

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

Location of Construction: XXXXX XXXXXXXX 106 Caleb St		Owner: Gould, Mary Jayne		Phone: XXXX 775-7185		Permit No: 480654	
Owner Address: SAA 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Doug Cressey		Address: 180 Brackett St		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 22 1998 CITY OF PORTLAND </div>	
Past Use: XXXXXXXXXXXXXX 1-fam		Proposed Use:		COST OF WORK: \$ 2,100.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ XX 30.00 INSPECTION: <i>Uder</i> Use Group <i>R-3</i> Type: <i>54</i> <i>BOGA 96</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>OK</i> <i>6/18/98</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"/>		Zone: <i>R-3</i> CBL: 178-G-019	
Permit Taken By:		Date Applied For: 12 June 1998					

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 12 June 1998 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 4

COMMENTS

- left message w/ owner

6/30/98 Some tables are set / set blocks speed minimum
started flashing on house, Materials are in yard.
Old porch removed WIP mwing

6/6/00 - work complete and appears to meet permit requirements Jim

CBC# 178-G-19
permit # 980654

Close out

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 19 June 98 ADDRESS: 106 Caleb St, (178-G-019)
REASON FOR PERMIT: To Construct / repair deck
BUILDING OWNER: M. J. Gauthier
CONTRACTOR: Doug Chessey
PERMIT APPLICANT: owner
USE GROUP Deck (R-3) BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10, *26 -

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approval 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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).
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. 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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (6' 8")
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Carl M. Gutman and Ruth M. Gutman

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Mary Jayne Gould

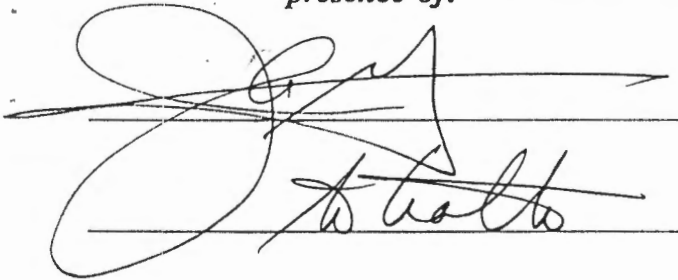
of Portland, County of Cumberland, State of Maine,

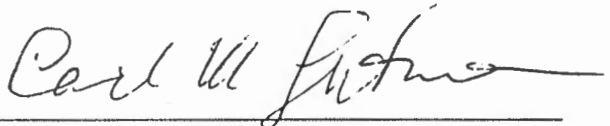
whose mailing address is 91 Clark Street, Portland, Maine 04103

with warranty covenants, the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

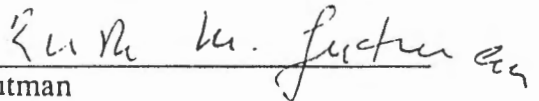
WITNESS our/my hand(s) and seal(s) this Ninth day of April, 1998.

Signed, Sealed and Delivered in presence of:





Carl M. Gutman



Ruth M. Gutman


STATE OF MAINE

April 9, 1998

COUNTY OF Cumberland

Then personally appeared the above named Carl M. Gutman and Ruth M. Gutman and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public
Printed Name: _____
My Commission Expires: _____

See other side
←

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**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 106 Caleb St Portland me

Tax Assessor's Chart, Block & Lot Number Chart# <u>178</u> Block# <u>G</u> Lot# <u>019</u>		Owner: <u>Mary Jayne Gould</u>	Telephone#: <u>(207) 774-5718</u>
Owner's Address: <u>106 Caleb St, Portland</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 2100</u> Fee <u>\$ 30⁰⁰</u>
Proposed Project Description:(Please be as specific as possible) <u>Deck Construction - replace prescut rotten porch deck</u>			
Contractor's Name, Address & Telephone <u>Doug Cresscy 180 Brackett St</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 pool overhangs and inspection City of Portland, ME
- 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.

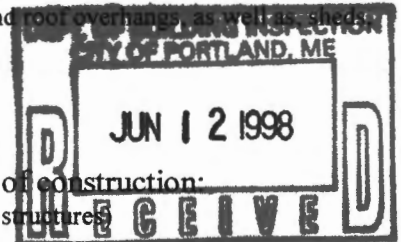
Certification

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: Mary Jayne Gould Date: 6/12/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Call for Plu Mary Jayne 871-6530



BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

Foundation

- Frost wall, min 4' below grade
- Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
- Other

Sill

Distance between foundation supports

Joist Size

2x6 2x8 2x10

Joist Span

7'

Distance Between Joists

16"oc 24"oc other

Decking

5/4 other/explain

Stair Construction

10" min tread 7 3/4" max riser

Guard Height

36" 42"

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36"; all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Balusters

/under 4"

Open guards shall have balusters or be of a 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.

Phinney Lumber Company

MIKE FRANCK
Estimator & Sales

519 Fort Hill Road
Gorham, ME 04038

Tel: 839-3336
Fax: 839-2409

"Serving the Greater Portland Area Since 1929"

519 FORT HILL ROAD / GORHAM, ME 04038
Serving the Greater Portland area since 1929

Fax (207) 839-2409
1-800-649-0101

ESTIMATE SHEET

Date 06-05-98

Page No. | of | Pages

Customer Name MARYJANE GOULD

Address

Phone No.
725-7185
232-2532

Job Description L-SHAPE P.T. DECK

Material Description	Quantity	@	Total
8"X12" MAIN TUBE	2-PC		
80# REDI-MIX CONCRETE	12-BAGS		
1/2"X10 ANCHOR BOLTS	5 pc		
4X4 " BASE	5 pc		
4X4 P.T. POST	2-8'		
2X8 P.T. NAILER	1/8 1/2		
1 1/2"X10 ALUM FLASHING	2 pc		
3/8X6 LAG SCREWS w/WASHERS	12 pc		
4X6 P.T. GIRDER	2-16'		
2X8 P.T. FLOOR JOIST 16"O.C.	1-10'		
2X8 P.T. " " " "	3-12'		
2X8 P.T. " " " "	7-14'		
2X8 P.T. " " " "	6-16'		
5/4X6 P.T. DECKING	30-16'		
3 POINT P.T. STAIR STRINGER	6 pc		
5/4X6 P.T. STAIR TREADS	6-8'		
4X4 P.T. POST	8-8'		
2X4 P.T. RAILING	5-10'		
2X4 P.T. " "	2-12'		
2X4 P.T. " "	1-14'		
2X2 P.T. BALUSTERS	80 pc		
2X8 P.T. LATTICE	4-SW		
1X8 P.T. TRIM	4-16'		
3/8X5 1/2 CARB BOLTS w/NUTS w/WASHERS	60 pc		
200 CM GALV	5 lb		
16 D " "	15 lb		
10 D " "	5 lb		
8 D " "	5 lb		
7 D BOX GALV	5 lb		
60 FINISH GALV	2 lb		
2 1/2" GALV SCAM "	10 lb		

Material Description	Quantity	@	Total
8"X12" MAIN TUBE	2-PC		
80# REDI-MIX CONCRETE	12-BAGS		
1/2"X10 ANCHOR BOLTS	5 PC		
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3/8"X6 LAG SCREWS w/WASHERS	12 PC		
4X6 P.T. GIRDER	2-16'		
2X8 P.T. FLOOR JOIST 16"O.C.	1-10'		
2X8 P.T. " " "	3-12'		
2X8 P.T. " " "	7-14'		
2X8 P.T. " " "	6-16'		
5/4X6 P.T. DECKING	30-16'		
3 POINT P.T. STAIR STRINGER	6 PC		
5/4X6 P.T. STAIR TREADS	6-8'		
4X4 P.T. POST	8-8'		
2X4 P.T. RAILING	5-10'		
2X4 P.T. " "	2-12'		
2X4 P.T. " "	1-14'		
2X2 P.T. BALUSTERS	80 PC		
2X8 P.T. LATTICE	4-SW		
1X8 P.T. TRIM	4-16'		
3/8"X5 1/2" CARB BOLTS w/NUTS w/WASHERS	60 PC		
200 COM GALV	51b		
16 D " "	151b		
10 D " "	51b		
8 D " "	51b		
7 D BOX GALV	51b		
6 D FINISH GALV	21b		
2 1/2" GALV SCREWS	101b		
2X8 METAL JOIST HANGERS	12 PC		
4X4 POST CAPS	6 PC		

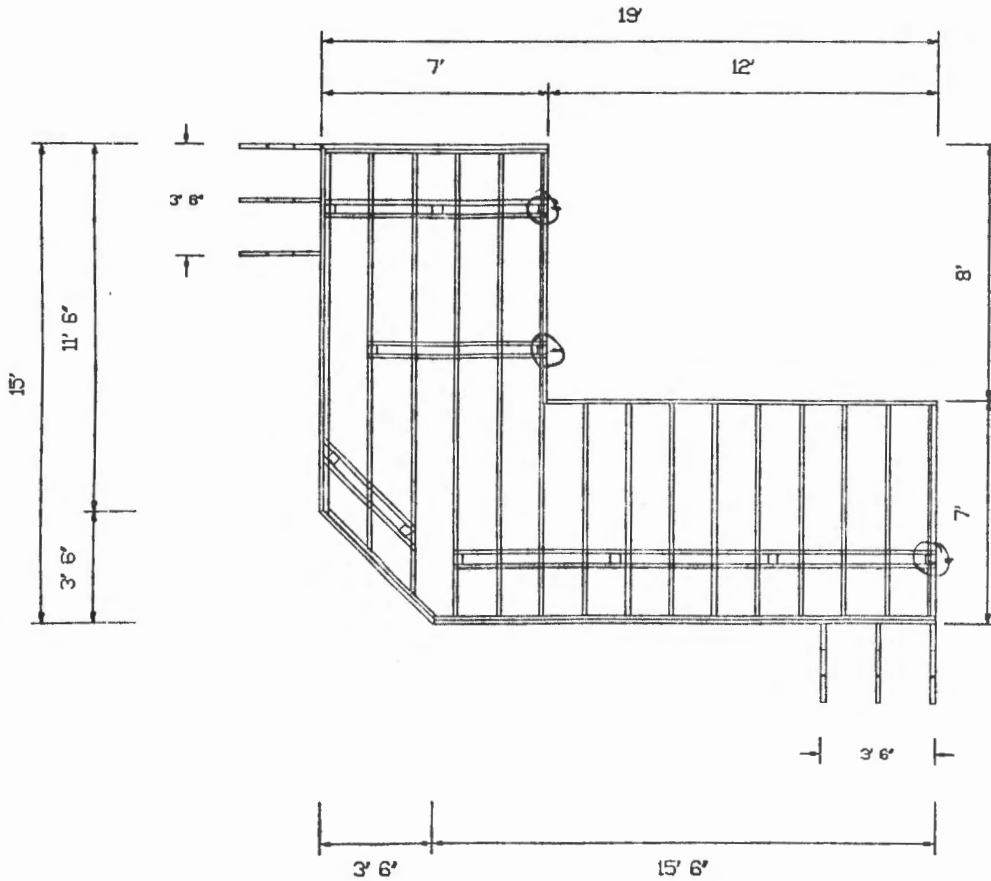
* Note: Price subject to change without notice!

Phinney Lumber Company assumes no responsibility for mathematical or quantity errors.

Total This Page

Sales Tax

Total



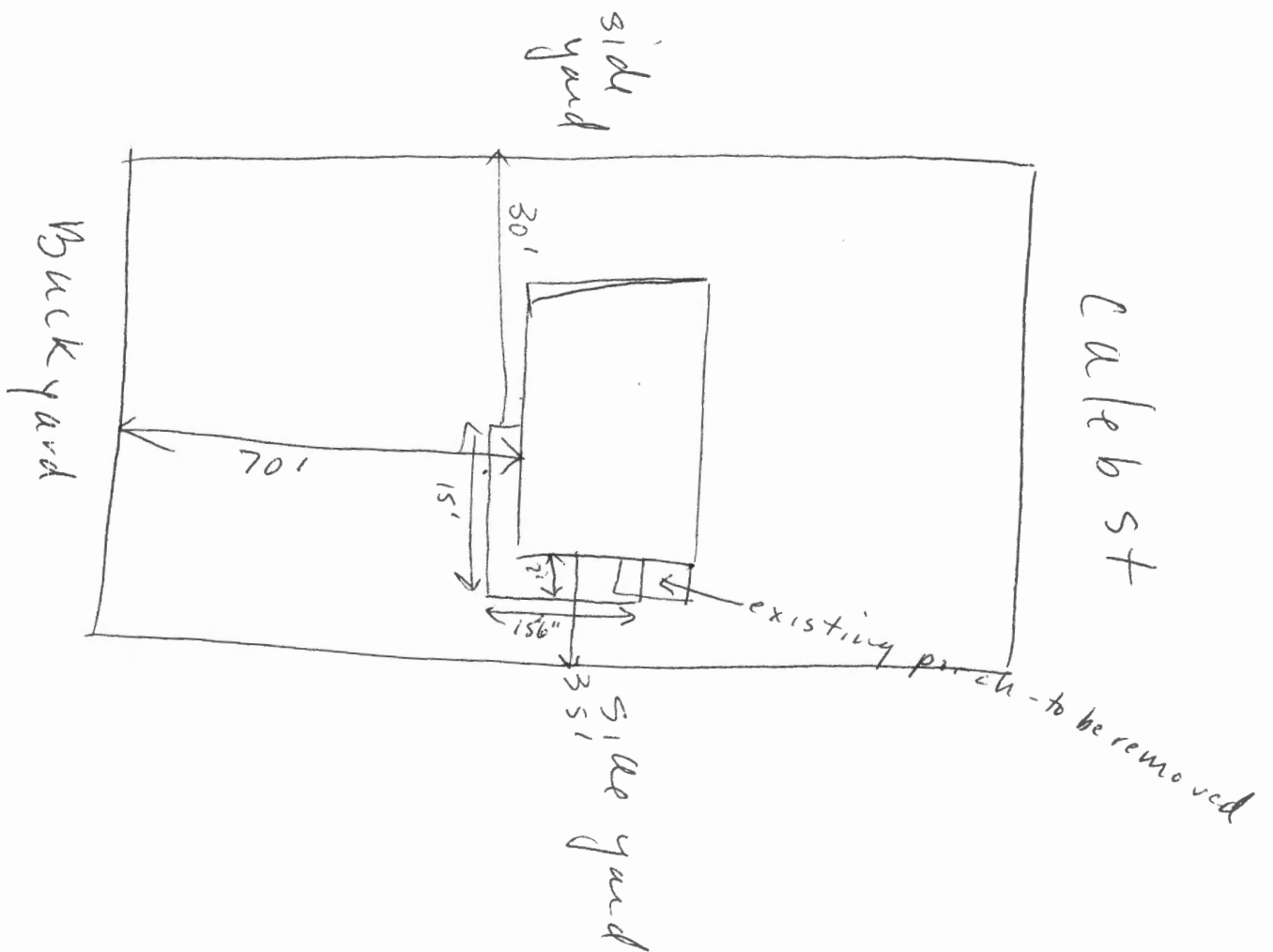
LOAD AND SUPPORT: Your deck will support a 82 PSF live load. Posts have 48" below-ground post support.

DECK AND POST HEIGHT: You selected a height of 22" from the top of decking to level ground. The top of the deck support posts will therefore be 13.25" above ground level. Your salesperson can provide information for uneven or sloped ground.

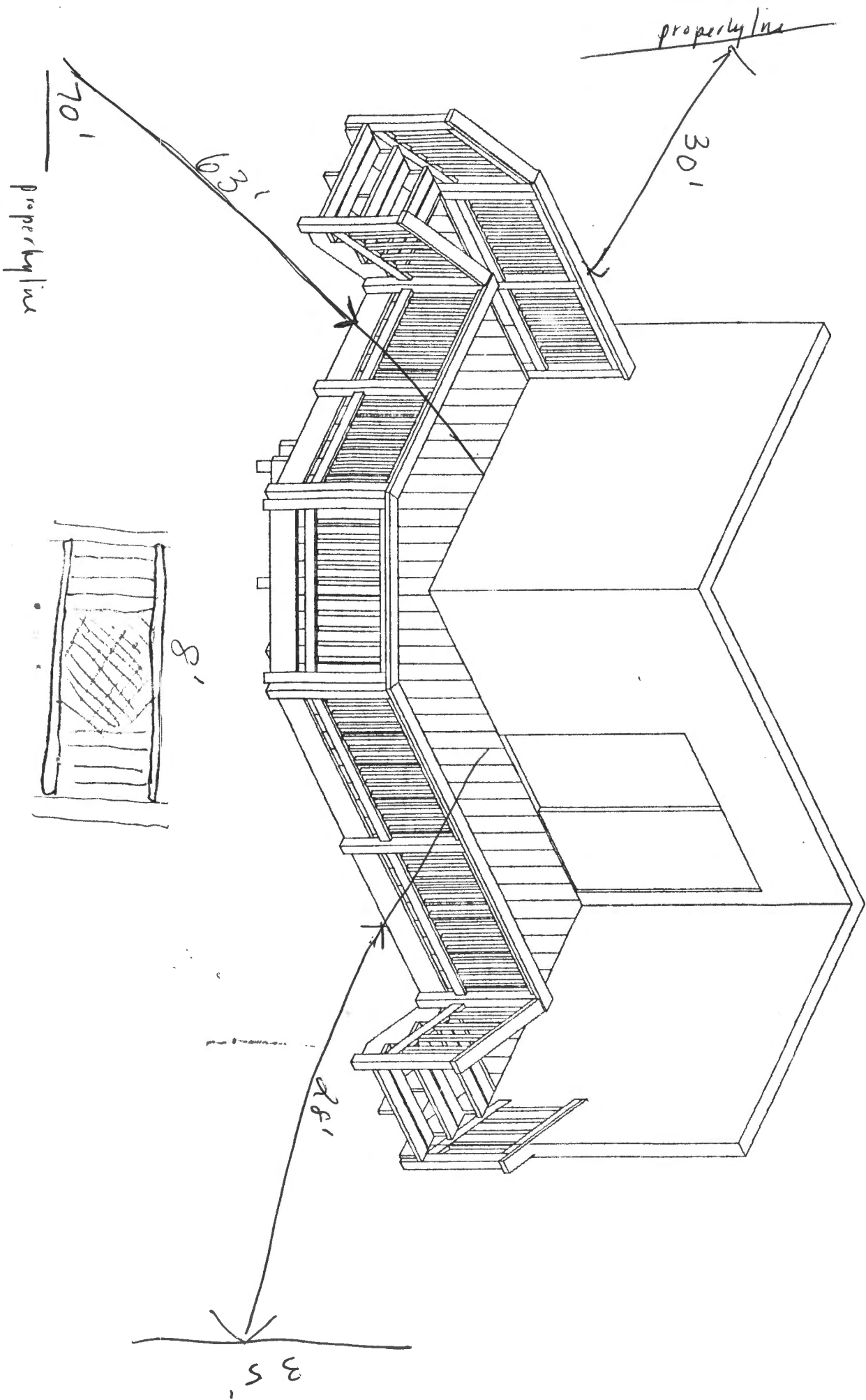
JOISTS: Set joists on top of beams, 16" center to center.

NOTE: The design may require knee braces and bridging between joists. Your materials list includes the necessary items. The suggested design is not a finished building plan. You are responsible for all measurements being correct, for verifying that the design (and any substitutions or modifications that you make) meets all local building codes and requirements. To verify that the suggested design, and any substitutions or modifications, is consistent with conditions at the construction site, review the design with your architect. Also consult your architect for proper construction and use of materials in the structure.

Be sure to follow the deck construction detail available from your store salesperson.



R-3



Applicant: Mary Jane Gould

Date: 6/18/98

Address: 106 Carab St

C-B-L: 178-G-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 18th - 1954

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Remove old porch construct new, enlarged porch

Sevage Disposal -

- Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 50' + shown

Side Yard - 8' req - 35' shown (less width of deck)

Projections -

Width of Lot -

Height -

Lot Area - 8,450 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

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. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

29. _____

30. _____

31. _____

32. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougal, PFD
Marge Schmuckal

Exhibit A - Property Description

Certain real property together with any improvements thereon located at 106-108 Caleb Street in Portland, County of Cumberland and State of Maine, more particularly described as follows: Beginning on the westerly side of Caleb Street at a point which is fifteen feet (15') northerly of the southeasterly corner of Lot #50 as shown on the Plan recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 50; thence running westerly at right angles to Caleb Street one hundred thirty (130') feet to the rear line of Lot #50; thence running northerly sixty five (65') feet along the rear lines of Lot #50 and Lot #52 to a point; thence running easterly one hundred thirty (130') feet and parallel to the first described course to the westerly side of Caleb Street, sixty five (65') feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by deed of Stanley T. Gutman dated December 5, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13524, Page 310.