

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

Location of Construction: 31 Nitton St		Owner: Hinsman, Carl & Anne		Phone:		Permit No: 970747	
Owner Address: BAA Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 865-4100		BusinessName: X22731	
Contractor Name: Owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>JUL 15 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 600.00 PERMIT FEE: \$ 25.00			
Proposed Project Description: Construct Deck (16 x 16)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: _____ CBL: 191-A-008 Zoning Approval: 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: Mary Grenik		Date Applied For: 07 July 1997				Zoning Appeal <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	

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..

**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

07 July 1997

SIGNATURE OF APPLICANT Carl Hinsman 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

CEO DISTRICT

4

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

Well constructed and fill brought in prior to obtaining proper permits. Well constructed per submitted. No final inspection.

Inspection Record

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

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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: U Use Group: R3 Type: 5B BOCA 96 Signature: [Signature]	
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FEEL FREE TO CALL  
 WITH ANY QUESTIONS

**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 Carl Hinsman ADDRESS: \_\_\_\_\_ DATE: 07 July 1997 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: 8/July/97

[Signature]

CEO DISTRICT 4

Ms Powers

Applicant: CARL Hunsman  
Address: 31 Mutton St

Date: 7/11/97  
C-B-L: 191-A-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1904

Zone Location - R-5

Interior or corner lot - Greenley

Proposed Use/Work - Car Street Deck 16' x 16'

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard - 20' - 20' + shown

Side Yard - 18' on side st Side yard - 18' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

5,500 sq ft per car  
40% = 2200 sq ft max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

24 x 30	=	720
2 x 10		20
7 x 10		70
5 x 13		65
6 x 10		60
<hr/>		
16 x 16		256
		<u>1191</u>

# BUILDING PERMIT REPORT

DATE: 11/July/97 ADDRESS: 31 MITTON ST  
REASON FOR PERMIT: To Construct deck 16x16'  
BUILDING OWNER: Hingman  
CONTRACTOR: owner  
PERMIT APPLICANT: A APPROVAL: \*1\*2\*8\*10 ~~DENIED~~

## CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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.
- X8. 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".
- X10. 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.
- 27.

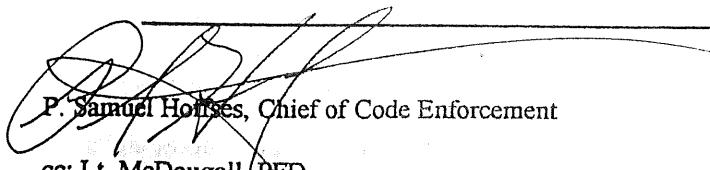
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P. Samuel Hoises, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

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. \$600

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 *see deck plan*

Sill

Distance between foundation supports

Joist Size

2x6  2x8  2x10

Joist Span

10

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

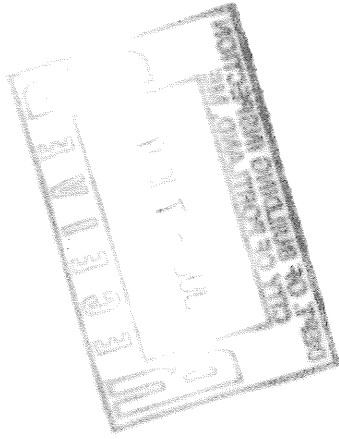
Balusters

/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.

191-A-8

55



100

6'

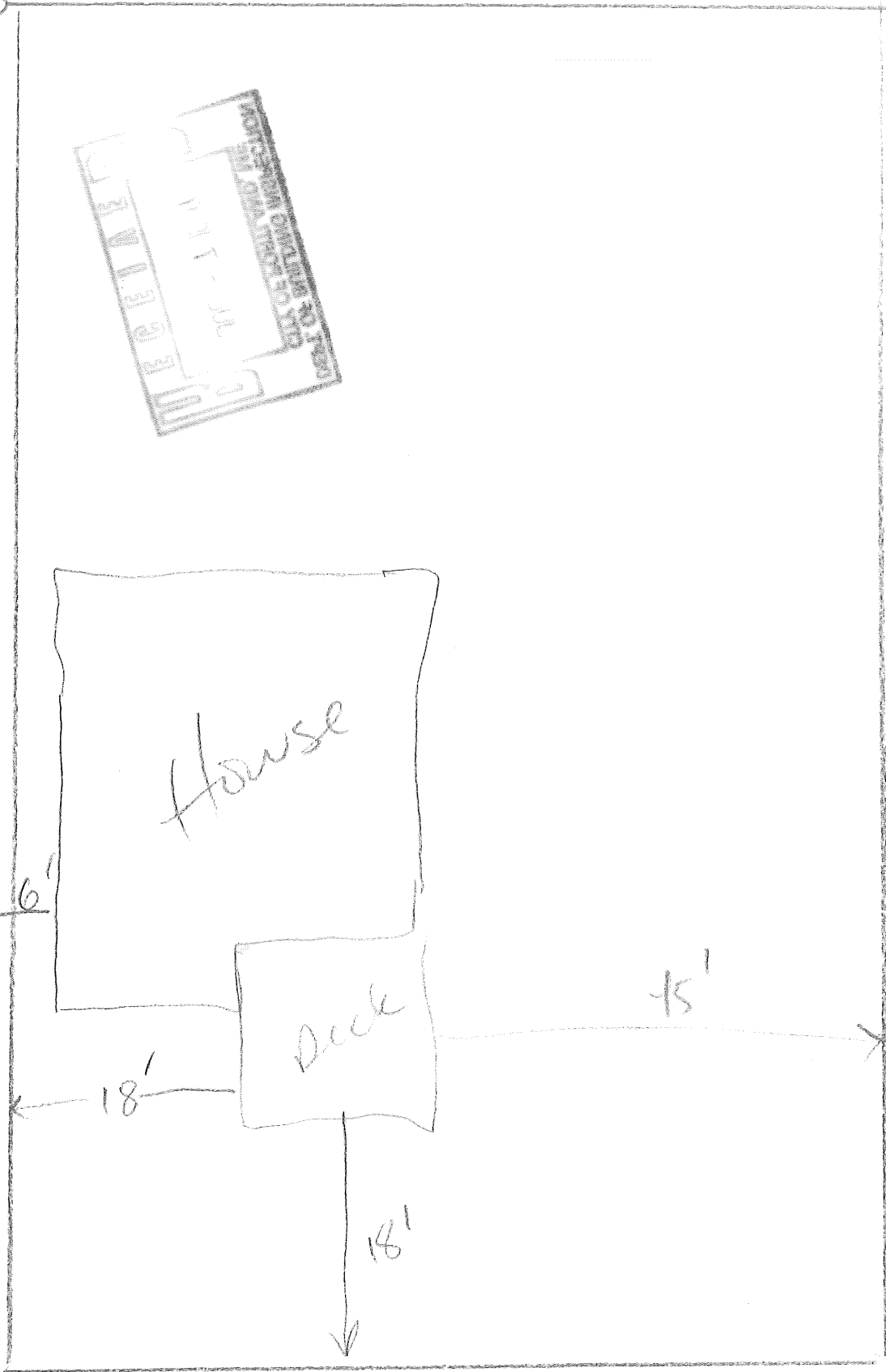
House

18'

Deck

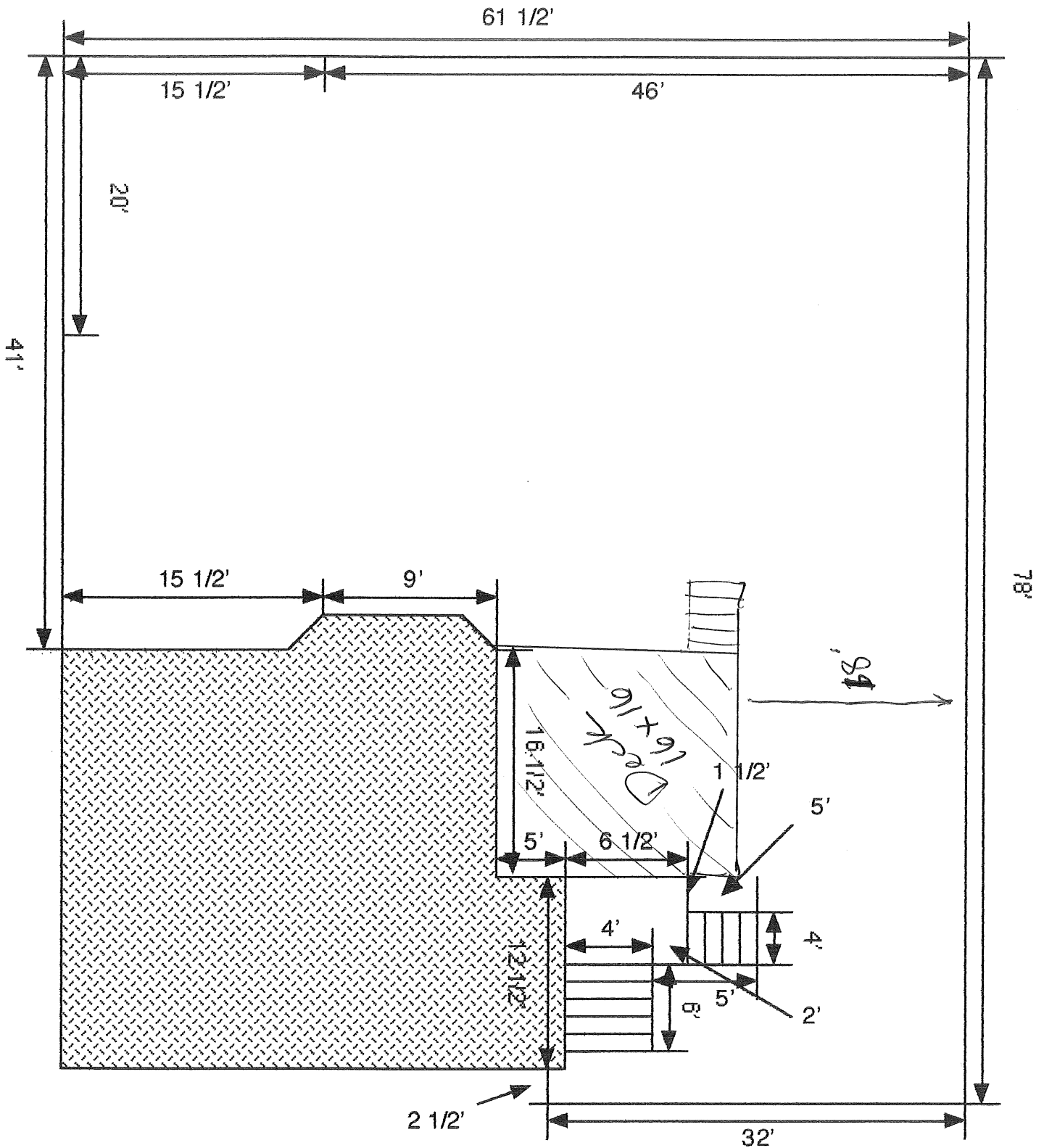
18'

15'



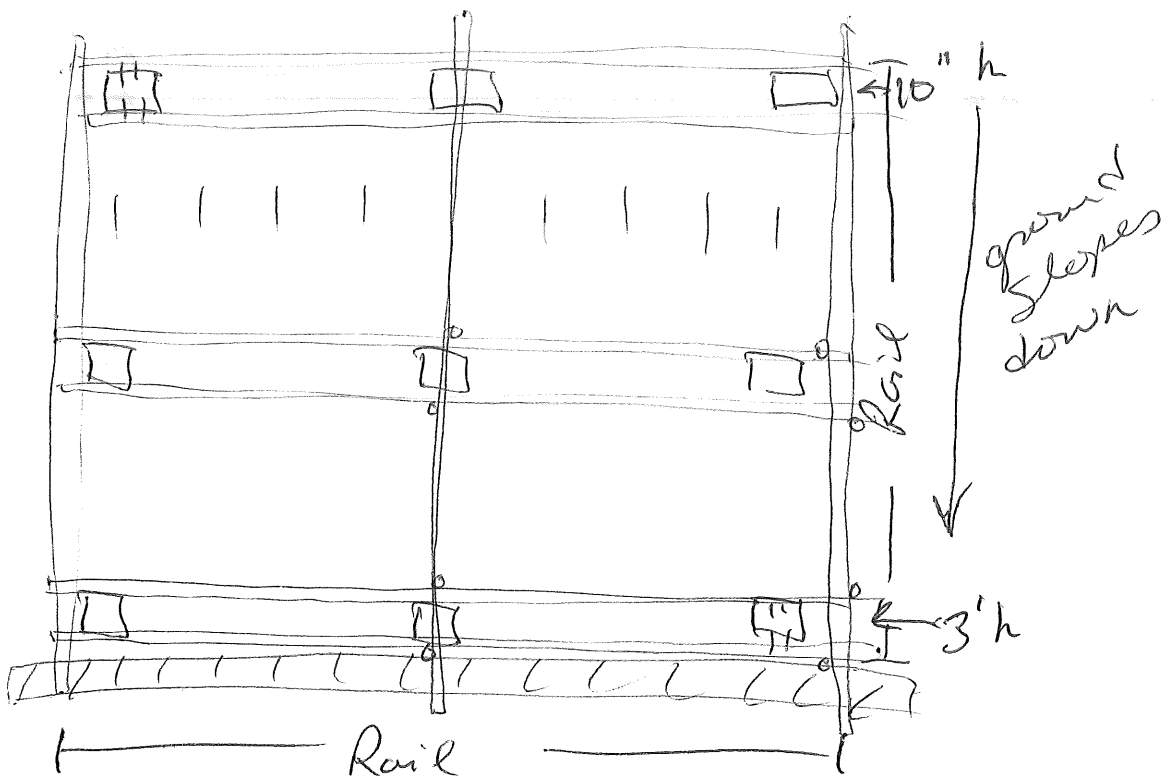


# Backyard



see other side for more info

# DECK STRUCTURE



- 9  $4 \times 4$ " base posts set 3' down on gravel & using 5000 psi concrete
- 6 (2 per row)  $2 \times 8$ " girders bolted to all  $4 \times 4$ " posts w/  $\frac{7}{16}$ " lag bolts (2 per side)
- 12  $2 \times 6$ " joists attached w/ metal plates to girders at every crossing
- $1 \frac{5}{16}$ " decking across all joists
- spindle railing on two sides

See other side

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

June 20, 1997

Dale and Kathleen Lear  
506 Upland Drive  
Wilmington, North Carolina 28405

RE: 31 Mitton Street  
191-A-8

Dear Dale and Kathleen,

A recent inspection at the above referenced address indicated that a deck is being constructed without a permit. This is in violation of the 1996 BOCA Building Code, Chapter 1, Section 107.1 and 116.1. Therefore, it is imperative that you or a representative come to this office with the necessary documentation and apply for a permit.

**All construction must cease at this time until proper permitting is obtained.**

We will need a set of construction plans and a sketch of your lot showing existing and proposed structures and indicating setbacks. Cost of this permit is based on a cost of work formula, \$25.00 for the first \$1,000.00 and \$5.00 for each additional \$1,000.00.

We are located in Room 315, City Hall and are open Monday through Friday from 7:00 a.m. to 4:00 p.m. Please do not hesitate to contact this office if you have any questions regarding this matter.

Sincerely,

Amy Powers  
Code Enforcement Officer  
City of Portland

cf: P. Samuel Hoffses, C, Insp Svcs Div  
M. Schmuckal, Asst. C, Insp Svcs Div

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

June 26, 1997

Occupant  
31 Mitton Street  
Portland, Maine

RE: 31 Mitton Street  
191-A-8

Dear Occupant,

A recent inspection at the above referenced address indicated that a deck is being constructed without a permit. This is in violation of the 1996 BOCA Building Code, Chapter 1, Section 107.1 and 116.1. Therefore, it is imperative that you or a representative come to this office with the necessary documentation and apply for a permit.

**All construction must cease at this time until proper permitting is obtained.**

We will need a set of construction plans and a sketch of your lot showing existing and proposed structures and indicating setbacks. Cost of this permit is based on a cost of work formula, \$25.00 for the first \$1,000.00 and \$5.00 for each additional \$1,000.00.

We are located in Room 315, City Hall and are open Monday through Friday from 7:00 a.m. to 4:00 p.m. Please do not hesitate to contact this office if you have any questions regarding this matter.

Sincerely,

Amy Powers  
Code Enforcement Officer  
City of Portland

cf: P. Samuel Hoffses, C, Insp Svcs Div  
M. Schmuckal, Asst. C, Insp Svcs Div