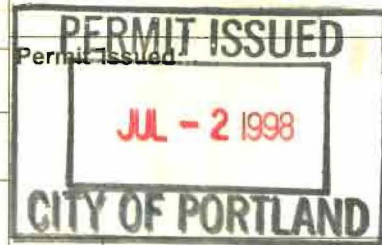


City of Portland, Maine – Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 208-210 High St (Rear)		Owner: B & G Management Corp		Phone: 829-4752	Permit No: 980700
Owner Address: 18 Hazeltine Dr Cumberland, ME 04021		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: *** Bruce Meyers		Address: 237 High St Apt B Portland, ME 04101		Phone:	
Past Use: 6-1an	Proposed Use:		COST OF WORK: \$ 5,800.00	PERMIT FEE: \$ 50.00	
			FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Tear down existing decking & replace with PT Decking for means of egress from building Not to exceed existing footprint			Signature: [Signature]		Signature: [Signature]
			PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: NG			Date Applied For: 16 19 June 1998		



Zone: CBL: 036-7-013

Zoning Approval: [Signature]

Special Zone or Reviews:

☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☒ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 19 June 1998 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 5

Tom Ralston

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building) <i>208-210 High St. (Rear of Building)</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>36</i> Block# <i>F</i> Lot# <i>13214</i>		Owner: <i>B+G Management Corp. 18 Hazeltine Dr. Cumberland, ME 04021</i>	Telephone#: <i>829-4752</i>
Owner's Address: <i>18 Hazeltine Drive Cumberland, ME 04021</i>		Lessee/Buyer's Name (If Applicable) _____	Cost Of Work: <i>\$5800</i> Fee <i>\$50</i>
Proposed Project Description: (Please be as specific as possible) <i>Tear Down existing decking & replace with pressure treated decking for means of rear egress from building. Will meet or exceed all codes! NOT TO EXCEED EXISTING FOOTPRINTS</i>			
Contractor's Name, Address & Telephone <i>Bruce Meyers 879-9847 237 High St. Apt B Portland, ME 04101</i>		Rec'd By <i>ML</i>	
Current Use: <i>Second means of egress 6-Family</i>		Proposed Use: <i>2ND means of egress Same</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

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: <i>Robert J. Morris</i>	Date: <i>6/12/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



JOB DESCRIPTION:

PHASE 1 of 3: One 8" by 4" deep, 16" long will be formed up as footing for new porch, old columns will be left to protect new porch from plowing ect.ect..

PHASE 2: Old porch will come down, new one will have bottom base ready to rebuilt with the first (1st) uprights in place.

PHASE 3: Rebuild each porch, as we build to work from them, safety rails will be used as each deck is going to be built. Each railing & height of railings will be by the code of the City Inspector.

All debris will be taken out before job end. Minor clean-up daily/Major clean-up upon completion of job. All materials will be paid by Bob Marine, a list will be provided to him from me.

COST OF TOTAL JOB: \$ 3,100.00

Cost will be as follows: \$600.00 will be paid the day of signed contract of job. Work will begin that day, meaning phase 1 will start.

\$600.00 will be paid when phase 2 is done, meaning porch will be down & hauled to 237 High St. for back porch other will go to dump.

\$800.00 will be paid when 1st, & 2nd decks are built, and first, two uprights are in place for final phase of job 1.

\$1,100.00 will be paid when job is completed, & approved by Bob Marine.

All work will be done by City Code and permit will be at the site. Safety for tenants will be by the City ways while job going.

Job will complete within ten (10) working days. (Weather permitting)

Bruce W. Meyer
Bruce Meyer
Bob Marine

Specifications

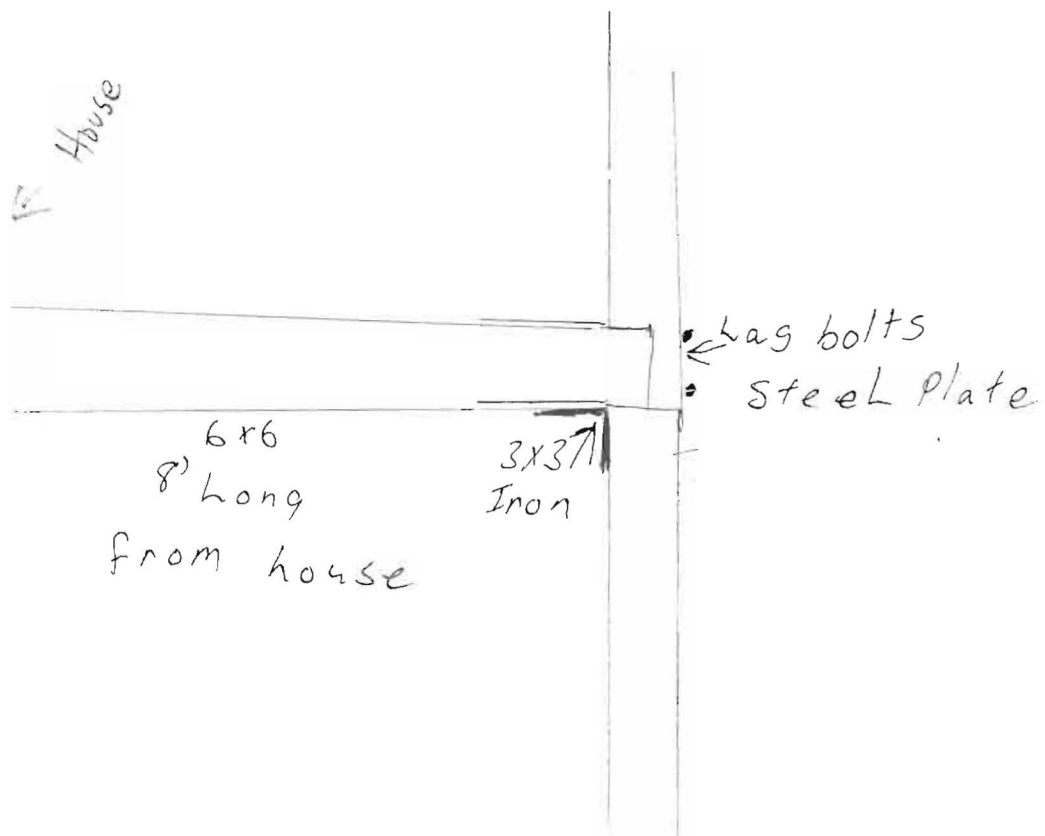
6-16-97

All Railings will be by city code. As it's known to be 42 inches high. Balusters will be 4 inches on center to one another.

All other structure will remain the same. Unless city codes are different.

Other than foundation for uprights see sketch.

Decking $5\frac{1}{4}$ board
Railing 2x4 1" balusters
Joistes 2x6
Upright 6x6
Vertical Supports 6x6
Wood all pressure treated



BUILDING PERMIT REPORT

DATE: 6/30/98 ADDRESS: 205-210 High St Rm
REASON FOR PERMIT: rebuild deck
BUILDING OWNER: B+L Mfg. Co.
CONTRACTOR: Bruce Meyers
PERMIT APPLICANT: _____
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 513

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *8, *9, *14, *15, *29, *30, *31, *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)
- 2.5 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.
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ☒ 8. 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 34" 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".
- ☒ 9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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

COMMENTS

called 8-27-98 Left message to call in status

Sam + Mac. will Decide on 9/2/98 we visited the site and the decision was made that Bob Marine will submit a letter and plan stating what is presently there and acknowledge that when the stairs are replaced they will have to meet the 7" Rise and 11" Tread Rule (TER)

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. *w/Smoke Separator*

16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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

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)

17. 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.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall be maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

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

26. 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).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

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

29. *Second means of egress shall be maintained during construction.*

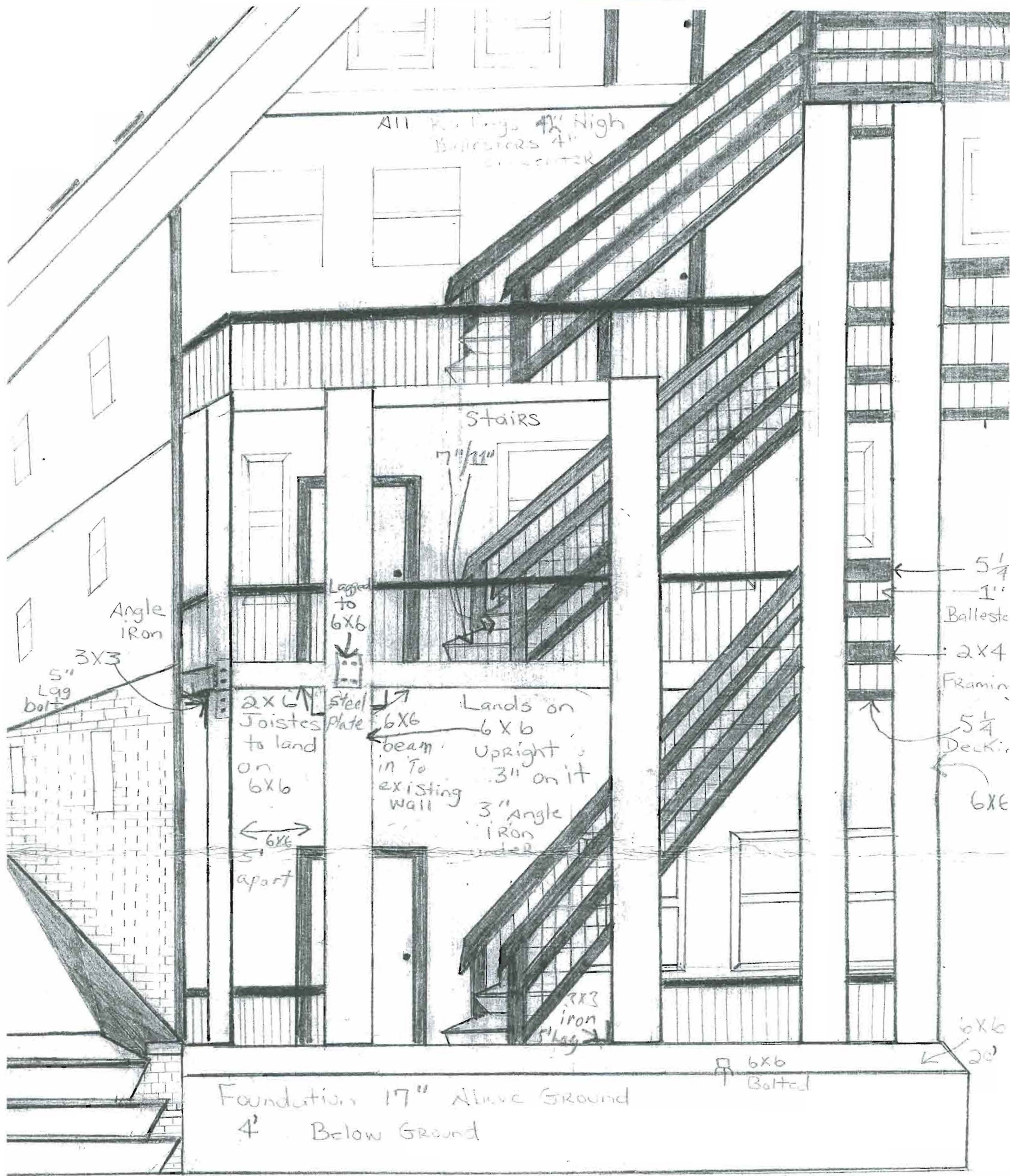
30. *Handrails shall be graspable 1 1/2" - 2" in diameter.*

- X 31. *Proposed deck NOT to exceed existing footprint.*

- X 32.

P. Samuel Hoffs, Building Inspector

[Signature]
cc: Lt. McDougall, PFD
Marge Schmuckal



All Railings 4' High
BALUSTERS 4"
DIA. CENTER

Stairs

7 1/4"

Angle
Iron

3x3

5"
Lag
bolt

2x6
Joist
to land
on
6x6

Lagged
to
6x6

Steel
plate

6x6
beam
in To
existing
wall

Lands on
6x6
Upright
3" on it
3" Angle
Iron
under

6x6
apart

5 1/4"
1"
Balusters

2x4
Framing

5 1/4"
Decking

6x6

6x6
20'

6x6
Bolted

Foundation 17" Above Ground
4' Below Ground

Structure will be 8' off
building

Length of Structure
20'
Height of Structure
30'