

PERMIT ISSUED

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

Permit No: 03-1398	Issue Date: NOV 12 2003	CBL: 218 B006001
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Location of Construction: 1296 Westbrook St	Owner Name: Hinchliffe Karen S	Owner Address: 1296 Westbrook St CITY OF PORTLAND	Phone: 7-775-7501
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: single family	Proposed Use: single family - rebuild non-conforming deck on right rear side of house	Permit Fee: \$57.00	Cost of Work: \$3,906.00	CEO District: 3
		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOLA 99</i>	

Proposed Project Description:
 rebuild non-conforming deck on right rear side of house

Signature: _____
 Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: trmm	Date Applied For: 11/12/2003	Zoning Approval	
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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..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>14-382f</i> <input type="checkbox"/> Wetland <i>14-385</i> <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"/> Date: <i>11/12/03</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 Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>Per D. Andrews</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/12/03</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 031398

This is to certify that Hinchliffe Karen S /no contractor / self
has permission to rebuild non-conforming deck on right side of house
AT 1296 Westbrook St Permit No. 218 B006001

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.

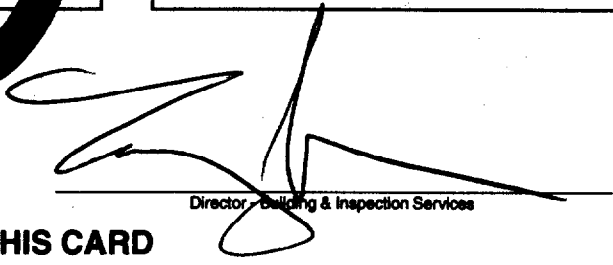
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is leased or occupied. **FOUR HOUR NOTICE IS REQUIRED.**

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

PERMIT ISSUED
OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. NOV 12 2004
Appeal Board _____
Other CITY OF PORTLAND


Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family - rebuild non-conforming deck on right rear side of house	Proposed Project Description: rebuild non-conforming deck on right rear side of house
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/12/2003

Note: **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 11/12/2003

Note: **Ok to Issue:**


All Purpose Building Permit Application

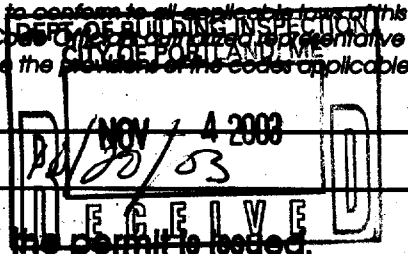
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1296 Westbrook Street</u>		
Total Square Footage of Proposed Structure <u>68 sq. foot</u>	Square Footage of Lot <u>16,000 feet</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>218</u> Block# <u>B</u> Lot# <u>006</u>	Owner: <u>Hinchliffe, Karen</u>	Telephone: <u>775-7501</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>Karen Hinchliffe</u> <u>1296 Westbrook Street</u> <u>(307) 775-7501</u>	Cost Of Work: \$ 11900 <u>3900</u> Fee: \$ 215 <u>57.00</u>
Current use: <u>deck</u> <u>Portland, ME 04102</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>deck</u>		<u>838-0403</u> <u>cell</u>
Project description: <u>replacement with better materials</u>		
Contractor's name, address & telephone: <u>Brian Grady or Dave Johnson</u>		
Who should we contact when the permit is ready: <u>owner</u>		
Mailing address: <u>775-7501</u> <u>of general</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____</p>		

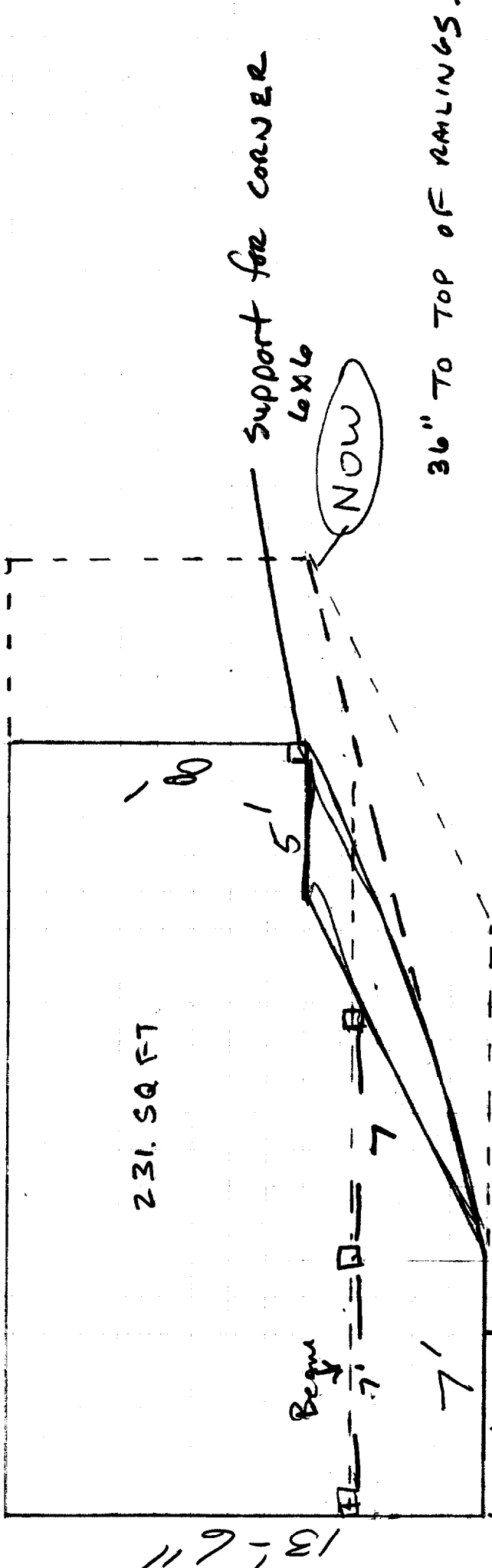
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 City of Portland 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:  Date: Nov 20/03



This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



STAIRS
TO CODE
Section
1014.6

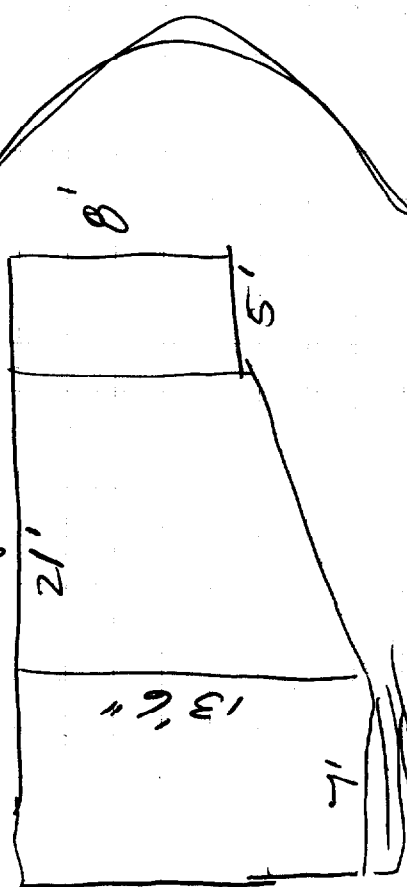
- attached

~~STAIRS~~

ALLOWED

ONLY ^{if} ~~it~~ was done
rebuild was done
to ^{indicate} ~~indicate~~

Other markings as indicated
on next original drawing
and as questions answered
by Brian Brady 838-0403



* measurements approx ± 2 inches, not identically proportional

5/4 x 6 Pressure Treated decking

flashing to be applied, deck to be lagged to house with 7" lags every 2'

cross bridging for added support

if and where appropriate 3x8 ft. Support beam + 4x6 posts 8" O.C. or less

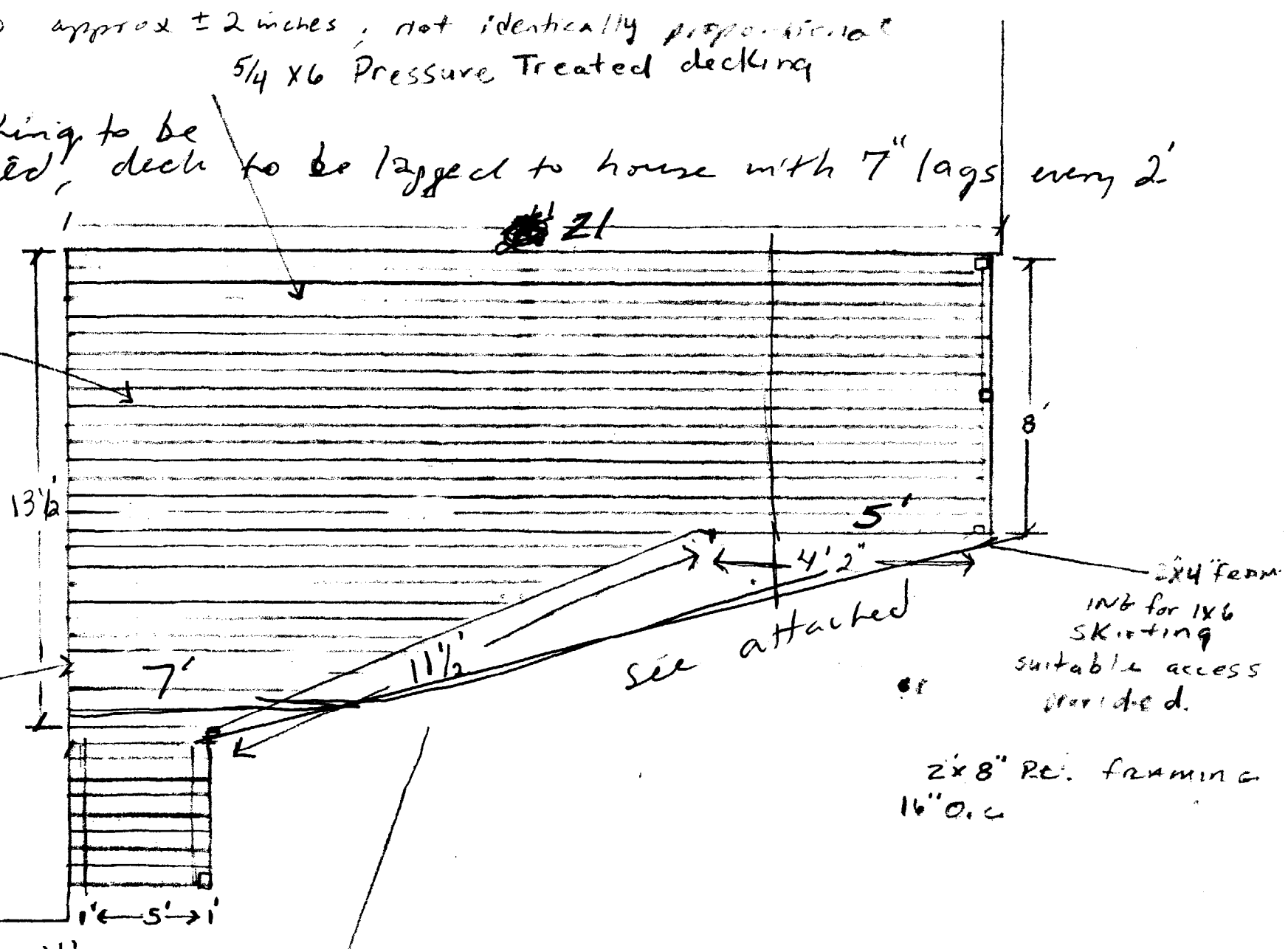
10" Sonotube 4' in ground

4x4 railing posts w/ 2x4 framing + 2x2 square ballasters 4" o.c. max

36-42" High railings, ^{or} as code

2x4 framing 1x6 for 1x6 skirting suitable access provided.

2x8" P.C. framing 16" O.C.



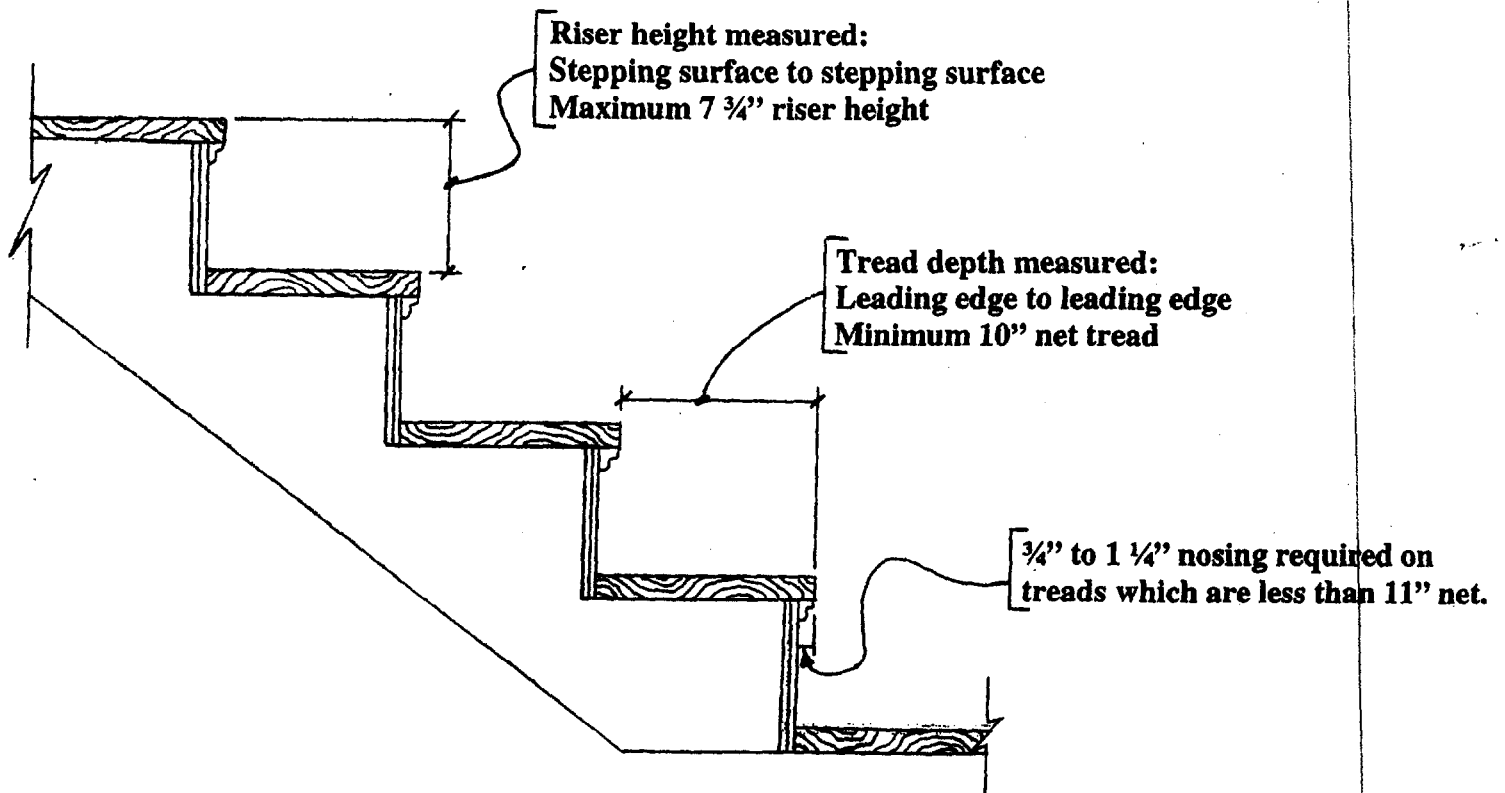
Sketch Proposed deck Karen Hinchliffe 1296 Westbrook St Portland ME

**TREAD & RISER DIMENSIONS
ONE & TWO FAMILY
1999 BOCA NATIONAL BUILDING CODE
SECTION 1014.6 TREADS & RISERS**

In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM riser height shall be 7 ¾"** and the **minimum riser height shall be 4"**. The **MINIMUM tread depth shall be 10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **¾" but not more than 1 ¼"** SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed 4".

Correct method of measuring treads and risers:

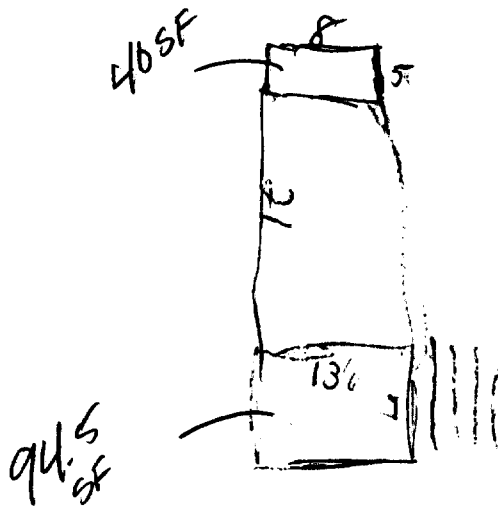


Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".

13'6" x 21'7"

13'6" x 7"

5 x 8



72
24.75

96.75
40

136.75
231.25 SF

~~231.25 SF~~