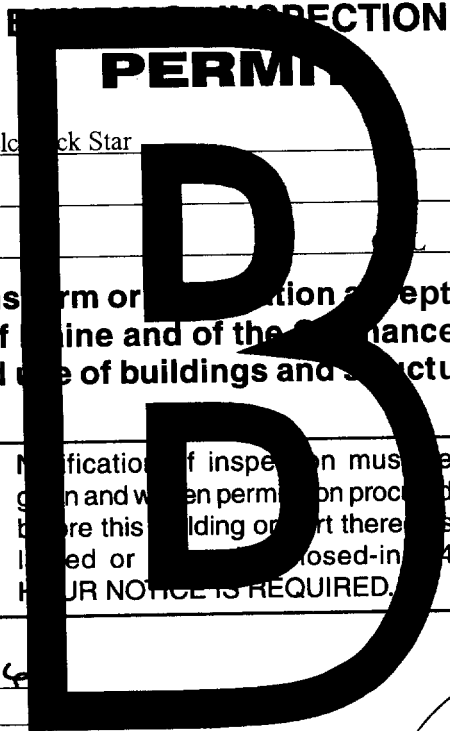


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
Permit Number: 060412  
APR - 6 2006  
RECEIVED

This is to certify that 250-256 Danforth Street LLC dba Star

has permission to build roof deck w/ stairs

AT 254 Danforth St

057 G003001

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Comp Case 3-31-06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Ally August 4/4/06*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0412	DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME 057 G00300
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Location of Construction: 254 Danforth St	Owner Name: 250-256 Danforth Street Llc	Owner Address: 81 Hillcrest Ave	Phone: 207 535 5358
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street Biddeford	Phone: 207 535 5358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6
Past Use: Multi- unit building	Proposed Use: Multi-unit building- build roof deck w/ stairs  <i>legal use: 6 dwelling units</i>	Permit Fee: \$282.00	Cost of Work: \$28,500.00
		CE0 District: 2	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R2</i> Type: <i>SB</i> <i>4/4/06</i>
Proposed Project Description: build roof deck w/ stairs		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		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: Idobson	Date Applied For: 0312812006	<b>Zoning Approval</b>		
1.		<b>Special Zone or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>
2. Building permits do not include plumbing, septic or electrical work.		<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
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..		<input type="checkbox"/> Wetland <i>additional part of 14-21366h</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
		<input type="checkbox"/> Flood Zone <i>using 15% of 80% increase</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
		<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
		<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
		<i>new conditions</i> Date: 3/30/06 <i>ABN</i>	late:	Date: <i>ABN</i>

**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

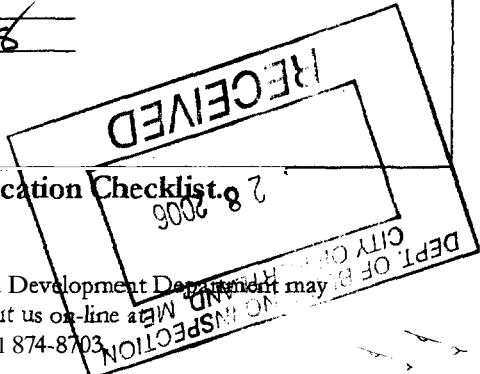


# General Building Permit Application

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.

254-256

Location/Address of Construction: <u>256-262-DUNFORTH / ADDITION TO PERMIT 051745</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
<u>EXISTING STRUCTURE - 4,454 (3 FLOORS)</u>		
Tax Assessor's Chart, Block & Lot	Owner:	Telephone:
Chart# <u>057</u> Block# <u>6</u> Lot# <u>001</u>	<u>SEA OTTER LLC</u> <u>LOUISE MURPHY</u> <u>39 COYBESIDE LAKE</u> <u>YARMOUTH ME 04096</u> <u>207-846-1401</u>	<u>207-846-1401 HOME</u> <u>207-653-6672 CELL</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Labor <u>\$17,000</u> Work: <u>\$ MATERIALS, 11,500</u> Fee: \$ <u>\$28,500.0</u> C of O Fee: \$
	<u>JACK STAR / STAR CONSTRUCTION</u> <u>44 EMERY ST.</u> <u>BIDDEFORD, ME 04005</u> <u>207-332-5358</u>	
Current Specific use: <u>APARTMENT RENOVATION</u>	Proposed Specific use: <u>APARTMENT RENOVATION</u>	
Project description: <u>ROOF DECK &amp; (2) STAIR ENDS BUILT OUT FOR PERMIT # 051745 ALREADY PULLED.</u>		
Contractor's name, address & telephone: <u>JACK STAR - STAR CONSTRUCTION</u> <u>44 EMERY ST. / BIDDEFORD, ME 04005 - (207) 332-5358</u>		
Who should we contact when the permit is ready: <u>JACK STAR</u>		
Mailing address: _____ Phone: <u>332-5358</u>		
<u>I WILL PICK-UP PERMIT.</u> <u>-J.S.</u>		



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the fill scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>JACK STAR</u>	Date: <u>3/24/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

**L & L STRUCTURAL**  
ENGINEERING SERVICES, INC.

Six Q Street  
South Portland, ME 04106  
Phone: (207)767-4830  
Fax: (207)799-5432

February 28, 2006

Christopher M. Delano, Architect  
24 Ice House Road  
Windham, Maine 04062

Subject: 254-256 Danforth Street, Portland, Maine – Roof Top Exterior Decks

Dear Mr. Delano.

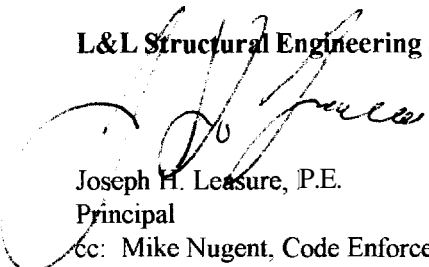
As per your request we have reviewed the final structural design drawings **for** the proposed exterior deck on top of the existing **roof** at the apartment building located at 254-256 Danforth Street in Portland, Maine. The purpose of our review **was** to insure that the design drawings properly indicated the structural design and detail for the rear deck additions to the aforementioned buildmg. The drawings were prepared by Christopher M. Delano, Architect and were dated February 28, 2006.

The proposed exterior roof top deck consists of a 16'-6 1/2" x 17'-3" dimensional timber framed platform supported by the side walls of the new stair housing structure that protrudes above the existing roof elevation. In addition, we reviewed the stair housing structure, the stair structure and the support of the new structure on the existing building super-structure and foundation systems. The existing structural systems have been modified or re-supported as required to **support** the intended structural loads. Our analysis and review of the structure was performed utilizing the 2003 International Building Code (IBC) adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements **for** Wood Construction (NDS-latest edition) published by the National Forest Products Association. The drawings we reviewed sufficiently indicated the design intent and details for **the** structural modifications and additions to the buildmg **as** previously described.

If **you** have any questions, or require any additional technical assistance, please do not hesitate to call.

Sincerely,

**L&L Structural Engineering Services, Inc.**

  
Joseph H. Leasure, P.E.  
Principal

cc: Mike Nugent, Code Enforcement Officer for the City of Portland, Maine





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: CHRISTOPHER M. DELANO, ARCHITECT

RE: Certificate of Design

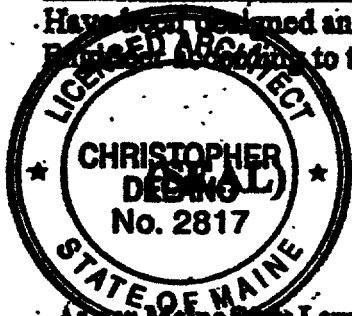
DATE: 2/28/06

These plans and / or specifications covering construction work on:

254 - 256 DANFORTH ST. APARTMENT

RENOVATION - ROOF DECK / STAIRS ADDITION

Have been designed and drawn up by the undersigned, a Maine registered Architect /  
Engineer in accordance to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Ch M Delano

Title: ARCHITECT

Firm: CHRISTOPHER M. DELANO, ARCHITECT

Address: 2A ICE HOUSE RD  
WINDHAM, ME 04062

FROM DESIGNER: CHRISTOPHER M. DELANO, ARCHITECT

DATE: 2/28/06

Job Name: 25A-25B DANFORTH ST, PORTLAND, MAINE - APARTMENT RENOVATION ROOF DECK ADDITION

Address of Construction: 25A-25B DANFORTH STREET, PORTLAND, MAINE

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) R-2

Type of Construction 5B UNPROTECTED

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC \_\_\_\_\_

Is the Structure mixed use? \_\_\_\_\_ if yes, separated or non separated (see Section 302.3) \_\_\_\_\_

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required?( See Section 1802.2) NO

**STRUCTURAL DESIGN CALCULATIONS**

YES Submitted for all structural members (1003.1, 1003.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1003)**

Uniformly distributed floor live loads (1003.1.1, 1007)

Floor Area Use RESIDENTIAL FLOORS Loads Shown 40 PSF

STAIRS & EXITS 100 PSF

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Wind loads (1003.1.A, 1009)

1009.6 Design option utilized (1009.1.1, 1009.2)

100 MPH Basic wind speed (1002.3)

1.0 Building category and wind importance factor,  $I_w$  (Table 1004.5, 1009.5)

B Wind exposure category (1008.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

17.2/-19.7 PSF Component and cladding pressures (1009.1.1, 1009.2.2)

10.5/15.9 PSF Main force wind pressures (1009.1.1, 1009.2.1)

Earthquake design data (1003.1.E, 1014 - 1023)

SECT 1615/1616 Design option utilized (1014.1)

I/C Seismic use group ("Category") (Table 1004.5, 1010.2)

0.31/0.16 Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1010.1)

D Site class (1010.1.0)

NA Live load reduction (1003.1.1, 1007.0, 1007.10)

42 PSF Roof live loads (1003.1.2, 1007.11)

Roof snow loads (1003.1.3, 1009)

60 PSF Ground snow load,  $P_g$  (1008.2)

42 PSF If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1008.5)

1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1008.3.1)

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1004.5)

1.0 Roof thermal factor,  $C_t$  (Table 1008.3.2)

1.0 Sloped roof snowload,  $P_s$  (1008.4)

C Seismic design category (1010.3)

K Basic seismic-force-resisting system (Table 1017.8.2)

0.5/4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1017.8.2)

1016.6 Analysis procedure (1010.6, 1017.5)

0.057 W Design base shear (1017.4, 1017.8.1)

Flood loads (1009.1.5, 1012)

\_\_\_\_\_ Flood hazard area (1012.9)

\_\_\_\_\_ Elevation of structure

Other loads

NA Concentrated loads (1007.4)

NA Partition loads (1007.5)

NA Impact loads (1007.6)

NA Misc. loads (Table 1007.6, 1007.8.1, 1007.7, 1007.12, 1007.13, 1010, 1011, 1004)

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-0412	<b>Date Applied For:</b> 03/28/2006	<b>CBL:</b> 057 G003001
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<b>Location of Construction:</b> 254 Danforth St	<b>Owner Name:</b> 250-256 Danforth Street Llc	<b>Owner Address:</b> 81 Hillcrest Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jack Star	<b>Contractor Address:</b> 44 Emery Street Biddeford	<b>Phone</b> (207) 332-5358
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

Multi-unit building- build roof deck w/ stairs	build roof deck w/ stairs
--	---------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/30/2006

**Note:** Using section 14-436(b), the roof deck & stairs use 18% of the allowable 80% increase.

**Ok to Issue:**

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 04/04/2006

**Note:**

**Ok to Issue:**

1) The roof ceiling assembly below the deck must have a 1 hour fire rating w/ an STC of 50.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Cptn Greg Cass      **Approval Date:** 03/31/2006

**Note:**

**Ok to Issue:**