

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

Location of Construction: 74 Massachusetts Ave		Owner: Rhyinder Singh		Phone: 780-0128		Permit No: 980638			
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Breggia Construction		Address: 46 Congress St Ptd, ME 04101		Phone: 773-7628		PERMIT ISSUED Permit Issued: JUN 18 1998 CITY OF PORTLAND			
Past Use: 1-lan		Proposed Use:		COST OF WORK: \$ 2,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:				PERMIT FEE: \$ 30.00 INSPECTION: <i>u</i> Use Group <i>A-3</i> Type <i>5</i> Signature: <i>BOCAGS</i>	
Proposed Project Description: New deck (15 x 35) & tool shed				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: _____ CBL: 186-D-038 Zoning Approval: <i>ok 8/15/98</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"/>	
Permit Taken By: <i>MC</i>		Date Applied For: 09 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

- 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: _____

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

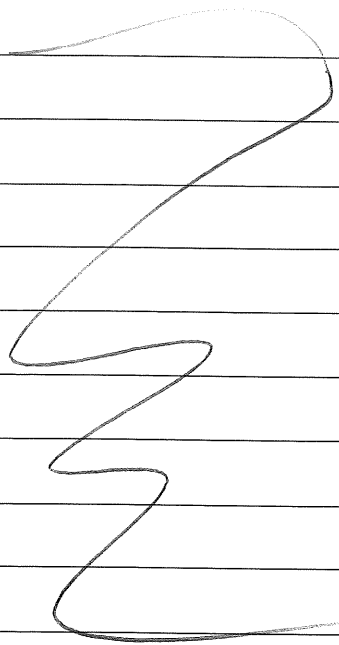
SIGNATURE OF APPLICANT	ADDRESS:	DATE: 10 June 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 4

COMMENTS

6-19-98 New Deck completed 15x15 P.T. one step in deck 8" High
New Garden Shed 4' 7" from Fence R.H. Side 4' 2" on L.H. Corner
I have asked the owner to move the Shed to meet 5' set Backs

12/16/99 - shed now meets 5" setback - close permit - Deck ok



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: <u>the 15' x 15' Deck is complete</u>	<u>6-19-98</u>
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 16-June-98 ADDRESS: 74 MASS. AVE (186-D-038)
REASON FOR PERMIT: To Construct deck and 8x12' Tool Shed.
BUILDING OWNER: Bhyinder Singh
CONTRACTOR: Breggia Const.
PERMIT APPLICANT:
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

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, *24-

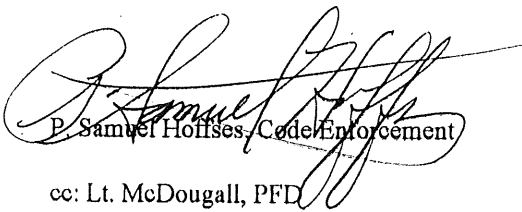
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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. 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.
- X 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 Holmes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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: 74 MASS AVE 74 Massachusetts Ave

Tax Assessor's Chart, Block & Lot Number Chart# <u>186</u> Block# <u>D</u> Lot# <u>038</u>		Owner: <u>Bhupinder Singh</u>	Telephone#: <u>780-0120</u>
Owner's Address: <u>74 MASS AVE</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$2000.</u> Fee <u>\$30</u>
Proposed Project Description:(Please be as specific as possible) <u>New Deck 15'x15' and 8'x12 Tool Shed</u> <u>MUF.</u>			
Contractor's Name, Address & Telephone <u>Breggia Const 46 Congress St Portland Me 713-7028</u>		Rec'd By: <u>04101</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

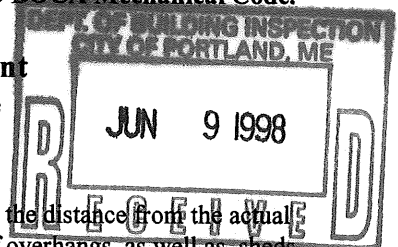
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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: Michael Breggia Date: 6-9-98

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.

Applicant: Michael Breggia

Date: 6/15/98

Address: 74 MASS AVE

C-B-L: 106-D-30

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1955

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct deck 15' x 15' and detached 8' x 12' tool shed

Sevage Disposal -

- Lot Street Frontage -

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req - 45' & 25' (shed) shown

Side Yard - 8' req - 28' (deck) & 5' (shed) shown

(Sheds under 100 sq ft may be 5' from rear and side lines)

Projections -

Width of Lot -

Height -

Lot Area -

10,252 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Joist hangers

PT Lumber

4x4 railing Post
Railing high 32" with 6" d
upright balusters support
Deck High of 12" off
ground.

Doubled 2"x8" beam

2x8" Joist

2x8" end Joist

2"x8" ledger

Joist hangers
attach to ledger

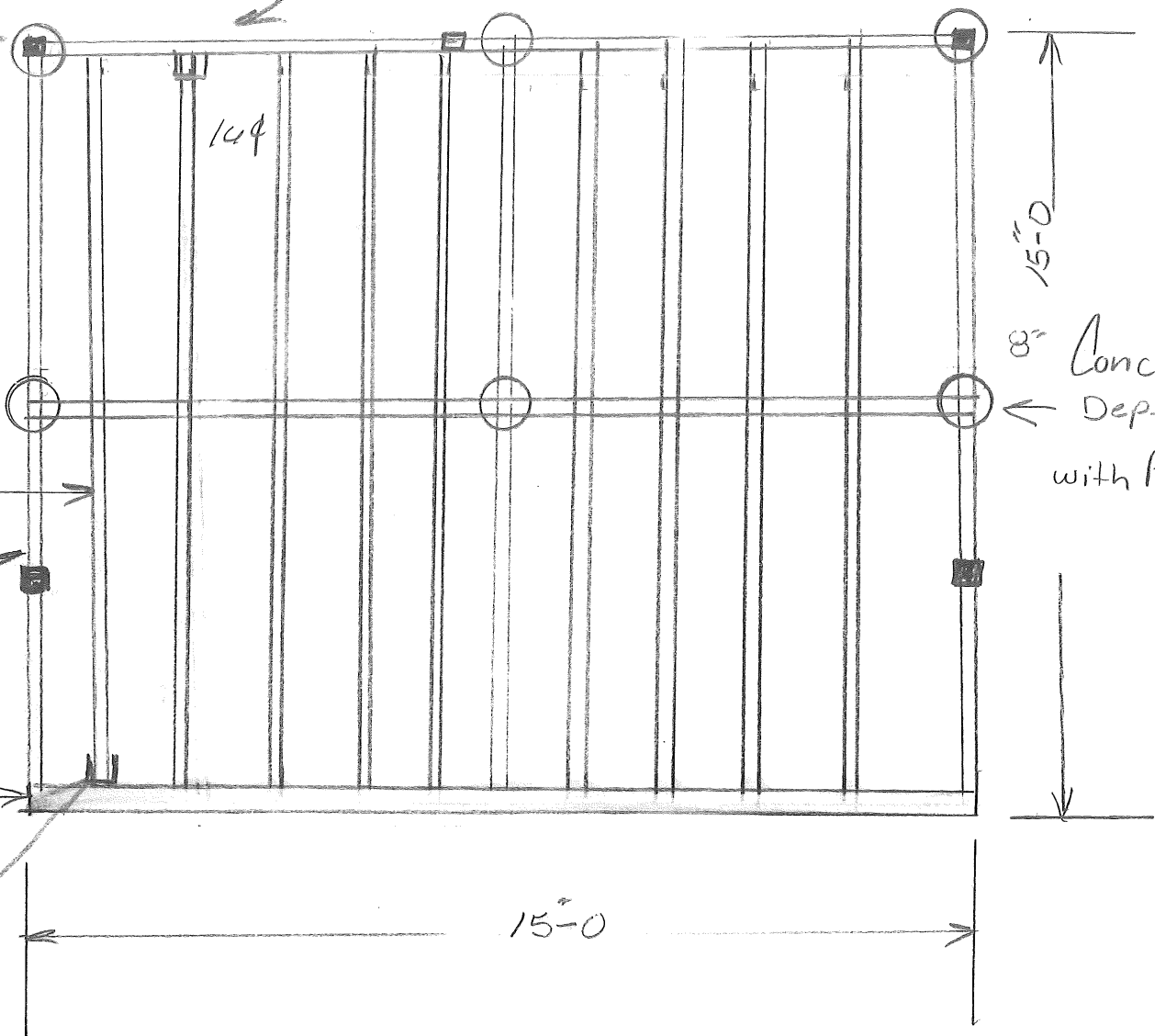
144

15'-0"

8" Concrete footing
Depth 4"
with Post anchors

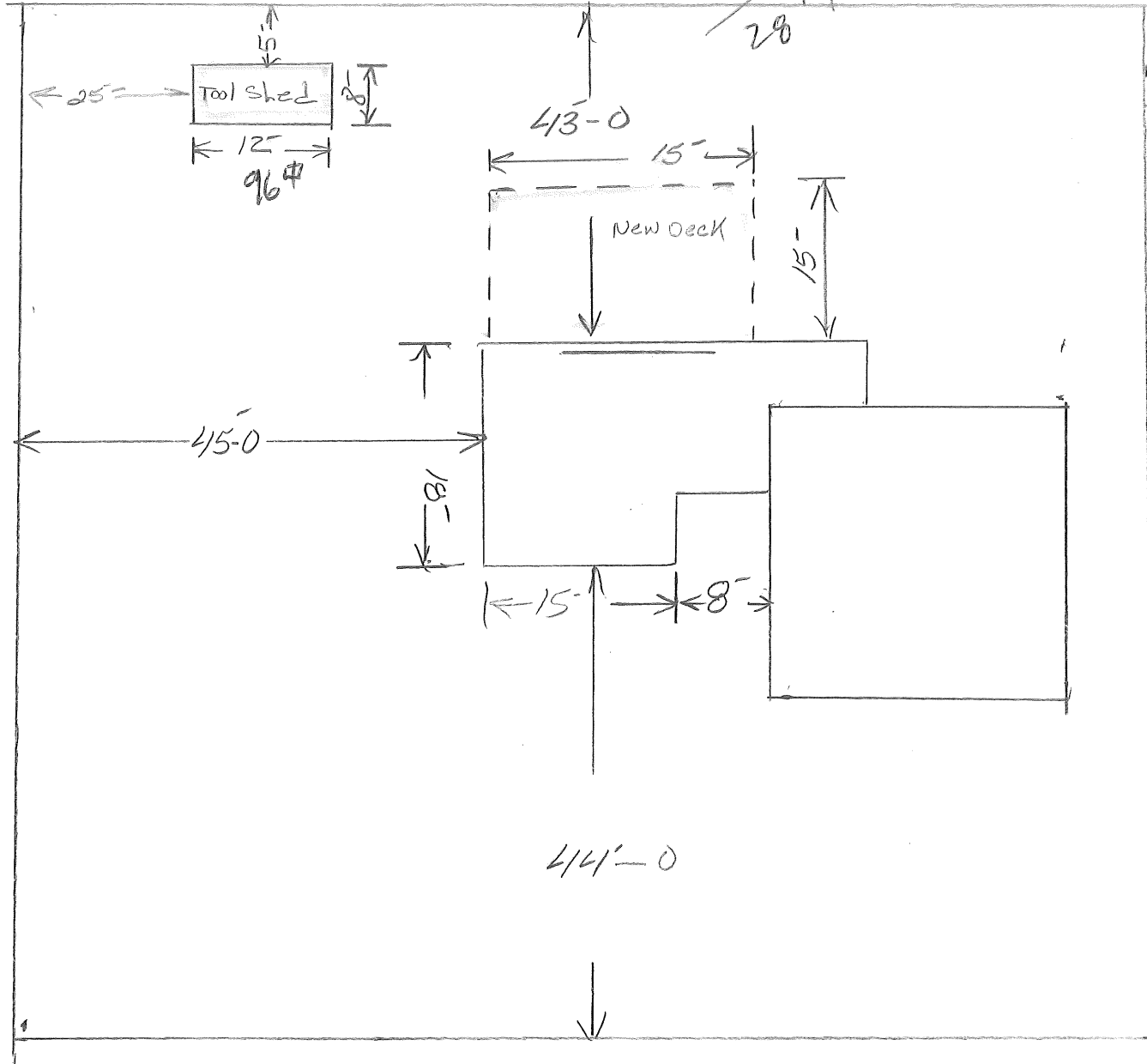
15'-0"

New Deck 15x15'



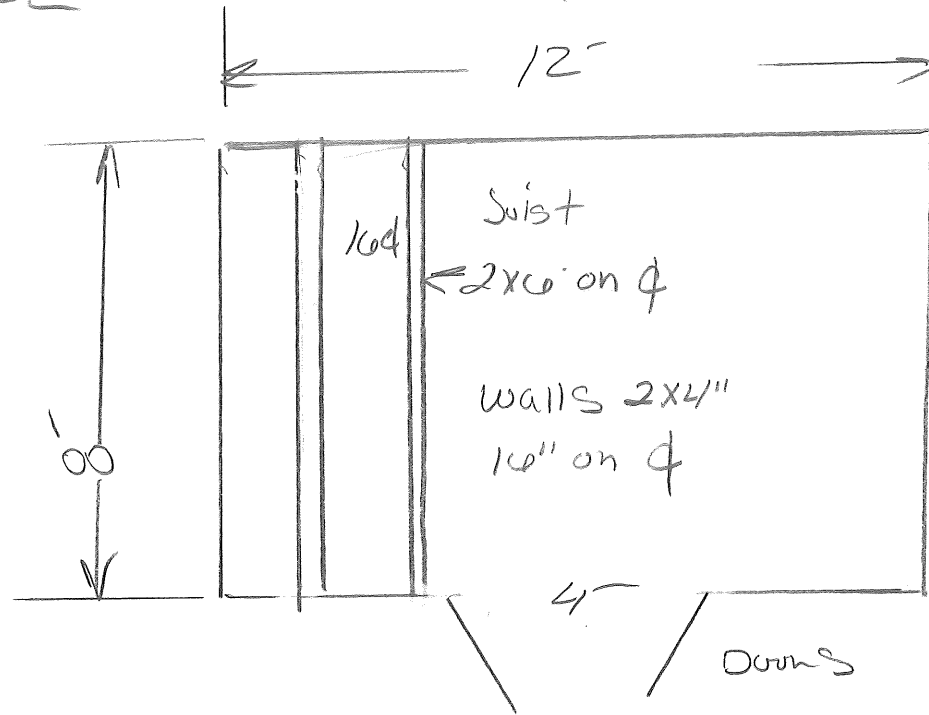
100 # or less
may be 5' from
rear i side
lot line
6/15/98

$\frac{43}{15} = 28$ to lot line



FRONT

Tool Shed



Roist Joist 2x4-

OK