

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

Location of Construction: 35 Saunders Street		Owner: Barbara Pearson		Phone: 774-7058		Permit No: 001384	
Owner Address: 35 Saunders Street		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ***Bryon Burke		Address: 1 Hackmatack Way, Gorham		Phone: ***839-6439		Permit Issued: DEC 7 2000	
Past Use: Multi Family		Proposed Use: Multi Family 2 unit		COST OF WORK: \$3,500.00		PERMIT FEE: \$48.00	
Proposed Project Description: 10 x 10 Deck, 3 x 16 walkway, 3 x 4 platform, 3 x 16 fire escape		No change of increase allowed under this permit.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R2</i> Type: <i>512</i> <i>BOCA 199</i>	
				Signature: _____		Signature: <i>Hilber</i>	
Permit Taken By: Gayle		Date Applied For: November 22, 2000 GG		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>OK with conditions</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <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"/>	
				Signature: _____		Date: _____	

LEGAL Z.D.U. only

~~Denial~~
revised the plans scaled back to only a deck no stairs etc. PERMIT ISSUED WITH REQUIREMENTS

12/6/00

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

November 27, 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 3

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): <u>35 Saunders St</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>30</u> Block# <u>6</u> Lot# <u>09</u>	<u>Barbara Pearson</u>	<u>774-7058</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee
<u>35 Saunders Street</u>		<u>\$3500</u> <u>\$48.00</u>
Proposed Project Description: (Please be as specific as possible) <u>10x10 Deck, 3x16 Walkway, 3x4 Platform, 3x16 Fire escape Stairway.</u>		
Contractor's Name, Address & Telephone		Rec'd By
<u>Bryan Burke Hackmatack Way, Gorham Me, #839-6439</u>		<u>Gay</u>
Current Use:	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

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 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

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: <u>Bryan Burke</u>	Date: <u>11-22-00</u>
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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



Denied

11/22

BUILDING PERMIT REPORT

DATE: 28 November 2K ADDRESS: 35 Saunders St. CBL: 130-G-009

REASON FOR PERMIT: 10' x 10' deck, 3'-6' walkway - Fire escape

BUILDING OWNER: Barbara Pearson

PERMIT APPLICANT: CONTRACTOR Bryon Barky

USE GROUP: R-2 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 3,200.00 PERMIT FEES: 49.00

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:

Handwritten notes: #31, #32, #38, #39, #40, #41, #11, #29, #32

- 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.
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".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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 closure'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.

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 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.

*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).

36. All flashing shall comply with Section 1406.3.10.

*37. Fire escape shall comply with section 1025.0 of The Bldg Code

*38. Construction of fire escape section 1025.0

*39. Dimensions shall comply with section 1025.3

*40. opening protectives shall comply with section 1025.3.2

*41. Maintenance of exist shall comply with section 1028.2

Samuel Hoffses, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 10/1/00

**This permit is herewith issued, 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.

****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, DXF FORMAT OR EQUIVALENT.

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

LAND USE - ZONING REPORT

ADDRESS: 35 Saunders St. DATE: 12/6/08

REASON FOR PERMIT: Build 10' x 10' deck on exist. roof (revised plans)

BUILDING OWNER: BARBARA PEARSON C-B-L: 130-G-009

PERMIT APPLICANT: Bryon Burke

APPROVED: with conditions: #1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. *(revised plans - no stairs to ground on exterior)*
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two (2) units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

November 28, 2000

Barbara Pearson
35 Saunders Street
Portland, ME 04102

RE: 35 Saunders Street – 2 legal dwelling units
CBL: 130-G-009
Zone: R-5 Zone

Dear Barbara Pearson,

I am in receipt of a permit application to add a 10x10 deck, 3x16 exterior walkway, 3x4 exterior platform and 3x16 open, exterior fire escape. This permit **can not** be issued because it is not meeting the requirements of the R-5 zone. The ordinance specifically states: "No open outside stairways or fire escapes above the ground floor shall be constructed."

I would be happy to review this permit again with any new plans which show this exterior fire escape in compliance, such as being enclosed and meeting the current zoning code setbacks.

If you have any questions concerning this matter, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: Bryon Burke, 1 Hackmatack Way, Gorham, ME 04038

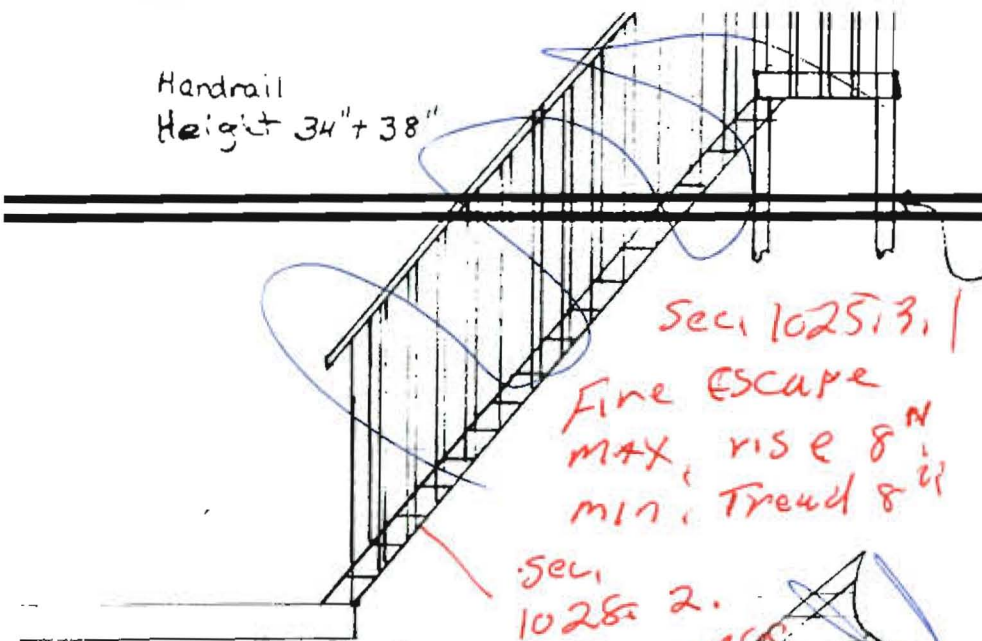
Denied

Revised
plan set
eliminated
the open exterior
stairways

Handrail
Height 34" + 38"

Floor Joist 2x6 PT. 16" O.C. ✓
Stair Stringer 2x8 P.T. ✓
Stair treads 2x8 P.T. ✓
2x2 Pickets P.T. 5" O.C. ✓
2x4 Top Rail 2x4 Height ✓
4x4 Knee Brace To Wall

Proposed Fire Escape + Deck
Barbara Pearson
35 Saunders Street
Phone 774-7058



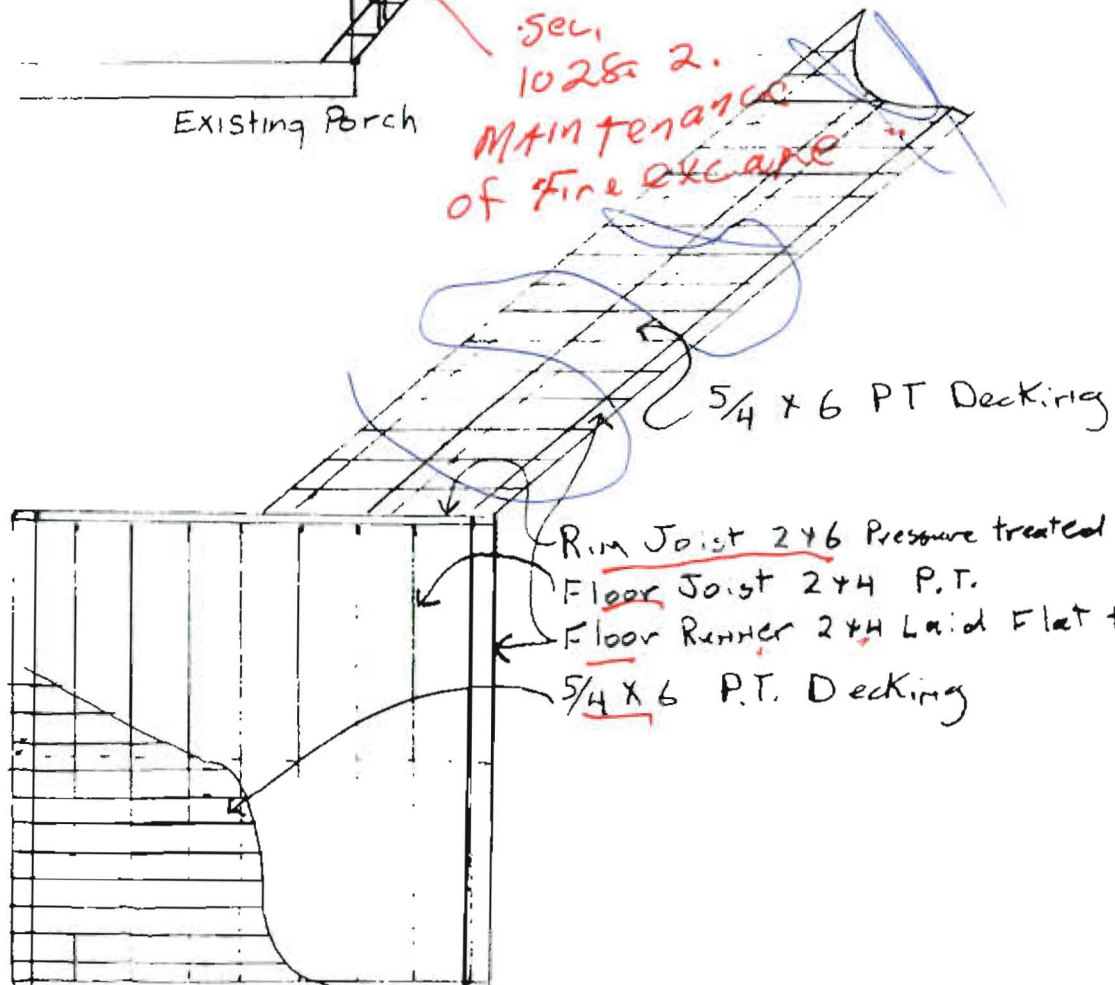
Sec. 1025.3.1

Fire Escape
MAX. rise 8"
min. Tread 8"

Sec. 1028.2.

MAINTENANCE
OF FIRE ESCAPE

Existing Porch



5/4 x 6 PT Decking

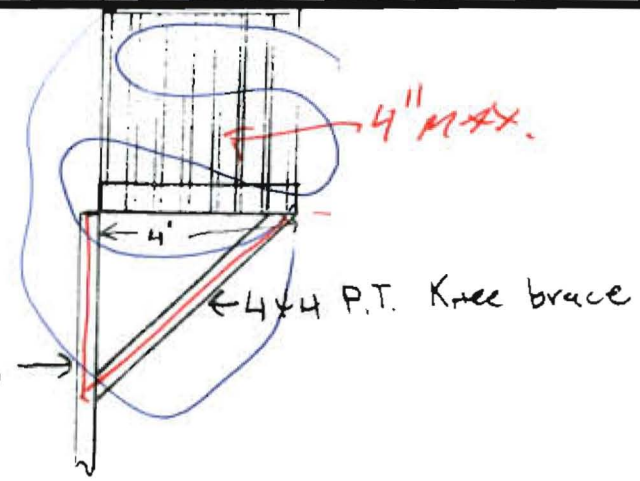
Rim Joist 2x6 Pressure treated

Floor Joist 2x4 P.T.

Floor Runner 2x4 Laid Flat to roof. w. Rubber Gasket.

5/4 x 6 P.T. Decking

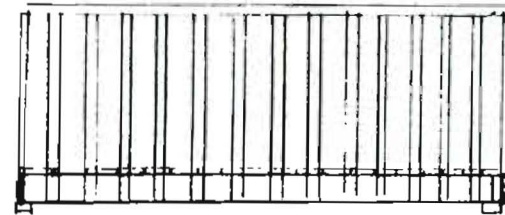
Existing Building Wall



4" MAX.

4x4 P.T. Knee brace

Typical Guardrail

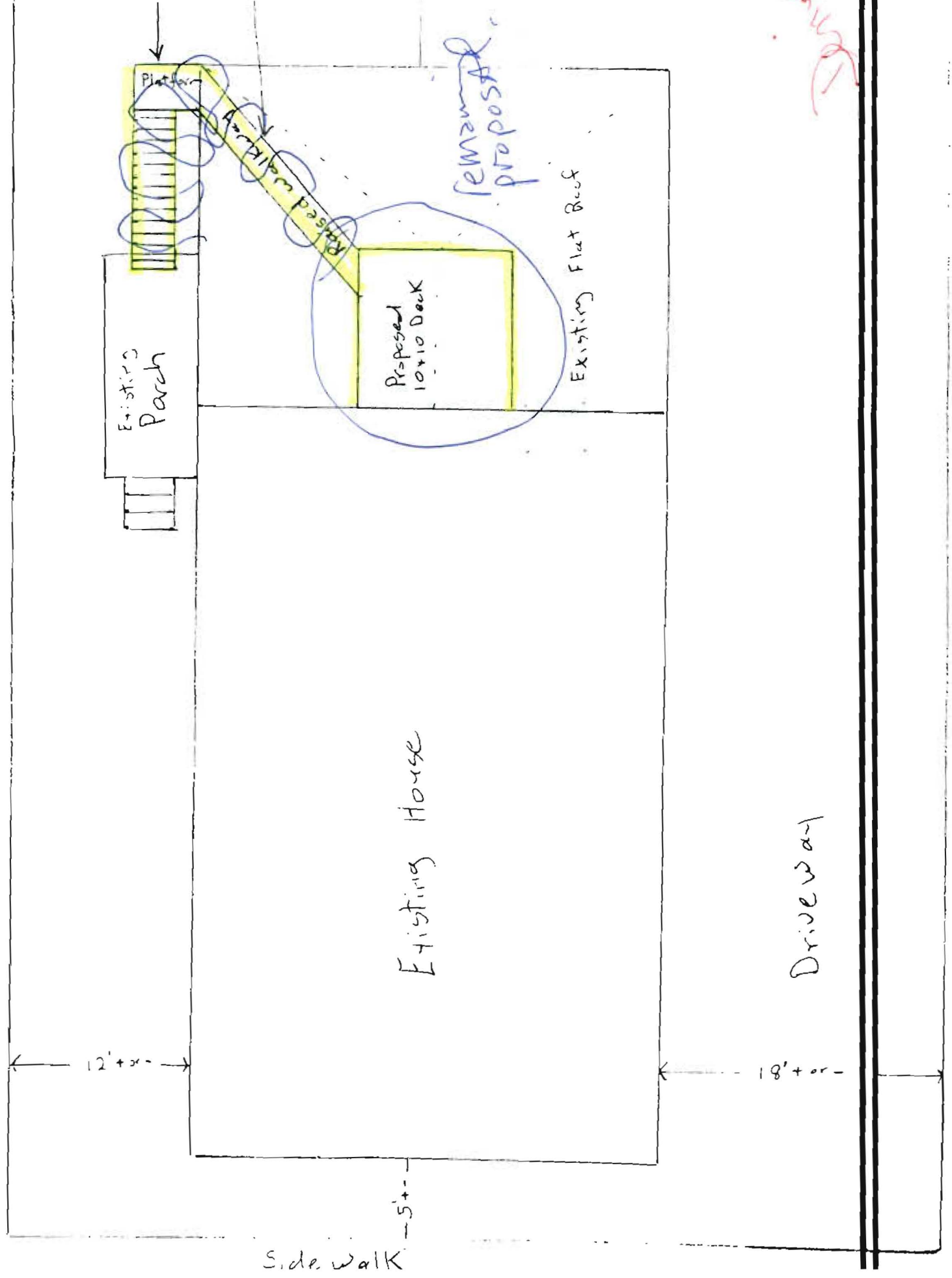


Guardrail Height 42" ✓
2x4 Top Rail
2x2 Pickets 5" O.C. ✓
4" open
MAX.

Denise

Proposed Fire escape + deck
Barbara Pearson
35 Saunders Street
Phone 774-7058

~~Proposed Fire Escape~~
~~Sec. 18.25.0~~
~~Proposed Raised Walkway~~
~~Delisted~~
12/6/00
25' or more



Delisted



CITY OF PORTLAND, MAINE

Department of Building Inspection

Number 2000

Received from Byron Burke a fee

of 100 sq ft /100 Dollars \$ 40.00

for permit to install
 erect
 alter

at 35 move
 demolish Est. Cost \$ 3,500

Check II 925
CBL 130 6009

Inspector of buildings
Per Gray

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

Denial

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy