

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
www.cascobayeng.com

02/13/2019

January 9, 2019

Burak Sezen
174 Beacon Street
Portland, ME 04103

Re: Renovation to 174 Beacon Street
Portland, Maine

Project Number: 19-003

Dear Burak:

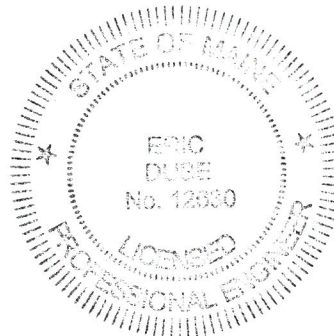
Eric Dube of Casco Bay Engineering visited the structure at the above noted address on January 9, 2019 to observe the existing structure conditions at the proposed renovated attic floor area. The existing attic joists are 2x6's at 24 inches on center with a maximum span of approximately 11'-3".

Casco Bay Engineering analyzed the existing joists and found that they conform to the prescribed attic load of 20 psf based on the current adopted edition of the International Building Code (IBC 2015).

Please contact us if you have any additional questions or concerns.

Sincerely,

Eric Dube, PE
Casco Bay Engineering



1.9.19



Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

**FAST TRACK ELIGIBLE PROJECTS
SCHEDULE A**

02/13/2019

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application.)

Type of Work:

- One/two family swimming pool, spa, or hot tub.
- One/two family first floor deck, stair, or porch.
- One/two family detached one-story accessory structure less than 600 sq. ft. without habitable space.
- Fences over 6 feet in height (residential or commercial).

Zone: R5

- Shoreland zone? Yes No
- Stream protection zone? Yes No
- Historic district? Yes No
- Flood zone (if known)? Yes No

This information may be found on the city's
online map portal at:
<http://click.portlandmaine.gov/gisportal/>

1. Setbacks to project:

- a. Front (from deck to the street)
- b. Rear
- c. Left side
- d. Right side
- e. Side street
- f. Other structures (for pools only)

Proposed Project Ordinance Requirement

14'	
Ø (N/A)	
26'	
28'	
N/A	
N/A	
Same	

- 2. Lot coverage or impervious surface coverage (total after project):
- 3. Landscaped open space (R-6 zone only):
- 4. Height of structure:
- 5. For fences only:
 - a. Distance from fence to street line
 - b. Height of fence within 25 feet of street line
 - c. Height of fence more than 25 feet from street line

I certify that (all of the following must be initialed for this application to be accepted):

- I am the owner or authorized owner's agent of the property listed below.
- I am aware that this application will not be reviewed for determination of the zoning legal use and the use may not be in compliance with City records.
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes.

Initials
BS
BS
BS
BS

Project Address: 174/176 Beacon St Portland ME 04102

Print Name: Burak Sezen Date: 1/28/2014

This is a legal document and your electronic initials are considered a legal signature per Maine state law.



Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

Submission Guidelines for Decks

02/13/2019

The following is a guideline of information required for the review of a building permit application for a residential deck. It is intended to help you supply proper and complete drawings and documents. Please label all of the following items on your plans. Refer to the One- and Two-Family Addition/Alteration Checklist for complete submission requirements and instructions.

- ✓ A plot plan showing all existing and proposed structures with distances to property lines and dimensions of the proposed deck platform(s) and stairs

- ✓ Additional drawings showing all of the following information:

1. Type of foundation system

- a. Diameter of concrete filled tube or pre-cast concrete pier size *Pre cast concrete 10" 3 6"*
- b. Depth below grade (minimum 4' below grade) *B 4' Deep*
- c. Spacing of tubes *piers C Apx 6' apart.*

2. Posts (members supporting framing of floor system)

- a. Wood size, type and location *A 6" x 6" P.T. above piers*
- b. Anchorage of post to footing *B 6 x 6 Adj post Base*

3. Framing members

- a. Ledger size attached to building *A 2 x 12 P.T.*
- b. Lag bolt size and spacing on ledger *B GRN 7/8 x 5/8 12" oc or Better*
- c. Lateral attachment to building *C 3 Fasteners every 12"*
- d. Location and type of flashing *D Between Building & Deck*
- e. Girder size and spans carrying floor system *E 1/2" on water shield*
- f. Joist size, span, spacing and hanger type *F 2" x 8" x 3pc spans Apx 6'*
- g. Decking size *F 2" x 8" - 4' - 16oc mechanical Fasteners*
- h. Post connection *G 5/4 x 6 composit*
h mechanical Fasteners

4. Guardrails and handrail details

- a. Guardrail height *A 36"*
- b. Baluster spacing *B 5" oc 3 3/4" space*
- c. Handrail height *C 34"*

5. Stair details

- a. Tread depth (measured nosing to nosing) *A 10 1/8"*
- b. Riser height *B 7" to 8"*
- c. Nosing projection of tread *C 1 1/8"*
- d. Width of stairs *D 8'*
- e. Landing size(s) *E 4' 4" x 21'*



Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/13/2019

**FAST TRACK ELIGIBLE PROJECTS
SCHEDULE B**

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application.)

Type of Work:

- One/two family renovations within existing shell, including interior demolition and windows.
- One/two family HVAC, including boiler, furnace, heating appliance, pellet or wood stove.
- One/two family exterior propane tank.
- Commercial HVAC for boiler, furnace, and heating appliance.
- Commercial HVAC system with structural and mechanical stamped plans.
- Commercial interior demolition – no load bearing demolition.
- Temporary outdoor tents and stages less than 750 square feet.
- Temporary construction trailer.

Zone: RS

- | | | |
|-------------------------|---------------------------|-------------------------------------|
| Shoreland zone? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Stream protection zone? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Historic district? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Flood zone (if known)? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

This information may be found on the city's online map portal at:
<http://click.portlandmaine.gov/gisportal/>

I certify that (all of the following must be initialed for this application to be accepted):

Initials

- I am not expanding the building, including footprint, floor area, or dormer. RS
- I am the owner or authorized owner's agent of the property listed below. BS
- I am aware that this application will not be reviewed for determination of the zoning legal use and the use may not be in compliance with City records. BS
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations. BS
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes. BS

Project Address: 174/176 Beacon St Portland ME

Print Name: Burak Sezen Date: 1/24/2019

This is a legal document and your electronic initials are considered a legal signature per Maine state law.