

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KOHARIG SARIBEKIAN

Located At 31 BROOKSIDE RD

Job ID: 2012-04-3791-ALTR

CBL: 158- A-006-001

has permission to Extend the Existing Front Deck with a Free-Standing > 200 Sq. ft Deck (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

05/23/2012

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

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3791-ALTR

Located At: 31 BROOKSIDE RD

CBL: 158-A-006-001

Conditions of Approval:

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. Note: The Contractor stated the deck will be **free standing**. As-long-as the deck does not exceeding 200 square feet in area, that is not more than **(30 inches)** above grade at any point, it is not attached to a dwelling and does not serve the exit door required by Section R311.4, then this permit exempt from building code requirements.

Otherwise, the deck shall comply with the IRC, 2009 (MUBEC) and the following conditions shall be met:

- A. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
- B. 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.
- C. 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.
- D. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
- E. 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.
- F. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2), see attachment.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3791-ALTR	Date Applied: 4/17/2012	CBL: 158-A-006-001 & 158-A-010	
Location of Construction: 31 BROOKSIDE RD	Owner Name: KOHARIG SARIBEKIAN	Owner Address: 31 BROOKSIDE RD PORTLAND, ME 04103	Phone: 207-774-6002
Business Name:	Contractor Name: Mark Lyons	Contractor Address: Norway, ME	Phone: (207) 890-3677
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - replace front porch with larger front porch - 33' x 7'	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SA IRC 2009 (no BEC)
Proposed Project Description: Replace and Extend Existing Front Deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

*> 30" front porch
> 200 sq ft
Focus-dry
The Exempt*

Signature: [Handwritten Signature]

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>porch expansion approx 138' from wetland.</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>04/18/12</i> <i>ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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 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

R-3
Shortland.



General 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>31 Brookside Road, 04103</u>		
Total Square Footage of Proposed Structure/Area: <u>DECK 7X33 (INC STEPS) 231 SF</u>	Square Footage of Lot <u>10,830</u>	Number of Stories: <u>1 + w.o.B</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>CBL 2 158 A010001</u> <u>158-A-10</u>	Applicant: (must be owner, lessee or buyer) Name: <u>KO SARIBEKIAN</u> Address: <u>31 Brookside Rd</u> City, State & Zip: <u>Portland 04103</u>	Telephone: <u>(207) 774-6002</u> <u>776-3281</u>
Lessee/DBA: <u>NA</u>	Owner: (if different from applicant) Name: <u>NA</u> Address: City, State & Zip:	Cost of Work: \$ <u>4,500</u> C of O Fee: \$ Historic Review: \$ <u>NA</u> Planning Admin: \$ Total Fee: \$
Current legal use (i.e. single family) <u>SINGLE FAM</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>HOME</u> Is property part of a subdivision? <u>NO</u> If yes, please name: <u>NA</u> Project description: <u>REPLACE + EXTEND EXISTING ENTRY DECK / PLATFORM</u>		
Contractor's name: <u>MARK LYONS</u> Email: Address: <u>NORWAY, MAINE</u> City, State & Zip: Telephone: <u>890-3677</u>		Please Call will pick up
Who should we contact when the permit is ready: <u>OWNER</u> Telephone: <u>774-6002</u> Mailing address: <u>SAME (OWNER ONLY)</u> OR <u>776-3281</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

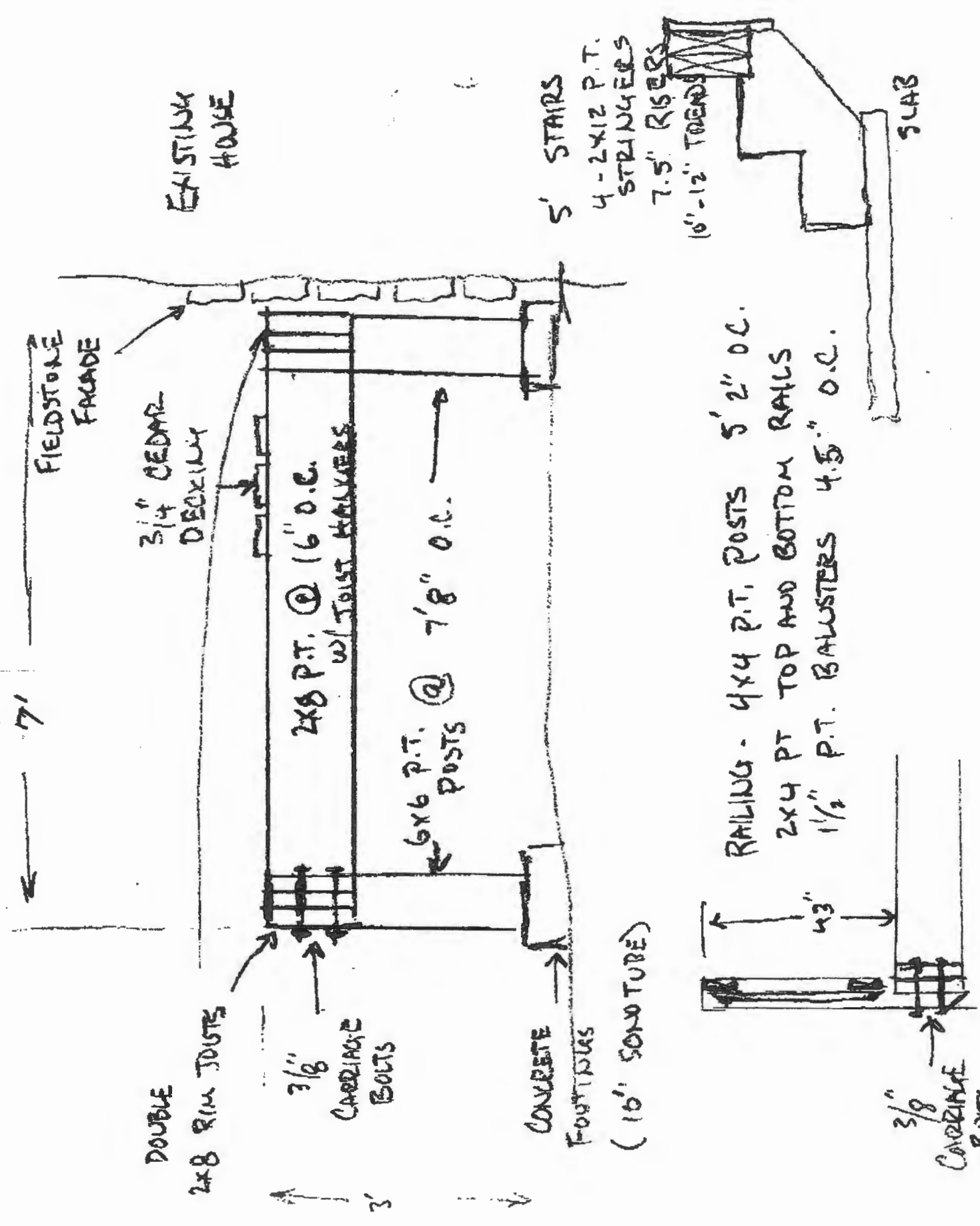
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: 4/12-2012

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

RECEIVED
APR 17 2012
Dept. of Building Inspections
City of Portland Maine



EXISTING HOUSE

5' STAIRS

4 - 2x12 P.T. STRINGERS

7.5' RISERS

16'-12" TREADS

SLAB

FIELDSTONE FACADE

3/4" CEDAR DECKING

2x8 P.T. @ 16" O.C.
w/ JOIST HALTERS

6x6 P.T. @ 7'8" O.C.
POSTS

RAILING - 4x4 P.T. POSTS 5'2" O.C.

2x4 PT TOP AND BOTTOM RAILS

1 1/2" P.T. BALUSTERS 4.5" O.C.

DOUBLE 2x8 RIM JOISTS

3/8" CARBIDE BOLTS

CONCRETE FOOTINGS

(16" SONOTUBE)

3/8" CARBIDE BOLTS

R:
TS
nt
ide
to



31 Brookside Rd.

