

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

Location of Construction: 171 Stevens Ave		Owner: McCann, David & Jana		Phone:		Permit No: 970714	
Owner Address: SAA Ptd, ME 04102		Lessee/Buyer's Name:		Phone: 775-1248		BusinessName:	
Contractor Name:		Address:		Phone:			
Past Use: 1-1am		Proposed Use: Same		COST OF WORK: \$ 900.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>U</i> Use Group: Type: <i>DOC-96</i>	
Proposed Project Description: Replace/Rebuild Deck				Signature:		Signature: <i>Huffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (PAID.)		Zone: <i>K3</i> CBL: 178-2-005	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: 30 June 1997		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK</i>	
				Signature: _____ Date: _____		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"/>	

PERMIT ISSUED
Permit Issued:
JUL - 3 1997
CITY OF PORTLAND

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

30 June 1997

SIGNATURE OF APPLICANT *David McCann* 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: _____

CEO DISTRICT 5

COMMENTS

7-17-97 (3) 8" Sono tubes in @ 4' depth / Dimensions remain the same as old porch / OK per plans

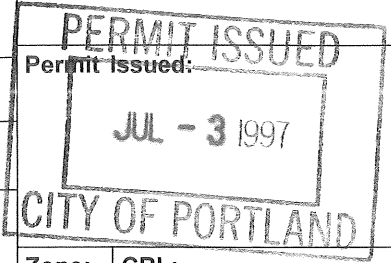
Inspection Record

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



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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>U</i> Use Group: Type:	
				Signature:		Signature: <i>BOCAGK Heffner</i>	
Proposed Project Description: Replace/Rebuild Deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/>		Zoning Approval: <i>ok with conditions 7/2/97</i>	
				Approved with Conditions: <input type="checkbox"/>		Special Zone or Reviews:	
				Denied <input type="checkbox"/>		<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"/>	
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Zone: *R-3* CBL: 178-E-005

Zoning Appeal

Variance
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Not in District or Landmark
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David C. McCann 30 June 1997
 SIGNATURE OF APPLICANT David McCann ADDRESS: DATE: PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: *6/30/97*
KT

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **5**
D. Jordan

LAND USE - ZONING REPORT

ADDRESS: 171 Stevens Ave DATE: 7/2/97

REASON FOR PERMIT: to replace & rebuild existing deck on same footprint

BUILDING OWNER: DAVID & JANA McCANN-C-B-L; 178-E-005

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#4

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to ~~rear~~ side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the ~~garage~~ ^{deck} in place and in phases (on existing footprint)
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

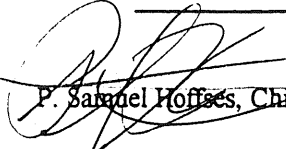
DATE: 3 July 97 ADDRESS: 171 Stevens Ave
REASON FOR PERMIT: Replace / rebuild deck
BUILDING OWNER: McCan
CONTRACTOR: Owner
PERMIT APPLICANT: ↑ APPROVAL: *1, *2, *8, *10, *27 ~~DENIED~~

CONDITION(S) OF APPROVAL

- ~~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)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 - ~~8.~~ Guardrail & 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, 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 an ornamental pattern that would provide a ladder effect.
 9. Headroom in habitable space is a minimum of 7'6".
 - ~~10.~~ Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 14. 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.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
22. 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".
23. 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 to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- x27. Please read and implement attached Lead Use - 2001 report requirements
28. _____
29. _____

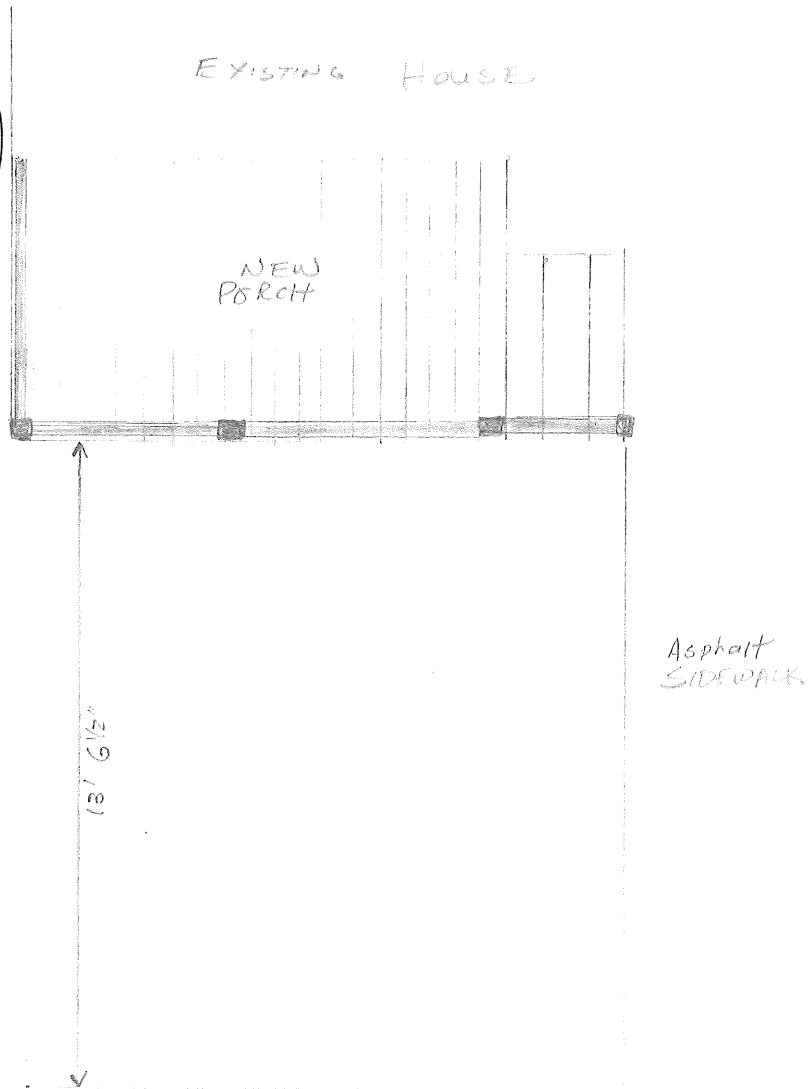

P. Samuel Hoffas, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

GENERAL PLAN WITH
POSITION RELATIVE TO STREET

scale
1" = 4'

New Porch is
to be an exact
replacement of
existing porch

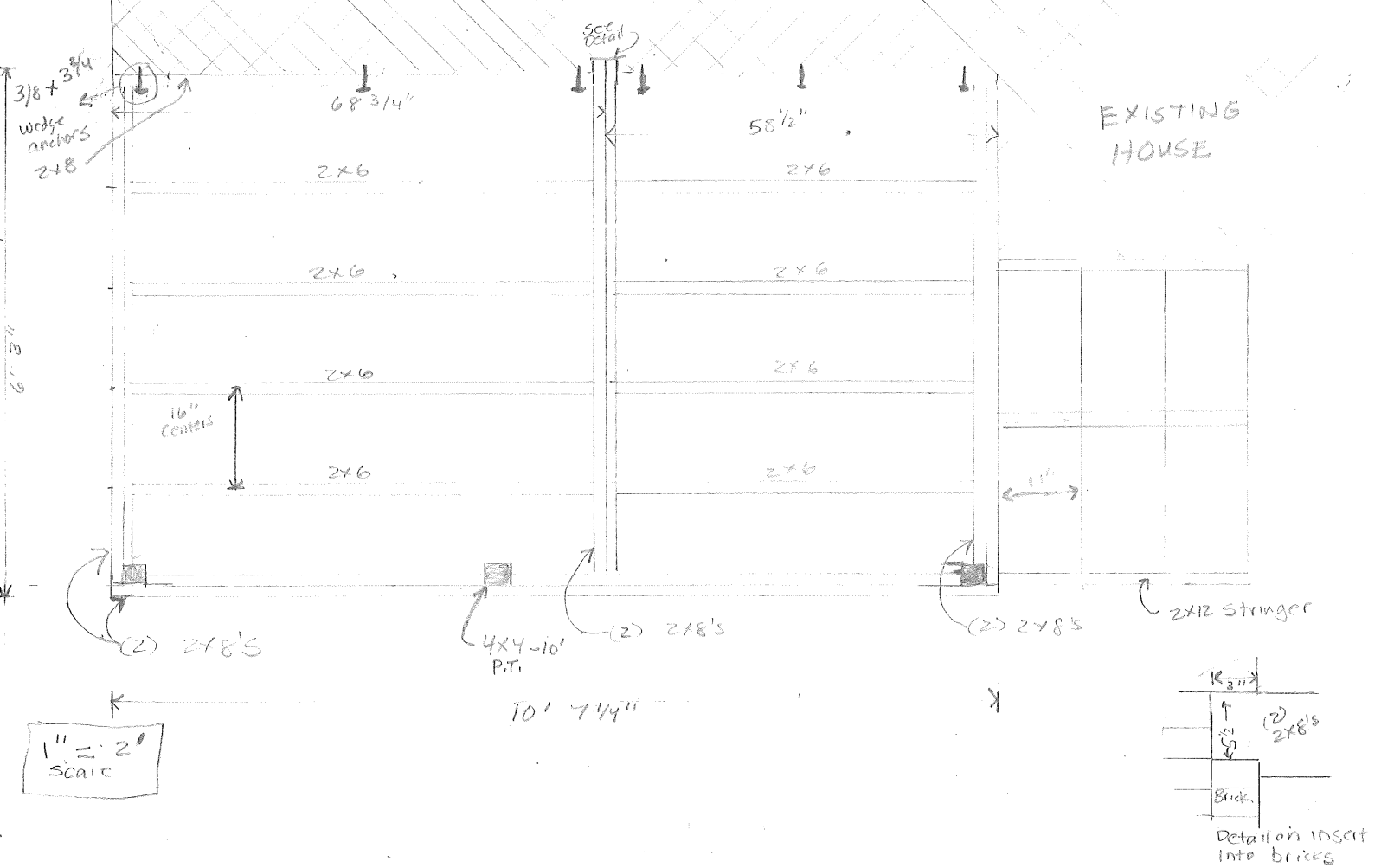


STREET (FAIRVIEW)

DAVID C. MCCANN
171 STEVENS AVE.
Portland, ME 04102
775-1248

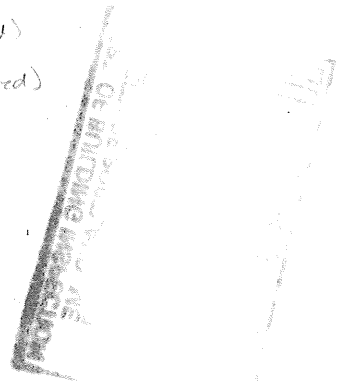
Date work to begin:
July 3rd, 1997
Estimated cost \$500

SEE PLAN FOR
LOCAL OR BIRDMOUNTAIN
MOUNTAIN BIRDMOUNTAIN



Details

- All lumber is pressure treated
- Attach 2x8 to brick masonry using $3/8 - 3 3/4$ wedge anchors
- Side beams attached to abate board using double joist hangers
- Center beam notched into masonry on one end (see detail) and to outside beams using joist hangers.
- Joists are spaced 16" center
- Beams are nailed together using 10d nails (galvanized)
- Beams are spliced to 4x4's using 16d nails (galvanized)



FRAMING PLAN

HOUSE SIDING

Sloped Roof

(existing to remain)

(Existing to remain)

Door

5" STEP UP INTO HOUSE

2x4 P.T. Railing

3"

Max 1/2" P.T. Ballistics

2x4 P.T.

3" space

10'6"

5/4" P.T. Decking

2x8 P.T.

8" x 4" Sonotube

3' Rebar

Use 4x4 adjustable base with 1" lift. Use 1/2" bolt embedded in concrete

Details

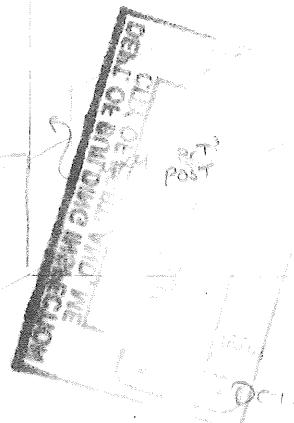
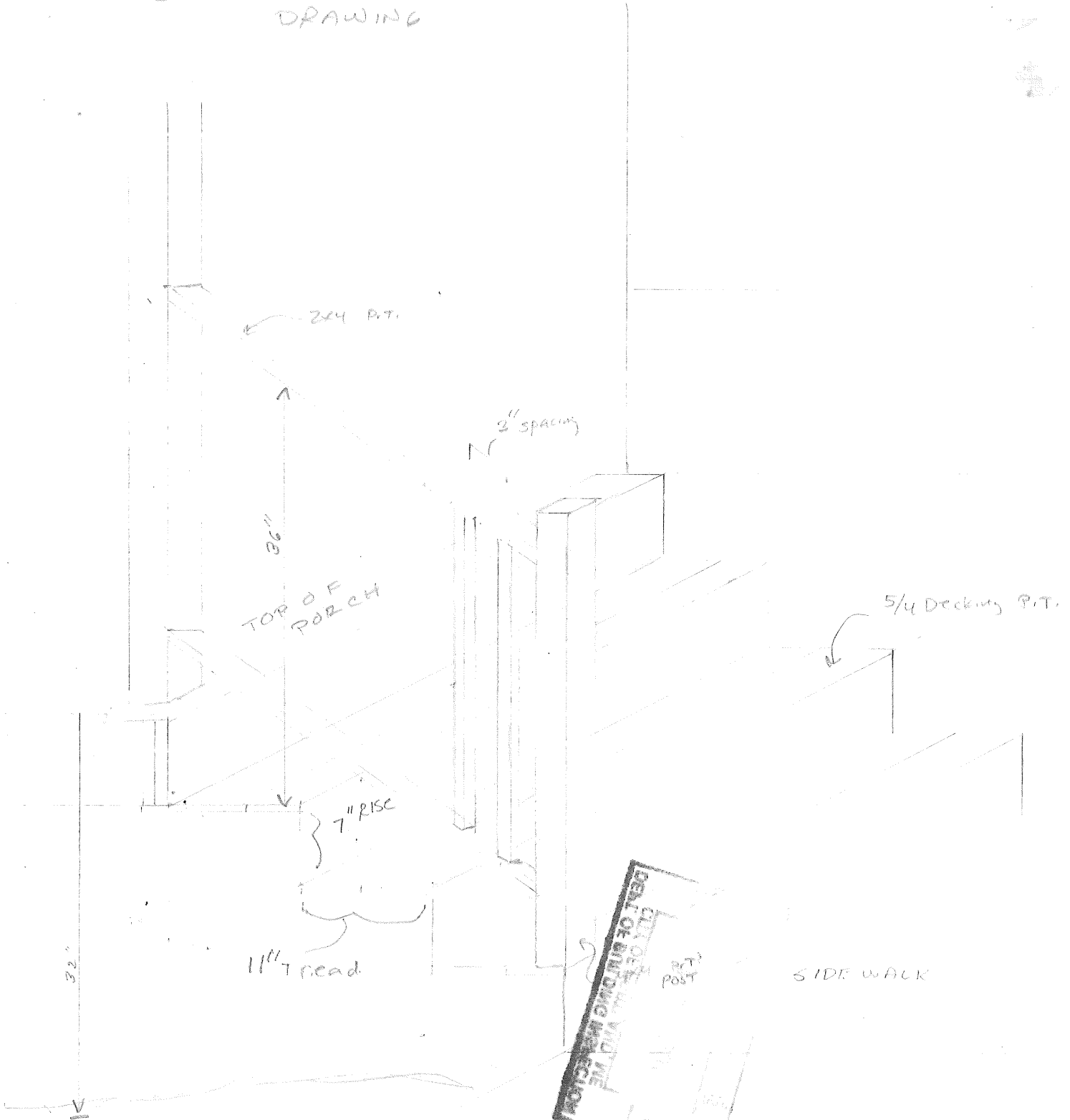
- Decking Nailed with 8d - 2 1/2" spiral nails (galvanized)
- 3' rebar in each sonotube

Scale 1" = 2'

RAILS / DECKING / POST SUPPORT DRAWING

D. McLean
171 Steyer
Portland

STEP & STEP RAILING DRAWING



DETAILS

- 7" Rise
- 11" Tread
- (3) 2x2" Stringers
- Set on 4x8x16" solid blocks
- Balusters 1 1/2x1 1/2 with 3" spacing
- Hand rail 36" from Tread

Scale
1" = 1'