

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

Location of Construction: 143 Bancroft St		Owner: Carmen Cyr Bailey	Phone: 791-3103/761-3911	Permit No: 950347
Owner Address: SAA Ptld, ME 04102	Leasee/Buyer's Name:	Phone:	BusinessName:	PERMIT ISSUED Permit Issued: APR 14 1995 CITY OF PORTLAND
Contractor Name: Cari Haskull	Address:	Phone:		
Past Use: 1-fam	Proposed Use: Same w/deck	COST OF WORK: \$ 1,000.00	PERMIT FEE: \$ 25.00	Zoning: R-3 CBL: 192-1-023 Zoning Approval: 3/11/95 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"/>
Proposed Project Description: Construct deck as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B B00493	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature: <i>Hoffman</i>	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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>4/11/95</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date:	
Permit Taken By: <i>Mary Gresik</i>	Date Applied For: <i>10 April 1995</i>			

1. This permit application doesn't 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..

No debris removal necessary

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 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 work.

SIGNATURE OF APPLICANT: *Carmen Cyr Bailey* ADDRESS: _____ DATE: *10 April 1995* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT **4**

COMMENTS

6/18 Setbacks ok - Tube depth ok *P*

12/5/96

Man Called for formal
Work Certificate *P*

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Applicant: Carmen ~~CJR~~ Bailey
Address: 143 Bancroft St
Assessors No.: 192-I-023

Date: 4/13/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - New deck

Sewage Disposal - City

Rear Yards - 25' req - 40' shown

Side Yards - 8' req - 11' shown

Front Yards - 25' req - 32' shown

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

BUILDING PERMIT REPORT

DATE: 13/APR/95 ADDRESS: 143 Bancroft ST
REASON FOR PERMIT: To Construct deck 8'x27'8"
BUILDING OWNER: Carmen Cyr Bailey
CONTRACTOR: Carl Naskell APPROVED: X/11/13
PERMIT APPLICANT: _____ DENIED: _____

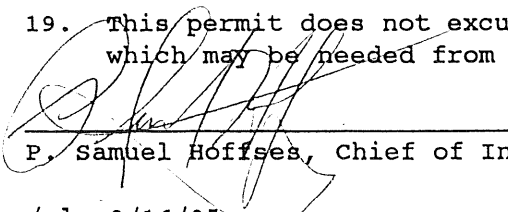
CONDITION OF APPROVAL OR DENIAL

- X
1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 2. Precaution must be taken to protect concrete from freezing.
 3. 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.
 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
 5. 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.
 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
 8. 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.
 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

**MORTGAGE LOAN INSPECTION PLAN
TO THE LENDING INSTITUTION AND ITS TITLE INSURER**

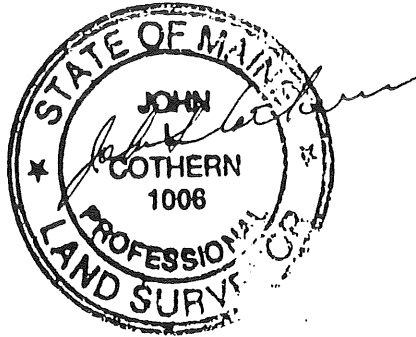
DATE 10.16.91 PROJ. AT 1076
 BOOK/PLAN 11 PAGE 111
 COUNTY CLIMBERLAND SCALE 1"=20'
 PURCHASER CARMEN BAILEY
143 BANCROFT ST.
PORTLAND, MAINE

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID ~~NOT~~ CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

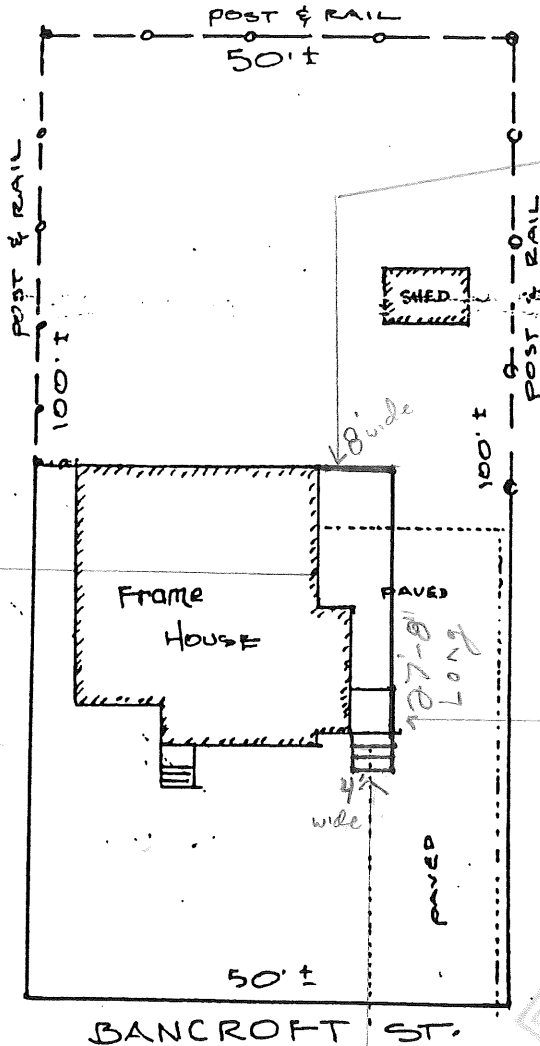
THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY, AND THE LINES SHOWN HEREON MAY DIFFER FROM THOSE DETERMINED BY ACTUAL SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ABUTTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY



NOTE:
 CORNER PINS WERE NOT OBSERVED. OCCUPATION LINES ARE LONG-STANDING.



40' From Back Property line to Back of Deck

35' From Side Property line to side of deck

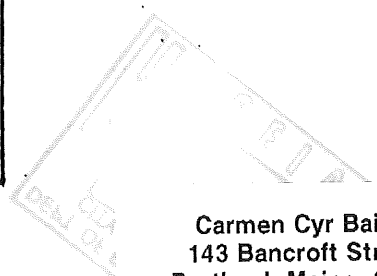
22" From Driveway to top of deck

Railing Around outside of deck and Hand Rail on stairs

11' From side of deck to Side Property line

TOP OF railing down to deck. 34"

32' from front steps to front property line



Carmen Cyr Bailey
 143 Bancroft Street
 Portland, Maine 04102

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143 Bancroft Street
Portland, Maine 04102

192-I-023

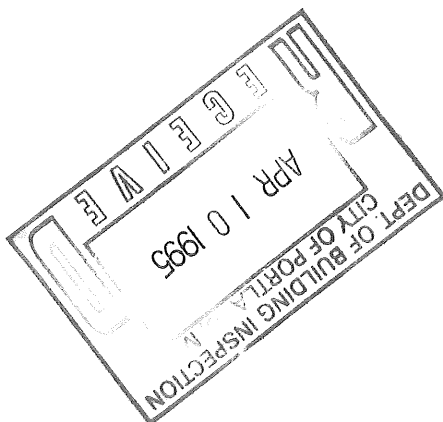
Plans for deck

791-3000 ex. 3103 (W)

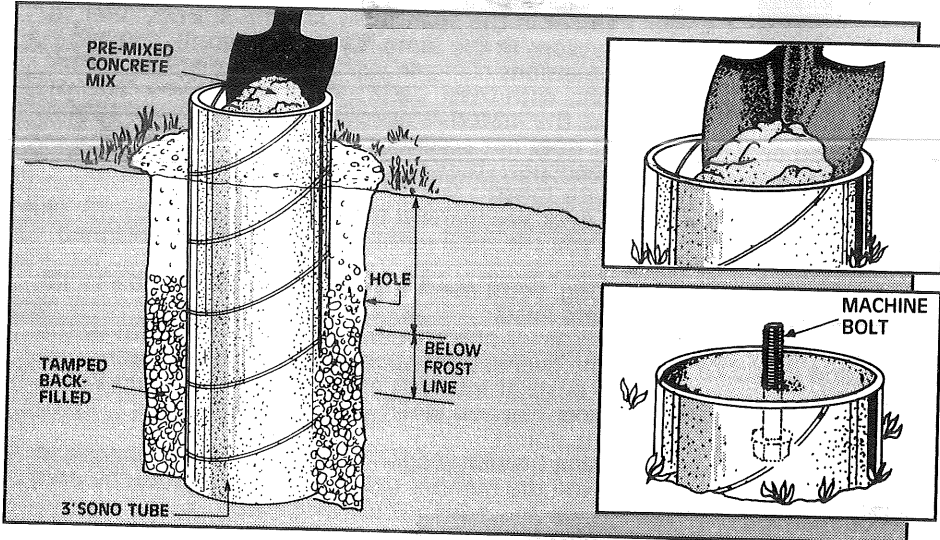
or

791-3103

761-3911 (H)



Setting Posts

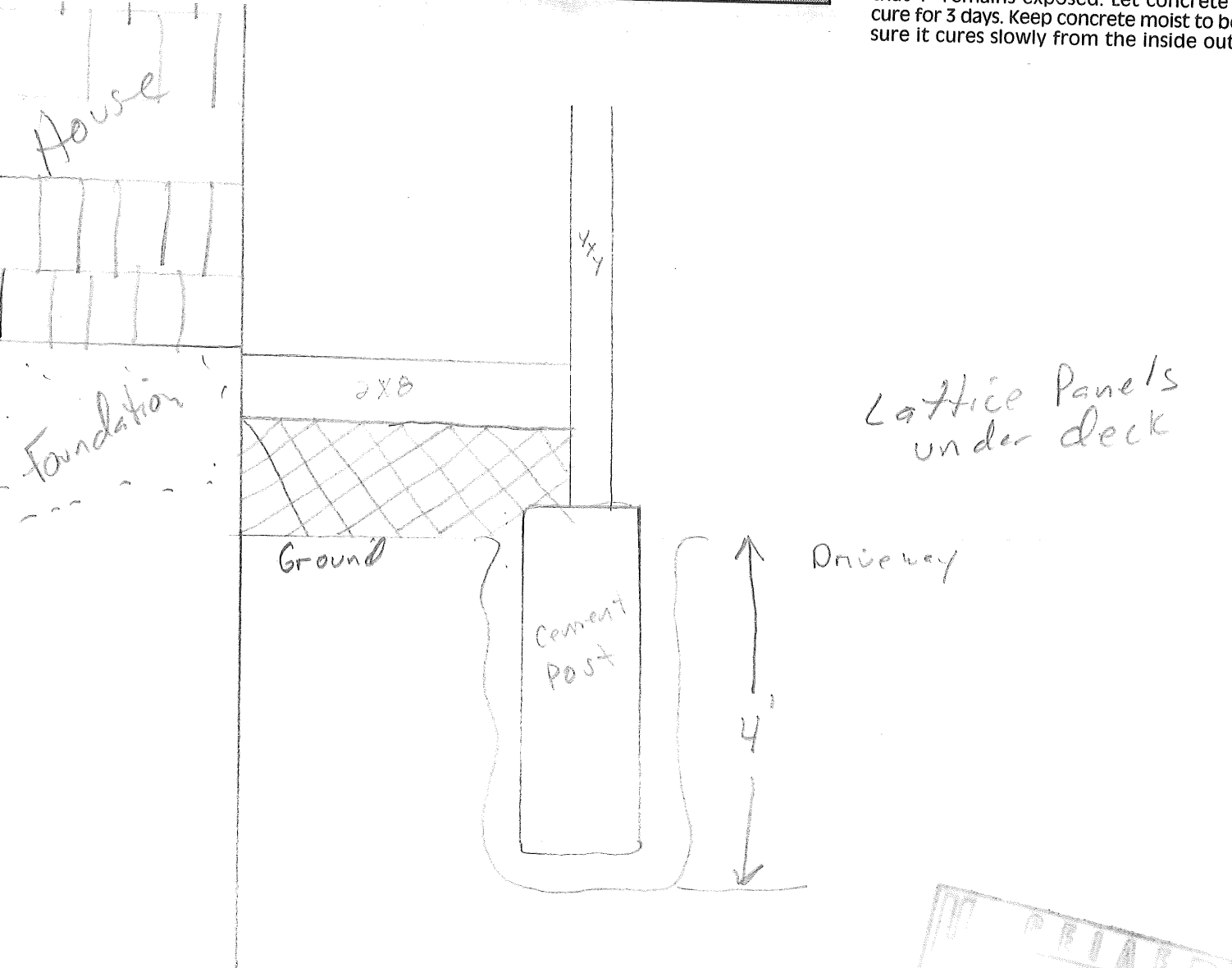


1. The number of posts are determined by the size of the deck. Never use fewer posts than indicated on the plan.

2. Dig holes for post. Hole depths for post should be 1/3 of the post height but not less than 3'. (Check local building code regulations for frost line conditions. Posts should be set below the frost line to prevent them from moving.) Hole should be wide enough to fit a minimum 8" wide construction tube.

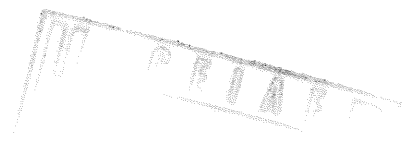
3. Tamp a 2" gravel base into the hole and insert the tube. Fill hole and tamp soil around the tube. When all posts have been squared and plumbed, check their positions with a tape measure and level.

4. Fill each tube with ready-mix concrete to desired height. Before the concrete sets up, sink a 4" long, 3/8" machine bolt, head down, into the center of the concrete so that 1" remains exposed. Let concrete cure for 3 days. Keep concrete moist to be sure it cures slowly from the inside out.



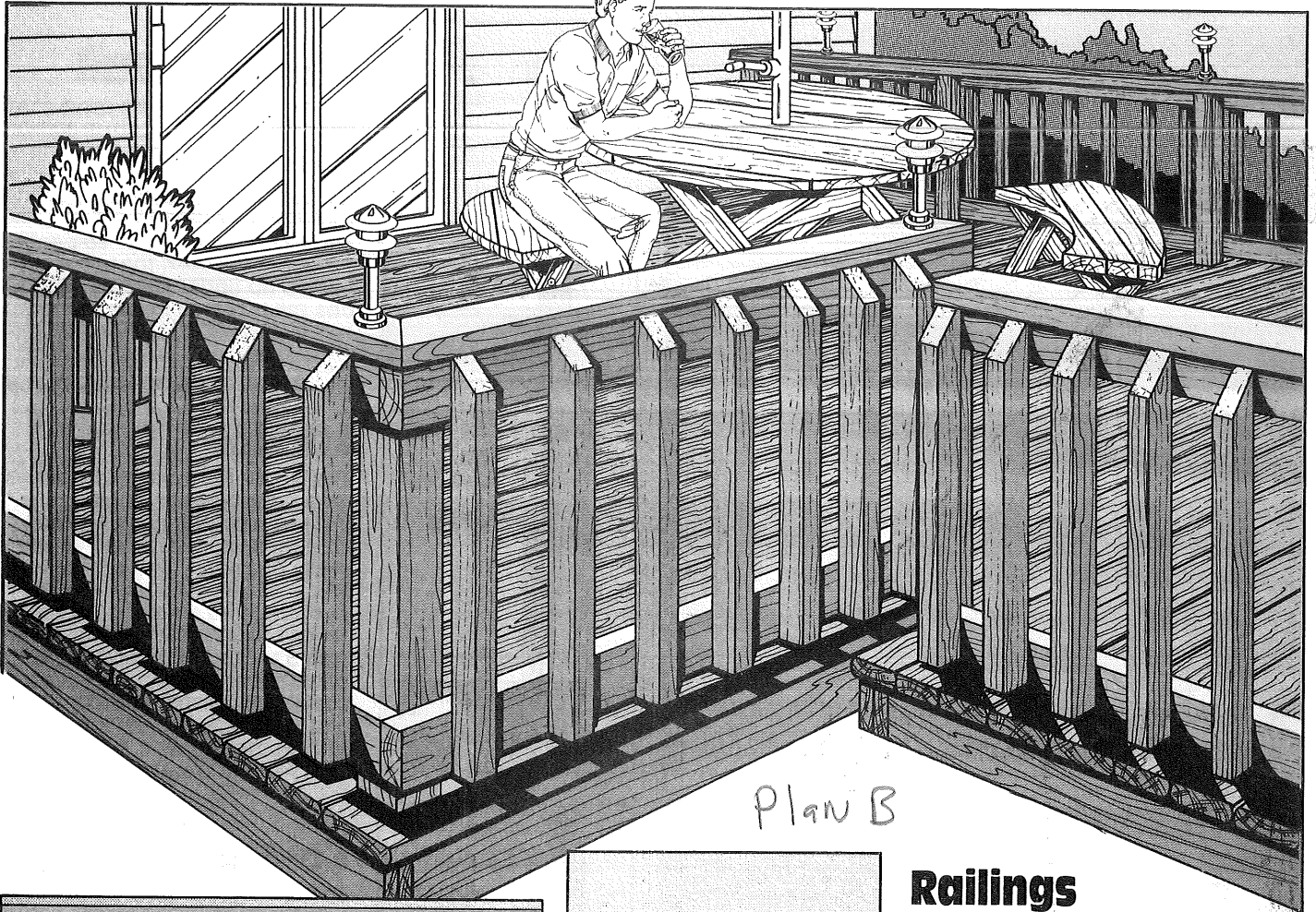
Lattice Panels under deck

Driveway

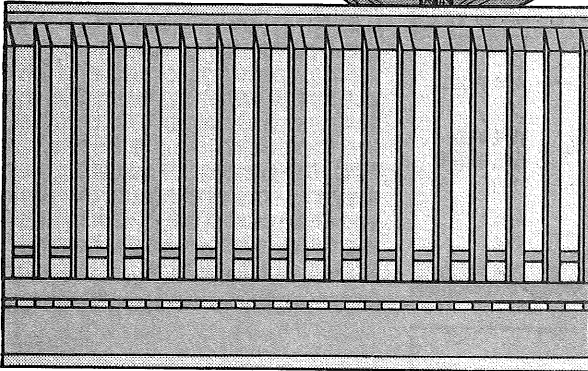


Carmen Cyr Bailey
143 Bancroft Street
Portland, Maine 04102

Customize Your Deck With Railings and Balusters

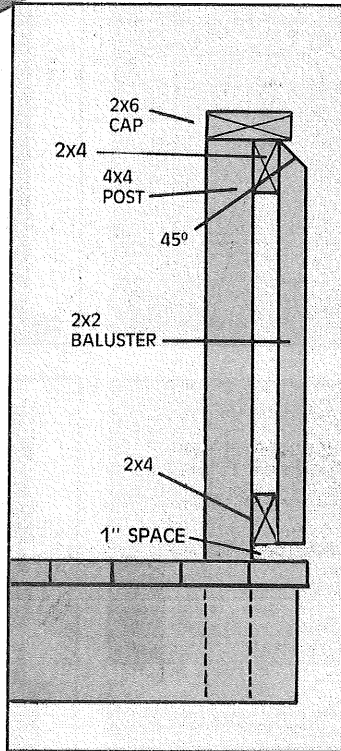


Plan B



Balustered Railing

- 1.) Cut the rail posts to a height of 36" from deck surface. The balusters used for this rail are pressure treated 2x2's, cut to 36", and mitered to a 45° angle on one end.
- 2.) 2x4's are used to connect the posts top and bottom, and create a nailing surface to which the balusters are secured. The length of the 2x4's, and the number of balusters will be determined by the distance between posts, and the spacing between the balusters. Use the diagram at right to serve as a reference.
- 3.) The rail is then capped with pressure treated 2x6's, mitered and joined only at the posts.



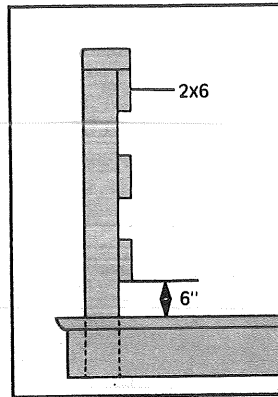
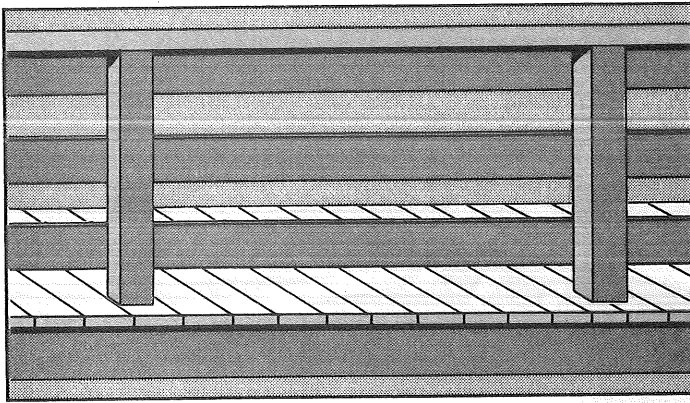
Railings

The posts for your railings have been pre-planned into the deck frame design and should be securely installed before laying the decking or installing railings. (Refer to page 10). Once the rail posts and decking are in place, it is time to build the railings. Your options are limitless as long as you keep a few points in mind. Any deck elevated more than 30" above the ground is required to have railings a minimum of 36" in height. Consult your local building codes. The balusters (shown on this page) should be spaced so that a small child can not be caught between them. No opening should be greater than 6". Check your local building codes before you begin. To ensure drainage, allow 1" under the lowest portion of rail to deck surface. Keeping these points in mind, you are free to customize the appearance of your railing to match the architecture of your house, the "feel" of the surrounding property, or to create a privacy screen. Use the examples shown on the following page to aid you in designing your own railings.

4x4 posts and corner post

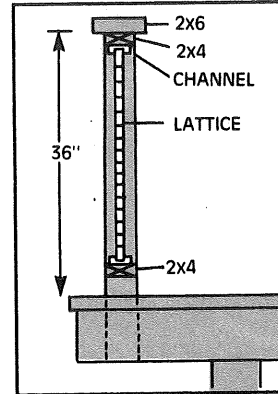
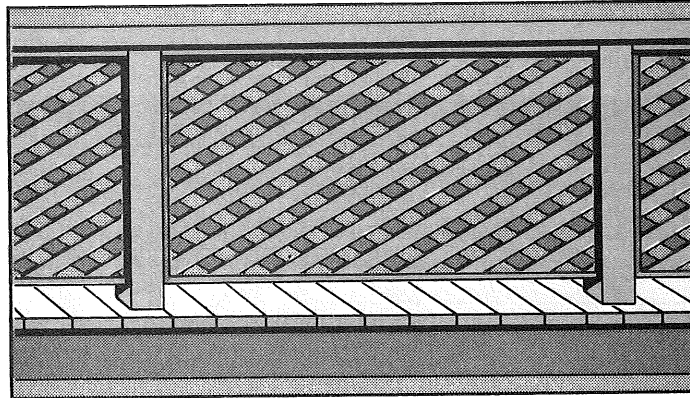
Railing Height: 34"
Balusters evenly spaced apart
No more than 4" apart

EVERYTHING TO BUILD WITH



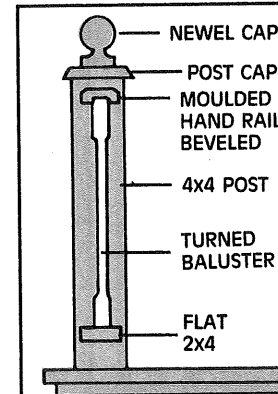
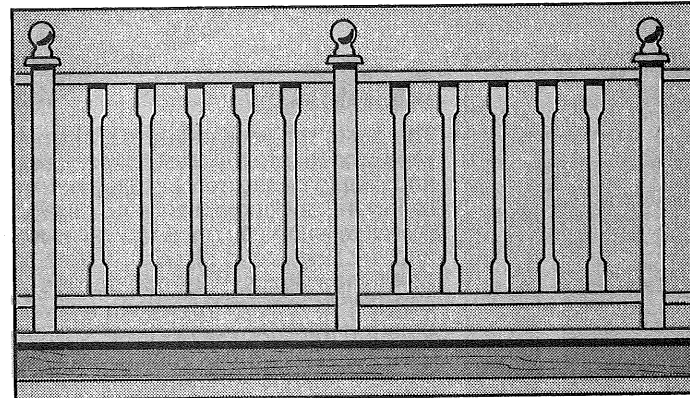
Post and Rail

The post and rail is the most common form of railing, both in appearance and construction. This type of railing is very open and inviting. The rail post is capped with a 2x6 and three 2x6's are used for the rails. The lower rail is installed 6" above the surface of the deck, the upper rail is butted up under the rail cap and one rail is placed in the center.



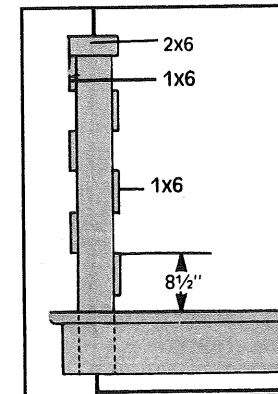
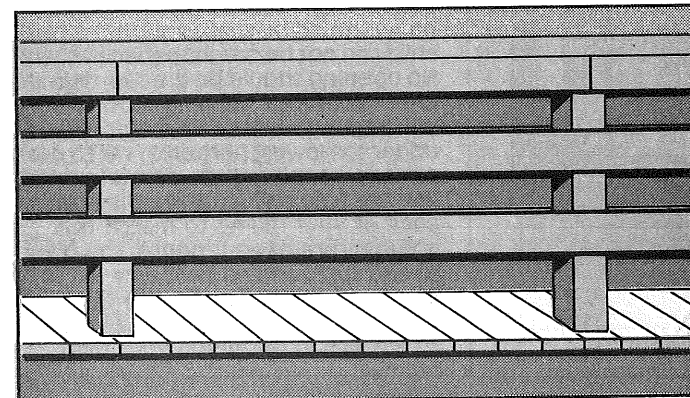
Pressure Treated Lattice

The lattice rail system blends well with most types of architecture. It will give a contemporary feeling to traditional homes, as well as give a sense of privacy and protection. The pre-built lattice panel come in two sizes: 2'x8' and 4'x8'. The lattice fence consists of 2 horizontal 2x4s nailed to the 4x4 posts. The lattice panel slides into a pre-grooved molding (available at Grossman's) and is mounted to the 2x4s. The rail is then capped with a 2x6. (40 yr. warranty on treating.)



Colonial Rail

The colonial rail offers an individual character while keeping within the boundaries of traditional styling. The fence consists of a basic 2x4 frame which is mitered into a 4x4 post and nailed. The balusters are then nailed to the horizontal 2x4s. The number of balusters used may vary depending on the look you desire. Keep the 6" Law in mind- the spacing between the balusters should not exceed 6".



Alternate Boards

As a variation of the basic post and rail, this pattern provides privacy and some protection from the wind. Place a 1x6, 8 1/2" above the deck surface on the outside of the post and nail it in place. Set another flush to the top of the posts on the inside and nail. The two remaining rails should be spaced at even intervals, alternating from one side of the

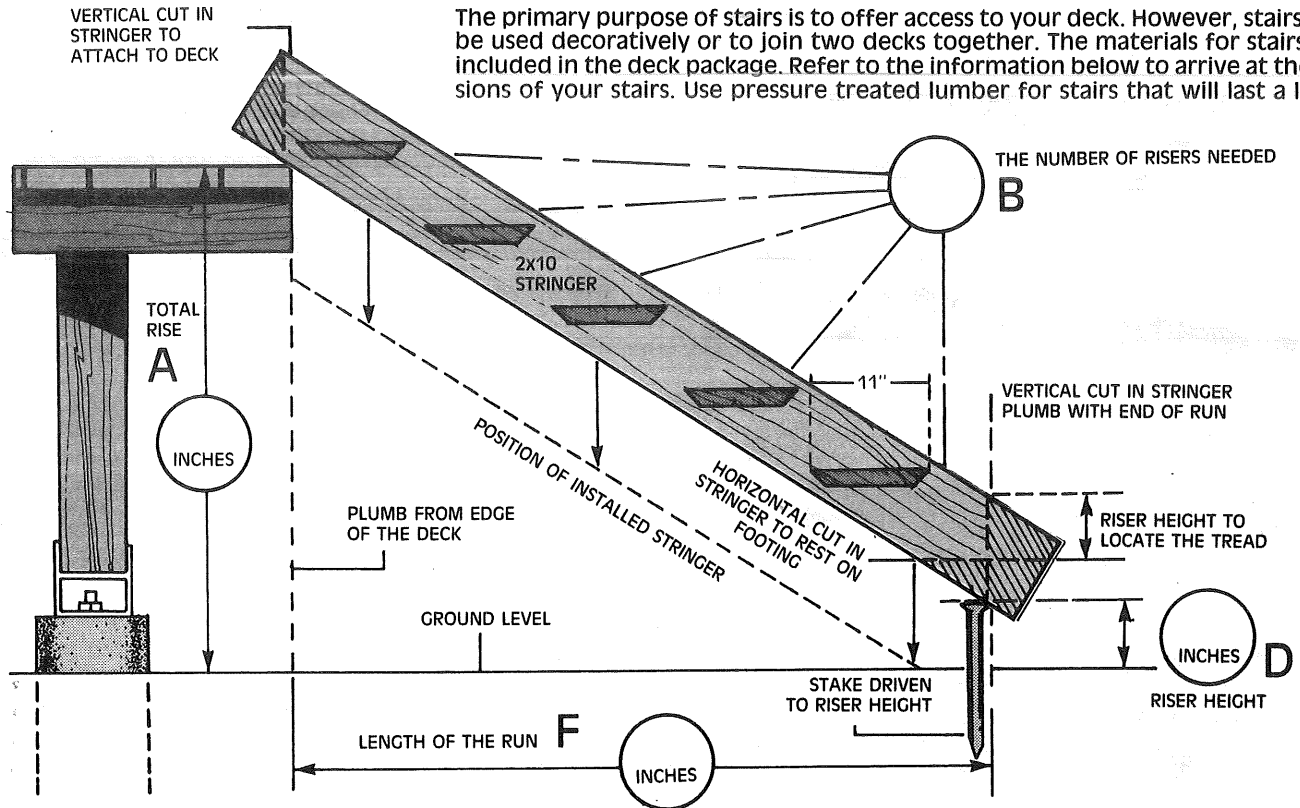
Ca
Carmen Cyr Bailey
143 Bancroft Street
Portland, Maine 04102

Add a Stairway for Convenience and Style

Plan A

Building Your Own Stairs

The primary purpose of stairs is to offer access to your deck. However, stairs can also be used decoratively or to join two decks together. The materials for stairs are not included in the deck package. Refer to the information below to arrive at the dimensions of your stairs. Use pressure treated lumber for stairs that will last a lifetime.



Follow This Formula For Custom Steps

STEP 1: Measure the total rise (A) of your steps. Divide (A) by 7 to find the number of risers.

$$\begin{array}{r} \text{B} \text{ } \text{C} \\ 7 \overline{) \text{A}} \end{array}$$

STEP 2: Divide any remainder (C) by (B) and add 7 to find the height of each riser in inches. If you had no remainder in Step 1, your risers will be 7 inches high (D).

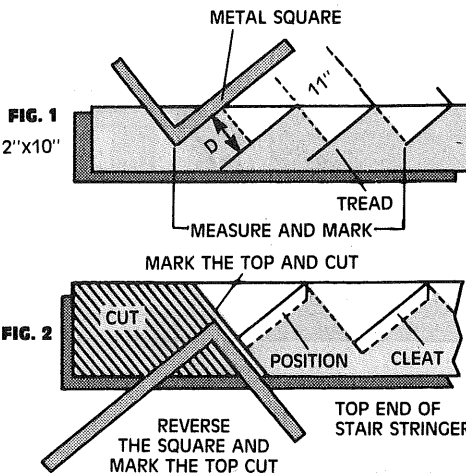
$$\begin{array}{r} \text{B} \text{ } \text{C} \\ + 7 = \text{D} \end{array}$$

STEP 3: SUBTRACT 1 from (B) to find the number of treads needed. The deck serves as the final tread. Now multiply this number (E) by 11 to get the total run in inches.

$$\begin{array}{r} \text{B} \\ - 1 \\ \hline \text{E} \end{array} \quad \begin{array}{r} \text{E} \\ \times 11 \\ \hline \text{F} \end{array}$$

Tread width
TOTAL RUN IN INCHES

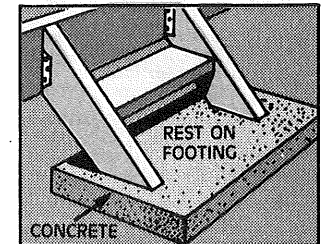
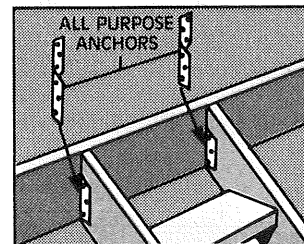
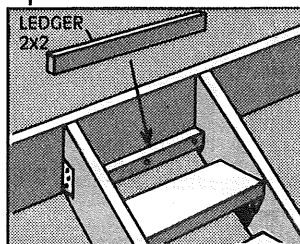
TRANSFERRING DIMENSIONS TO THE STRINGER

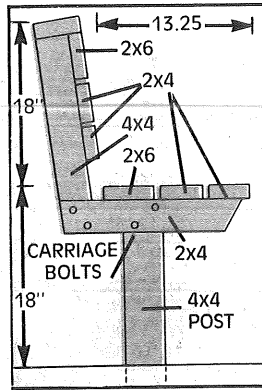
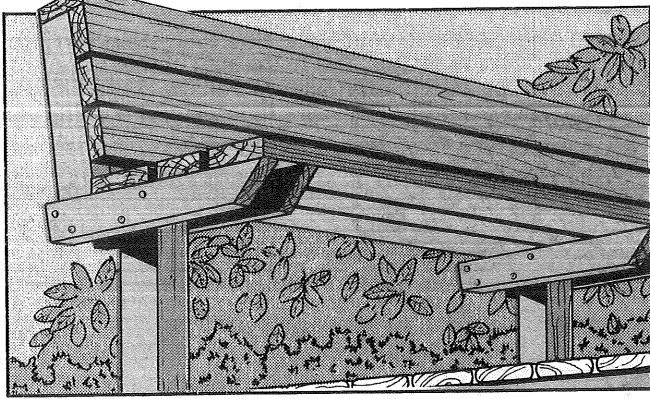


How to Figure Stair Dimensions

To build your own steps, follow the chart to the far left and the diagram above. When you are finished, you will have the length of the run of your steps and the number of stairs required. With that information, you must then plot the location of each step as in the diagram to the left. Use a steel square as in Fig. 1 to mark the riser height (D) and the tread width (11"). Fig. 2 will show you how to mark the vertical cut that is attached to the deck.

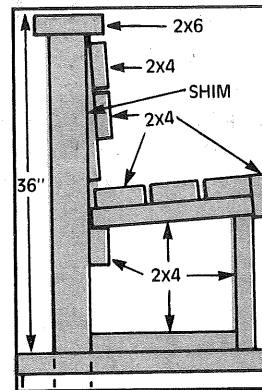
METHODS OF ATTACHING STAIRS TO YOUR DECK





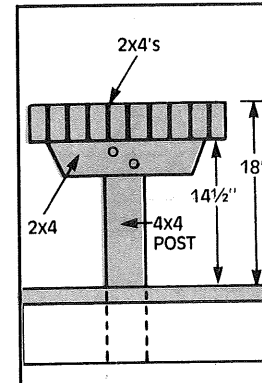
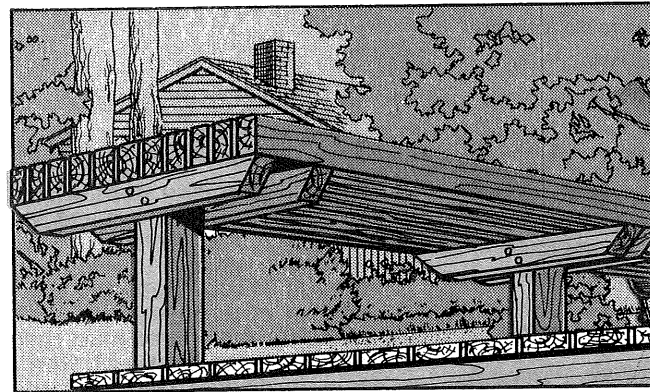
The Bench

Cut cleats for each support post, approximately 17 $\frac{3}{4}$ " length using 2x6's, cut an angle in front 60°. Drill hole in cleats, support posts and back, this is for carriage bolts which will hold it all together (see diagram). Assemble with back post tipped back 3" from vertical, between the cleats. Support posts located approximately 9" from front. Cut boards for seat and back. Nail the first 2x4's up front, then 2x6. Space $\frac{1}{4}$ " apart. The back using 2x6 at top, then 2x4's next, all are spaced $\frac{1}{4}$ " apart. Cap off using a 2x6 along the top.*



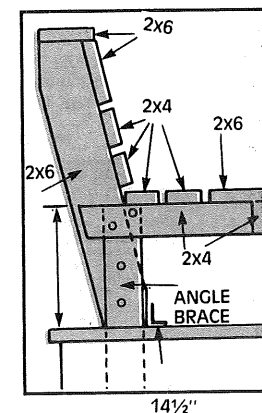
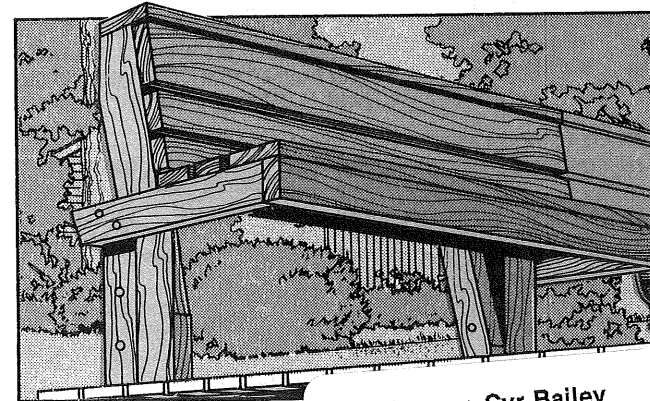
Standard Bench

Run a 2x4 from post to post, nail with the top of 2x4 14" off deck. Cut a 2x4 horizontal cleat 10 $\frac{1}{2}$ " long, nail to the deck surface, out from the base post. Cut forward leg from a 2x4, 15" long, toenail into deck and cleat. Leg provides rearward slope. Cut horizontal support 12" long from a 2x4, nail on top of leg, top of 2x4 secured to posts. Nail seat boards and 2x4 front cap. Back rest boards are shimmed out from posts, nailed in place. Rail cap is 2x6 cut to length.*



Contemporary Bench

The post is cut to a height of 14 $\frac{1}{2}$ ". Cut 2-2x4's for each post to form the cleats, and trim the ends at an angle. Bolt to the posts so that the tops are flush with the top of the posts. Turn seat boards on edge, and nail in place. Leave at least a $\frac{1}{4}$ " gap. This bench must not be used on any deck higher than 30" off the ground (State laws require railings on decks 30" or higher).*



Contemporary with Back Rest

Cut post to 14 $\frac{1}{2}$ ". Cut a 2x4 to form a horizontal support that will extend out from the post 13" and bolt to post. Cut a 2x6 so that slope is 6" back for 36" up. The top front edge of the 2x6 should be directly over the bottom rear edge. Secure by bolting to post. Trim front of 2x6 flush with post and secure with angle iron. Use 2x4's and 2x6's for the seat top and back rest. Cap the front of the seat with a 2x4. Cap the top of the 2x6 upright with another 2x6. Trim the uprights even with back edge of the cap.*

*Posts for benches should be preplanned and installed into the deck frame. See Pg. 10.

single floor joist 16" on center, 2x8 pressure treated
double header Around all frame 2x8 pressure treated

5/4x6 Decking

☒ - 4x4 post marked ☒ evenly spaced

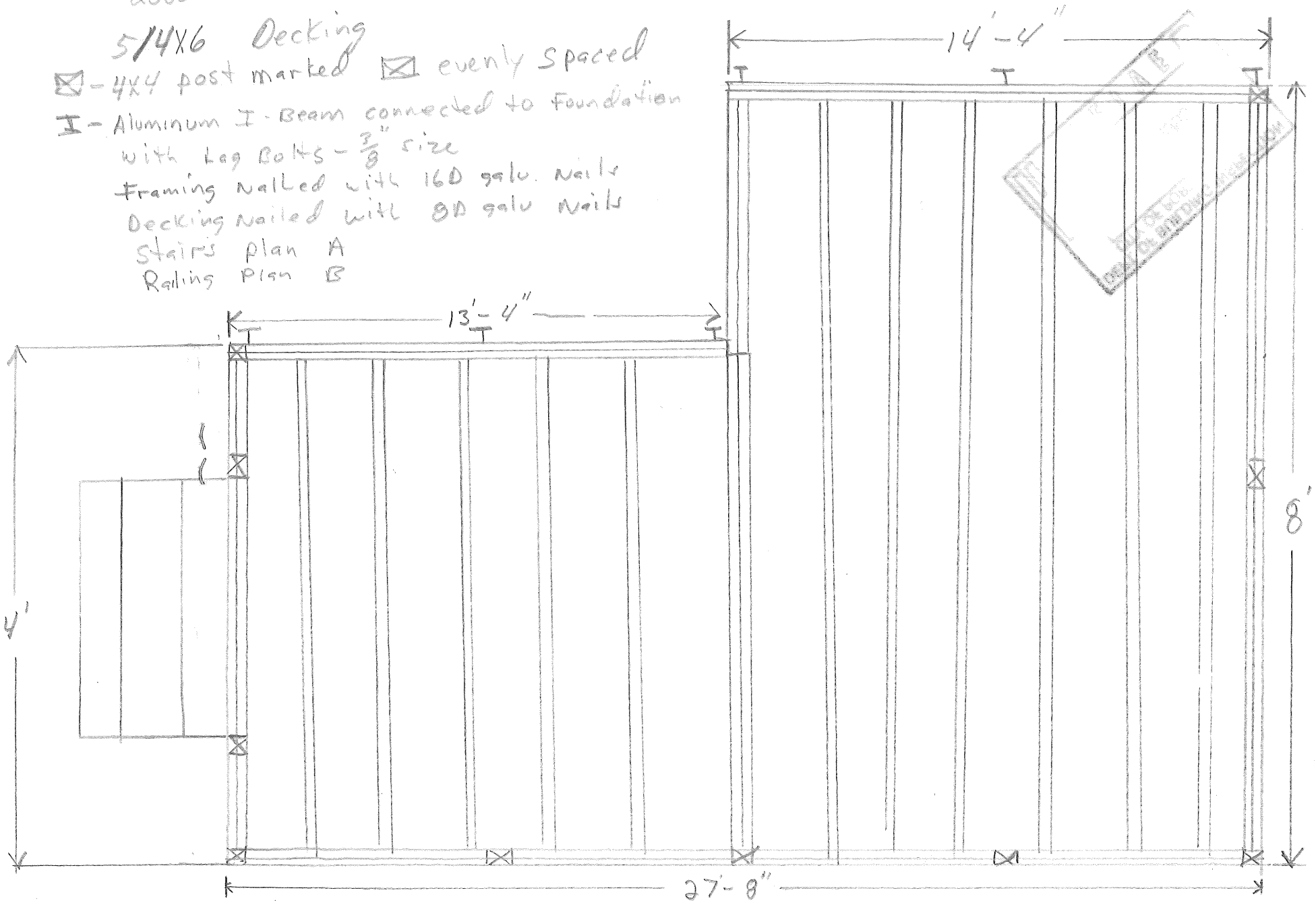
I - Aluminum I-Beam connected to foundation
with Lag Bolts - $\frac{3}{8}$ " size

Framing nailed with 16D galv. Nails

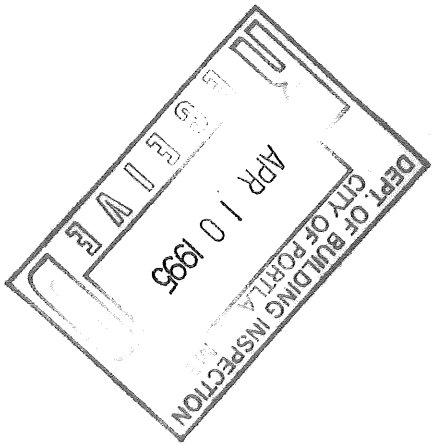
Decking nailed with 8D galv Nails

Stairs Plan A

Railing Plan B



2x8 - 16' - 338.50
 2x8 - 14' - 15.39
 2x8 - 8' - Cost
 Nails - Log bolts - About \$1000.00
 20 Decking - 54.95
 12 4x4 Post 8' - 6.19
 Stairs - 36.21
 102x4 - 8' - 3.13
 Rail stabs - 81 each
 50 total price 40.50
 \$1000.00



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