

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

Location of Construction: Fessenden St/Old Pier Rd <i>L111 11 7</i>		Owner: ***Doris Stevens		Phone: 773-4315		Permit No: 000333
Owner Address: ** 21 Thomas St Portland ME 04103		Lessee/Buyer's Name:		Phone:		
Contractor Name: Kurt Becker		Address: Box 507 Worsam ME		Phone: 839-8146		Zone: <i>12-2</i> CBL: <i>105-T-004-5-6</i>
Past Use: <i>single family</i> <i>Paul Stevens 772-3846 SMRT</i>		Proposed Use: <i>same</i>		COST OF WORK: \$ 6,000		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>(u)</i> Use Group <i>A-3</i> Type: <i>53</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>
Proposed Project Description: <i>16x16 Deck</i>				Signature: _____		
Permit Taken By: <i>K</i>		Date Applied For: <i>April 7 2000 K</i>		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____

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

April 7 2000

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

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: *9*

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS.

12-15-2K: Door not built as per plan provided. Right side is connected to deck & not railing along right side at greater than 15 1/2" from grade.
12-18-2K: Called & spoke w/ Don & left message on Paul VeriMail @ sunset. Asked Marge about the view phone conversation w/ Paul who agreed to submit report as built. SKW

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

DECK FOR PAUL STEVENS - SITE PLAN

10.2.99

BY: PAUL S. STEVENS AIA
LITTLE DIAMOND ISLAND

IP-2 Zone

HEWIS

HEWIS

FESSENDEN AVE.
65.94

DIAMOND AVE

FOUND PIN

114.34

25'

65.893
25'

102.3

SETBACK

20'

BISHOP

STEVENS

HORTON



CORNER OF HOUSE 3.2" OFF LINE

OLD PIER ROAD

CORNER OF HOUSE 6.2" OFF LINE

FOUND PIN

20' req

10'

130

16'

25'

75'

SETBACK LINE FROM WATER

NOTE: SEE BOUNDARY SURVEY
LEWIS & WATKINS, INC.
11/10/99

HORTON



SHADED AREA REPRESENTS
NEW CONSTRUCTION

CASCO BAY

1" = 30'-0"

BUILDING PERMIT REPORT

DATE: 7 APRIL 2008 ADDRESS: Fossenden St Alder Rd L.D.I.CBL: 105-T-004

REASON FOR PERMIT: 16'x16' Deck

BUILDING OWNER: Doris Stevens

PERMIT APPLICANT: _____ CONTRACTOR Kurt Backen

USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 6,000.00 PERMIT FEES: \$80.65

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)


CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2 *11 *13 *32 *34

- 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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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 1/2" 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 1010.4)
- 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)

A/T/c

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/1999), 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
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 be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and 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/1999)
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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 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.
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)
31. Please read and implement the attached Land Use Zoning report requirements. *to remain family only*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12600

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

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

****** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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 **FESSENDEN ST. / OLD PIER RD. LITTLE DIAMOND ISLAND**

Tax Assessor's Chart, Block & Lot Number Chart# 105 Block# T Lot# 4,56	Owner: DORIS J. STEVENS	Telephone#: 207-773-4315
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Owner's Address 21 THOMAS ST. PORTLAND 04102	Lessee/Buyer's Name (If Applicable) —	Cost Of Work: \$ 6000	Fee: \$ 600.00
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Proposed Project Description (Please be as specific as possible)
16' X 16' OPEN DECK

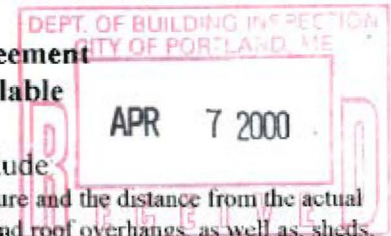
Contractor's Name, Address & Telephone KURT BECKER, BOX 507, GORHAM, ME. 04038, 839-8146	Rec'd By (K)
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- 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 (Sample Attached)



If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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.

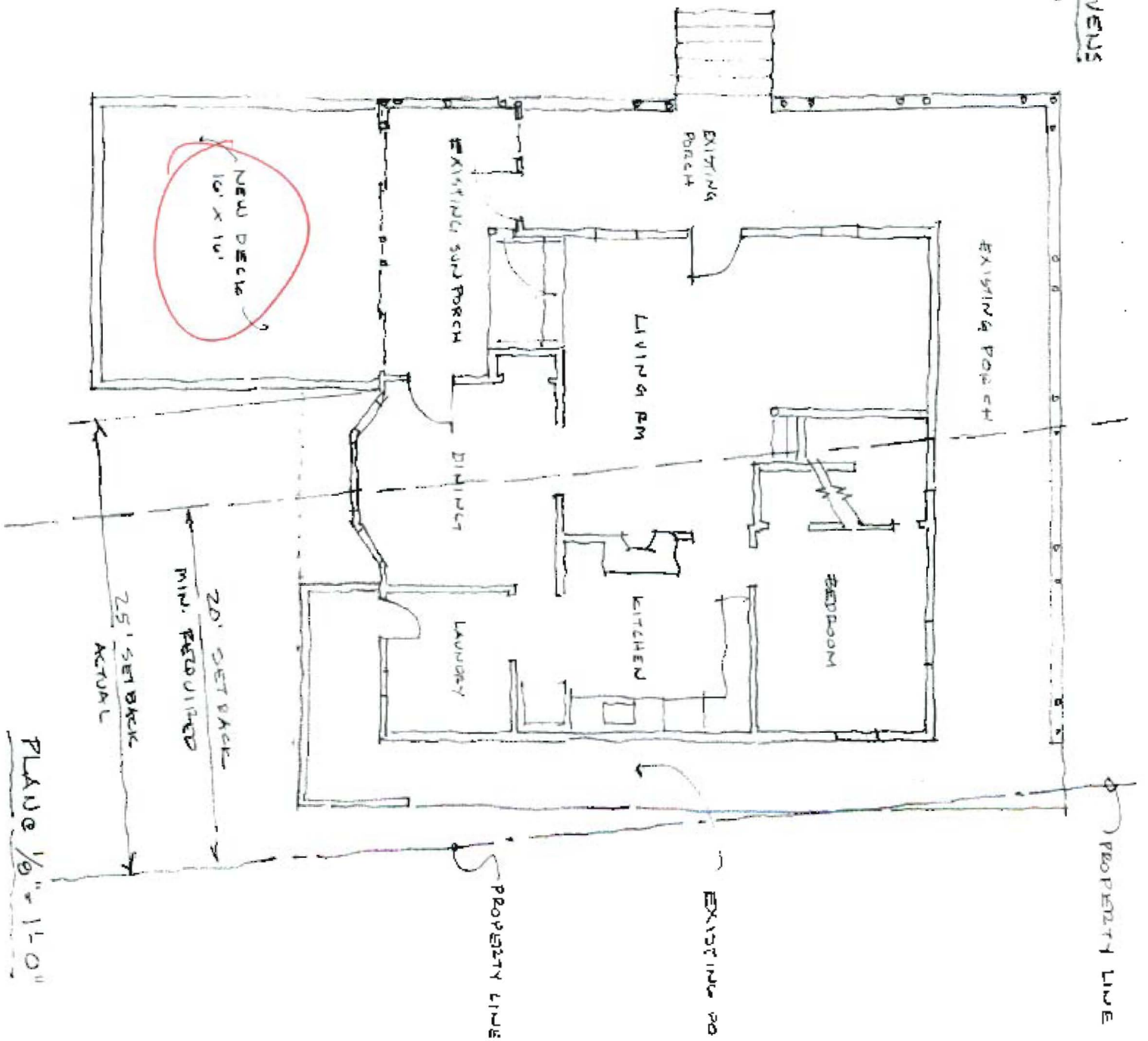
Certification

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Signature of applicant:	Date: 4/7/00
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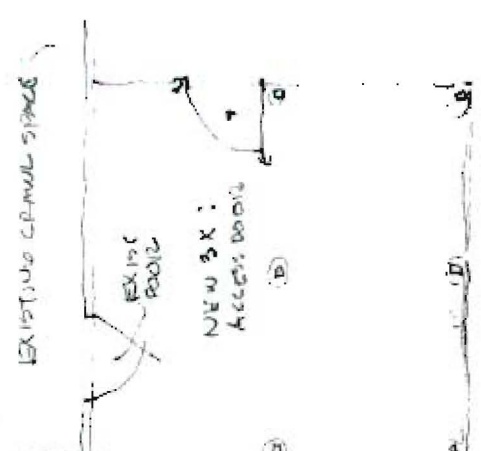
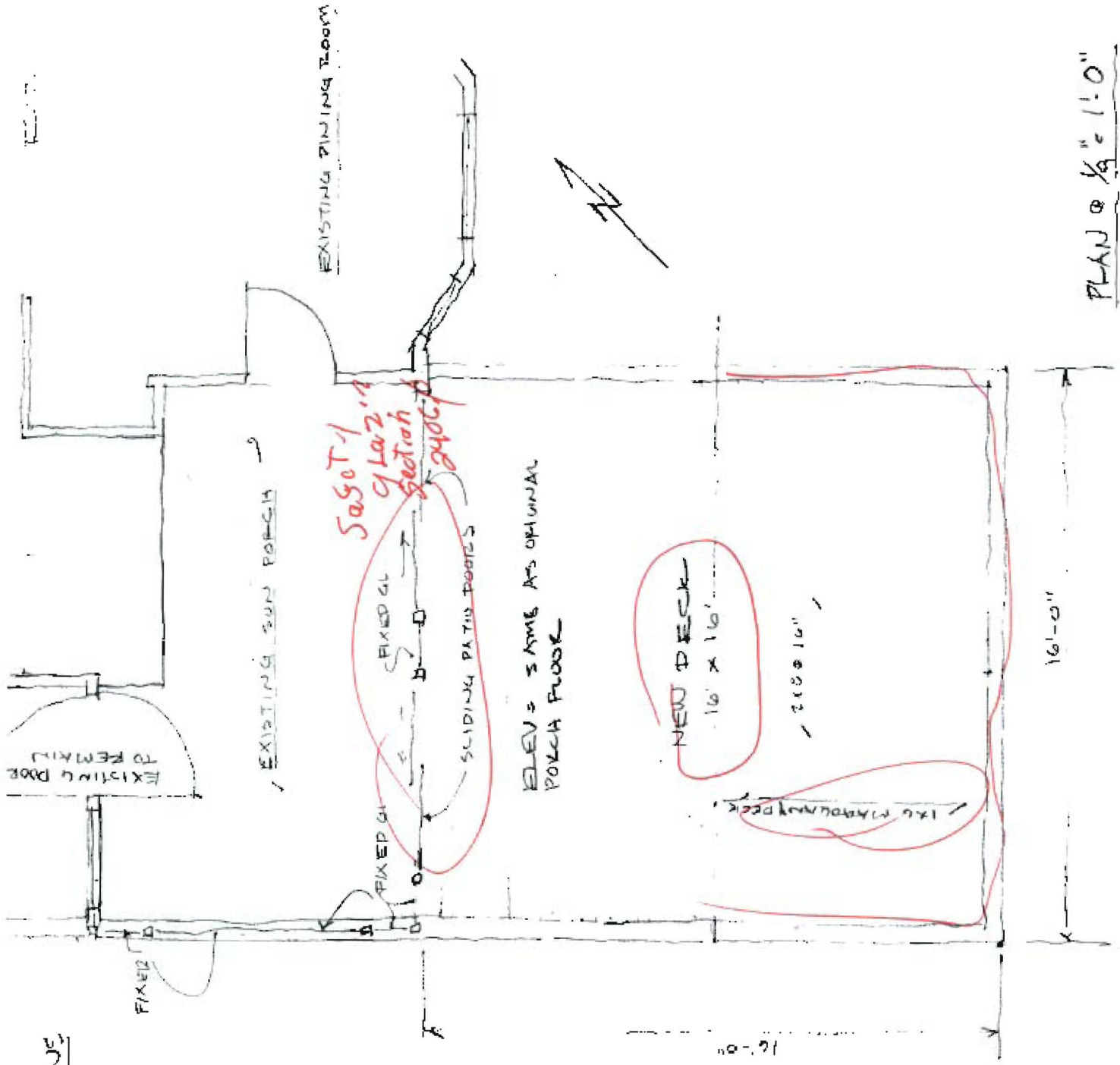
DECK FOR PAUL STEVENS
BY PAUL STEVENS AIA

10.2.99



DECK FOR PAUL STEVENS
BY PAUL STEVENS AIA

10.2.99



CEILING SPACE PLAN
@ 1/8" = 1'-0"

DECK FOR PAUL STEVENS

BY PAUL STEVENS AIA

10.12.07

EXISTING CRAWL SPACE

2x8 TRUSS BOLTED TO EXISTING GIRD BEAM

2x8 JOISTS @ 16" O.C.

4x8 BEAM

EXIST BRACE

4x4 POST ON CONC SANDPIT TYPICAL

EXISTING SUN BRACE

EXISTING GIRD

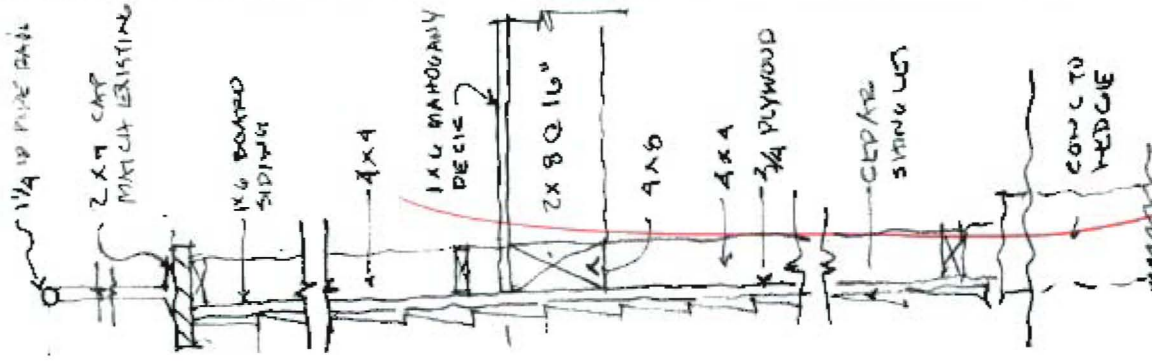
EXISTING CRAWL SPACE

2x6 CROSS BRACE

CONC SANDPIT TO LEDGE

42" Guardrail section 1027.4

FRAMING SECTION @ 1/4" = 1'-0"



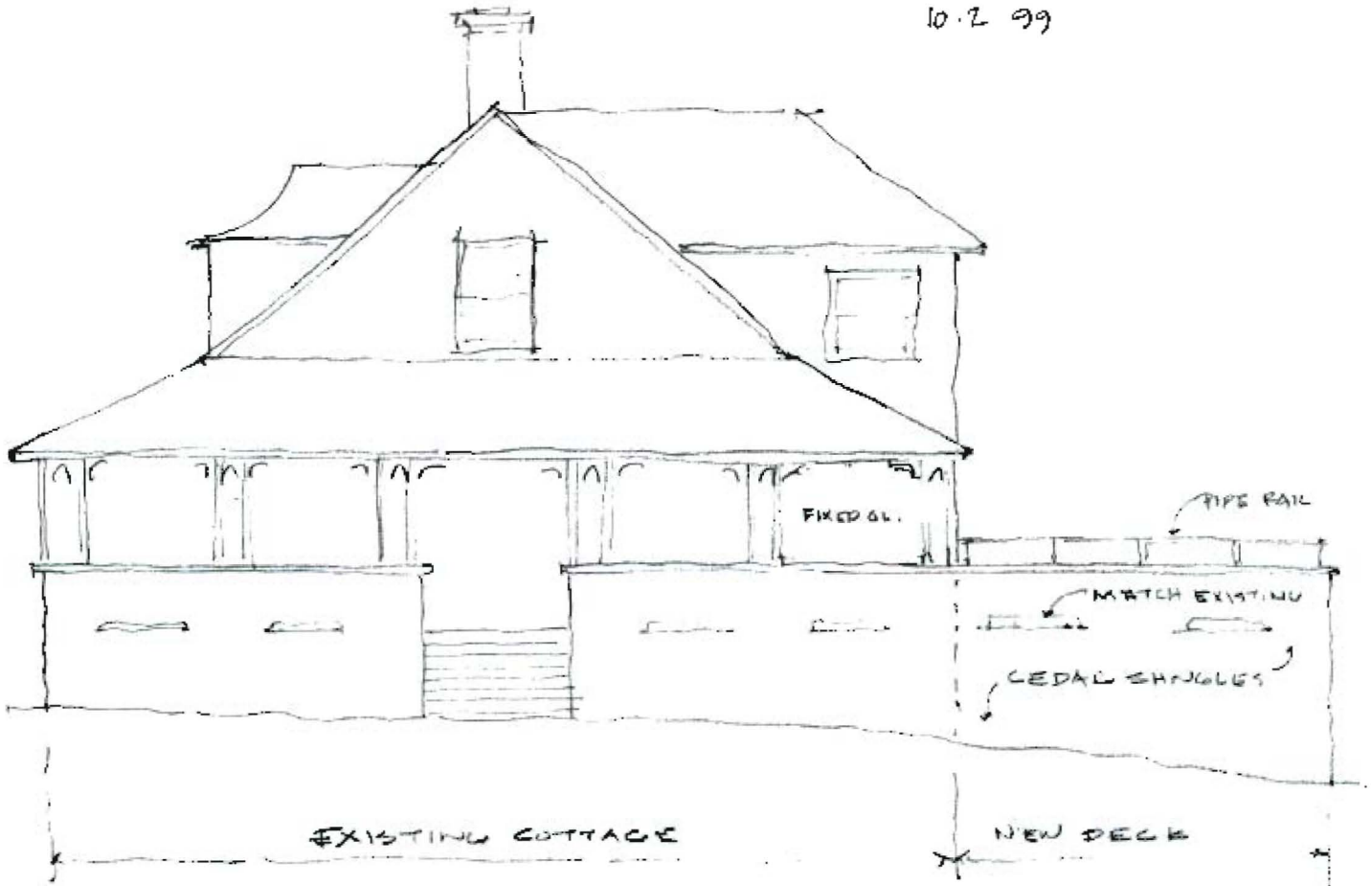
SECTION @ 3/4" = 1'-0"

FRAMING PLAN @ 1/4" = 1'-0"

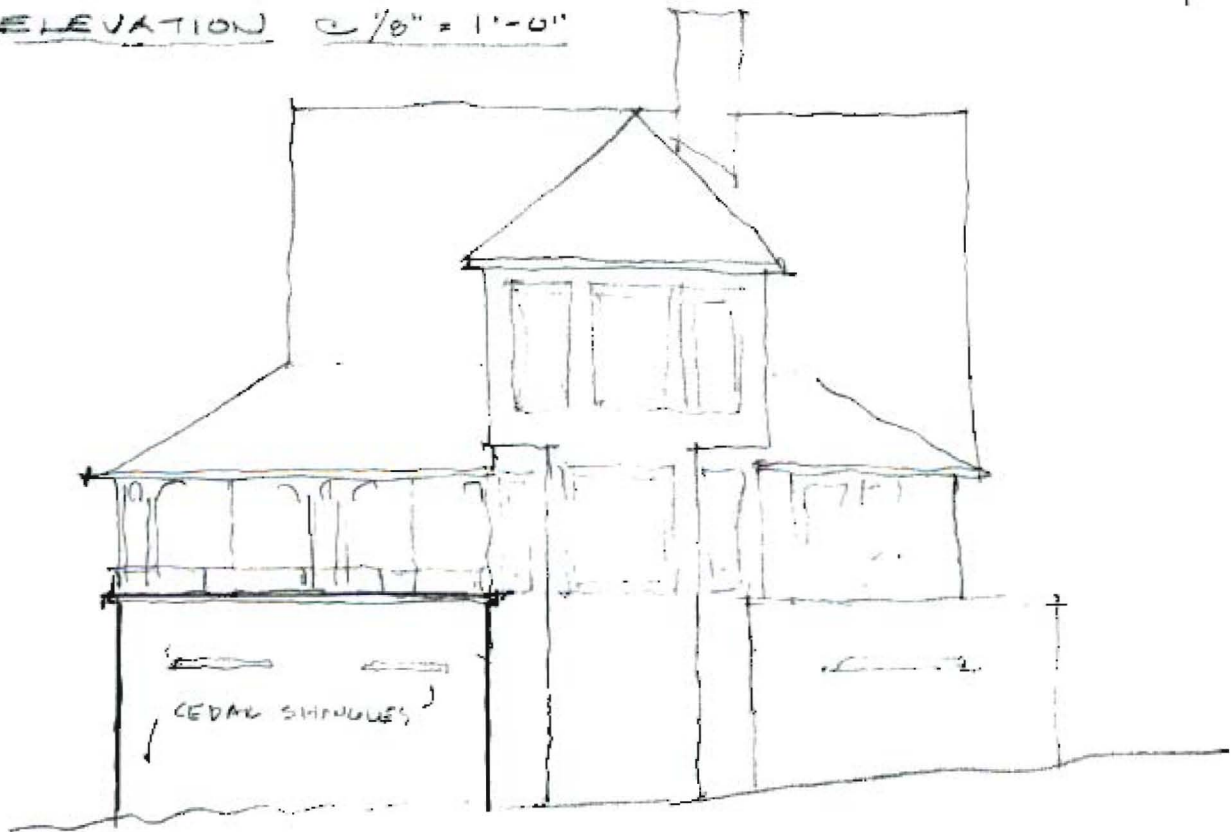
DECK FOR PAUL STEVENS

BY PAUL STEVENS AIA

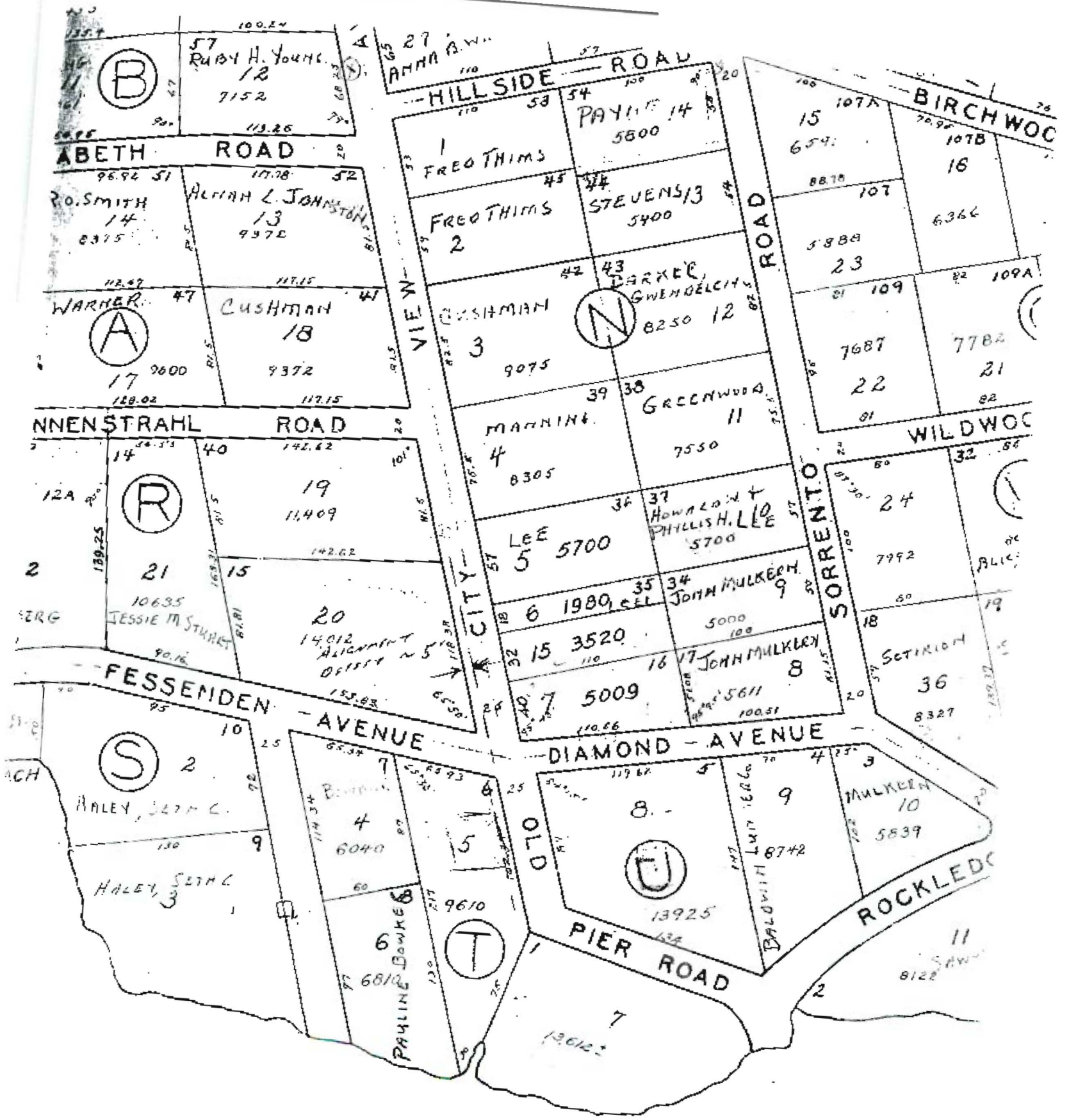
10.2.99



WEST ELEVATION $\frac{1}{8}'' = 1'-0''$



NEW DECK $\frac{1}{8}'' = 1'-0''$ EXIST SOUTH ELEVATION



Wow, check out those names from the original!

7112

Know all Men by these Presents, That

I, PAULINE E. BOWKER, of Portland, County of Cumberland and State of Maine;

in consideration of one dollar and other valuable consideration

paid by DORIS J. STEVENS, of Portland, County and State aforesaid,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DORIS J. STEVENS, her heirs and assigns, forever.

A certain lot or parcel of land, with the buildings thereon, situated on Little Diamond Island, in the City of Portland, County of Cumberland and State of Maine, being Lots No. 6, 7 and 8 as shown on Plan of West End of Little Diamond Island, made by E. C. Jordan & Co., March 1908, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 89,

Being the same premises conveyed to me by Emory D. Smith by deed dated May 1, 1945, and recorded in said Registry of Deeds, in Book 1780, Page 141, and SUBJECT to the restrictions set forth in said deed.

All rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

This conveyance is made subject to taxes for 1969 which the grantee assumes and agrees to pay.



To Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said DORIS J. STEVENS, her

heirs and assigns, to their use and behoof forever. And I do covenant with the said Grantee her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances except as aforesaid; that I have good right to sell and convey the same to the Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Pauline E. Bowker, widow,

signed, sealed and delivered in presence of

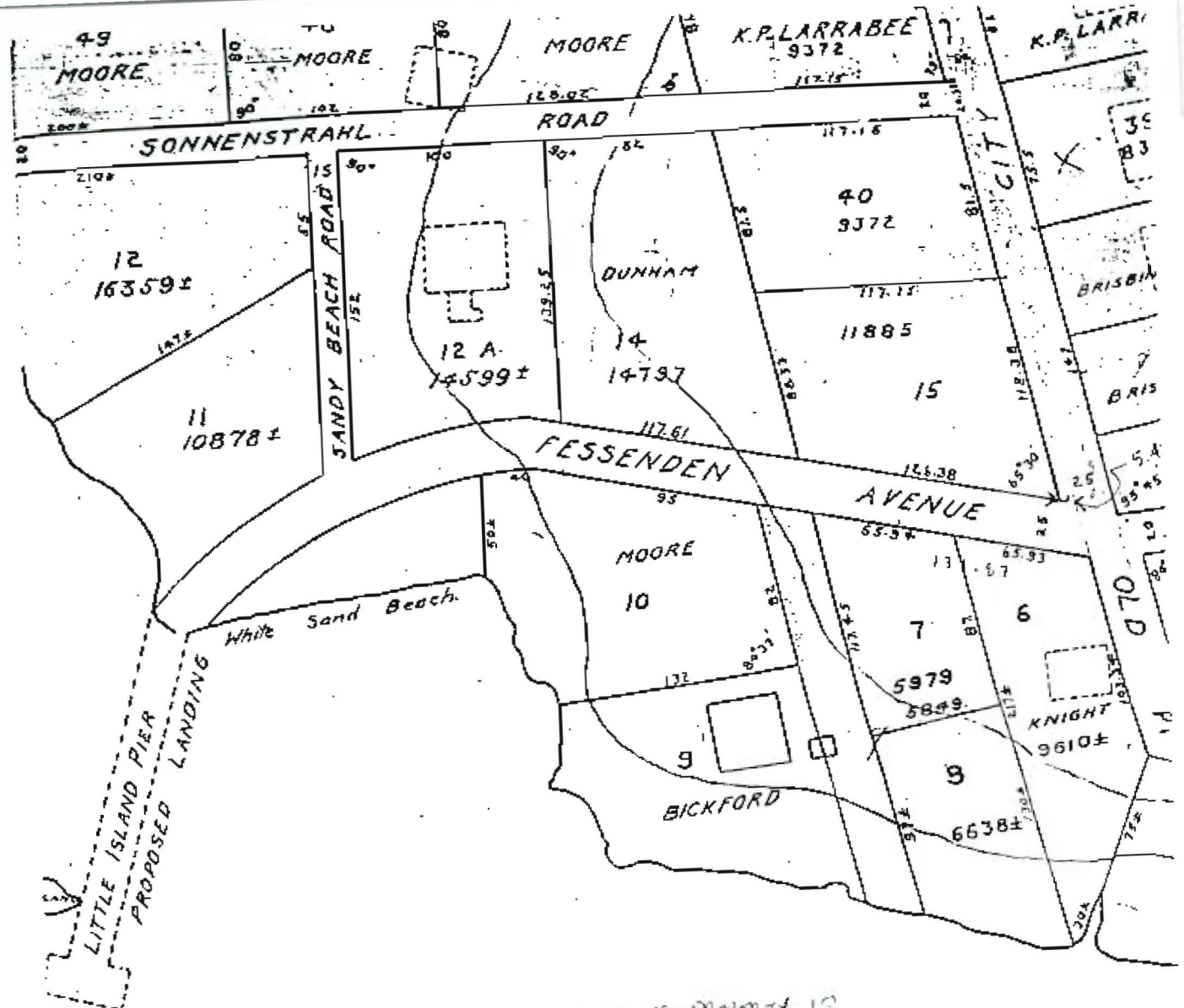
Thomas P. [Signature] *Pauline E. Bowker*

State of Maine, Cumberland County, August 29, 1969.
Personally appeared the above named Pauline E. Bowker

and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Thomas P. [Signature]* Notary Public, JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, IS. REGISTRY OF DEEDS
Received AUG 28 1969
BOOK 3099 PAGE 732



— SIDELINE OF PROPERTY IS
 5.49' OFF SET FROM CITY VIEW
 PROPERTY LINE