

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

Location of Construction: 286 Brackett St. Portland 04101		Owner: Deidre Coltrera		Phone: 761-4567		Permit No: 990659	
Owner Address: 286 Brackett St.		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Matthew Piersol		Address: 17 Lansell St, Portland 04103		Phone: 828-1018		Permit Issued: JUN 24 1999	
Past Use: <del>Single-Family</del> Two Family		Proposed Use: Same		COST OF WORK: \$ 6,800.00		PERMIT FEE: \$55.00	
Proposed Project Description:  Rebuild 22 1/2 X 8 Deck w/4 1/2 X 4 1/2 Lower Platform		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 53 BOCA 96		Zone: CBL: 063-1-002	
		Signature:		Signature: [Signature]		Zoning Approval: [Signature]	
Permit Taken By: SP		Date Applied For: GD June 9th, 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
				Signature: _____ Date: _____		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	

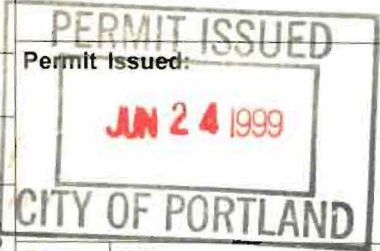
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may 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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: June 9th, 1999	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:



**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CEO DISTRICT** 3

COMMENTS

11/15/00 - Check steel hts + threads + risers - OK - appears to be same footprint as original - no spaces over 4 inches - soffits appear OK.

Close out

Permit # 990659

CLB # 63-I-2



	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



# PROPOSAL

START TO Finish Remodeling  
17 Lussell St.  
Portland ME. 04102 207-828-1018

PROPOSAL NO.
SHEET NO.
DATE 5/28/99

PROPOSAL SUBMITTED TO:

NAME Deidra Caltrera
ADDRESS 286 Brockett St.
Portland ME 04102
PHONE NO. 761-4567

WORK TO BE PERFORMED AT:

ADDRESS
DATE OF PLANS Same
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Demolition and  
Disposal of old Decking + (ramp) Build and Install new lamin Deck  
5'x5' Build and install new upper Deck. Install new stairs with 2" x 10" treads + 10"  
risers. Deck to sit on new 6x6 PT post. Use new footings (6) + Rats. New railing  
 System to be installed. Both decks wrapped with 1x6 #2 pine and 1x4 #2 pine  
 upper deck to set on Triple 2x8 Brst. Upper deck to be properly finished  
 with Baking. Posts to set on 4" x 10" woodblock set down 1-2 feet from original.  
 Decking to be 5/8" by 6" x random length. Railing Posts take 4x4 PT. Complete Deck  
 to be built out of Pressure treated Lumber. Team to consist of 1 #2 pine  
 Customer responsible for extra work involving repairing rot or water damage  
 caused from old structure. Work "To be" to be determined on site.

Material Cost 2620.<sup>10</sup>  
 Labor Cost 4200.<sup>00</sup>  
 Job Total 6820.<sup>40</sup>

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Six thousand  
eight hundred and twenty dollars and forty cents. Dollars (\$ 6820.<sup>40</sup> )  
 with payments to be made as follows.

- 1/3 on Signing
- 1/3 after upper deck Framing completed
- 1/3 upon completion

Respectfully submitted Matthew C. Parnell

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Per \_\_\_\_\_

Note—This proposal may be withdrawn by us if not accepted within 30 days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

ADDRESS: 206 Bradwell St.  
 PERMIT APPLICATION FOR: Ernie Jack  
 BUILDING OWNER: \_\_\_\_\_  
 PERMIT APPLICANT: Matthew Fierst  
 REVIEWER: D. Anderson  
 DATE OF DECISION: 6/22/99

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Deck, railings, stairs to be stained or painted to match bldg no later than October 31, 1999.
  2. Shifting of lattice or vertical boards (within frame) to be added w/in 1 year of this approval. Design of shifting to be confirmed in future visit. Contact:
  3. \_\_\_\_\_
- h.p. staff  
p.r.a. to installation



LAND USE - ZONING REPORT

ADDRESS: 286 Brackett St DATE: 6/9/99

REASON FOR PERMIT: rebuild Deck

BUILDING OWNER: Deidre Coltrera C-B-L: 63-I-2

PERMIT APPLICANT: MATHEW Piersol - contractor

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #7, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
5. 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.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.
11. Other requirements of condition you shall not increase the size, nor change the location of this deck. you shall have one year from the demolition of this structure to rebuild it "AS-IS" or you will lose any "grandfathered" setbacks and will need to meet the current zoning setbacks.

Marge Schmuckal, Zoning Administrator

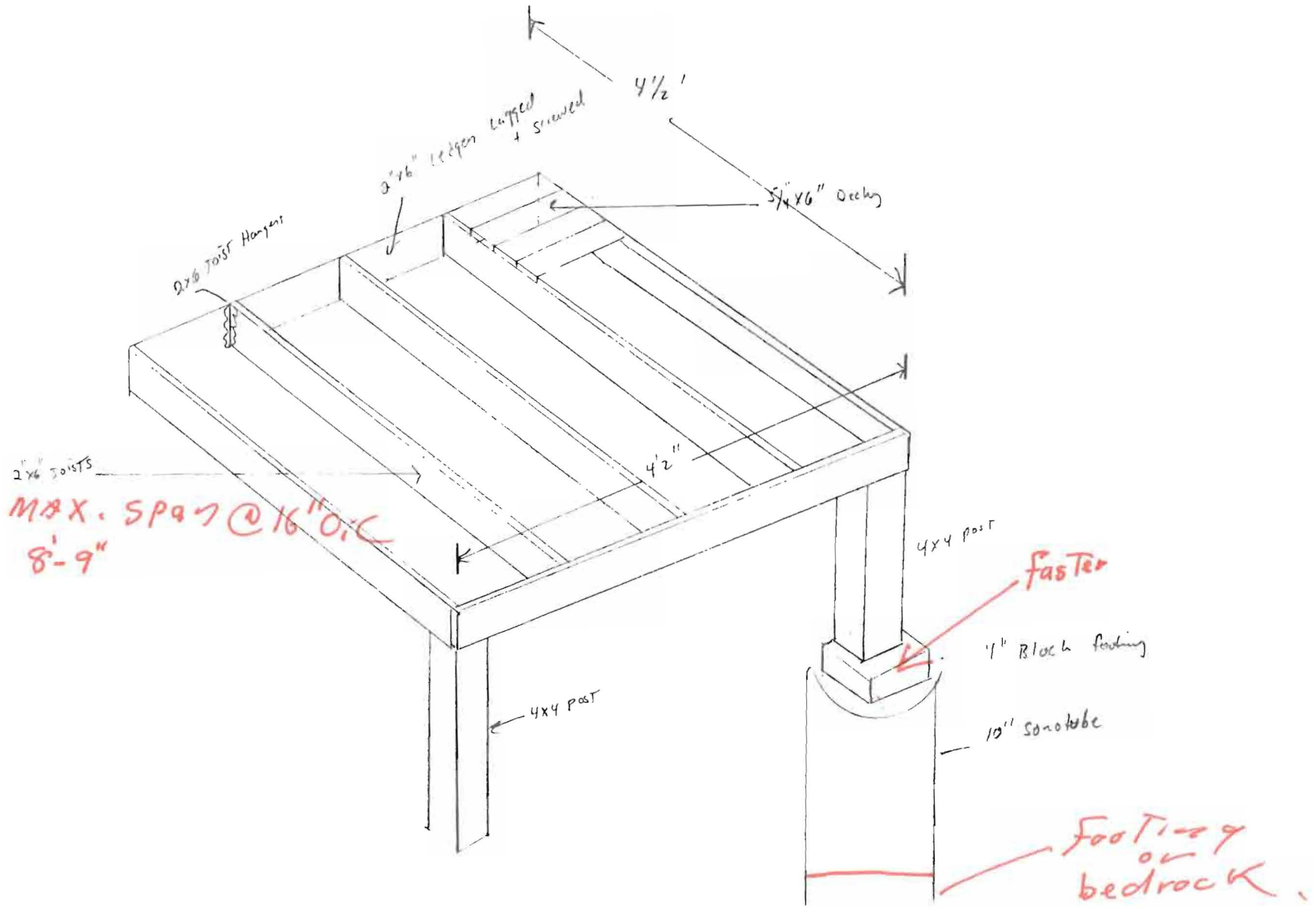
Marge Schmuckal



Lower Platform

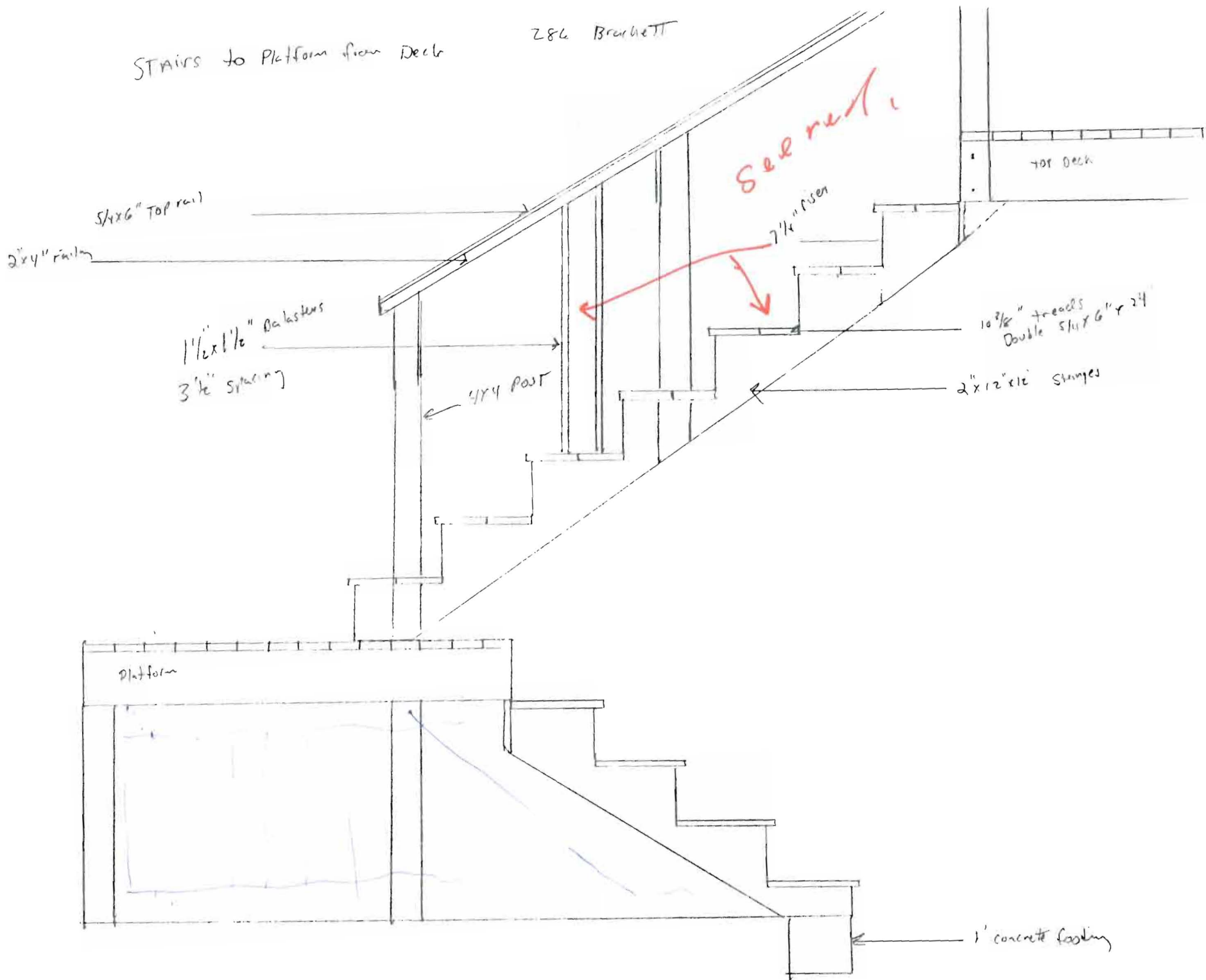
Cotrera

286 Brackett St Portland



STAIRS to Platform from Deck

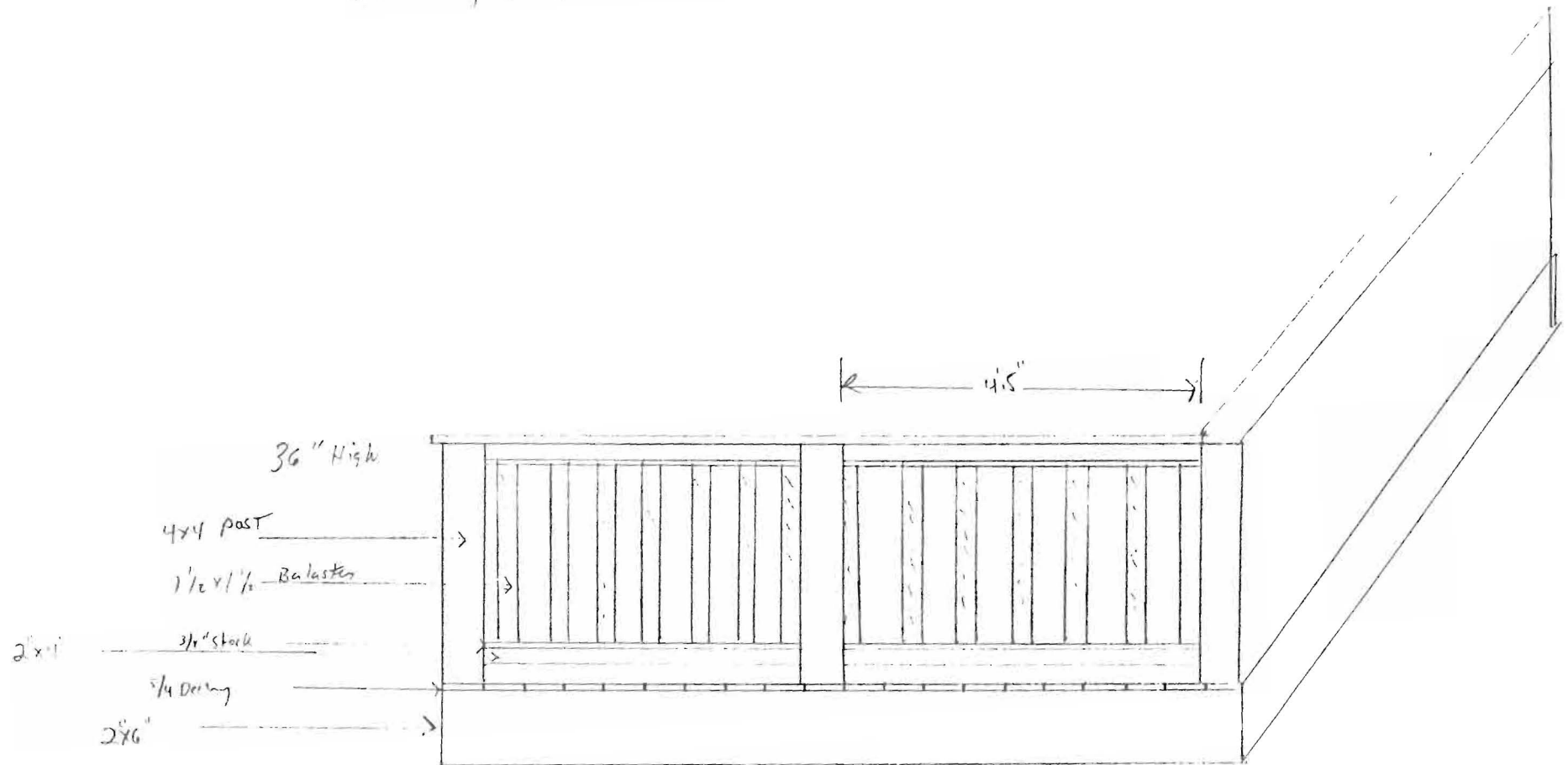
Z&L BRUNETT





Decking Design with Pressure Treated

286 Broadbill St



Rebuild existing Staircase Deck  
2nd form of egress to 2nd floor

101 Trera 286 Bruchett ST.

ALL Lumber to Be Pressure treated

1/2" Lags Bolts

Staircase - Lower Platform

5 1/2"

2 1/2" Post Hangers

2 1/2" x 12 Ledger

81"

5/4" x 6" Decking

Post caps to match 4x8 6x8

2x8" Truss Girt - Staggered

2x6" Double Box JOIST

5 1/2"

Anchor Bolt 3/4"

4" Spacing

2x12 Post

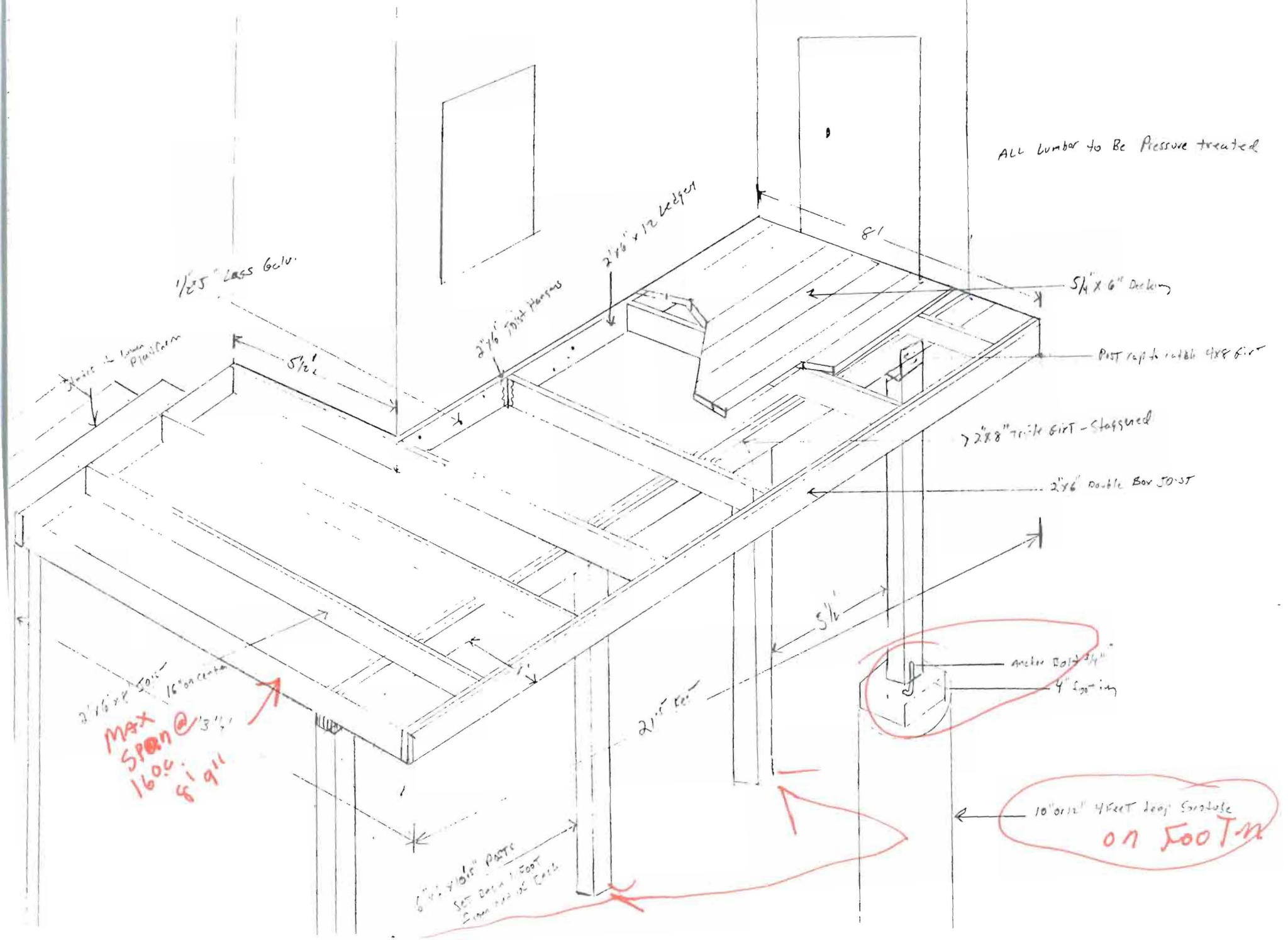
2 1/2" x 8" Joist  
16" on center  
3"

Max Span @ 1600 lbs  
8' 9 1/2"

6" x 6" Post  
Set back 1 Foot  
From end of Deck

10" on center 4 Feet deep Sill Plate

on Footing



**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.

**NOTE\*\*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 (include Portion of Building): <i>286 Bracket St. Portland ME</i>			
Total Square Footage of Proposed Structure <i>176 sq ft</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>063</i> Block# <i>I</i> Lot# <i>002</i>		Owner: <i>Deirdre Coltrera</i>	Telephone#: <i>761-4567</i>
Owner's Address: <i>286 Bracket St Portland ME</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$6800.00</i> Fee: <i>\$55</i>
Proposed Project Description: (Please be as specific as possible) <i>Rebuild Cement 22 1/2 x 8 deck + 4 1/2 x 4 1/2 shower pan</i>			
Contractor's Name, Address & Telephone <i>Matthew Piesal 17 Russell St Portland ME 828-1018</i>			Rec'd By: <i>[Signature]</i>
Current Use: <i>2-Fam</i>		Proposed Use: <i>2-Fam</i>	

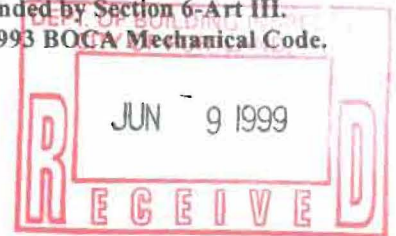
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- 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>Matthew C. Piesal</i>	Date: <i>6/7/99</i>
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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

*Call 828-1018 or 831-3441*



286 Brackett Street  
Portland, Maine 04102

1-7-76  
BK 7725 PG 0049

SCHEDULE A

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southerly sideline of Brackett Street distant westerly 85.4 feet from the City Monument at or near the most westerly corner of Brackett and Neal Streets; thence South 32° 25' West by the westerly sideline of a three foot right of way, 83.8 feet to a point; thence North 59° 47' West, 23.15 feet, more or less, to a point; thence North 32° 11' East, 82.75 feet to a point on the southerly sideline of Brackett Street; thence South 58° 23' East by said southerly sideline of Brackett Streets 23.4 feet to the point of beginning.

Together with a right of way in common with others in a three foot passageway adjoining said premises on the southeasterly side thereof.

Said premises are conveyed subject to certain water pipe easements and include certain drainage rights as stated in deed from Joseph R. Woolf to John P. Kozenewski and Rose Kozenewski recorded in the Cumberland County Registry of Deeds in Book 1137, Page 426.

BUILDING PERMIT REPORT

DATE: 23 June 99 ADDRESS: 286 Brackett St. CBL: 063-I-002  
 REASON FOR PERMIT: Re. Construct 22 1/2' x 8' deck lower deck 4 1/2' x 4 1/2'  
 BUILDING OWNER: Deidre Coltrera  
 PERMIT APPLICANT: MATTHEW PIERSON  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE S13

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*11, \*29, \*31, \*34, \*35, \*36, \*37

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) (Pier 10)
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 from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", 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 36" 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)
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 1/4" 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. 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. (Section 1018.6)
16. 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)
17. 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)
18. 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)
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/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.

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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 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.
- X 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)
- X 31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. Please read and implement attached Historic Preservation Review -
- X 35. MAX SPAN OF 2x6 @ 16" O.C. IS 8'9" -
- X 36. Proposed piers (Sono Tubes 10") shall be placed on Footing with anchor between pier and Footing
- X 37. More proposed ledger attached to dwelling shall be lagged to building

  
P. Schumuckal, Building Inspector

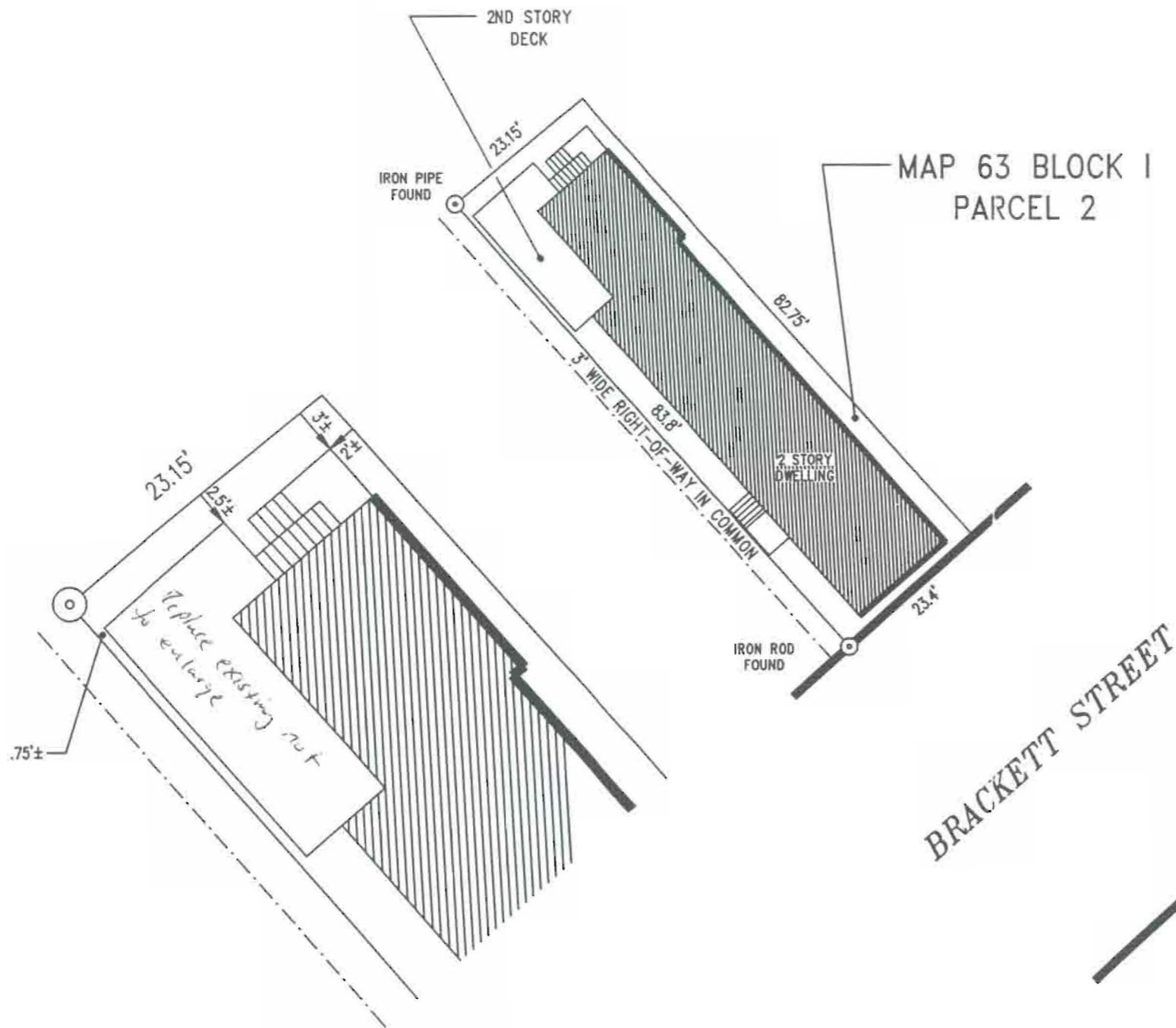
cc: J. McDougall, PFD

Marge Schumuckal, Zoning Administrator

PSH 12-14-98

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.





DETAIL NTS



THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.  
DWELLING LOCATION IS BASED ON EXISTING MONUMENTATION.

SKETCH PLAN OF LAND  
IN  
PORTLAND  
MAINE

SCALE: 1"=20'                      JUNE 7, 1999  
PREPARED FOR: DIERDRE & JONATHAN TAKAMI  
286 BRACKETT STREET  
PORTLAND, MAINE

JOB NUMBER: 18680                      ACAD FILE: 18680.DWG



153 US ROUTE 1  
SCARBOROUGH, ME 04074  
(800) 882-2227 PHONE  
(207) 883-1000 PHONE  
(207) 883-1001 FAX  
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS