

Permit No: **9 80862**

PERMIT ISSUED

Permit Issued:
AUG - 7 1998

CITY OF PORTLAND

Zone: **CBL-228-C-063**

Zoning Approval:

- Special Zone or Reviews:
- Shoreland:
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj Minor

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

CEO DISTRICT 3

Location of Construction: **48 Partridge Circle** Owner: **William & Deborah Keroi** Phone: **772-9057**

Owner Address: **SAA 04102** Lessee/Buyer's Name: Phone: BusinessName:

Contractor Name: **SAA** Address: Phone:

Past Use: **1-1-1** Proposed Use: **COST OF WORK: \$ 2,000.00 PERMIT FEE: \$ 60.00**

Proposed Project Description: **Replace 12' x 14' deck with 14' x 21' Deck**

Signature: *[Signature]* Signature: *[Signature]*

Permit Taken By: **EG** Date Applied For: **04 August 1998**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved with Conditions 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..

PERMIT ISSUED WITH REQUIREMENTS

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: _____ ADDRESS: _____ DATE: **04 August 1998** 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

COMMENTS

8-13-98 Talked with owner they will call when work begins me

10/1/98 checked deck floor joists & supports
Safety railing not yet installed and
2"x4" vinyl coated wire mesh cannot see
4"x4 post every 6' from
12/98 Deck completed OK anyway

Type Inspection Record

Date

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: <i>48 PARTRIDGE CIRCLE, PORTLAND, ME</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>228</i> Block# <i>C</i> Lot# <i>3</i>		Owner: <i>WILLIAM HOBSORATH KOROL</i>	
Owner's Address: <i>48 PARTRIDGE CIRCLE</i>		Telephone#: <i>207-772-9057</i>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: <i>\$ 8,000</i>	Fee <i>\$ 60</i>
Proposed Project Description:(Please be as specific as possible) <i>REPLACE 12'X14 DECK WITH 14' X21' DECK</i>			
Contractor's Name, Address & Telephone <i>STILL NEGOTIATING</i>		Rec'd By: <i>[Signature]</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

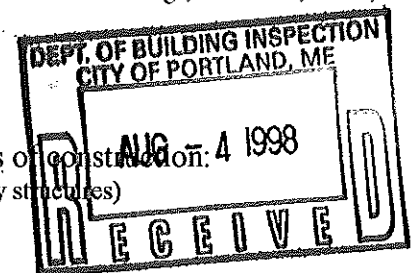
4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: <i>William R Korol</i>	Date: <i>7/23/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: Aug. 5, 1998 ADDRESS: 48 Partridge Circle (228-C-003)
 REASON FOR PERMIT: Replace 12'x14' deck with 14'x21' deck
 BUILDING OWNER: Rorol
 CONTRACTOR: owner
 PERMIT APPLICANT: owner
 USE GROUP R-3 (U) BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1*2*8*10*26*29*30

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval ~~from the Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5 2
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *10. 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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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

William Korol
48 Partridge Circle
Portland, Me 04102
772-9057 Tel
774-1440 Fax

facsimile transmittal

To: Mary, Building Permits Fax: 207-874-8716
City of Portland

From: Bill Korol Date: 08/04/98

Re: Additional Building Permit Info Pages: 5
For 48 Partridge Circle

Urgent For Review Please Comment Please Reply Please Recycle

Here is the additional information for the building permit at 48 Partridge Circle you requested. Please call me if you need any other stuff.

DECK - 48 PARTRIDGE GIRLÉ

FOUNDATION - ○ 8" SONA TUBES SUNK 4 FEET DEEP AS SHOWN ON ATTACHED PLAN

SUPPORTS - 4" X 4" X 8' WOOD POSTS ON EACH SONA TUBE

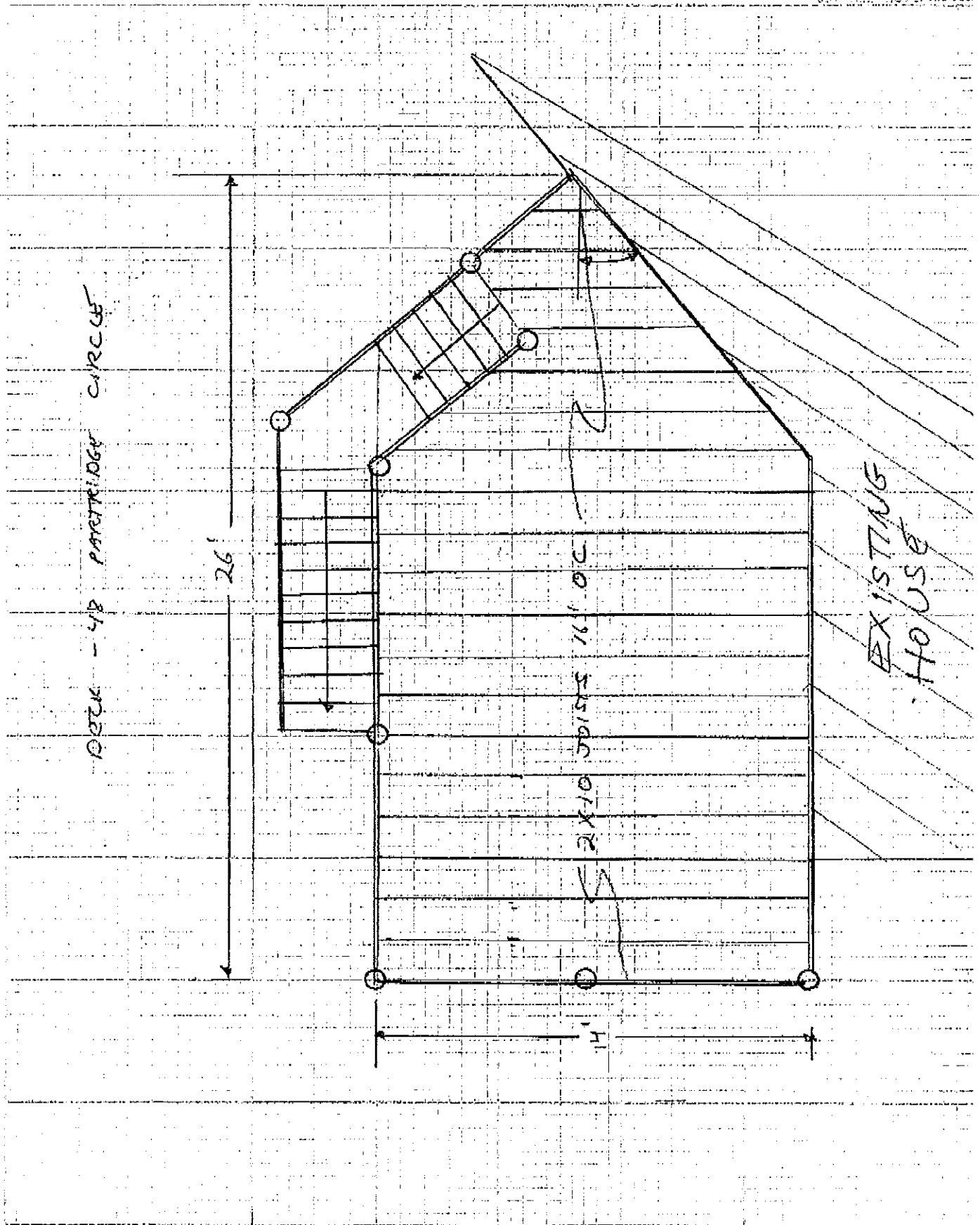
FRAMING - 2" X 10" X 14' FLOOR JOISTS 16" O.C.

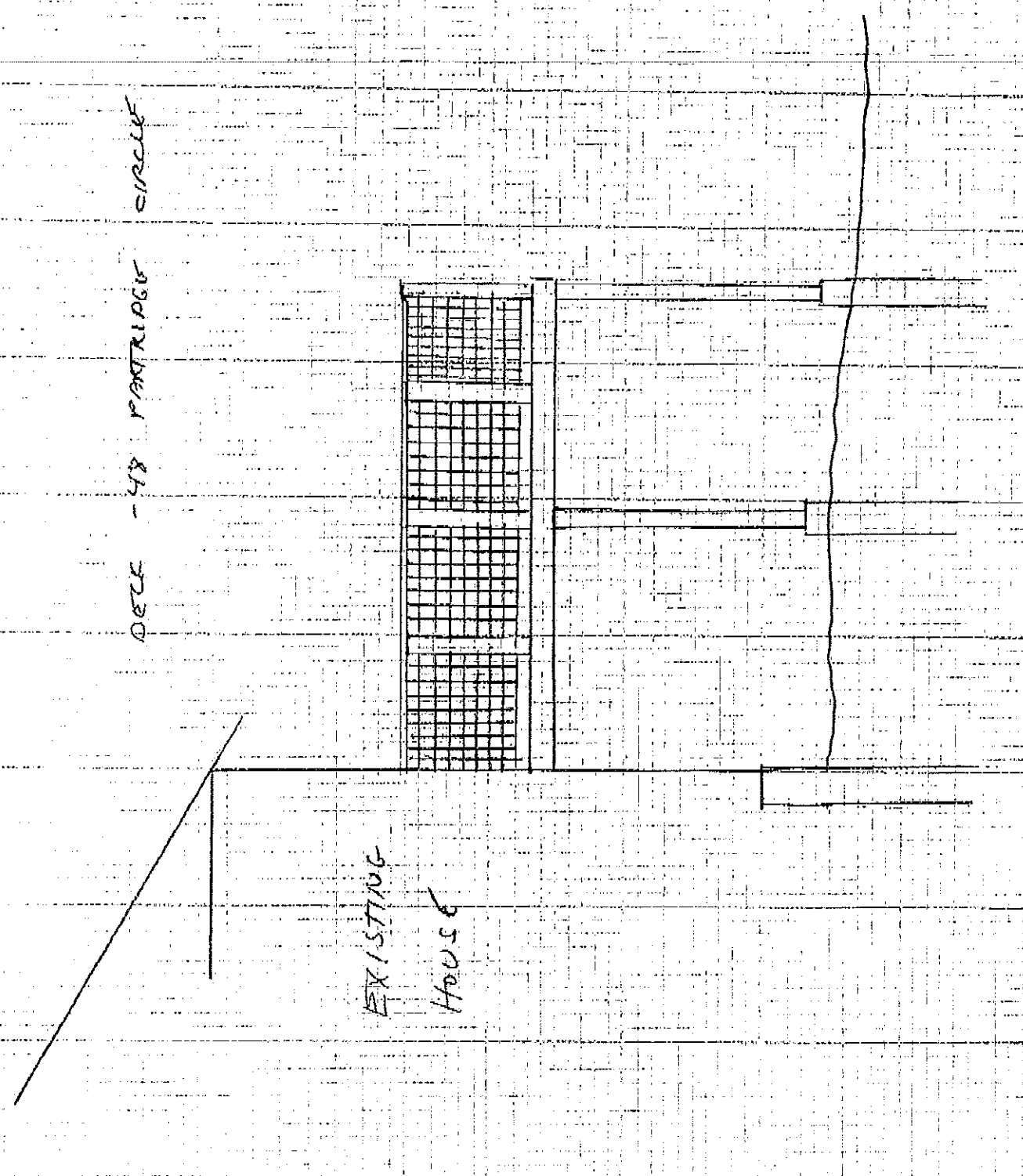
DECKING - 5/4" X 6" FLOORING

RAILING - 40" HIGH - SEE ATTACHED SKETCH

STAIRS - 10" TREADS, 8" RISE, 3 FEET WID
3 STRINGERS

7 3/4" 10"





DECK - 48' PARTIAL DECK CIRCLE

EXISTING
House

CIRC PART 1068

DECK - 48

4 feet

GIMMEREAL SKETCH
YD h R

