

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

Location of Construction: 19 Hanson Street Portland ME		Owner: Wayne & Paula Reed		Phone: 761-9549		Permit No: 091185	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: **** N&A Property Services ****		Address: 88 W. Pleasant Street Westbrook ME		Phone:		Permit Issued:	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 3,525.00		PERMIT FEE: \$ 48.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type: 5B BOCA 99 Signature: <i>Hoffman</i>	
Proposed Project Description: 2 decks				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: E-3 Zoning Approval: <i>OK with conditions</i> 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"/>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:		Date:		10/19/00	
Permit Taken By: K		Date Applied For: Oct 12 2000					

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..

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]*

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

Oct 12 2000 K

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS GEO DISTRICT

2

COMMENTS

10-27-00 setbacks - ok - sauna tube depth ok - went over all req. w/ builder + owner. van
11-3-00 checked framing - need some hangers and better fastening to house - went
over w/owner + called builder. TM.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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**

*CALL REED
MR. REED
WHEN READ*

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: <u>19 Hanson St. Portland, ME</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>168</u> Block# <u>C</u> Lot# <u>011e</u>		88 W. Pleasant St <u>Wayne & Paula Reed</u>	Telephone#: <u>761-9549</u>
Owner's Address: <u>19 Hanson St.</u>		Lessee/Buyer's Name (if Applicable)	Cost Of Work: <u>\$3,525.21</u> Fee: <u>\$48.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Build a 9x22 deck on front of house + a 6x16 deck attached where set of stairs.</u>			
Contractor's Name, Address & Telephone: <u>N+A Property Services 88 W. Pleasant St. Westbrook. 415-1789 or 954-2147</u>		Rec'd By:	

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)

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

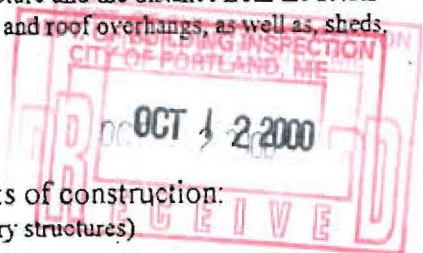
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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>Nathan P. Helms</u>	Date: <u>10/11/00</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.
O:\NSPICORRESP\NUGENT\APADSFD.WPD

BUILDING PERMIT REPORT

DATE: 12 October 2000 ADDRESS: 19 Hanson St CBL: 168-C-016

REASON FOR PERMIT: 2 decks

BUILDING OWNER: Wayne & Paula Reed

PERMIT APPLICANT: CONTRACTOR N/A Property Service

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$3,525,000 PERMIT FEES: \$48.00

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, *4, *11, *13, *29, *32, *34, *36, *37, *38

- 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.
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 1813.5.2 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. 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.
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 1/4" 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. 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 closure'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)

10/12

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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

27. 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.

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/1996).

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.

All setbacks are to be measured from the property lot lines; Not sidewalk, nor curb. If your setbacks have been measured wrong - stop work & contact me in office.

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.

X 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 2406.0)

X 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).

X 36. All flashing shall comply with Section 1406.3.10.

X 37. *The Foundation piers shall be a minimum of 4' below grade.*
X 38. *The Foundation, column and deck framing shall be all fastened together.*

[Signature]
F. Samuel Phillips, Building Inspector
Cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 10/1/00

**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.

****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

Handwritten scribbles and numbers, possibly '7/0' and '25/0'.

SOLD TO: NATHAN P HERBERT
D/B/A N & A PROPERTY SERVICES
WEST PLEASANT ST
WESTBROOK ME 04092

ACCT-PRJ: 347878-000
INVOICE #: 001822234818

DATE: 10/03/00
TIME: 12:59:29

SHIP TO: REED DECK N&A PROPERTY MAINT
ALL PRICES ARE NET DELIVERED
EXP. 10/30/00 FIRM! MUST UPDATE!
PLEASE CHECK CAREFULLY

SALES ID: STEVE M
DELIVERY: 10/30/00

ROUTE:
* QUOTE *
3000-689 PAGE 2

*****QUOTE*****
** EXPIRATION DATE - 10/30/00 **
*****QUOTE*****

ITEM	QTY	U/M	DESCRIPTION	U-PRC PER	NET AMT
36CB	90	EA	36" CEDAR BALUSTER	1.590 EA	143.10
CDRTB28	3	EA	CEDAR TOP/BOTTOM RAIL - 8'	23.500 EA	70.50
CDRTB212	1	EA	CDAR RAIL-12'	35.250 EA	35.25
LATTICE SKIRTING					
AYE248	4	EA	2X4-8' AYE RED CEDAR	21.650 EA	86.60
AYE2412	1	EA	2X4-12' AYE RED CEDAR	32.500 EA	32.50
48CL	3	EA	4 X 8 CEDAR LATTICE PANEL	24.250 EA	72.75
14CD4S	168	LNH	1X4 WR CEDAR DAS A+BETTER	3725.000 MBF	198.65
18CD4S	58	LNH	1X8 DAS AYE & BTR CEDAR 2-8', 1-12', 1-16', 1-14'	4788.000 MBF	181.85
KOPT	14	EA	4X4 NEWPORT HIGH PYRAMID SLIPD	12.200 EA	170.80

SUB TOTAL ~~3900.42~~
ME 5.00% SALES TAX ~~195.02~~

TOTAL ~~4095.44~~

Handwritten total: \$5,753.34

SOLD TO: NATHAN P HERBERT
 D/R/A N & A PROPERTY SERVICES
 WEST PLEASANT ST
 WESTBROOK ME 04092

ACCT-PRJ: 347078-000
 INVOICE #: 001022234010

DATE: 10/03/00
 TIME: 12:59:29

SHIP TO: REED DECK N&A PROPERTY MAINT
 ALL PRICES ARE NET DELIVERED
 EXP. 10/30/00 FIRM! MUST UPDATE!
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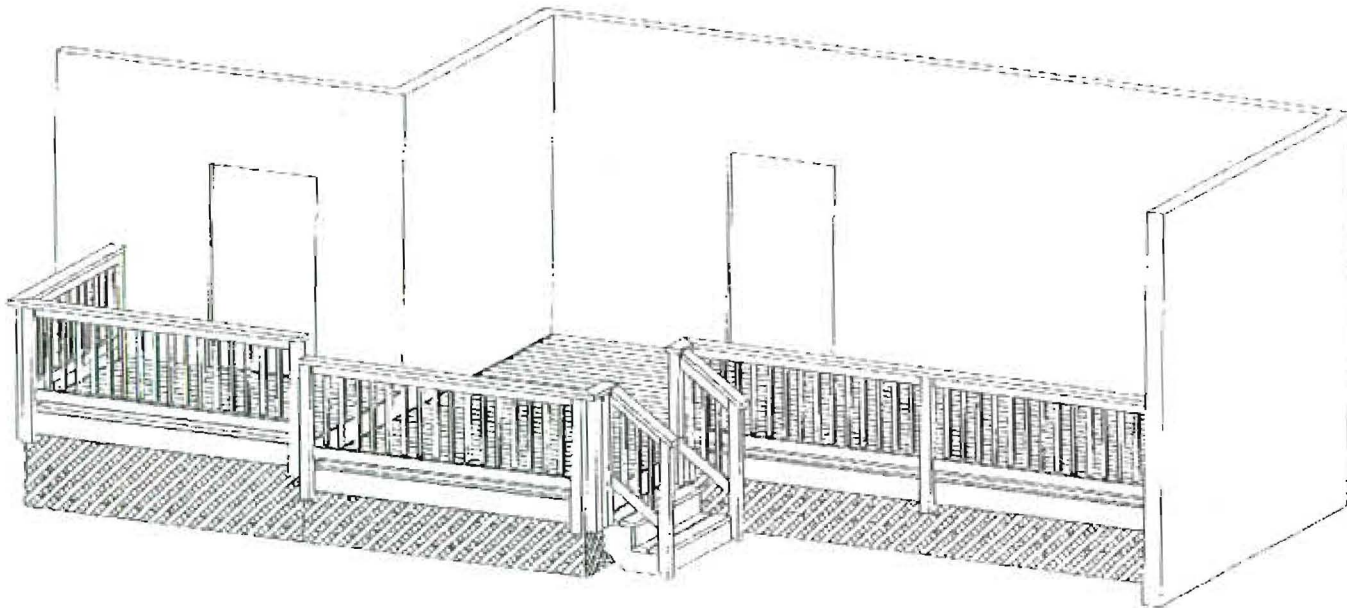
ROUTE:
 * QUOTE *
 3000-689 PAGE 1

QUOTE***QUOTE*****QUOTE**
 ** EXPIRATION DATE - 10/30/00 **
 QUOTE***QUOTE*****QUOTE**

ITEM	QTY	U/M	DESCRIPTION	U-PRC	PER	NET AMT
QUOTE ID: REED 2LEVEL DECK						
8STCUT	12	LFT	8" BUILDERS TUBE	1.150	LFT	13.80
80C	6	EA	80# CONCRETE SAKRETE	4.890	EA	29.34
8AB	3	EA	8" ANCHOR BOLT	0.690	EA	2.07
21012PT	2	EA	2X10-12 PT SEE BACK OF INVOICE	785.000	MBF	31.40
21010PT	2	EA	2X10-10 PT SEE BACK OF INVOICE	650.000	MBF	21.67
2010PT	18	EA	2X8-10 PT SEE BACK OF INVOICE	735.000	MBF	176.40
2012PT	3	EA	2X8-12 PT SEE BACK OF INVOICE	735.000	MBF	35.28
2010PT	3	EA	2X8-10 PT SEE BACK OF INVOICE	735.000	MBF	29.40
54610C	22	EA	5/4X6-10' KNOTTY CEDAR DECKING	1550.000	MBF	213.13
54612C	22	EA	5/4X6-12' KNOTTY CEDAR DECKING	1750.000	MBF	288.75
AYE4412	1	EA	4X4-12' AYE RED CEDAR	45.400	EA	45.40
80C	8	EA	80# CONCRETE SAKRETE	4.890	EA	39.12
8STCUT	16	LFT	8" BUILDERS TUBE	1.150	LFT	18.40
2012PT	7	EA	2X8-12 PT SEE BACK OF INVOICE	735.000	MBF	82.32
2016PT	2	EA	2X8-16 PT SEE BACK OF INVOICE	735.000	MBF	31.36
AYE448	2	EA	4X4-8' AYE RED CEDAR	48.500	EA	97.00
54616C	14	EA	5/4X6-16' KNOTTY CEDAR DECKING	1650.000	MBF	231.00
21216PT	1	EA	2X12-16 PT SEE BACK OF INVOICE	725.000	MBF	23.28
AYE448	7	EA	4X4-8' AYE RED CEDAR	48.500	EA	339.50
5468C	5	EA	5/4X6-8' KNOTTY CEDAR DECKING	1650.000	MBF	41.25
AYE2412	2	EA	2X4-12' AYE RED CEDAR	32.500	EA	65.00
AYE248	3	EA	2X4-8' AYE RED CEDAR	21.650	EA	64.95
36CB	90	EA	36" CEDAR BALUSTER	1.590	EA	143.10
CDRTB20	3	EA	CEDAR TOP/BOTTOM RAIL - 8'	23.500	EA	70.50
CDRTB212	1	EA	CEDAR RAIL-12'	35.250	EA	35.25
54610C	22	EA	5/4X6-10' KNOTTY CEDAR DECKING	1550.000	MBF	213.13
54612C	22	EA	5/4X6-12' KNOTTY CEDAR DECKING	1750.000	MBF	288.75
54616C	14	EA	5/4X6-16' KNOTTY CEDAR DECKING	1650.000	MBF	231.00
AYE248	3	EA	2X4-8' AYE RED CEDAR	21.650	EA	64.95

* No cedar will be used all Pressure Treated
 Stainless decking screws
 Galvanized nails

CUSTOM VIEW
CUSTOMER -- NATE & AMY HERBERT N&A PROPERTY MAINT
DATE 10/03/00 REF REED JOB



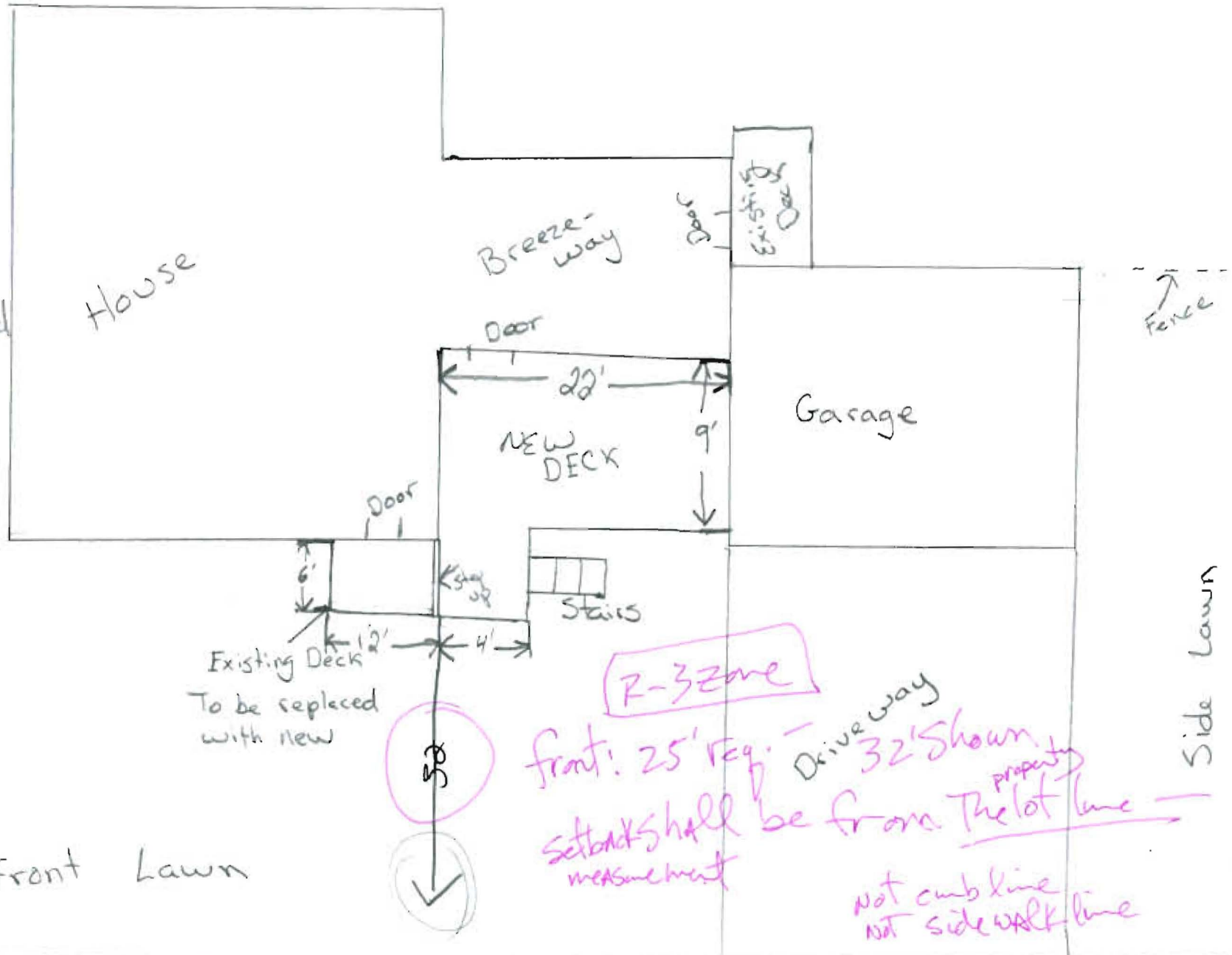
Balusters will be 3 1/2" apart
Bottom of rail will be no more than 4" from decking
The railing will be 42" high

409 ROOSEVELT TRAIL
WINDHAM, ME
(800) 360-8711

Wayne + Paula Reed
19 Hanson St.
Portland

Back Lawn

Decks to be built will be Pressure treated



Front Lawn

HANSON ST.

R-3 zone
front: 25' req. — 32' shown
setback shall be from the lot line measurement
not curb line
not sidewalk line