

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

Location of Construction: 42 Cushman Street 04102		Owner: Mike Saxl		Phone: 828-8052		Permit No: 000898	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: *** Mark Coode		Address: **** 28 Summer Street Portland 04103***		Phone: 874-2208		Permit Issued: AUG 15 2000	
Past Use: multi family		Proposed Use: same		COST OF WORK: \$ 1,700,000		PERMIT FEE: \$ 36.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-2 Type: 5B	
Proposed Project Description: replace Deck				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: 056-D-003 CBL:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval 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"/>	
Permit Taken By: K		Date Applied For: July 24 2000 K					

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..

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: **July 24 2000** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT 3



August 15, 2000

CITY OF PORTLAND

Mr. Mark Goode
188 Pine Street
Portland, Maine 04101

RE: 42 Cushman Street: Certificate of Appropriateness for rear porch replacement

Dear Mr. Goode:

On August 14, 2000, the City of Portland's Historic Preservation Authority granted approval for a Certificate of Appropriateness for replacement of the rear porch at 42 Cushman Street. Approval is subject to the following conditions:

- i. That the porch skirting be constructed either of close weave square lattice or wood slats spaced no more than 1" apart;
- ii. That the skirting be fully trimmed with 1x stock material;
- iii. That the rail sections terminate at the railing posts, with the posts running through the rail; and,
- iv. That the railing sections have balusters that join the top and bottom rails with no end grain exposed, as per telephone conversation.

All improvements shall be carried out as shown on the plans and specifications submitted to the Historic Preservation Staff. 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,



William B. Needelman, Planner

CC: Deb Andrews, Historic Preservation Coordinator
Inspections
Approval Letter File

BUILDING PERMIT REPORT

DATE: 24 July 2000 ADDRESS: 42 Cushman St CBL: 056-D-003

REASON FOR PERMIT: Replace deck

BUILDING OWNER: Mike Saxl

PERMIT APPLICANT: CONTRACTOR Mark Goode

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 1,200.00 PERMIT FEES: 360.00

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 are met: *1, *2, *1.1, *1.3, *1.7, *1.8, *29, *32, *34, *36, *37, #31, #38

- 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.
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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Tread 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, maximum rise.
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. 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.
15. 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.
16. Egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm).
17. The minimum clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
18. An apartment shall have access to two (2) separate, remote and approved means of egress.
19. Vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
20. For 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
21. 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)

7/24/00

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/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
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 be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and 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/1999)
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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 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 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

SHALL NOT INCREASE THE EXISTING DECK FOOTPRINT

**36. Care shall be taken not to block any egress during the construction of the proposed deck*

**37. See attached requirement for stairs, guardrails and handrails*

#38. The legal number of units is four (4). This permit is not an allowance to increase the number of dwelling units. If there is a discrepancy in the number of dwelling units, it is necessary to contact this office immediately.

[Signature]
 E. Samuelson, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
[Signature]

FSH 1/26/00

****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.**

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

****** 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, OR EQUIVALENT.**

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>42 Cushman St Portland ME 04102</i>		
Total Square Footage of Proposed Structure <i>877 sq ft</i>	Square Footage of Lot <i>3920 sq ft</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>056</i> Block# <i>D</i> Lot# <i>003</i>	Owner: <i>Mike Saxl</i>	Telephone#: <i>828-8052</i>
Owner's Address: <i>42 Cushman St Portland ME</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$1,700.00</i> Fee <i>\$3600</i>
Proposed Project Description:(Please be as specific as possible) <i>Replace existing rotted deck with new deck to the same size specifications.</i>		
Contractor's Name, Address & Telephone <i>Mark Goode, 28 Sumner St. Portland # 874-2208</i>		Rec'd By <i>(Signature)</i>
Current Use: <i>Deck</i>	Proposed Use: <i>Deck</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.

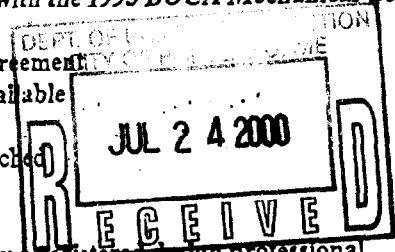
Certification

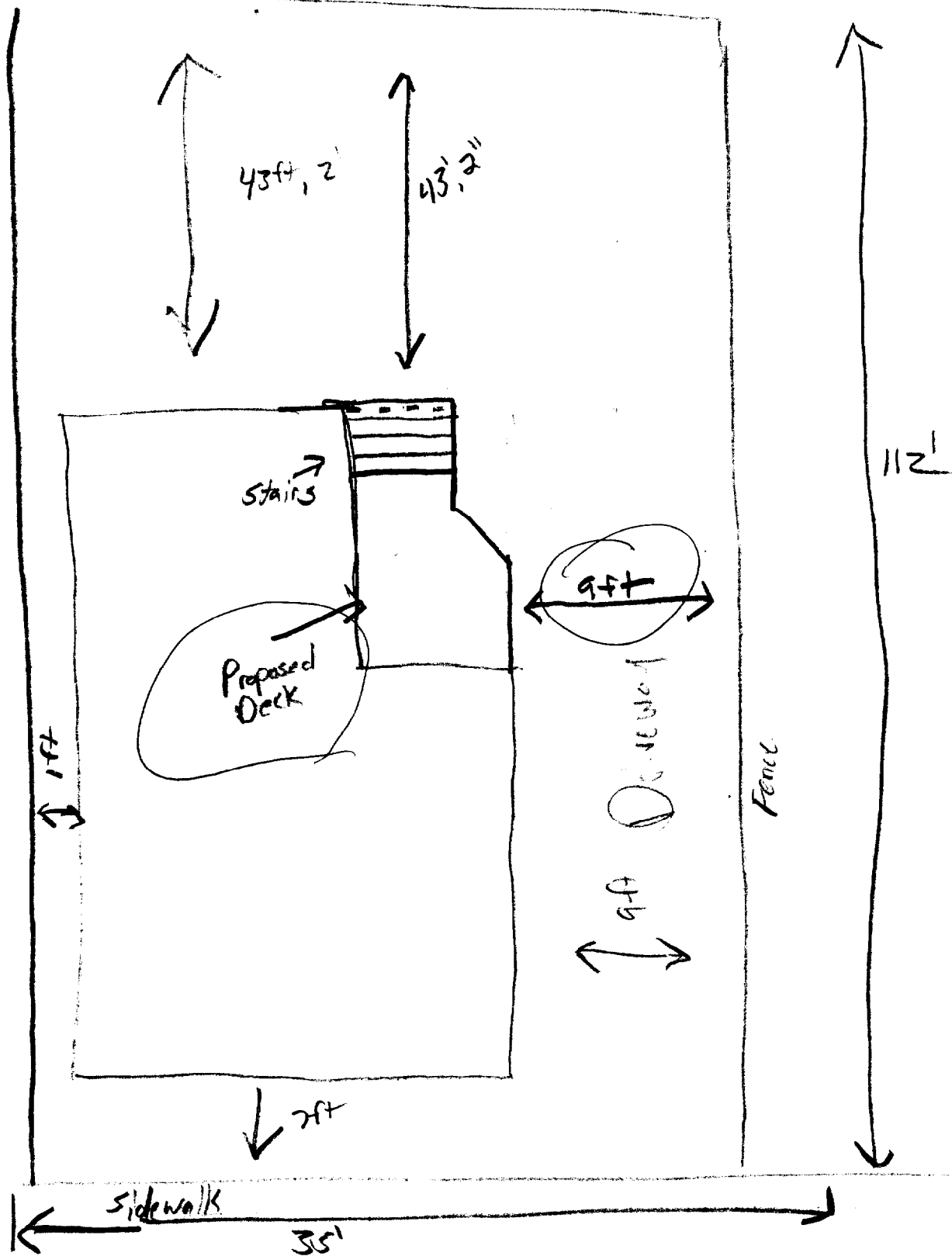
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>(Signature)</i>	Date: <i>7-24-00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

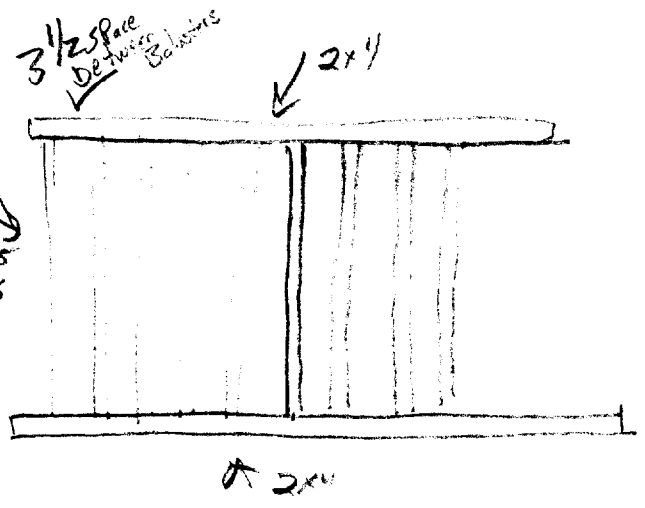
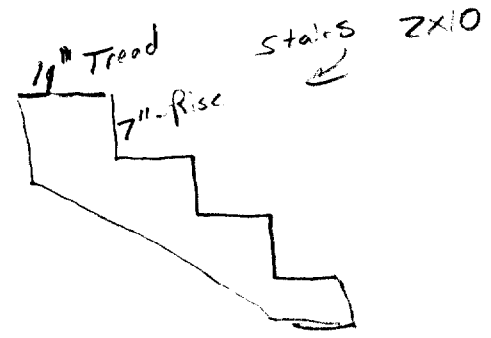
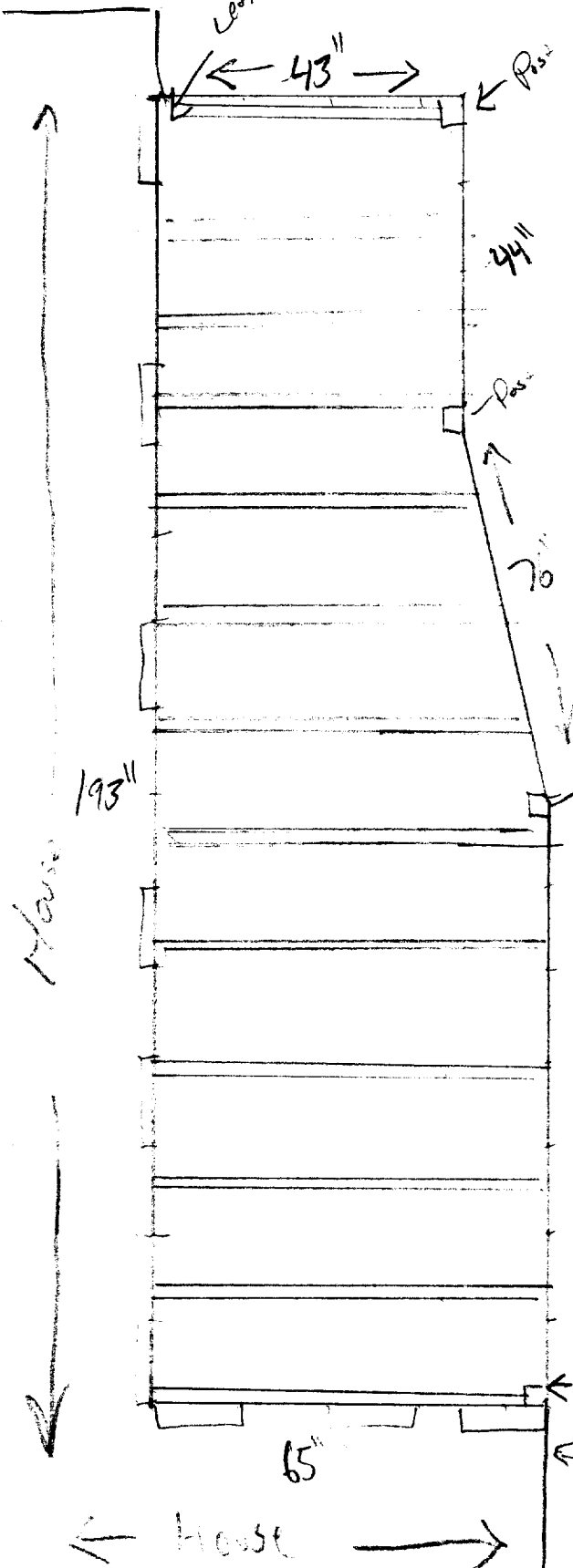




Cushman St.

Letter Ramse + into Foundation

- * 2x6 Frame
- * 5/4 Decking
- * Joists w/ hangers, 16" O.C.



Contractor - Mark Goode
 Tel - 874-2208
 Customer - Mike Saul
 42 Cushman St
 Portland, Me. 04102
 828-8052



DECK INFORMATION

To apply for a deck permit, the following information shall be with your application.

1. Plot Plan showing distances to all lot lines from proposed deck.
2. Type of foundation.
 - a. Full foundation (concrete or other) 8" _____ 4' below grade and on footing _____.
 - b. Frost wall (concrete or other) 8" _____ 4' below grade on footing _____.
 - c. Piers (sono tube big foot etc.) 8" _____, 10" _____, 12" _____ other _____.
 - d. Spacing of piers 4' _____, 6' , 8' _____, 10' _____.
 - e. Other _____
3. Columns (material between foundation (piers) and framing).
 - a. Steel size 4" _____ other _____.
 - b. Wood size 4"x4" , 4"x6" _____ other _____.

Fasteners shall be used between building element.
4. Framing members.
 - a. Ledger (attached to building) 2x6" , 2x8" _____, 2x10" _____, 2x12" _____.
 - b. Joist - span (carries decking) 6' , 8' _____, 10' _____, 12' _____, 14' _____.
 - c. Joist - size 2x6" , 2x8" _____, 2x10" _____, 2x12" _____ other _____.
 - d. Spacing of joist 16" , 18" _____, 24" _____ or other _____.
5. Beam spacing (distance between supporting piers)
 - a. 6' , 8' _____, 10' _____, 12' _____.
 - b. Beam size 2-2x6 , 2-2x8 _____, 2-2x10 _____, 2-2x12 _____ other _____.
 - c. Decking size 5/4

All decks in Use Group R-3 over 15 1/2" above grade shall have a guard system.

6. Guardrail heights (decks between 15 1/2" and 30" above grade can be 36" in height).
 - a. Over 36" above grade a 42" guardrail system shall be used.
36" _____ 42"

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 ornamental pattern that would provide a ladder effect. If stairs are part of the deck system see attached requirements for stairs.