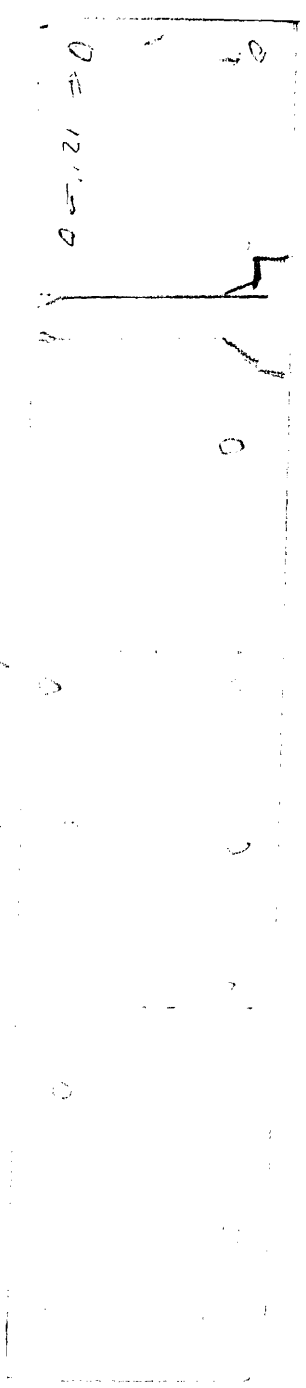
Chris when you see him.

Thanks
Ann



For information only

LEADER w/ 9/8" or 1/2" dia. hole



1) For position in hole

2) Thickness dimension in hole

3) Hole diameter

← 12.500 (Hole diameter)

Luis Moraleda

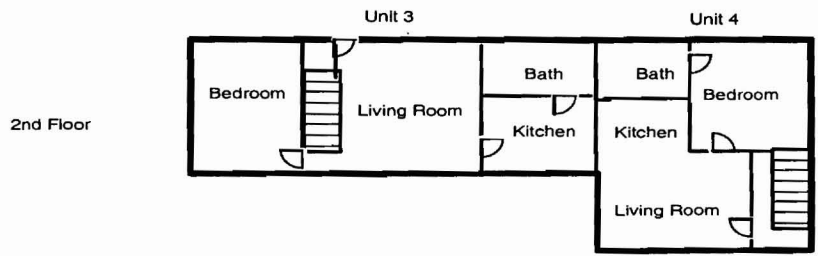
10 Back ST Burton ME 04093

207) 615-6230

40 SAFT Deck, (Five sets)

57 EMERSON STREET

"NOT TO SCALE"



Visual Aid Only

Not Drawn

To Scale

SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			First Floor
First Floor	1050	164	58.0 X 15.0 = 870.0
Second Floor	1050	164	20.0 X 9.0 = 180.0
Total	2100	328	Total 1050.0
			Second Floor
			58.0 X 15.0 = 870.0
			20.0 X 9.0 = 180.0
			Total 1050.0

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size 8" Solid Timber
 - b. depth below grade (minimum 4'-0" below grade) 4'-0"
 - c. anchorage of column to footing
 - d. spacing and location of tubes/piers 12' x 12' x 3'
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 4" x 4"
 - b. Ledger size attached to building 7' x 2x8 7' 2x8
 - c. Fastener size and spacing attaching ledger 5 16 on center 5/8
 - d. Girder Size and spans carrying floor system 4x4 4 FT
 - e. Joist size, span, and spacing 2x6
 - f. Joist hangers or ledger 2 7' ledgers
4. Guardrails & Handrail Details
 - a. Guardrail height 36"
 - b. Baluster spacing 3 1/2"
 - c. Handrail height 38"
5. Stair Details
 - a. Tread depth (measured nosing to nosing) 10"
 - b. Riser height 6 1/2"
 - c. Nosing on tread 1 1/4"
 - d. Width of stairs 3 FT

Borrower: Bonarrigo, Lisa
Property Address: 57-59 Emerson St.
City: Portland
Lender: TD Banknorth

File No.:
Case No.: TRACK#9091581
State: ME
Zip: 04101



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 15, 2007
Appraised Value: \$ 375,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



EXISTING BULKHEAD
57 EMERSON STREET

BELOW PROPOSED SECOND FLOOR DECK.

AUG 13 1993

From: Benjamin Wallace
To: Ann Machado
Date: 8/14/2008 10:23:46 AM
Subject: 57 Emerson/ 17 Quebec St

Good morning,
I've attached the State Statute requiring the second means of egress above the first floor.
I'll see you at lunch time.
Ben

25 §2453. Fire escapes; appeals

The State of Maine claims a copyright in its codified statutes. If you intend to republish this material, we require that you include the following disclaimer in your publication:

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The Office of the Revisor of Statutes also requests that you send us one copy of any statutory publication you may produce. Our goal is not to restrict publishing activity, but to keep track of who is publishing what, to identify any needless duplication and to preserve the State's copyright rights.

PLEASE NOTE: The Revisor's Office cannot perform research for or provide legal advice or interpretation of Maine law to the public. If you need legal assistance, please contact a qualified attorney.

25 §2453. Fire escapes; appeals

1. Certain buildings; more than one way of egress. Each story above the first story of a building used as a schoolhouse, orphan asylum, hospital for the mentally ill, reformatory, opera house, hall for public assemblies, hotel or tenement house occupied by more than 2 families or store in which more than 10 persons are employed above the first story must be provided with more than one way of egress, by stairways on the inside or fire escapes on the outside of such a building. The stairways and fire escapes must be constructed, in a number or of a size and in a location so as to give reasonably safe, adequate and convenient means of exit, in view of the number of persons who may need to use the stairway or fire escape, must at all times be kept free from obstruction and must be accessible from each room in each story above the first story.

[2007, c. 258, §1 (NEW) .]

2. Apartment building; single exit permitted with sprinkler system. Any apartment building of 3 stories or less in its entirety is permitted to have a single exit under the condition that the building is protected throughout by an approved automatic sprinkler system and meets the requirements of the applicable chapter of the National Fire Protection Association Life Safety Code 101 and every sleeping room has a second means of escape.

[2007, c. 258, §1 (NEW) .]

3. Commissioner approval of fire escape or alarm system. An individual, partnership or corporation may not offer for sale in this State any type of fire escape device or fire alarm system without first securing approval of the Commissioner of Public Safety.

[2007, c. 258, §1 (NEW) .]

4. Order of the commissioner. A person or corporation aggrieved by an order of the Commissioner of Public Safety issued under this section may appeal to the Superior Court by filing within 30 days from the effective date of the order a complaint. The court shall fix a time and place of hearing and cause notice of the time and place to be given to the commissioner. After the hearing, the court may affirm or reverse in full or in part an order of the commissioner, and the decision of the court is final. If the commissioner, in the interest of public safety and because the commissioner determines there is immediate danger, forbids the use of a building for any public purpose until satisfactory compliance with the commissioner's order, the order becomes effective immediately and the filing of the complaint may not operate as a stay.

[2007, c. 258, §1 (NEW) .]

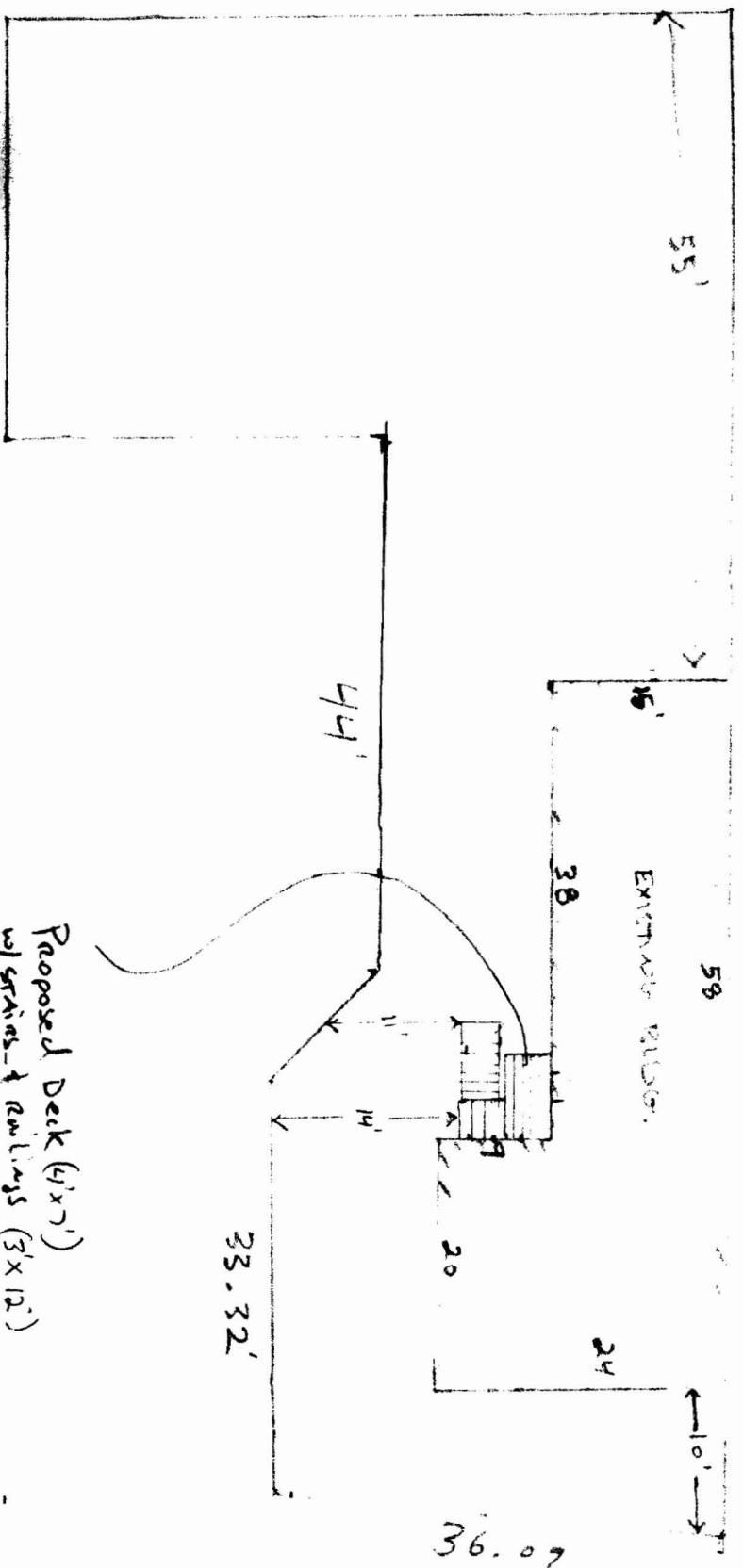
5. Violation. A violation of this section by a person, firm or organization is a civil violation punishable by a fine of not more than \$500.

[2007, c. 258, §1 (NEW) .]

SECTION HISTORY

1971, c. 592, §35 (AMD). 1973, c. 632, §11 (AMD). 1999, c. 384, §19 (AMD). 2001, c. 31, §1 (AMD). 2007, c. 258, §1 (RPR).

60'



127.49'

55'

15'

EXISTING RIDGE

58'

38'

20'

24'

10'

36.07'

44'

33.32'

34.37'

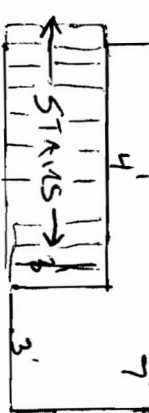
utility boxes = 10570

deck - 40

stairs

1126

OK



R-1
 lot size - 4849
 front - 10' coverage - 55 + 5m
 rear - 20' - N/A
 side - 10' - 11' side
 lot coverage 50% = 2424.5

Proposed Deck (4'x7')
 w/ stairs & railings (3'x12')

1" = 15'

57 EMERSON ST.
 PLOT PLAN

57 EMERSON

FLOOR PLAN

NOT TO SCALE

