

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ERIC W JENSEN

Located At 59 TOLMAN RD (PEAKS ISLAND)

Job ID: 2012-07-4552-ALTR

CBL: 091- G-001-001

has permission to replace existing front and side deck (Single Family Residence).

provided that the person or persons, firm or corporation accepting 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

08/07/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In: Framing and Electric
 3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4552-ALTR

Located At: 59 TOLMAN RD

CBL: 091- G-001-001

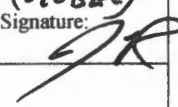
Conditions of Approval:

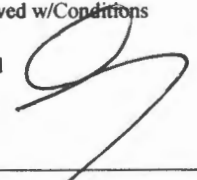
Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
5. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
6. **R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4552-ALTR	Date Applied: 7/26/2012	CBL: 091- G-001-001	
Location of Construction: 59 TOLMAN RD - PEAKS ISLAND	Owner Name: ERIC & CHERYL JENSEN	Owner Address: 74 DEAKE ST SOUTH PORTLAND, ME 04106	Phone: 799-4738-SP 766-5690 PI
Business Name:	Contractor Name: Richard Brusgulis	Contractor Address: 11 PARRIS ST APT 1 PORTLAND MAINE 04101	Phone: (207) 272-3910
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: IR-1
Past Use: Single Family Seasonal Cottage	Proposed Use: Same: Single Family Seasonal Cottage - to replace existing front and side deck	Cost of Work: \$16,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JRC, 2009 (MUBBC) Signature: 
Proposed Project Description: Replacing existing deck with a new one		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: 08/3/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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

IR-1 Entail 7/27/12

(3)

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.

2012-07-4552 - ALTR

Location/Address of Construction: <u>59 Tolman Rd. Peaks Island</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>55005 SF</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>091 6001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Eric & Cheryl Jensen</u> Address <u>74 Deake St</u> City, State & Zip <u>So. Portland, ME 04106</u>	Telephone: <u>799-4738 So. Portland</u> <u>766-5690 Peaks Island</u>
Lessee/DBA RECEIVED JUL 26 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$16,000.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: <u>\$180.00</u>
Current legal use: (e.g. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>property is occupied</u> Proposed Specific use: <u>Seasonal Cottage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacing existing deck with a new deck</u>		
Contractor's name: <u>Richard Brusquolis</u> Email: <u>rh60459@maine.rr.com</u> Address: <u>11 Parris St. Apt. 1</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: <u>207-272-3910</u> Who should we contact when the permit is ready: <u>Contractor</u> Telephone: _____ Mailing address: <u>11 Parris St. Apt 1 Portland ME 04101</u>		

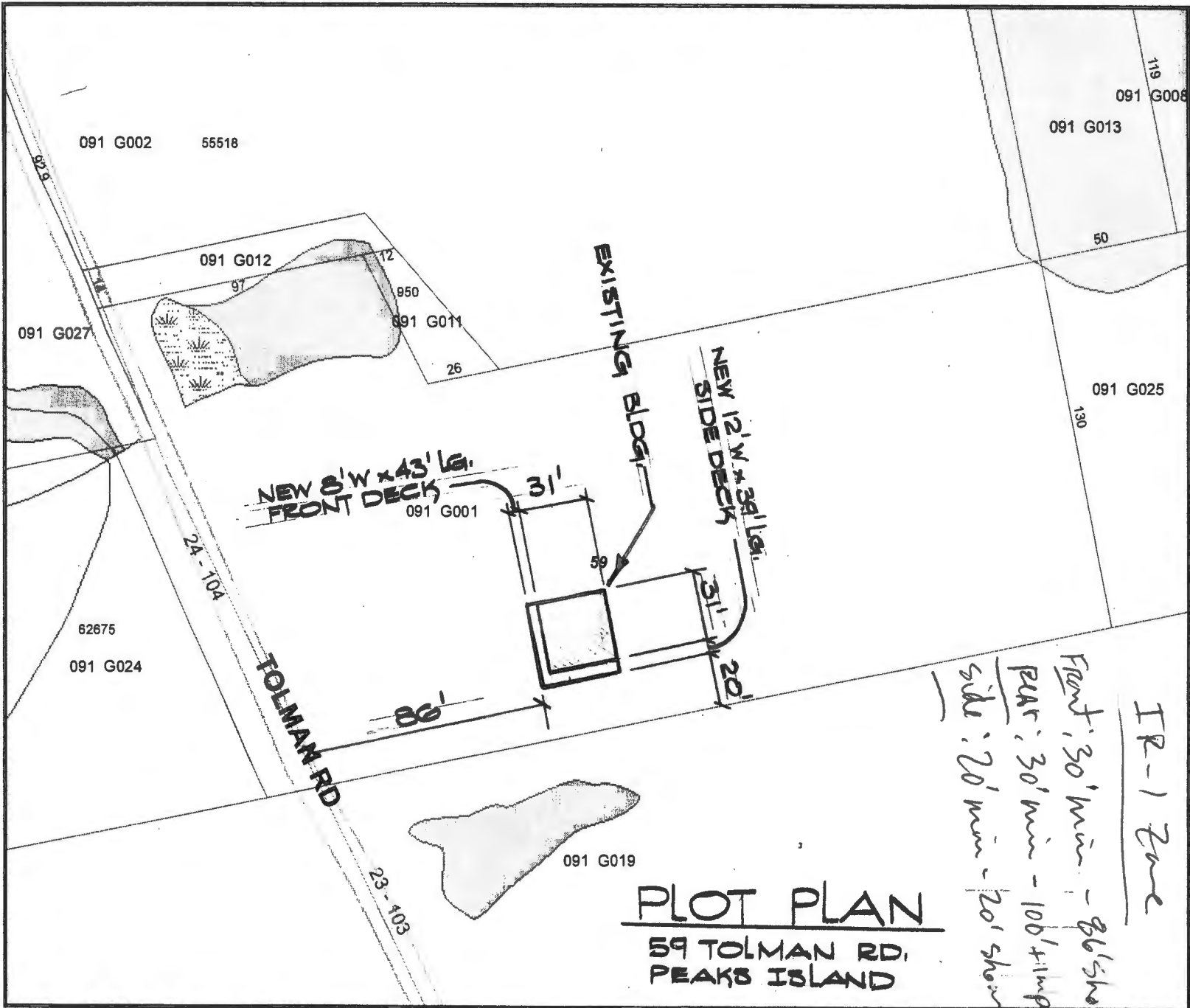
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Richard Brusquolis Date: 7/26/2012

This is not a permit; you may not commence ANY work until the permit is issued



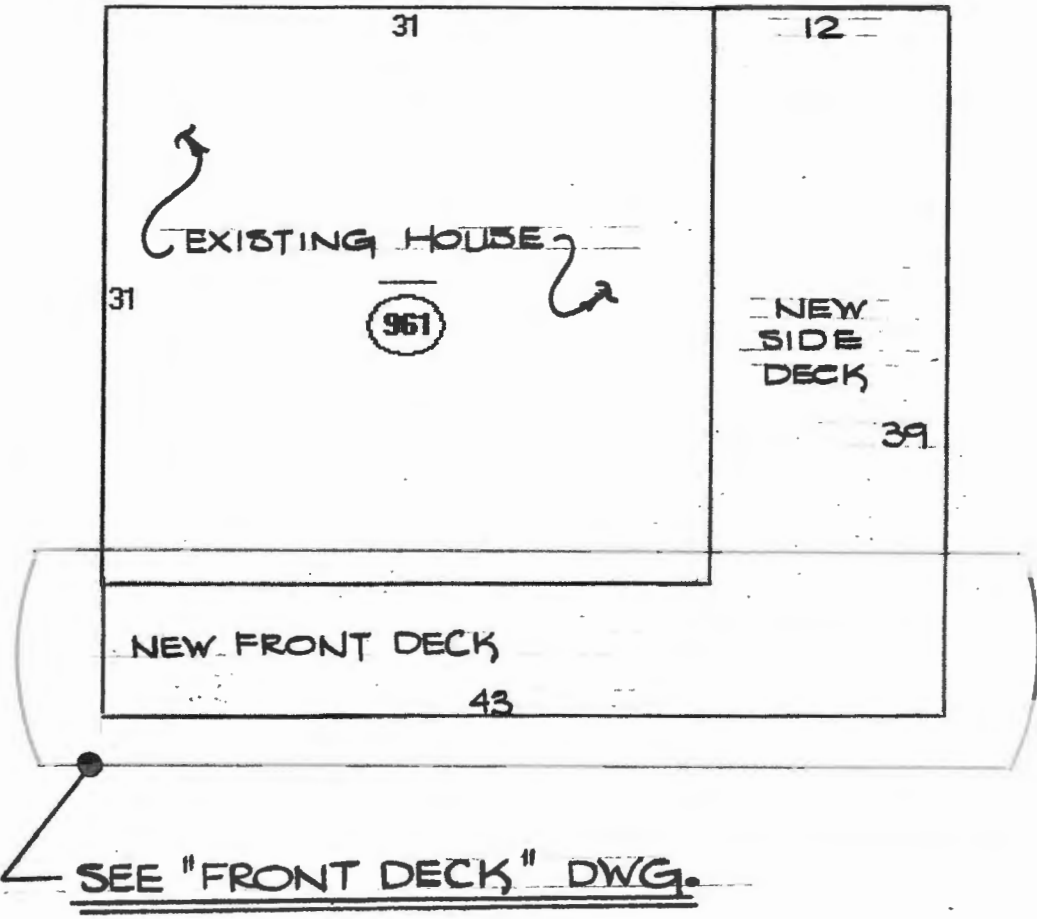
PLOT PLAN
59 TOLMAN RD,
PEAKS ISLAND

IR-1 Zone
 Front: 30' min - 86' shown
 Rear: 30' min - 100' implied
 Side: 20' min - 20' shown

1 Inch = 50 feet



Map Produced by the City of
 Portland's ArcGIS Server
 Web Application.





PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 587

Tender Amount: 180.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/27/2012

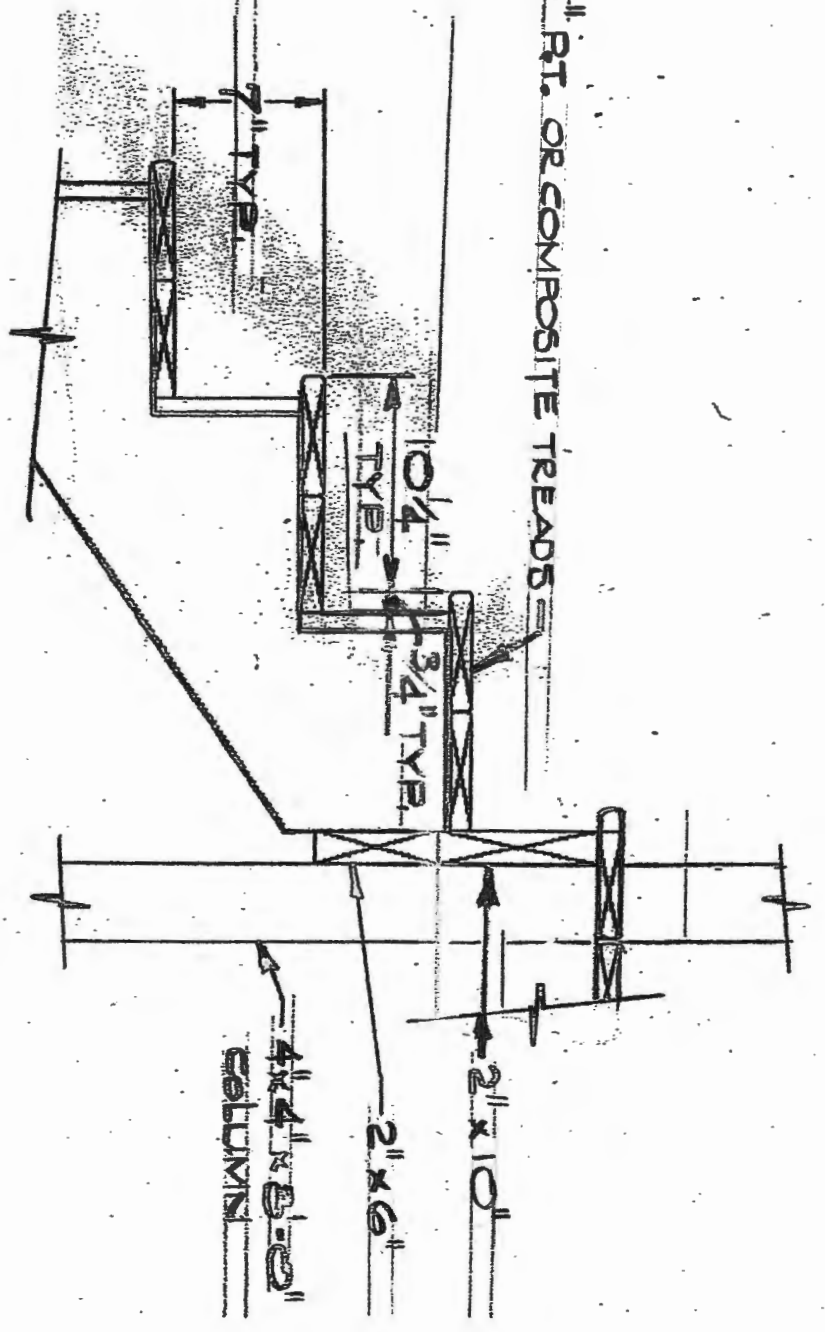
Receipt Number: 46401

Receipt Details:

Referance ID:	7414	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	180.00	Charge Amount:	180.00
Job ID: Job ID: 2012-07-4552-ALTR - Replacing existing deck with a new one			
Additional Comments: 59 TOLMAN			

Thank You for your Payment!

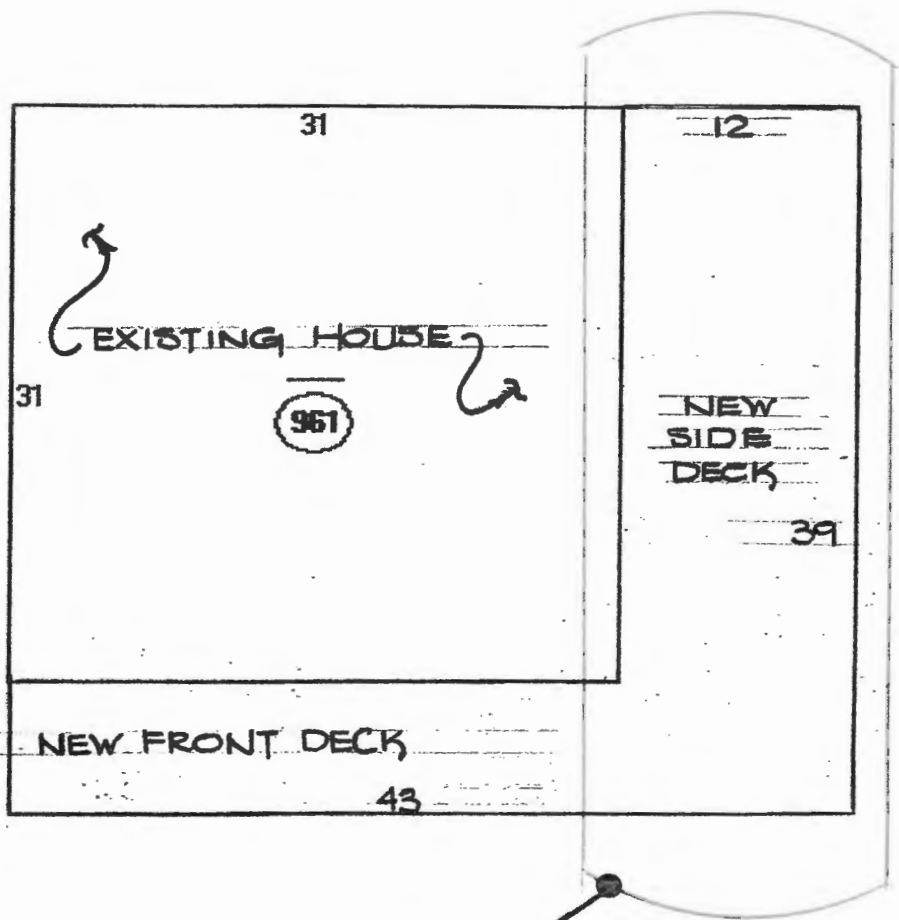
5/4" x 6" RT. OR COMPOSITE TREADS



NOTE:

WIDTH OF STAIRS IS 4'-0"

STAIR DETAILS - SECTION "C-C"

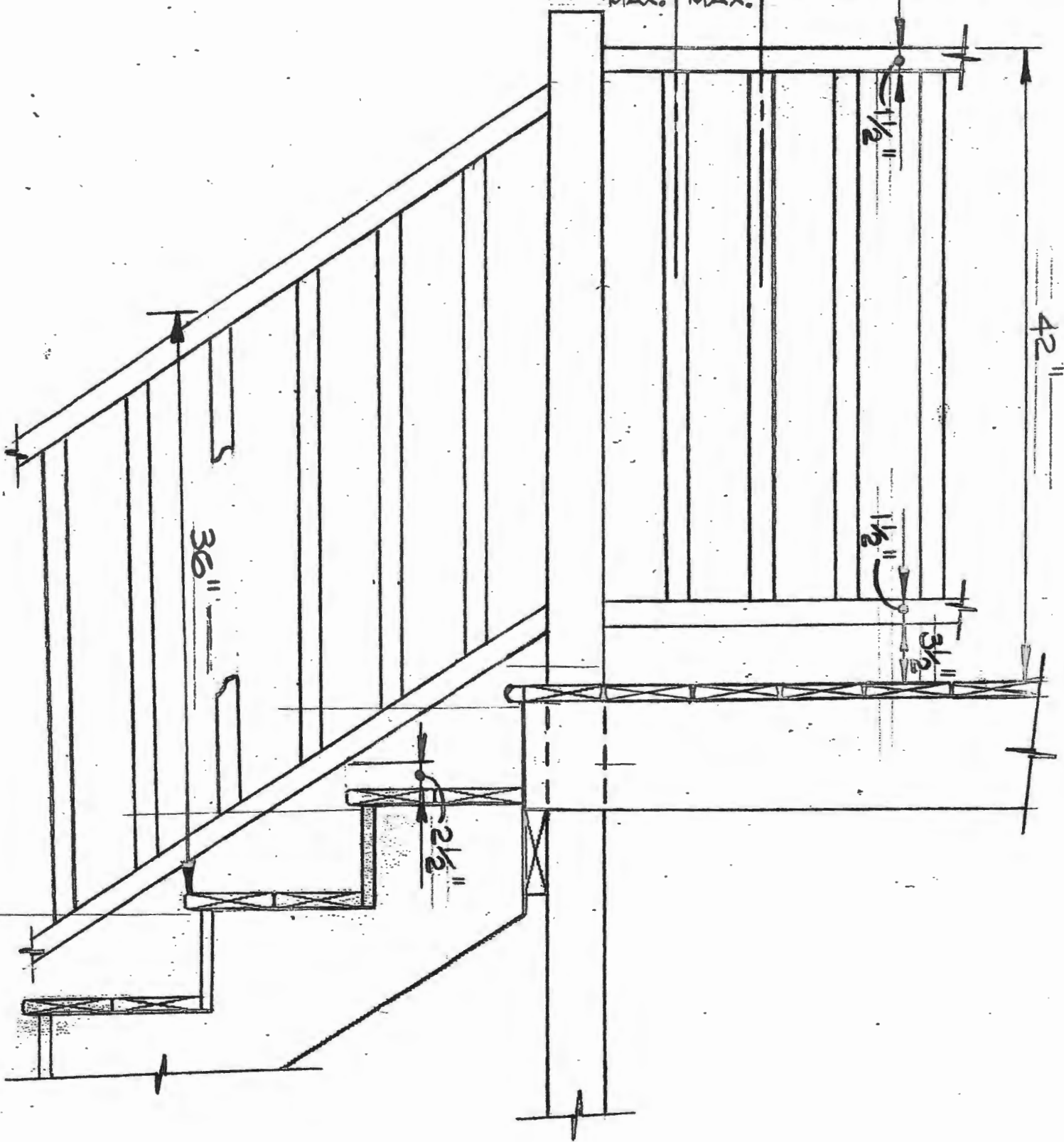


SEE "SIDE DECK" DWG.

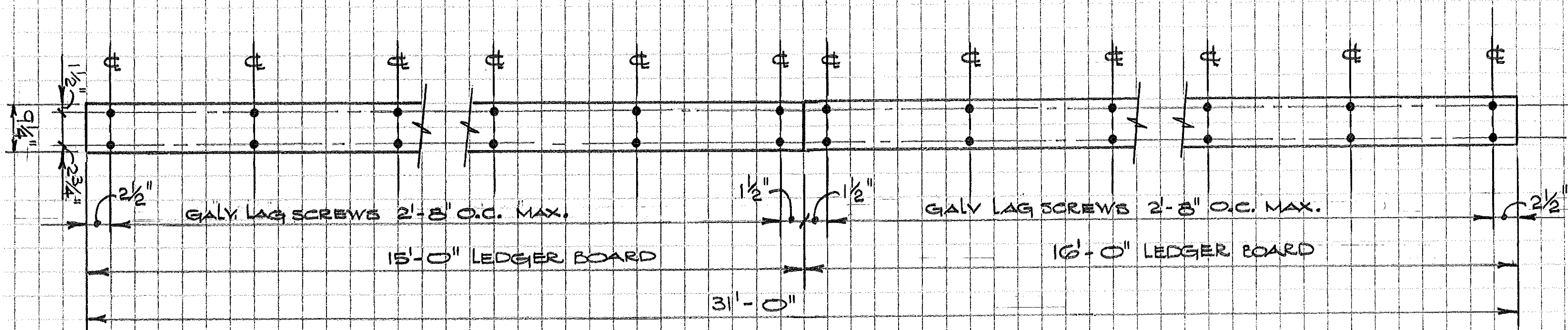
2" x 2" BALUSTER (TYP.)

BALUSTER

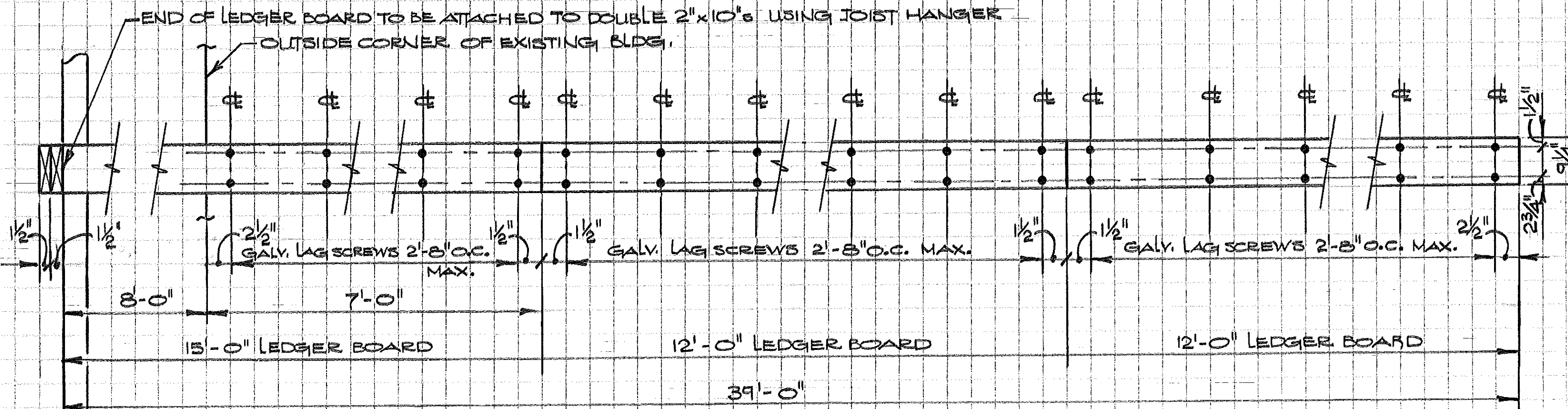
4 1/4" MAX. 5" O.C. (TYP.) 1 1/2" MAX.



HANDRAIL DETAILS - SECTION "D-D"

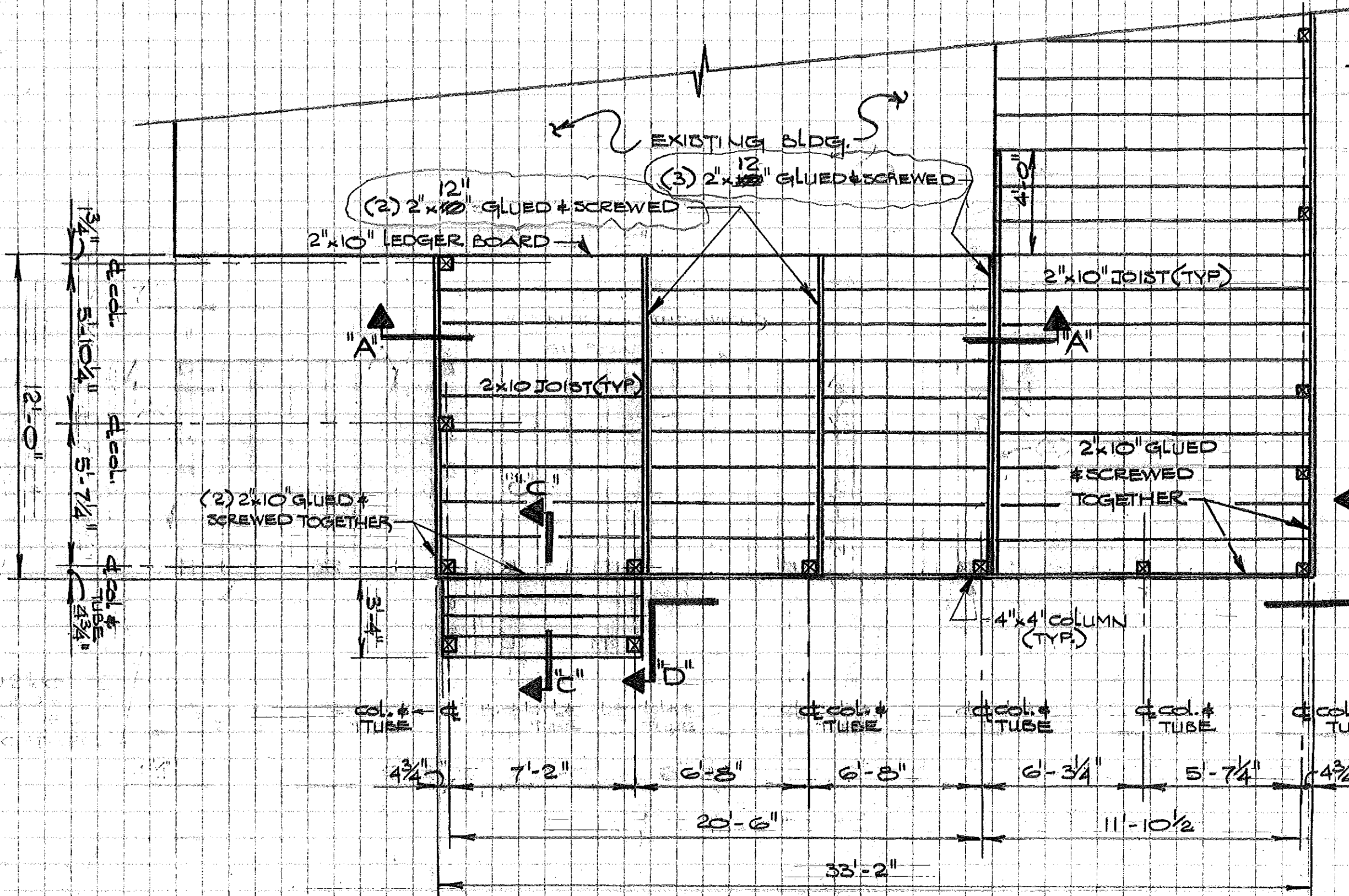


LEDGER BOARDS - SECTION "A-A"



LEDGER BOARDS - SECTION "B-B"

* NOTE:
 ALL 2" x 10" LEDGER BOARDS TO BE ATTACHED TO EXISTING BLDG. FRAMING USING 3/8" x 3 1/2" GALV. LAG SCREWS W/WASHERS



- NOTES:**
- 1) ALL COLUMNS ARE 4" X 4" PRESSURE TREATED (P.T.) LUMBER.
 - 2) ALL JOISTS & LEDGER BOARDS ARE 2" X 10" P.T. LUMBER.
 - 3) ALL JOISTS ARE ATTACHED USING JOIST HANGERS OR THRU-BOLTED TO COLUMNS USING 3/8" DIA. GALV. CARRIAGE BOLTS.
 - 4) CONCRETE FORM TUBE: 8" DIA. AND 4'-0" BELOW GRADE (TYP.)
 - 5) COLUMN TO BE ANCHORED TO FOOTING USING A 4" X 4" POST ANCHOR (TRIPLE ZINC).
 - 6) DECK MATERIAL TO BE 5/4" X 6" P.T. LUMBER OR COMPOSITE MATERIAL.

FRONT DECK DWG.

59 TOLMAN RD.
PEAKS ISLAND

CBC: 091 G-001

RECEIVED
SEP 18 2012

Dept. of Building Inspections
City of Portland Maine.