

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

Location of Construction: 15 Craigie St. Portland 04102		Owner: Eileen & Thomas Nunes		Phone: *** 772-5849		Permit No: 990789	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Darrell Davis		Address: 462 Highland Ave SP 04106		Phone: 803-9128 cel. 329-3700		Permit Issued: PERMIT ISSUED JUL 26 1999 CITY OF PORTLAND	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 4,000		PERMIT FEE: \$ 48.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Deck Use Group R3 Type 5B BOCA 96 Signature: [Signature]	
Proposed Project Description: 14x18 Deck other projects to follow				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Zone: R-3 CBL: 187-B-004 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"/>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: SP		Date Applied For: July 22, 1999 K.		Signature:		Date:	

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

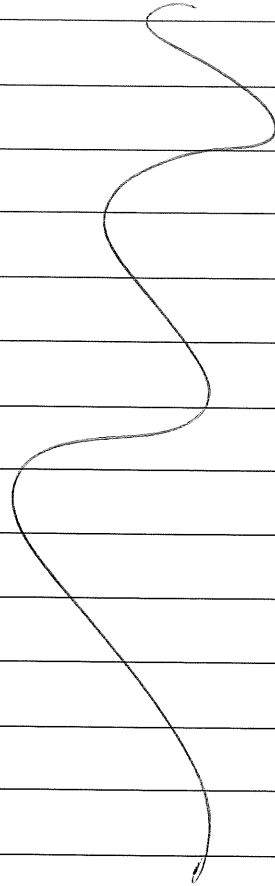
SIGNATURE OF APPLICANT		ADDRESS:		DATE: July 23, 1999		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
						CEO DISTRICT	

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

3

COMMENTS

03/09/00 - Can see deck and it appears completed. Could not see from the street the full dimensions - no one at home to see deck fully.
Close out



Inspection Record

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

BUILDING PERMIT REPORT

DATE: 24 July 99 ADDRESS: 15 Craigie ST. CBL: 187-B-004

REASON FOR PERMIT: To Construct 14'x18' deck

BUILDING OWNER: NUNES

PERMIT APPLICANT: owner Contractor Darrell Davis

USE GROUP R-3 (deck) CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

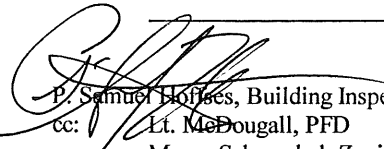
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *11, *13, *27, *32, *35, #31

- 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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.

17. 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.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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 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) Section 920.3.2.
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *Separate permits required for future projects*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code 1996).
- * 35. Anchor between Footing and Sono Tube (Pier) shall be under. Also and a Fastener shall be under between Pier and Framing.
36. _____
37. _____
38. _____


 P. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

Applicant: Thomas Nunn

Date: 7/26/99

Address: 15 Craigie St -

C-B-L: 107-B-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 14'x10' deck (project "A") as per plans

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' req - N/A

Rear Yard - 25' req - shows 52'

Side Yard - 8' req - shows 25' & 19'

Projections -

Width of Lot -

Height - 1 story

Lot Area - 7,440^{sq} ft per assessors

Lot Coverage/ Impervious Surface - 25% MAX = 1860^{sq} ft MAX

Area per Family -

Off-street Parking - existing -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - free

Garage	350.31 ^{sq} ft	given
House	768.0 ^{sq} ft	given
sweamedipach	209.0 ^{sq} ft	given
new deck	252.0 ^{sq} ft	

1579.31^{sq} ft

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: 15 CRAIGIE STREET PORTLAND, MAINE 04102-2529

Tax Assessor's Chart, Block & Lot Number Chart# <u>187</u> Block# <u>B</u> Lot# <u>4</u>	Owner: <u>EILEEN & THOMAS NUNES</u>	Telephone#: <u>772-5849</u>
Owner's Address: <u>15 CRAIGIE STREET PORTLAND, MAINE 04102-2529</u>	Lessee/Buyer's Name (If Applicable)	COST OF PROJECT A Cost Of Work: <u>\$4,000.00</u> Fee <u>\$40.00</u>
Proposed Project Description: (Please be as specific as possible) <u>AS PER PLANS FOR PROJECT A: A 14' X 18' DECK, BUILT ON SAUNA TUBES. THE DECK ELEVATION WILL BE 13" ABOVE THE GROUND LEVEL. A 4' X 4' LANDING/PLATFORM WILL BE BUILT WITH THE THRESHOLD OF AN EXISTING BACK PORCH DOOR OF AN EXISTING SCREENED IN PORCH. THIS LANDING PLATFORM WILL HAVE 3 DESCENDING STEPS WITH CURBS AND TOEBOARDS GIVING ACCESS TO THE DECK FROM THE SCREENED IN PORCH. 2 HAND RAILS FOR DESCENDING THE STEPS TO THE DECK MOUNTED ON THE PORCH AND GARAGE WALLS.</u>		
Contractor's Name, Address & Telephone <u>MR DARRELL DAVIS 462 HIGHLAND AVE. SO. PORTLAND, ME.</u>		HOME: <u>883-9128</u> CELL PHONE: <u>329-3700</u> Rec'd By: <input checked="" type="checkbox"/> PROJECTS B & C <input checked="" type="checkbox"/> WILL FOLLOW AT A LATER DATE

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

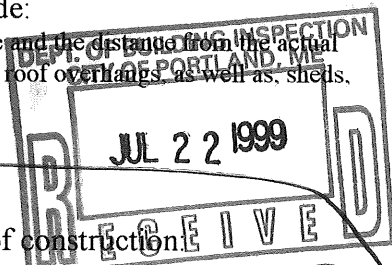
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by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

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