

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

Permit No: 01 0461	Issue Date: MAY 1 2001	CBL: 141 H011001
-----------------------	---------------------------	---------------------

Location of Construction: 115 Read St	Owner Name: Soiney Kari J &	Owner Address: 115 Read St Portland, Me 04101	Phone: 207-879-7196
Business Name: n/a	Contractor Name: Dupuis, Raymond	Contractor Address: Box 8119 Portland	Phone: 2077884901
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone:

Past Use: Single Family/ Home office massage therapy	Proposed Use: Single Family / Home office massage therapy; w/ personal & recreation -some client use. Upper level 15 x 25 deck & 10 x 10 platform deck.	Permit Fee: \$66.00	Cost of Work: \$6,500.00	CEO District: 2
Proposed Project Description: Build two decks, 15 x 25 & 10 x 10		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	

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: gg	Date Applied For: 04/27/2001	Zoning Approval	
-------------------------------	--	------------------------	--

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..	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"/> Date:	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 Date:	Historic Preservation <input 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:
--	---	---	---

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
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------

Met w/ Owner to review gona tub depths
& reviewed Inspection Requirements & Codes

6-26-01: Met w/ house sitter & informed him
of the below listed code violations. (16)

6-26-01: No Kick boards on Steps, Steps @ 33" wide
Balusters > 4" opening @ Bottom. Graspable
Handrails needed. No Elect. Insp. OK
for Per to Hot Tub. (16)

7/12/01 Checked setbacks (OK). Steps OK - still need
graspable handrail in rear and Guard/handrail
at Front steps which was found to be rotting and
replaced under this permit. (Rise/run still need inspection on front)
Still need electrical permit - informed owner.

Hot Tub on deck Less Than 12" off grade - not part
of house deck. Adequate cover on hot tub. JB

10/30/0 - No handrails on Front or Back stairs - rail hit in
Front at 29/30 inches - too low - Rear Deck treads risers OK -
need handrails on Front & Rear plus

5/16/03 - for final - everything OK EXCEPT - still needs
Graspable Handrails Front & Rear (16)

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

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: 115 Read St. Portland ME 04103

Total Square Footage of Proposed Structure	n/a	Square Footage of Lot	n/a
--	-----	-----------------------	-----

Tax Assessor's Chart, Block & Lot Number Chart# 141 Block# H Lot# 11	Owner: Kari J. Soiney	Telephone#: 207-879-7196
---	--------------------------	-----------------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 6500	Fee: \$ 66.00
-------------------------------------	-----------------------------------	--------------------------	------------------

Current use: single family home / home office - massage therapy - May Need to Amend perm # 980073 to include Hot tub use.

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use: personal/recreation - some client use

Project description:
2 decks off back of house 15 x 25 Platform 10 x 10
UPPER level

Contractor's Name, Address & Telephone: Raymond Dupuis
Box #119 Port. Me 04104 1-207-758-4901

Applicants Name, Address & Telephone: Kari J. Soiney

Who should we contact when the permit is ready: Kari Soiney
Telephone: 879-7196

If you would like the permit mailed, what mailing address should we use:
Mail TO 115 Read St. Portland ME 04103
Kari

4/27
Rec'd By: CH

BUILDING PERMIT REPORT

DATE: 28 APRIL 2001 ADDRESS: 115 Read ST. CBL: 141-H-011

REASON FOR PERMIT: To Construct 2 deck / hot Tub

BUILDING OWNER: Kari J. Suiney

PERMIT APPLICANT: _____ CONTRACTOR Raymond Dupuis

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 6500 PERMIT FEES: 66.00

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, *11, *13, *25, *30, *33, *34, *35, *36, *38, *39, see attached hot tub requirements

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)
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 3/4" 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)

A/27

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 203.2 (BOCA National Building Code/1999), and NFPA 10, Chapter 10 & 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.
- * 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. Please find attached rules and regulations on swimming pool, hot tubs & spas
- * 39. Check Framing Under Hot Tub to ensure the joist will carry the extra loads—

P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

****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**

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

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

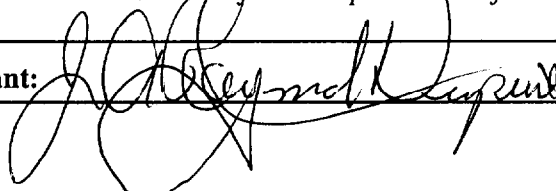
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:



Date:

5-3-2001

stalled in accordance with NFPA 70 listed in Chapter 35, and be key-operated and of a spring-loaded or momentary-contact type. Where the switch is released, the operation of the cover shall stop instantly and be capable of reversing direction immediately. The switch shall be in the line of sight of the complete pool cover.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a fixed or removable ladder or steps, the ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 9 of Section 421.10.1. A removable ladder shall not constitute an acceptable alternative to enclosure requirements.

421.10.2 Indoor private swimming pool: All walls surrounding an indoor private swimming pool shall comply with Section 421.10.1, item 9.

421.10.3 Prohibited locations: Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

421.10.4 Exemptions: The following shall be exempt from the provisions of this section.

1. A spa or hot tub with an approved safety cover.
2. Fixtures which are drained after each use.

421.11 Diving boards: Minimum water depths and distances for diving hoppers for pools, based on board height above water, shall comply with Table 421.11(1) for public pools and Table 421.11(2) for private pools.

**Table 421.11(1)
MINIMUM WATER DEPTHS AND DISTANCES BASED ON BOARD HEIGHT FOR PUBLIC POOLS^a**

Board height	Minimum depth ^b at D ₁ directly under end of board	Distance ^b between D ₁ and D ₂	Minimum depth ^b at D ₂
2'2" (2/3 meter)	7'0"	8'0"	8'6"
2'6" (3/4 meter)	7'6"	9'0"	9'0"
1 meter	8'6"	10'0"	10'0"
3 meter	11'0"	10'0"	12'0"

Note a. See Figure 421.5.2 for the locations of D₁ and D₂.
Note b. 1 foot = 304.8 mm.

**Table 421.11(2)
MINIMUM WATER DEPTHS AND DISTANCES BASED ON BOARD HEIGHT FOR PRIVATE POOLS^a**

Board height	Minimum depth ^b at D ₁ directly under end of board	Distance ^b between D ₁ and D ₂	Minimum depth ^b at D ₂
1'8" (1/2 meter)	6'0"	7'0"	7'6"
2'2" (2/3 meter)	6'10"	7'6"	8'0"
2'6" (3/4 meter)	7'5"	8'0"	8'0"
3'4" (1 meter)	8'6"	9'0"	9'0"

Note a. See Figure 421.5.2 for the locations of D₁ and D₂.
Note b. 1 foot = 304.8 mm.

SECTION 422.0 STORAGE RACKS

422.1 Applicability: The provisions of this section shall apply to all parts of buildings and structures which contain bin box storage, or shelf storage, rack systems as herein defined.

422.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Bin box storage: Storage in five-sided boxes with open face on the aisle. Boxes are self-supporting or supported by a structure so designed that little or no horizontal or vertical space exists around boxes.

Rack systems: Structures designed to store materials and products.

Shelf storage: Storage on structures equal to or less than 30 inches (762 mm) deep with shelves a maximum of 2 feet (610 mm) apart vertically and separated by minimum 30-inch (762 mm) aisles.

422.3 Rack systems: Bin box storage, or shelf storage, rack systems, including their aisles and stairs, shall not contribute to the number of stories as regulated by Section 503.3, or to the number of mezzanines as regulated by Section 505.0, where meeting all of the following conditions:

1. The building, including the rack systems, is equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1.
2. The rack systems, aisles, and stairs are not part of the structural framework of the building.
3. The rack systems and stairs are of noncombustible materials. The aisles are of expanded metal or metal grid.
4. The structural design of the rack systems, aisles, and stairs complies with Chapter 16.
5. The aisles and stairways are designed to comply with the means of egress provisions of Chapter 10.

NFPA
#231x

421.9.2 Construction: Enclosure fences shall be constructed so as to prohibit the passage of a sphere larger than 4 inches (102 mm) in diameter through any opening or under the fence. Fences shall be designed to withstand a horizontal concentrated load of 200 pounds (896 N) applied on a 1-square-foot (0.093 m²) area at any point of the fence.

421.9.3 Alternative devices: A natural barrier, pool cover or other protective device approved by the governing body shall be an acceptable enclosure as long as the degree of protection afforded by the substituted device or structure is not less than the protection afforded by the enclosure, gate and latch described herein.

421.10 Enclosures for private swimming pools, spas and hot tubs: Private swimming pools, spas and hot tubs shall be enclosed in accordance with Sections 421.10.1 through 421.10.4 or by other approved barriers.

421.10.1 Outdoor private swimming pool: An outdoor private swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following.

1. The top of the barrier shall be at least 48 inches (1219 mm) above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above finished ground level, such as an above-ground pool, the barrier shall be at finished ground level, such as the pool structure, or shall be mounted on top of the pool structure. Where the barrier is mounted on the pool structure, the opening between the top surface of the pool frame and the bottom of the barrier shall not allow passage of a 4-inch (102 mm) diameter sphere.
2. Openings in the barrier shall not allow passage of a 4-inch (102 mm) diameter sphere.
3. Solid barriers shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1³/₄ inches (44 mm) in width. Decorative cutouts shall not exceed 1³/₄ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Decorative cutouts shall not exceed 1³/₄ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 1¹/₄-inch (32 mm) square unless the fence is provided with slats fastened at the top or the bottom which

reduce the openings to not more than 1³/₄ inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be not more than 1³/₄ inches (44 mm).
8. Access gates shall comply with the requirements of items 1 through 7 of Section 421.10.1, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outwards away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate: (a) the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and (b) the gate and barrier shall not have an opening greater than 1/2 inch (13 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling unit serves as part of the barrier and contains a door that provides direct access to the pool, one of the following shall apply:
 - 9.1. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The audible warning shall commence not more than 7 seconds after the door and door screen, if present, are opened and shall sound continuously for a minimum of 30 seconds. The alarm shall have a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm) and the sound of the alarm shall be distinctive from other household sounds such as smoke alarms, telephones and door bells. The alarm shall automatically reset under all conditions. The alarm shall be equipped with manual means, such as touchpads or switches, to deactivate temporarily the alarm for a single opening from either direction. Such deactivation shall last for not more than 15 seconds. The deactivation touchpads or switches shall be located at least 54 inches (1372 mm) above the threshold of the door.
 - 9.2. All doors with direct access to the pool through that wall shall be equipped with a self-closing and self-latching device with the release mechanism located a minimum of 54 inches (1372 mm) above the floor. Swinging doors shall open away from the pool area.
 - 9.3. The pool shall be equipped with a power safety cover. Where in a closed position, the cover shall be capable of holding a weight of 485 pounds (2157 N), shall not have any openings that allow passage of a 4¹/₂-inch (114 mm) sphere and shall incorporate a system to drain standing water that collects on the cover. The cover control switch shall be permanently in-

(1524 mm) deep.

The maximum slope permitted between point D_2 and the transition point shall not exceed one unit vertical to three units horizontal (1:3) in private and public pools. D_1 is the point directly under the end of the diving board. D_2 is the point at which the floor begins to slope upwards to the transition point (see Figure 421.5.2).

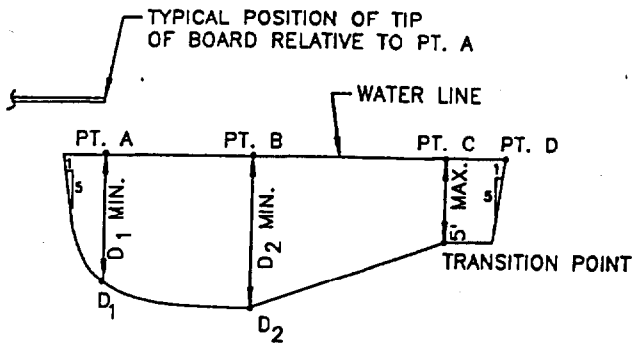


Figure 421.5.2
MINIMUM WATER DEPTHS AND DISTANCES BASED ON BOARD HEIGHT FOR PUBLIC AND PRIVATE POOLS

421.5.3 Surface cleaning: All swimming pools shall be provided with a recirculating skimming device or overflow gutters to remove scum and foreign matter from the surface of the water. Where skimmers are used for private pools, there shall be at least one skimming device for each 1,000 square feet (93 m²) of surface area or fraction thereof. For public pools where water skimmers are used, there shall be at least one skimming device for each 600 square feet (55.8 m²) of surface area or fraction thereof. Overflow gutters shall not be less than 3 inches (76 mm) deep and shall be pitched to a slope of one unit vertical to 48 units horizontal (1:48) toward drains, and constructed so that such gutters are safe, cleanable and that matter entering the gutters will not be washed out by a sudden surge of entering water.

421.5.4 Walkways: All public swimming pools shall have walkways not less than 4 feet (1219 mm) in width extending entirely around the pool. Curbs or sidewalks around any swimming pool shall have a slip-resistant surface for a width of not less than 1 foot (305 mm) at the edge of the pool, and shall be so arranged as to prevent return of surface water to the pool.

421.5.5 Steps and ladders: At least one *means of egress* shall be provided from private pools. Public pools shall provide ladders or other *means of egress* at both sides of the diving section and at least one *means of egress* at the shallow section; or at least one *means of egress* in the deep section and the shallow section if diving boards are not provided. Treads of steps and ladders shall have slip-resistant surfaces and handrails on both sides, except that handrails are not required where there are not more than four steps or where the steps extend the full width of the side or end of the pool. Treads and risers of the pool steps shall conform to the following:

1. Step treads shall have a minimum unobstructed horizontal depth of 10 inches (254 mm) and a minimum unobstructed surface area of 240 square inches (0.15 m²).
2. Risers shall have a maximum uniform height of 12 inches (305 mm) as measured at the centerline of the tread. The height of the bottom riser shall not vary more than plus or minus 2 inches (51 mm) from the uniform riser height.

421.6 Water supply: All swimming pools shall be provided with a potable water supply, free of cross connections with the pool or its equipment.

421.6.1 Water treatment: Circulation equipment for public swimming pools shall be of adequate size to turn over the entire pool water content at least once every 8 hours. The system shall be designed to provide the proper turnover rate based upon the manufacturer's recommended maximum flow rate of the filter, in clean media condition. All recirculating systems shall be provided with a hair and lint strainer installed in the system ahead of the pump.

Circulation equipment for private swimming pools shall be of adequate size to turn over the entire pool water content at least once every 12 hours. The system shall be designed to provide the proper turnover rate based upon the manufacturer's recommended maximum flow rate of the filter in clean media condition. All recirculating systems shall be provided with a hair and lint strainer installed in the system ahead of the pump.

421.6.2 Drainage systems: The swimming pool and equipment shall be equipped to be emptied completely of water and the discharged water shall be disposed of in an approved manner that will not create a nuisance to adjoining property.

421.7 Appurtenant structures: All *appurtenant structures*, installations and equipment, such as showers, dressing rooms, equipment houses or other buildings and structures, including plumbing, heating and air conditioning systems, shall comply with all applicable requirements of this code.

421.7.1 Accessories: All swimming pool accessories shall be designed, constructed and installed so as not to be a safety hazard. Installations or structures for diving purposes shall be properly anchored to insure stability.

421.8 Equipment installations: Pumps, filters and other mechanical and electrical equipment for public swimming pools shall be enclosed in such a manner as to provide access only to authorized persons and not to bathers. Construction and drainage shall be arranged to avoid the entrance and accumulation of water in the vicinity of electrical equipment.

421.9 Enclosures for public swimming pools: Public swimming pools shall be provided with an enclosure surrounding the pool area. The enclosure shall meet the provisions of Sections 421.9.1 through 421.9.3.

421.9.1 Enclosure: The enclosure shall extend not less than 4 feet (1219 mm) above the ground. All gates shall be self-closing and self-latching with latches placed at least 4 feet (1219 mm) above the ground.

SECTION 420.0 MOBILE UNITS

420.1 General: A mobile unit is a structure of vehicular, portable design, built on a chassis and designed to be moved from one site to another, and to be used with or without a permanent foundation. Mobile units shall be designed, constructed and maintained to be transported from one location to another and not mounted on a permanent foundation. A mobile unit placed on a permanent foundation or on foundation piers shall be designed and constructed to comply with all of the requirements of this code for on-site and prefabricated construction.

420.2 Construction: Residential mobile units shall be of an approved design and shall be constructed in accordance with the applicable ordinances and statutes. All other mobile units shall be designed and constructed in accordance with the requirements of this code. All mobile units on a permanent foundation shall be evaluated, inspected and *labeled* in plant in accordance with Section 1703.3.

420.3 Location: Mobile units shall be located in approved spaces. The provisions of this code shall not be construed to repeal, modify or constitute an alternative to any lawful zoning regulations. In case of conflict between this code and any other ordinance or statute, the most rigid requirements shall apply.

420.3.1 Anchorage and tie-down: Every parking space for mobile units shall be provided with devices for anchoring the unit to prevent overturning or uplift. The *owner* of the parking space shall anchor or cause to be anchored all mobile units located on the parking space. Where concrete *platforms* are provided for the parking of mobile units, anchorage shall be provided by eyelets embedded in the concrete with adequate anchor plates or hooks, or other suitable means. The anchorage shall be adequate to withstand wind forces and uplift as required in Chapter 16 for buildings and structures, based upon the size and weight of the units.

SECTION 421.0 SWIMMING POOLS

421.1 General: Swimming and bathing pools shall conform to the requirements of this section, provided that these regulations shall not be applicable to any such pool less than 24 inches (610 mm) deep or having a surface area less than 250 square feet (23.25 m²), except where such pools are permanently equipped with a water-recirculating system or involve structural materials. For the purposes of this code, pools are classified as private swimming pools or public swimming pools, as defined in Section 421.2. Materials and constructions used in swimming pools shall comply with the applicable requirements of this code.

421.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Pools, swimming, hot tubs and spas

Above-ground/on-ground pool: See definition of private swimming pool.

Barrier: A fence, a wall, a building wall, the wall of an above-ground swimming pool or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

Hot tub: See definition of private swimming pool.

In-ground pool: See definition of private swimming pool.

Power safety cover: A pool cover which is placed over the water area, and is opened and closed with a motorized mechanism activated by a control switch.

Private swimming pool: Any structure that contains water over 24 inches (610 mm) in depth and which is used, or intended to be used, for swimming or recreational bathing in connection with an occupancy in Use Group R-3 and which is available only to the family and guests of the householder. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

Private swimming pool, indoor: Any private swimming pool that is totally contained within a private structure and surrounded on all four sides by walls of said structure.

Private swimming pool, outdoor: Any private swimming pool that is not an indoor pool.

Public swimming pool: Any swimming pool other than a private swimming pool.

Spa: See definition of private swimming pool.

421.3 Permits and construction documents: A swimming pool or appurtenances thereto shall not be constructed, installed, enlarged or *altered* until *construction documents* have been submitted and a permit has been obtained from the code official. The approval of all city, county and state authorities having jurisdiction over swimming pools shall be obtained before applying to the code official for a permit. Certified copies of these approvals shall be filed as part of the supporting data for the permit application.

421.3.1 Construction documents: *Construction documents* shall accurately show dimensions and construction of the pool and appurtenances and properly established distances to *lot lines*, buildings, walks and fences, as well as details of the *water supply* system, drainage and water disposal systems, and all appurtenances pertaining to the swimming pool. Detailed *construction documents* of structures, vertical elevations and sections through the pool showing depth shall be included.

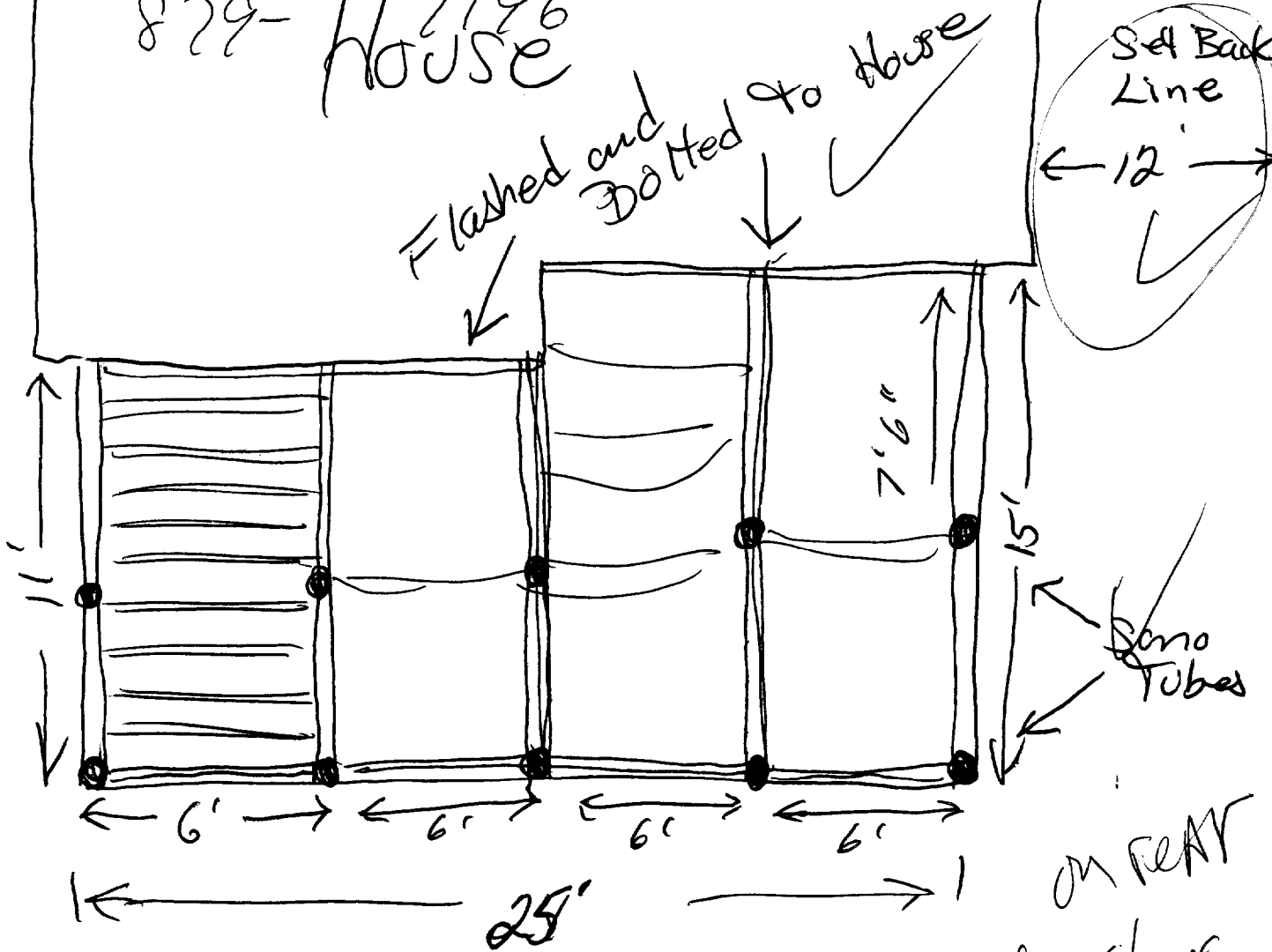
~~**421.4 Locations:** Private swimming pools shall not encroach on any front or side yard required by this code or by the governing zoning law, unless in accordance with specific rules of the jurisdiction in which the pool is located. A wall of a swimming pool shall not be located less than 6 feet (1829 mm) from any rear or side property line of 10 feet (3048 mm) from any street property line, unless in accordance with specific rules of the jurisdiction in which the pool is located.~~ *Deleter*
Local Zoning rule

421.5 Structural design: The pool structure shall be engineered and designed to withstand the expected forces to which the pool will be subjected.

421.5.1 Wall slopes: To a depth up to 2 feet 9 inches (838 mm) from the top, the wall slope shall not be more than one unit horizontal in five units vertical (1:5).

421.5.2 Floor slopes: The slope of the floor on the shallow side of the transition point shall not exceed one unit vertical to seven units horizontal (1:7). For public pools greater than 1,200 square feet (111.6 m²), the slope of the floor on the shallow side of the transition point shall not exceed one unit vertical to ten units horizontal (1:10). The transition point between shallow and deep water shall not be more than 5 feet

Kari Soiney
 115 Road St 04103
 829-17196
 HOUSE



Other plan shows
 25' to FEAT
 20' req

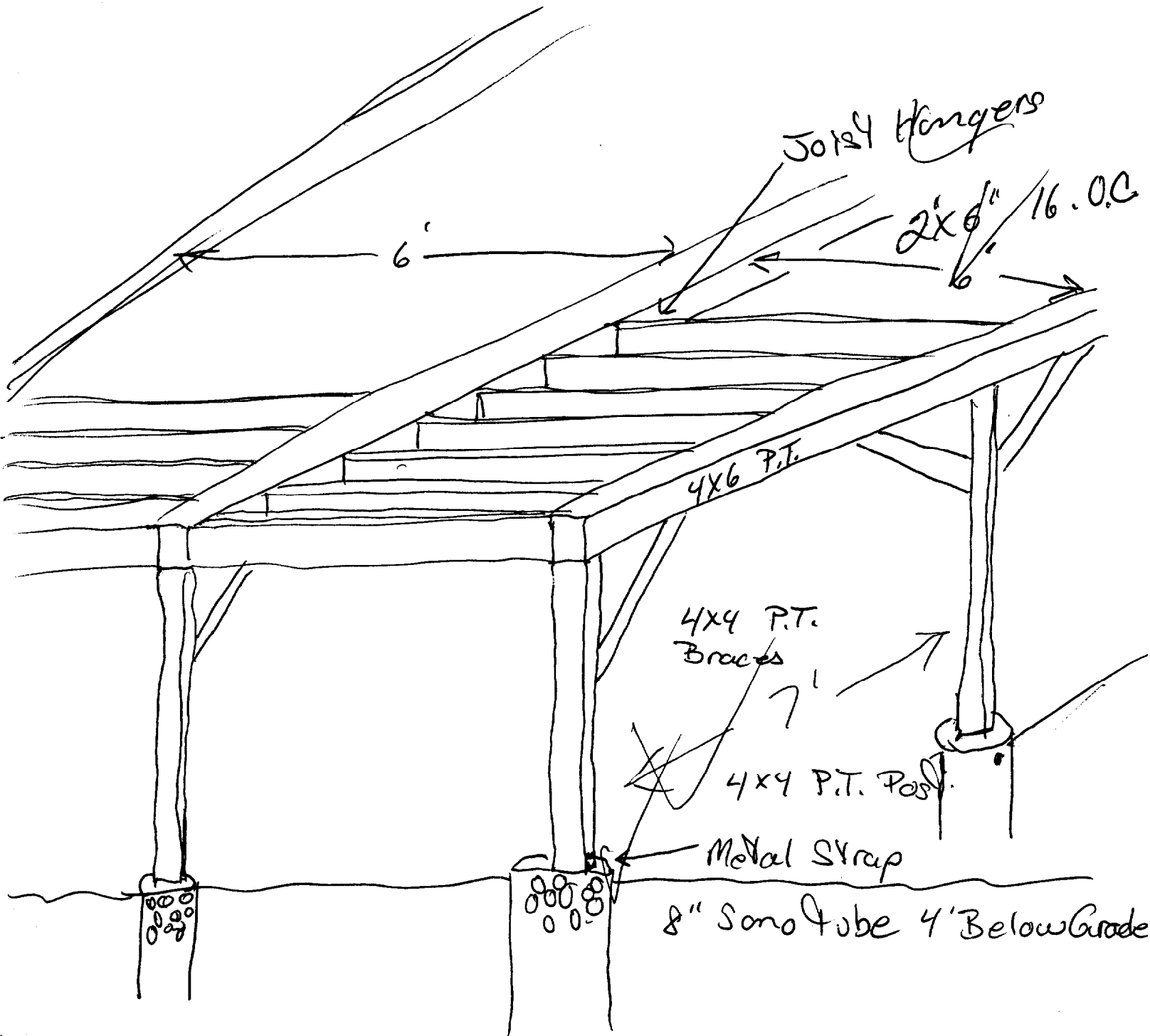
Hand Rails
 4" x 4" Post 40" High over Deck
 2" x 4" Handrails 38" over Deck
 2" x 2" Balusters 4" on centers

Kari Soiney

115 Read St.

04103

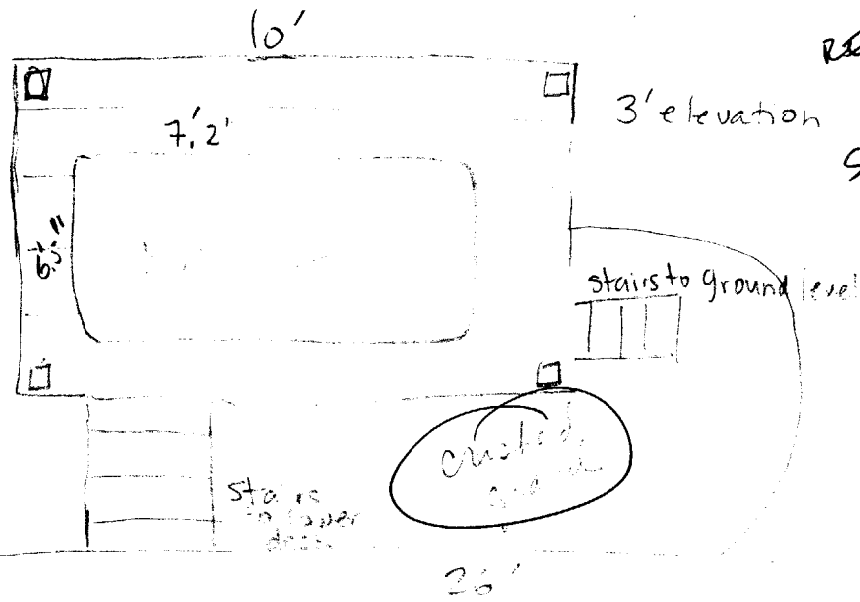
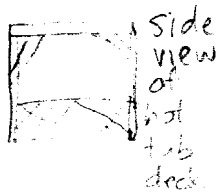
879-7196



CBL 141-H-011 STREET ADDRESS 115 Peak St.

DATE	TIME	CONTACT	NARRATIVE	INITIALS
4/30	9:00am	Kari	Called - Left message about submitting Framing detail for proposed deck.	CH
4/30	11:15	Kari	Returned call - will have deck details brought in or Faxed <u>soon</u> .	
5/3	9:40		Brought in plans	GB

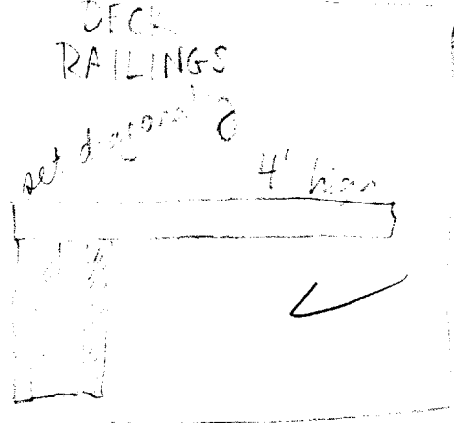
Chris
Needs Framing
details of decks.
Thank.
Sam



Deck is squared off w/ course

R-5

REAR - 20' req - 25 shown
 Side: 12' req - 12 shown
 25 shown



5036

141-A-117

main deck will be supported by sawn timbers for added strength

28/04/01

12'

main deck elevation 7-8'

10' to property line

1/2 of paper is also part of the property ~25'

12' 14' 18'

Other plan shows

patio door

sliding window

Kitchen

This data is provided by the Assessor's Office and is current as of April 24, 2001

City: 141 H011001 04103 1 of 1
Owner Name 1: SOINEY KARI J &
Owner Name 2: NICHOLAS G KNAPP
Mailing Address: 115 READ ST
City, State, Zip: PORTLAND ME 04103

Property Address: 115 READ ST
Property Type: RESIDENTIAL
Description: 141-H-11-12
READ ST 115-117
5036 SF

Single Family 1
011
1265
115 READ ST
12/28/2000 vjm

$5036 \times 40\% = 2014.4$

$9 \times 24 = 216$
 $26 \times 30 = 780$
 $4 \times 14 = 56$

Coverage of

1052 # exist

$18 \times 25 =$
 $10 \times 100 =$

375
100
1527 #

DELETED 533

V VACANT **D** DWELLING O OTHER

STORY HEIGHT
1.0 1.5 2.0 2.5 3.0

EXTERIOR WALLS
1 FRAME 4 BLOCK 7 STONE
2 BRICK 5 STUCCO 8 ASBESTOS
3 MAS. & FRAME 6 ALUM./VINYL 9 CONCRETE

STYLE
1 RAISED RANCH 7 CONDO 13 MANSION
2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
3 RANCH 9 TOWNHSE/ROW 15 GARRISON
4 CAPE 10 COTTAGE 16 OTHER
5 OLD STYLE 11 BUNGALOW
6 COLONIAL 12 DUPLEX

AGE
ERECTED 1921 EST. 19 REMODELED 19

LIVING ACCOMMODATIONS
TOTAL ROOMS 3 BED ROOMS 03 FAMILY ROOMS 2
FULL BATHS 1 HALF BATHS 2 ADD'L FIXT. 7 TOTAL FIXT. 06

NO. KITCHEN 1 YES 511 NO. BATH 2 YES
REMODELED 2 NO 511 REMODELED 2 NO

BASEMENT
1 NONE 2 CRAWL 3 PART 4 FULL

HEATING
1 NONE 2 BASIC 3 CENTRAL AIR COND.

HEATING FUEL TYPE
1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

HEATING SYSTEM TYPE
1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

ATTIC
1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH

INTERIOR CONDITION
1 BETTER 2 SAME 3 POORER

PHYSICAL CONDITION
1 EX 2 GO 3 AV 4 FR 5 PR 6 VP 7 UN

SFLA

CONDO LEVEL 518 CONDO TYPE 1 INTERIOR 2 CORNER

OTHER FEATURES
1 BRICK TRIM
2 STONE TRIM
3 REC ROOM
4 FIN. BSMT LIVING AREA
5 WB FP: STACKS / OPENINGS /
6 METAL FP: STACKS / OPENINGS /
7 WOOD COAL BURNING
8 BSMT GARAGE NO. OF CARS 01
9 UNFINISHED AREA (-) %
10 UNHEATED AREA (-) %

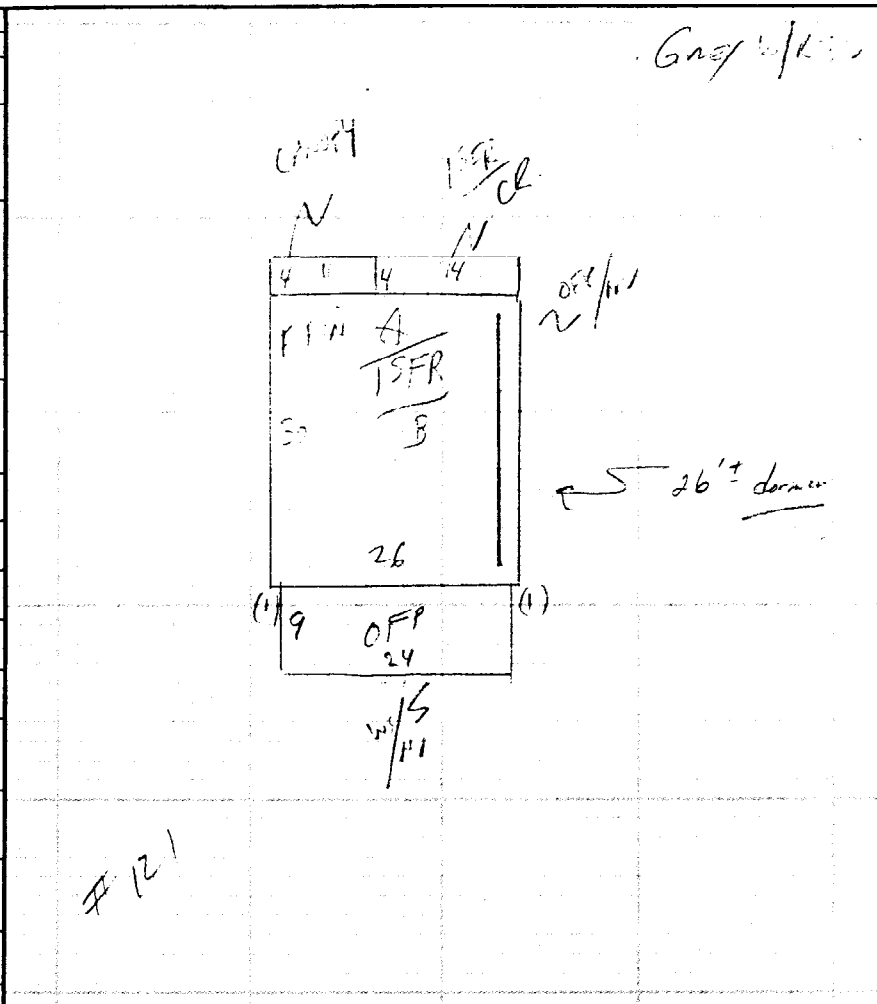
GROUND FLOOR AREA

GRADE FACTOR AA A B **C** D E []

COST & DESIGN FACTOR [] %

CDU EX VG GD **AV** FR PR VP UN **REDO ST.**

MARKET ADJUSTMENT %



NOTES

471	
472	
473	
474	

BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

599 DELETE 601-608 ADDITIONS

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1					
602	A2					
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

RESIDENTIAL	POOLS	ADDITION CODES						DWELLING COMPUTATIONS	
RC1 Carport RC2 Canopy RG1 Frame/CB Detached Garage RG2 Brick/Stone Detached Garage RS1 Frame Shed RS2 Metal Shed	RP1 Plastic Liner RP2 Prefabricated Vinyl RP3 Reinforced Concrete RP4 Fiberglass RP5 Gunite	10 1s Frame 11 OFFP 12 EFP 13 Frame Garage 14 Frame Utility	15 Frame Bay 16 Frame OH 17 1/2s Frame 18 Unfin. Attic 19 Fin. Attic	20 1s Mas 21 OMP 22 EMP 23 Mas. Garage 24 Mas. Utility	25 Mas. Bay 30 Carport 31 Wood Deck 32 Canopy 33 Conc. Patio	34 Stone Patio 35 Mas. Stoop 36 Att. Greenhouse 50 Unfin. Bsmt. 99 Misc. Value	● STORY		
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS								BASE PRICE	
TYPE CODE QTY YR SIZE G COND RATE BASE VALUE MA MOD CODES TRUE VALUE								BASEMENT	
801								HEATING	
802								PLUMBING	
803								ATTIC	
804								ADDITIONS	
810 MISCELLANEOUS IMPROVEMENTS								OTHER FEATURES	
800 1 SEE DETAILED CARD 2 SEE DETAILED REPORT								SUB TOTAL	
								x GRADE FACTOR x	
								x C & D FACTOR x	
								= BASE VALUE	
								x MARKET ADJ. x	
								= TRUE VALUE	
								TOTAL GROSS VALUE	

ER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
	H	011	001	G1 OF 01	116	READ ST.	RS	1463	0115	11	

OWNER & MAILING ADDRESS
 1 SCHMUCKAL MARGARET E
 2 115 READ ST
 3 PORTLAND ME 04103

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALU
200					
201					
202					

LEGAL DESCRIPTION
 141-H-11-12
 READ ST 115-117
 5036SF

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
021	R5		III		509140		09

TYPE	VALIDITY CODES
1 Land	0 Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
	C. Included Excessive Personal Property
	D. Changed After Sale/Assmt.
	E. To or From Government
	F. Transfer of Convenience
	G. Partial Sale of Assessed Unit
	H. Court Order Decree
	I. Bankruptcy Proceeding
	J. Undivided Interest
	K. To or From Non-Profit Organization
	L. Repossession/Sale of Foreclosed Property
	M. Zoning Change
	N. Other

DELETE 300-330 LAND DATA & COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT 1 Regular Lot 2 Apartment Site	L							[] %	
SQUARE FEET 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Residual 5 Waterfront	S 1	5036	SQUARE FEET		0.00			[] 0 %	
ACREAGE 1 Primary Site 2 Secondary Site 3 Undeveloped 4 Marshland 5 Waterfront	A		ACRES					[] %	
0 TOTAL	S		SQUARE FEET					[] %	

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained	0 Owner
1	Entrance Gained	2 Tenant
2	Not Applicable, Unimproved Parcel	3 Other
3	Entrance and Information Refused	
4	Entrance Refused, Information at Door	
5	Currently Unoccupied	
6	Estimated for Miscellaneous Reasons (See Memorandum)	
7	Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

APR 17 90

SIGNATURE: *M. Schmuckal*

MEMORANDUM 773-1700
 45-116 Mont St
 115-117 Read St
 5036 SF
 115-117 Read St - 5036 SF - 115-117
 115-117 Read St - 5036 SF - 115-117

DATE INSPECTED: 12/29/90
 COLLECTOR: JB

PROPERTY FACTORS							
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC	
VEL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1
QV STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2
OW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3
LLING	4	GAS	4	PROPOSED	4	NONE	4
EEP	5	WELL	5	CURB & GUTTER	5		
N	6	SEPTIC	6	SIDEWALK	6		
AMPY	7	NONE	7	ALLEY	7		
DGE	8		8	NONE	8		

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	8130
BUILDING		BUILDING	27680
TOTAL		TOTAL	35810
EXEMPT		EXEMPT	

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEW
971	EXEMPT VALUE	REASON	DATE	



CITY OF PORTLAND, MAINE

Department of Building Inspection

4/27

20 01

Received from

Kari Soinen

a fee

of Sixty Six dollars ^{xx} /100 Dollars \$ 66.00

install

erect

alter

for permit to

build attached deck w/ hot tub

move

demolish

at 115 Reed St

Est. Cost \$

6500.00

CBL # 141-H-011

CASH

Inspector of buildings

Per

Ch H

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.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Auditors Copy