

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

Location of Construction: 39 Brookside Rd		Owner: ***Ko Saribekian		Phone: 774-6002		Permit No: <b>001002</b>	
Owner Address: *** 31 Brookside Rd		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Ervin Mullett		Address: 773-8838		Phone:		Permit Issued:  800 1 2 2000	
Past Use:  single family		Proposed Use:  same		COST OF WORK: \$ 14,000		PERMIT FEE: \$ 108.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 50 Signature: <i>[Signature]</i>	
Proposed Project Description:  decks entrey porches and roofs on porchs				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: R-3 CBL: 158-A-011 Zoning Approval: <i>[Signature]</i> 9/11/00 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>over 125' to HWY</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone X - over 200' away</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: K		Date Applied For: Aug 23 2000 K		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..

**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 provisions of the code(s) applicable to such permit

Aug 24 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	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

**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: *[Signature]*

ISSUE  
66  
PERMIT ISSUED WITH REQUIREMENTS  
9:30  
CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 28 August 2K ADDRESS: 39 Brookside Rd CBL: 158-A-011

REASON FOR PERMIT: Deck entry porches and roofs on porches

BUILDING OWNER: KO Sanibekian

PERMIT APPLICANT: CONTRACTOR Ervin Mullett

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 14,000 PERMIT FEES: 108.00

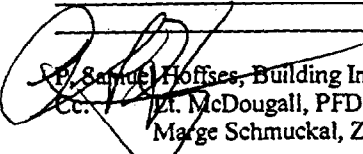
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*11, \*13, \*27, \*29, \*32, \*34, \*36

- 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.
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.
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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. 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)

19. 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
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
23. 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)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- A 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *to remain a single family residence*
- X 32. 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.
33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 36. Fasteners shall be used between all structural members-

 P. Sargent, Building Inspector  
 Cc. Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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.

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* All PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, ( AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

BROOK

10584

26

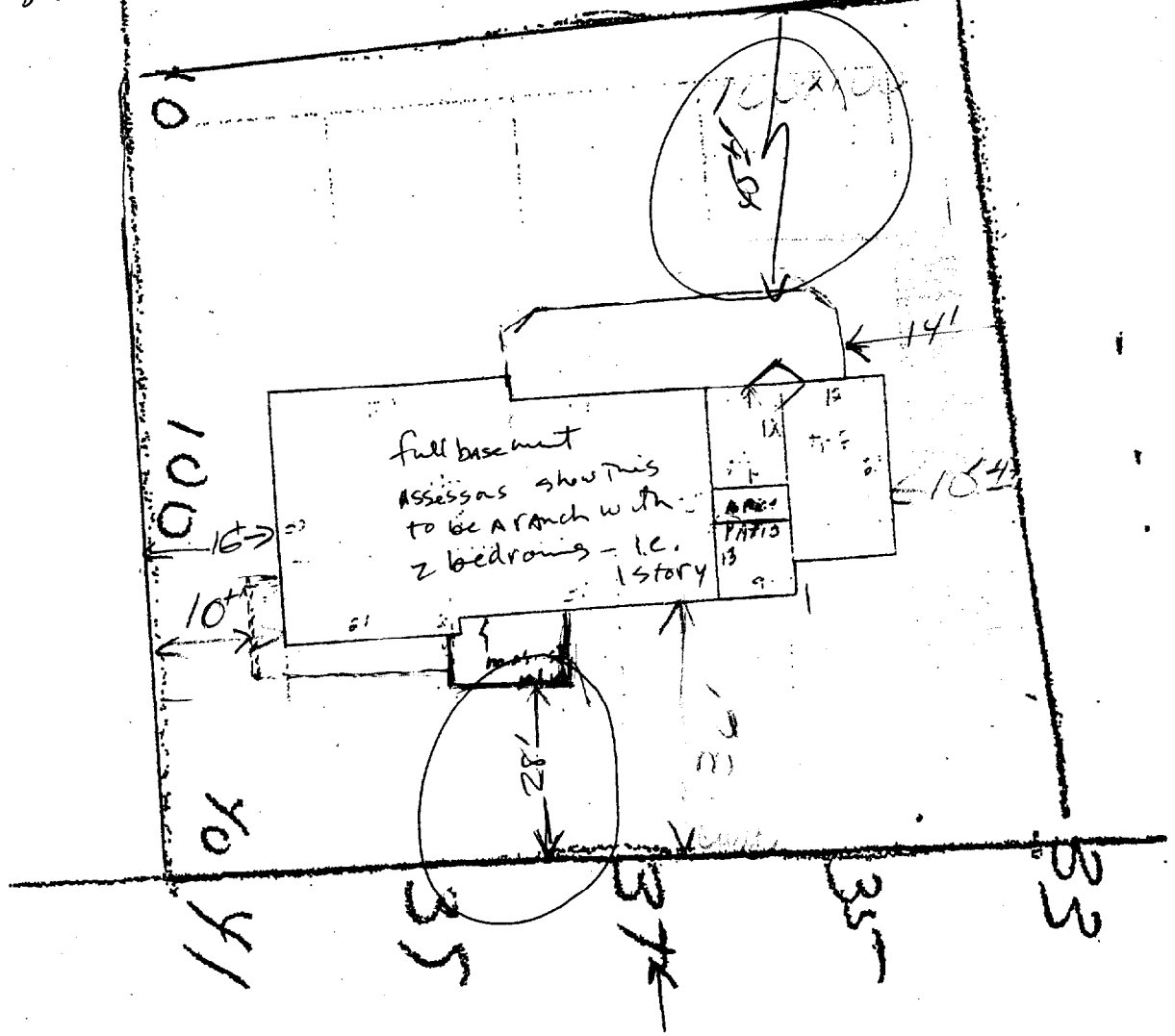
over 75' from the ALUM

2-3

rear 25' req - over 125' shown

side 8' req - 10' & 10' shown

front 25' req - 28' shown



39 Brookside Rd

■ Exp. 1107

□ Deck + walkway

|| TREVIS

≡≡≡ ROOF

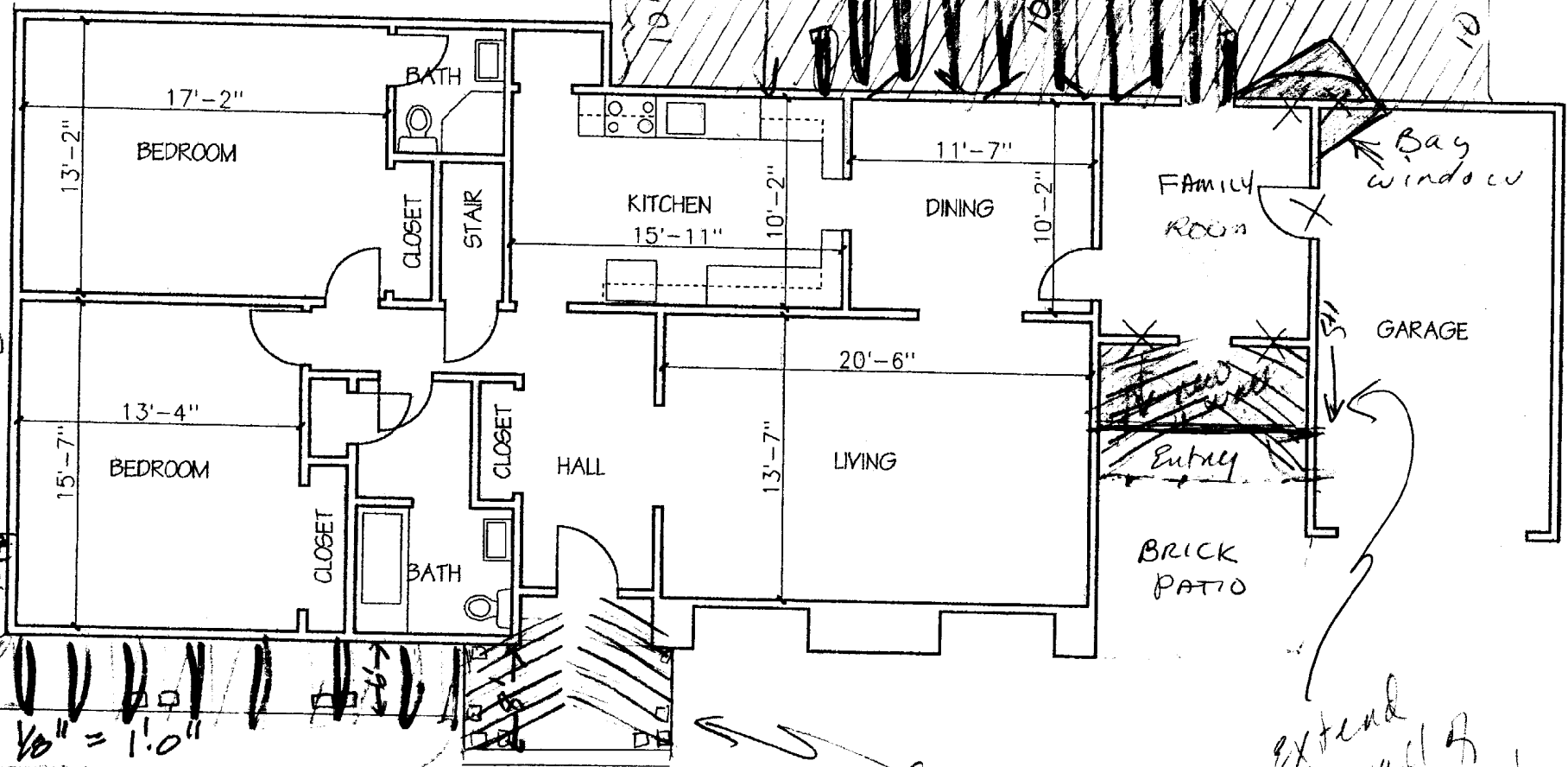
GARDENS

STEPS

Shade  
Trevis  
on deck.  
2x6 16 o.c.

Deck  
4/railes

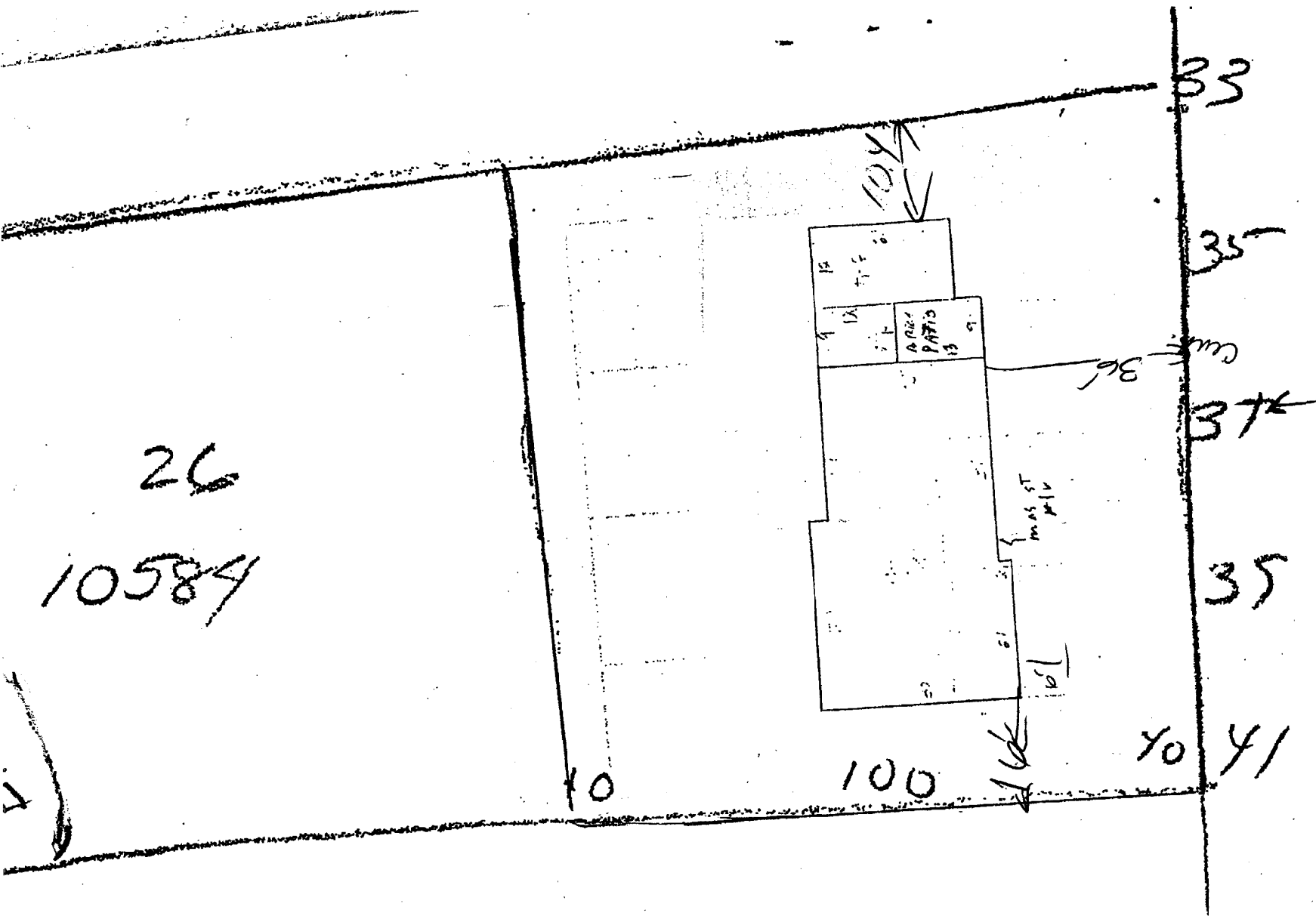
walkway  
w/  
Trevis



(1" = 8'0")  
25'

Covered  
Ext. Entry porch.

Extend  
wall of  
Family  
Room.



26  
10584

BROOKSIDE RD

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 39 Brookside Road (cty)

Tax Assessor's Chart, Block & Lot Number Chart# <u>158</u> Block# <u>A</u> Lot# <u>11</u>		Owner: <u>BUVEL</u> <u>RO SHARIBEKIAN</u>	Telephone#: <u>774-6002</u>
Owner's Address: <u>31 Brookside Rd</u>		Lessee/Buyer's Name (If Applicable): <u>NA</u>	Cost Of Work: <u>\$14,000±</u> Fee: <u>\$108</u>
Proposed Project Description: (Please be as specific as possible) <u>ENTRY PORCH w/ Trellised Walkway</u> <u>Extend Family ROOM onto side patio // Add Back Deck w/ stairs + Trellis</u>			
Contractor's Name, Address & Telephone: <u>ERWIN MULLETT;</u> <u>103 MADLINE ST. (CTY) 773-8838</u>		Rec'd By: <u>Bay window</u> <u>[Signature]</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached) mess for plots Decks etc-

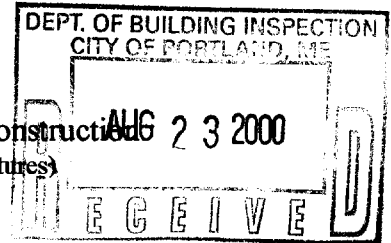
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

→ **4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.



**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: <u>[Signature]</u>	Date: <u>8/23/00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



# Back Deck

## DECK INFORMATION

To apply for a deck permit, the following information shall be with your application.

1. Plot Plan showing distances to all lot lines from proposed deck.

2. Type of foundation.

- a. Full foundation (concrete or other) 8" \_\_\_\_\_ 4' below grade and on footing \_\_\_\_\_.
- b. Frost wall (concrete or other) 8" \_\_\_\_\_ 4' below grade on footing \_\_\_\_\_.
- c. Piers (sono tube big foot etc.) 8" \_\_\_\_\_, 10" \_\_\_\_\_, 12"  other \_\_\_\_\_.
- d. Spacing of piers 4' \_\_\_\_\_, 6' \_\_\_\_\_, 8' \_\_\_\_\_, 10' \_\_\_\_\_.
- e. Other 7'

3. Columns (material between foundation (piers) and framing).

- a. Steel size 4" \_\_\_\_\_ other \_\_\_\_\_.
  - b. Wood size 4"x4" \_\_\_\_\_ 4"x6" \_\_\_\_\_ other 6x6
- Fasteners shall be used between building element.

4. Framing members.

- a. Ledger (attached to building) 2x6" \_\_\_\_\_ 2x8" \_\_\_\_\_ 2x10"  2x12" \_\_\_\_\_.
  - b. Joist - span (carries decking) 6' \_\_\_\_\_ 8' \_\_\_\_\_ 10' \_\_\_\_\_ 12' \_\_\_\_\_ 14'  \_\_\_\_\_.
  - c. Joist - size 2x6" \_\_\_\_\_ 2x8" \_\_\_\_\_ 2x10"  2x12" \_\_\_\_\_ other \_\_\_\_\_.
  - d. Spacing of joist 16" \_\_\_\_\_ 18" \_\_\_\_\_ 24" \_\_\_\_\_ or other 12" O.C.  hangers
- with joists*

5. Beam spacing (distance between supporting piers)

- a. 6' \_\_\_\_\_ 8' \_\_\_\_\_ 10' \_\_\_\_\_ 12' \_\_\_\_\_.
- b. Beam size 2-2x6 \_\_\_\_\_ 2-2x8 \_\_\_\_\_ 2-2x10 \_\_\_\_\_ 2-2x12 \_\_\_\_\_ other 3-2x10
- c. Decking size \_\_\_\_\_.

All decks in Use Group R-3 over 15 1/2" above grade shall have a guard system.

6. Guardrail heights (decks between 15 1/2" and 30" above grade can be 36" in height).

- a. Over 36" above grade a 42" guardrail system shall be used.
- 36" \_\_\_\_\_ 42"

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 ornamental pattern that would provide a ladder effect. If stairs are part of the deck system see attached requirements for stairs.

Steps:

psh 5/21/00

*all risers are more than 7" or less than 8" in height.*





# Front Walk Way

## DECK INFORMATION

To apply for a deck permit, the following information shall be with your application.

1. Plot Plan showing distances to all lot lines from proposed deck.
2. Type of foundation.
  - a. Full foundation (concrete or other) 8" \_\_\_\_\_ 4' below grade and on footing \_\_\_\_\_.
  - b. Frost wall (concrete or other) 8" \_\_\_\_\_ 4' below grade on footing \_\_\_\_\_.
  - c. Piers (sono tube big foot etc.) 8" \_\_\_\_\_, 10" \_\_\_\_\_, (12") other ✓.
  - d. Spacing of piers 4' \_\_\_\_\_, 6' ✓, 8' \_\_\_\_\_, 10' \_\_\_\_\_.
  - e. Other \_\_\_\_\_

3. Columns (material between foundation (piers) and framing).
  - a. Steel size 4" \_\_\_\_\_ other \_\_\_\_\_.
  - b. Wood size 4"x4" ✓ 4"x6" \_\_\_\_\_ other \_\_\_\_\_.

Fasteners shall be used between building element.

4. Framing members.
  - a. Ledger (attached to building) 2x6" \_\_\_\_\_ 2x8" ✓ 2x10" \_\_\_\_\_ 2x12" \_\_\_\_\_.
  - b. Joist - span (carries decking) 6' ✓ 8' \_\_\_\_\_ 10' \_\_\_\_\_ 12' \_\_\_\_\_ 14' \_\_\_\_\_.
  - c. Joist - size 2x6" \_\_\_\_\_ 2x8" ✓ 2x10" \_\_\_\_\_ 2x12" \_\_\_\_\_ other \_\_\_\_\_.
  - d. Spacing of joist 16" ✓ 18" \_\_\_\_\_ 24" \_\_\_\_\_ or other \_\_\_\_\_.

*with joist hangers*

5. Beam spacing (distance between supporting piers)
  - a. 6' ✓ 8' \_\_\_\_\_ 10' \_\_\_\_\_ 12' \_\_\_\_\_.
  - b. Beam size 2-2x6 \_\_\_\_\_ 2-2x8 ✓ 2-2x10 \_\_\_\_\_ 2-2x12 \_\_\_\_\_ other \_\_\_\_\_.
  - c. Decking size 14x29(35) ✓

All decks in Use Group R-3 over 15 1/2" above grade shall have a guard system.

6. Guardrail heights (decks between 15 1/2" and 30" above grade can be 36" in height).
  - a. Over 36" above grade a 42" guardrail system shall be used.  
36" \_\_\_\_\_ 42" ✓

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 ornamental pattern that would provide a ladder effect. If stairs are part of the deck system see attached requirements for stairs.

Steps: all risers are more than 7" or less than 8" in height. ✓

psh 5/21/00

8/22/00

Permit RE: 39 BROOKSIDE ROAD, PORTLAND;

**FRONT PORCH AND WALKWAY...**

FRAMING 2/8 pt sitting on sonar tubes approx.  
6&1/2Ft apart ✓

POSTS: 15 posts 4 x 4 coupled holding entry porch  
roof and trellis beam over walkway ✓

ROOF RAFTERS: typical 2 x 6; 16" OC ✓

**BACK DECK.....**

FRAMING.. 2/8 FLOOR JOISTS ✓

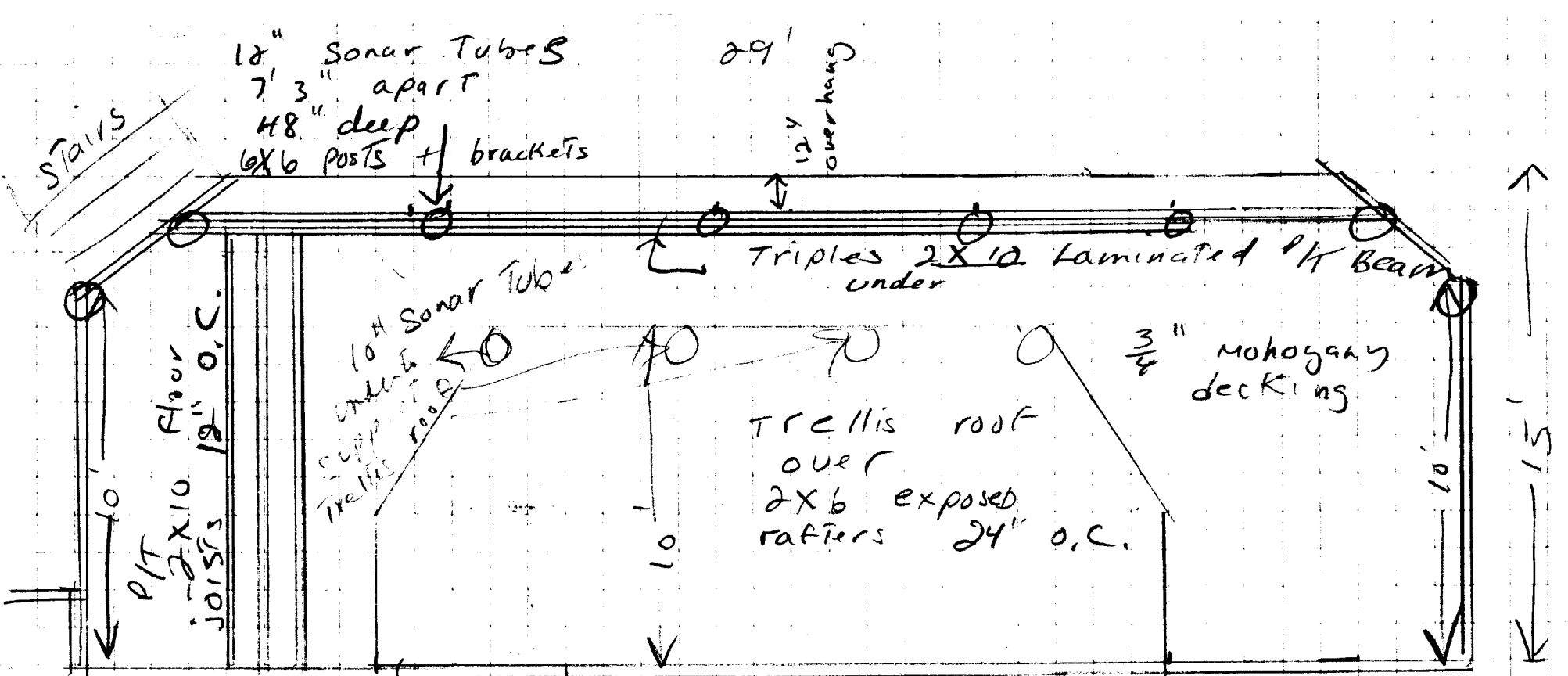
POSTS: 6X6 PT; 8' or less positioned on sonar  
tubes ✓

MISC: BAY WINDOW and PATIO EXTENTION INTO FAMILY ROOM per above ✓  
with new headers installed as required

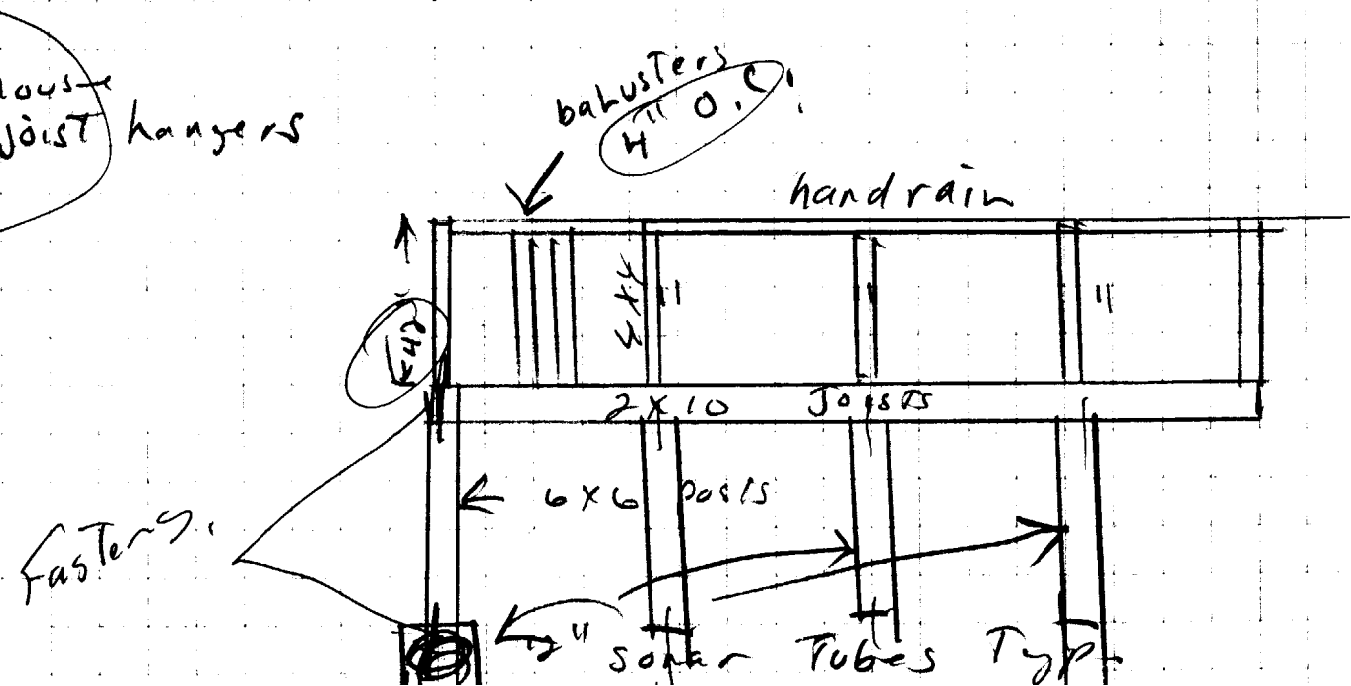
with information or questions, please call ✓

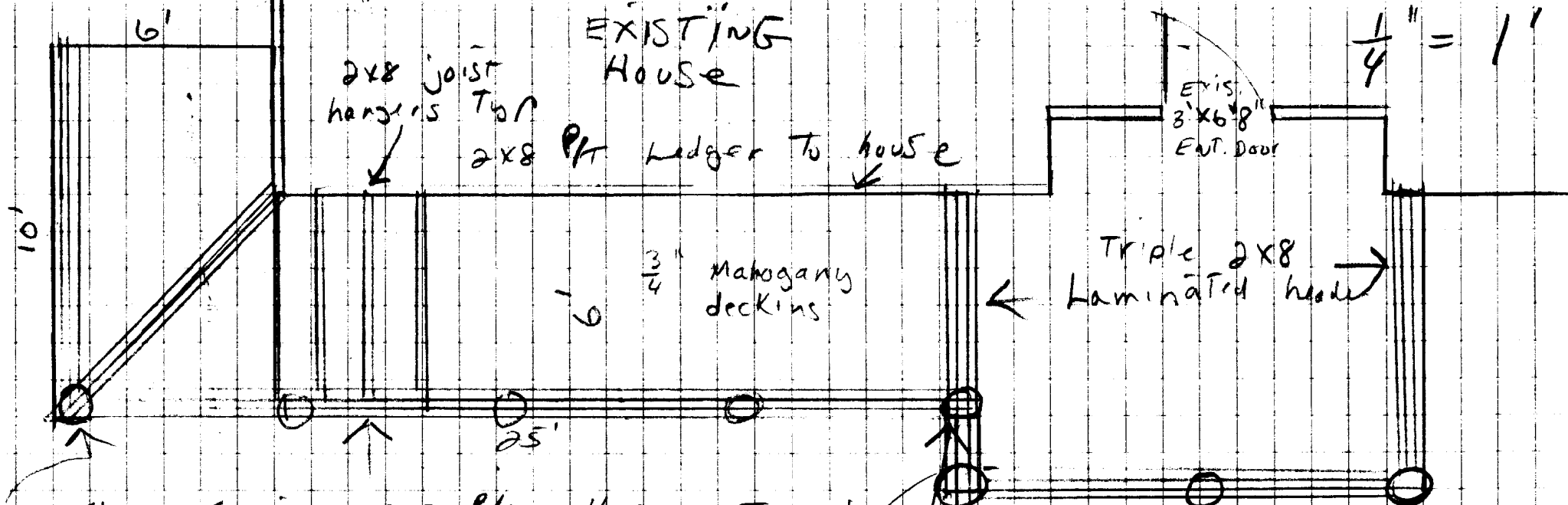
Ko Saribekian 774 6002 OR

Ervin Mullett 773 8838



44'  
 2x10  
 hedger to house  
 plus 2x10 joist hangers





- Floor Framing 2x8 PT 16.o.c. Typ. ✓
- 12" Sonar Tubes 6'3" apart. 48" diam Typ ✓
- Triple 2x8 Laminated girt on Sonar Tubes ✓  
To support floor + trellis roof.
- 2x8 Joist hangers Typ. ✓

FRONT View From Brookside Drive ✓

