

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that TODD M MICHAELIS

Located At 19 AMHERST ST

Job ID: 2012-04-3807-ALTR

CBL: 131- J-003-001

has permission to add an attached 5' x 7' Landing and stairs with a free standing 10' x 17' Patio (Single Family Residence). provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

05/22/2012

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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](mailto: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 Elec/Plmb/Frame prior to insulate or gypsum
  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

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3807-ALTR

Located At: 19 AMHERST ST

CBL: 131- J-003-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. All previous conditions are still in force with the issuance of this permit.

### **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. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
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. 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.
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.
7. Note: The Owner stated that the landing and stairwell will be connected to the building. The decks/ patio beside the stairs will be free standing, not servicing the exit door (Required by Sec. R311.4) and less than 30 inches from grade at any point. Two by eight inch deck joist with (2) two x eight inch beams will be utilized. See attachment for ledger fastening schedule. Girder spans shall comply with Table R502.5(1).



# General Building Permit Application

R-5

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: <u>19 AMHERST ST PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>~200</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>131</u> Block# <u>J</u> Lot# <u>J</u>	Applicant: (must be owner, lessee or buyer) Name <u>TODD MICHAELIS</u> Address <u>19 AMHERST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>(315) 383-5456</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>~900</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. <u>single family</u> ) _____ Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>DECK</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>10x17' DECK &amp; 5'x7' LANDING</u>		
Contractor's name: <u>OWNER</u>		Email: <u>TODDMICHAELIS@HOTMAIL.COM</u>
Address: _____		Telephone: _____
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

RECEIVED

APR 19 2012  
Dept. of Building Inspections  
City of Portland Maine

Please submit all of the information outlined on the applicable check list. 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.


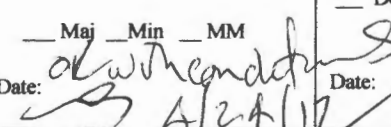
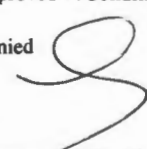
and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 4/19/12

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

# City of Portland, Maine - Building or Use Permit Application

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

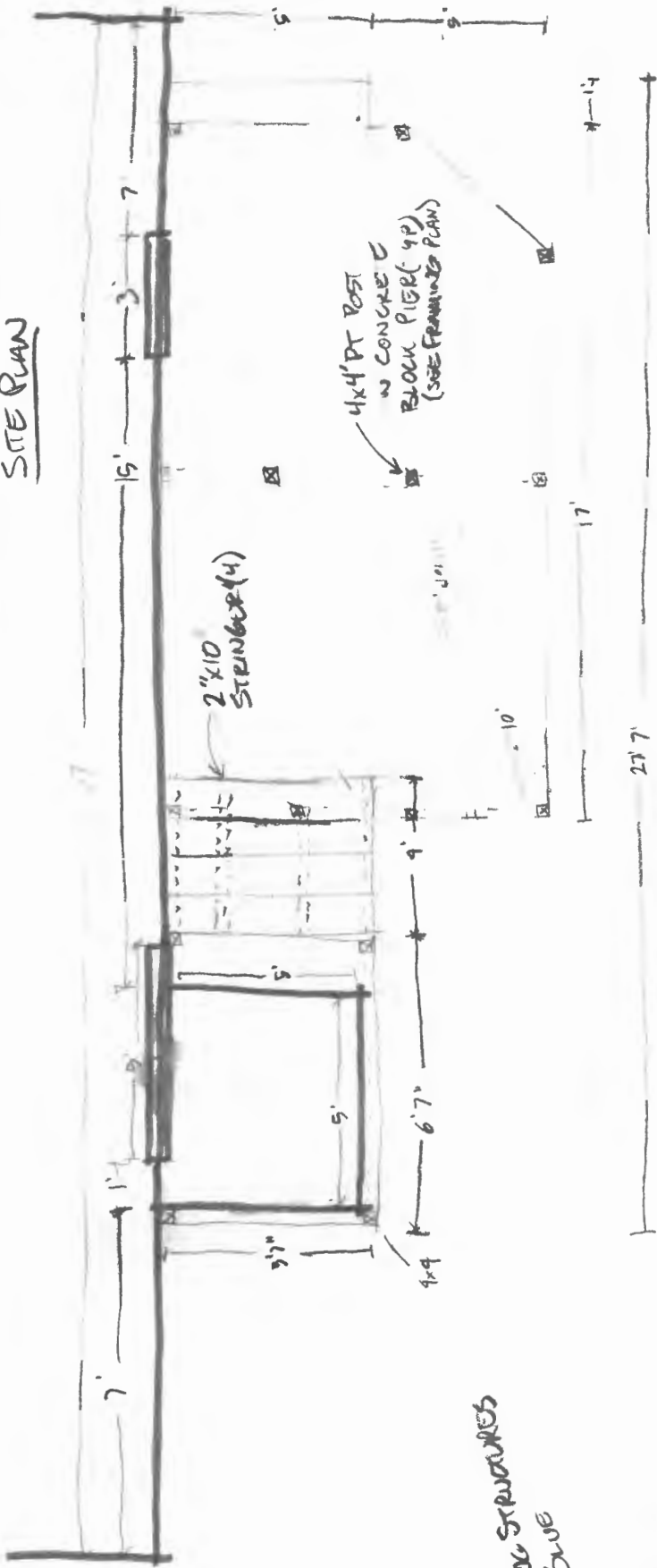
Job No: 2012-04-3807-ALTR	Date Applied: 4/19/2012	CBL: 131- J-003-001	
Location of Construction: 19 AMHERST ST	Owner Name: TODD M MICHAELIS	Owner Address: 19 AMHERST ST PORTLAND, ME 04103	Phone: 383-5456
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Deck	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single family dwelling - to erect 10' x 17' deck with 5' x 7' landing on rear	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SB JRC, 2005 (NURBL) Signature: 
Proposed Project Description: 10' x 17' w/ 5' x 7' Landing		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Date: <u>ok with the end of</u>  Date: <u>4/24/12</u>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: 
	<b>CERTIFICATION</b>		

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 appication 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

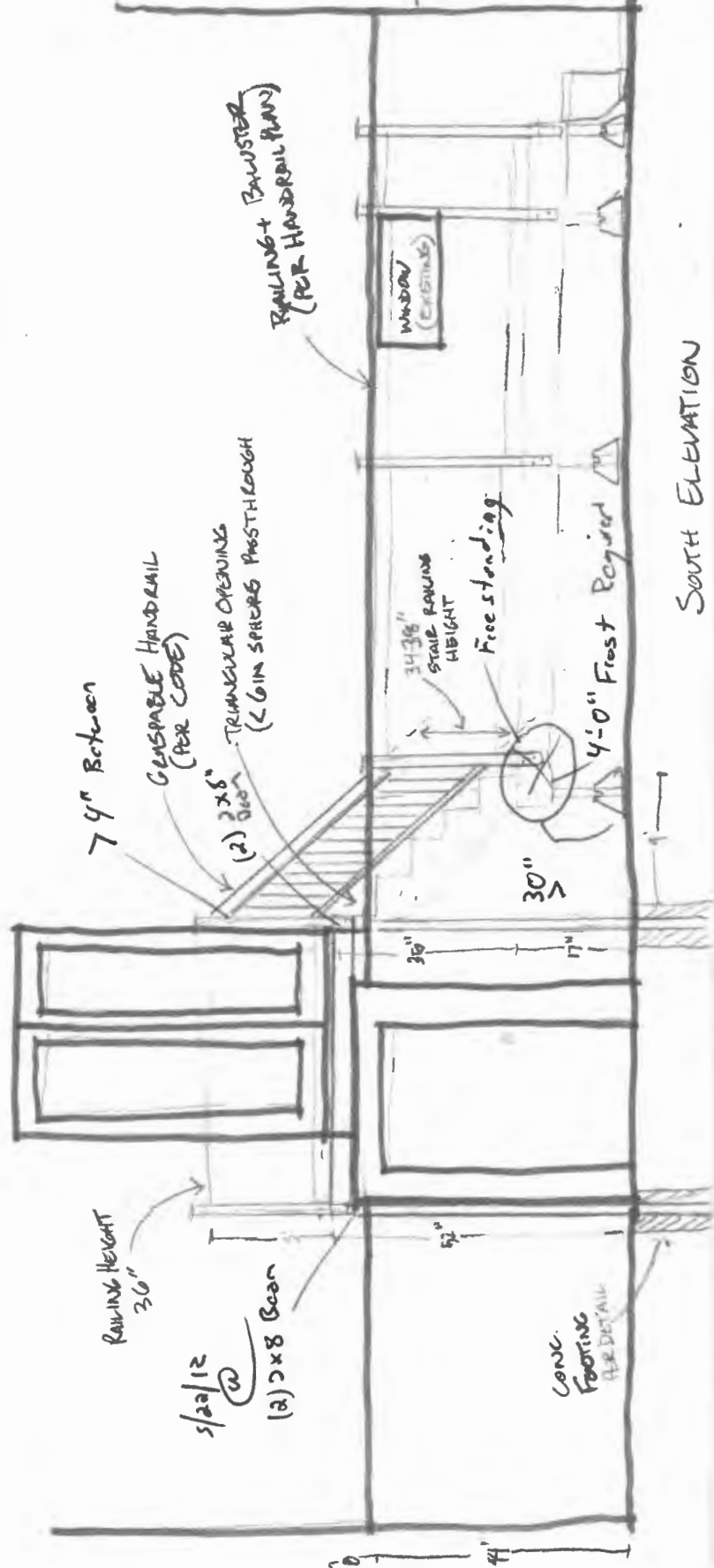
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

SITE PLAN



• EXISTING STRUCTURES  
IN BLUE

19 AMHERST ST  
NEW DELHI  
ELEVATION +  
SITE PLAN



SOUTH ELEVATION



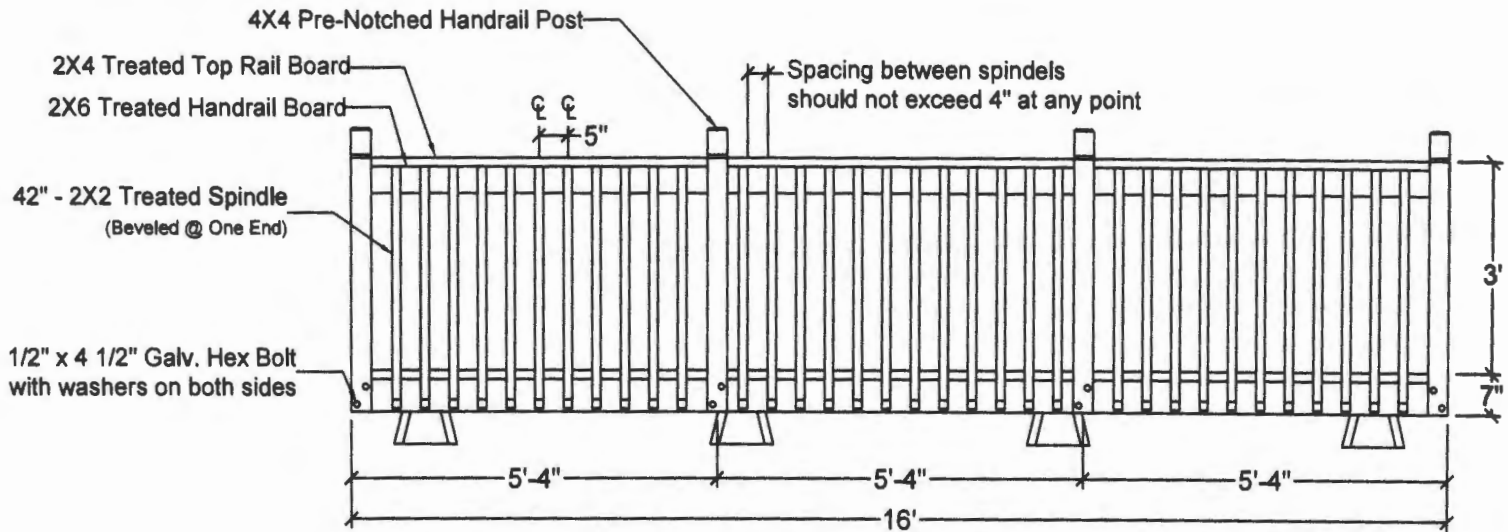
**Floating Foundation Deck Systems**  
Dek-Block PO Box 14804 Maple, MN 55414

**Handrail 16'**  
www.DECKPLANS.com

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**Live Technical Support**  
1-800-664-2705  
7 Days a Week - 365 Days a Year  
(5:00 am - 9:00 pm CST)

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### 1 Handrail Elevation

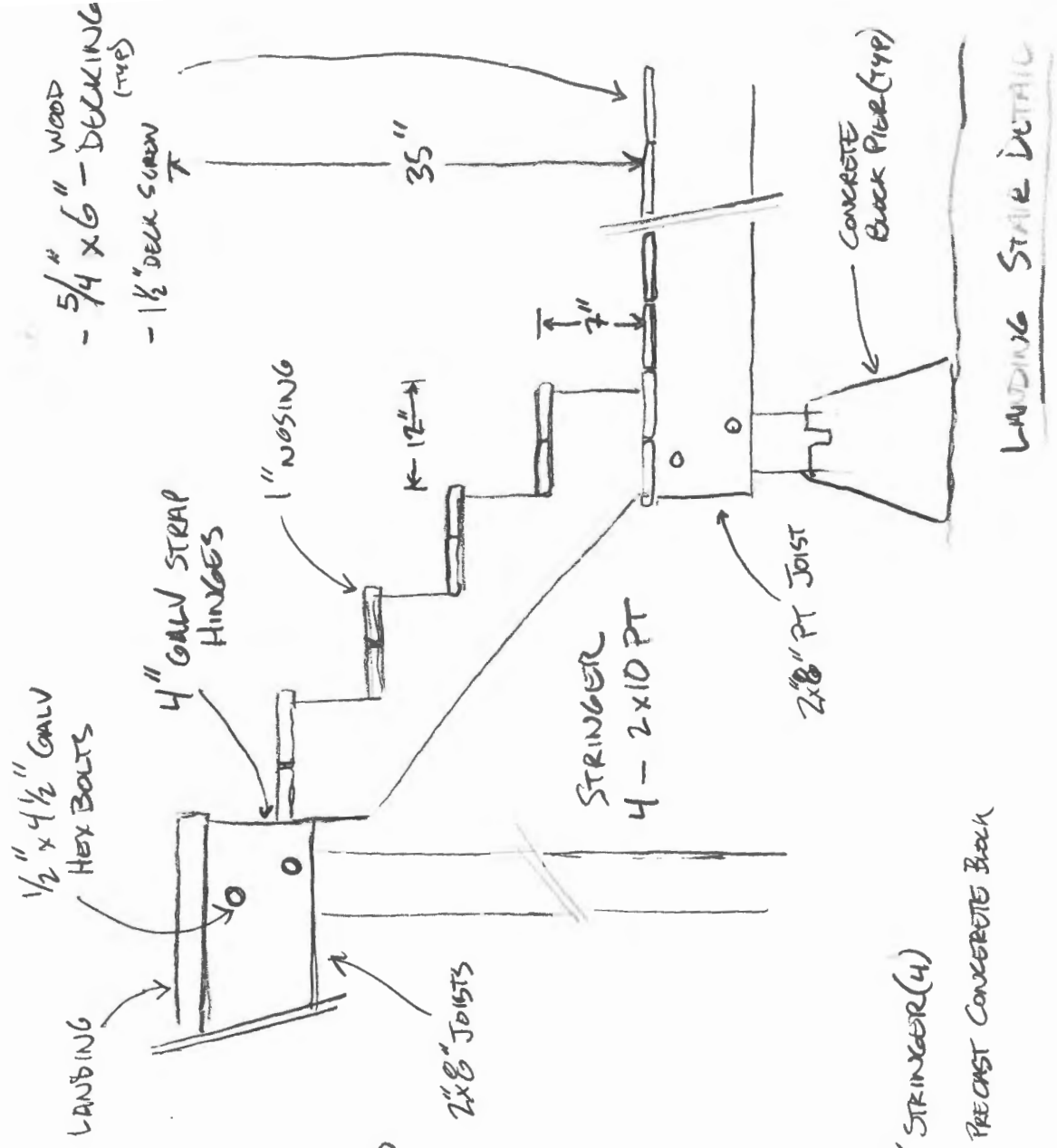
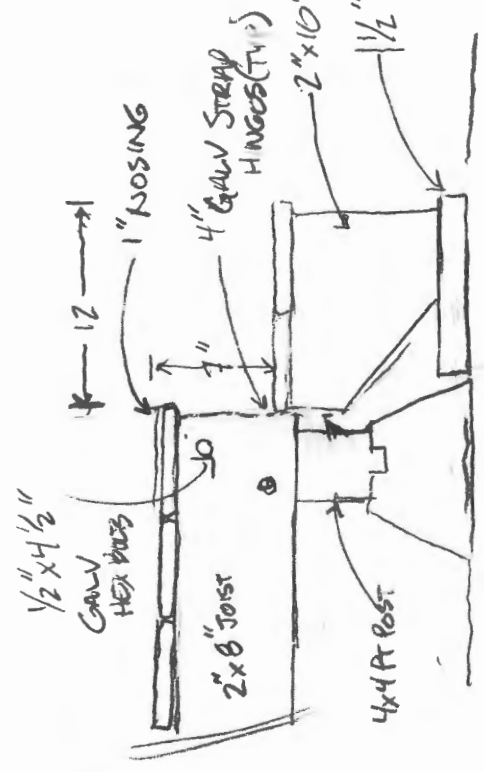
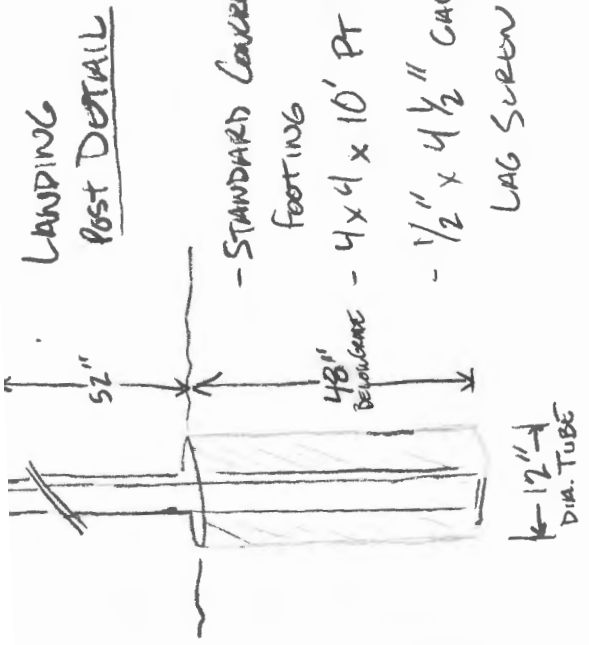
SCALE: 3/8" = 1' - 0"

**Before Building:**  
Check with your local building Department for any local or regional building code requirements that may apply.

**Note:**  
If combining this plan with another handrail plan, you will need to remove the following for EACH corner where the handrails meet.

Qty	Item
2	1/2" x 4 1/2" Galv. Hex Bolts
2	1/2" Galv Nuts
4	1/2" Galv. Washers
1	4x4 Handrail Post

19 HUNTERST ST  
 NEW DECK  
 STAIR/FOOTING  
 DETAIL



DECK STAIR DETAIL



1/4 AMHERST  
FRAMING +  
FOUNDATION

16'

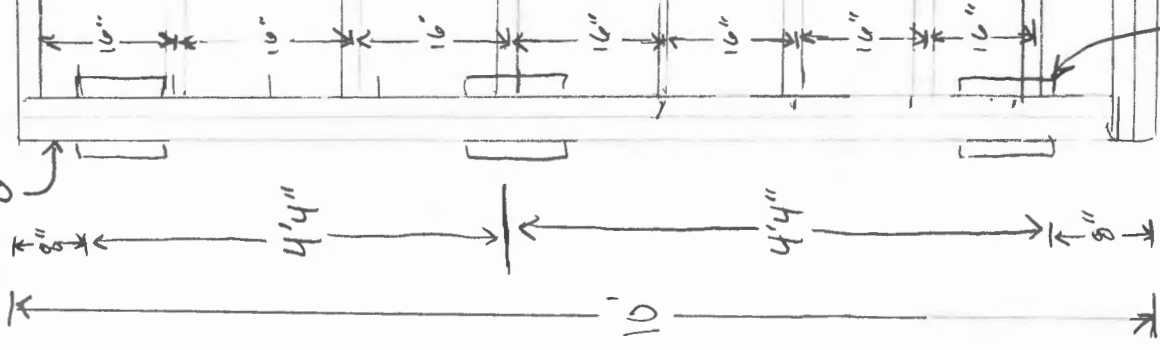
5'

2" x 8" PT JOIST  
16" O.C.  
END NAILED 2  
3-16d 2 1/2 GALV SINKER

2" x 8" PT  
DOUBLED  
RIM JOIST

CONCRETE  
BLOCK PIER  
(TOP)  
ON 4x4 PT POST

2" x 8" DOUBLED  
61d O.C.



R-5 Zone

19 AMHERST ST.  
NEW DECK  
PLOT PLAN

\* NEW CONSTR  
HIGHLIGHTED

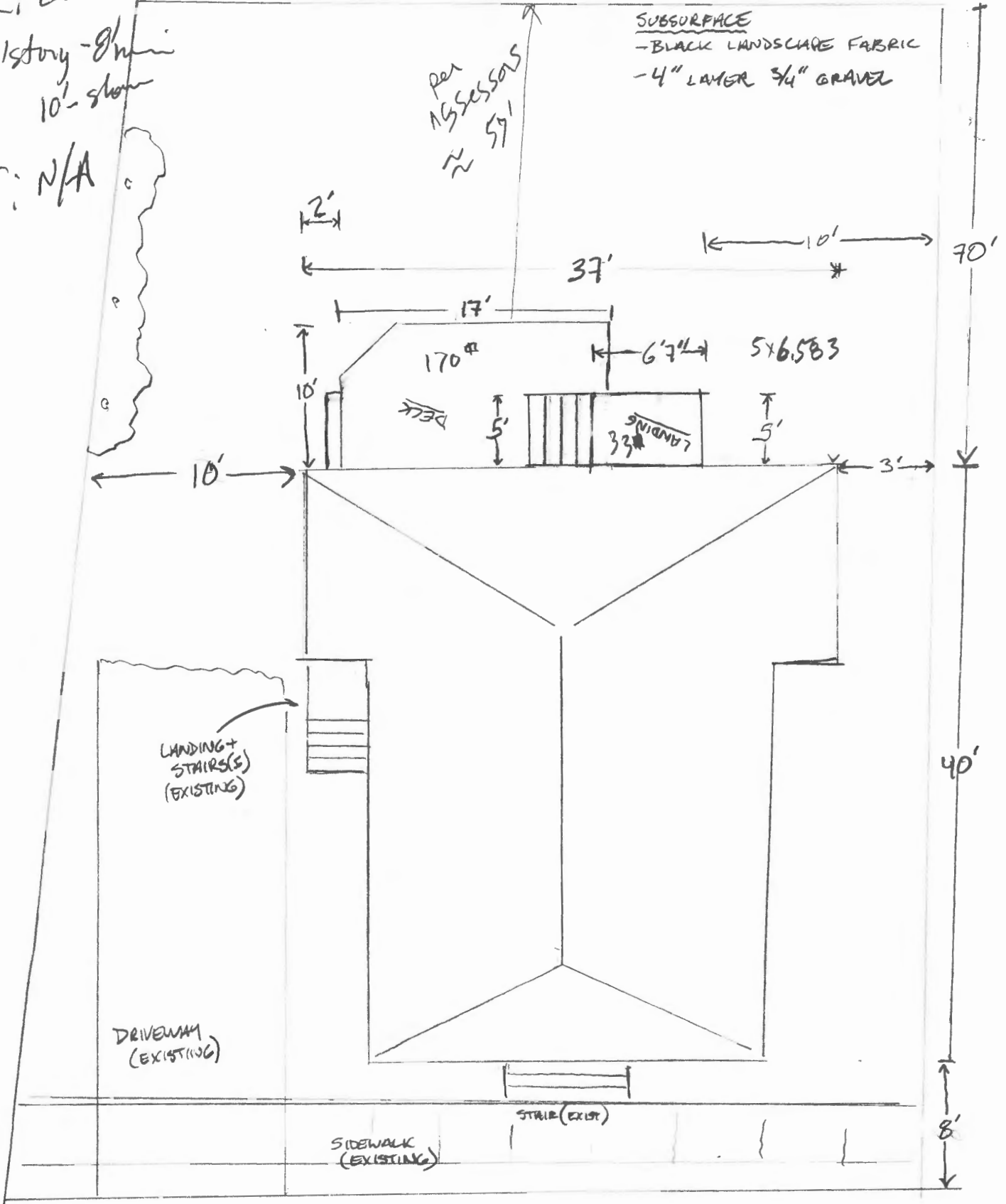
rear: 20' min - ~ 57' show

side 1 story - 9' min  
10' - show

front: N/A

SUBSURFACE  
- BLACK LANDSCAPE FABRIC  
- 4" LAYER 3/4" GRAVEL

per assessors  
~ 57'



AMHERST ST

