

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

Location of Construction: Village Cafe - 112 Newbury St. 04101		Owner: John Reali	Phone: 772-5320	Permit No: 990754
Owner Address: 112 Newbury Street		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Thomas Libby Construction		Address: 107 Veranda St. Ptland, ME 04103		Phone:
Past Use: Restaurant	Proposed Use: Same	COST OF WORK: \$ 6,000	PERMIT FEE: \$ 60.00	Permit Issued: PERMIT ISSUED JUL 16 1999 CITY OF PORTLAND Zone: CBL
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: Build 15 x 33 Deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i> 7/12/99
		Action: Approved <input type="checkbox"/>	Approved with Conditions: <input type="checkbox"/>	Special Zone or Reviews:
		Denied <input type="checkbox"/>	Date:	<input type="checkbox"/> Shoreland
Permit Taken By: UB	Date Applied For: 7-9-99			<input type="checkbox"/> Wetland
				<input type="checkbox"/> Flood Zone
				<input type="checkbox"/> Subdivision
				<input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
				<i>Site plan Extension</i>
				Zoning Appeal <i>7/14/99</i>
				<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

- 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..

*****Mail to: **Thomas Libby Construction**
107 Veranda Street
Portland, ME 04103

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 provisions of the code(s) applicable to such permit

7-9-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT
ub

1

COMMENTS

7/20/99 Holes dug prior to pipe installation. Also note aspects of foundation done. No problems observed

4/20/00 Completed. OK

99-0754

0810-E-009

Type

Inspection Record

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 7/15/99 ADDRESS: 112 Newbury St CBL: 20-D-32
 REASON FOR PERMIT: Construct 15 x 33 Deck
 BUILDING OWNER: John Reali
 PERMIT APPLICANT: Thomas Libby Const
 USE GROUP A BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #1, 2, 7, 11, 13, 23, 25, 26, 27, 28, 29, 32

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. *check licensing for services of electrical outdoors (A)*
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)
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, 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. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", except Use Group R which is 36". In occupancies in Use Group A/B, H-4, I-1, I-2, M and R and 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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. 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 1018.6)
16. 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)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. 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)
19. 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/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

Plot not

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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. _____
35. _____
36. _____

P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 PSH 12-14-91 *HS W.S.*

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

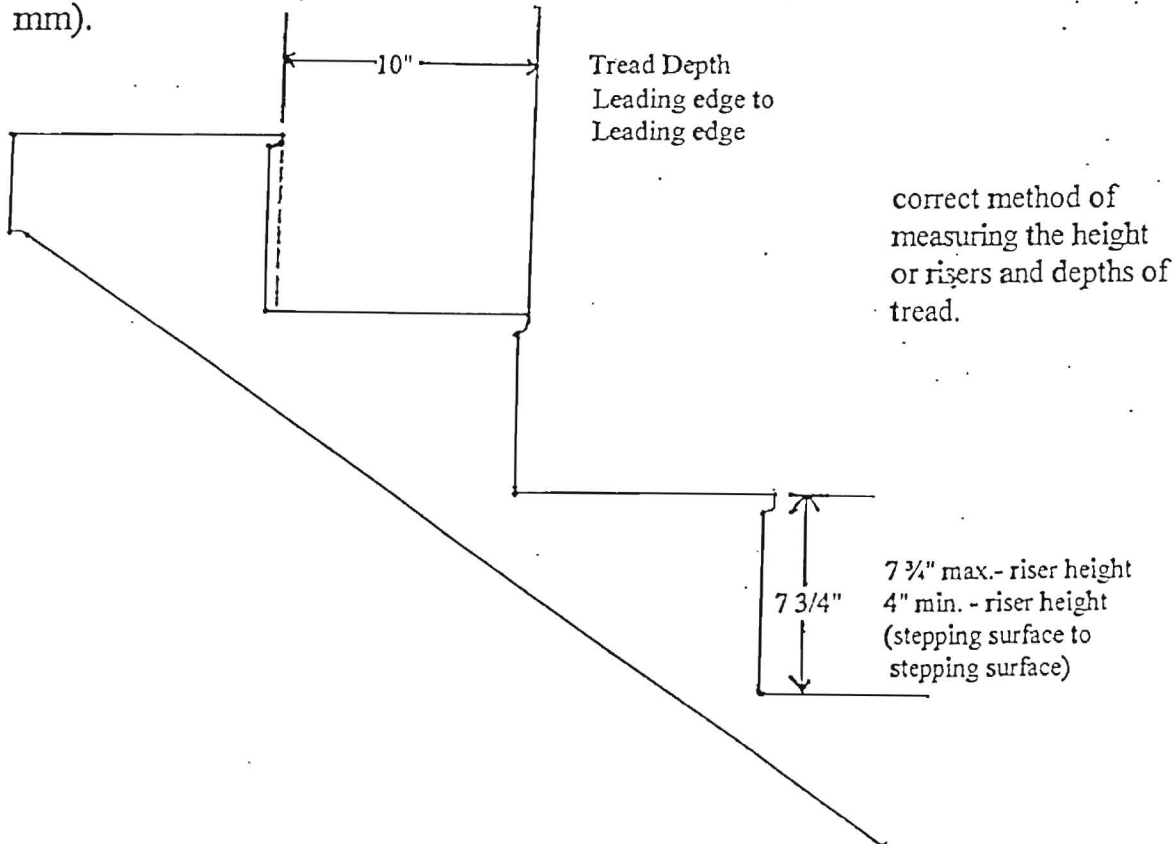
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).



Inspection Services
Michael J. Nugent
Manager



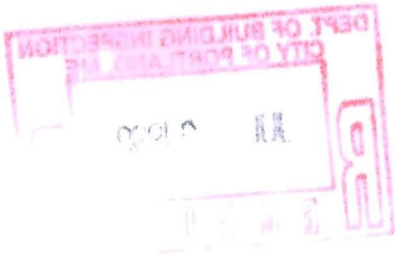
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



VILLAGE
PARKING LOT

Newbury St

112
Village
Cafe

FRONT DOOR

30ft

Deck

15ft

25ft

PARKING LOT

4ft
95ft to st.

Parkings

95ft to st.
11ft

HANCOCK ST

Back Street
Newbury Street

Village Cafe.

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant Libby's Woodworking & Gen. Contr. 7/11/99
Application Date
Applicant's Mailing Address 107 VERANDA ST. PORT. ME 04103
Project Name/Description
Consultant/Agent/Phone Number 871-1512 (H) 112 NEWBURY ST. PORT. ME 04123
Address of Proposed Site
772-5320 (W) (call Janet L. G. G.)
Description of Proposed Development:
(At Village Cafe)
15 x 33 PRESSURE TREATED DECK

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	NO N/A	OK
b) Footprint Increase Less Than 500 Sq. Ft.	YES 112 NEWBURY ST. PORT. ME	OK
c) No New Curb Cuts, Driveways, Parking Areas	NO	OK
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	YES	OK
e) No Additional Parking / No Traffic Increase	NO	OK
f) No Stormwater Problems	NO	OK
g) Sufficient Property Screening	YES OR N/A	OK
h) Adequate Utilities	YES	OK

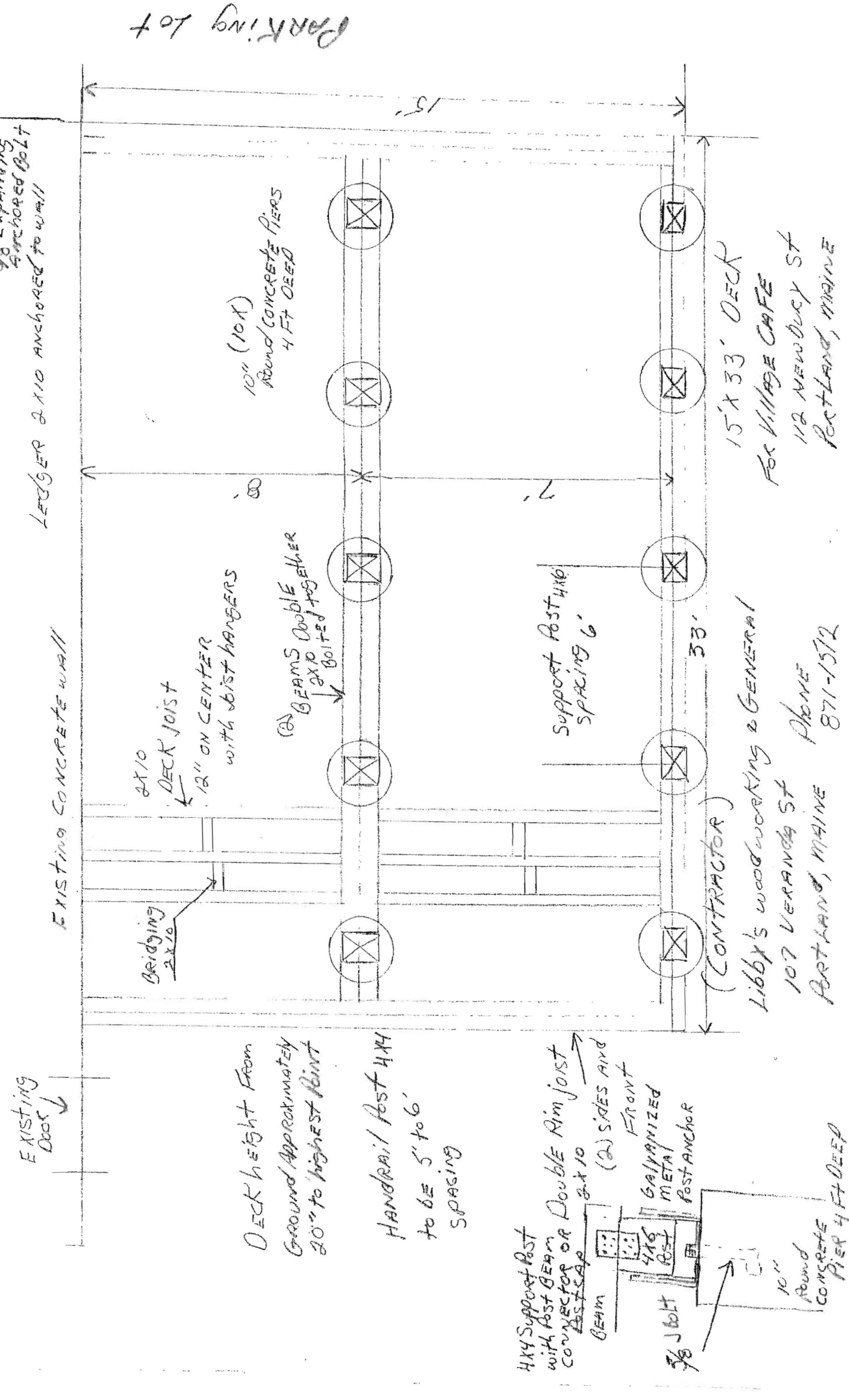
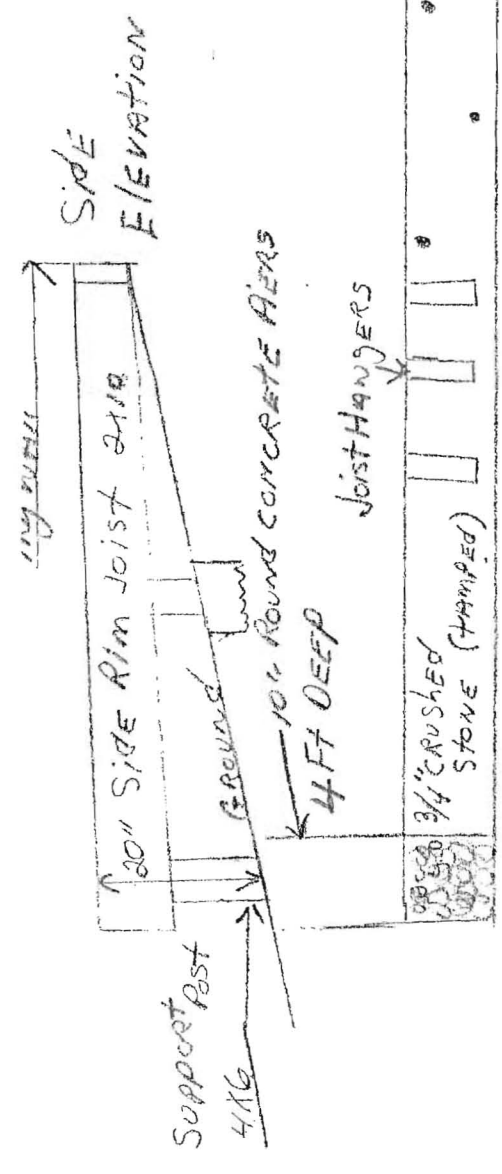
Planning Office Use Only:
 Exemption Granted 7/8/99 Partial Exemption _____ Exemption Denied _____

Libby's Woodworking & General Contractor

Request for building permit

Thomas D. Libby Sr.
 Mailing Address: 107 Veranda Street
 Portland, Maine 04103
 shop: 40 Cumberland Avenue
 Portland, Maine 04102
 home 871-1512 shop 871-1512
 July 1, 1999

Customer Name	Job Address & Phone
The Village Cafe	112 Newbury Street Portland, Maine 04101 772-5320
Job Description	
15' x 33' DECK (495 square feet)	
<p>To construct Deck for The Village Cafe located at 112 Newbury Street Portland, Maine. All material to be Pressure treated. Foundation piers to be 10" round concrete 4 feet deep, with 6 foot spacing. Handrail height to be 36" to 38" high with lattice for rail sides or baluster gap to be at code. Railing posts to be 4x4"s. Ledger to be anchored to existing building into concrete wall.</p> <p>Pressure Treated Material ↓ 42" min Guards</p> <p>Rim joists 2x10 (Double) Beams 2x10 (Double) support Post 4x6 & 6x6 Deck joists 2x10, 12" on center with joist hanger. Deck 5/4 Pressure Treated. Handrail Post 4x4 (5 foot spacing) Ledger 2x10 (anchored to existing concrete wall with 5/8 inch anchor bolts.) (To use all galvanized metal hangers, anchors and connectors where needed.)</p>	



PARKING LOT