

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

Location of Construction: 32 Lincoln St.		Owner: *** Robyn & Yvette Brown		Phone: 871-0082		Permit No: 001031	
Owner Address: 32 Lincoln St., Portland, ME 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Greg Bartley		Address: Falmouth		Phone: 781-3173		Permit Issued: SEP 15 2000	
Past Use: Single Family LEGAL ZUNIT		Proposed Use: Same NO CHANGE		COST OF WORK: \$ 5,744.00		PERMIT FEE: \$60.00	
Proposed Project Description: Replace old porch		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <u>R-3</u> Type <u>5B</u> <u>BOCA 99</u>	
				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (PAD.)		Signature:	
		Action:		Approved <input type="checkbox"/>		Special Zone or Reviews:	
				Approved with Conditions: <input type="checkbox"/>		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Denied <input type="checkbox"/>			
Permit Taken By: Gayle		Date Applied For: September 8, 2000 GG		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..

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

September 8, 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

PERMIT ISSUED WITH REQUIREMENTS

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Appoved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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.

Location/Address of Construction (include Portion of Building): 32 LINCOLN ST PORTLAND			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 175 Block# K Lot# 007		Owner:	Telephone#: 871-0082
Owner's Address: 32 LINCOLN ST PORTLAND, ME 04103	* Lessee/Buyer's Name (If Applicable) ROBYN BROWN & YVETTE BROWN		Cost Of Work: Fee \$ 5,744 \$ 60.00
Proposed Project Description: (Please be as specific as possible) REPLACE OLD PORCH			
Contractor's Name, Address & Telephone: GREG BARTLEY FALMOUTH 781 3173			Rec'd By <i>[Signature]</i>
Current Use: PORCH		Proposed Use:	

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/Site Plan

** If Available also
Submit Plans on
ADDSBE OR CAD FORMS*

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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 damp proofing
- 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

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/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 of applicant: <i>Robyn Brown / Yvette B. Brown</i>	Date: <i>Sept 7, 2000</i>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 8 Sept. 2009 ADDRESS: 32 Lincoln ST CBL: 125-K-002

REASON FOR PERMIT: Re Construct Porch

BUILDING OWNER: The Browns

PERMIT APPLICANT: CONTRACTOR Greg Bartley

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 5,740 PERMIT FEES: 60.00

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 shall be met: 1, 2, 4, 11, 13, 29, 32, 33

- 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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
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)

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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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 shall meet the requirements of Chapter 12 Sections 1210.0 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/1999).
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. *The maintenance reconstruction shall have increase the existing porch footprint*
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 2405.0)
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).

[Signature]
 Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 102599

**This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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 Fees: \$50.00 each

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

Know all Persons by these Presents,

That We, **Johanne D. Bain**, of Portland, County of Cumberland, State of Maine, and **Valerie L. Bain**, of Palm Harbor, County of Pineellas, State of Florida, for consideration paid, grant to:

Robyn O. Brown and Yvette B. Brown

of Portland, County of Cumberland, and State of Maine, whose mailing address is: 32 Lincoln Street, Portland, Maine 04103, with **warranty covenants**, as **joint tenants** the land in Portland, County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A for legal description.

Witness our hands and seals this 23rd day of March, 2000.

**Signed, Sealed and Delivered
in the presence of**

.....

Johanne D. Bain

.....

Valerie L. Bain
Valerie L. Bain

State of Maine, County of Cumberland

ss.

March 23, 2000

Then personally appeared before me the above named **Johanne D. Bain** and acknowledged the foregoing instrument to be her free act and deed.

Attorney at Law/Notary Public

Printed Name: _____

...County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the corner formed by the intersection of the easterly sideline of Deering Avenue with the southerly sideline of Lincoln Street; thence running eastwardly by Lincoln Street, a distance of fifty (50) feet to a point; thence running southwardly on a line at right angles with said Lincoln Street, a distance of one hundred one (101) feet and six (6) inches, more or less, to a point which is midway in distance between said southerly sideline of Lincoln Street and the northerly line of Coyle Street; thence running westwardly by said midway line between Lincoln and Coyle Streets, a distance of seventy-five (75) feet, more or less, to the easterly sideline of said Deering Avenue; thence northwardly by said easterly sideline of Deering Avenue, a distance of one hundred two and $\frac{68}{100}$ (102.68) feet, more or less, to Lincoln Street and the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

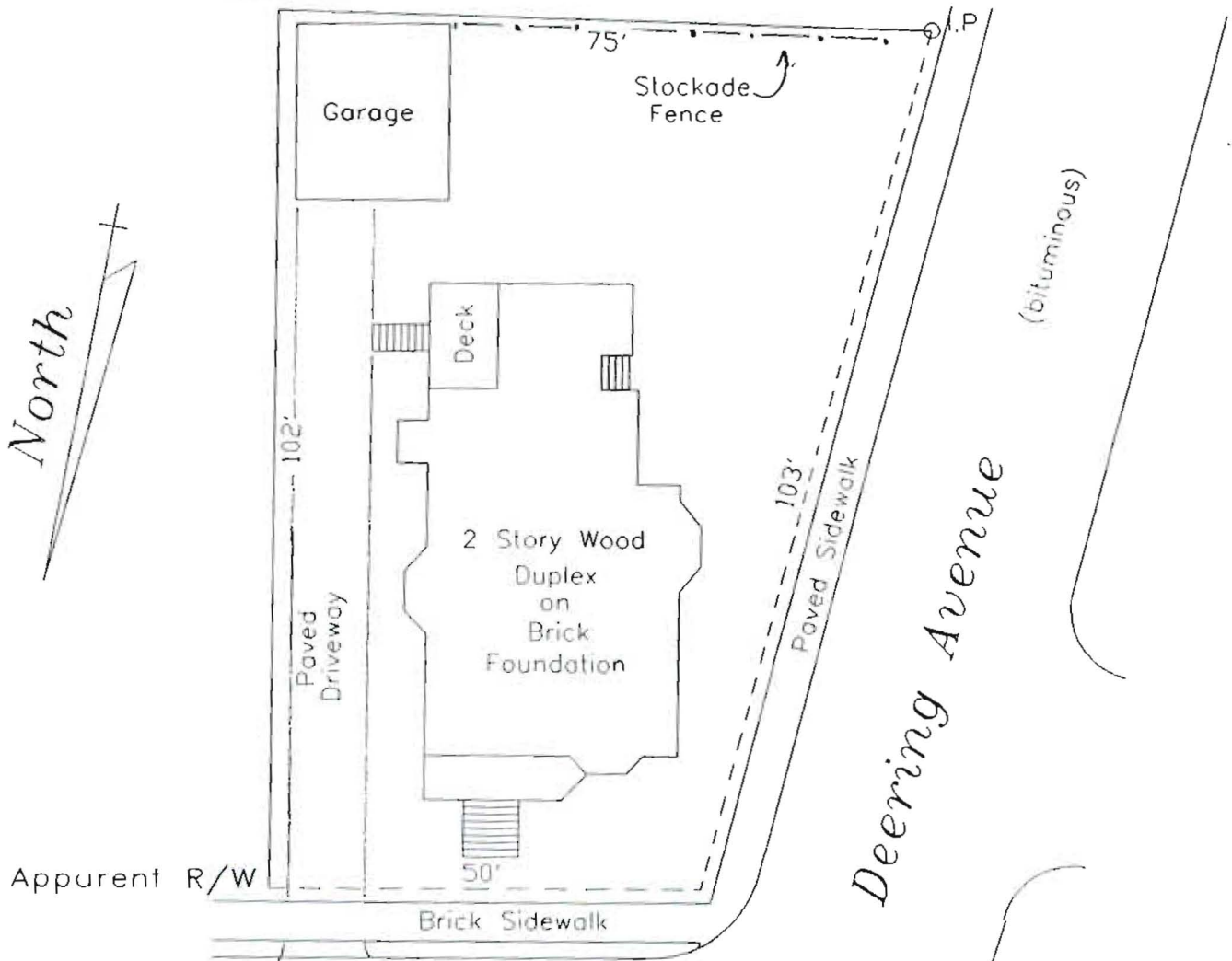
I HEREBY CERTIFY TO Douglas Title Co.,

32 Lincoln St.
Portland Maine

Job Number: 335-67
Inspection Date: 3-13-00
Scale: 1" = 20'

Bath Savings Institution and its Title Insurers
The monumentation is ~~not~~ in harmony with current deed description.
The building setbacks are ~~not~~ in conformity with town zoning requirements. "grandfathered"
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B.

Buyer: Robyn O. Brown
Seller: Valerie L. Bain & Johanna D. Bain



Lincoln Street

← To Forest Ave. (bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

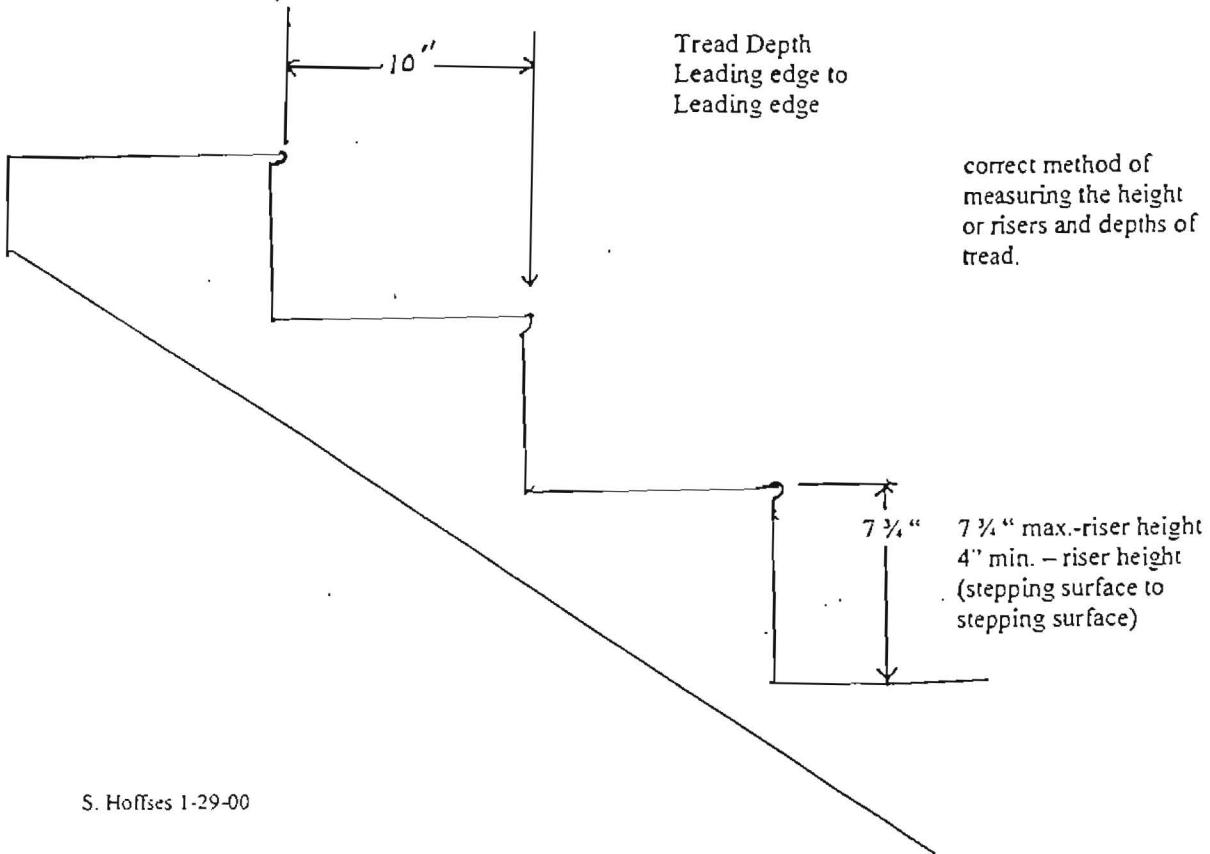
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1999

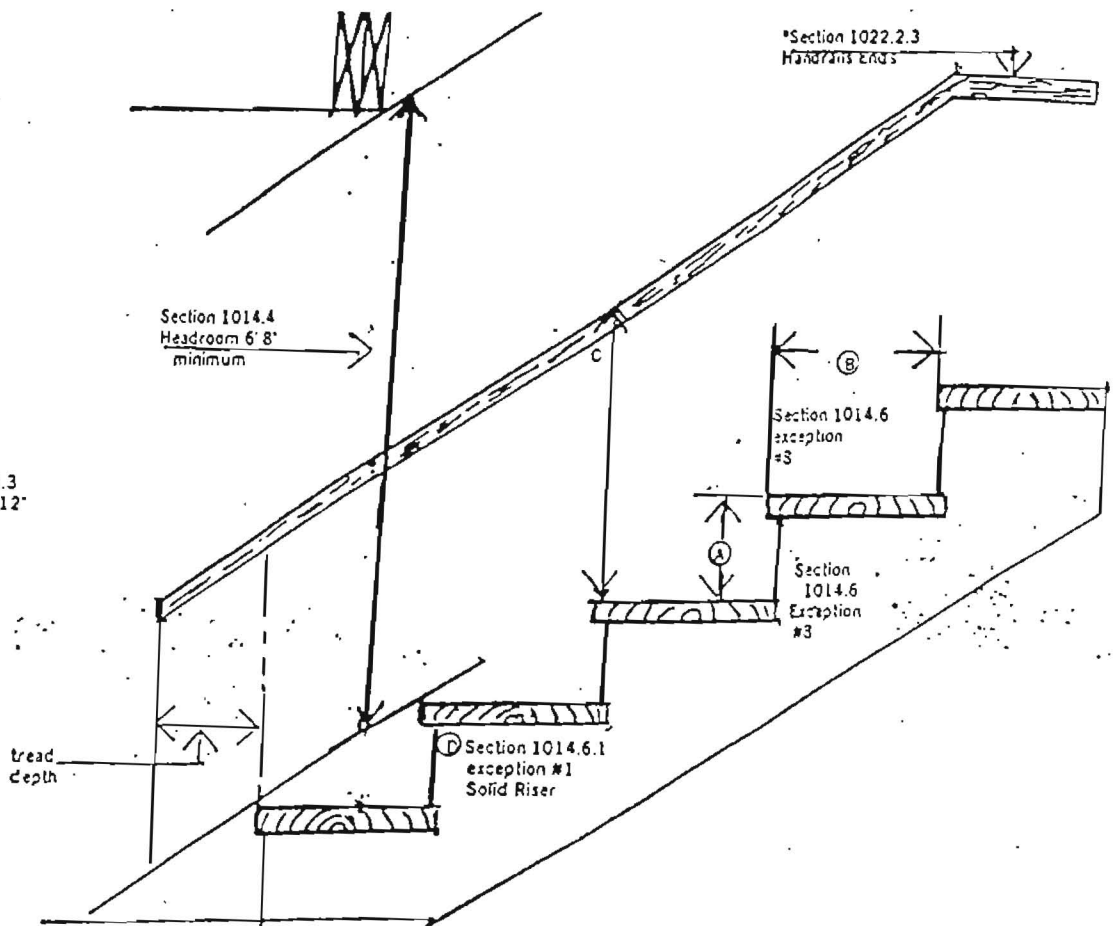
SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 – In occupancies in use group R-3, within dwelling units in occupancies Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 ¼ inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than ¾ inches but not more than 1 ¼ inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279mm).



Stairs

*Section 1022.2.3
Handrail ends 12" min.



	Section 1014.6 Exception #3	Section 1014.6 Exception #3	Section 1022.2.2	Section 1014.6.1	Section 1021
	A Maximum Riser Height	B Minimum Tread Depth	C Handrail Height Not part of Guardrail	D Solid Riser	E Guards Height
1 & 2 Family Dwelling	7 3/4"	10"	34" to 38"	4" Maximum Opening	42"
All Other Use Groups	7"	11"	34" to 38"	Different	42"

*Guards along open-sided floor areas and along stairs located less than 30 inches (762mm) above the floor or grade below shall not be less than 36 inches (914mm) in height.

*Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 15 1/2 inches (394mm) above the floor or grade below. The guards shall be constructed in accordance with Section 1021.0.

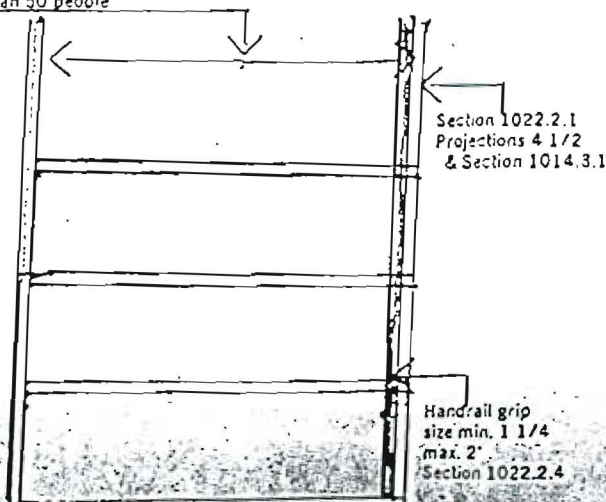
*Handrail extensions & returns are not required for stairways within a dwelling unit Section 1022.2.3.

*There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2.

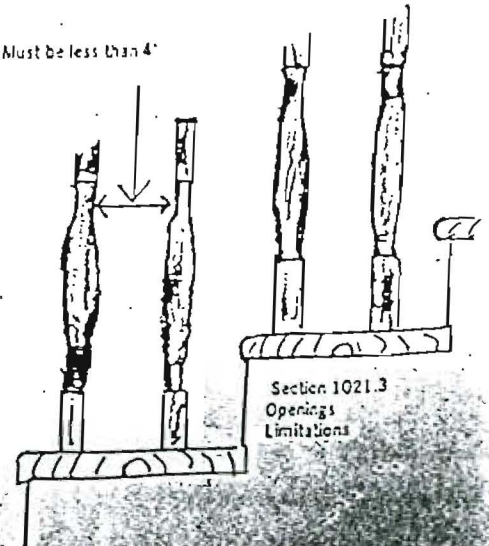
*The difference between the largest and the smallest tread or between the largest and the smallest riser must not exceed 3/8 of an inch. Section 1014.6.2.

W=36" for 1&2 family homes and occupancies with less than 50 people

Section 1014.3
Exception #3



Must be less than 4"

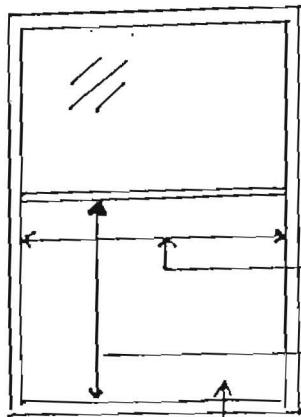


Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.

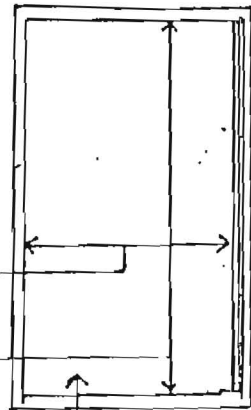
Double hung windows

Casement Windows



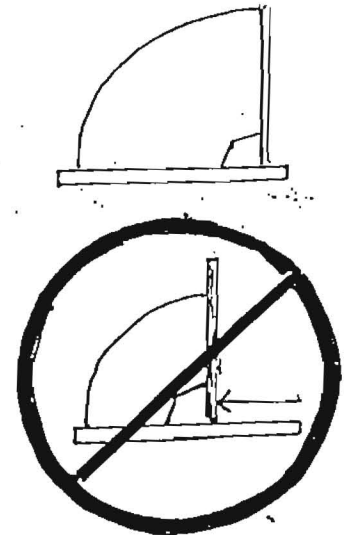
1 minimum width

2 minimum height



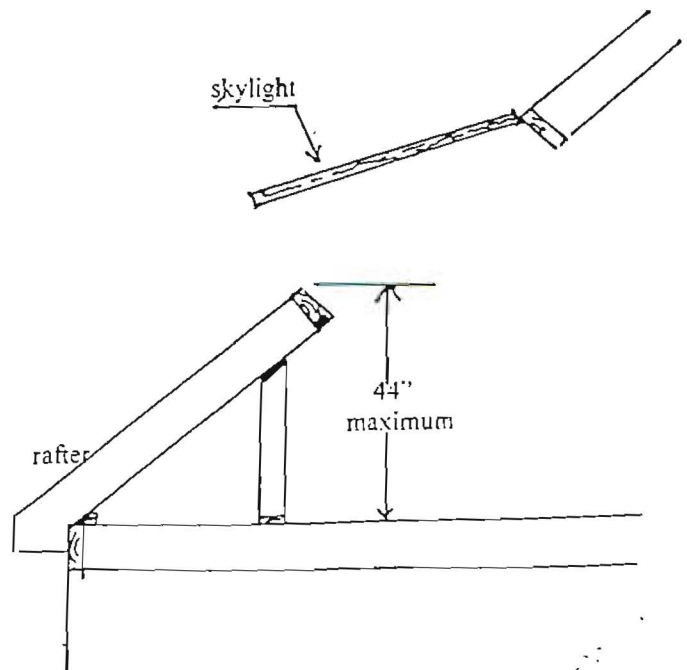
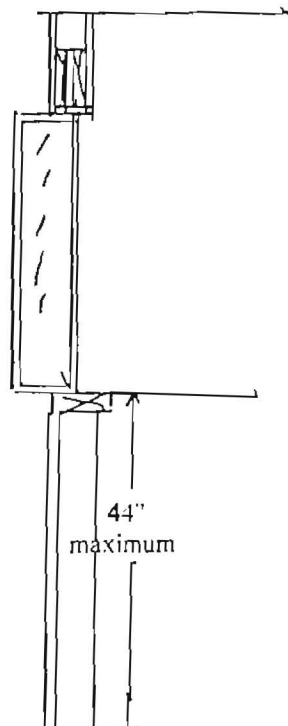
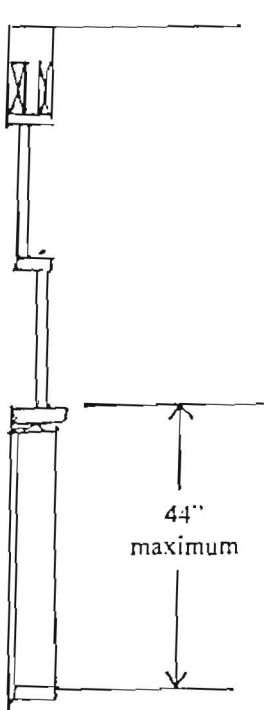
3 Total net clear opening must be a minimum of:

- Egress windows not at grade 5.7 square feet or 821 square inches
- Grade level egress windows 5.0 square feet or 720 square inches

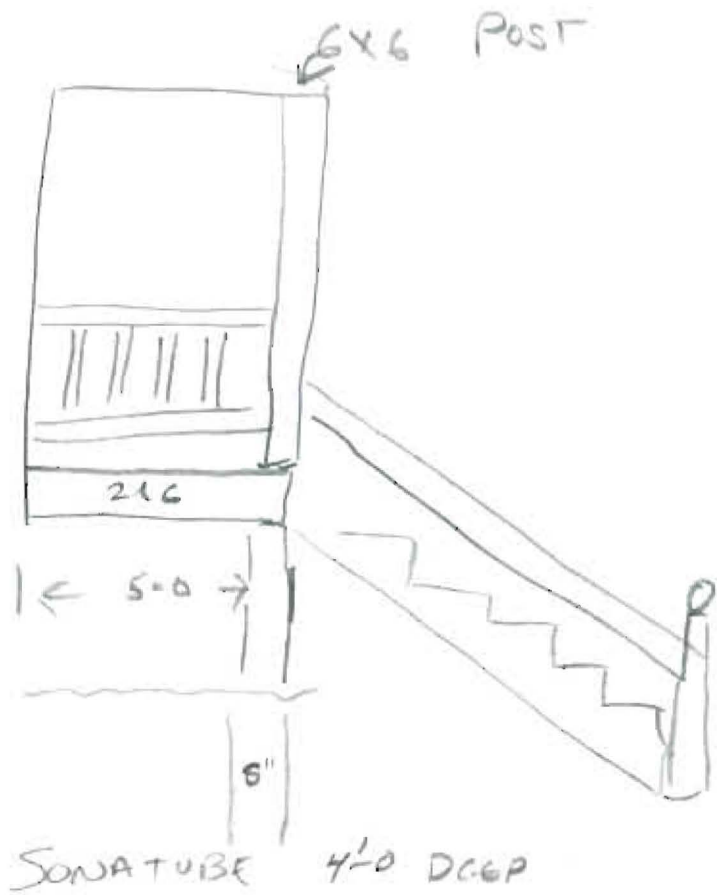


Caution. . . . A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

4 Lowest point of the opening must not be more than 44 inches above the floor



DO NOT RETRACT



32 LINCOLN ST
PORTLAND ME

2X6 JOIST 16" ϕ
w/ HANGERS

2X4 RAIL 32" HIGH
2X2 BALLESTRA 4" APART

DECK RAIL 42" HIGH

2X2 BALLESTRA 4" APART

CONTRACTOR

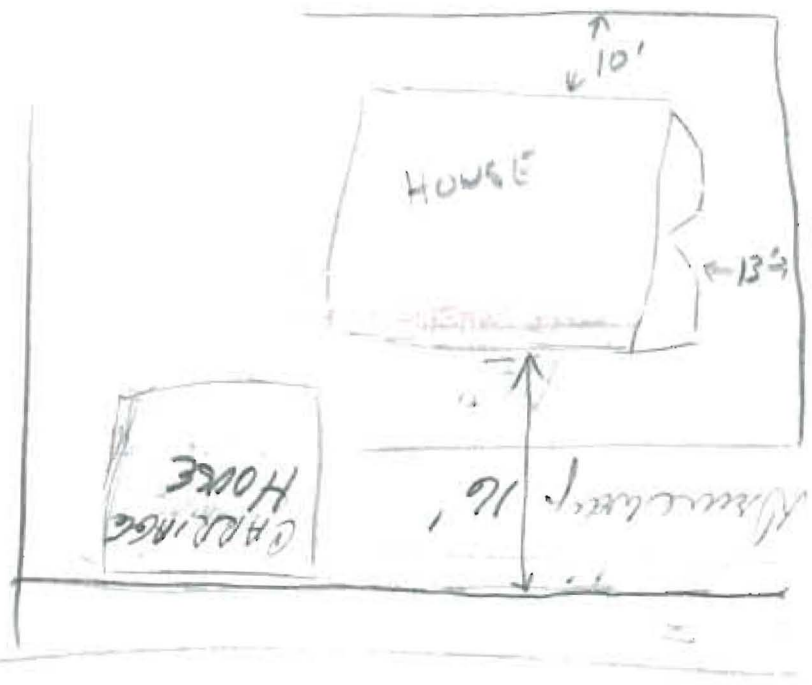
GREG BARTLEY

781 3173

RECONDITIONING A 5'X16'
DECK THAT WAS ALREADY
ESTABLISHED

PEARSON AVE

32 LINCOLN ST.



FOREST AVE