

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MICHAEL C HENSON

Located At 84 ALDEN CIR

Job ID: 2012-07-4478-ALTR

CBL: 182A-A-021-001

has permission to 12' x 12' deck and 6' x 12' extension

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

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**

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.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Framing inspection

Final Inspection

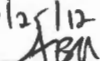
The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4478-ALTR	Date Applied: 7/17/2012	CBL: 182A- A-021-001	
Location of Construction: 84 ALDEN CIR	Owner Name: MICHAEL C HENSON	Owner Address: 84 ALDEN CIR PORTLAND, 04102 ME - MAINE	Phone: 207-774-7404
Business Name:	Contractor Name: self	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – remove 9' x 6' deck replace with 12' x 12' deck that wraps around – to 6' x 12' area (288 sf total)	Cost of Work: 3000.00 Fire Dept:  Approved Denied N/A Signature: 	CEO District: Inspection: Use Group: R-3 Type: SB IRC 09 
Proposed Project Description: remove deck & replace with wraparound deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: 07/25/12 	Date:	Date: AFM

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

2012 07 44 8 66



General 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>84 Alden Circle</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>182A A021 1001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Mike Henson</u> Address <u>84 Alden Cir</u> City, State & Zip <u>Portland ME 04104</u>	Telephone: <u>207-774-7404</u>
Lessee/DBA (If Applicable) RECEIVED JUL 17 2012 Dept. of Building Inspection City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>2,500.00</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? <u>N/A</u> Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>remove 6x6 deck and replace with wraparound deck</u>		
Contractor's name: <u>owner</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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: Michael D. Date: 7/16/2012

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



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Visa, Check Number: 122853

Tender Amount: 50.00

Receipt Header:

Cashier Id: gguertin

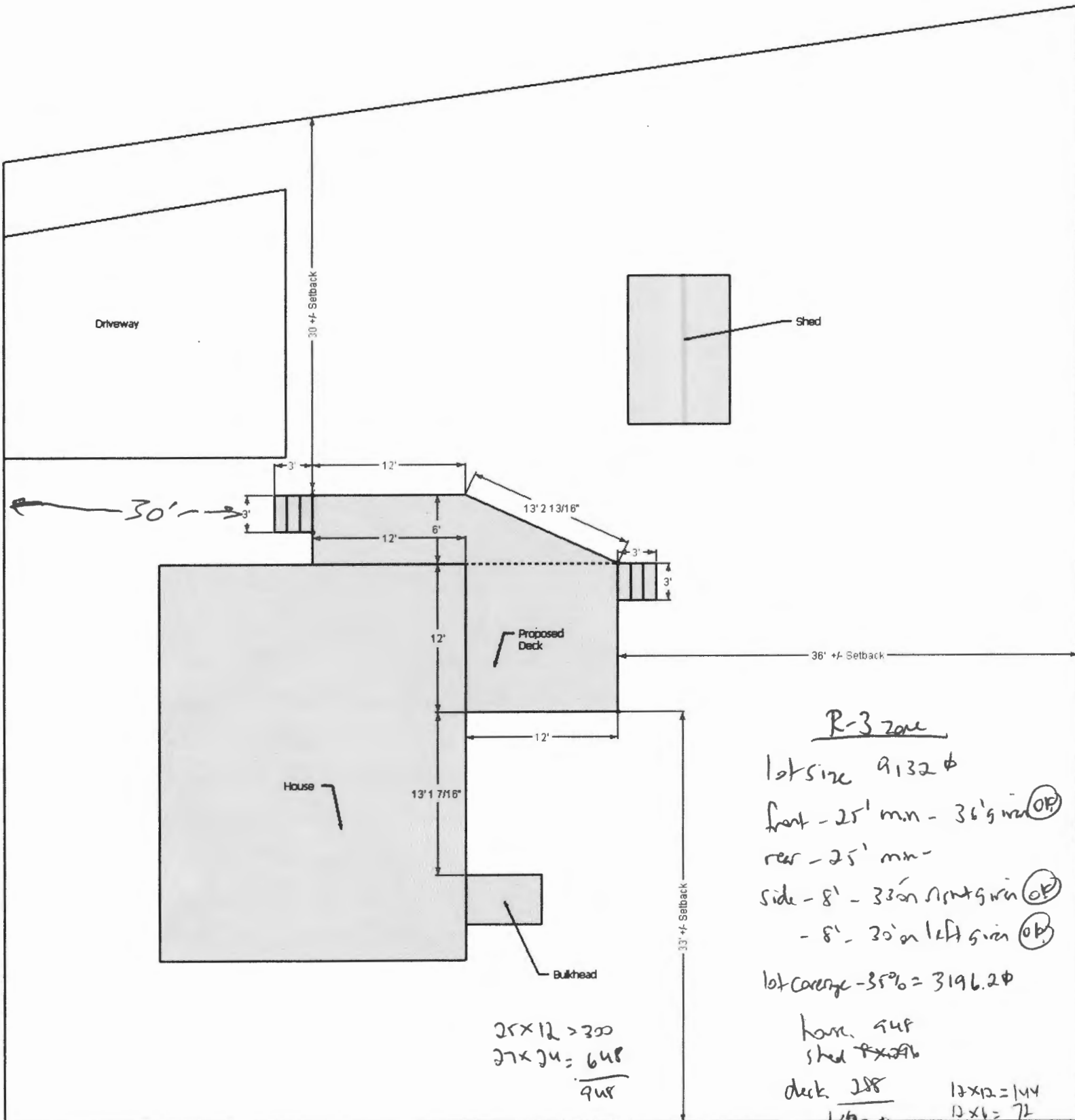
Receipt Date: 7/17/2012

Receipt Number: 46033

Receipt Details:

Referance ID:	7283	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-07-4478-ALTR - remove deck & replace with wraparound deck			
Additional Comments: 84 Alden St			

Thank You for your Payment!



R-3 zone

lot size 9132 ϕ
 front - 25' min - 36' 9" min OK
 rear - 25' min -
 side - 8' - 33' on right side min OK
 - 8' - 30' on left side min OK

lot coverage - 35% = 3196.2 ϕ

$$\begin{array}{r} 25 \times 12 = 300 \\ 27 \times 24 = 648 \\ \hline 948 \end{array}$$

house 948
 shed ~~1200~~
 deck 288

$$\begin{array}{r} 1532 + \\ \hline \text{OK} \end{array}$$

12 x 12 = 144
 12 x 6 = 72
 1/2 (12 x 6) = 36
 steps 9 x 2 = 18
 288.



do-it-yourself Deck Designer™



3D View



Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

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do-it-yourself Deck Designer™



Deck Information

Deck 1

- Construction Method - Beam on Top of Post
- Footing Type - Pier In-Ground
- Live Load - 40
- Dead Load - 10
- Decking Spacing - 1/8 in
- Joist Spacing - 16 in
- Beam Spacing - 96 in
- Post Spacing - 72 in
- Decking - L5/4x6 Treated Southern Pine No. 2
- Beams - L2x10 Treated Southern Pine No. 2
- Joists - L2x10 Treated Southern Pine No. 2
- Posts - L6x6 Treated Southern Pine No. 2
- Deck Height - 30 in
- Diagonal Bracing - Yes
- Joist Overhang - 12 in
- Beam Overhang - 36 in
- Decking Deflection Factor - 360
- Joist Deflection Factor - 360
- Beam Deflection Factor - 360
- Pref Decking Size - 5/4x6
- Pref Joist Size - 2x10
- Pref Beam Size - 2x10
- Pref Post Size - 6x6
- Diag Brace Height 1 - 24 in
- Diag Brace Height 2 - 24 in

Railing 6

- Railing Height - 36 in
- Baluster Spacing - 3 3/4 in
- Toe Space - 3 3/4 in

Railing 10

- Railing Height - 36 in
- Baluster Spacing - 3 3/4 in
- Toe Space - 3 3/4 in

Railing 5

- Railing Height - 36 in
- Baluster Spacing - 3 3/4 in
- Toe Space - 3 3/4 in

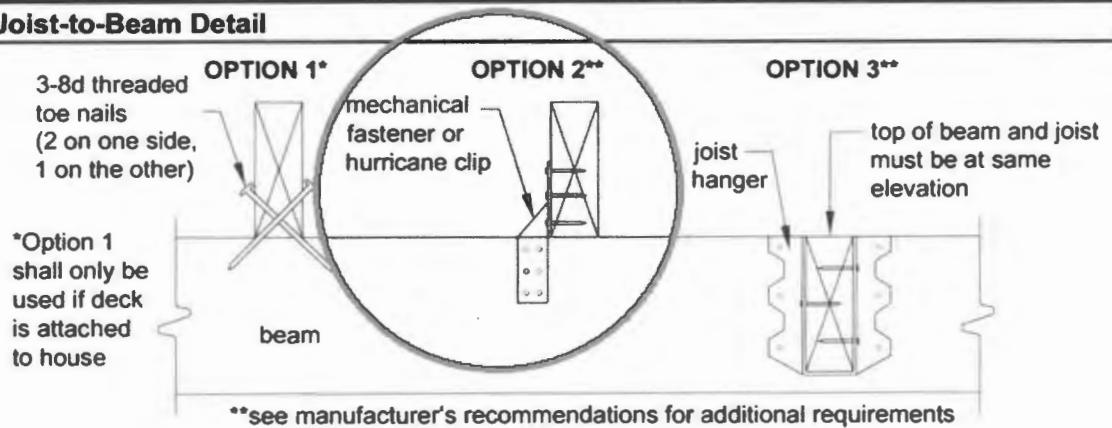
Railing 7

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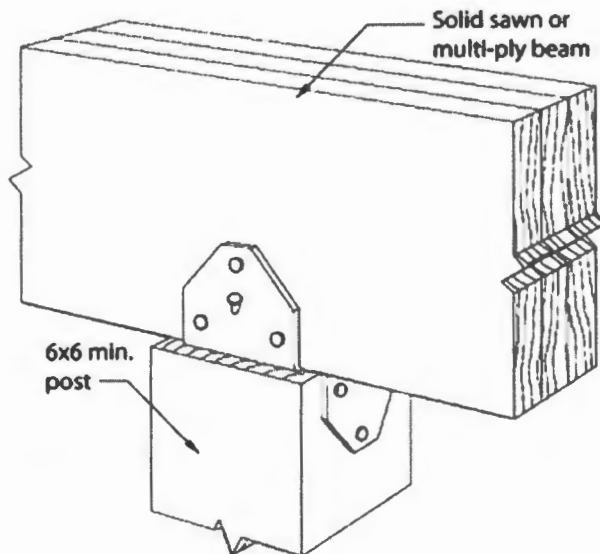
Diagrams borrowed liberally from *Prescriptive Residential Wood Deck Construction Guide* (American Forest & Paper Association)

Figure 6: Joist-to-Beam Detail



Beams will consist of three joined 2x10 pressure treated southern pine boards and mounted on top of posts.

Figure 10. Alternate Approved Post-to-Beam Post Cap Attachment



JOIST HANGERS

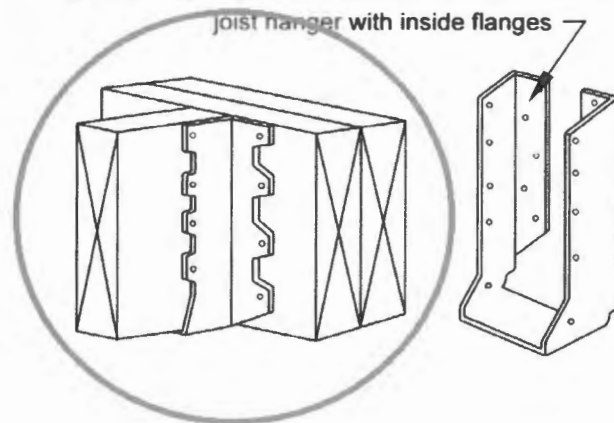
Joist hangers, as shown in Figure 7, shall each have a minimum download capacity in accordance with Table 3A. The joist hanger shall be selected from an approved manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate. **Do not use clip angles or brackets to support joists.**

Table 3A: Joist Hanger Download Capacity

Joist Size	Minimum Capacity, lbs
2x8	600
2x10	700

Figure 7: Typical Joist Hangers



Stair stringer mounting and rail system will comply with the following...

Figure 25. Guard Post to Outside Joist Example

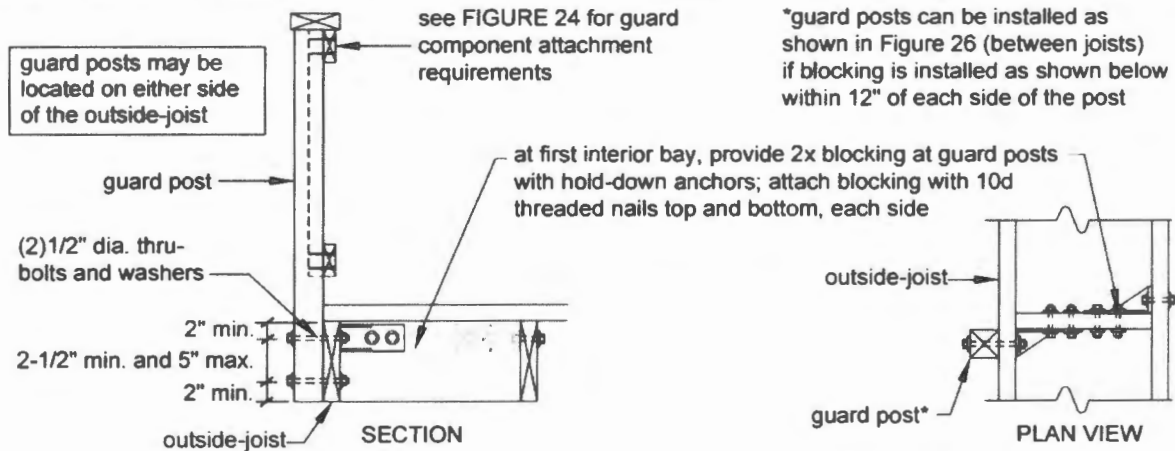
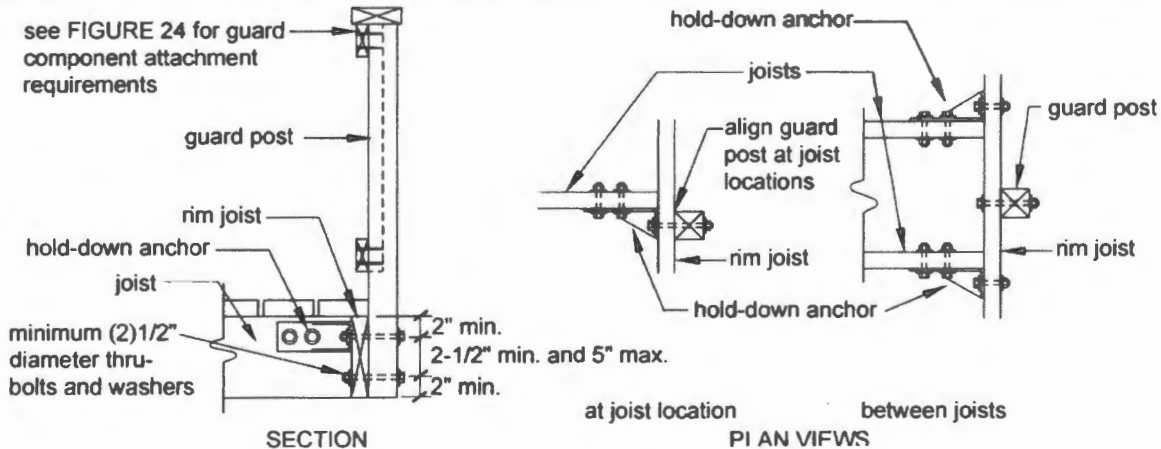
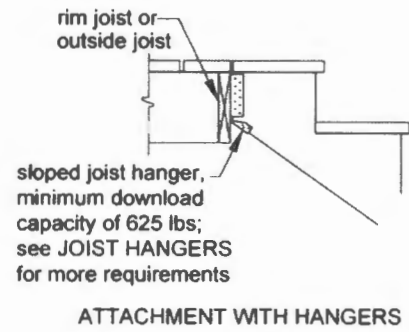
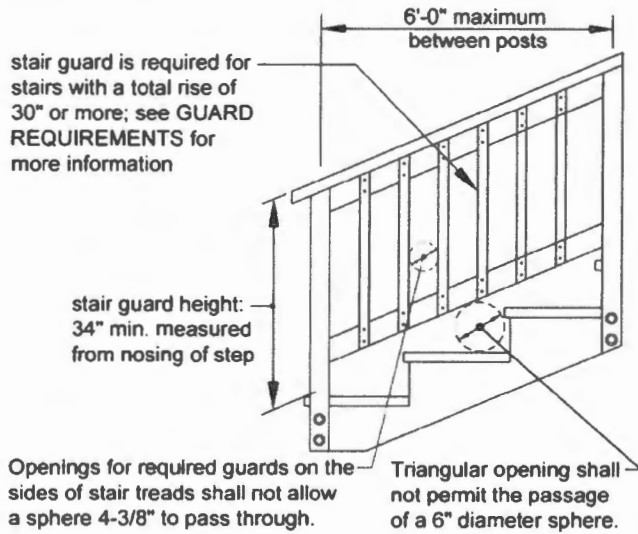


Figure 26. Guard Post to Rim Joist Example

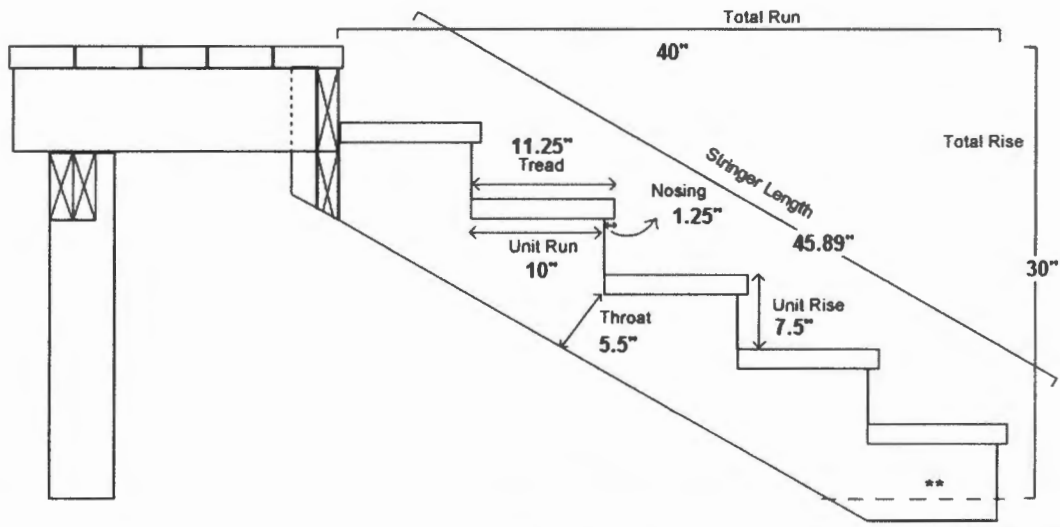




Treads = 2x12 No. 2 Southern Treated Pine

Risers = 5/4x6 No. 2 Southern Treated Pine

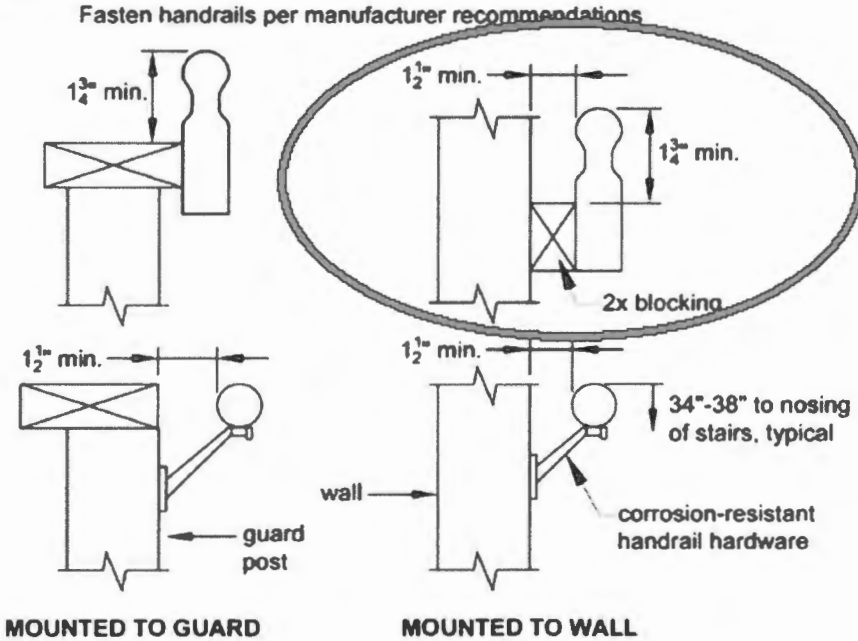
Stairs will consist of three 2x12 pre-cut stringers mounted 16" OC



Number of Rises: 4
 Stringer Board Size: 2x12
 Joist Size: 2x10

**After stringer is measured, cut thickness of one tread from bottom
 All results given in inches

Figure 32A. Handrail Mounting Examples



Stair posts will be assembled as follows...

Figure 33. Miscellaneous Stair Requirements

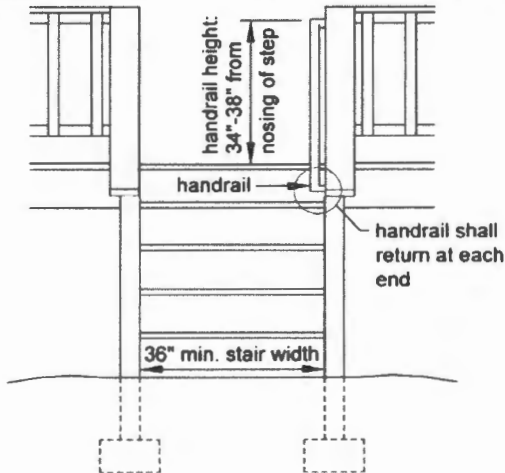
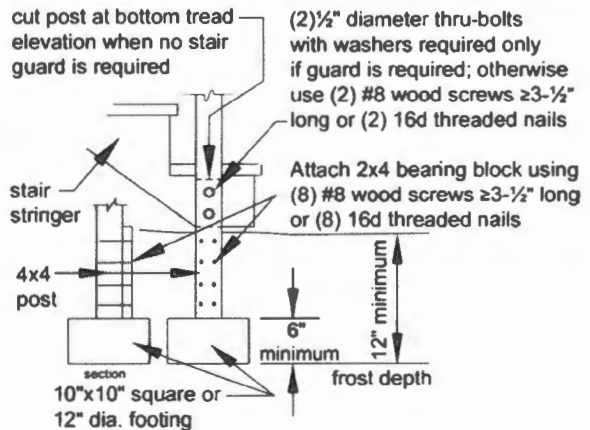
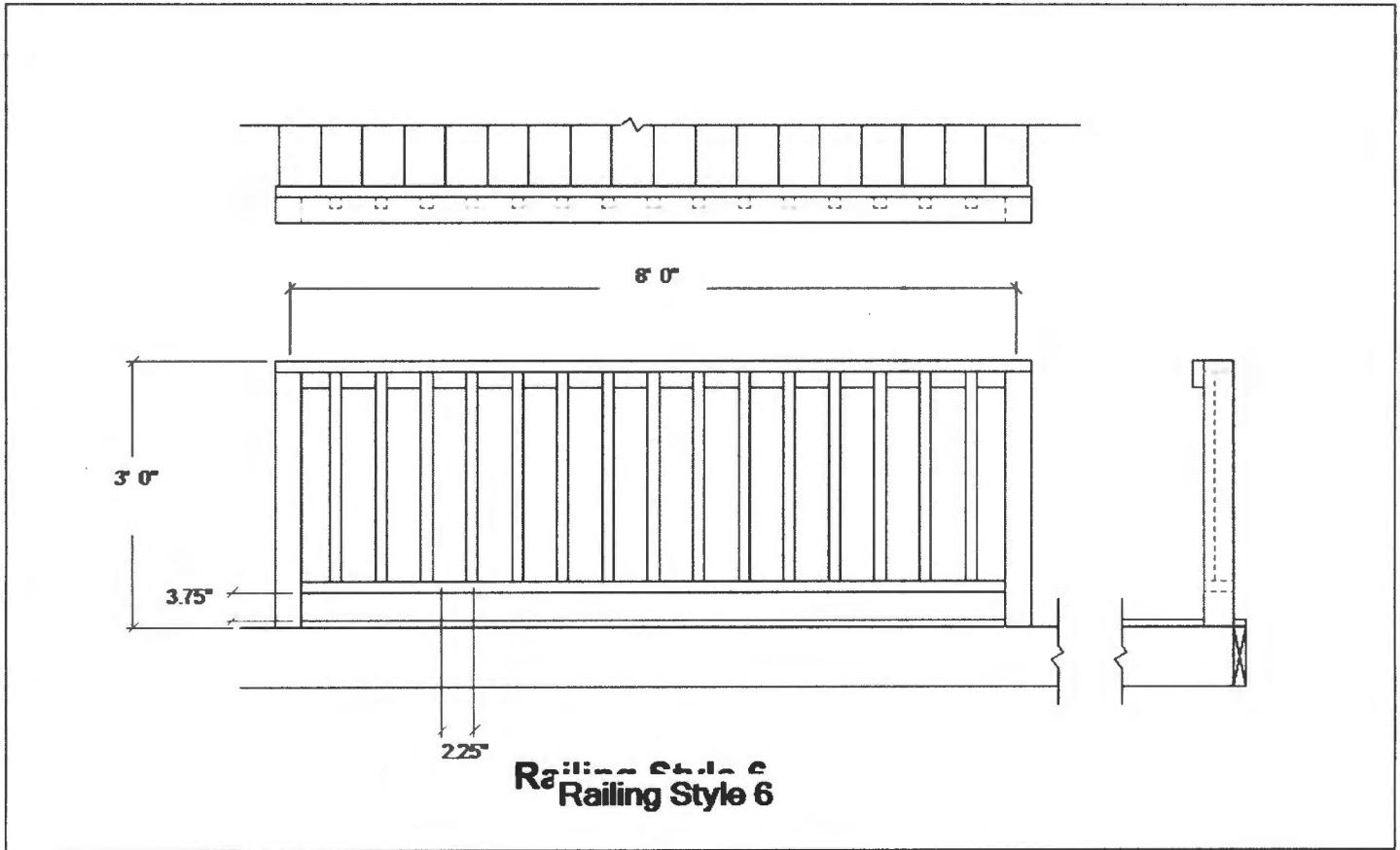


Figure 34. Stair Footing Detail





Railing Details View



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