

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

| | | | | | | | |
|--|--|-------------------------------------|--|--|--|---|--|
| Location of Construction: 244 Danforth St | | Owner: Doana Tyler Cummings | | Phone: 775-9142 | | Permit No: 981377 | |
| Owner Address: 5AA 04103 | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Tom Blair | | Address: 275 Walton St Pld 04103 | | Phone: 878-5651 | | Permit Issued: DEC - 9 1998 | |
| Past Use: 1-Fam | | Proposed Use: Same | | COST OF WORK: \$ 2500 | | PERMIT FEE: \$ 35.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| | | | | Signature: | | Signature: | |
| Proposed Project Description: Rebuild 3 decks in kind | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> | | Zoning Approval: Zone: B-1 CBL: 057-G-017 | |
| | | | | Signature: Date: | | 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: MG | | Date Applied For: 12/4/98 | | | | 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 | |

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

December 4, 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

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

3

LAND USE - ZONING REPORT

ADDRESS: 244 Danforth St DATE: 12/4/98

REASON FOR PERMIT: reconstruct 3 decks

BUILDING OWNER: Donna Tyla Cummins S-B-L: 57-C-17

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#2

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- ② 2. The footprint of the existing 3 decks 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 _____ 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 _____ 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, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
10. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator
City of Portland

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>Rear decks (3) of 244 Danforth St., Portland</i> | | |
| Total Square Footage of Proposed Structure | Sq. Ft. Max. | Square Footage of Lot <i>2,087.4</i> |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>059</i> Block# <i>G</i> Lot# <i>017</i> | Owner: <i>Donna Tyler Cummings</i> | Telephone#: <i>775-9142</i> |
| Owner's Address: <i>244 Danforth Street Portland ME 04102</i> | Lessee/Buyer's Name (If Applicable): <i>n/a</i> | Cost Of Work: Fee <i>35</i> <i>\$1500 + \$1,000</i> <i>Materials labor</i> |
| Proposed Project Description: (Please be as specific as possible) <i>Tear down & remove present 3 rear decks occupying approximately 54-72 sq. ft. depending upon deck. Replace decks in kind. Tear down + remove steps to the decks and replace in kind.</i> | | |
| Contractor's Name, Address & Telephone <i>Tom Blair 878-5651 275 Walton St., Portland ME 04103</i> | | Rec'd By <i>ML</i> |
| Current Use: <i>Access to rear of house / fire escape</i> | Proposed Use: <i>same</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

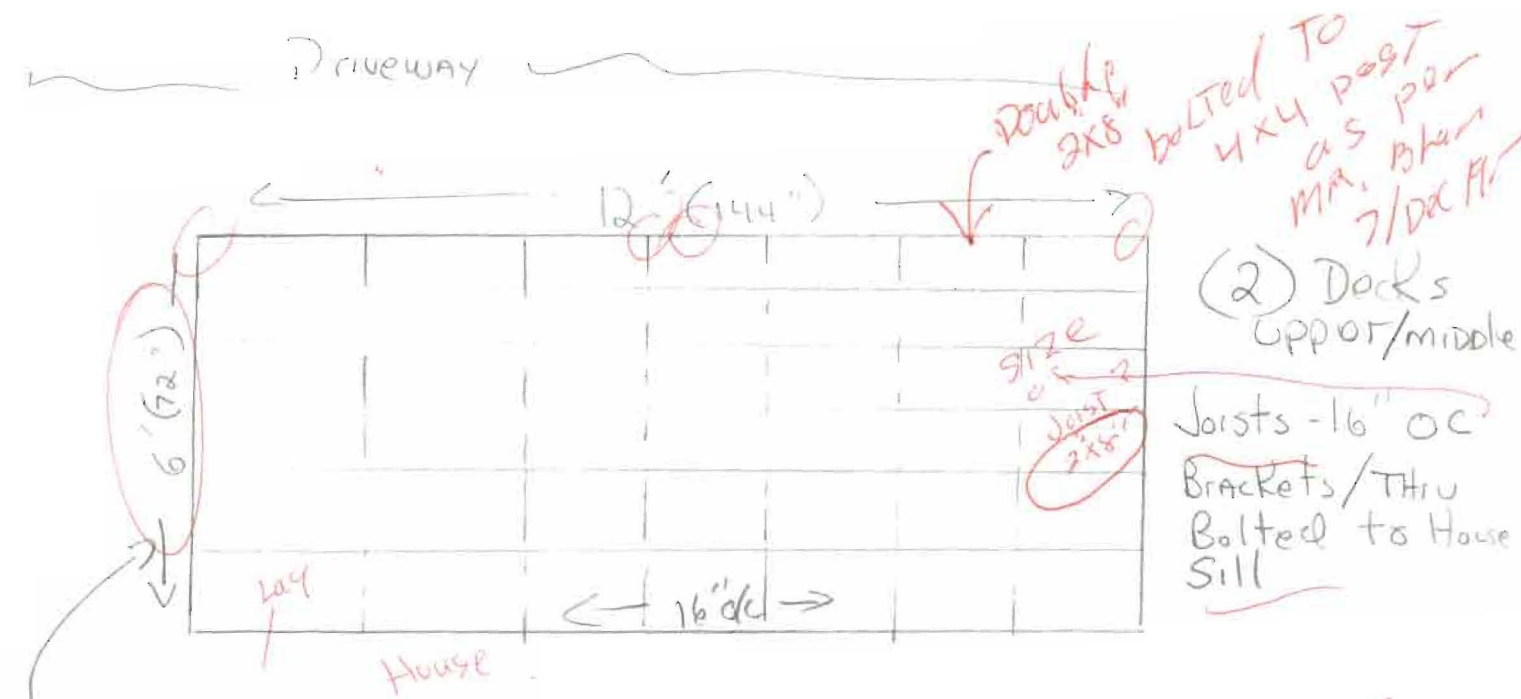
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Donna Tyler Cummings</i> | Date: <i>Dec. 3, 1998</i> |
|---|---------------------------|

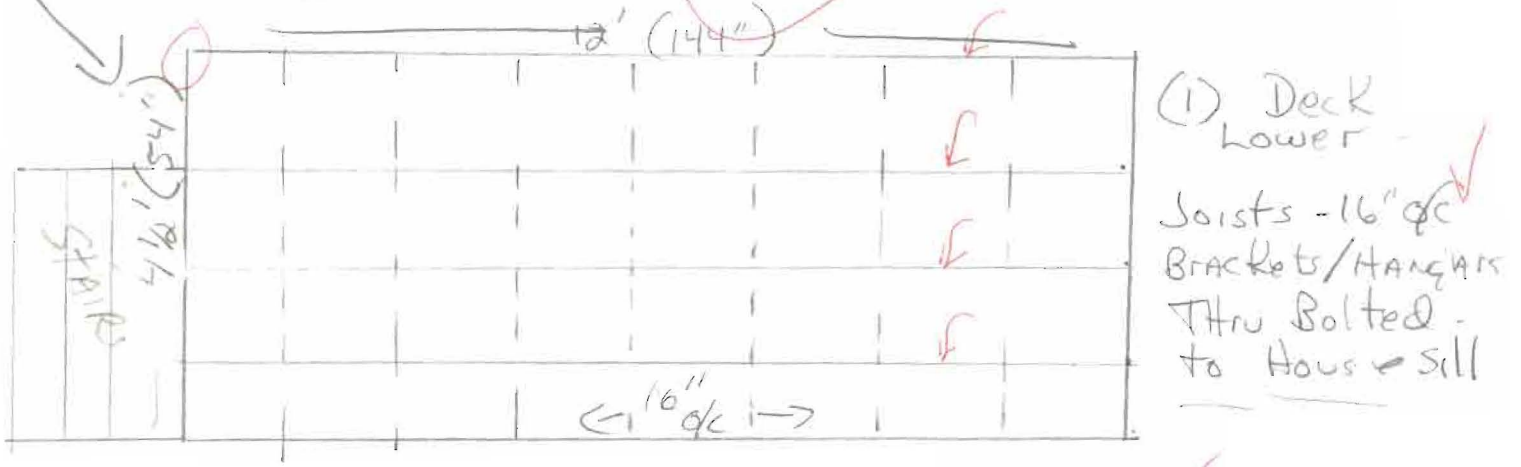
Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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



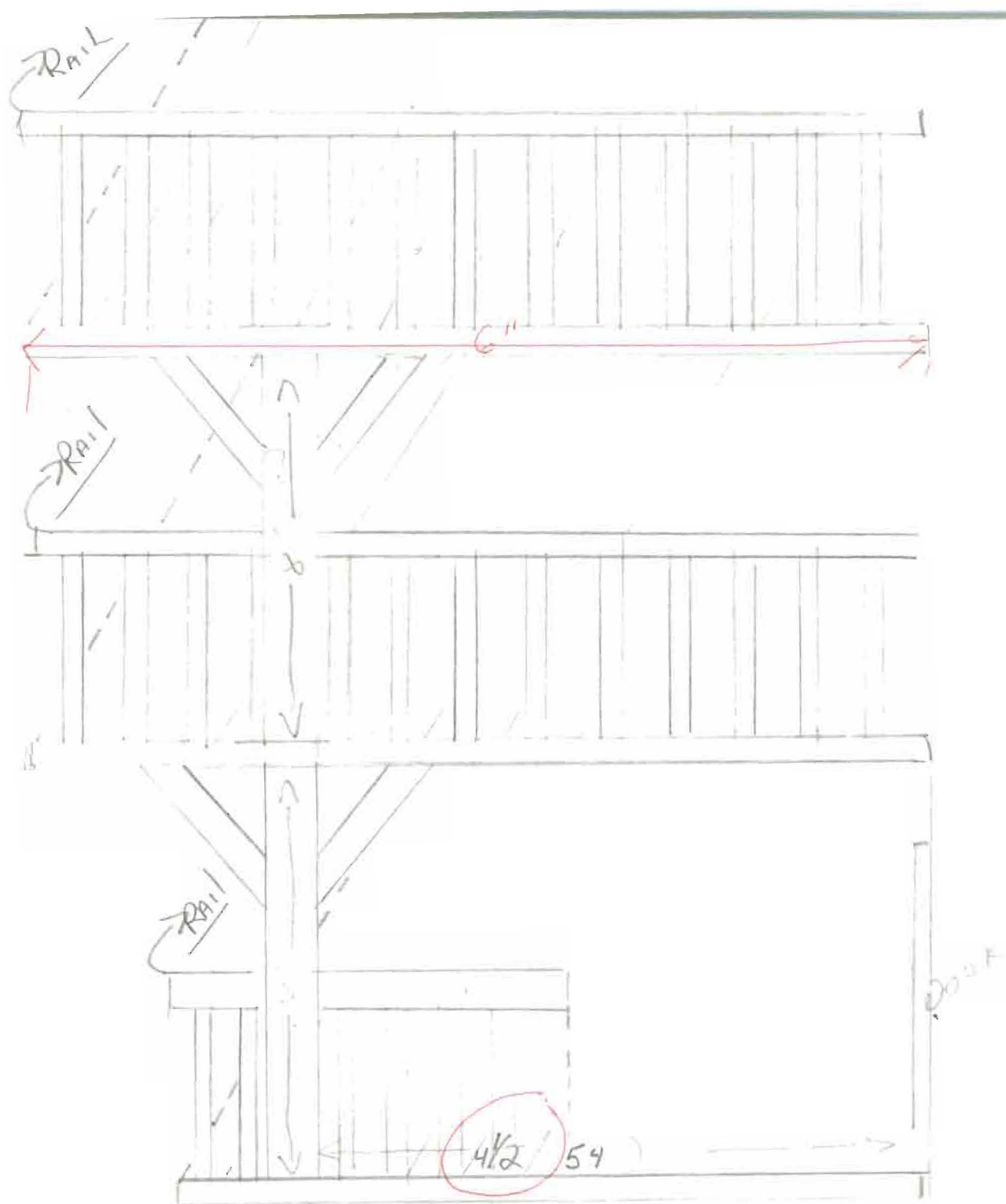


Railings - (H) 12" / No more than 4" between Ballusters ✓
 Existing Concrete Piers (3) are very solid ✓
 MAIN supports to be 4"X6" PIT. ✓



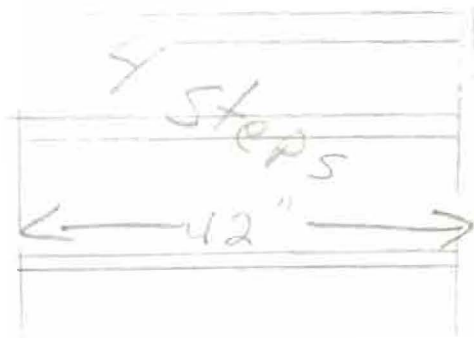
* This Project is "Replacement in Kind" ✓
 All new Decks exactly the same size as existing one ✓
 Structure will be to All applicable Codes
 Railings/stairs to code -
 Materials - Pressure treated in entirety.

| | UNIT PRICE |
|----------------------------------|---------------------|
| (200) Ballusters - 200.00 | 1.00 ea ✓ |
| (42) 5/4 x 6 x 12' - 322.14 | 7.67 Decking ✓ |
| (22) 2 x 8 x 12 - 186.34 | 8.47 JOISTS ✓ |
| (5) 2 x 8 x 10 - 33.45 | 6.69 |
| (12) 2 x 4 x 12 - 65.28 | 5.44 |
| (4) 2 x 4 x 8 - 13.28 | 3.32 |
| (7) 5/4 x 6 x 8 - 38.50 | 5.50 |
| (3) 4 x 4 x 12 - 31.50 | 10.50 |
| (3) 4 x 4 x 8 - 16.95 | 5.65 |
| (4) 4 step stringers - 40.00 | 10.00 ea ✓ |
| (42) 2 x 8 Joist Hangers - 42.00 | 1.00 ea ✓ |
| (15lbs) Screws - 45.00 | 15.00 lb ✓ |
| (24) Lag screws 6" - 15.00 | 50. ea ✓ |
| 1,049.44 | - Deck Materials |
| 335.50 | - Railing materials |
| 1384.94 | + 6% |
| 83.10 | |
| 1468.04 | |



See Next Page for Details

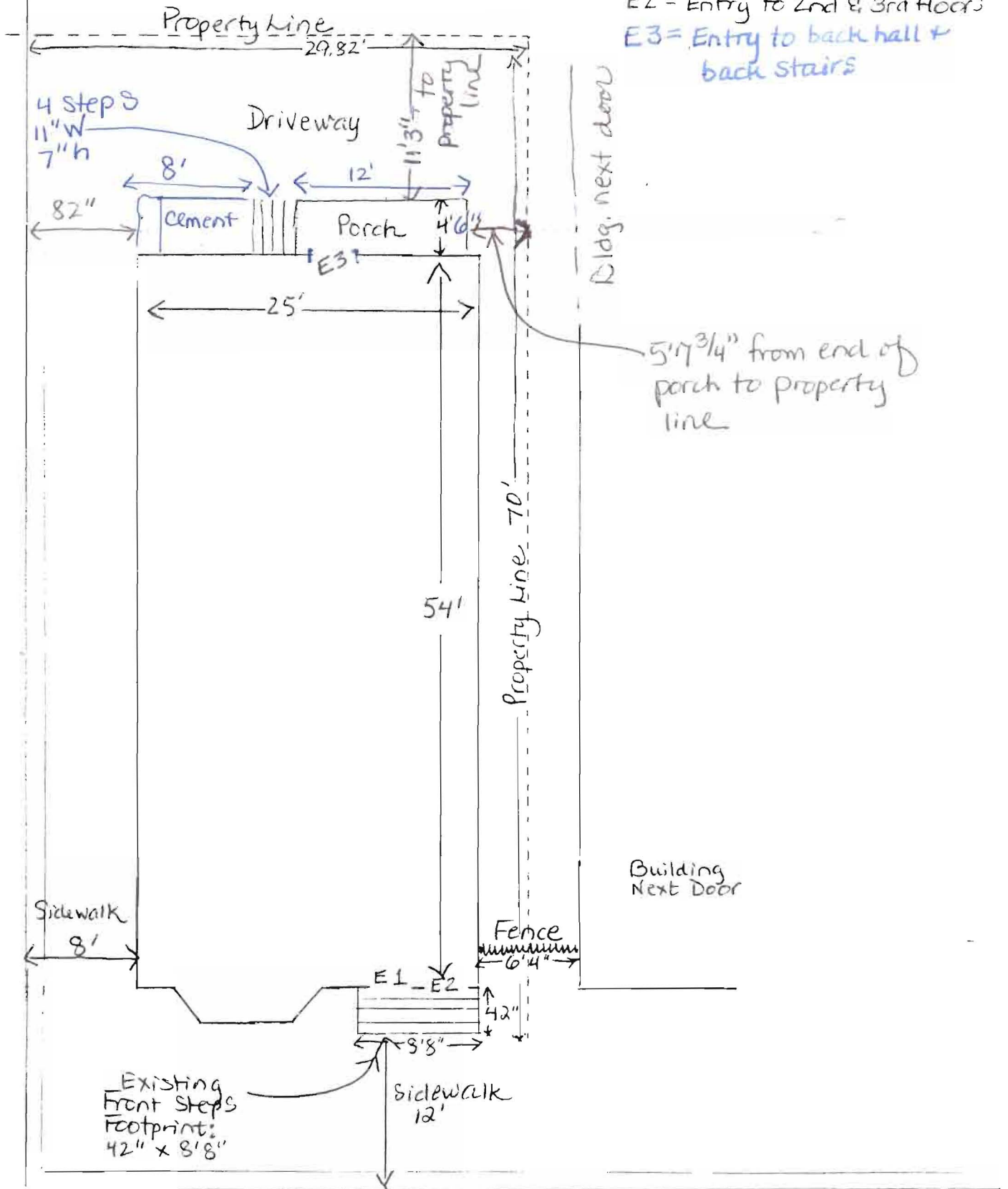
Questions with Regards
to Details - Tom Blaise
838-0612



* HAND RAILING
Rise/RUN - to Code

SITE PLAN 244 DANFORTH

E1 = Entry to 1st floor
 E2 = Entry to 2nd & 3rd floors
 E3 = Entry to back hall + back stairs



School Street

Building Next Door

Danforth Street

City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer *MPD*

Subject: Verification of Legal Number of Units

Date: MARCH 20, 1998

C-B-L- Number: 57 G 17

P. 16
We have received an application for housing assistance for the property located at:
244 Danforth Street

The applicant's name is: Donna Tyler Cummings

In completing the application the applicant has indicated that the number of units currently in use at this property is 3.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal. *per microfiche*

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.

The property is a single family dwelling.

Verified By: Marge Schmuckal Title: Zoning Administrator
4/23/98

Scanned

057-G-017

BUILDING PERMIT REPORT

DATE: 6 Dec 98 ADDRESS: 244 Danforth St. CBL 057-G-017
REASON FOR PERMIT: Rebuild 3 decks (In kind)
BUILDING OWNER: D. Cummings
CONTRACTOR: Tom Blair
PERMIT APPLICANT: owner
USE GROUP R-3 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, *8, *10, *26, *28, *29.

- X1. 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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X10. 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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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

11/10/00

Inspected near Richwood
Galusters Sp. Co. height
job completed OK

Close Permit

May

Permit # 981 377

57-02-17
C B C

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

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. (Section 1018.6)

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. Section 1010.1

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.) Section 710.0

15. 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

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 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) Section 920.3.2

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. Section 921.0

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. (crawl spaces & attics)

24. 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.

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). (Chapter M-16)

X 28. Please read and implement the attached Land Use-Zoning report requirements.


X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31.

32.

33.

 J. Samuels, Building Inspector

cc: Lt/McDougall, PFD

Marge Schmuckal, Zoning Administrator