

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

Location of Construction: 1391A Congress St		Owner: Palermino, Anthony	Phone:	Permit No: 971054 PERMIT ISSUED Permit Issued: OCT - 1 1997 CITY OF PORTLAND	
Owner Address: <i>called 1393 Congress</i> SAA Ptld, ME 04102		Lessee/Buyer's Name:	Phone: 774-6661		Zone: <i>E-5</i> CBL: 194-C-023
Contractor Name:		Address:	Phone:		
Past Use: 4-fam	Proposed Use: Same	COST OF WORK: \$ under 1,000.00	PERMIT FEE: \$ 25.00		
Proposed Project Description: Replace/Rebuild XXXX side porch Not to exceed existing footprint		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: <i>with conditions</i> Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 24 September 1997			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 conditions

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

Anthony Palermino

SIGNATURE OF APPLICANT Anthony Palermino ADDRESS: _____ DATE: 24 September 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: 9/26/97

DA

CEO DISTRICT **4**
A. Powers

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Location of Construction: 1391A Congress St		Owner: Palermino, Anthony		Phone:	
Owner Address: SAA Field, ME 04102		Lessee/Buyer's Name:		Phone: 774-6661	
Contractor Name:		Address:		Phone:	
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		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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 Graaik		Date Applied For: 24 September 1997			

Permit No: 971054

PERMIT ISSUED

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CITY OF PORTLAND

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CERTIFICATION

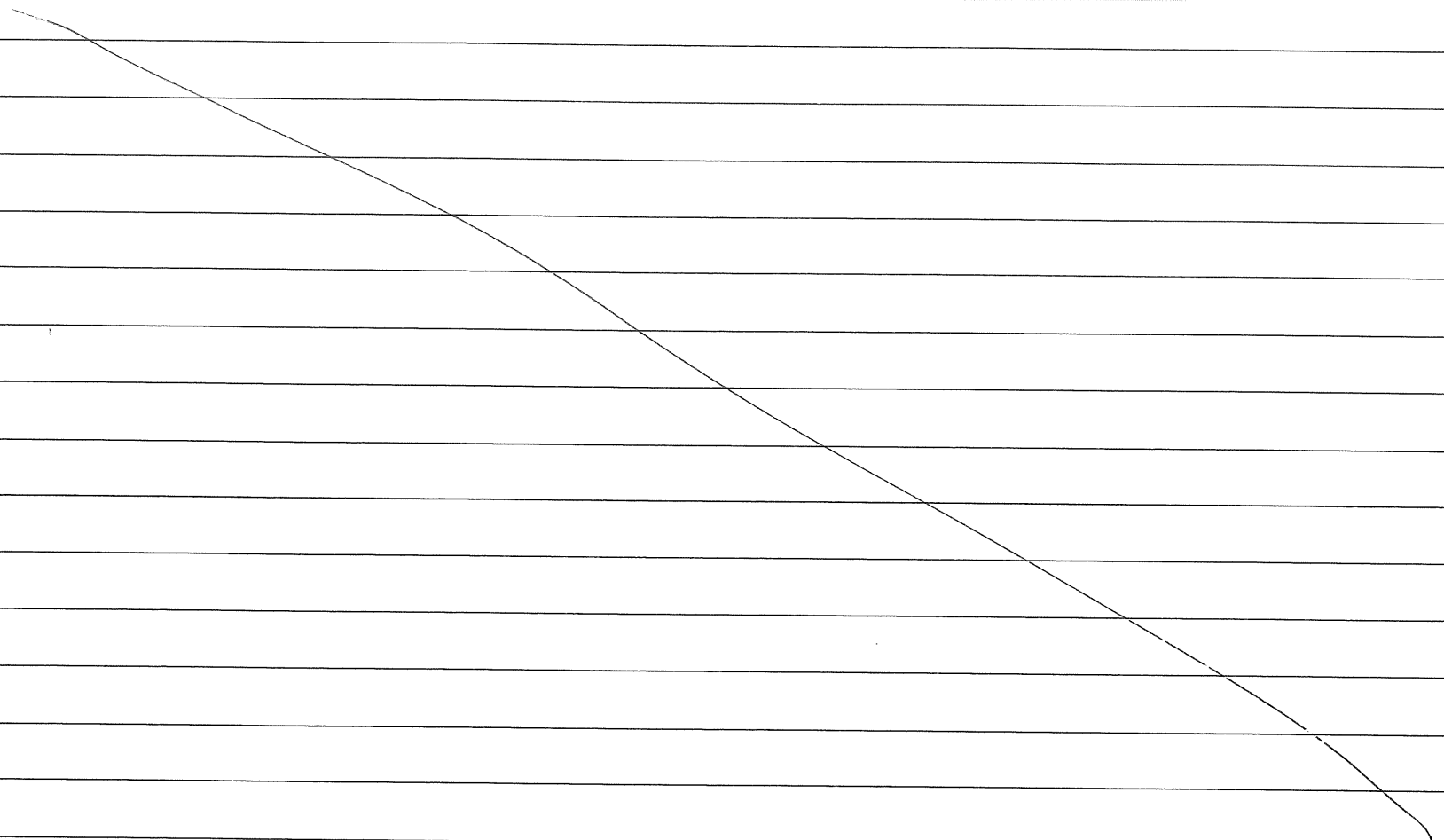
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SIGNATURE OF APPLICANT Anthony Palermino		ADDRESS:		DATE: 24 September 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

CEO DISTRICT 4

COMMENTS

10.7.97 Deck reconstructed per submitted.



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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 1, 1997

Anthony Palermino
1391A Congress Street
Portland, ME 04102

RE: 1391-1395 Congress Street 194-C-23

Dear Mr Palermino,

Your application to replace/rebuild side porch which will not exceed the existing footprint has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL
REQUIREMENTS OF THIS LETTER ARE MET.**

Zoning Review: Approved with conditions by M. Schmuckal: See attached requirements.

Building Code Requirements: 1) Your submitted plans show that you plan to use 2x6s on a 20 foot span. That is not allowable as it will not hold weight. On a 20 foot span you may need to use 2x12s. If this span is in error, or can be reduced by using carrying beams to break-up the span, you may be able to use a smaller dimensional member. Please contact this office with further information on this item.

2) Please read and implement the attached building permit conditioned requirements: #1, 2, 4, 8, 10, 11, 13, 21, 28.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses

LAND USE - ZONING REPORT

ADDRESS: 1391-1395 Congress St DATE: 10/1/97

REASON FOR PERMIT: rebuild/replace side porch

BUILDING OWNER: Anthony Palumbo C-B-L: 194-C-23

PERMIT APPLICANT: Orlando Lancia

APPROVED: with conditions DENIED: _____

2, 6

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing porches shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of four units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 10/1/97 ADDRESS: 1391-1395 Congress St

REASON FOR PERMIT: Rebuild/replace Side Porch

BUILDING OWNER: Anthony Palamino

CONTRACTOR: owner

PERMIT APPLICANT: Orlando Lancia APPROVAL: With conditions DENIED

USE GROUP BOCA 1996 CONSTRUCTION TYPE

conditions:

CONDITION(S) OF APPROVAL

- 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. 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.
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.
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

over ->

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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 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. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____



P. Samuel Hoffses, 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.

The following check-off sheet can be used in most circumstances:

<u>Foundation</u>	<input type="checkbox"/>	Frost wall, min 4' below grade				
	<input checked="" type="checkbox"/>	Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock				
	<input type="checkbox"/>	Other				
<u>sill</u>	<input checked="" type="checkbox"/>	Distance between foundation supports				
<u>Joist Size</u>	<input checked="" type="checkbox"/>	2x6	<input type="checkbox"/>	2x8	<input type="checkbox"/>	2x10
<u>Joist Span</u>		<u>20 FT</u> ?				
<u>Distance Between Joists</u>	<input checked="" type="checkbox"/>	16"oc	<input type="checkbox"/>	24"oc	<input type="checkbox"/>	other
<u>Decking</u>	<input checked="" type="checkbox"/>	5/4	<input type="checkbox"/>	other/explain		
<u>Stair Construction</u>	<input checked="" type="checkbox"/>	10" min tread	<input type="checkbox"/>	7 3/4" max riser		
<u>Guard Height</u>	<input type="checkbox"/>	36"	<input checked="" type="checkbox"/>	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.