

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

Location of Construction: 34 Deering Ave		Owner: Morse, Stephen/Tanguay, John	Phone: 758 16 76 Page 773 28 12 H	Permit No: 970986
Owner Address: Box 8 Long Meadow Dr Gorham, ME 04038		Lessee/Buyer's Name: Gorham, ME 04038	Phone: 772-5463	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 15 1997 CITY OF PORTLAND </div>
Contractor Name:		Address:		
Past Use: 4-fam	Proposed Use: Same	COST OF WORK: \$ 630.00	PERMIT FEE: \$ 25.00	Zone: CEB CBL: 053-C-027 Zoning Approval: 11/1/97 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"/>
Proposed Project Description: Extend Dormer 10'		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>	
Permit Taken By: Mary Greek		Date Applied For: 29 August 1997		

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..

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 <i>[Signature]</i> John Tanguay	ADDRESS:	DATE: 29 August 1997	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- 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: 9/2/97

CEO DISTRICT 5

LAND USE - ZONING REPORT

ADDRESS: 34 Deering Ave DATE: 9/10/97

REASON FOR PERMIT: extend dormer 10'

BUILDING OWNER: Stephen Morse / John Tanguay C-B-L: 53-C-27

PERMIT APPLICANT: John Tanguay

APPROVED: with conditions DENIED: _____

#6, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of four units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This is not the approval for

An addition = 1 unit.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

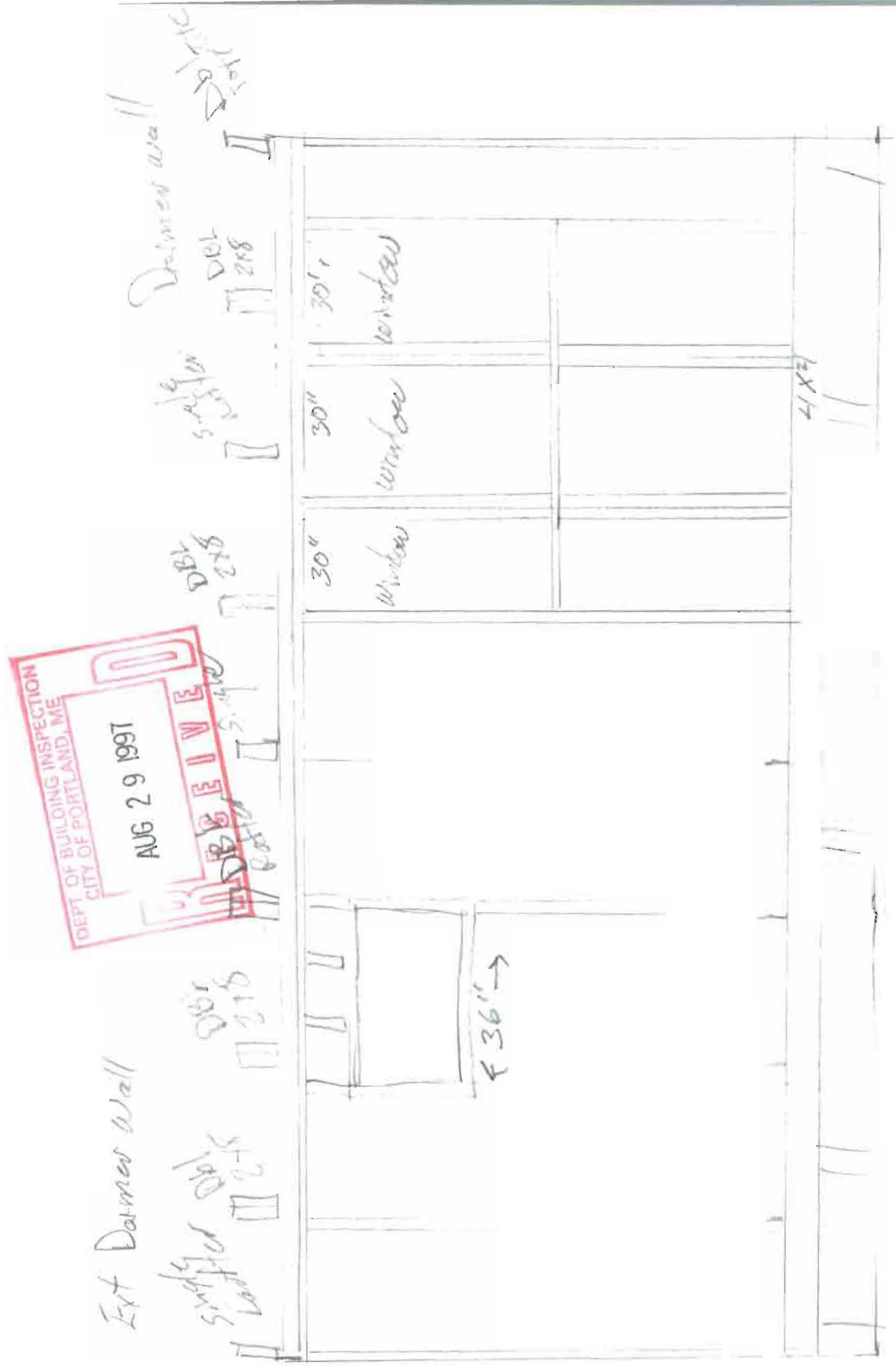
BUILDING PERMIT REPORT

DATE: 9/9/97 ADDRESS: 34 Deering Ave
REASON FOR PERMIT: extend deck
BUILDING OWNER: John Tangway
CONTRACTOR: —
PERMIT APPLICANT: John Tangway APPROVAL: * 1 * 9 * 12 * 13 * 14 * 15 * 16 DENIED —
USE Group R-2 Type 5B

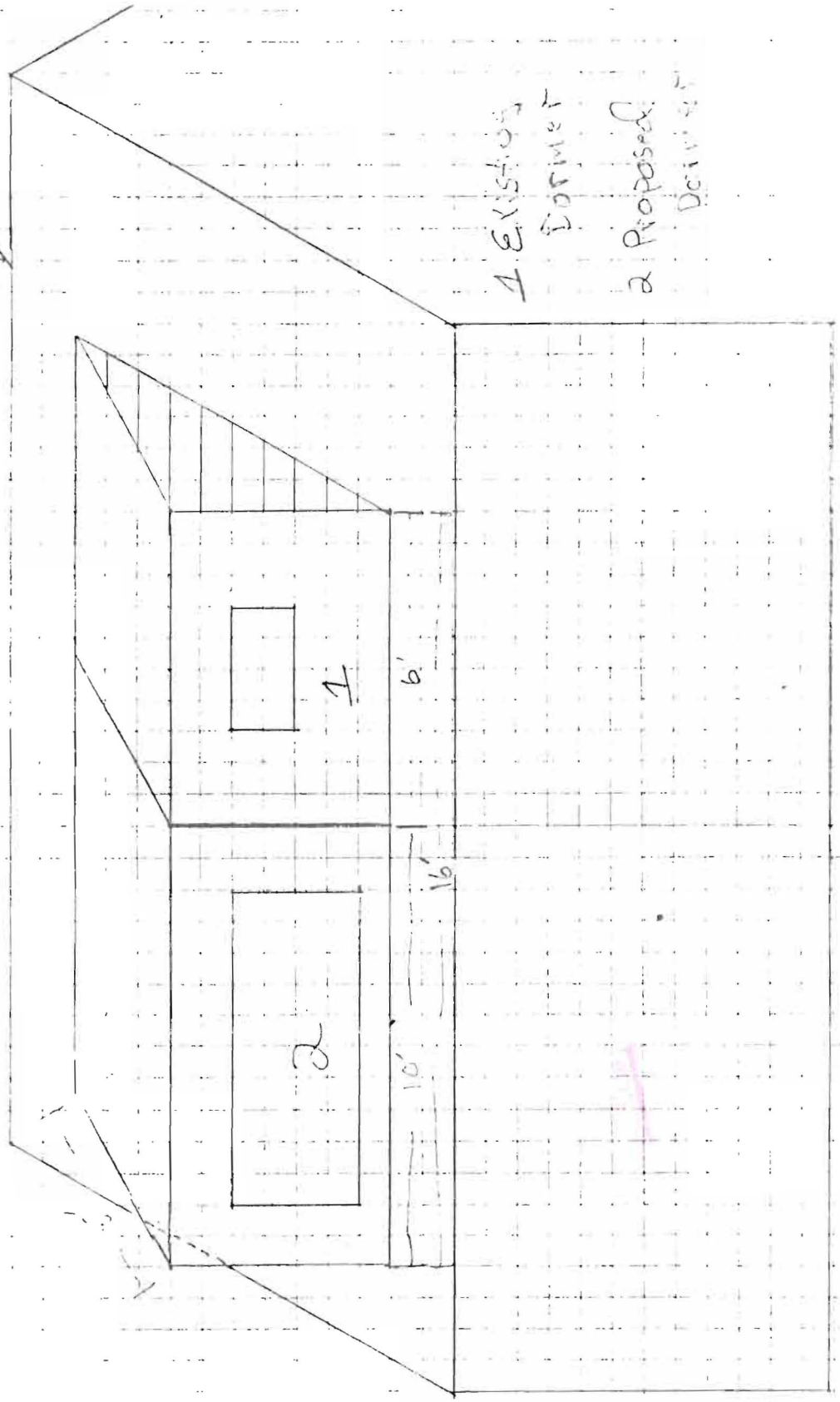
CONDITION(S) OF APPROVAL

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)
 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 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)
 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) U.L. 103.
 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. Guardrail & 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, I-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.
 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.
 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.
 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 repater
 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

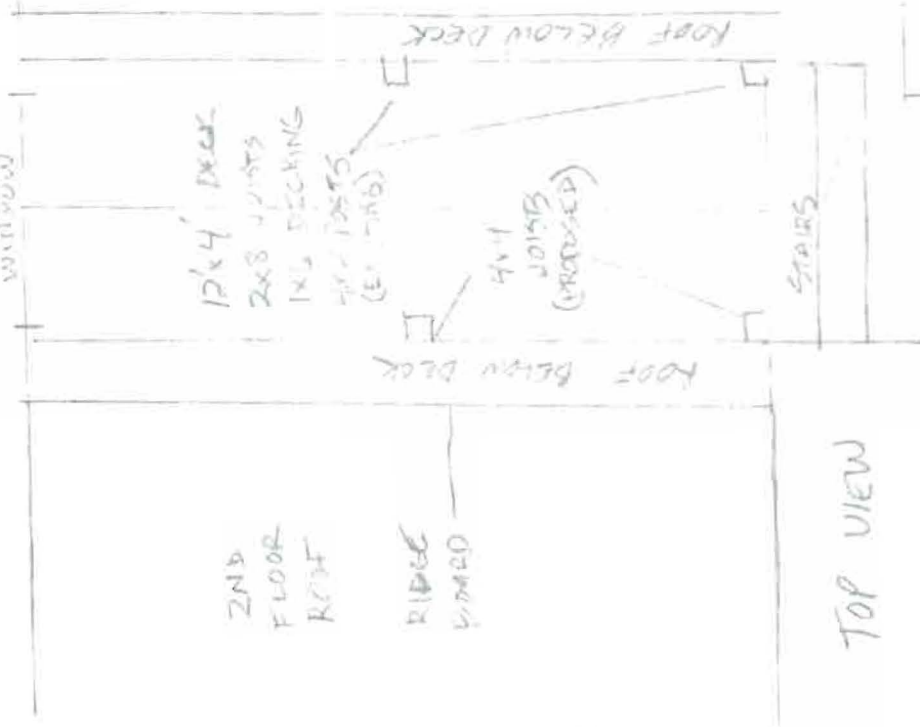
Note 2x8 rafters do not line up w/ 2x6 wall studs
 No Header over both window systems
 Roof is less than 4/12 pitch
 Rafter 8' span 2x8 e'oe (some dabled)



We wish to extend existing driveway 1.
10' adding 10' to 20' total driveway 16'



ALSO WOULD LIKE TO REPLACE STRUCTURAL MEMBERS THAT ARE DECAYED, INSTALL NEW 1X6 DECKING, HAND RAILS AND SPINDLES. ALSO INSTALL TWO ADDITIONAL 4x4 POSTS MARKED "PROPOSED" IN TOP VIEW. TO STIFFEN STRUCTURE AND GET IT OFF THE ROOF.



TOP VIEW



SECTIONAL VIEW

MAIN ROOF
3RD FLOOR

WHEEL (2ND FLOOR)

PROPOSED ROOF AND DECK REPAIR
 OWNER: JOHN TANSUMAY
 CONTRACTOR: ROBERT PAUL
 34 Deerling Ave
 40 HILLSIDE DR, HILLSIDE, NJ 07036
 201-991-1111

980208



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____
Portland, Maine, 02 March 98

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 970986 53-C-27 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 34 Deering Ave Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Morse, Stephen/Tanguay, John Telephone 772-5463
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Robert's Construction Co. Telephone 729-8224
 Architect 44 Harpswell By the Sea Brunswick, ME 04011 Plans filed _____ No. of sheets _____
 Proposed use of building 4-fam No. families _____
 Last use 4-fam No. families _____
 Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

Revise plans for dormer

*See
177
2/10/98*

Robert Pavao
Robert Pavao

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK 3/5/98 - original condition still apply
[Signature]

Signature of Owner _____
Approved: *[Signature]*
Inspector of Buildings

PERMIT ISSUED WITH REQUIREMENTS

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

5

BUILDING PERMIT REPORT

DATE: 9 MAR 98 ADDRESS: 34 Deering Ave
REASON FOR PERMIT: Revise dormer Plans
BUILDING OWNER: Morse
CONTRACTOR: Robert's Const. Co.
PERMIT APPLICANT: Robert Pavao
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1/

- *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)
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.
3. 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

COMMENTS

2-20-98 - wall on corner 2x6 (200), Rafter 2x8

11 Rafters 1 2 1 2 2 2 1 2 1 2 1 2 1 2 1 8'-0" 4/12 pitch /
8' Span / over windows 30" run then 2 studs @ ea. end + middle.
36" span over 2nd window / no Venter / Pb-peanuts

(13:50) 3-24-98 No one home Still Framing in

(14:35) 3-27-98 called Hoy + Peabody John left message will call back Monday 30.
Returned call to me (15:35) 3-27

5-18-98 - Close holes in chimney on 3rd floor and remove strapping from
the contact with the Brick ok to close in (5-20-98) talk to John T. will
Block in chime and then is going to have Super Flue installed, discussed
celling hight with Sam H. he is ok with the % of Reduced hight. John T.
is going to try and Revise the Fire Escape to Be an interior ap'laction
or something Better than what is there.

9-4-98 OK from Sam to Re Build Deck + Fire Escape due to Roof Replacement.

1798-3096

Pat Plere

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

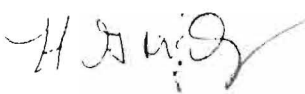
I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.

28. Please read and implement attached: Land use - zoning report
(Items 8 & 9)


P. Samuel Heffner, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



City of Portland
Building inspections and codes

Request for Building Permit.

John Tanguay
Steve Morse
34, Deering Ave.
Portland, Maine

Four Unit Apartment Building currently vacant.

Currently there is a dormer on the north side of the building, 3rd Floor. We would like to extend that dormer towards Deering Ave. The new dormer will match the existing dormer in relation to roof pitch, height. The new dormer will be 2 by 6 construction 16 inches on center. New dormer will be sided with vinyl to match existing.

Thank you for reviewing this proposal. If any further information is needed please contact John Tanguay or Steve Morse at 883-1630 or 772-5463.

*Insp 2-20-95
Framing not to plans.*

John Tanguay
8, Longmeadow Dr.
Gorham, Maine
04038


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 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.
- X 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.
- X 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.

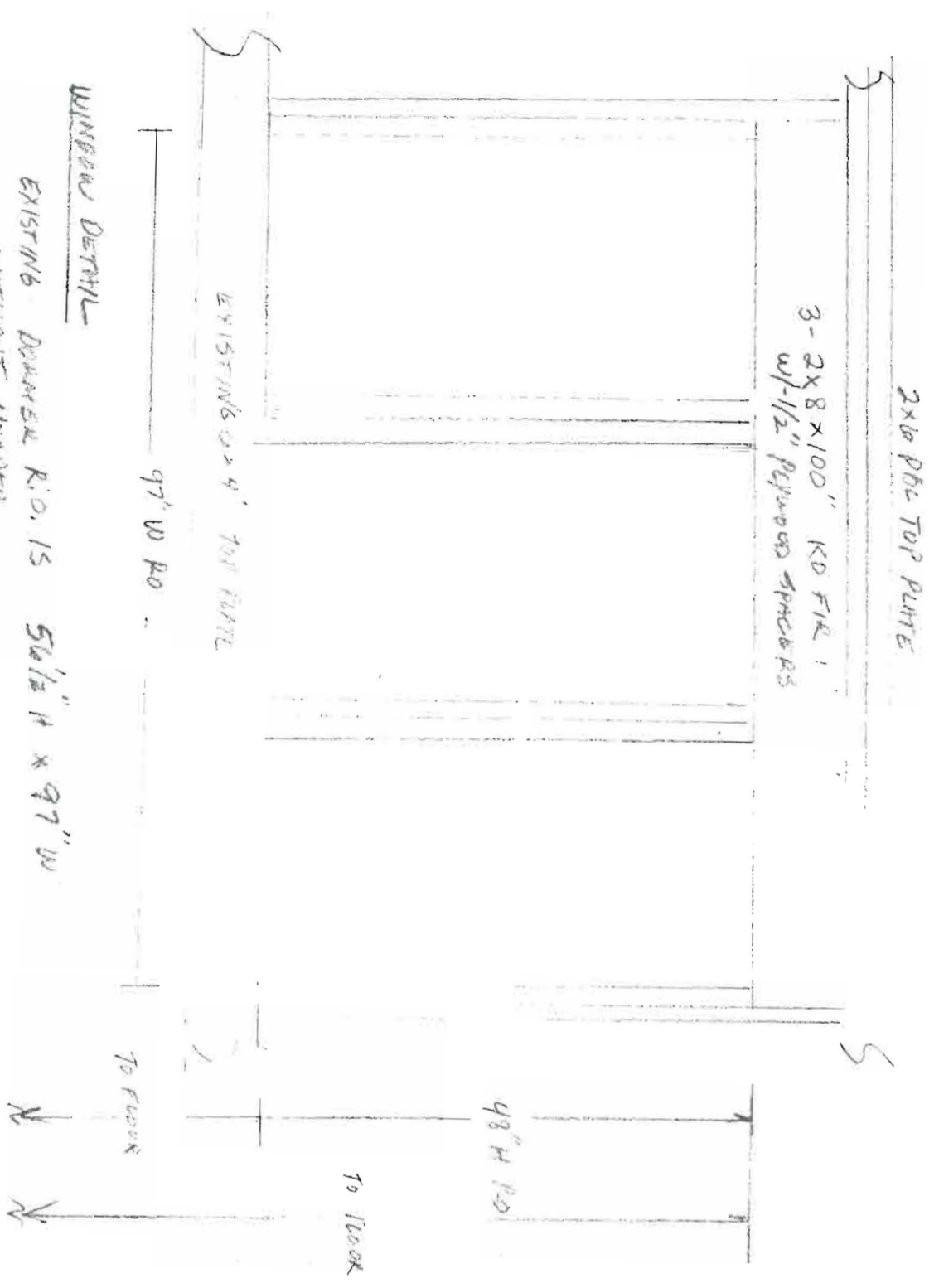
29. _____
30. _____
31. _____
32. _____



P. Samuel Holfjes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

DORMER BEARING WALL WINDOW DETAIL (PROPOSED)

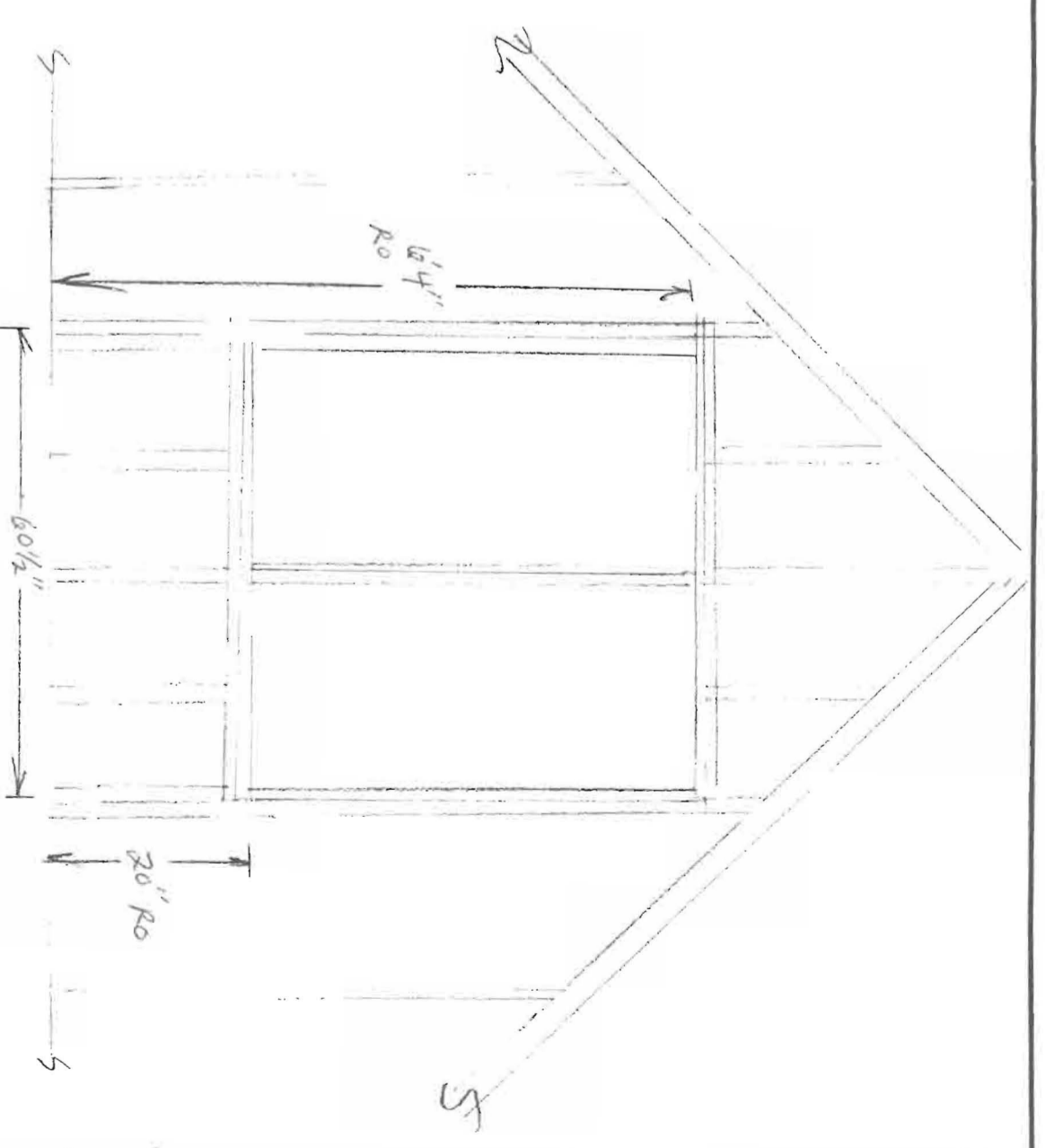


WINDOW DETAIL

EXISTING DORMER R.O. IS 5 1/2" H x 97" W WITHOUT HEADER

PROPOSAL

REDUCE RO TO 48" H x 97" W
 INSTALL: 6x8x100" HEADER
 DBL JACKS @ 3/4
 3- 2'3 1/2 x 3 3/4" PCLIA PROPOSED WINDOWS



FRONT GABLE WINDOW DETAIL

EXISTING RO IS PROPOSED RO IS
 METHOD - CUT EXISTING STUDS IN STILL DBL NON-BEARING HEADER, JACKS AND CRIPPLES
 FINISH - INSTALL 2- 35x48 PCLIA PROPOSED WINDOWS

JOHN TANBURY / STEVE MORSE
 34 DERBING AVE
 PORTLAND, ME

SCALE: N/A APPROVED BY: DRAWN BY: RIP
 DATE: 7/25/99 REVISED:

WINDOW DETAILS
 DORMER & GABLE REVISION

ROBERTS' CONSTRUCTION 729-9224 DRAWING NUMBER #3

28"

EXISTING KNEEWALL AT 28"

REF #1

EXISTING RAFTER SPACING IS 28-32"
ORIGINAL DORMER CONSTRUCTION SYSTEMED
NEW RAFTERS TO EXISTING ONES
(NOT SHOWN)

REF 2 LOAD ESTIMATE

15450' LOAD AREA
3470 PSF
2823 PER MEMBER X 3 PDS
2823 ÷ 24 = 117.6

50' X 55' ÷ SPAN = LOAD PER LIN. FT.
MEMBERS

RIDGE

PROPOSED RAFTER AT 24" IN ADDITION TO REF #1

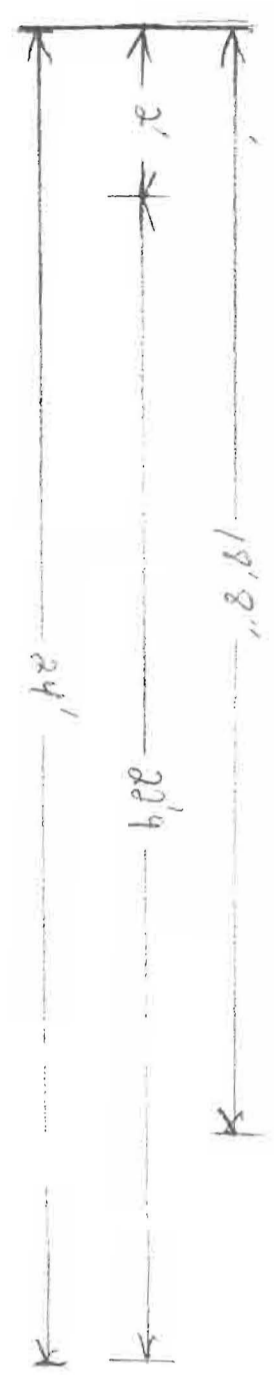
CABLE

BEARING WALL

7/4 TO BEARING WALL BECAUSE

CARRYING BEAM TO BE

3 - 1 3/4 X 11 7/8 LVL
24' L SPAN



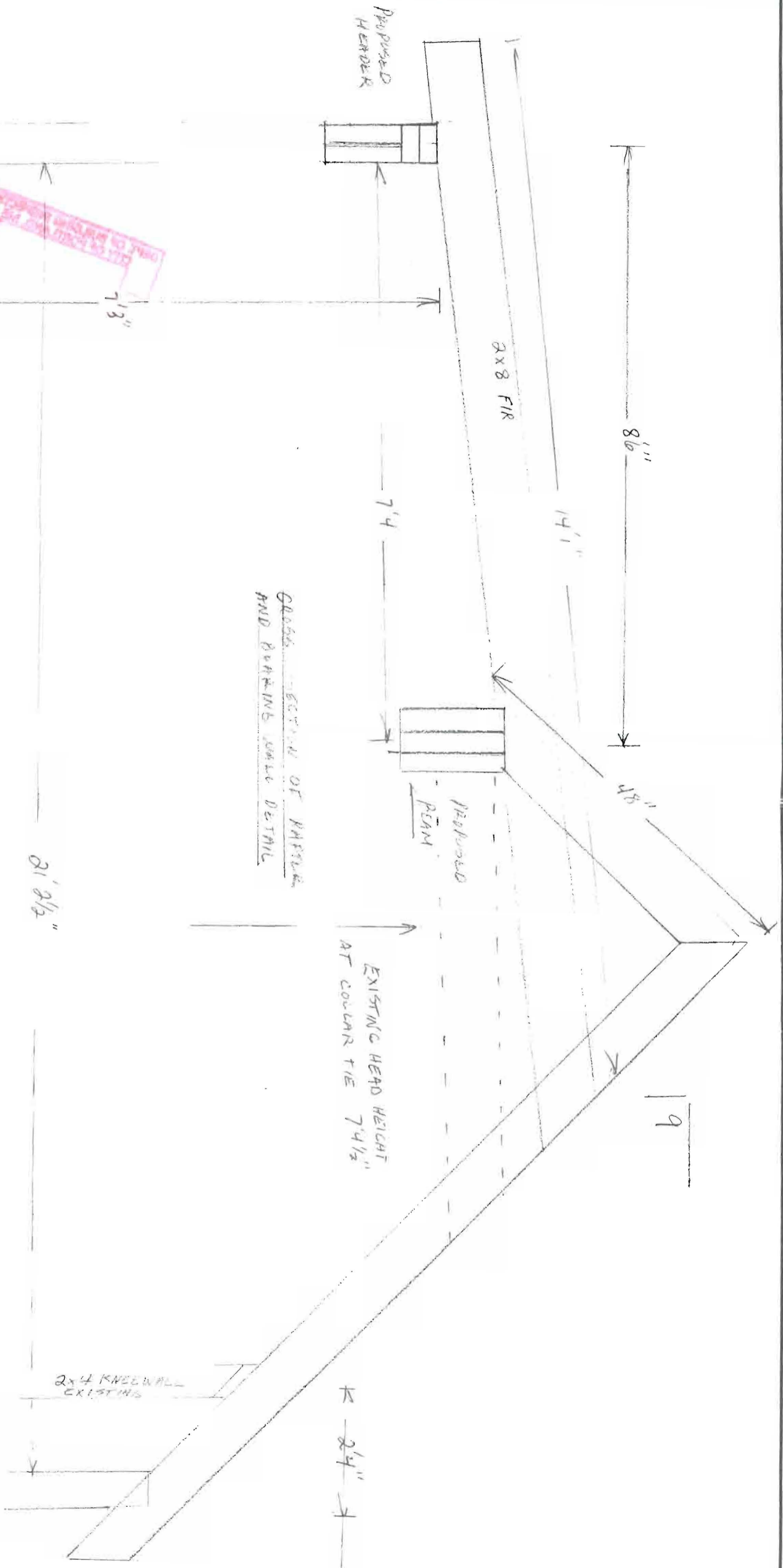
JOHN TANNENBERG
34 DEERINGS AVE
POB 2440, ME.

SCALE: 1/4" = 1'-0"
DATE: 2/25/99
APPROVED BY: [Signature]
DRAWN BY: PJP

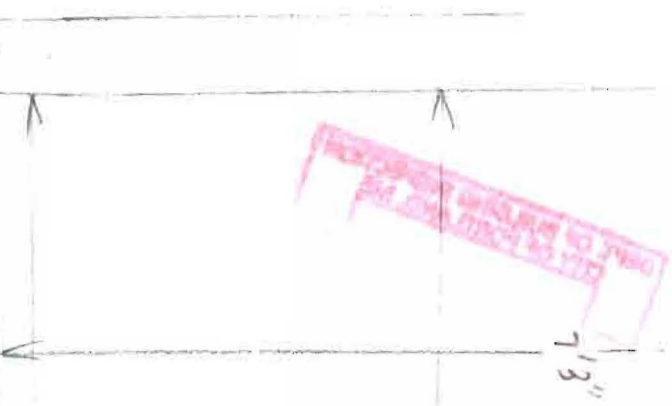
DORMER ROOF FORMING, BEARING WALLS AND
LOAD ESTIMATE

ROBERTS CONSTRUCTION 729-8224

DRAWING NUMBER #2



CROSS SECTION OF RAFTER AND BEAMING JOINT DETAIL



JOHN TANDUHY/STEVE MORSE 34 DEERMEAD AVE. PORTLAND, ME.	
SCALE: 1/4"	APPROVED BY:
DATE: 2/25/98	DRAWN BY: RJP
CROSS SECTION ROOF FRAMING W/ PROPOSED CARRIERS BEAM	
ROBERTS' CONSTRUCTION 229-9224	DRAWING NUMBER #1

BEHIND WALL
BELOW

2x4 KNEEWALL
EXISTING