

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED
 Permit Number: 050998
SEP 27 2006
CITY OF PORTLAND

This is to certify that Potter Sean R &/David Knier
 has permission to replace 12'x16' deck at single family res
 AT 598 Ocean Ave 163 C006001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
 DepartmentName

[Signature] 9/20/05
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0998	Issue Date: PERMIT ISSUED	CDL: 163 C006001
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Location of Construction: 598 Ocean Ave	Owner Name: Potter Sean R &	Owner Address: 598 Ocean Ave	Phone: 774-1005
Business Name:	Contractor Name: David Kniesner	Contractor Address: 67 Nelson Ridge Road Portland	Phone: 8452013
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family home	Proposed Use: single family home with 12'x16' replacement deck	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 4
replace 12'x16' deck at single family residence		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: jharris	Date Applied For: 07/20/2005	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: 9/20/05	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 checked="" 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: 9/20/05

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0998	Date Applied For: 07/20/2005	CBL: 163 C006001
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Location of Construction: 598 Ocean Ave	Owner Name: Potter Sean R &	Owner Address: 598 Ocean Ave	Phone: () 774-1005
Business Name:	Contractor Name: David Kniesner	Contractor Address: 67 Nelson Ridge Road Portland	Phone (207) 845-2013
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family home with 12'x16' replacement deck	Proposed Project Description: replace 12'x16' deck at single family residence
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/20/2005
Note: Waiting on call back from owner **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed wownerlcontractor, with additional information as agreed on and as noted on plans.

Comments:

8/9/05-pwm: Spoke with builder, notified him that he is missing set back info, guardrail detail, add sona tubes for footing, maufac. Specs for "Maine Deck Bracket", and width of stairs.

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: <u>598 Ocean e. Portland, me</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>+</u>	
Tax Assessor's Chart, Block & lot Chart# <u>63</u> Block# <u>C</u> Lot# <u>6</u>	Owner: <u>Sean + Catharine Potter</u>	Telephone: <u>774-1005</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Sean Potter</u> <u>598 Ocean Ave.</u> <u>Portland, ME</u>	Cost Of Work: <u>\$3000</u> Fee: <u>\$1100</u>
Current use: <u>deck Single Family</u>	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <p style="font-size: 1.2em; margin: 0;">JUL 20 2005</p> <p style="font-weight: bold; font-size: 1.2em; margin: 0;">RECEIVED</p> </div>	
If the location is currently vacant, what was prior use:	Approximately how long has it been vacant: _____	
Proposed use: <u>Deck / replacing Existing deck w/ 12x16 deck.</u>	Project description: <u>Replacement deck in back yard</u>	
Contractor's name, address & telephone: <u>David Kniesner 845-2013</u> <u>67 Nelson Ridge Rd Washington, ME 04574</u>		
Who should we contact when the permit is ready: <u>Sean Potter</u>		
Mailing address: <u>598 Ocean Ave., Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>774-1005</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Sean R. Potter</u>	Date: <u>6/24/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

#2255

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 5015 PAGE 114 COUNTY Cumberland
PLAN BOOK 26 PAGE 35 LOT 21

ADDRESS: 598 Ocean Avenue, Portland, Maine

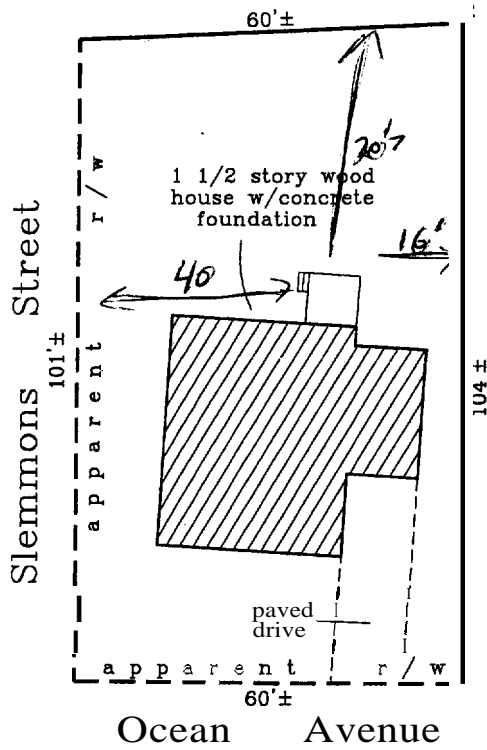
Job Number: -

Inspection Date: 1-18-99

Scale: 1" = 30'

Buyers: Sean Potter & Catherine Pease

Seller: Concetta D'Alfonso



Handwritten notes:
 R-5
 Sides - 8'
 Rear - 20' +
 Lot cov. -
 OK

Handwritten signature

I HEREBY CERTIFY TO: Guaranty Title, Merrimack Mortgage Co.
 and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community
 Panel 230051-0007B:
 The structure does not fall within the special flood hazard zone.
 The land **does** not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

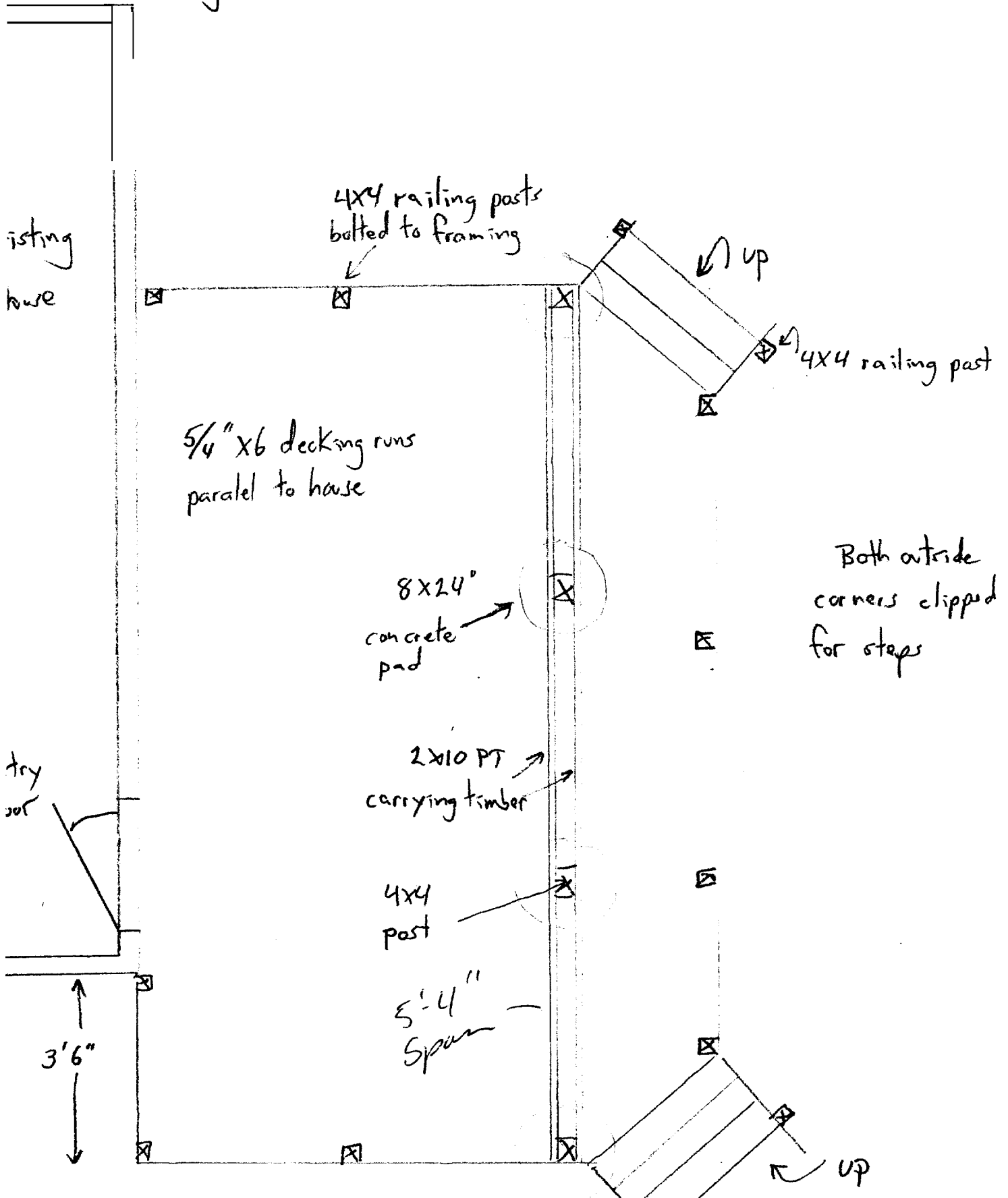
copyright © 1994

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone • 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Potter Deck Floor plan

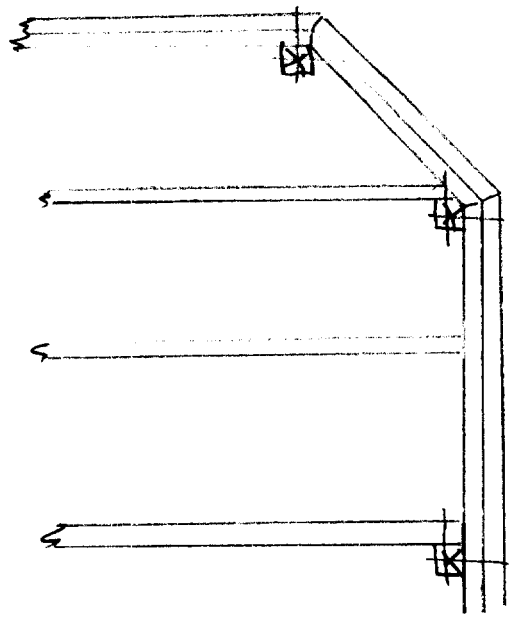
12' off building
16' long



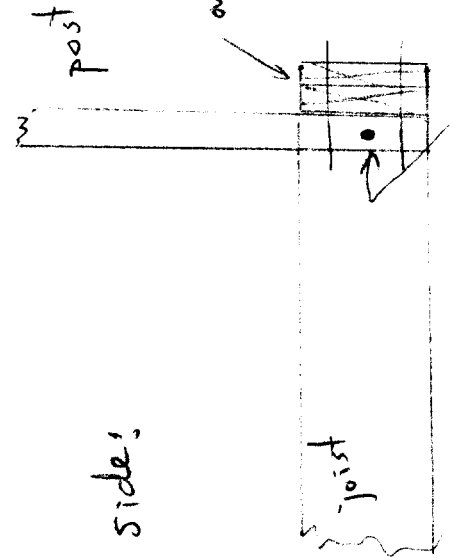
Potter Dewey 774-10WS
 598 Ocean Ave

Railing Posts

From Above:



side:



outer band

2 bolts thru doubled outer band

single bolt thru joist

2 1/2" galv bolts thru stair carriages

4x4 Posts bolted with 2 1/2"x10" galv carriage bolts thru doubled outer band, 1 1/2"x10" galv bolt thru post and joining joist

Joist
 will have 1/2" gap between rail & joist

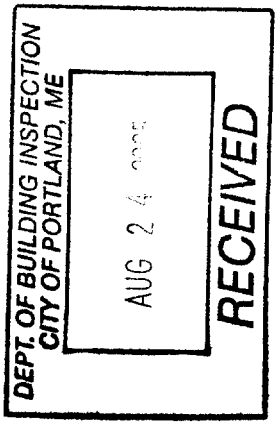
1 1/2"x6 PT on flat

1/4"x6 PT

1/4"x6 PT

28"

above grade -
 NO grinded



774-1005

Potter Deck

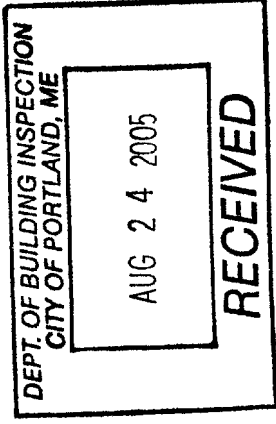
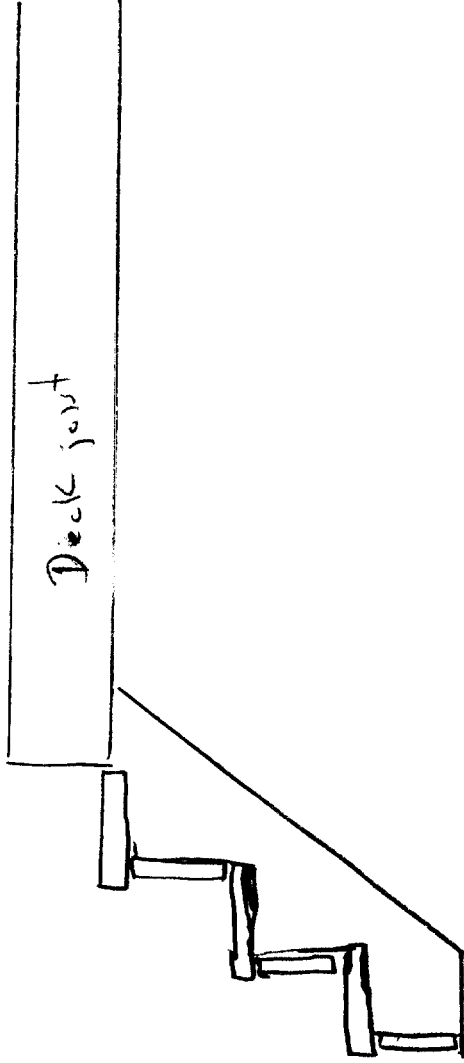
598 Ocean Ave

3 stair carriages 2X12 PT

stair treads 2X10 PT $7\frac{3}{4}$ " Max

risers $\frac{5}{4}$ X6 PT

This makes for an 8" rise and



Maine Deck Bracket:

Maine Deck Bracket Co website:

deckbracket.com

ICC Legacy report:

www.1wc-es.org/reports/pdf_files/

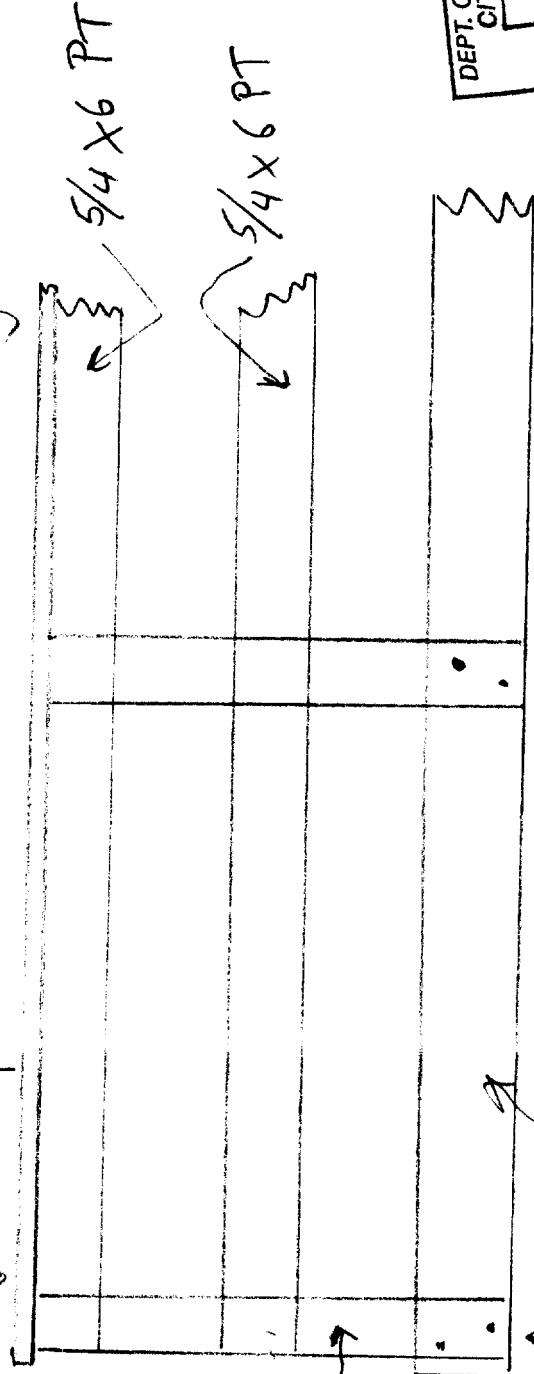
BNB 421-62.pdf

Railing Detail

1 Her Deck
598 Ocean Ave
Portland ME

5/4 X 6 PT topcap

Top of rail is 36" to 38" above decking

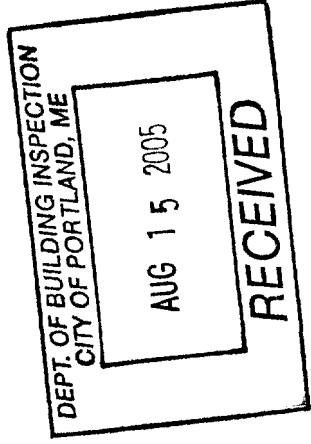


4 X 4
PT
Posts
on
4' centers

posts bolted
with 1/2" galv.
carr eye bolts

2 X 10 PT
Framing

Decking omitted
for clarity



Potter Deck side elevation

12' off building

16' long

Roosting use

All materials pressure treated

decking fastened with 3" galv. screws

joists in 2x10 joist hangers

all bolts 1/2" galv.

framing fastened with 16d galv. nails

Top of deck about 30" above grade

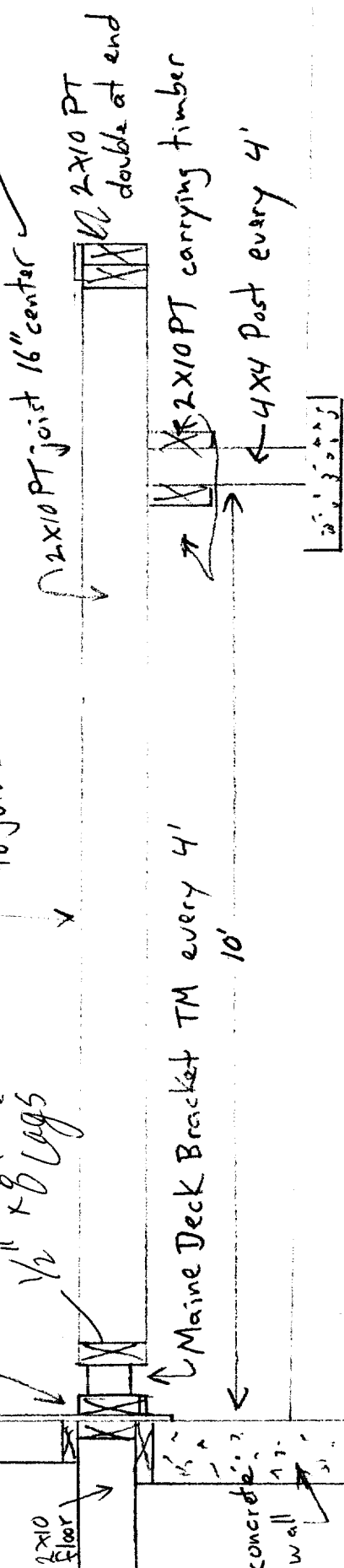
1/2" x 6" screws for ledger

1/2" x 6" 16" OC for joists

2x10 PT ledger bolted to box sill and flashed under siding

1/2" x 8" lags

5/4" x 6" PT decking running perpendicular to joists



8" x 24" concrete pad 8" Summit 303 48 DEE 12

Railings:

- 4x4 PT posts bolted to framing
- 2x4 PT top and bottom rails

Steps:

- 3 2x12 PT carriers
- 2x10 PT treads

Please call 874-8703 or 874-8693 to schedule your inspections as agreed-upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not fallowed as stated below.

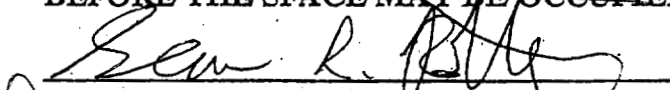
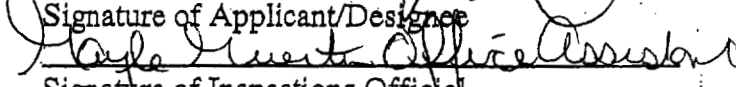
A Pre-construction Meeting will take place upon receipt of your building permit.

- Call Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. **NOTE:** There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy, All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED


9/27/05
 Signature of Applicant/Designee Date

9/27/05
 Signature of Inspections Official Date

CBL: 163006 Building Permit #: 050996