

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

Location of Construction: 88 Park St #35		Owner: Dean, Floda		Phone:	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: Michael Hamilton		Address: P.O. Box 1110 Yarmouth 04096		Phone: 781-3939	
Past Use: Residential (condo unit)		Proposed Use: Same		COST OF WORK: \$ 9500.00	
				PERMIT FEE: \$ 70.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>DOCA 96</i> Signature: <i>Hoffner</i>	
Proposed Project Description: Construct Deck 12 x 18		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 30 March 1998			

Permit No: **980537**

PERMIT ISSUED

Permit Issued:
MAY 28 1998

CITY OF PORTLAND

Zone: *R-6* CBL: 045-B-011

Zoning Approval:
No Addition Ext. Stairway

Special Zone or Reviews:
 Shoreland *or open fire escape to be*
 Wetland *Accessing Deck*
 Flood Zone
 Subdivision
 Site Plan *major minor*
ok 5/22/98

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

PERMIT ISSUED WITH REQUIREMENTS

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..

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

Michael C Hamilton
SIGNATURE OF APPLICANT **Mike Hamilton** ADDRESS: _____ DATE: 30 March 1998 PHONE: 781-3939

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 **2**
A. Rowe

5/29/48 Met w/ Contractor for pre-con. *AR*

COMMENTS

Lined area for handwritten comments.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 26 MAY 98 ADDRESS: 88 Park ST. #35 (445-B-011)
REASON FOR PERMIT: To Construct 12'x18' deck
BUILDING OWNER: F. Leda Dean
CONTRACTOR: Michael Hamilton
PERMIT APPLICANT: ↕
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 3-B

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, *8, *10, *26, *29, *30

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approval from ~~the Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
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 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 closer's. (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.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

**HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
88 PARK STREET (Unit #35)**

TO: Chair Wroth and Members of the Historic Preservation Committee
FROM: Deborah Andrews, Senior Planner
DATE: May 1, 1998
RE: May 6, 1998 Agenda Item - New Business

Application For: Certificate of Appropriateness - Construction of Rear Roof Deck

Address: 88 Park Street
(Unit # 35 - Park Row Association)

Applicant: Fleda Dean

Background:

The applicant requests approval to construct a roof deck with railing on top of a 2-story ell behind 88 Park Street. The enclosed application materials include a project narrative, photographs of the subject property and other existing roof decks behind Park Row, as well as elevation drawings and details.

Attachments:

1. Letter from applicant
2. Photographs of subject building and context
3. Specifications and drawings

88 Park Street #35
Portland, ME 04101
871-7792

April 6, 1998

Ms. Deborah Andrews
Historic Preservation Program Coordinator
Dept. Of Planning and Urban Development
389 Congress St., Room 404
Portland, ME 04101

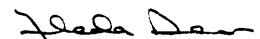
Dear Ms. Andrews,

Mike Hamilton of FineLines Construction, Inc. has begun the application process for a Certificate of Appropriateness to construct a deck on a rooftop outside my condominium apartment at 88 Park St. I am enclosing two photographs which show the roof, one from Gray St. and one from the rear of the building, which may help you to visualize this addition. The other two photographs show existing decks built onto the backs of the row at some earlier time.

I would appreciate it if someone would let me know when the project comes up for review, so I can attend the meeting.

Thank you for your attention.

Sincerely,



Fleda A. Dean



View from Gray St. - deck proposed
above 2-story ell



View from Park Row parking lot



Existing decks, other units





HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: 88 PARK ST # 35 (CONDO#)

APPLICANT

Name: MICHAEL HAMILTON Telephone 781-3939

Company, if applicable: FINE LINES CONST

Address: PO BOX 1110
YARMOUTH, ME 04096

PROPERTY OWNER, IF DIFFERENT

Name: FLEDA DEAN Telephone _____

Address: 88 PARK ST

Architect (if any): _____

Contractor or Builder (if any): FINE LINES CONST

Local Designation:

Landmark Within Historic District Historic Landscape District

Michael C. Hamilton
Applicant's Signature

Owner's Signature (if different)

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

DESCRIPTION OF PROJECT

5/1/98

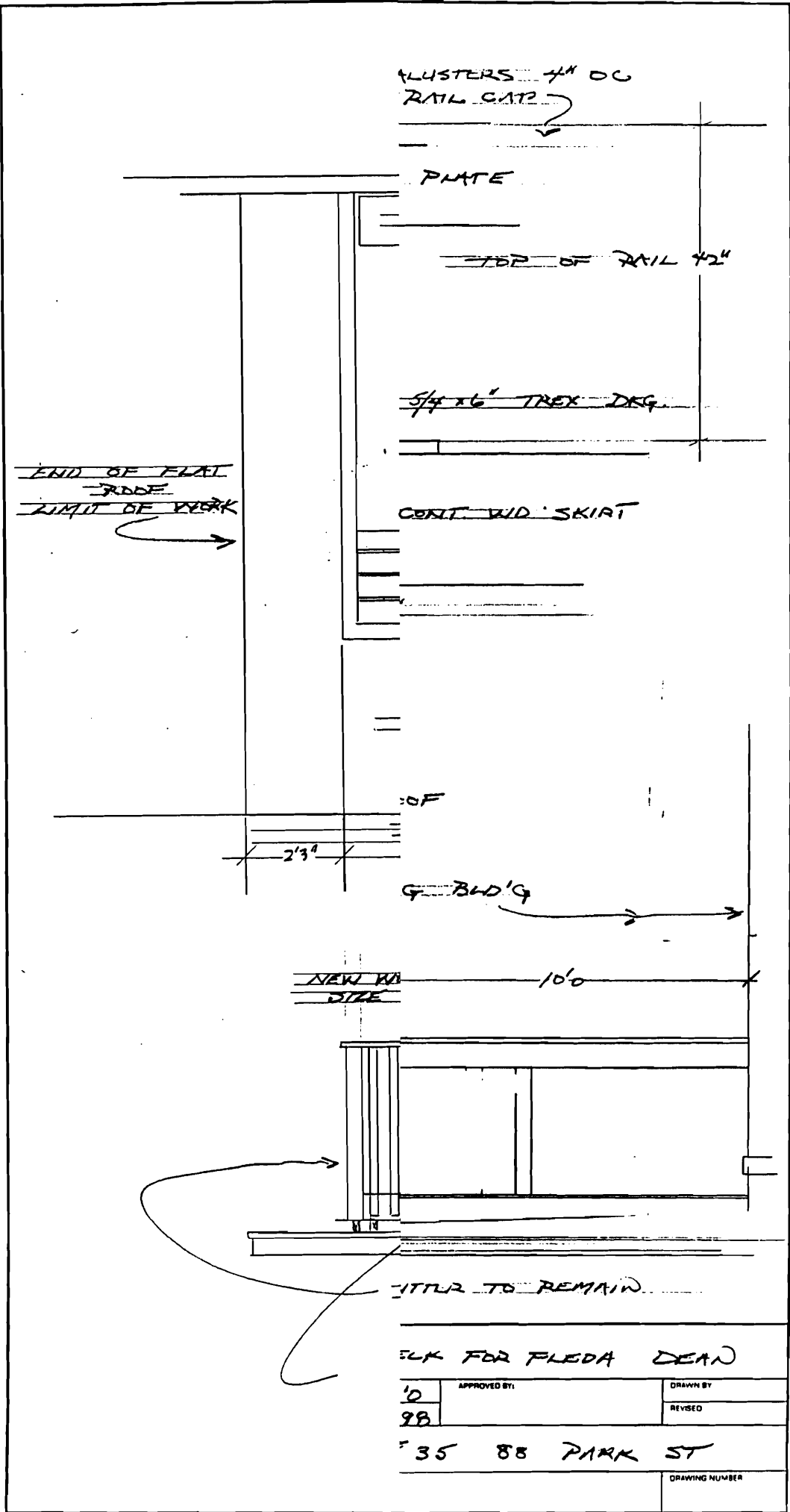
THIS PROJECT CONSISTS OF A 10 FOOT BY 16 FOOT (10'0 X 16'0) DECK.

**THE DECK SURFACE MATERIAL WILL BE TREX.
THE RAILING AND BALUSTERS WILL BE PAINTED WOOD.**

**THE RAILING DETAIL (SEE DRAWINGS) WILL HAVE A 6 INCH CAP AND
4 INCH SIDE PLATE. THERE WILL BE 4X4 INCH POSTS AT THE CORNERS
AND MID SPAN. THE BALUSTERS WILL BE 2X2 INCH AT 4 INCHES ON
CENTER.**

A NEW MEMBRANE ROOF WILL BE INSTALLED OVER THE EXISTING ROOF.

**THE STRUCTURE WILL BE LOCATED ATOP A 2ND FLOOR ROOF IN THE
CORNER OF A BRICK BUILDING. ACCESS WILL BE VIA AN EXISTING
WINDOW OPENING. THE WINDOW WILL BE A NEW WOOD WINDOW MADE
TO FIT THE EXISTING OPENING WHICH WILL REMAIN UNCHANGED.**



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

May 18, 1998

Fleda Dean
88 Park Street, Unit #35
Portland, Maine 04101

Re: Rear Deck Construction

Dear Ms. Dean:

On May 6, 1998, the City of Portland's Historic Preservation Committee voted unanimously to approve your application for a Certificate of Appropriateness. The approval is for construction of roof deck atop a rear ell at 88 Park Street.

The approval is subject to the following condition:

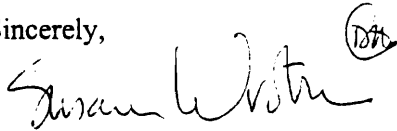
1. That the surrounding deck balustrade feature both a rail and subrail and that the top rail be chamfered so as to prevent warping or cupping.

All improvements shall be carried out as shown on the submitted plans and specifications, except as modified to comply with the conditions of approval described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after

the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Wroth". To the right of the signature is a small circular stamp containing the initials "DGA".

Susan Wroth, Chair
Historic Preservation Committee

cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)
Michael Hamilton, Fine Lines Construction