

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JENNIFER A POWERS & TURGEON

Located At 101 MURRAY ST

Job ID: 2011-05-1043-ALTR

CBL: 162 - - D - 016 - 001 - - - -

has permission to Remove deck and replace w/ stairs

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

05/16/2011

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

**City of Portland, Maine - Building or Use Permit Application**

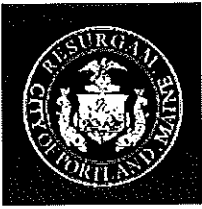
389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-05-1043-ALTR	Date Applied: 5/5/2011	CBL: 162 - - D - 016 - 001 - - - - -	
Location of Construction: 101 MURRAY ST	Owner Name: JENNIFER A POWERS & CHAD TURGEON	Owner Address: 101 MURRAY ST PORTLAND, ME 04103	Phone: 207-871-7230
Business Name:	Contractor Name: Peter Monaghan	Contractor Address: Scarborough, ME	Phone: 207-776-1401
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Single family – remove front deck & replace with landing and stairs.	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: 1B JRC, 2009 Signature:
Proposed Project Description: 101 Murray St – replace front deck with landing & stairs		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ condition</i> <i>5/16/11 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
	<b>CERTIFICATION</b>		

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	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1043-ALTR

Located At: 101 MURRAY

CBL: 162 - - D - 016 - 001 - - - -

## Conditions of Approval:

### **Zoning**

1. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
2. Using section 14- 425, front porch can extend up to 6' from building, this extends 5', and the footprint can be up to 50 square feet, this is 42 square feet.

### **Building**

1. 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.
2. 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.
3. 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 from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade); this shall include the base of the front steps.
5. The plan was amended to include a double two (2) by six (6) beam. *Note: 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.*

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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
2. Close-In: (Electrical, Plumbing, Framing)
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.



# 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>101 Murray St</u>		
Total Square Footage of Proposed Structure/Area <u>5' x 4' landing w/ stairs on front of house</u>	Square Footage of Lot <u>1200</u>	Number of Stories (house) <u>1 1/2 part / 2 part</u>
Tax Assessor's Chart, Block & Lot Chart# <u>162</u> Block# <u>D</u> Lot# <u>016</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Jennifer &amp; Chad Turgeon</u> Address <u>101 Murray St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 871-7230</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> MAY - 5 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address <u>Name</u> City, State & Zip _____	Cost Of Work: \$ <del>2000</del> <u>900</u> C of O Fee: \$ _____ Total Fee: \$ <del>300.00</del> <u>30.00</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>stairs on front of house</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>remove deck and replace with stairs</u>		
Contractor's name: <u>Peter Monaghan</u> Address: _____ City, State & Zip <u>Scarborough, ME</u> Telephone: <u>(207) 776-1401</u> Who should we contact when the permit is ready: <u>Chad Turgeon</u> Telephone: <u>(207) 632-6788</u> Mailing address: <u>101 Murray St, Portland, ME 04103</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

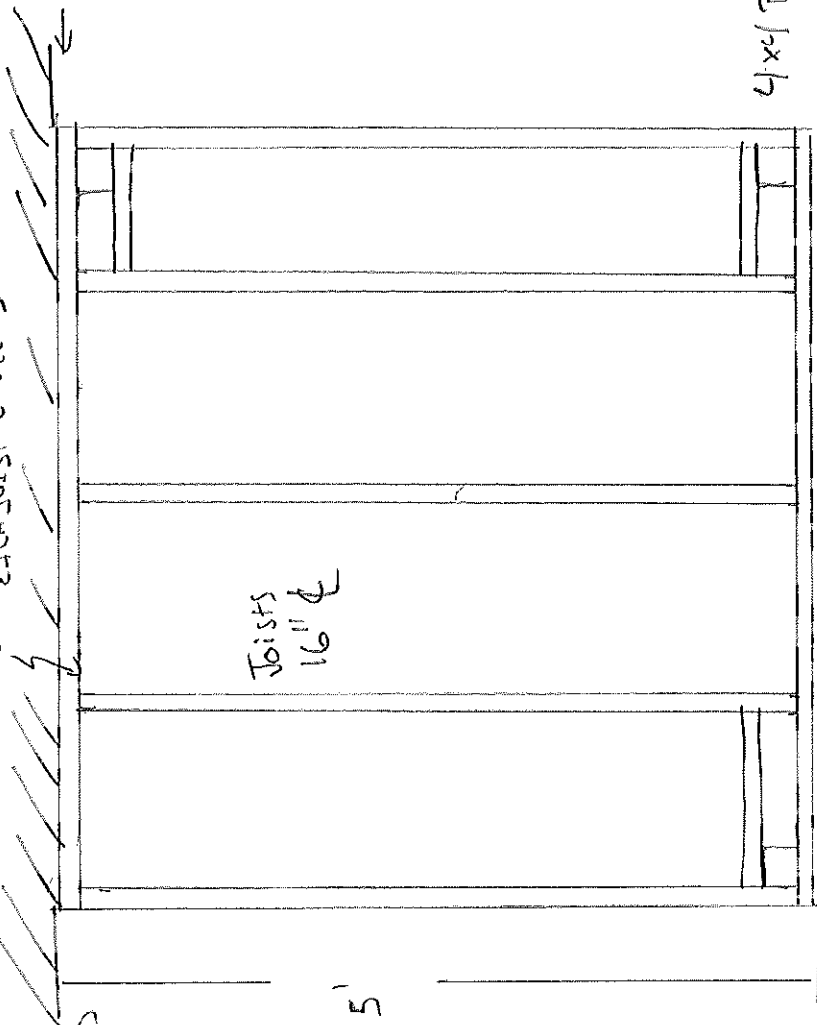
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Jennifer Turgeon Date: 5/5/11

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

2x6 Simpson Strongtie Hangers  
EACH JOIST EACH END

FLASHING  
Copper w/  
Ice Water Shield  
Backing



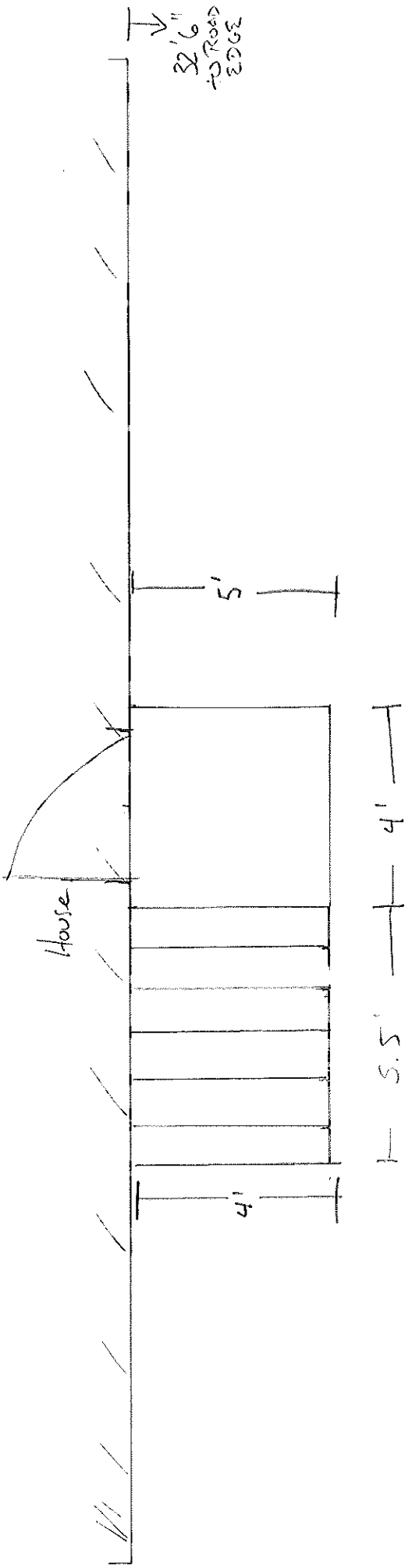
LEDGER 2x6x48 PT  
Connected to Wall  
By 20D GALVANIZED  
④ 3/8" GALVANIZED LAG  
@ 16"  $\phi$

Joists  
16"  $\phi$

4x4 PT Corner Supports  
Connected 2 3/8" Lag Screws  
Each JOE



Decking 5/4" PT

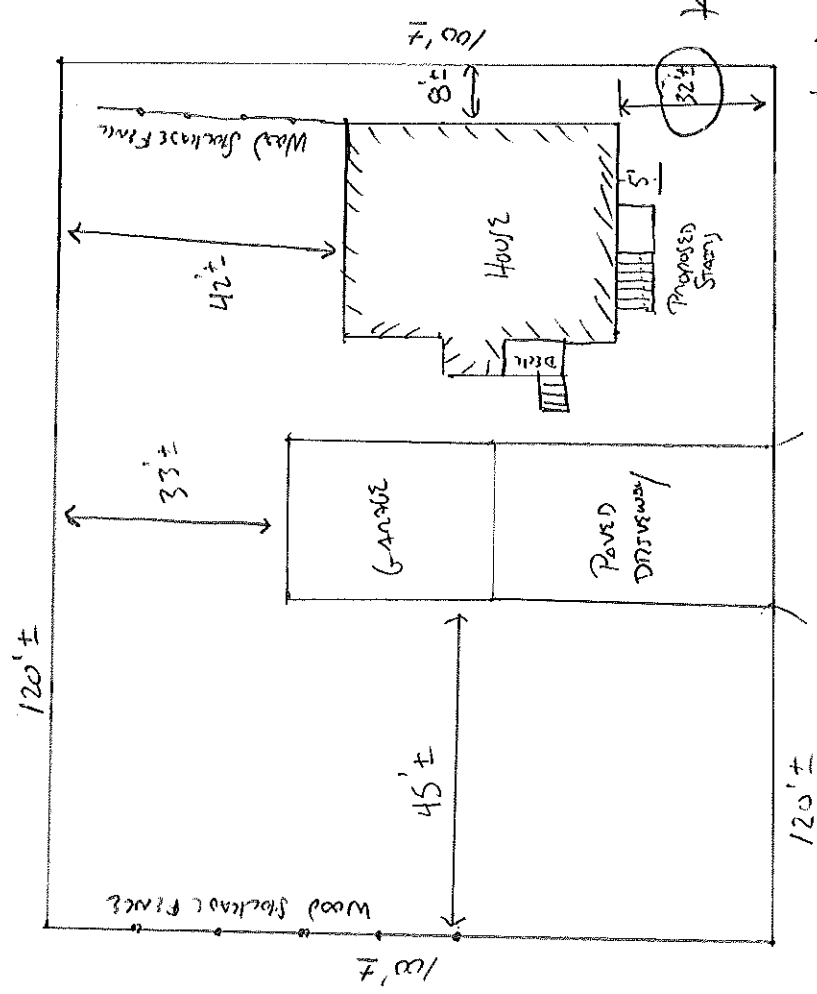


$$4 \times 5 = 20 \phi$$

$$58 \times 4 = \frac{22}{4} \phi$$

AREA VIEW

10/11/11



lot size 12000 sq ft  
 lot coverage 0.15

to edge of road.

proposed width is 42'± - not asked > 2'  
 - less than 50'±  
 section 14-425.





# CITY OF PORTLAND, MAINE

Department of Building Inspections

CITY OF PORTLAND, ME  
INSPECTION DIVISION  
389 CONGRESS ST  
ROOM 315  
PORTLAND, ME 04101  
(207)874-8701

## Original Receipt

Merchant ID: 161000146545

Term ID: 001

Ref #: 001

Sale

XXXXXXXXXXXX5070

VISA

Entry Method: Swiped

05/05/11

11:46:47

Inv #: 000001

Appr Code: 004451

Apprvd: Online

Batch#: 000240

Total:

\$ 30.00

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

*Jennifer Turgeon*  
TURGEON, JENNIFER A

Merchant Copy  
THANK YOU!

May 5 2011

Received from

*Jennifer Turgeon*

Location of Work

101 Murray St

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)

Plumbing (15) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 162 - 12016

Check #: *Visa*

Total Collected \$ *30.00*

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by: *Ray*

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

## DECK INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
  - a. Diameter of concrete filled tube
  - b. depth below grade (minimum 4'-0" below grade)
  - c. anchorage of column to footing
  - d. spacing of tubes

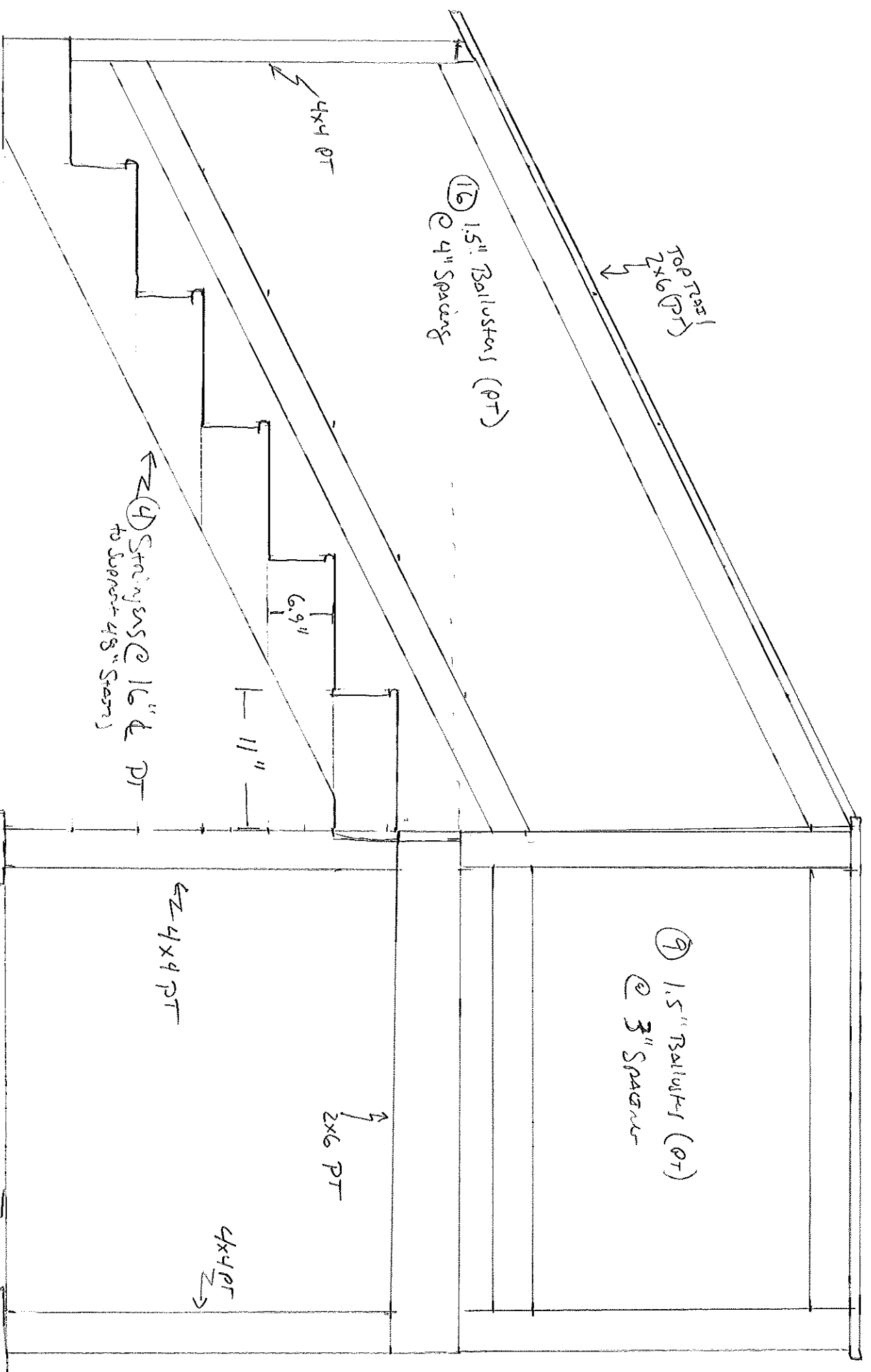
Or

  - e. pre cast concrete pier size
  - f. depth below grade (minimum 4'-0")
  - g. anchorage of column to footing
  - h. spacing of tubes
3. Columns (members supporting framing of floor system)
  - a. wood size and type
  - b. anchorage of column to footing
4. Framing Members
  - a. Ledger size attached to building
  - b. Lag Bolt size and spacing on ledger
  - c. Location of all flashing
  - d. Girder Size and spans carrying floor system
  - e. Joist size, span, and spacing
  - f. Joist hangers or ledger
  - g. Decking size
5. Guardrails & Handrail Details
  - a. Guardrail height
  - b. Baluster spacing
  - c. Handrail height
6. Stair Details
  - a. Tread depth (measured nosing to nosing)
  - b. Riser height
  - c. Nosing on tread
  - d. Width of stairs

24' x 5" mb  
columns  
20' x 8' 6"

ELEVATION of Platform  
LEVEL WITH DOOR SILL HEIGHT

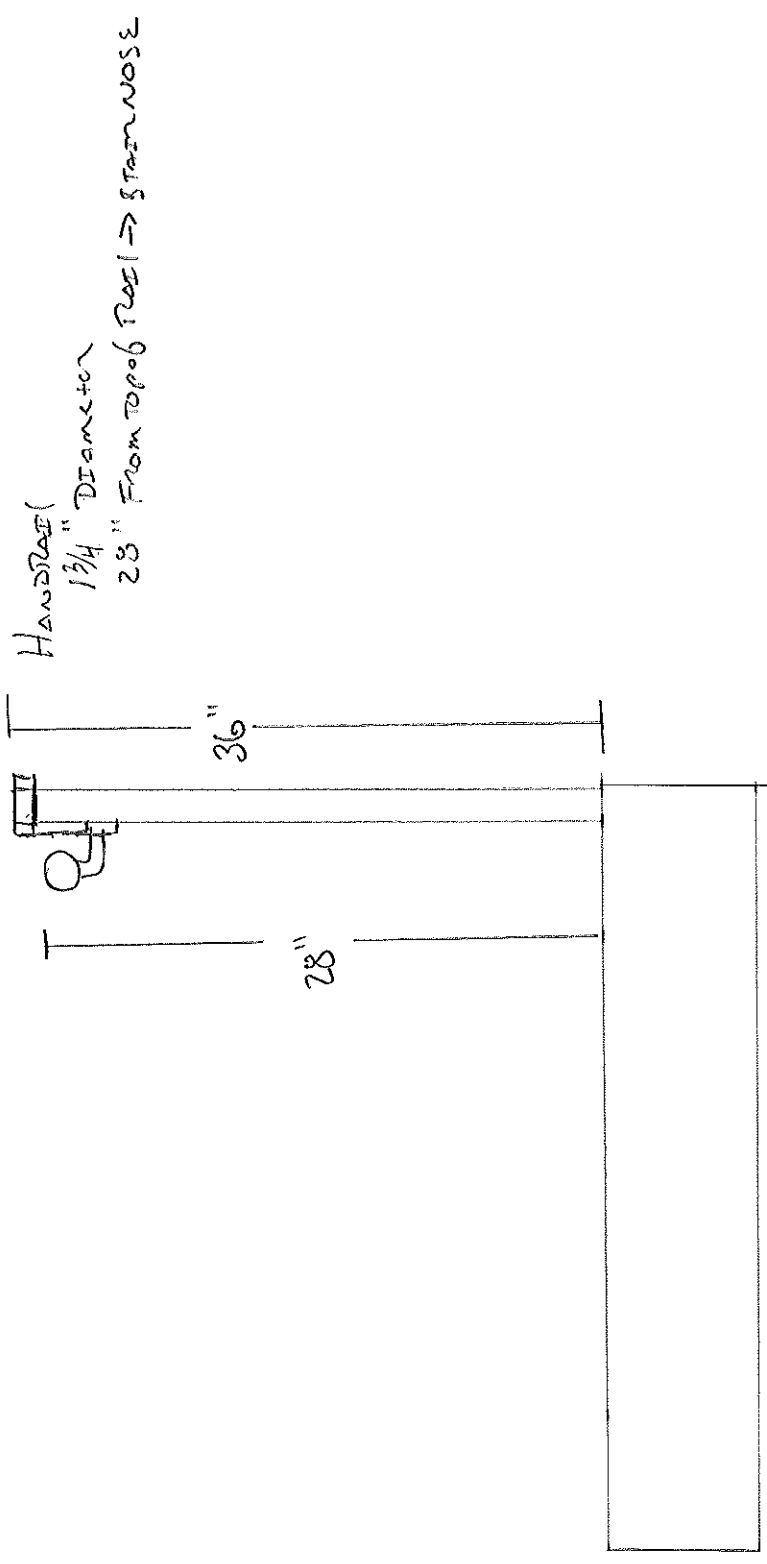
101 MURRAY ST



TRUSSES TO BE MADE FROM PT

Concrete SOUTHSIDE  
6" DIA. X 48" DEEP  
REINFORCED  
STEEL REBAR

10/10/2011



SDB 11

3: 8" over 4' below jet

248 PT 16 dec. <sup>from</sup>

lay copper thicken

clear to pan  
KV