

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

970724

Location of Construction: <b>137 Noyes St</b>		Owner: <b>Lepage, Jeffrey</b>		Phone:		<b>Permit No: 970724</b>  <b>PERMIT ISSUED</b> <b>Permit Issued:</b> <b>JUL 10 1997</b> <b>CITY OF PORTLAND</b>	
Owner Address: <b>137 Noyes St Portland, ME 04102</b>		Lessee/Buyer's Name:		Phone: <b>874-0177</b>			BusinessName:
Contractor Name: <b>Owner</b>		Address:		Phone:			
Past Use: <b>2-fam</b>		Proposed Use: <b>Same</b>		<b>COST OF WORK:</b> <b>\$ 2,000.00</b> <b>PERMIT FEE:</b> <b>\$ 30.00</b>			<b>INSPECTION:</b> Use Group: Type:
Proposed Project Description: <b>Construct Deck</b>				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		Signature:	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature:		Date:	
Permit Taken By: <b>Mary Grenik</b>		Date Applied For: <b>03 July 1997</b>				<b>Zone:</b> <b>CBL:</b> <b>082-B-016</b> Zoning Approval:	

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..

- 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: **7/9/97**

## 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 **Jeffrey Lepage** ADDRESS: DATE: **03 July 1997** 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

6

S-21-97 Deck card completed. Dunes meets called & on meeting.

an imperfect

Deeds well complicated. Quere needs call'd for

## Type

Date \_\_\_\_\_

Foundation: \_\_\_\_\_

**Framing:** \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_



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

Location of Construction: 137 Noyes St		Owner: Lepage, Jeffrey		Phone:		Permit No: <b>970724</b>  Permit Issued: Zone: <b>R-5</b> CBL: <b>082-B-016</b> Zoning Approval: <i>2 fam ok per micro file</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>with condit</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>7/9/97</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Owner Address: 137 Noyes St Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 874-0177			BusinessName:
Contractor Name: Owner		Address:		Phone:			
Past Use: 2-fam		Proposed Use: Same		COST OF WORK: \$ 2,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <i>U</i> Use Group <i>A3</i> Type <i>5B</i> Signature: <i>[Signature]</i>			PERMIT FEE: \$ 30.00 Signature: <i>[Signature]</i>
Proposed Project Description: Construct Deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 03 July 1997					

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SIGNATURE OF APPLICANT **Jeffrey Lepage** ADDRESS: \_\_\_\_\_ DATE: **03 July 1997** 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

**Historic Preservation**  
☒ Not in District or Landmark  
☐ Does Not Require Review  
☐ Requires Review

**Action:**  
☐ Approved  
☐ Approved with Conditions  
☐ Denied

Date: **7/9/97**

CEO DISTRICT   
*MA. Leann*

EXEMPTED  
 WITH REQUIREMENTS

## LAND USE - ZONING REPORT

ADDRESS: 137 Noyes DATE: 7/9/97

REASON FOR PERMIT: construct Deck

BUILDING OWNER: Jeffrey LePage C-B-L: 82-B-16

PERMIT APPLICANT: owner

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

#6, #9

### CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ 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 garage 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 2 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 and/or garage.

9. Other requirements of condition shall have a min. of 20 feet to the closest rear setback line and 8' to the closest side setback line

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

## BUILDING PERMIT REPORT

DATE: 9 July 97 ADDRESS: 137 Noyes  
REASON FOR PERMIT: To Construct deck  
BUILDING OWNER: Jeffrey Lepage  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: \*1\*2 \*8\*10\*22\*28 ~~DELETED~~

### CONDITION(S) OF APPROVAL

- \*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)
  3. Precaution must be taken to protect concrete from freezing.
  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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) U.L. 103.
  7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
  - \*8. 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.
  9. Headroom in habitable space is a minimum of 7'6".
  - \*10. 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.
  11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  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 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.
  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.
  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.
  15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  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 19, 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)

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.
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. 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.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.

✓ 27. Footings are required under SANDO Tubes with anchors connecting the two.

✓ 28. Please read and implement items listed on attached Land Use zoning report

X 29. Your application states JOIST spanning 20', The building code will NOT allow 2x10' to span 20', 2x12 @ 12"OC. would be requirement of placing a beam to break the span is a second option. Please submit a new revised plan showing the change before work begins.

P. Samuel Holmes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

# BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

<u>Foundation</u>	<input type="checkbox"/>	Frost wall, min 4' below grade
	<input type="checkbox"/>	Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
	<input checked="" type="checkbox"/>	other <u>SONAX TUBES 4' BELOW</u>
<u>Sill</u>	<u>5'</u>	Distance between foundation supports
<u>Joist Size</u>	<input type="checkbox"/> 2x6 <input type="checkbox"/> 2x8 <input checked="" type="checkbox"/> 2x10	
<u>Joist Span</u>	<u>20'</u>	
<u>Distance Between Joists</u>	<input checked="" type="checkbox"/> 16"oc <input type="checkbox"/> 24"oc <input type="checkbox"/> other	
<u>Decking</u>	<input checked="" type="checkbox"/> 5/4 <input type="checkbox"/> other/explain	
<u>Stair Construction</u>	<input checked="" type="checkbox"/> 10" min tread <input type="checkbox"/> 7 3/4" max riser	
<u>Guard Height</u>	<input checked="" type="checkbox"/> 36" <input type="checkbox"/> 42"	

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36", all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Balusters ☐ /under 4"

Open guards shall have balusters or be of a 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.

Applicant: Jeffrey LePage  
Address: 137 Noyes St

Date: 2/9/97  
C-B-L: 82-B-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 2 units dk per microfiche - 1890

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' req - Not shown well on plans appears 25' shall be 20' req

Side Yard - 8' req - appears 8' ish present

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



137 NOYES ST

082-B-016

LEPAGE, JEFFREY

