

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

Permit No: **950890**

Location of Construction: 423 St John St		Owner: Deborah Holmes		Phone: 774-4982	
Owner Address: SAA Ptld, ME 04102		Leasee/Buyer's Name:		Phone:	
Contractor Name:		Address:		BusinessName: 839-3591	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 300.00 PERMIT FEE: \$ 25.00	
Proposed Project Description: Rebuild & enlarged deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____	
Permit Taken By: Mary Grealk		Date Applied For: 21 August 1995			

PERMIT ISSUED
 Permit Issued:
AUG 23 1995
CITY OF PORTLAND

Zone: **RS** CBL: **066-A-F-021**

Zoning Approval:
ok → *2/27/95*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

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 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 **Deborah Holmes** ADDRESS: _____ DATE: **21 August 1995** PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 5

COMMENTS

11/95 Pk+ started yet on

2/96 Not yet started on

5/96 Have started Deck framing started
framing but Deck boards + joists are incomplete

7/96 Did final inspection Deck completed +
isok on deck

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 22/Aug. 195 ADDRESS: 423 ST John ST
REASON FOR PERMIT: rebuild & enlarge deck
BUILDING OWNER: Deborah Holmes
CONTRACTOR: APPROVED: */
PERMIT APPLICANT: DENIED:

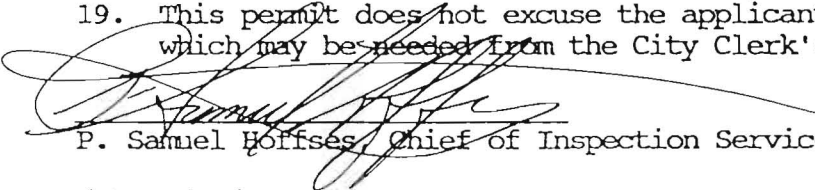
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from ~~the~~ ~~City Department Building Department~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
11. 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, 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Deborah Holmes
Address: 423 St. John St
Assessors No.: 66A-F-21

Date: 8/22/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R.S

Interior or corner lot -

Use - Rebuild & enlarge Deck for 1 family

Sewage Disposal - City

Rear Yards - 20' req - 25' shown

Side Yards - 15' min side yard (30' shown) - 6' on other side - can allow under Sec. 14-433(b) AS close AS 5' MAX

Front Yards - N/A

Projections -

Height -

Lot Area -

Building Area - max 40% of lot coverage = 1720 sq ft max

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains - N/A

house 18 x 34 = 612

28 x 16 = 448

Deck 8 x 12 = $\frac{96}{1156}$ sq ft

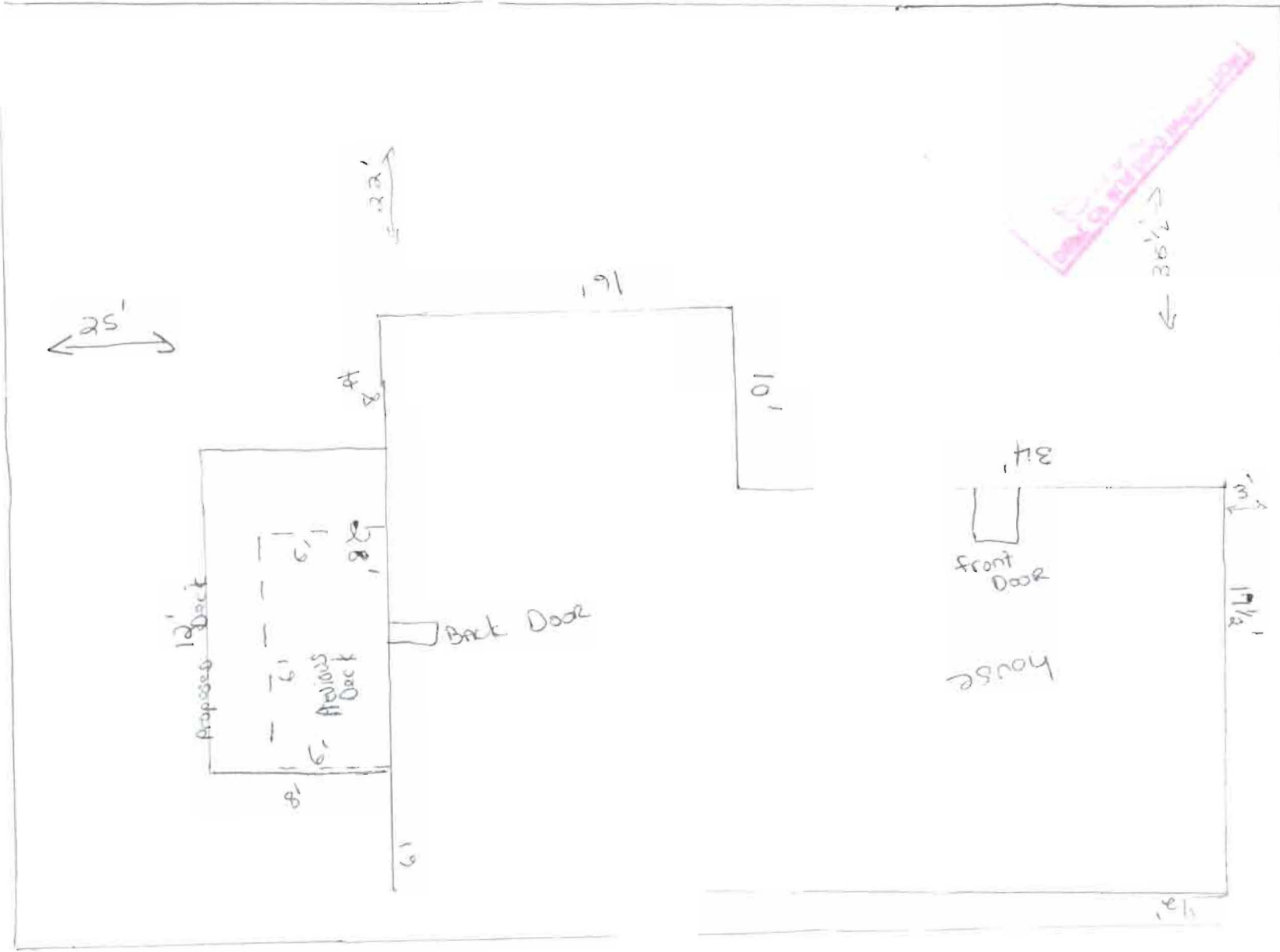
→ GRANITE ST.

Previous Deck - - - - -
Proposed Deck _____

LOT 86'

ST JOHN ST
←

LOT 50'



50'

← ST John st →

423 St John

please check off the appropriate description

6
5/2

FOUNDATION

Frost Wall, min 4" below grade.
8" thick

Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock.

Other

SILL

4x4 Size

SPAN OF SILL

4' Distance between foundation supports

JOISTS SPAN

~~7' 8"~~ 8'

JOISTS SIZE

2 x 6 2 x 8 2 x 10

DISTANCE BETWEEN JOISTS

16" O.C. 24" O.C. other

DECKING

5/4 other explain

GUARD HEIGHT

36" 42"

DISTANCE BETWEEN BALUSTER

4" spacing between

STAIR CONSTRUCTION

minimum 9" tread

maximum 8 1/4" rise

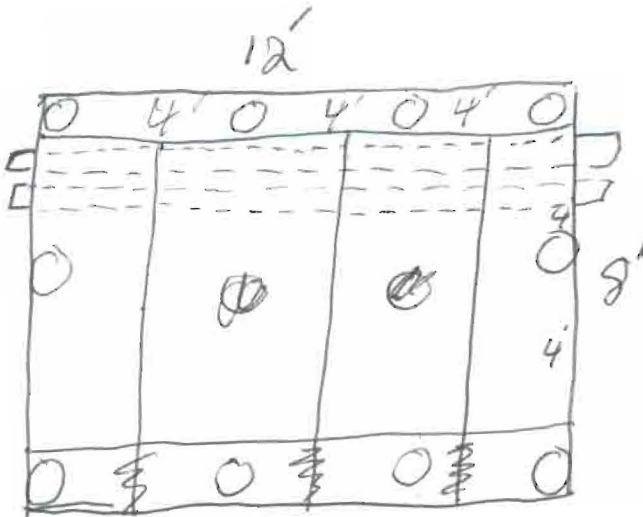
please use space below for drawing of deck with measurements.

423 St. John St
Corner Lot

LOT



Gravel



House

St. John
Granite St

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 11 1995
RECEIVED

