

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 010703

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Merrow Susan A /no contract /self

has permission to Build 12'X 18' Attached De

AT 103 Monument St 017 C014001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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.

Notification of inspection must be given and when permission procedure before this building or part thereof is started or otherwise closed-in. 4 HOUR NOTICE 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 _____

PERMIT ISSUED WITH REQUIREMENTS
[Signature]
Director - Building & Inspection Services

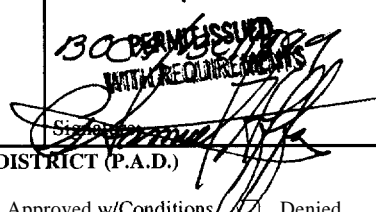
PENALTY FOR REMOVING THIS CARD

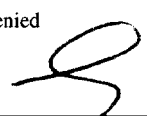
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0703	Issue Date:	CBL: 017 C014001
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Location of Construction: 103 Monument St	Owner Name: Merrow Susan A	Owner Address: 103 Monument St Portland, Me 0410	Phone: 207-772-2901
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Multi-Family : 3 Unit 3 units ok per microfiche	Proposed Use: Same: Erect 12' X 18' Attached Deck. Call Susan at 772-2901 when ready.	Permit Fee: \$30.00	Cost of Work: \$850.00	CEO District: 1
Proposed Project Description: Build 12' X 18' Attached Deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-2 Type: SB 300 PERMITS ISSUED WITH REQUIREMENTS Signature: 		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 06/14/2001	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 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..		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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	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 Date: 

PERMIT ISSUED WITH REQUIREMENTS

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

6/29/01 - left message with woman to have
too close to lot lines

7/1/01 Returned owner's call - boyfriend answered - left message with him

8/1/01 - owner to pick up copies of boundary plans

1/14/02 over 6 months - no change or additional
information - close out application

BUILDING PERMIT REPORT

DATE: 16 June 2001 ADDRESS: 103 Monument St. CBL: 017-C-014
 REASON FOR PERMIT: To Construct a 12'x18' deck
 BUILDING OWNER: Susan A Merrow

PERMIT APPLICANT: _____ /CONTRACTOR SAO

USE GROUP: A-2 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST? 850.00 PERMIT FEES: 30.00

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: *1, *2, *11, *13
*30, *33, *35, *38, *39

- * 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 **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, **T** 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. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections **21 11.3-2111.4**.
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 & NFPA 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)
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 101 **13** 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**)

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 103 Monument Street		
Total Square Footage of Proposed Structure 216	Square Footage of Lot 3520	
Tax Assessor's Chart, Block & Lot Number Chart# 17 Block# C Lot# 14	Owner: SUSAN M MERRON	Telephone#: 772 2901
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	cost Of Work: \$ 850 Fee: \$ 30.00
Apt (PERMIT)		
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:		
Proposed use: SAME 10' x 18'		
Project description: deck on back - ground floor only		
Contractor's Name, Address & Telephone: N/A		
Applicants Name, Address & Telephone: SUSAN MERRON, 103 Monument St		
Who should we contact when the permit is ready: SUSAN MERRON Telephone: 772 2901		
If you would like the permit mailed, what mailing address, should we use: mail to 103 Monument St, Portland 04101		
		Rec'd By: 6/14

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

✓ **A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 **B.O.C.A** Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine **Plumbing** Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single **Family** homes: \$300.00/Building **Permit** Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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.

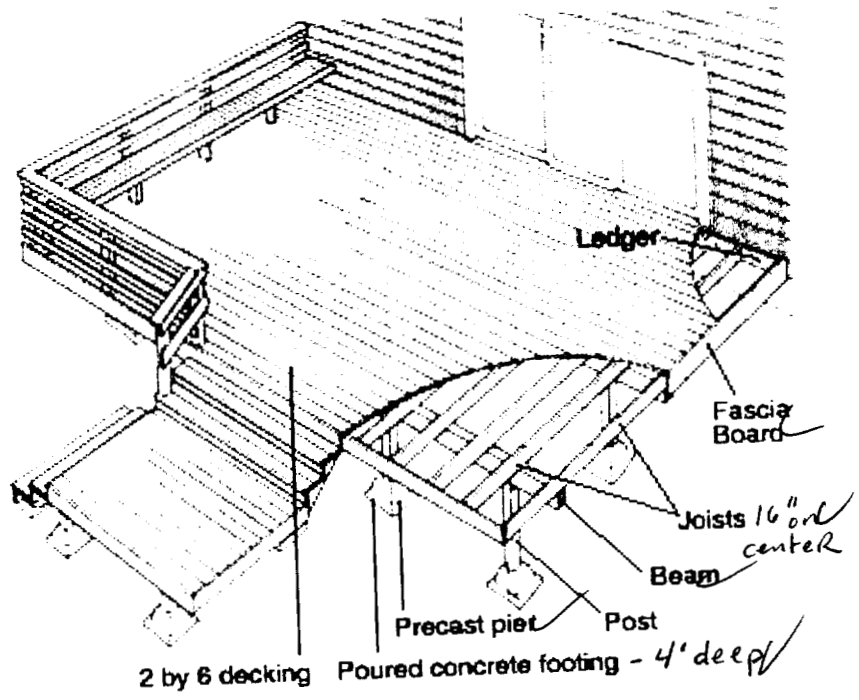
Signature of applicant:



Date:

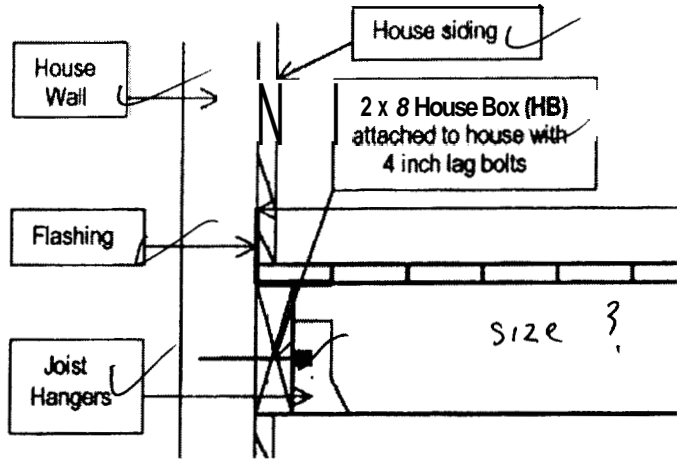
6/8/01

*



SIDE VIEW DETAIL

*



A

17-C-1A

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 9021 PAGE 218 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT --- **3,407**

ADDRESS: 103 Monument Street, Portland, Maine

Job Number: 201-72 **built 1899**

Buyers: Susan Merrow

Inspection Date: 8-24-00

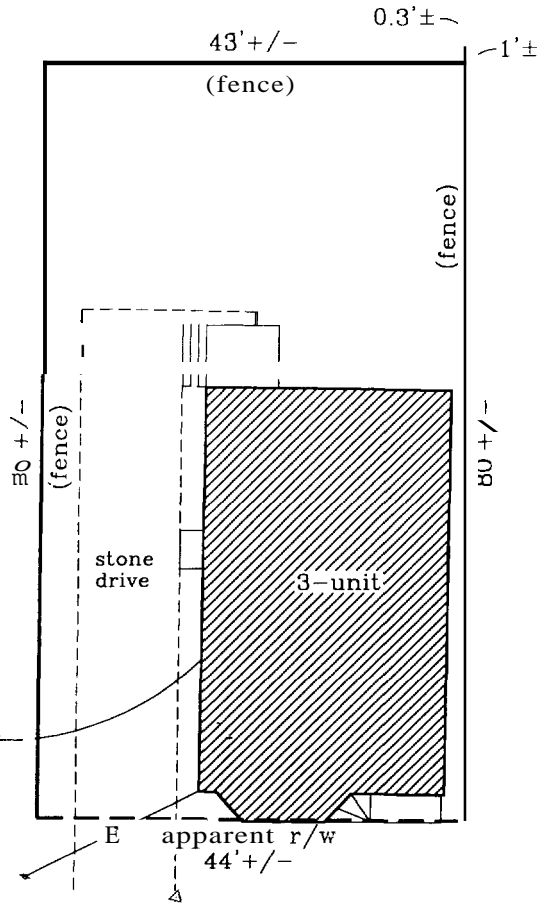
Scale: -

Sellers: Richard Horan, Jr

Client File#: 00030972



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.



• IR

← to Ponce St.

M o n u m e n t S t.

[Handwritten Signature]

I HEREBY CERTIFY

Stewart Title, Inc.; First Massachusetts

Monuments found did not conflict with the deed description

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

copyright © 1994

Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

THIS IS NOT A BOUNDARY SURVEY

17-C-14
3440#

MORTGAGE INSPECTION OF DEED BOOK 9021 PAGE 218 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT --- built 1899

ADDRESS: 103 Monument Street, Portland, Maine

Job Number: ---

Buyers: Susan Merrow

Inspection Date: 8-24-00

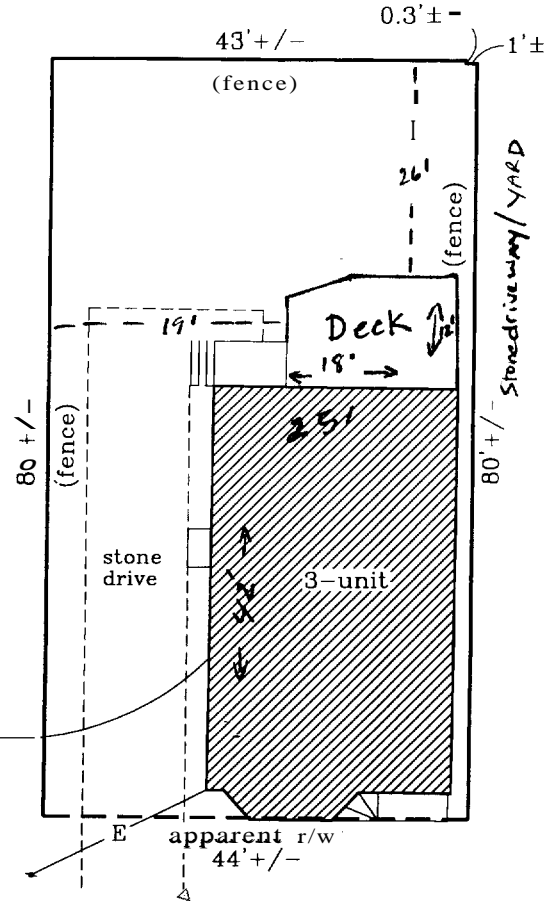
Scale: = 20

Sellers: Richard Horan, Jr

Client File#: 00030972

25 x 42 ~ 1050 3440 ÷ 50% = 172
 12 x 18 = 216
 1266

Note:
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.



2 1/2 story wood
 structure w/
 brick
 foundatiop

• IR

← to Ponce St

M o n u m e n t S t.

[Signature]

I HEREBY CERTIFY TO: Stewart Title, Inc., First Massachusetts Bank, Inc. and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

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Livingston - Hughes

Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone/fax