

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DAVID C & JANA W JTS» MCCANN

Located At 171 STEVENS

Job ID: 2011-08-1892-ALTR

CBL: 178 - - E - 005 - 001 - - - -

has permission to Add new deck

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

[Handwritten signature and date 8/12/11]

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**



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1892-ALTR

Located At: 171 STEVENS

CBL: 178 - - E - 005 - 001 - - - -


Conditions of Approval:



Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The carrying girder must be sandwiched together not separated on each sides of the post.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1892-ALTR	Date Applied: 8/4/2011	CBL: 178 - - E - 005 - 001 - - - - -	
Location of Construction: 171 STEVENS AVE	Owner Name: HUGH MORGENBESSER	Owner Address: 171 STEVENS AVE PORTLAND, ME - MAINE 04102	Phone: 617-504-0734
Business Name:	Contractor Name: Michael Gervais	Contractor Address: 62 William Knight Road, Windham, ME 04062	Phone: 749-5944
Lessee/Buyer's Name:	Phone:	Permit Type: new deck and stairs	Zone: R-3
Past Use: Single family dwelling	Proposed Use: Same: Single family dwelling - to add new deck and stairs along with new sliding door to deck	Cost of Work: \$15,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: P-3 Use Group: Type: SB
		Signature: 	Signature: 
Proposed Project Description: 171 Stevens Ave		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<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 type="checkbox"/> Shoreland</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: </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: </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 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



General Building Permit Application

R-3

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>171 Stevens Avenue, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>178</u> Block# <u>E</u> Lot# <u>5&15</u> <i>13</i>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Hugh Morgenbesser</u> Address <u>171 Stevens Avenue</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>617-504-0734</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,056.59</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Build a 196 square foot deck on back of house (in backyard) with stairs down to the backyard. Install a sliding door to the house from the deck.</u>		
Contractor's name: <u>Michael Gervais</u> Address: <u>62 William Knight Road</u> City, State & Zip <u>Windham, ME 04062</u> Telephone: <u>207-749-5944</u> Who should we contact when the permit is ready: <u>Michael Gervais</u> Telephone: <u>207-749-5944</u> Mailing address: <u>62 William Knight Road, Windham, ME 04062</u>		

114-8

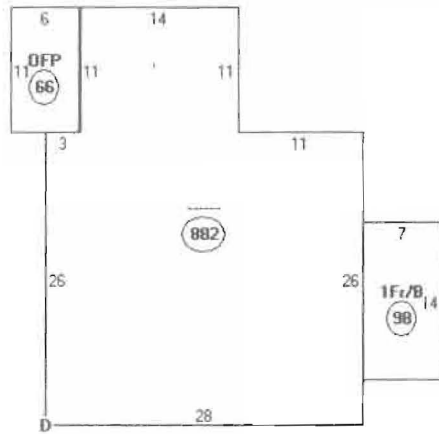
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

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: 8/4/2011

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



Descriptor/Area	
A. ---	
B82 sqft	882
B. OFF	
66 sqft	66
C. 1Fr/B	
98 sqft	98
D. RG1	
216 sqft	216
<hr/>	
	1262 #
	+ Deck

8000 x 35% = 2,800 # MAX COS,

OK



Hugh Morgenbesser <hyoogle@gmail.com>

Additional Questions

Michael Gervais <mgervai4@maine.rr.com>
To: Hugh M <hyoogle@gmail.com>

Wed, Aug 3, 2011 at 9:31 PM

I've attached the drawing details and pier details to this email and I've answered in red below.

Put aside the old layout and use these instead.

For the staircase:

- What is the tread depth (measured nosing to nosing)? [11 inches total tread width]
- What is the riser height? [7-1/4" Riser Height]
- What is the nosing on the tread? [Nosing on Azek Decking is "bull-nosed"]
- What is the width of the stairs? [From outside edge of post cover to outside of post cover it will be 3'-8"]

For the hand rails?

- What is the hand rail height? [Minimum height from top of rail to decking surface will be 37"-38"]
- What is the baluster spacing? [By default: Tam Rail railing systems come 4" on center]
- What is the space from bottom rail to deck? [4 inches]

For the framing members:

- Can you help me respond to questions about the "ledger size attached to the building"? [All framing joist/ledger/Rim joist are 2x10 Pressure treated]
- and Fastener size and spacing attaching ledger? [2- 5/16" x 5-1/8" GRK Lag screws 2' O.C]
- and Girder Size and spans carrying floor system [1- 2x10 mounted on each side of a 4x4 post attached with 3- 5/16" x 4-1/2" Lag screw]
- joist size, span, and spacing? [Joists size: 2 x 10 // Span: 10'-0" // Spacing: 16" on center]

And finally, regarding the foundation system:

- how will the column be anchored to the footing? [Galvanized 4x4 Post anchor bolted to pier with a 2-1/2" x 1/2" galvanized bolt]
- is the spacing and location of tubes to piers the same as the spacing and location of the columns?

[Cement piers will be spaced 5'-1-1/2" on center +- for main beam. Smaller beam piers will be spaced 6' apart]

- You mention that the cement piers are 6" to 8" tapered- does that refer to the diameter of the cement piers? [Top of pier is 6" square and base is 8" square]

1 Project Description

1.1 Description of Scope

This project will involve “building a new deck and installing a patio door”.

The project will include the following standard procedures:

- Responsible for providing all materials needed and maintaining a clean environment within the work space.

Work details by Contractor

- Coordinate scheduling Dig Safe, and attaining a building permit.
- Install 8- 6” to 8” taper cement piers 4’ deep for support beams.
- Frame 2- 2x10 support beams for deck framing support.
- Frame deck using 2x10 pressure treated lumber.
- Frame a 3’-6” x 3’-6” landing for stairs.
- Frame stairs using 2x12 PT lumber to land onto new cement pad.
- Trim framing and stairs with vinyl exterior trim, and apply 1x4 vertical skirt boards.
- Install “Slate Gray” Azek decking using hidden fasteners.
- Install Tam-Rail railing around perimeter of deck and one side of stairs.
- Build an access panel under landing for access under deck.
- Remove existing window facing deck and modify opening for patio door.
- Install a Harvey patio door and trim both interior & exterior complete.
- Create a fence doorway to existing fence at driveway.

1.1a Product Description

- All framing to be pressure treated lumber.
- Decking will be “Azek Slate Gray” and fastened with hidden fasteners.
- Trim will be a “Harvey” vinyl trim board and fastened with hidden fasteners.
- Rails will be the “Tam-Rail” railing system.
- Patio door will be a Harvey white/ sliding patio door with hardware.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8-4-20 11

Received from

Hugh Morgenthau

Location of Work

PTI 210-110

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 178-5

Check #: 603

Total Collected \$ 170

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

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

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. **Setback and tube depth inspection required prior to pouring concrete.**
2. **Framing and final inspection required. These can be done at the same time if the framing is visible.**

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.