

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 101466

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Doman Rebecca & /Glenwood Building & Remodeling

has permission to Build new 20' x 12' deck.

AT 76 Tide Mill Rd CBL 212 A054001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

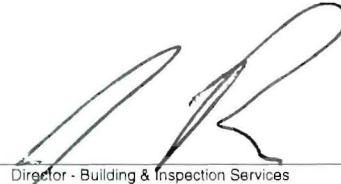
Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

  
\_\_\_\_\_  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1466	Issue Date:	CBL: 212 A054001
-----------------------	-------------	---------------------

Location of Construction: 76 Tide Mill Rd	Owner Name: Doman Rebecca &	Owner Address: 76 Tide Mill Rd	Phone:
Business Name:	Contractor Name: Glenwood Building & Remodeling	Contractor Address: 36 Riggs Street Portland	Phone 2077731800
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / Build new 20' x 12' deck.	Permit Fee: \$80.00	Cost of Work: \$5,400.00	CEO District: 3	166394
----------------------------	--	------------------------	-----------------------------	--------------------	--------

Proposed Project Description: Build new 20' x 12' deck.	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: SB IRC, 2003 Perth/Dock
	Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:		

Permit Taken By: gg	Date Applied For: 11/23/2010	<b>Zoning Approval</b>		
------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/29/10</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

**Exceptions:**

1. *Guards* on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

❖ Where guards are required by Section R312.1, Section 312.2 specified a minimum height for those guards. The code provides for guards at open sides along walking surfaces and gives examples, but this list is not to be considered all inclusive. Required guards must be of an adequate height to minimize someone from falling off the edge of the walking surface. Therefore, the code establishes 36 inches (914 mm) as the minimum acceptable height for most walking surfaces. However, Exceptions 1 and 2 recognize that the minimum height for handrails along stairways is 34 inches (864 mm), therefore, there is a special allowance at the top of the guard along stairways that is consistent with the height of handrails.

Guard heights are determined by measuring vertically from the walking surface or the line connecting the nosings of the treads on stairways; however, when fixed seating is adjacent to a guard the height of the guard is to be measured from the seat where children might be inclined to stand or walk. See Commentary

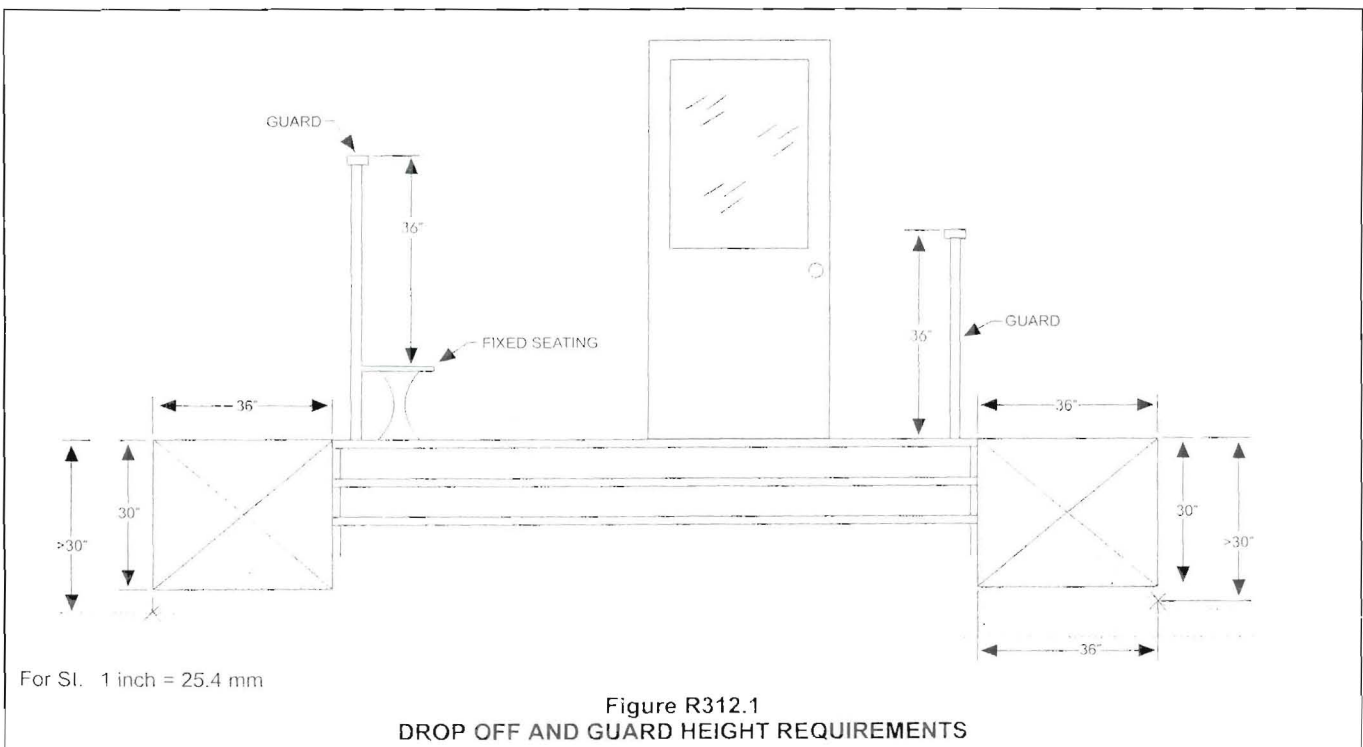
Figures R312.1, R312.2(1) and R312.2(2) for examples of how this provision is applied.

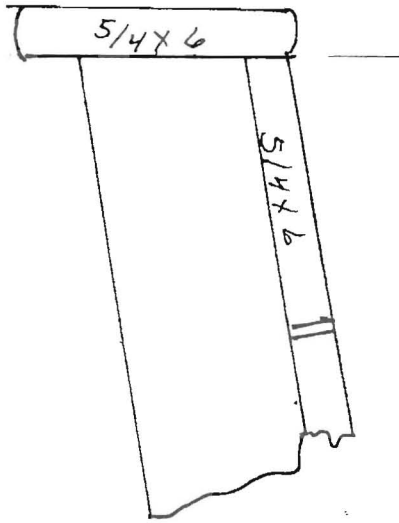
**R312.3 Opening limitations.** Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches (102 mm) in diameter.

**Exceptions:**

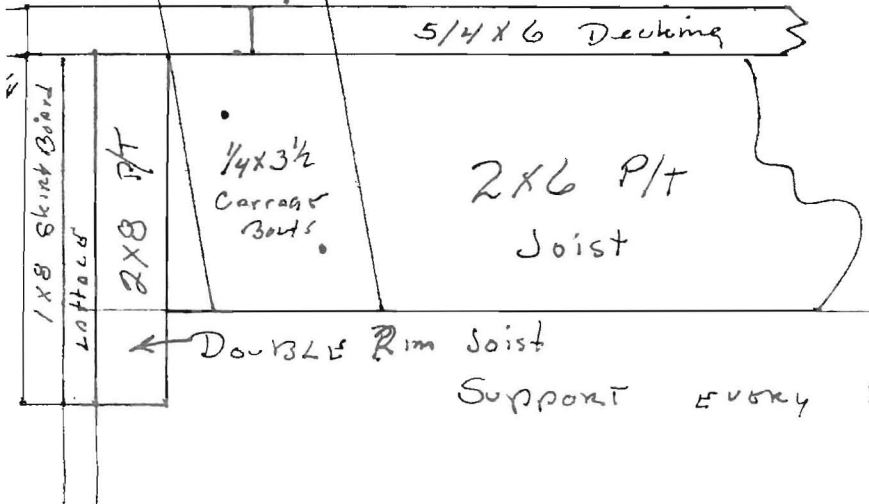
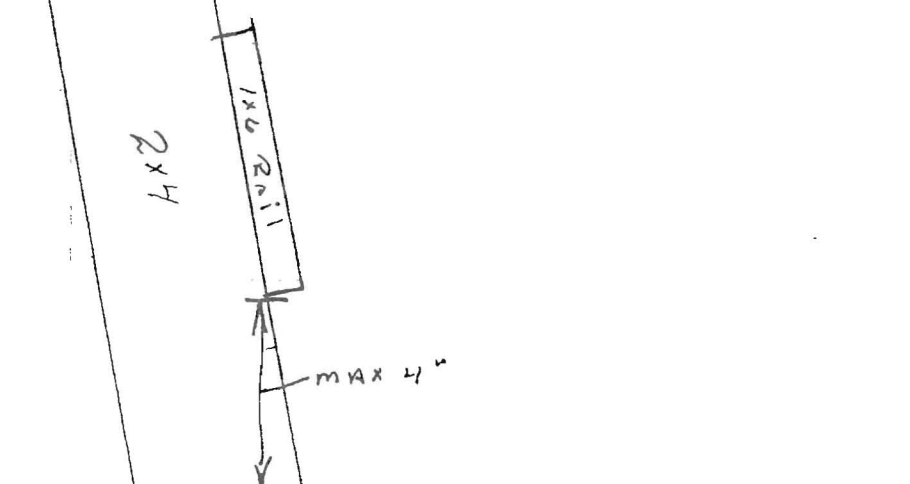
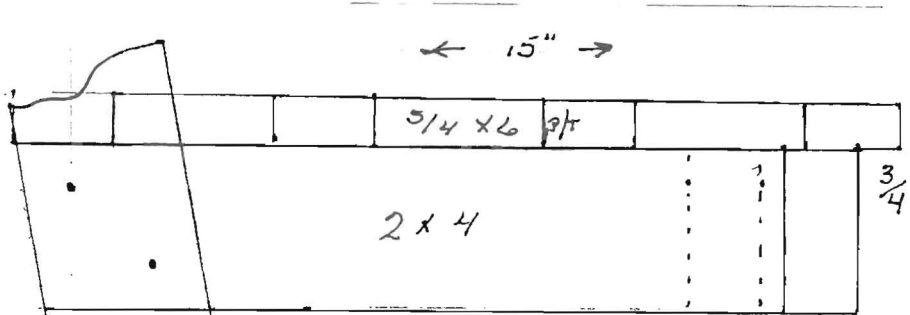
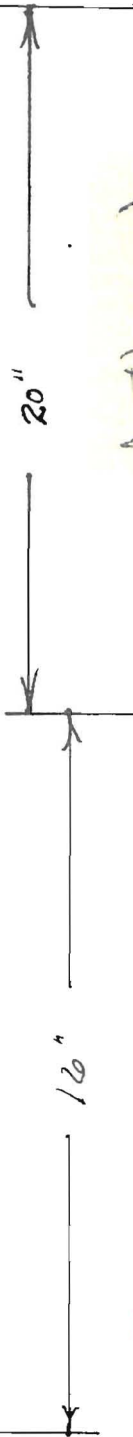
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter
2. *Guards* on the open sides of stairs shall not have openings which allow passage of a sphere 4<sup>3</sup>/<sub>8</sub> inches (111 mm) in diameter

❖ Guards must be constructed so they prohibit smaller occupants, such as children, from falling through them. To prohibit people from slipping through a guard, any required guard would need to have supports, spindles, intermediate rails or some type of ornamental pattern so that a 4-inch (102 mm) sphere cannot pass through it. This spacing was chosen based on the head size and the chest depth of a child who had not yet developed an ability to crawl. The code does allow two exceptions for this spacing requirement. A 4<sup>3</sup>/<sub>8</sub>-inch (111 mm) sphere rule is used for the guard on the open side of stair treads. This minor difference of just <sup>3</sup>/<sub>8</sub> inch (9.5 mm) allows the use of just two balusters at each tread greatly reducing costs with no limitation of safety. A 6-inch (152 mm) sphere rule is used for the triangular area formed by the riser, tread and bottom rail of a guard along the open side of a stair because the triangular shape is more restrictive (see Commentary Figure R312.3).





To: 4/22/11  
 JOHN RIOUX  
 From: 76 Tidemill Rd,  
 TOMY DOWAN

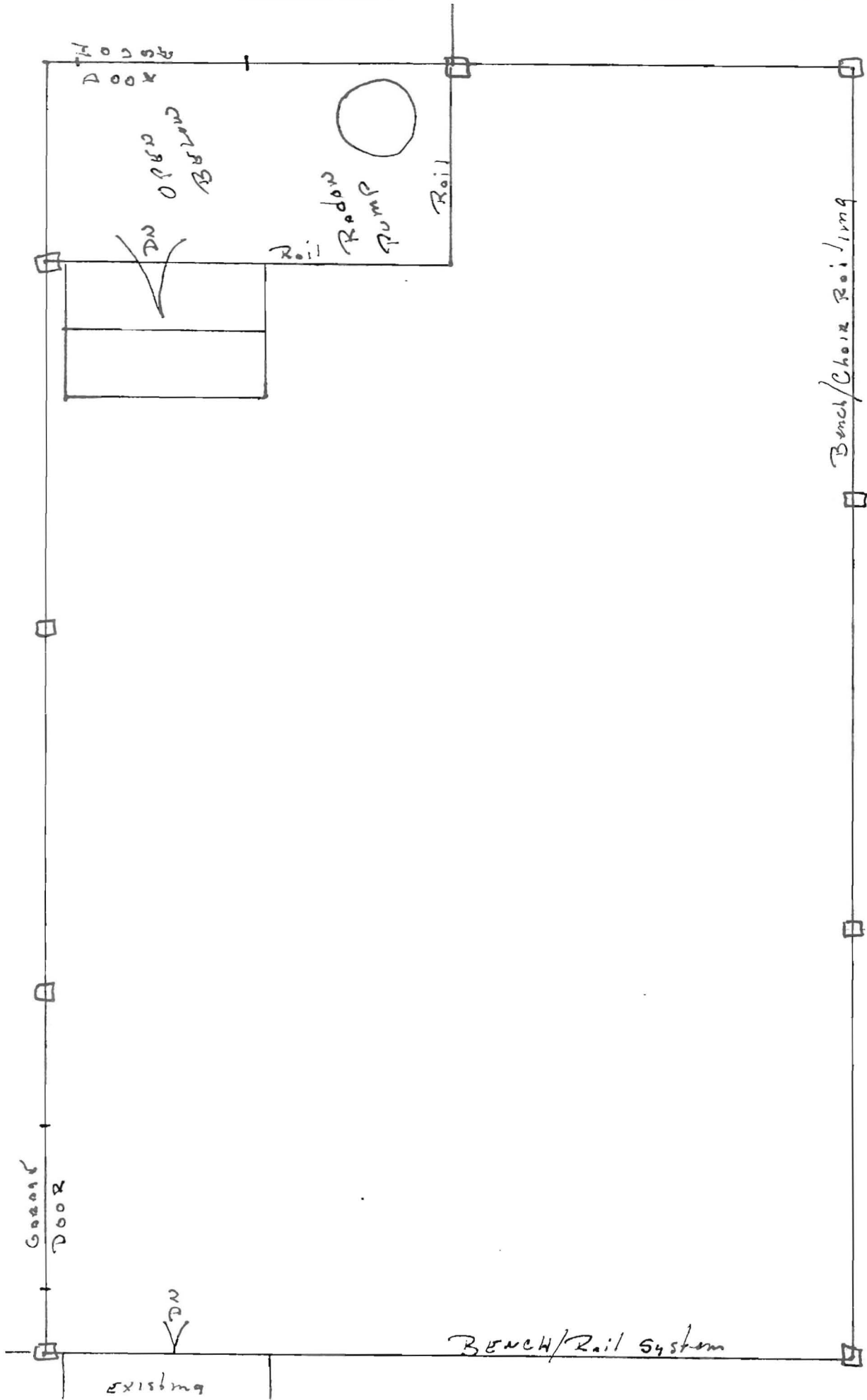


RECEIVED

APR 22 2011

Dept. of Building Inspections  
 City of Portland Maine

Support EVERY 24" Bolts EVERY 1/8"



~ Floor Plan ~

## DECK INFORMATION REQUIRED WITH YOUR APPLICATION

Additional information required for the review of a deck application. If you attend and complete application packages, Please label all items following #1 through 7.

1. complete plot plan showing all structures & proposed structures with distances to all property lines (included)

2. foundation system

Material of concrete filled tube 8"  
 depth below grade minimum 4'-0" below grade 4'  
 # column to footing SIMPSON STRONG TIES 4x4 WITH BOLT  
 # of columns C/C ON CENTER  
 concrete pier size  
 # of piers to footing  
 # of column to footing  
 # of columns

3. columns (members supporting framing of floor system)

Material and size and type 4x4 PRESSURE TREATED  
 # of columns to footing SIMPSON STRONG TIES WITH BOLT

4. Framing Members

# of ledger size attached to building N/A - NOT ATTACHED TO BUILDING  
 # of joist size and spacing on ledger N/A  
 # of joist size and spacing N/A  
 # of joist size and spans carrying floor system 3" x 7 1/4" (2" x 8") x 2  
 # of joist size, span, and spacing 2" x 8" 16" ON CENTER x 12'  
 # of joist size and spans 2" x 8"  
 # of joist size 5/4" x 6" P/T DECKING

5. Guardrails & Handrail Details

Guardrail height 36"  
 Baluster spacing 5" o/c MAX  
 Handrail height 34" - 36"

6. Stair Details

Face depth (measured nosing to nosing) RE-USING CURRENT STEPS  
 Face height 7 5/8" x 11 1/4"  
 Face width N/A  
36"

EXISTING





# General Building Permit Application

Any owner wishes to deal estate or personal property taxes or other charges must be made before permits of any kind

Location/Address of Construction: <u>76 TIDE MILL PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>240 S/F</u>	Square Footage of Lot <u>16,639 S/F</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>212</u> Block# <u>A</u> Lot# <u>054</u>	Applicant <b>'must be owner, Lessee or Buyer'</b> Name <u>ANTHONY DOMAN</u> Address <u>76 TIDE MILL RD</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207-773-1788</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5400.00</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>80.00</u>
<p>RECEIVED NOV 23 2010 Dept. of Building Inspections City of Portland Maine</p>		
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>FAMILY USE</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>HARROW FARM ESTATES</u> Project description: <u>REAR DECK ON BACK OF HOUSE. NEW 20' X 12'</u>		
Contractor's name: <u>GLENWOOD BUILDING / REMODELING - JOHN MILLS</u> Address: <u>36 RIGGS ST.</u> City, State & Zip <u>PORTLAND ME 04102</u> Telephone: <u>774-7998</u> Who should we contact when the permit is ready: <u>OWNER - ANTHONY DOMAN</u> Telephone: <u>773-1788</u> Mailing address: <u>76 TIDE MILL RD PORTLAND ME 04102</u> <u>CEL-653-6520</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 11/20/2010

This is not a permit; you may not commence ANY work until the permit is issue

**GLENWOOD BUILDING / REMODELING**

**PROPOSAL**

John Hills - CR  
 36 Riggs Street  
 Portland, Maine 04102  
 (207) 774-7998  
 Fax (207) 774-7998



*JJHILL@MAINE.RR.COM*

Certified Renovations  
 Kitchens Restorations  
 Baths Repairs  
 Additions

Tony Doman  
 76 Tide Mill rd.  
 Portland, Maine 04102

DATE	PROJECT
9/27/2010	Repairs/deck

DESCRIPTION	
Proposal: Repairs / deck  1] front door a) remove rotted material b) cut fluted trim base to good material c) remove skirt board d) install new MDO material and new 8465 band material as needed e) remove old sealant and reseal f) prime [white] all new wood g) remove debris  MATERIALS & LABOR	N/A - 300.00
2] Deck [20' X 12'] - <i>240'</i> a) remove old steps - save for reuse b) new deck - free standing install new 8" dia. concrete posts [total 9] 2" X 8" X 16" OC P/T joists w/ Simpson hangers - double rim joist install finish deck height to fit under siding 5/4" X 6" P/T decking 3' X 6' platform at kitchen door 36" rail system - spindles max. 5" OC bench seat rail system - built for rail clearances 1" X 8" skirt board with square lattice skirt  c) remove debris  MATERIALS & LABOR  Permit; approx. \$ 80.00 by owner ?	5,400.00
This proposal expires 14 days from above date. Please contact me if you have any questions.Thank you	<b>Total:</b> \$5,700.00

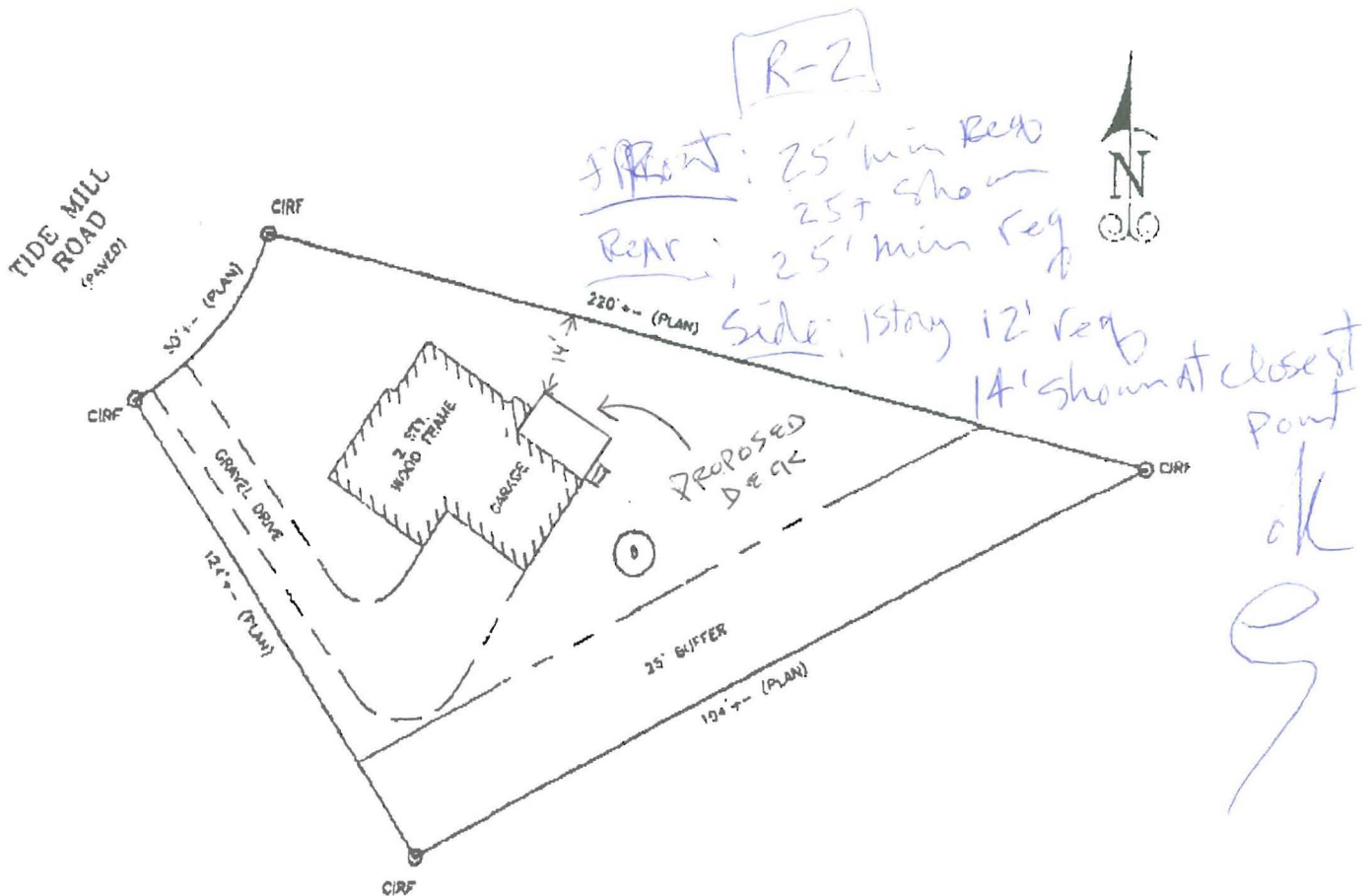
*JOB COMPLETED*



Bruce W. Goodwin, P.L.S. P. O. Box 2314, So. Portland, Me. 04116-2314

### Mortgage Loan Inspection

*Roma*



SCALE: 1" = 40'

The proposed dwelling DOES conform to the local zoning at the time of construction.  
The proposed dwelling IS NOT in a special flood hazard zone as shown on the Flood Insurance Rate Map

**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 11/10/2003 File No: 38302 Job No: M23-53

Lending Institution: First Horizon Home Loan Corporation

Client: Joseph T. Flynn and Emily W. Burns

Location: 78 Tide Mill Rd., Portland, Cumberland County

Deed reference: Bk. 19728, Pg. 283

Plan reference: Bk. 160, Pg. 43, Lot 9

Tax Map No. 212, Lot No. 54, Block No. A

Bruce W. Goodwin, PLS

Tel: 1-207-776-1665

Fax: 1-207-799-2326

## Building Permits and Inspections Fee Schedule

The applicant submits cost of work. If the construction cost submitted is less than that as indicated by national standards such as International Code Council or the R.S. Means Company, Inc., the City of Portland reserves the right to reevaluate the proposed project cost based on the referenced national standard and assess the larger of the fees.

All fees due at time of submission. We accept Visa, MasterCard & Checks payable to the City of Portland.

### Construction Work Fees

- Cost of work fees:
 

Up to \$1,000 worth of work	✓ \$30.00
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000
  
- Belated Fees:
 

Below \$1,000 worth of work	\$30.00
Above \$1,000 worth of work	\$100.00
  
- Amendments to application:
 

Up to \$1,000 worth of additional cost	\$30.00
Each additional \$1,000 worth of additional cost	\$10.00 per \$1,000 + 30 for the first \$1,000

*\$30 + \$40 = \$70*

### Fees for specific items

- HVAC – air conditioning units, ventilation systems, heating systems, oil & gas burner replacement, kitchen hoods, fire alarm/ sprinkler system, metal asbestos chimney etc.
 

Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000
  
- Change of use permit
 

Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000
*Certificate of Occupancy (required)	\$75.00
  
- Demolition of a structure
 

Up to \$1,000 worth of work	\$30.00
Each additional \$1,000 worth of work	\$10.00 per \$1,000 + 30 for the first \$1,000
  
- Home Occupation
 

	\$150.00 plus cost of work + \$75 C of O
--	--
  
- Re-Inspections
 

	\$75.00 each additional inspection
--	------------------------------------

### Condo Conversion:

- With no construction
 

	\$150.00 per Unit + \$75 C of O per Unit
--	--
- With construction
 

	Up to \$1,000 worth of work \$30.00 +
	\$150.00 per Unit + \$75 C of O per Unit

**Jonathan Rioux - inquiry for permit for Doman - 76 Tide Mill Rd. Portland, ME**

---

**From:** "Doman, Anthony" <Anthony.Doman@willis.com>  
**To:** <jrioux@portlandmaine.gov>  
**Date:** 4/25/2011 1:34 PM  
**Subject:** inquiry for permit for Doman - 76 Tide Mill Rd. Portland, ME  
**CC:** "Rebecca Doman" <RebeccaDoman@compupay.com>  
**Attachments:** Signature\_block\_logo-Willis.jpg

Hi John,

Please allow this note to serve as a follow-up on my application for a building permit concerning the installation of a deck on the back of our home (76 Tide Mill Rd. Portland, ME). I am writing to you from my work as it is much easier to reach me this way during the work day

Some background:

An application, description of the project and diagram were all done back in November 2010. You informed that a more detailed diagram regarding cross section of the platform and posts were required. Since an early winter had arrived and the ground became too frozen to proceed with the post installation, I did not provide your requested documentation until last Friday 4/22/11 (as we had a 7" snow storm only 3 weeks earlier).

I wanted to confirm you received my documentation and were all set to issue the permit so we can have the contractor start the job. Our contractor is Glenwood Building / Remodeling.

Thank you for your help on this - please let me know if there are any questions or other needed information,

My cell phone: 207-653-6520

Tony

**Anthony M. Doman AIC, AIS**  
**Risk Analyst - Willis Programs**  
One New Hampshire Avenue, Suite 200 Portsmouth, NH 03801  
Direct: 603-334-3014 [Anthony.Doman@willis.com](mailto:Anthony.Doman@willis.com) [www.willis.com](http://www.willis.com)



See what we stand for and how we serve our clients at [www.willis.com/williscause](http://www.willis.com/williscause)

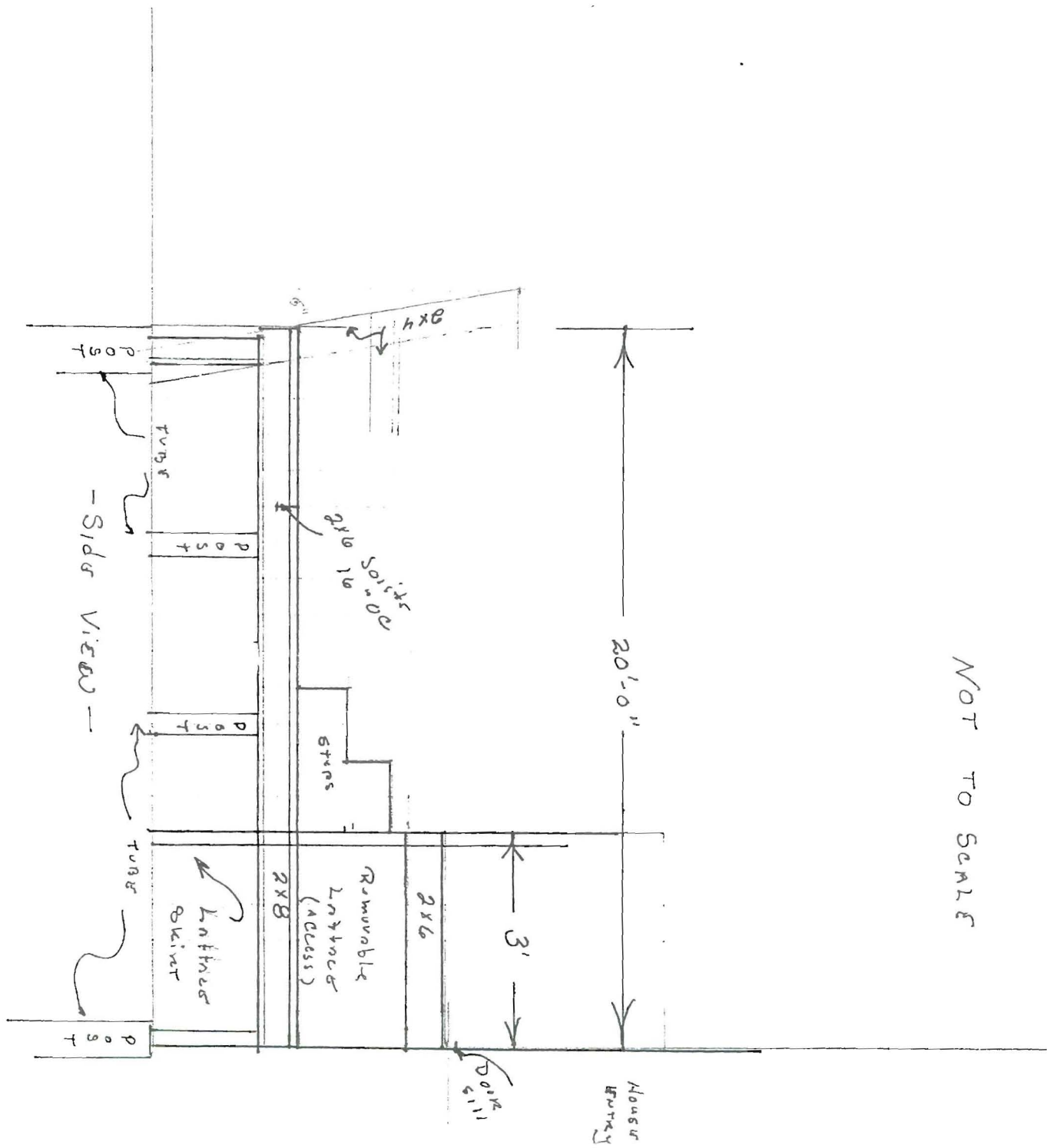
---

For information pertaining to Willis' email confidentiality and monitoring policy, usage restrictions, or for specific company registration and regulatory status information, please visit [http://www.willis.com/email\\_trailer.aspx](http://www.willis.com/email_trailer.aspx)

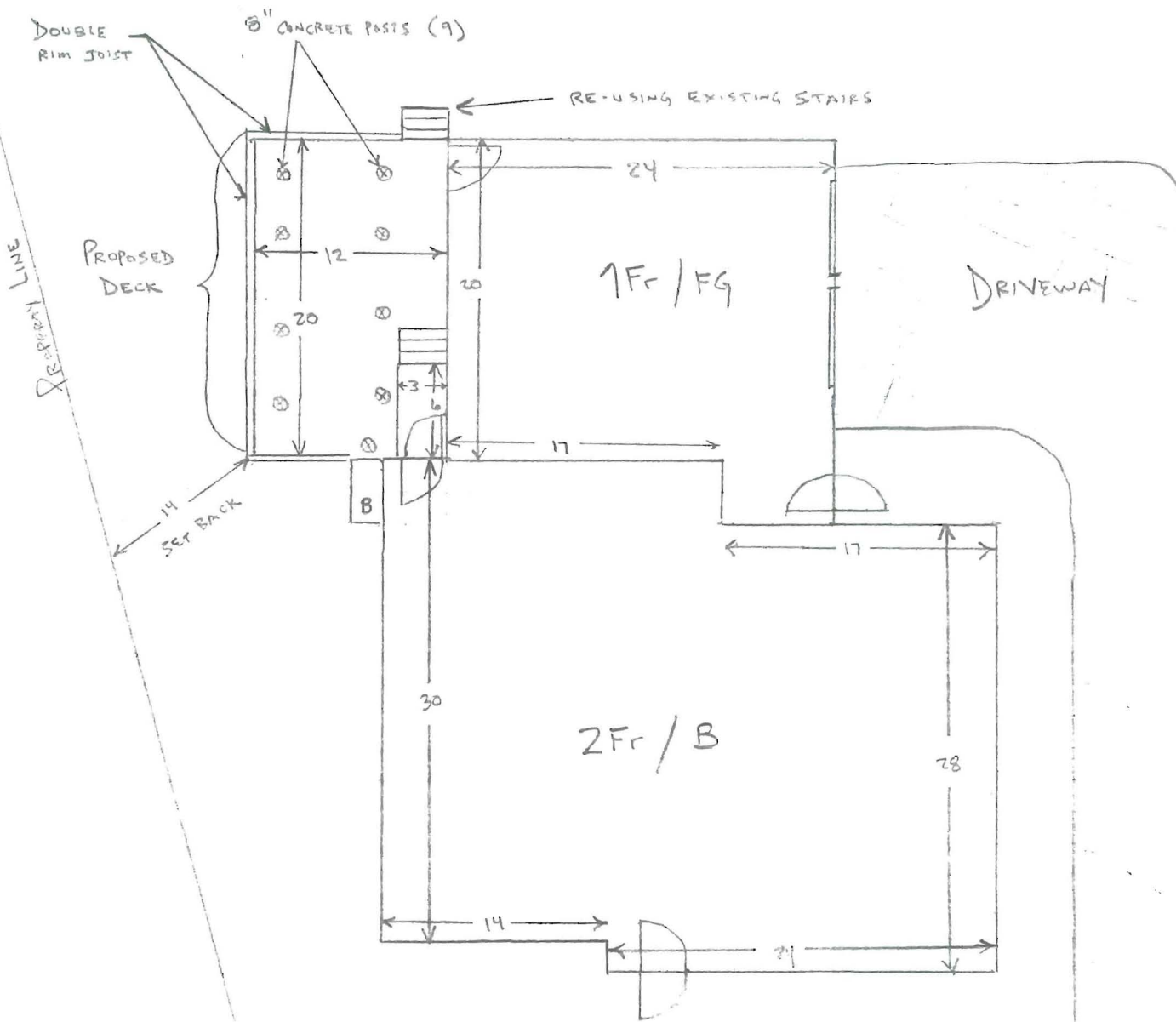
We are now able to offer our clients an encrypted email capability for secure communication purposes. If you wish to take advantage of this service or learn more about it, please let me know or contact your Client Advocate for full details. ~W67897

---

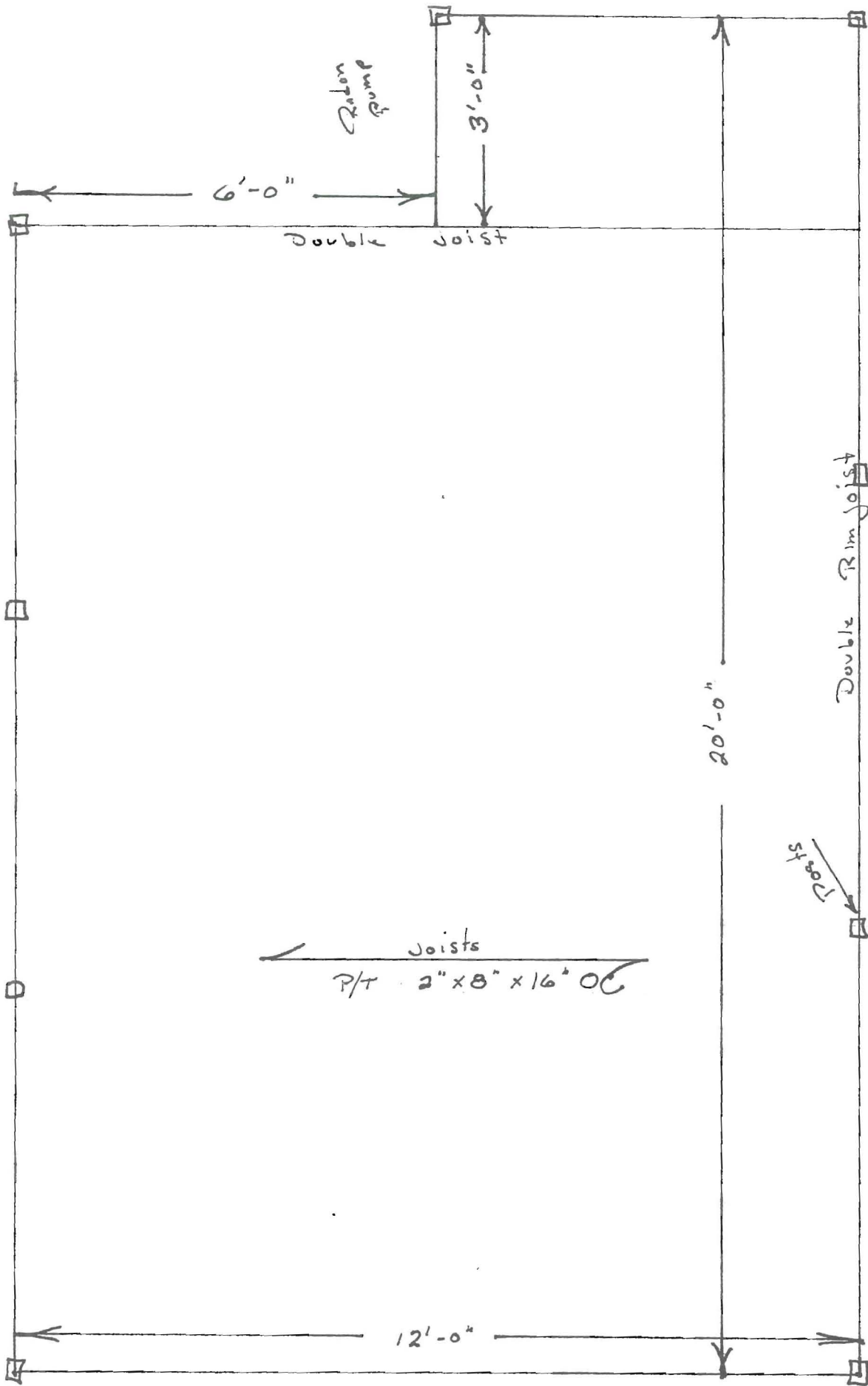
NOT TO SCALE



# PLOT PLAN FOR DECK ADDITION



PREPARED BY: ANTHONY DOMAN  
11/22/2010



FRAME PLAN

## Conditions of Approval

### Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Fastener detail per IRC, 2003.
3. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Note: Reviewed beam size and span requirement of 6'-6, and enclosed fall protection detail to Owner.

### Zoning

1. Separate permits shall be required for future decks, pools, and/ or garages.
2. This is NOT an approval for an additional dwelling unit. You Shall Not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Nov. 23 20 10

Received from Anthony D'Amico

Location of Work 76 Tide Mill

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70.00

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 212 A 034

Check #: VISA Total Collected \$ 70.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy