

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: 02-1123 | Issue Date: OCT 2 2002 | CBL: 256 B001001 |
|-----------------------|---------------------------|---------------------|

| | | | |
|--|------------------------------|-------------------------------------|------------------------|
| Location of Construction: 1567 Westbrook St | Owner Name: Mcman James A | Owner Address: 1567 Westbrook St | Phone: 603 874 6055 |
|--|------------------------------|-------------------------------------|------------------------|

CITY OF PORTLAND

| | | | |
|----------------|--|---------------------------------|--------|
| Business Name: | Contractor Name: no contractor / self | Contractor Address: Portland | Phone: |
|----------------|--|---------------------------------|--------|

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|---------------------|--------|-----------------------|--------------|
| Lessee/Buyer's Name | Phone: | Permit Type: Sheds | Zone: R-1 |
|---------------------|--------|-----------------------|--------------|

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|----------------------------|---|------------------------|-----------------------------|--------------------|---------|
| Past Use: single family | Proposed Use: single family construct 12' x 16' shed | Permit Fee: \$37.00 | Cost of Work: \$1,500.00 | CEO District: 3 | 14,1574 |
|----------------------------|---|------------------------|-----------------------------|--------------------|---------|

| | |
|--|--|
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3-U Type: SB BOCA 1999 Signature: JMB 10/2/02 |
|--|--|

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|---|
| Proposed Project Description: erect 12' x 16' shed |
|---|

| | | |
|---|--|---------------------------------|
| 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: 10/02/2002 | Zoning Approval | | |
|------------------------|---------------------------------|------------------------|--|--|

- 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..

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>N/A</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"/> | <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 | <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: 10/2/02 | Date: | Date: 10/2/02 |

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

PERMIT ISSUED
OCT 2 2002
Permit Number: 021123
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT



This is to certify that Mcman James A /no contract / self
has permission to erect 12' x 16' shed
AT 1567 Westbrook St Call 256 B001001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS 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

Deemie Bourke 10/2/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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>1567 Westbrook Street</u> | | |
| Total Square Footage of Proposed Structure <u>192</u> | Square Footage of Lot <u>14,157</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>256</u> Block# <u>B</u> Lot# <u>001</u> | Owner: <u>James A. McMann</u> | Telephone: <u>874-6055</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>James McMann</u> <u>1567 Westbrook Street</u> <u>Portland, ME 04102 874-6055</u> | Cost Of Work: \$ <u>1500.00</u> Fee: \$ <u>37.00</u> |
| Current use: <u>S/F</u> | | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: _____ | | |
| Project description: <u>Building a 12' x 16' shed for use of storage and tools. Will begin by laying a 4" concrete slab, build the frame work, build the siding roof, install electricity.</u> | | |
| Contractor's name, address & telephone: | | |
| Who should we contact when the permit is ready: <u>James A. McMann</u> | | |
| Mailing address: <u>1567 Westbrook Street</u> <u>Portland, ME 04102</u> | | |
| 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: <u>874-6055</u> | | |

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 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: <u>James A. McMann</u> | Date: _____ |
|--|-------------|

**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**

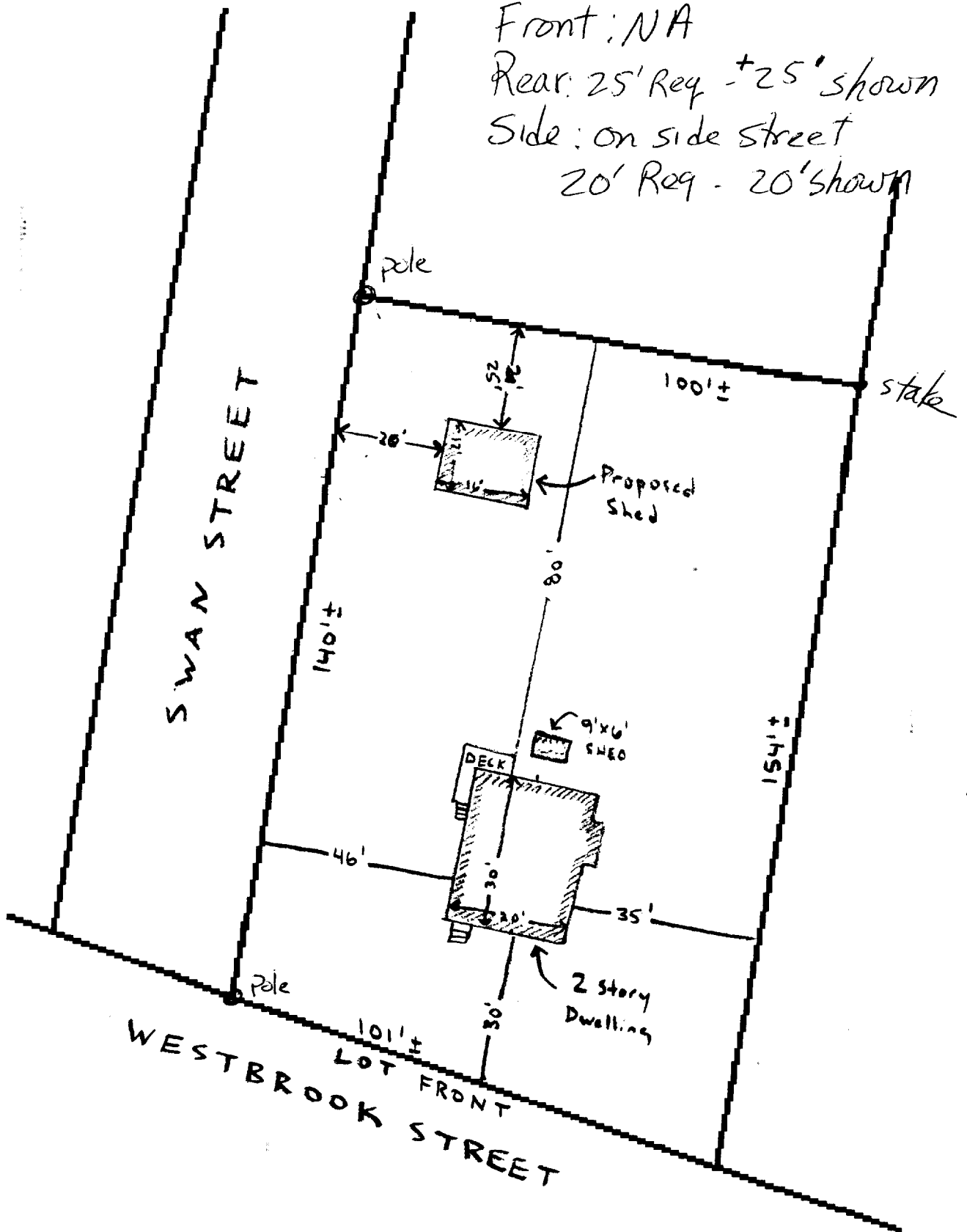
R1 Zone

Front: NA

Rear: 25' Req - 25' shown

Side: on side street

20' Req - 20' shown



Detailed Construction Description for Proposed 12ft. x 16ft. Shed on 1567 Westbrook Street, Portland, ME 04102. Property owned by James A. McMann, (207) 874-6055.

Concrete Slab: The concrete slab will be constructed by first digging and smoothing out a 13in.x17in. The whole area will be checked with 4-foot hand level to determine uneven ground. Prior to pouring the concrete, a surrounding form will be constructed and will be made with 2in.x4in. studs. They will be placed and nailed together, on each end, to form the outer 12in.x16in. barrier. After the studs are nailed together, the whole area will be checked to ensure they are level. This will be performed by using the 4-foot hand level and also strings tied across. Once the outer studs are in place and I believe the area is square and level, I will call and have a local concrete company deliver the concrete. Once the concrete is poured in, I will be using a hand trowel and a long 2in.x4in. board to level off the top of the wet concrete. I will be using the 2in.x4in. board in order to give a slight rough texture on top for future wear-and-tear and better traction while walking and moving things inside the shed. I will let the concrete dry for at least 24 hours before continuing the construction of the shed. After 24 hours, I will inspect the slab to ensure it is dry and begin taking apart the 2in.x4in. form boards, also checking for cracks or other problems with the concrete. After I remove all the form boards, I will be placing crushed rocks around the slab that will cover a length of approximately 12in. out from the slab. This crushed will be placed around the whole slab and will be approximately 3-4in. deep. The crushed rock will ensure proper drainage as a result of rain runoff from the shed roof and outer walls.

Pressure Treated Anchor Boards: 2in.x6in. Pressure Treated boards will be screwed *or anchor bolts* down flat on the outer walls of the concrete slab using 4in. concrete screws. These boards will serve to purposes: 1. Due to the boards being pressure treated wood, they will prevent and moisture from soaking up into the wall studs and causing rot to occur. 2. They will be used to placed the 2in.x4in. wall studs on top of, which will be toe-nailed into the anchor boards using 16ga nails.

Walls: Once the anchor boards are in place, the 2in.x4in. studs can be cut to begin putting the walls together. The studs will be cut at a length of 7ft.6in. and will be placed at 16in. on center. Once a sufficient amount of studs have been cut to the proper size, they will be nailed to the 2in.x4in. boards which is the first plated board that will be nailed and rest on top of the wall studs. Once the studs have been nailed to the first plate board, for example the wall that will be put up on one of the 12ft. sides, a piece of strapping will be nailed to the bottom of all the studs to keep them from swaying due to the fact that they will be hanging freely before being nailed to the anchor board. Before raising the wall up on top of the anchor boards, I will measure and pencil out a line where each wall stud will be nailed to the anchor board. As said before, these wall studs will be 16in. on center. Once all the lines are drawn at 16in. on center, I will be assisted in raising the wall on top of the anchor boards ensuring that the end of the wall is squared with the edge. I will then proceed in toe-nailing the corner stud, or edge, into the anchor board. I will then proceed to the other corner stud, or edge, and toe-nail that stud in. I will then take a 2 pieces of strapping and nail it to corner studs and they will server the

purpose of holding up the wall while I take the other piece of strapping off that is connected across all the wall studs. Now that the two pieces of strapping on either ends is stabilizing the wall, I can begin by lining up each stud on the 16in. on center mark and toe-nailing the studs into the anchor board. This same process will be conducted the other 3 walls, forming a 12ft.x16ft. wall that is approximately 7ft.10in. from the bottom of the anchor board to the top of the first plate board.

Top Plate Board: Once the walls are up and all joined/tied in at the corners, the second or top plated board can be installed. These boards will be 2in.x4in. boards, just like the other plate board. When installing this second plate board I will nail them, using 16ga nails, to the bottom plate but will ensure that they overlap where the first plate boards will come together. This will ensure that all the walls will not separate and will be tied in together.

Rafters: Once the walls are up, the gable ends can be constructed and placed up. The rafter boards are 2in.x6in. boards that are cut to a length of 8ft.6in. I have determined that the length from the top plate board to the roof peak will be 5ft. Based on a height of 5ft. in the middle of the gable end and 6ft. length from the middle of the wall to the corner, the rafters will be a length of 8ft.6in. Based on these figures I will determine the pitch of the roof and be able to make two precise cuts: 1. I will make the cuts on the two rafters that will be joined and nailed together at the roof peak using 16ga nails. 2. I will make the cuts (crows foot cut) at the opposite side of the rafters, which will be seated and rested on the top plate. The rafters will have an overhang off the roof of approximately 12in.+/- One the Gable Ends I will be cut 2in.x4in. cripple boards, which will be cut at different sizes to be 16in. on center across the gable ends. The boards will be toe-nailed in to the top plate and nailed in to the gable end rafters using 16ga nails. These cripple boards will give additional support to the gable end rafters and will also be used to nail the outside Texture 1-11 sheets to the side. Once the gable end is up a piece of strapping will be nailed to middle cripple board and will serve as support down to the ground so the newly constructed gable end does not move or fall. The opposite gable end will be constructed using the same process as described above. The rest of the rafters will be cut and nailed together just like the gable end rafters and a collar tie will be nailed to these rafters. The collar tie board will be a piece of 2in.x4in. board and will be nailed from one side of the rafter to the other side, approximately 12in. below the peak of the rafters. These rafters can be constructed on the ground and raised after construction. For additional support while raising and nailing these rafters to the top plate board, a piece of strapping on each side will be nailed across the rafters to prevent them from moving or falling.

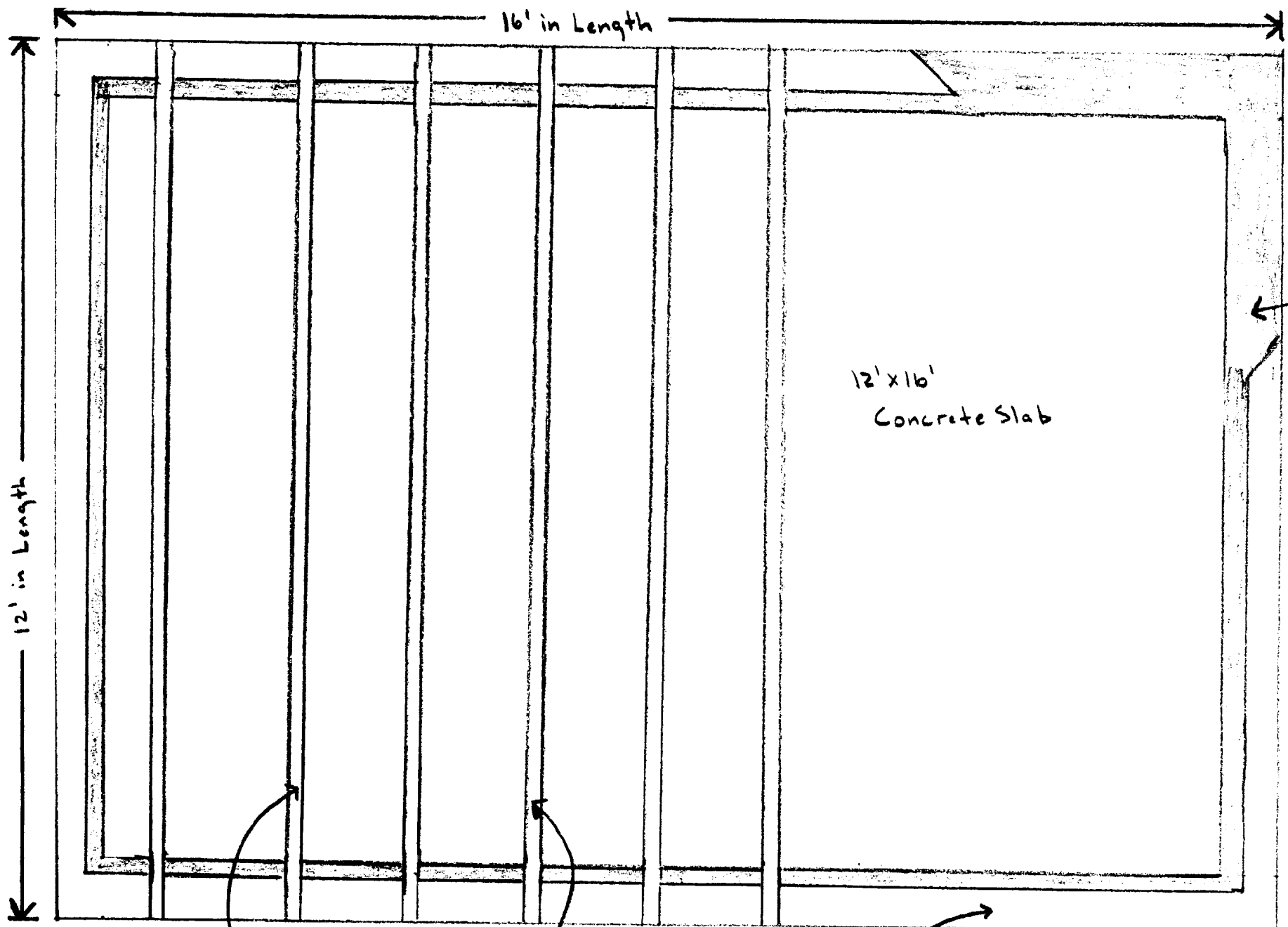
Stringers: Once the rafter are up and they are temporarily held together by a piece of strapping on both side the stringers can be cut on the ground and then brought up to be nailed. The stringers will be 2in.x6inx12ft. and will be placed next to and nailed to the side of the rafters using 16ga nails. The stringers will be approximately 16in. on center, based on being nailed to the side of the rafters. The stringers will only have on cut on each side. This cut will be the same degree or pitch as the one the rafters have coming

down. This will ensure that the rafter and the stringer will be flush with each other when they are nailed next to each other and the OSB sheets lay flat on both rafter and stringer.

Outside Walls and Gable Ends: Once the stringers are in place, the outside walls can be attached to the wall studs/frame. I will be using Texture 1-11 sheets for the walls and they will be nailed to the wall studs with 8ga galvanized nails. I will not be insulating the shed so Texture 1-11 will be of sufficient outer wall material. I will place the sheets on all walls and also up on the outer gable ends. At this point all the walls and gable ends will be up and enclosed.

Roof: The roof will be the last step in constructing the shed and will have four steps: Nailing 3/4 in. OSB sheets on the rafters with 8ga nails, Placing the roof drip edge on, Laying tar paper on top of the OSB sheets and nailing the roofing shingles down. Before placing the 3/4 in. OSB sheets down I will take off the support strapping. The OSB sheets will be nailed with 8ga nails and will cover the whole roof. After the OSB sheets are nailed down, I will nail 8in. galvanized drip edge across the bottom edge of the roof line. I will also nail 6in galvanized drip edge up the edge of the roof line. This will ensure rain does not leak under the shingles or the snow does not cause water damage due to ice damming on the edge of the roof line. Once the drip edge is installed I will lay tar paper on the whole roof. The tar paper will be stapled down using a hand staple gun. After the tar paper is installed I will finish by laying a one-layer of asphalt shingles. These shingles will be nailed down using regular galvanized roofing nails. The ridge line will be doubled up to ensure proper protection and drainage down and away from the ridge line.

Poly-siding: Shortly after construction is complete, I will be painting the outside walls, gables ends and roof edge with 2 to 3 coats of Polyurethane to provide weather protection for rain, snow, wind, etc and to also maintain the natural wood color and look.



16' in Length

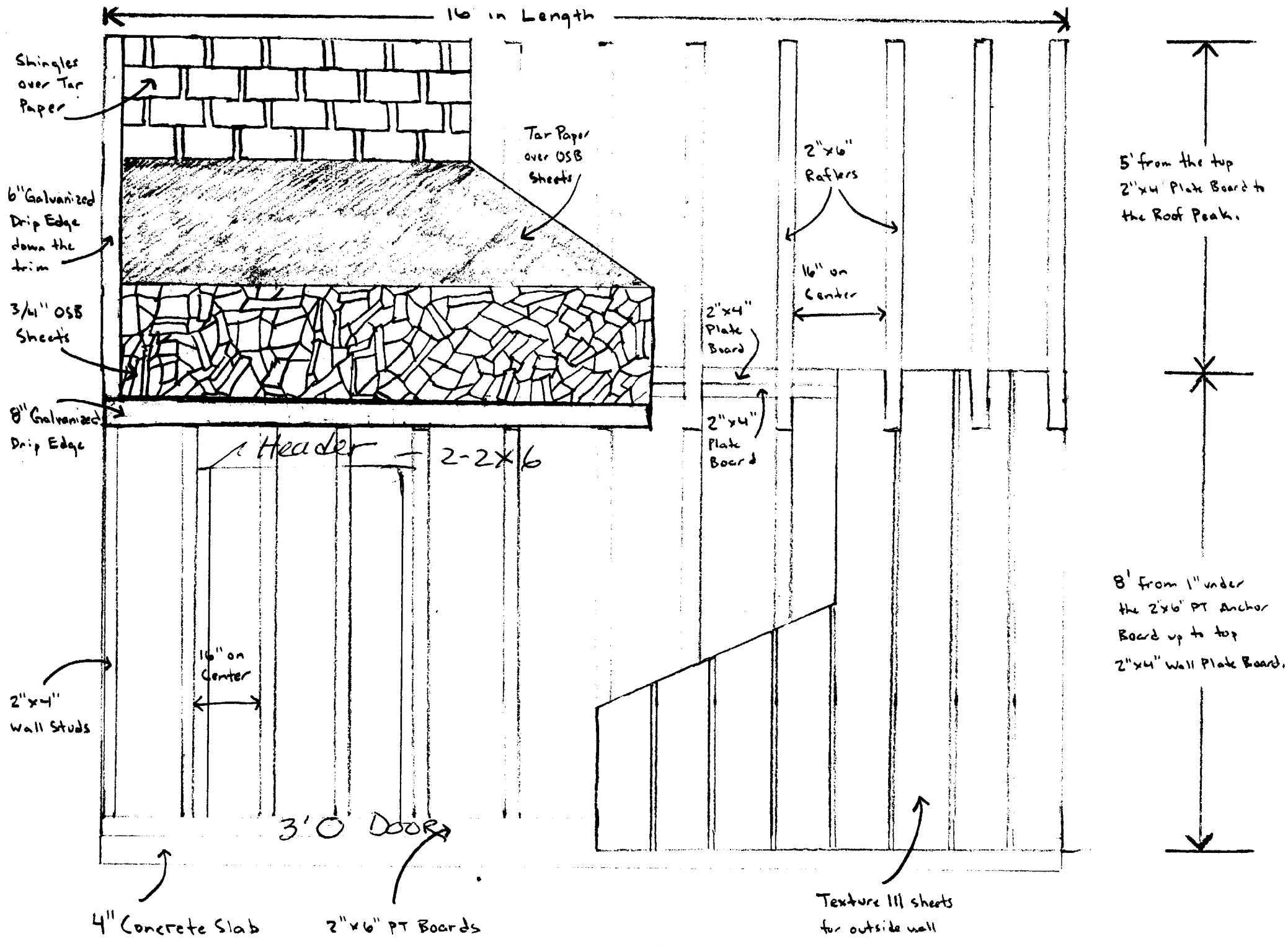
12' in Length

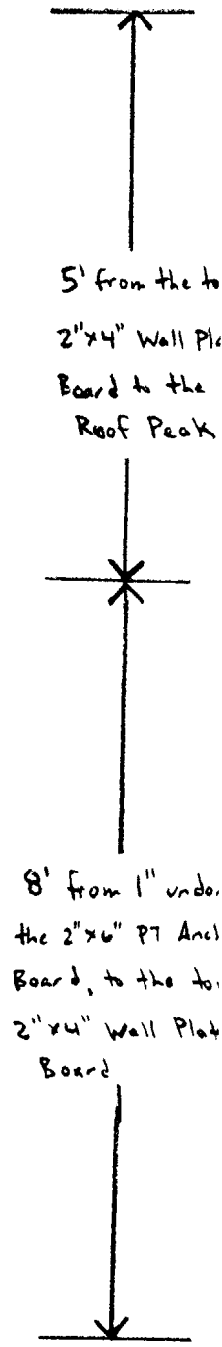
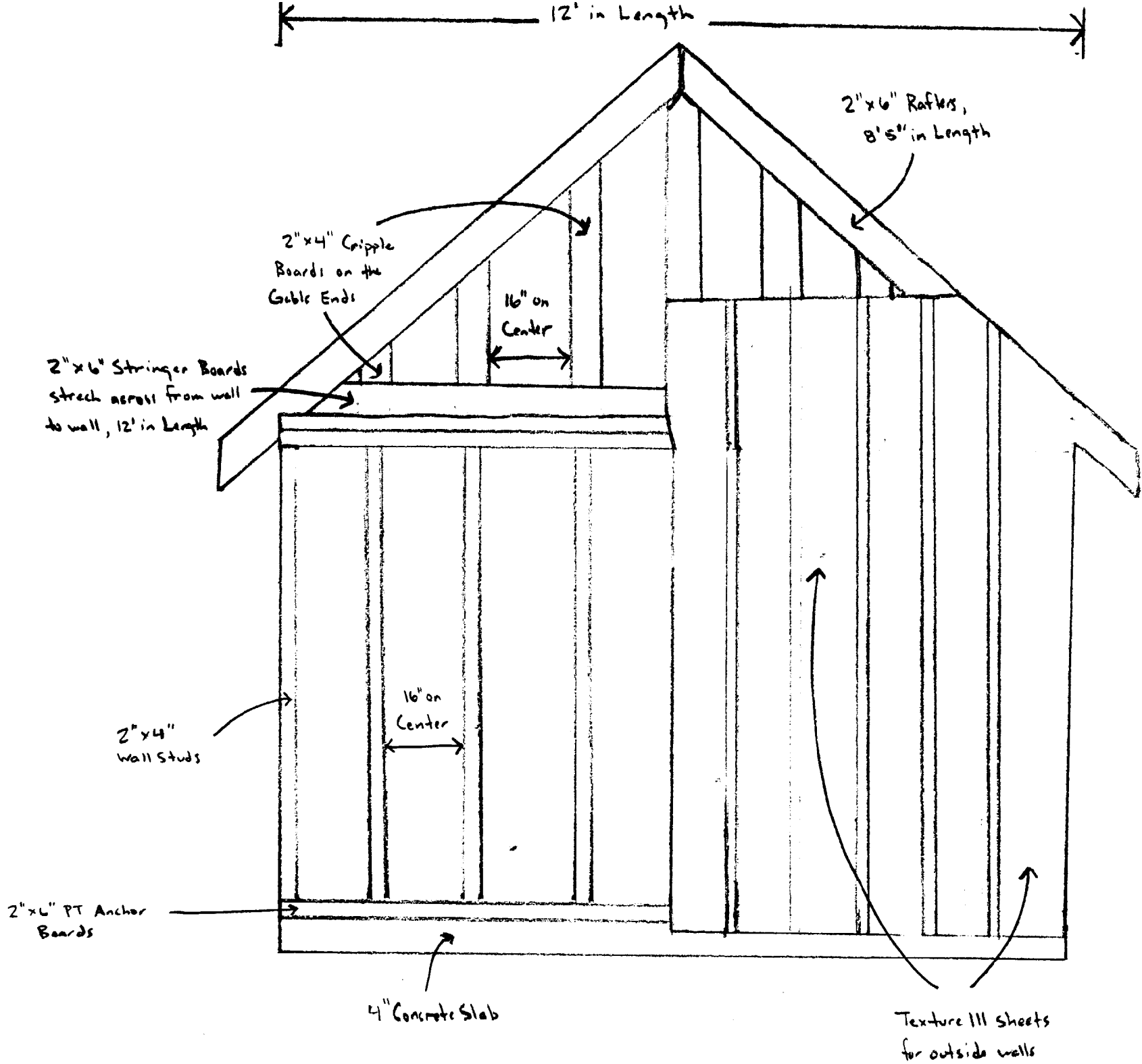
2" x 6" PT
Anchor Board
are nailed flat
on concrete slab

12' x 16'
Concrete Slab

Collar Ties
2" x 6" Stringer Boards
stretch across from wall
to wall, 12' in length and
lay on top of the 2" x 4"
top plate board.

2 - 2" x 4" Plate Boards
nailed to the top of the
2" x 4" Wall Studs.





BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

RB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

JP **Footing/Building Location Inspection:** Prior to pouring concrete
NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
NA **Foundation Inspection:** Prior to placing ANY backfill
NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

JP **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00~~ fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

JP **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

JP A m
Signature of applicant/designee _____ Date _____
James Bonte
Signature of Inspections Official _____ Date 10/2/02

CBL: 256-B-001 Building Permit #: 02-1123