

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

| | | |
|-----------------------|----------------------------|---------------------|
| Permit No: 01-0545 | Issue Date: MAY 29 2001 | CBL: 051 A023001 |
|-----------------------|----------------------------|---------------------|

| | | | |
|---|---|---|-----------------------------|
| Location of Construction: 27 Deane St | Owner Name: Weeks Jeffrey S | Owner Address: 25 Deane St Portland, Me 04102 | Phone: n/a |
| Business Name: n/a | Contractor Name: The Dovetail Group | Contractor Address: 824 Roosevelt Trail Windham | Phone: 2074158604 |
| Lessee/Buyer's Name: n/a | Phone: n/a | Permit Type: Garages - Attached | Zone: R-5 |

| | | | | |
|--|--|---|-------------------------------------|---------------------------|
| Past Use: Single Family | Proposed Use: Same: Build 24' X 26' New Attached 2 Car Garage. Call Chris Greenlaw at 415-8604 when ready. | Permit Fee: \$336.00 | Cost of Work: \$52,000.00 | CEO District: 3 |
| Proposed Project Description: Build 24' X 26' New Attached 2 Car Garage. | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A-3 Type: 5B. PERMIT ISSUED WITH REQUIREMENTS Signature: [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: cjh | Date Applied For: 05/16/2001 | 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"/> MIMF Date: 5/25/01 | 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 |
|---|------|-------|

7/25/01 Met Excavator @ Site, Foundation
already back filled w/ Inspection
"Stopped the job" Informed CONTACT
ON PHONE THAT WORK NEEDS TO BE
REDIG FOR INSPECTION, (116)

1000^c Checked trussed roof rafters
786 wall construction,
LUV 5 installed on garage opening
headers ok Ready to Sheetrock
MUR

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

All Purpose Building Permit Application

01-0545

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: 27 Deane Street

Total Square Footage of Proposed Structure 840^{sq} Square Footage of Lot 12,067

| | | |
|--|--|-------------|
| Tax Assessor's Chart, Block & Lot Number <u>051</u> <u>A</u> <u>023</u> Chart# Block# Lot# | Owner: <u>Jeff Weeks</u> <u>27 Deane Street</u> <u>Portland Me</u> | Telephone#: |
|--|--|-------------|

| | | | |
|-------------------------------------|-----------------------------------|-------------------------------|---------------------------------|
| Lessee/Buyer's Name (If Applicable) | Owner's/Purchaser/Lessee Address: | Cost Of Work: <u>\$52,000</u> | Fee: <u>\$336.⁰⁰</u> |
|-------------------------------------|-----------------------------------|-------------------------------|---------------------------------|

Current use: Single Family Dwelling

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use:
2 Car Garage 24' x 26' Attached

Project description:
Wood Structure to match Existing

Contractor's Name, Address & Telephone: The DoveTail Group
c/o 824 Roosevelt Trail
PMB #106
Windham Me 04062

Applicants Name, Address & Telephone:
Jeff Weeks 27 Deane St
Portland Maine

Who should we contact when the permit is ready: Chris Greenlaw

Telephone: 415-860-1

If you would like the permit mailed, what mailing address should we use:

5/16
Rec'd By: CH

BUILDING PERMIT REPORT

DATE: 17 MAY 2001 ADDRESS: 27 Deane Street CBL: 051-A-023

REASON FOR PERMIT: To Construct a 24'x26' attached 2 Car Private Garage

BUILDING OWNER: Jeffrey S. Weeks

PERMIT APPLICANT: _____ CONTRACTOR The Dove Tail Group

USE GROUP: R-3 Private garage CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$52,000.00 PERMIT FEES: \$336.00

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)

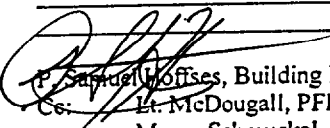
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *8, *11, *13, *28, *30, *33, *34, *35, *36

- *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, 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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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 1011.3 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 (508)mm, 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)

516

20. 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/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

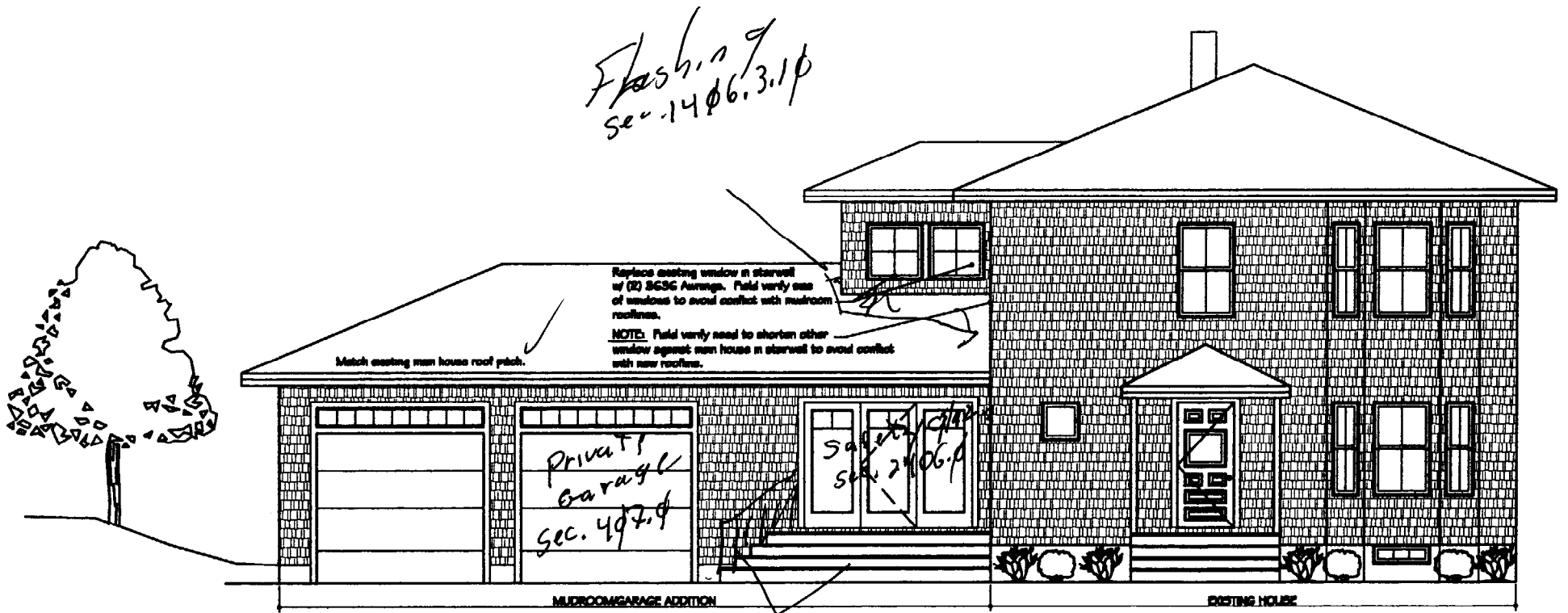
******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

To Town of Portland
25 DEANE STREET

WEEKS

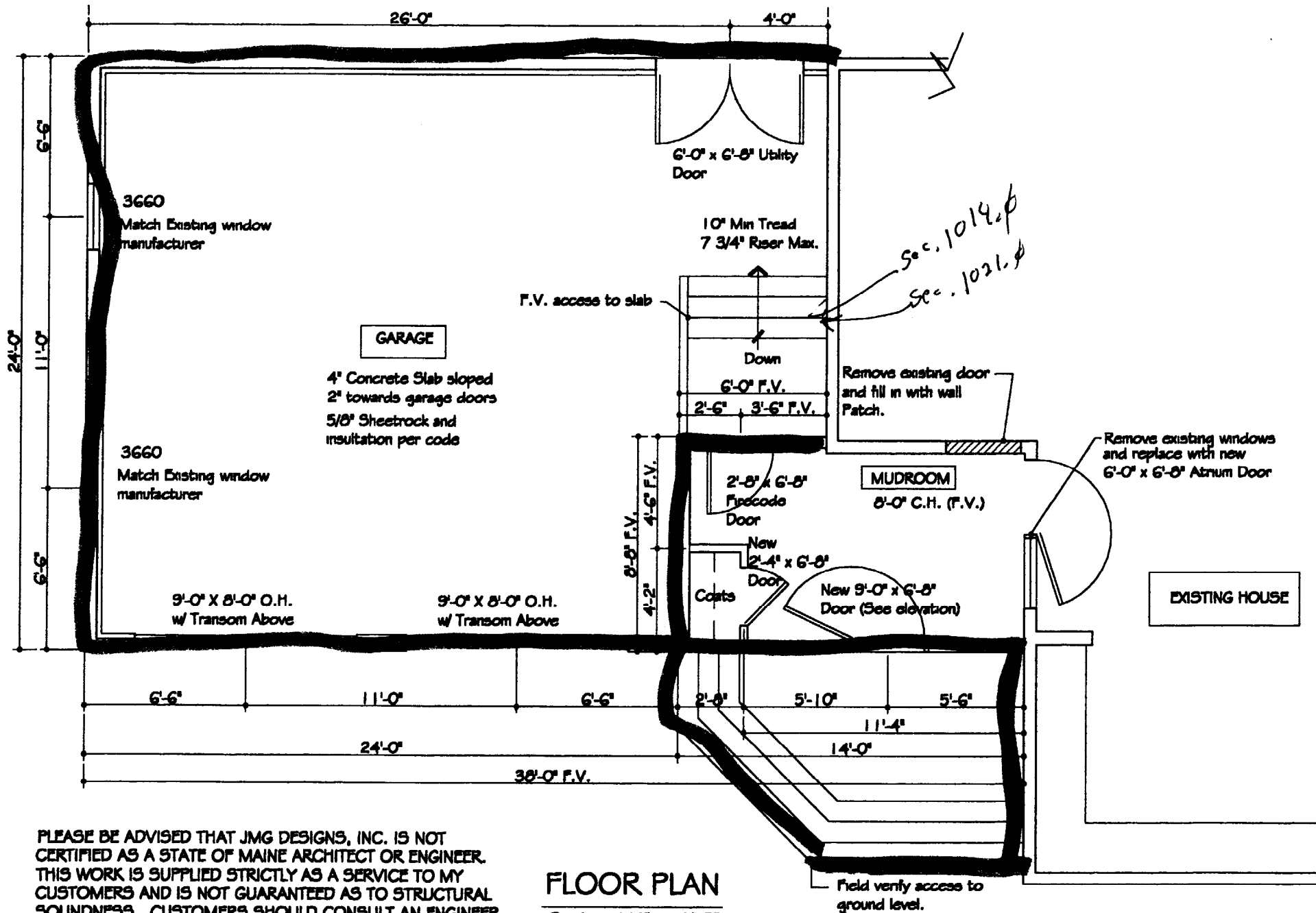
5/1/01



Stain Coors,
Sec. 1014.0

Handrails
Sec. 1022.0

FRONT ELEVATION
Scale: N.T.S.



PLEASE BE ADVISED THAT JMG DESIGNS, INC. IS NOT CERTIFIED AS A STATE OF MAINE ARCHITECT OR ENGINEER. THIS WORK IS SUPPLIED STRICTLY AS A SERVICE TO MY CUSTOMERS AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CUSTOMERS SHOULD CONSULT AN ENGINEER OR ARCHITECT TO CONFIRM THE DESIGN'S CAPABILITIES AND SUITABILITY BEFORE TAKING ANY FINAL ACTION REGARDING CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS TO AVOID ANY CONFLICTS BEFORE BEGINNING CONSTRUCTION.

FLOOR PLAN

Scale: ~~1/16" = 1'-0"~~
3/16" = 1'-0"

WEEKS

5/1/01

25 DEANE STREET

By: Sprowl Bldg Comp;

2073425713;

May-7-01 6:50;

Page 2/3

| | | | | | |
|-------|-------|------------|-----|-----|------------|
| Job: | Truss | Truss Type | Qty | Ply | |
| 50824 | A | ATTIC | 8 | 1 | (optional) |

PROWL BUILDING COMPONENTS, SEARSMONT, ME. 04973, RAL 4.201 SR1 s Nov 16 2000 MITek Industries, Inc. Mon May 07 06:44:47 2001 Page 1

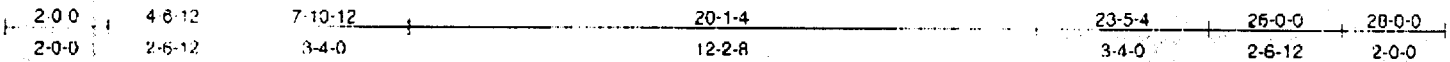
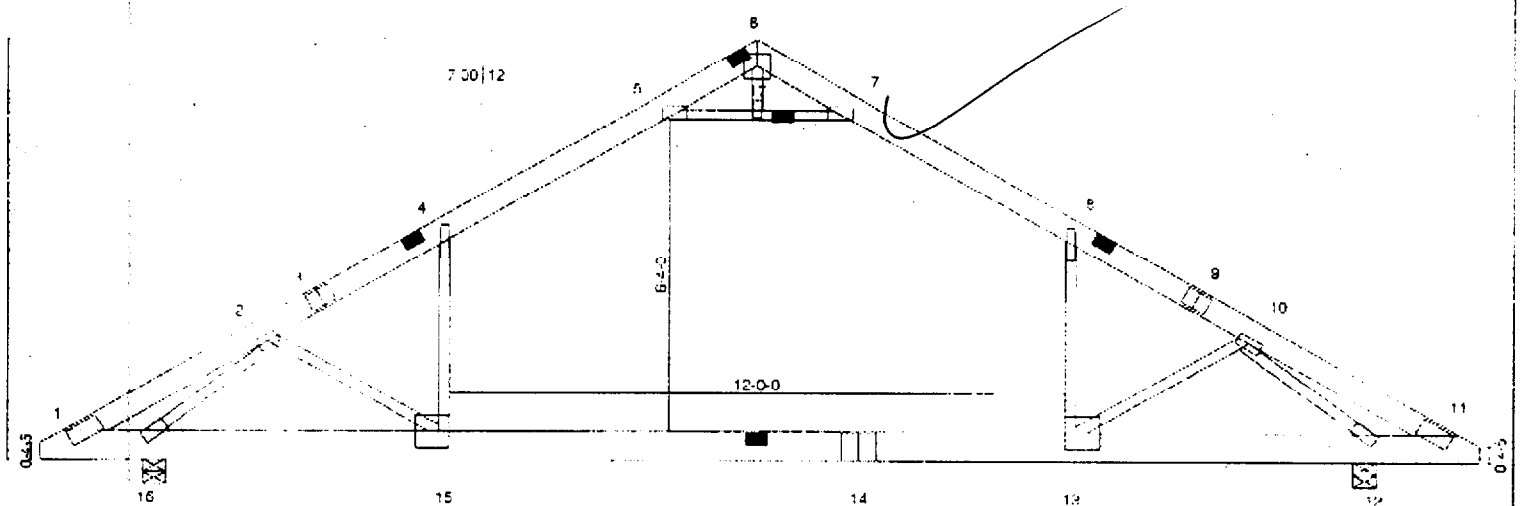
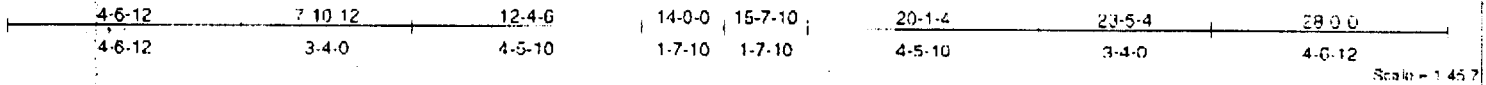


Plate Offsets (X,Y): [5:Edge,0-3-0], [7:Edge,0-3-0], [13:0-2-8,0-4-0], [15:0-2-8,0-4-0]

| | | | | | | | |
|---------------|----------------------|----------|----------------------------|----------|--------|--------|----------------|
| LOADING (psf) | SPACING | CSI | DEFL | In (loc) | l/defl | PLATES | GRIP |
| CLL 42.3 | 2-0-0 | TC 0.80 | Vert(LL) -0.80 | 13-15 | >478 | M120 | 197/144 |
| CDL 7.0 | Plates Increase 1.15 | BC 0.99 | Vert(TL) -0.85 | 13-15 | >338 | M120H | 187/143 |
| CLL 0.0 | Lumber Increase 1.15 | WB 0.83 | Horz(TL) 0.03 | 12 | n/a | | |
| GDL 10.0 | Rep Stress Incr YES | (Matrix) | 1st LC LL Min l/defl = 360 | | | | |
| | Code BOCA/ANSI95 | | | | | | Weight: 175 lb |

LUMBER
 OP CHORD 2 X 8 SYP DSS 'Except'
 1-3 2 X 6 SPF No.2, 9-11 2 X 6 SPF No.2
 OT CHORD 2 X 8 SYP DSS 'Except'
 11-14 2 X 8 SYP No.2
 WEBS 2 X 3 SPF No.2

BRACING
 OP CHORD
 Installation
 Stabilizer(s) at 7-4-5 oc
 permanent
 sheathed or 3-8-0 oc purlins.
 OT CHORD
 Installation
 Stabilizer(s) at 13-0-15 oc.
 permanent
 rigid ceiling directly applied or 5-0-0 oc bracing.
 WEBS
 Stabilizer(s) per row at 1 11-0 oc.
 -7

| | |
|------------------|--------------|
| TOP CHORD | |
| 8-9 = -2613 | 9-10 = -2772 |
| 10-11 = -244 | |
| BOT CHORD | |
| 1-16 = 203 | 15-16 = 2174 |
| 14-15 = 2077 | 13-14 = 2077 |
| 12-13 = 2158 | 11-12 = 148 |
| WEBS | |
| 5-17 = -3376 | 7-17 = -3376 |
| 4-15 = 843 | 8-13 = 843 |
| 2-15 = -118 | 10-13 = -100 |
| 6-17 = 385 | 2-16 = -2812 |
| 10-12 = -2868 | |

- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 289 lb uplift at joint 16 and 289 lb uplift at joint 12.
- 7) This truss has been designed with ANSI/TPI 1-1995 criteria.
- 8) For bracing specified, use MiTek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: TC: Inst. 20-0-0; BC: Inst. 20-0-0.
- 9) Where diaphragm blocking is required at pitch breaks. Stabilizers may be replaced with wood blocking.

LOAD CASE(S)
 Standard

- NOTES**
- 1) This truss has been checked for unbalanced loading conditions.
 - 2) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 25 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure C ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
 - 3) All plates are M120 plates unless otherwise indicated.
 - 4) Ceiling dead load (5.0 psf) on member(s). 4-5, 7-8, 5-17, 7-17
 - 5) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to

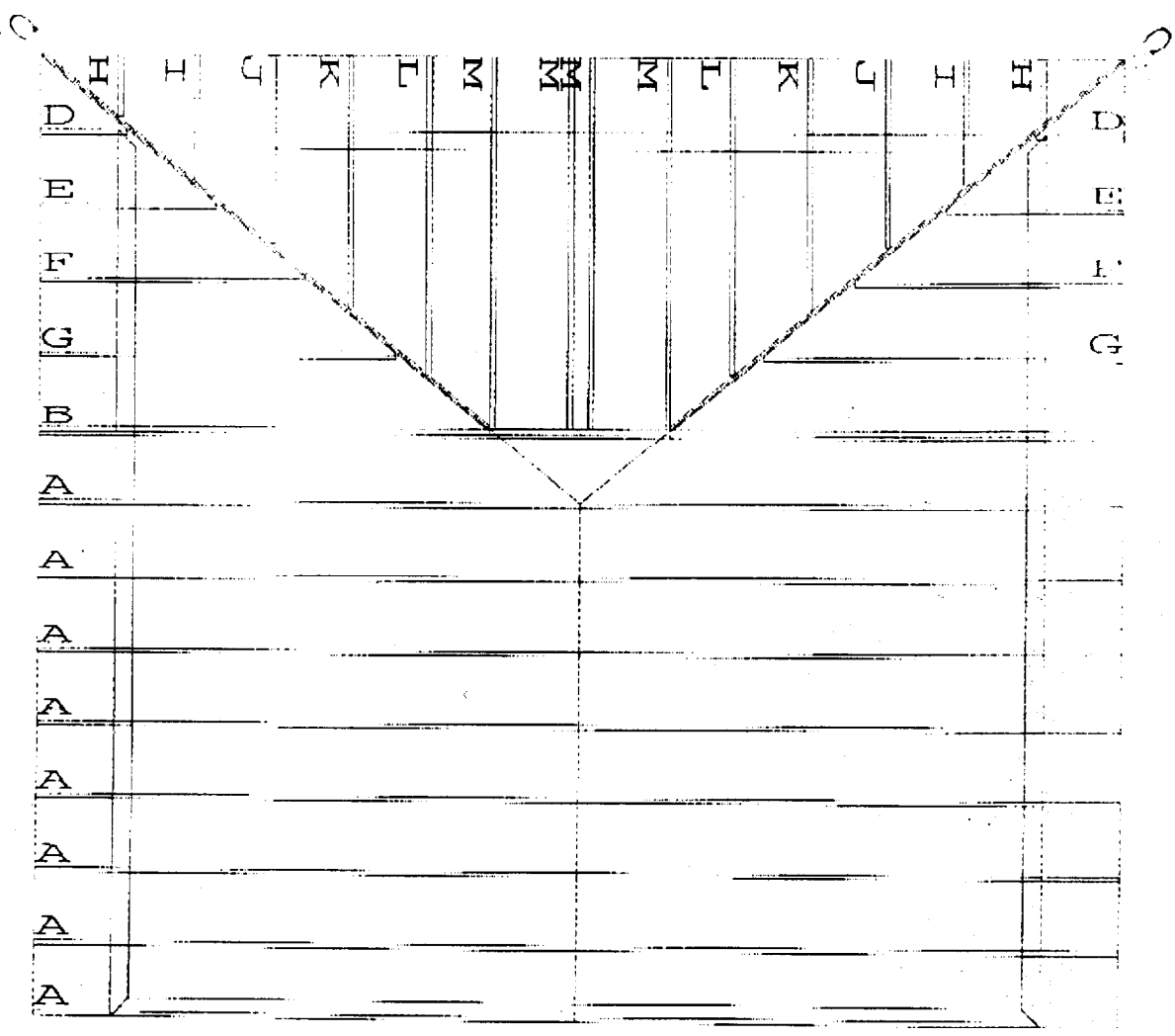
REACTIONS (lb/size)

| | | |
|------------|---|--------------------|
| 6 | = | 2309/0-5-8 |
| 2 | = | 2309/0-5-8 |
| Max Horz | | |
| 6 | = | -191 (load case 2) |
| Max Uplift | | |
| 6 | = | -289 (load case 4) |
| 2 | = | -289 (load case 4) |

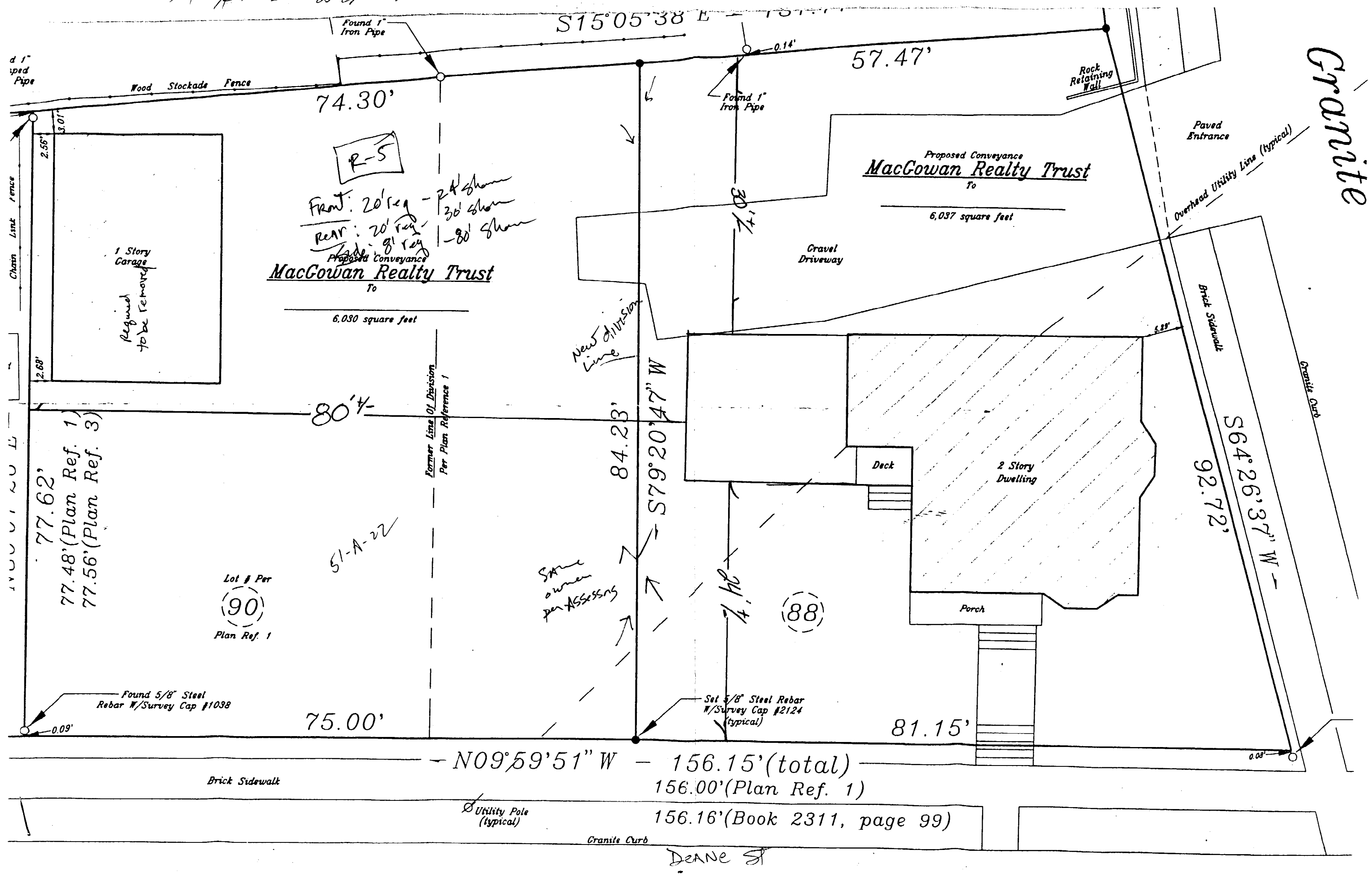
ORCES (lb) - First Load Case Only

| | | |
|----------|---|------|
| OP CHORD | | |
| 2 | = | -308 |
| 4 | = | -244 |

24-0-0



24-0-0





CITY OF PORTLAND, MAINE

Department of Building Inspection

5/16

20 01

Received from

Chris Greenlaw

a fee

of three hundred & thirty six /100 Dollars \$

336.⁰⁰

for permit to

install
erect
alter

Build 24'x26' 2 car garage

at

27 Deane St

Est. Cost \$

52,000.⁰⁰

CR# 051-A-023

CR# 7046

Inspector of buildings

Per

Ch [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Auditors Copy