

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

Permit No: 01-0830	Issue Date: JUL 23 2001	CBL: 135 E005001
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Location of Construction: 20 Crosby St	Owner Name: Mcmechen Eugene J	Owner Address: 20 Crosby St	Phone: 207-874-6354
Business Name: n/a	Contractor Name: Downs, Michael	Contractor Address: 109 Old Country Rd. Bristol	Phone: 2075633375
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone: R-5

Past Use: Multi-Family: 3 Unit <i>legal 3 units per municipality</i>	Proposed Use: Same: Replace Existing Rear Porches. Call Eugene at 874-6354 when ready.	Permit Fee: \$42.00	Cost of Work: \$3,000.00	CEO District: 3
Proposed Project Description: Replace Existing Rear Porches.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 130C PERMITTED WITH REQUIREMENTS 11/26/1997	
		Signature: <i>UMM</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: cjh	Date Applied For: 07/10/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>to remain three (3) families</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Not to increase the existing footprint</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/20/01</i>	Zoning Appeal <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	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: <i>[Signature]</i>
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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BUILDING PERMIT REPORT

DATE: 11 July 2001 ADDRESS: 20 Crosby ST. CBL: 135-E-005

REASON FOR PERMIT: Replace existing rear Porches

BUILDING OWNER: Eugene J. McMechen

PERMIT APPLICANT: CONTRACTOR Michael Downs

USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 3,000.00 PERMIT FEES: 42.00

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, *11, *32, *30, *33
*36, 17, 18, 19, 38

- *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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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, R, 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 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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)
17. 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)
18. 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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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) w/ smoke separator

3 Jan
7/10

- 20. 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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)
- 25. 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".
- 26. 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.
- 27. 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).
- 28. 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.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. 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).
- 31. 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)
- *32. Please read and implement the attached Land Use Zoning report requirements ^{① Not to exceed existing footprint.} _{② To remain a Three Family Dwelling}
- *33. 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.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *36. All flashing shall comply with Section 1406.3.10.
- *37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

38 Two means of egress shall be maintained thru construction

[Signature]
 P. Samuel Holmes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
 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. (You Shall Call for Inspections)**

******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**

All Purpose Building Permit Application

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>20 CROSBY ST, PORTLAND 04103</u>

Total Square Footage of Proposed Structure	Square Footage of Lot <u>7,000</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>135</u> Block# <u>E</u> Lot# <u>005</u>	Owner: <u>EUGENE McMECHEN</u>	Telephone: <u>874-6354</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>EUGENE McMECHEN</u> <u>874-6354</u>	Cost Of Work: \$ <u>3,000</u> Fee: \$ <u>42.⁰⁰</u>
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Current use: <u>Three Family Residence</u>
If the location is currently vacant, what was prior use: _____
Approximately how long has it been vacant: _____
Proposed use: _____
Project description: <u>REPLACE EXISTING REAR PORCHES (3)</u>

Contractor's name, address & telephone: <u>Michael Downs 109 Old County Rd, Bristol 04529</u> <u>563-3375</u>
Who should we contact when the permit is ready: <u>EUGENE McMECHEN</u>
Mailing address: <u>20 CROSBY ST.</u> <u>PORTLAND, ME 04103</u>
Phone: <u>874-6354</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant:	Date: <u>7-10-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

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WARRANTY DEED

Know All Men By These Presents That I, Keith A. Thuotte

of 20 Crosby Street, Portland,
County of Cumberland and State of Maine,

for consideration paid, grant to Eugene J. McMechen

of 345 Riverside Drive, New York,
County of and State of New York

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of York
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 28th day of
February, 2001.

Witness

Keith A. Thuotte

State of Maine
County of Cumberland

ss.

On this 28th day of February, 2001, personally appeared before me the
above named Keith A. Thuotte

and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

Return to: Eugene J. McMechen

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Crosby Street in the City of Portland, County of Cumberland and State of Maine, at Deering Center, it being lot #5 on a plan of lots of the George Meade Stevens property, and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 95, said lot measures 55 feet on said Crosby Street and extends southwardly therefrom, hooding the same width, a distance of 109.88 feet to land of the City of Portland.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Raymond L. Oransky and Joanne Oransky dated November 16, 1995 to Keith A. Thuotte and recorded in the York County Registry of Deeds in Book 12217, Page 194.

EXISTING ROOF
SPRINGS REMAIN

5



EXISTING REAR OF HOUSE

SOLID WALL - SHINGLED

2x4
31
2x2 pickets @ 3 1/2 spacing

6" SPACE

2x6"

SUPPORT 2x6

Green: double 2x9 + corner
with

5 3/4" deck

106"

6x6
posts

106"

2x6

195"

STEEL
SUPPORT
WILL REMAIN

5 3/4" deck
with

2x6
6" SPACE
beams @ 16"

SUPPORT 2x6

2x2 pickets @ 3 1/2 spacing

2x6 @ 16' max span;
60 PSF = 8.5'

2x4
2x2 pickets @ 3 1/2 spacing

3 FT.

6" space

SUPPORT beams
2x6 @ 16"

Support beams
cloaking

EXISTING BASE
WILL REMAIN

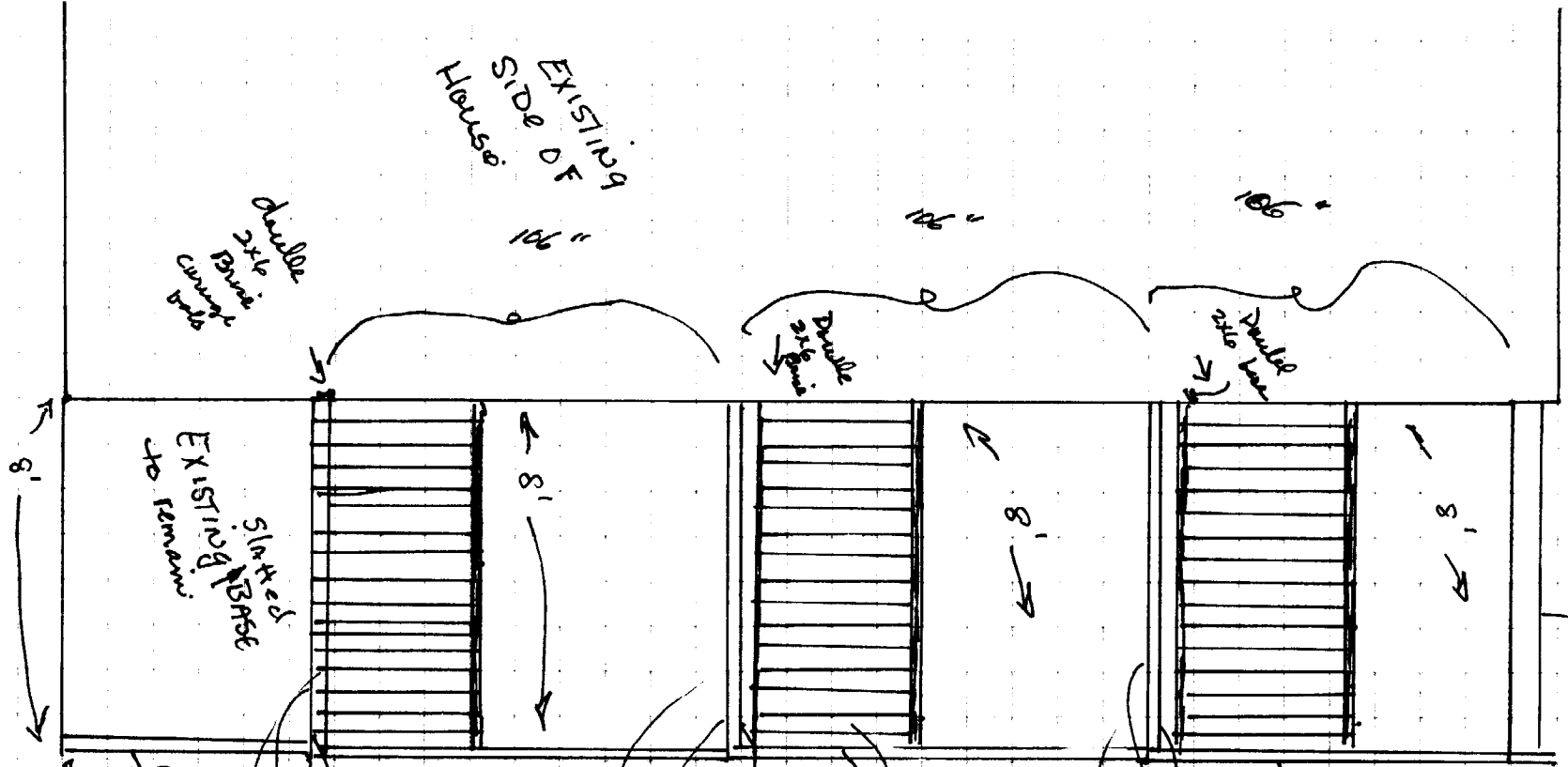
12'

REAR VIEW OF HOUSE

13'

EACH SQ = 1 FT.

Side View
Each Sq = 1'



Double
2x6
Bracing
columns
brake

EXISTING
SIDE OF
House

106"

106"

106"

Double
2x6
bracing

Double
2x6
bracing

EXISTING
BRACK
to remain

EXISTING
ROOF
REMAINS

8'

8'

8'

8'

Steel
post.

6x6

Decking 5 3/4"

6" space

2x2 3 1/2" secondary

Support beams 2x6 @ 16"

6x6 post.

Decking

6x6 post

Support beams 5 3/4"

2x6 @ 16"

Pickets 2x2 @ 5 1/2"

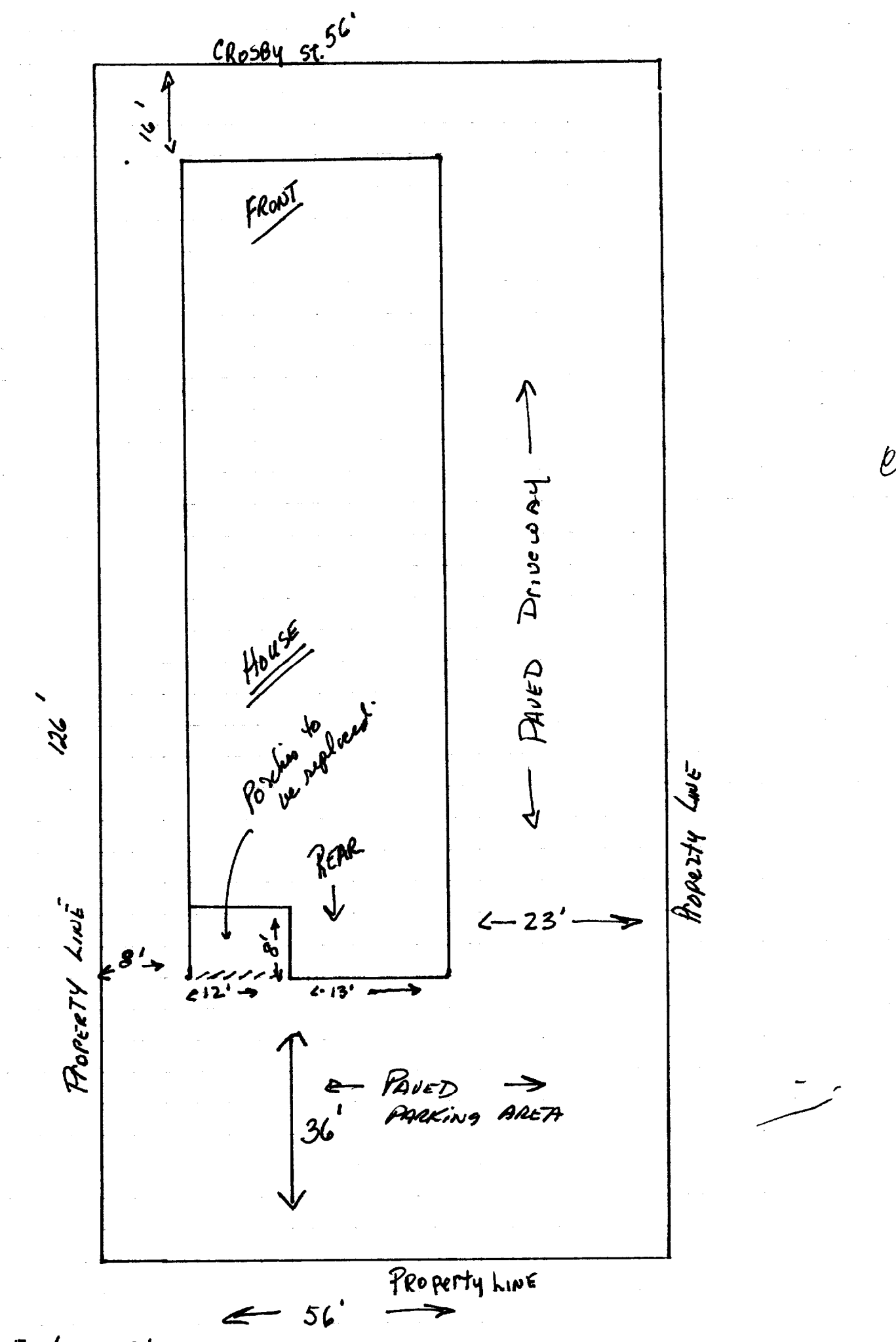
6" space
Support beams

Decking 5 3/4"

2x6 @ 16"

2x2 @ 5 1/2" secondary

2'



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Eugene J. McMechen
20 Crosby Street
Portland, ME 04103
207-874-6354

July 10, 2001

To Whom It May Concern:

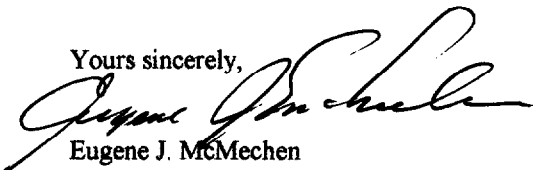
I am requesting a permit to rebuild existing rear porches at :
20 Crosby Street, Portland, 04103. Enclosed please find three drawings showing the proposed construction.

Owner: Eugene McMechen , 20 Crosby Street, 207 874 6354
Contractor: Michael Downs 207 563-3375

Removal and replacement of rotted rear porches on 3 story house.
Total square footage of property is approximately 7,000 sq ft.
Total square footage of the replaced structure is
The setback from the rear of the property (south) is 36 feet, west is 8 feet; east is 36 feet.

There are three porches. Each will be supported by a 6x6" post and braced on the building with a double 2x6", using carriage bolts. Each railing will consist of 2x2 pickets, separated at 3 1/2 inches. The decking will be 5 3/4". The decking will be supported by 2x6" centered at 16". Metal joist hangers will be used for further support.

Yours sincerely,



Eugene J. McMechen