

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

Location of Construction: 24 Mayland Street, Portland 04103		Owner: Helen J. Flaherty		Phone: 773-0824		Permit No: 970933	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Dan Latham		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 27 1997 CITY OF PORTLAND </div>	
Past Use: Single Fam Dwelling		Proposed Use: Same w/deck		COST OF WORK: \$1,300.00 PERMIT FEE: \$25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>		Zone: CBL: R-5 138-C-16 Zoning Approval: <i>[Signature]</i> 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"/>	
Proposed Project Description: construct 16' x 10' deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Vicki Dover		Date Applied For: 8/25/97					

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..

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: 8/25/97

[Signature]



Mail to Owner at 24 Mayland St.

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

Helen J. Flaherty
 SIGNATURE OF APPLICANT Helen Flaherty

8/25/97 DATE: 773-0824 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

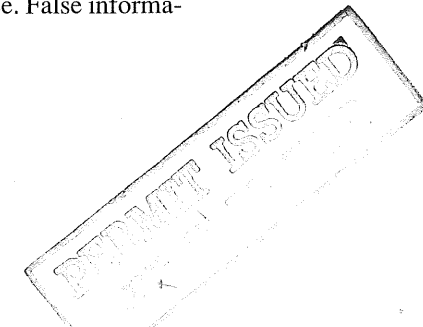
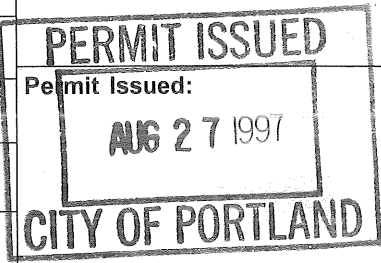
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT *#6*
M. Leary

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

970933

Location of Construction: 24 Mayland Street, Portland 04103		Owner: Helen M. Flaherty		Phone: 773-0824		Permit No: 970933	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Dan Lathan		Address:		Phone:		Permit Issued: AUG 27 1997	
Past Use: Single Fam Dwelling		Proposed Use: Same w/deck		COST OF WORK: \$1,300.00		PERMIT FEE: \$25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Deck 16' x 10' deck				Signature: [Signature]		Signature: [Signature]	
Permit Taken By: Vicki Dover		Date Applied For: 8/25/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
				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..

Call to Owner at 24 Mayland St.

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

SIGNATURE OF APPLICANT: Helen Flaherty ADDRESS: _____ DATE: 8/25/97 PHONE: 773-0824

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: _____ CBL: _____
 Zoning Approval: _____
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

CEO DISTRICT #6
 [Signature]

COMMENTS

9-16-97 Siding to be done been put in

2-3-98 Deck is all completed

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Helen J. Flaherty
24 Mayland Street
Portland, ME 04103

August 26, 1997

RE: 24 Mayland Street

Dear Mrs. Flaherty,

Your application to construct a 10 x 16 deck, has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET

Zoning Review Requirements

Approved with conditions: This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building Code Requirements

Please read and implement attached building permit requirements, #1, 2, 4, 8, 10, 26

Sincerely,

Marge Schmuckal
Asst. Chief of Insp. Services

cc: P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enf. Officer

BUILDING PERMIT REPORT

DATE: 8/26/97 ADDRESS: 24 Mayland St.

REASON FOR PERMIT: TO construct 10x16 deck

BUILDING OWNER: Helen T. Flaherty

CONTRACTOR: DAN LATHAM

PERMIT APPLICANT: owner APPROVAL: with conditions #1, 2, 4, 8, 10, 26 DENIED

CONDITION(S) OF APPROVAL

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)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. 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) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 8. Guardrail & 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and 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.
 9. Headroom in habitable space is a minimum of 7'6".
 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. 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.
 13. 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.
 14. 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.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

Handwritten signature/initials

THIS IS NOT A BOUNDARY SURVEY

Helen J. Flaherty

MORTGAGE LOAN INSPECTION PLAN

24 MAYLAND ST.
PORTLAND, ME

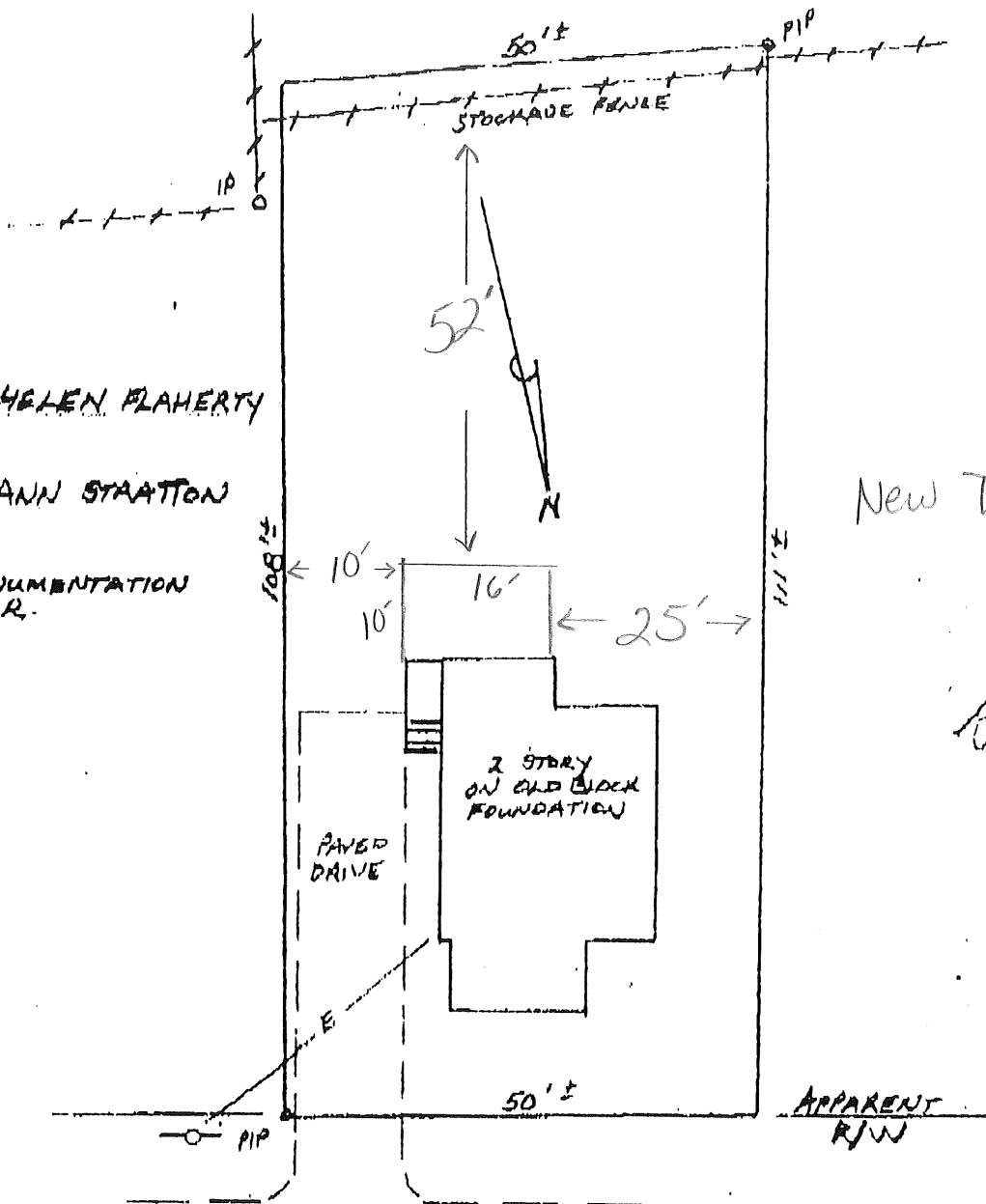
No. 727-1

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

QBL-138-C-16

BOOK _____ PAGE _____ COUNTY CUMBERLAND

PLAN BOOK _____ PAGE _____ LOT _____



BUYER: HELEN FLAHERTY

SELLER: ANN STANTON

NOTE: MONUMENTATION
POOR.

New Deck =
10' x 16'

Stephen J. Mectaw

MAYLAND STREET

THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which existing descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5/11/93 Scale 1"=20'

Helen J. Flaherty
 24 Mayland St.
 Portland, ME
 04103
 773-0824

BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

<u>Foundation</u>	<input type="checkbox"/>	Frost wall, min 4' below grade
	<input checked="" type="checkbox"/>	Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
	<input type="checkbox"/>	Other
<u>Sill</u>	<input checked="" type="checkbox"/>	8 ft. Distance between foundation supports
<u>Joist Size</u>	<input checked="" type="checkbox"/>	2x6 <input type="checkbox"/> 2x8 <input type="checkbox"/> 2x10
<u>Joist Span</u>	<input checked="" type="checkbox"/>	16 on center
<u>Distance Between Joists</u>	<input checked="" type="checkbox"/>	16"oc <input type="checkbox"/> 24"oc <input type="checkbox"/> other
<u>Decking</u>	<input checked="" type="checkbox"/>	5/4 <input type="checkbox"/> other/explain
<u>Stair Construction</u>	<input type="checkbox"/>	10" min tread <input type="checkbox"/> 7 3/4" max riser
<u>Guard Height</u>	<input checked="" type="checkbox"/>	36" <input type="checkbox"/> 42"

*Note
Needs to use
2x8's
instead*

No stairs they are existing

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36", all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Balusters /under 4" *2x4 cross bracing*

Open guards shall have balusters or be of a 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.

Applicant: Helin Flaherty
Address: 24 Maryland St

Date: 8/26/97
C-B-L: 138-C-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1930

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct 16' x 16' deck

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 20' req. N/A

Rear Yard - 20' req. - 52' shown

Side Yard - 8' req. - 10' & 25' shown

Projections -

Width of Lot -

Height - 1 story

Lot Area - 5,500 sq ft

Lot Coverage/ Impervious Surface - 25% max = 1375 sq ft

Area per Family -

Off-street Parking - existing

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

Flood Plains -

OK

7 x 15	=	105
24 x 24	=	576
5 x 24	=	120
New 10 x 16	=	160
		961 sq ft