

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090427

Please Read Application And Notes, If Any, Attached

This is to certify that UNG BUN K & SON NEANG /property owner
has permission to Repair and Replace front porch, transform existing rear deck in to a room

AT 47 ROWE AVE CB# 260 A007001

provided that the person or persons, firm or corporation accounting 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 red-in. 24 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

Thomas N. Mahoney 6/1/09
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: 09-0427 | Issue Date: | CBL: 260 A007001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---------------------------------------|--------------|
| Location of Construction: 47 ROWE AVE | Owner Name: UNG BUN K & SON NEANG JTS | Owner Address: 47 ROWE AVE | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R-3 |

| | | | | | |
|---------------------------------|--|------------------------|-----------------------------|--------------------|-------|
| Past Use: Single Family Home | Proposed Use: Single Family Home - Repair and ^{delete from work} Replace front porch , transform existing rear deck in to sunroom | Permit Fee: \$60.00 | Cost of Work: \$4,000.00 | CEO District: 3 | 84004 |
|---------------------------------|--|------------------------|-----------------------------|--------------------|-------|

| | |
|--|---|
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: 5B IRC 2003 |
| Signature: | Signature: <i>Am 6/1/09</i> |

Proposed Project Description:
~~Repair and Replace front porch~~, transform existing rear deck in to sunroom
Deleted from work

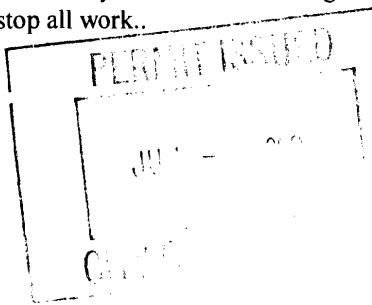
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By: Ldobson | Date Applied For: 05/07/2009 | 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 <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"/> Date: <i>5/18/09</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 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 |

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

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

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.

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

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

(Handwritten Signature)

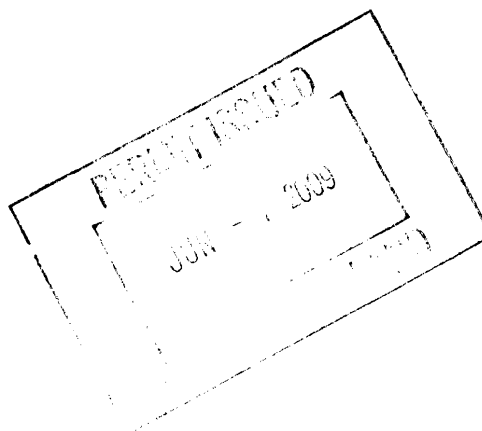
Signature of Applicant/Designee

6/1/09
Date

(Handwritten Signature)

Signature of Inspections Official

6/1/09
Date





General Building Permit Application

If you or the property owner owns 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>47 Rowe Ave Portland ME 04102</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot <u>0.193 Acres.</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>A</u> Lot# <u>7.</u> | Applicant *must be (owner, Lessee or Buyer) Name <u>BUN. K. UNG</u> Address <u>47 ROWE AVE</u> City, State & Zip <u>PORTLAND, ME 04102</u> | Telephone: <u>(207) 773.2475</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>4,500</u> C of O Fee: \$ Total Fee: \$ <u>60</u> |
| Current legal use (i.e. single family) <u>SFH</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Porch and sunroom</u> | | |
| MAY - 7 2009 | | |
| Contractor's name: <u>OWNER</u> | | |
| Address: <u>47 ROWE AVE</u> | | |
| City, State & Zip <u>PORTLAND, ME 04102</u> | | Telephone: _____ |
| Who should we contact when the permit is ready: <u>BUN. K. UNG</u> | | Telephone: <u>(207) 773 2475</u> |
| Mailing address: <u>47 ROWE AVE PORTLAND</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, 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: 5/6/09

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-0427 | Date Applied For: 05/07/2009 | CBL: 260 A007001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------|
| Location of Construction: 47 ROWE AVE | Owner Name: UNG BUN K & SON NEANG JTS | Owner Address: 47 ROWE AVE | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|---|--|
| Proposed Use: Single Family Home - Repair and Replace front porch, transform existing rear deck in to sunroom | Proposed Project Description: Repair and Replace front porch, transform existing rear deck in to sunroom |
|---|--|

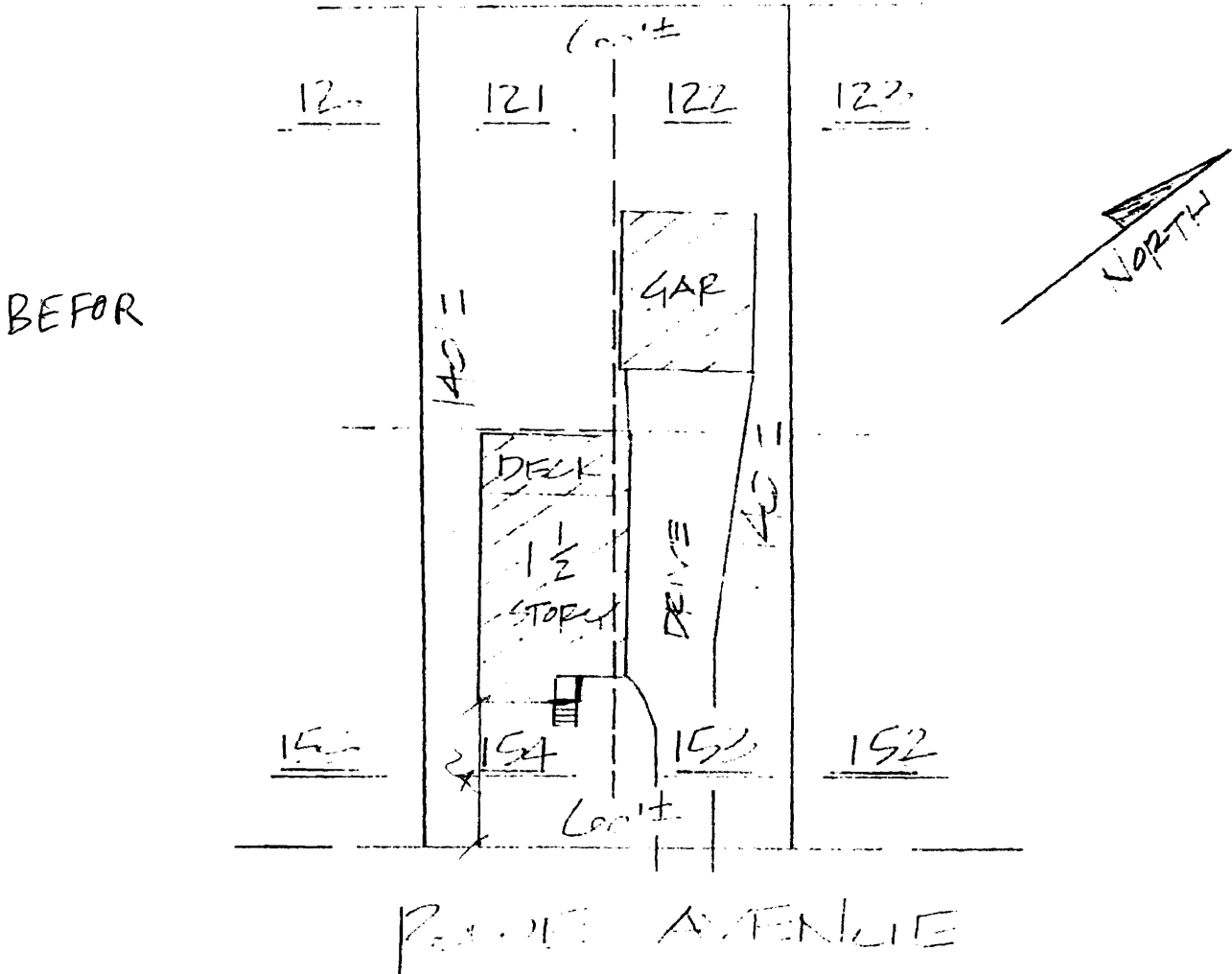
| | | | |
|--|---|----------------------------------|----------------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 05/18/2009 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, 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. It is understood with the owner that the new front deck can not be built at this time because it will extend closer than zoning allows. The front deck alterations are NOT part of this permit approval. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Tom Markley | Approval Date: 06/01/2009 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. | | | |

| |
|--|
| Comments: |
| 5/12/2009-mes: The front porch is going toward the front property line and will only be 20' instead of the required 25' from the front property line. I left my name and number with a girl who answered the phone. The rear deck into a sunroom looks like it will meet zoning. |
| 5/18/2009-mes: The owner came in and I explained that he was at the limit for the front setback and that he could not add a structure at the front that went closer to the front property line. He agreed to take that request off of the permit and just go with the rear sunroom alterations which are ok for zoning. He will also come in with an adjustment on his permit costs because of what he is deleting for his permit. |
| 5/20/2009-lmd: Owner came in and explained that he no longer wanted to build a sunroom. He is only going to put the roof over the existing deck. |

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 47 ROWLE ST INSPECTION DATE: 5-29-2
PORTLAND, ME SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: UNG/NEANG REQUESTING PARTY: FIDELITY TITLE Co.
 OWNER: SMITH ATTORNEY: THOMAS POWERS
 LENDER: PORTLAND REGIONAL F.C.U. FILE No. 20211971

TITLE REFERENCES:
 DEED BOOK: 1448 PAGE: 3
 PLAN BOOK: 11 PAGE: 13 LOT: 121, 122
 COUNTY: WMB 151, 152

YOUR FILE #: IES423

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
 918 BRIGHTON AVENUE 232 CLARKS WOODS ROAD
 PORTLAND, ME 04102 LYMAN, ME 04002

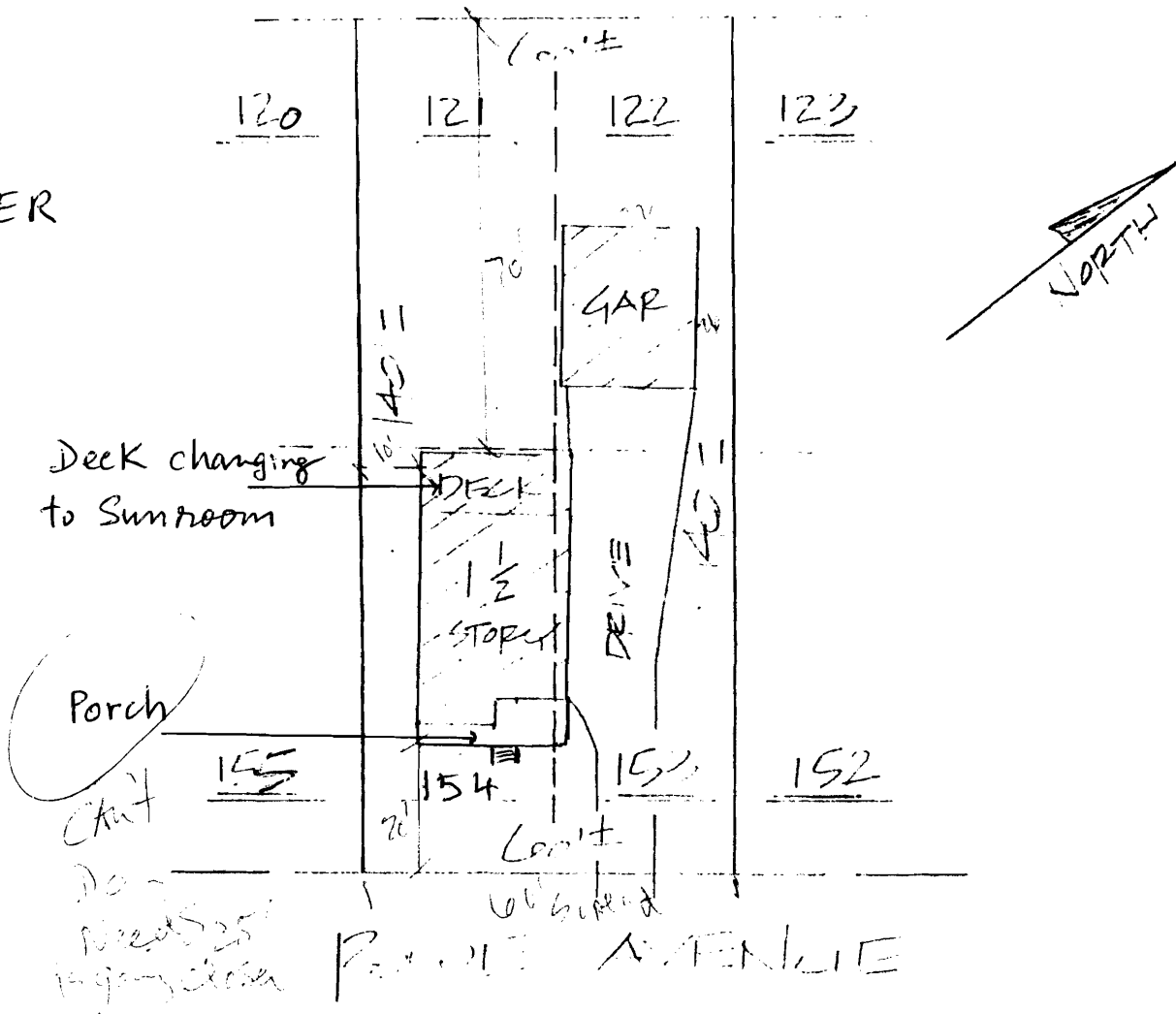
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ADDRESS: 47 ROWLE ST
PORTLAND, ME

INSPECTION DATE: 5-29-2
SCALE: 1" = 20'

AFTER



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: UNG/NEANG REQUESTING PARTY: FIDELITY TITLE Co.

OWNER: SMITH ATTORNEY: THOMAS POWERS

LENDER: PORTLAND REGIONAL F.C.I. FILE No. 20211971

TITLE REFERENCES: YOUR FILE #: TE 5423

DEED BOOK: 1448 PAGE: 3
PLAN BOOK: 11 PAGE: 13 LOT: 121, 122
COUNTY: WMPB 152, 154

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
818 BRIGHTON AVENUE
PORTLAND, ME 04102
232 CLARKS WOODS ROAD
LYMAN, ME 04002



General 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: | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Applicant "must be owner, Lessee or Buyer" Name Address City, State & Zip | Telephone: |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: | | |
| Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____ | | |

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| | |
|------------------|-------------|
| Signature: _____ | Date: _____ |
|------------------|-------------|

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General Building Permit Application

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| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Applicant *must be owner, Lessee or Buyer* Name Address City, State & Zip | Telephone: |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: * Add the roof to the existing deck. | | |
| Contractor's name: _____ | | |
| Address: _____ | | |
| City, State & Zip: _____ | | Telephone: _____ |
| Who should we contact when the permit is ready: _____ | | Telephone: _____ |
| Mailing address: _____ | | |

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| | |
|------------------|-------------|
| Signature: _____ | Date: _____ |
|------------------|-------------|

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

If your deck's design incorporates a ledger, it's an integral part of the deck's structure, and therefore it is important to keep it in good repair.

To reinforce a ledger fastened to wood framing, drill pilot holes and install additional lag screws with washers, spacing them about 16 inches apart, and staggered. Tighten the screws with a socket wrench.

To reinforce a ledger fastened to a brick or masonry wall, insert additional expanding anchor bolts, spacing them about 16 inches apart along the ledger.

For even more support, install a ledger support. If the ledger is past repair, replace it. The procedures are illustrated below; choose the appropriate fastener, as described above. See page 108 for ledger installation details.

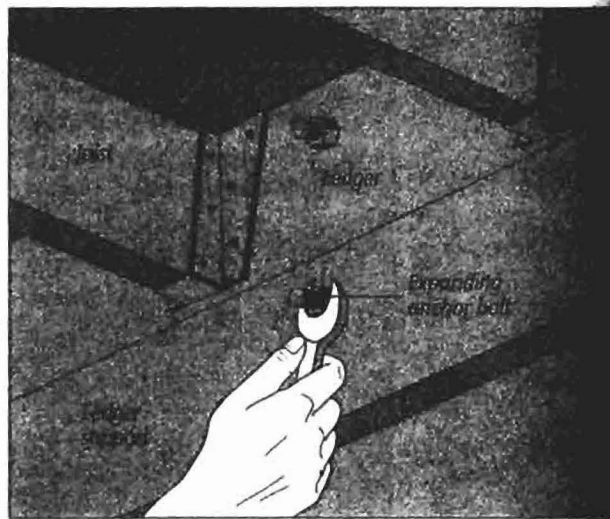
Installing a ledger support

TOOLKIT

- Tape measure
- Combination square
- Circular saw
- Jacks
- Electric drill
- Wrench

Supporting a ledger

Cut a ledger support about 4' to 6' longer than the damaged section of the existing ledger; use lumber of the same dimensions as the ledger. Support the ledger with jacks, placing them about 7' apart. See page 178 for information on using jacks. Raise the jacks until they hold the support ledger tightly against the existing ledger. Drill staggered holes for the fasteners every 16" along the ledger support, then install the fasteners.



Replacing a ledger

TOOLKIT

- Claw hammer
- Tape measure
- Jacks
- Nail claw (optional)
- Wrench
- Combination square
- Circular saw
- Electric drill



Installing a new section

Support the joists 3' to 4' from the section of the ledger you're replacing: Nail two 2x10s together to make a brace and raise it on jacks set about 7' apart. Have helpers hold the brace while you raise the jacks. Remove any nails or framing connectors holding the joists to the ledger, and, with your helpers supporting the ledger, remove the fasteners holding it to the wall. Remove the ledger. NOTE: Once you've disconnected the joists from the ledger, the deck is no longer supported at that

end. Be careful not to bump into any of the supporting jacks, and don't let anyone walk on the deck while it's unsupported. If you must remove the entire ledger, do one section at a time. At all times, one section of the deck is always supported.

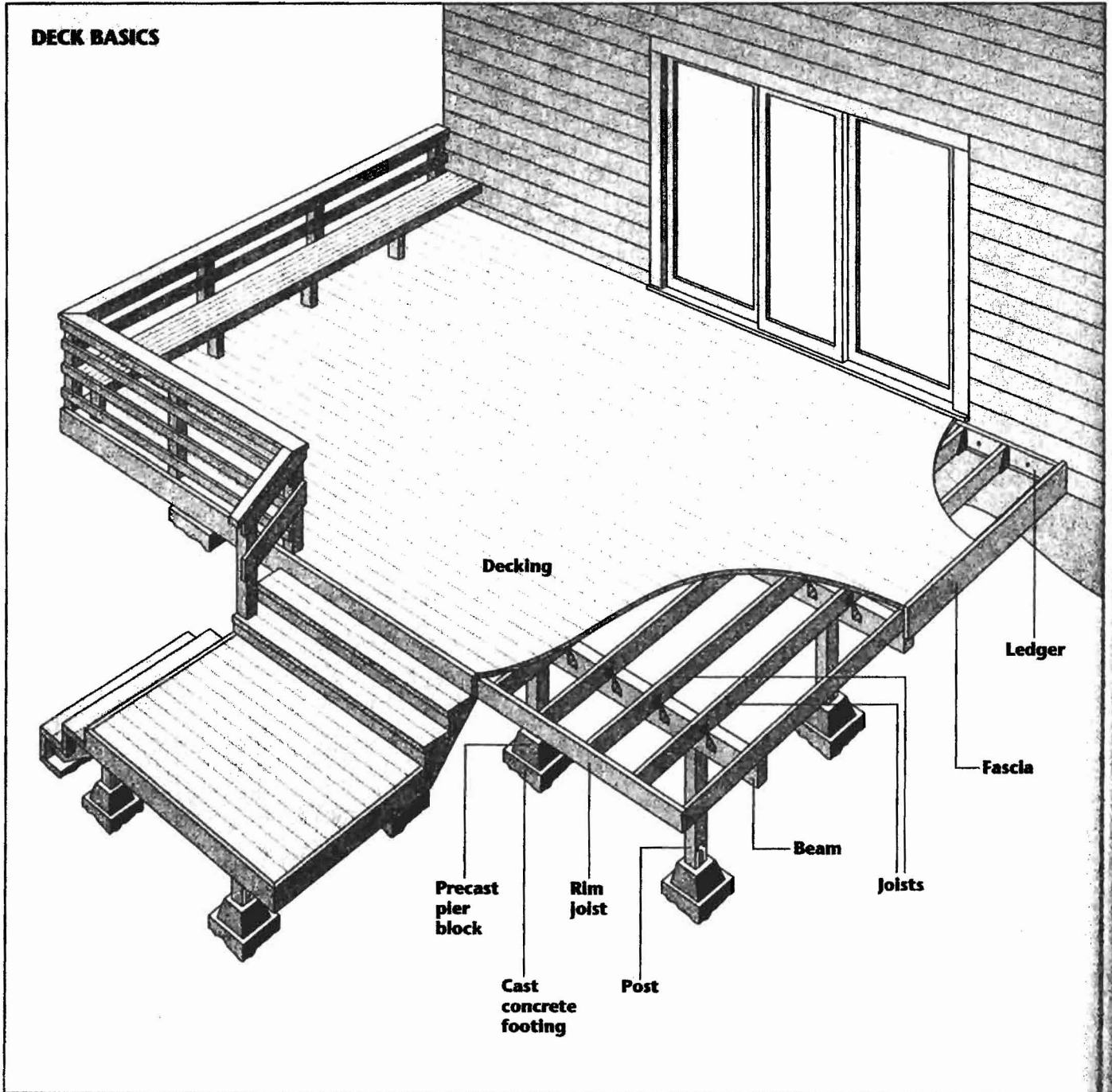
Next, cut a new section from lumber of the same dimensions as the existing ledger. Have your helpers hold it in place while you drill holes and install fasteners, staggered 16" apart. Finally, fasten the new section to the new ledger using joist hangers (above).

DECK

In their basic structure, most decks resemble the deck shown below. Footings support posts, which hold posts. Beams run from post to post; joists span from beam to beam, either running across the tops of beams or hanging between them for a lower profile. A deck attached to a house is connected to a ledger mounted on a wall, as shown, while on a freestanding deck, the ledger is replaced with another row of posts and piers. Decking

spans across the tops of the joists, and railings are required on elevated decks. Finally, fascia boards and other trim details help dress up the structure.

The basic design shown can be varied in many ways, including changes in the shape of the supporting structure, the direction of the decking, and the location and direction of the stairs. You can also add more complex railings—or for more privacy, screens.



reinforce a post, bolt another post of the same dimensions to one side of it and drill holes through both posts to install the bolts. Or, bolt a length of 2x4 to each side of the post.

To reinforce the entire deck structure, you can add bracing between the posts, as discussed on page 120. Nail a 1x6, 2x4, or 2x6 board diagonally at the top of the post and the bottom of the post next to it. Mark the board at the outside edge of each post, and cut it along this line. Drill pilot holes and fasten the braces with at least two nails or screws at each end. Repeat on the back of the posts, angling the brace the opposite way, so that the two braces form an X.

If a post is rotten, you'll need to replace it. Posts may be attached to the concrete footings in various ways: They may be sunk directly into them; they may sit in a post anchor set in the footing; or they may rest on a pier block, either attached to a nailing block or in a post anchor. A post right in concrete is most likely to rot. If it does, cut it off flush with the top of the footing and bolt a post anchor to the remaining wood, or use a side anchor as shown below.

Where the ground below has settled or washed away, you may need to replace an old footing. Break up the footing with a sledgehammer, if necessary, to remove it, then cast a new one (page 115).

Replacing a post

TOOLKIT

Prybar or nail claw
Nail hammer
Crosscut saw
(optional)
Hand-drilling
hammer (optional)
Tape measure
Circular saw
Carpenter's level
Electric drill
Wrench

1 Removing the post

Support the structure above the post with a jack (page 178). If a post anchor was used, pull out the nails holding the post to the post anchor with a prybar or nail claw. To loosen the nails, pry the plate away from the post with a prybar, then hammer it back in place.

If the post is embedded in concrete, saw it off flush with the top of the footing using a crosscut saw. If the post is set on a nailing block, remove the nails holding the post to the block.

Remove the post; if necessary, tap it gently with a hand-drilling hammer to loosen it.

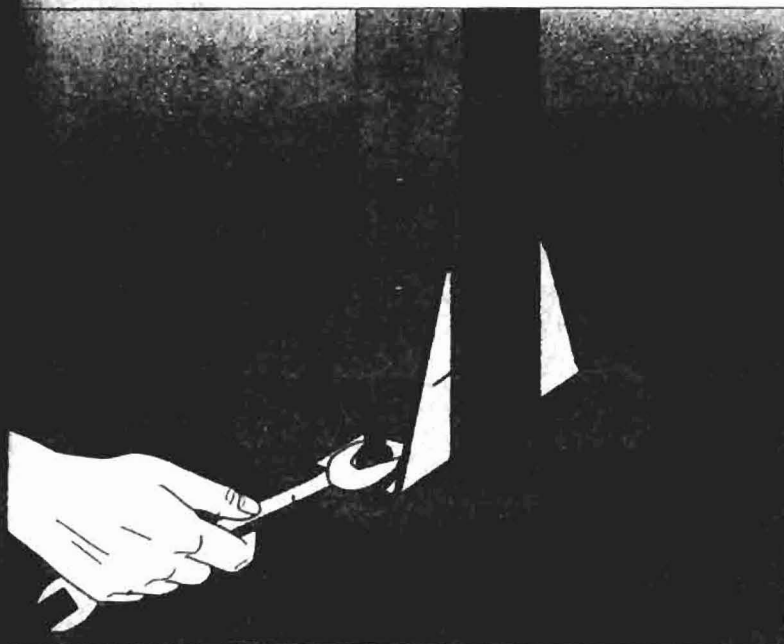
2 Installing a new post

The length of the new post will depend on the method of attachment: If the old post was set in a post anchor, simply measure the post. Otherwise, measure the distance between the beam and the footing (or the nailing block attached to the foot-

ing) and subtract the height that the post anchor will hold the post above the footing or nailing block; cut the new post to this length. If you'll be using a side anchor as shown, cut the new post to the same length as the distance between the footing and the beam.

The next step is to install the new post. If the old one was set in a post anchor, insert the new one into the anchor, check it for plumb with a carpenter's level, and fasten it in place. If the old post was embedded directly in the concrete or set on a nailing block and the wood is in good shape, use the type of post anchor that can be attached to wood. Insert the new post in the anchor, check it for plumb, and fasten it in place.

If the old wood is not strong enough to accept a post anchor, use side anchors. Have a helper hold the post on top of the footing, and drill a hole in the footing (using a masonry bit) to one side of the post, to fasten the side anchor to the footing. Insert an expanding anchor bolt in the hole, and fasten the side anchor in place. Plumb the post and fasten it to the side anchor with lag screws. Repeat to fasten another side anchor to the other side of the post (left).



RAISING A WALL

Snap a chalk line $3\frac{1}{2}$ inches inside the edge of the subfloor ($5\frac{1}{2}$ inches for 2×6 walls) to mark the edge of the wall.

As a safety precaution, nail vertical blocks to the outside of the rim joist to keep the base of the wall from sliding off as you lift it. Then lift the wall into place.

Nail through the soleplate and subfloor into the joists with 16d nails. Using a 4-foot level, plumb the wall and nail it to the house framing. Next, plumb the wall at the corner, and brace it temporarily as shown in the illustration below.

When all of the walls are in place, install the cap plates, overlapping at all corners.

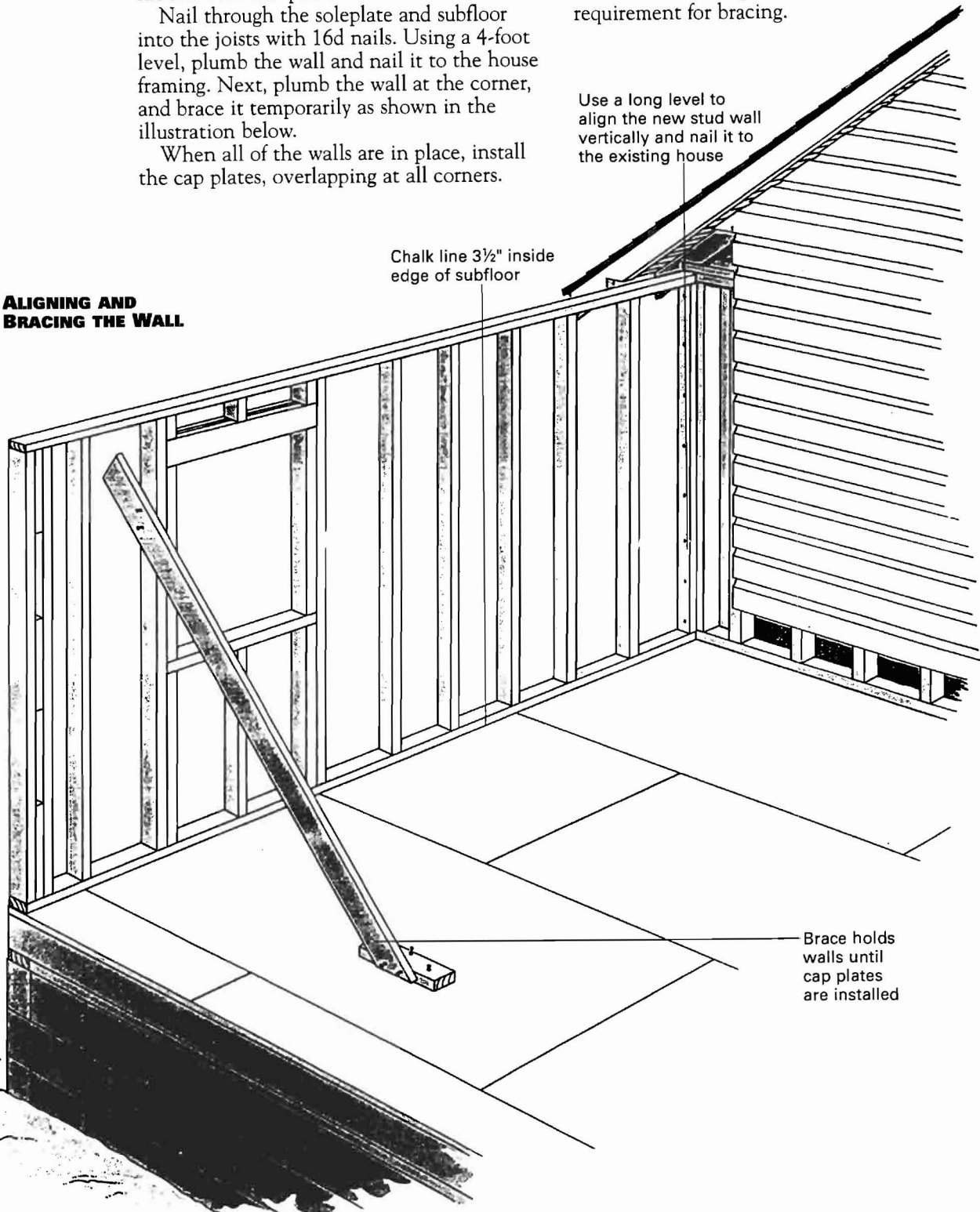
If you built a long wall in two sections, make sure the cap plate extends at least 4 feet beyond the joint in both directions.

You can install permanent bracing now or after the roof is on. Covering the wall with plywood, oriented-strand board, or any other structural sheathing satisfies the code requirement for bracing.

Use a long level to align the new stud wall vertically and nail it to the existing house

Chalk line $3\frac{1}{2}$ " inside edge of subfloor

ALIGNING AND BRACING THE WALL



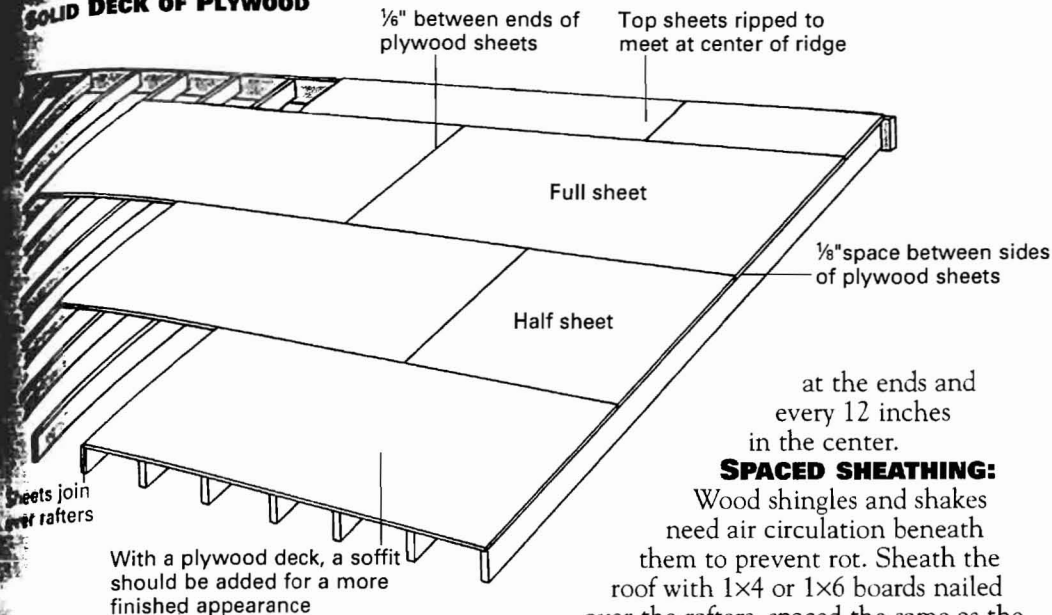
Brace holds walls until cap plates are installed

TYING THE

Before you install the roof sheathing, make sure the roof framing is properly braced. Frame the roof against the existing wall in a door height) for the new stud wall. Cut a piece of sheathing to hold the new stud wall in place.

TYING TO OLD

SOLID DECK OF PLYWOOD



With a plywood deck, a soffit should be added for a more finished appearance

at the ends and every 12 inches in the center.

SPACED SHEATHING:

Wood shingles and shakes need air circulation beneath them to prevent rot. Sheath the roof with 1x4 or 1x6 boards nailed over the rafters, spaced the same as the exposure of the shingles.

For instance, if wood shingles are applied with a 5-inch exposure (the amount of the shingle exposed to the weather), the sheathing boards must be spaced 5 inches on-center so the shingle nails can be driven into them. The first 18 inches just above the eaves and 18 inches just below the ridge on each side are usually covered with solid boards for a better nailing surface.

TONGUE-AND-GROOVE SHEATHING:

If the sheathing will be exposed inside the house, as with cathedral ceilings, use tongue-and-groove pine or cedar roofers. Install the first board along the eaves with its tongue edge toward the ridge. Use scraps of tongue-and-groove boards as hammering blocks when you knock successive boards into place. Stagger the butt joints, and gap the joints 1/16 inch for expansion when wet.

cross each wall at 30 to 45 degrees, must connect the top plate and soleplate (or mudsill, if possible), and must be nailed to each stud with a 16d common nail.

ROOF SHEATHING

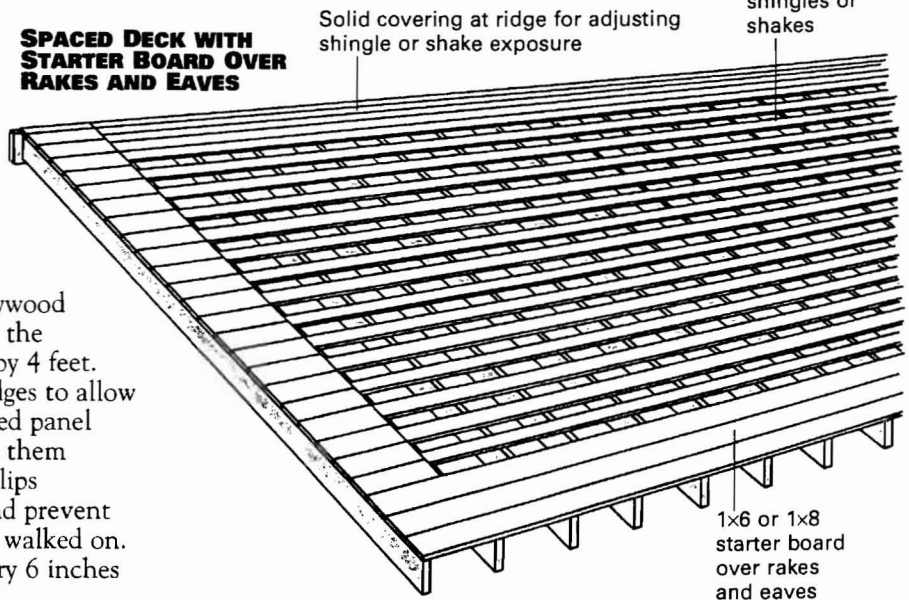
Install roof sheathing and roofing before the siding in order to weatherproof the addition as soon as possible. Be sure the walls are well braced and the rafters are tied to the walls before sheathing the roof because a strong wind can exert tremendous lift on the sheathed roof.

Sheathing for most roofing materials is 1/2-inch or 5/8-inch plywood or OSB. Some roofing materials, such as wood shingles, require sheathing of 1x4 boards.

When planning the roof sheathing, determine if the underside of the sheathing will be visible at the eaves and rake edges or if soffits will conceal it. If it will be visible, use an attractive material for the sheathing panels, such as wood siding or V-rustic wood siding, and sheath the rest of the roof with inexpensive panels.

PANEL SHEATHING: Install plywood or OSB panels perpendicular to the rafters, staggering the end joints by 4 feet. Leave 1/8-inch gaps at all panel edges to allow for expansion. Slip metal H-shaped panel clips over the panel edges to lock them together between rafters. These clips automatically space the panels and prevent deflection when the roof is walked on. Nail the panels with 8d nails every 6 inches

SPACED DECK WITH STARTER BOARD OVER RAKES AND EAVES



Install filler strips to allow use of full panels

panels at 12 inches around every 12 inches and common blocking behind framing. Ceiling or blocking areas where they are likely to be visible.

With the inside windows and measurements, and cut them. Most builders when cut out sheathing sawed plywood sheathing and the tops of rafters. But the underside

led over the permanent deflection of the structure is easier to brace

RAILINGS

Railings are generally required for decks over 30 inches high and for flights of stairs 5 feet or narrower. However, rails are a good addition to any deck above ground level, especially if it will be used by small children. Multilevel decks can sometimes go without railings if each level is at least 36 inches deep from front to back (so that each level becomes a deck unto itself), but even in these cases, railings are strongly recommended.

Railings are generally a minimum of 36 inches high; however, a higher railing—up to 42 inches—feels safer. Code generally requires that there be no gaps in the structure big enough to accept a 4-inch sphere (some codes allow 6 inches); this will prevent babies from slipping through. (If you have active small children, try to design a railing that will be difficult to climb.) Railings must be built strongly enough to resist a hefty horizontal force (up to 20 pounds per square foot). Be sure to consult your building department for any local requirements.

Regardless of design, railings have the same basic structure: vertical posts capped and joined by a cross member laid flat, with the space between the post filled in with

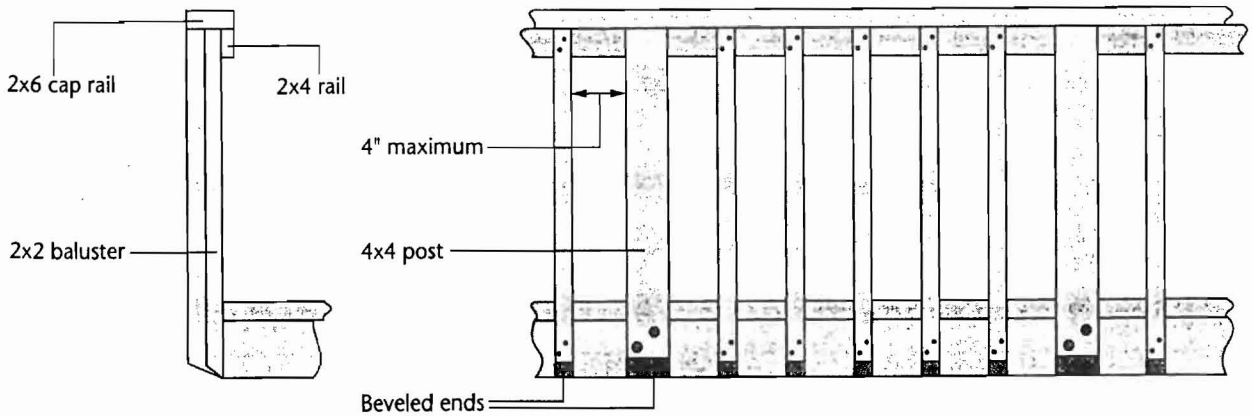
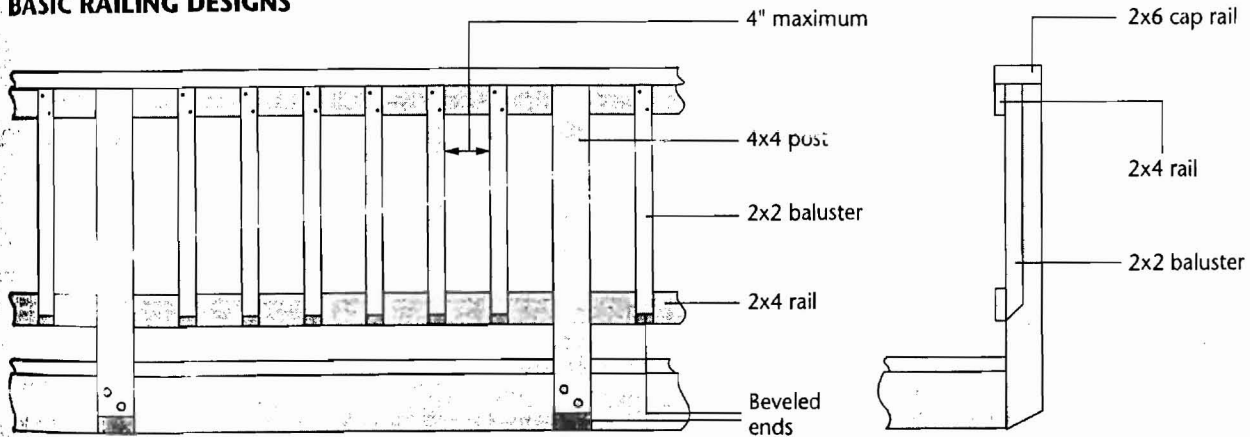
horizontal rails, vertical balusters, or both. The strongest railings are those connecting to posts that extend up from the deck's substructure. This will require designing your deck with sandwiched beams or posts as shown on page 68. Independent railing posts can be fastened to the deck structure after it is completed. Typical attachment methods are shown on the next page.

The top cross member (the cap) may be the same width or wider than the posts. The size of the cap rail is related to post spacing: A 2x4 cap can span 4 feet between 4x4 posts; a 2x6 cap can span up to 6 feet.

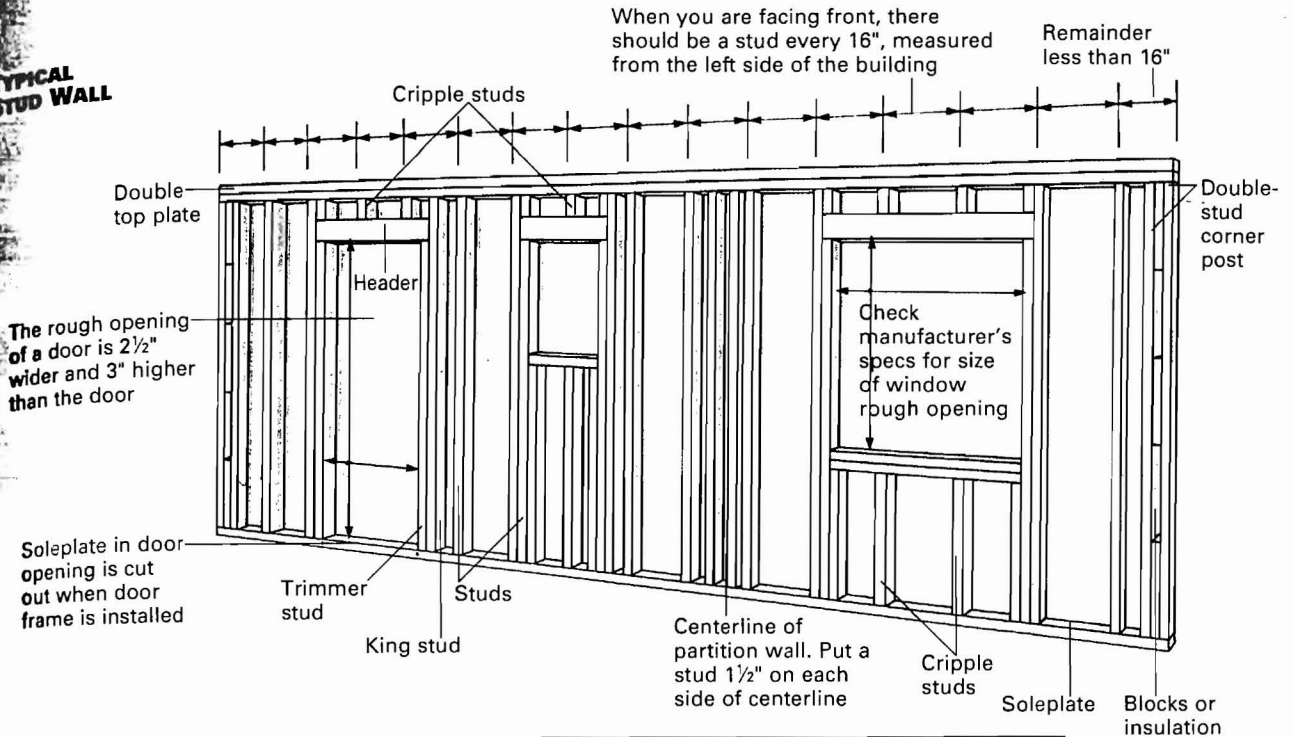
The simplest, sturdiest railings have horizontal members screwed or bolted to the faces of posts as shown in the simple designs below; however, you can create a cleaner, more streamlined railing by placing horizontals between the posts (page 130). Balusters are generally fastened to the outside faces of the horizontal railings.

Well-designed railings provide safety and enhance a deck's appearance. You can coordinate railings with the house by using similar materials and detailing. Turn to page 83 for sample railing styles, from simple to intricate.

BASIC RAILING DESIGNS



TYPICAL STUD WALL



remaining exterior wall comes next, followed by interior partition walls.

Arrange for people to help you raise long walls. Have at least one person for every 10 feet of single-story wall or one person for every 4 feet of two-story wall.

Have at least one safe, sturdy stepladder or ladder tall enough for nailing the cap plates.

COMPONENTS

PLATES: The soleplate and top plate tie the wall together and provide nailing on top and bottom of sheathing and drywall.

STUDS: These vertical members support the load of the roof, the ceiling, or the floor above. They carry sheathing, siding, and drywall. They are spaced either 16 inches (2x4 wall) or 24 inches (2x6 wall) on-center so that they fall directly under ceiling joists and rafters, as well as at the edges of sheathing and drywall panels.

HEADERS: These horizontal beams span door and window openings and rest on the trimmer studs.

TRIMMER STUDS: These short studs set the height of openings.

KING STUDS: These are the tall studs outside wall openings. The trimmers fasten to them.

CRIPPLE STUDS: These short studs typically support windowsills.

CORNER POST: This arrangement of studs provides nailing for drywall on inside corners.

HEADER SPANS

The headers support the ceiling and roof loads above windows and doors. Use the table below to find the proper headers.

EXAMPLE: Your addition is 20 feet wide and the code specifies a snow load of 40 pounds per square foot (psf). What are your options for headers over a window with a rough opening of 6 feet 3 inches?

To find the answer, look under the 40 psf snow load column for the building width of 20 feet. The column (third from right) shows the smallest headers to span at least 6-3 are two 2x10s or three 2x8s.

EXTERIOR WALL HEADERS SUPPORTING ROOF AND CEILING

| Snow Load | 20 psf | | | 30 psf | | | 40 psf | | |
|-----------|---------------------|------|-------|---------------------|-------|------|---------------------|------|------|
| | Building Width, ft. | | | Building Width, ft. | | | Building Width, ft. | | |
| Header | 20 | 28 | 36 | 20 | 28 | 36 | 20 | 28 | 36 |
| 2-2x4 | 3-6 | 3-2 | 2-10 | 3-3 | 2-10 | 2-7 | 3-0 | 2-7 | 2-4 |
| 2-2x6 | 5-5 | 4-8 | 4-2 | 4-10 | 4-2 | 3-9 | 4-5 | 3-10 | 3-5 |
| 2-2x8 | 6-10 | 5-11 | 5-4 | 6-2 | 5-4 | 4-9 | 5-7 | 4-10 | 4-4 |
| 2-2x10 | 8-5 | 7-3 | 6-6 | 7-6 | 6-6 | 5-10 | 6-10 | 5-11 | 5-4 |
| 2-2x12 | 9-9 | 8-5 | 7-6 | 8-8 | 7-6 | 6-9 | 7-11 | 6-10 | 6-2 |
| 3-2x8 | 8-4 | 7-5 | 6-8 | 7-8 | 6-8 | 5-11 | 7-0 | 6-1 | 5-5 |
| 3-2x10 | 10-6 | 9-1 | 8-2 | 9-5 | 8-2 | 7-3 | 8-7 | 7-5 | 6-8 |
| 3-2x12 | 12-2 | 10-7 | 9-5 | 10-11 | 9-5 | 8-5 | 9-11 | 8-7 | 7-8 |
| 4-2x8 | 9-2 | 8-4 | 7-8 | 8-6 | 7-8 | 6-11 | 8-0 | 7-0 | 6-3 |
| 4-2x10 | 11-8 | 10-6 | 9-5 | 10-10 | 9-5 | 8-5 | 9-11 | 8-7 | 7-8 |
| 4-2x12 | 14-1 | 12-2 | 10-11 | 12-7 | 10-11 | 9-9 | 11-6 | 9-11 | 8-11 |

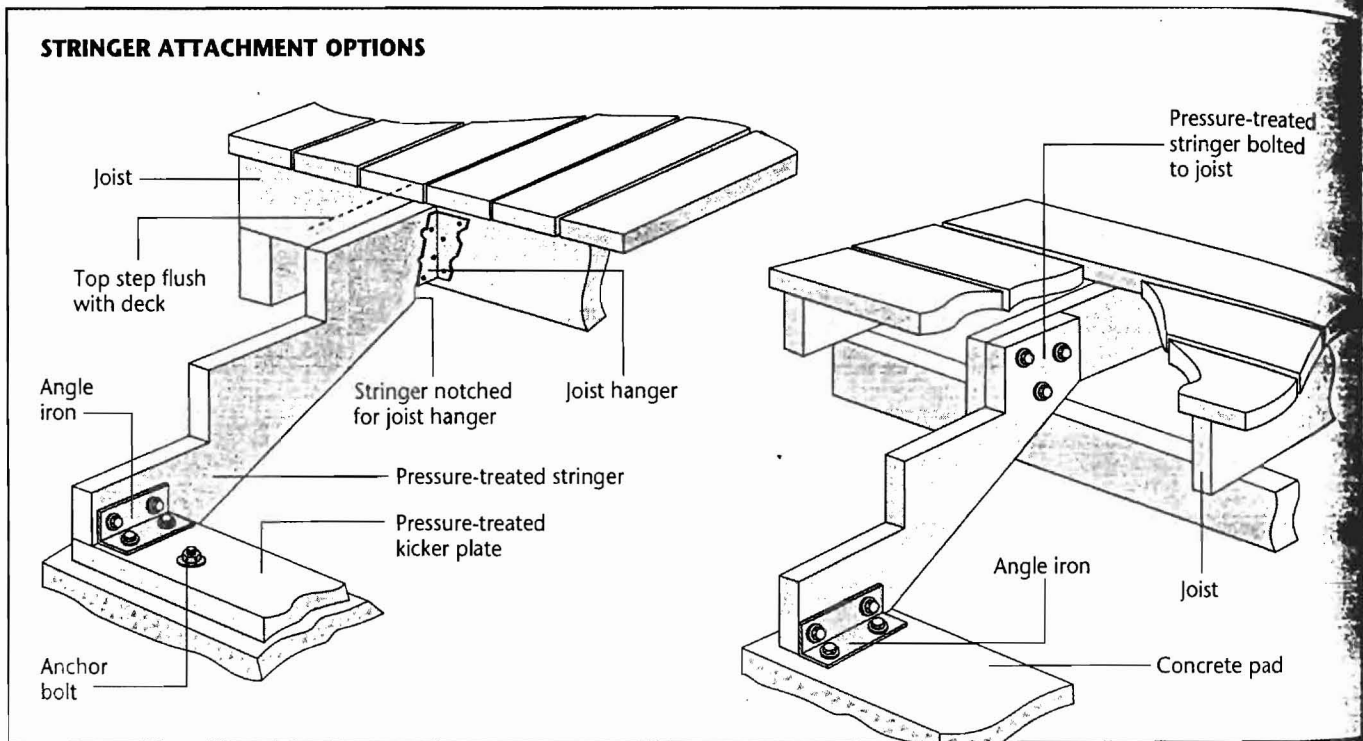
STAIR ATTACHMENT

Both ends of the stair stringers must be firmly anchored. Some typical methods of attachment are shown below.

The bottom of the stringer can be anchored to a concrete pad using an angle iron, or by face-nailing to a pressure-treated kicker plate rated for ground contact. NOTE: Stringers should never be in direct contact with the ground. The top of the stringer can be fastened to a joist or rim joist using bolts or framing anchors. In the

example shown below (*left*), the top of the uppermost tread should be on the same level as the decking. In the attachment method shown below (*right*), the final tread is one riser below the deck's surface. Stringers can also be hung from a beam, with the rim joist forming the top riser.

Cleated stringers can be fastened to the deck structure in the same way as a notched stringer; the final tread will be the distance of one riser below the deck surface



RAMPS

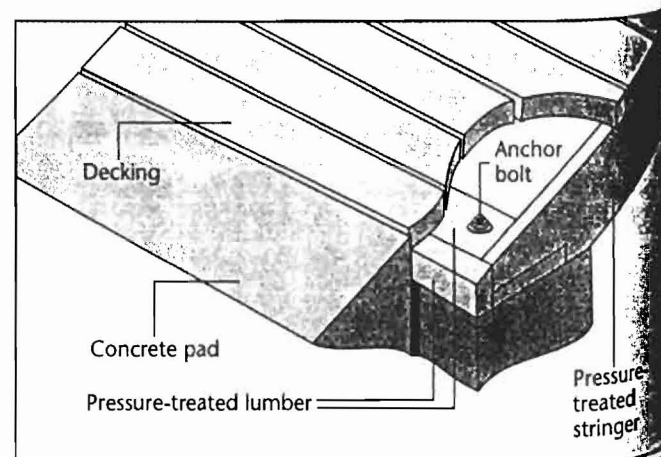
The most obvious use for ramps is, of course, for wheelchair access, but they're also useful for maneuvering baby carriages and wheelbarrows.

In designing a ramp, ease of ascent is critical. A ramp's slope is measured in inches of vertical rise per foot of linear distance, a lower rise allowing an easier ascent. For wheelchair access, construct a ramp with a slope no greater than 1 in 12; for a utility ramp, 1 in 8 will do.

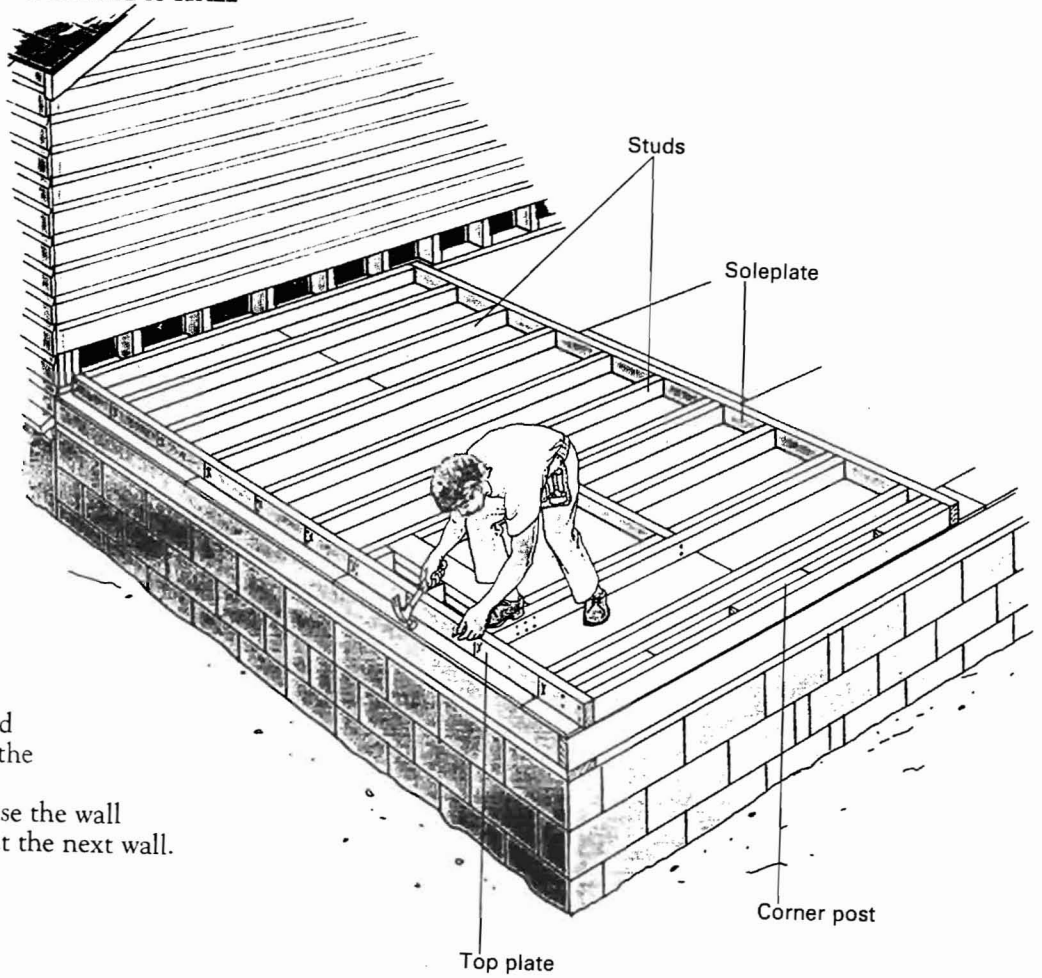
As in step design, the length of the run is part of what makes climbing a ramp pleasant or threatening. Be sure that no straight run makes an elevation change greater than 36 inches. For a higher rise, break the run with a level landing where the user can pause. Try to allow for some change in direction—although you needn't have dramatic switchbacks—at each landing.

To build a ramp, begin by constructing your deck as though you were going to build stairs. The ramp itself is essentially a narrow deck on an incline. Use stringers that are not notched, and run decking crosswise.

Anchor the bottom of the ramp to a concrete pad as shown below. Check local codes to see if a handrail is required.



BUILDING A WALL



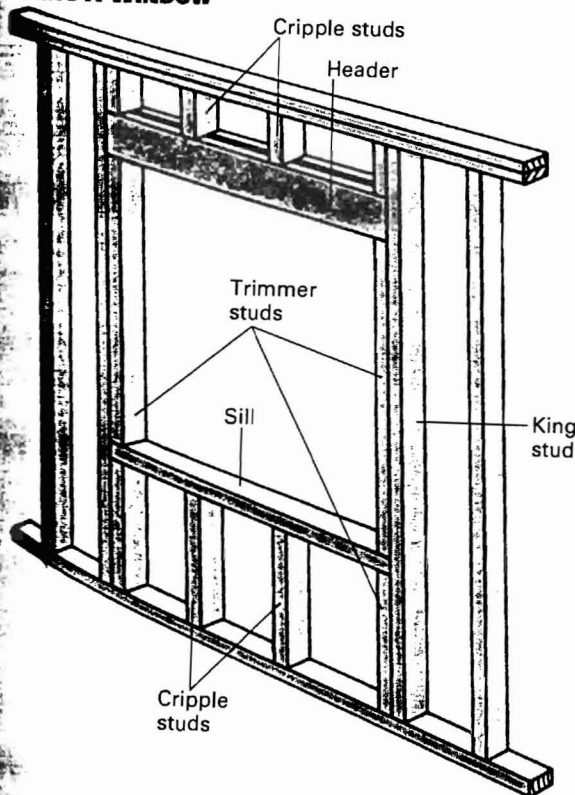
Face-nail both pairs of king and trimmer studs together with 16d nails, 24 inches on-center.

Next, face-nail the completed corner and all opening assemblies to the soleplate and top plate with two 16d nails at both ends of each stud. Face-nail all remaining studs to the plates with pairs of 16d nails.

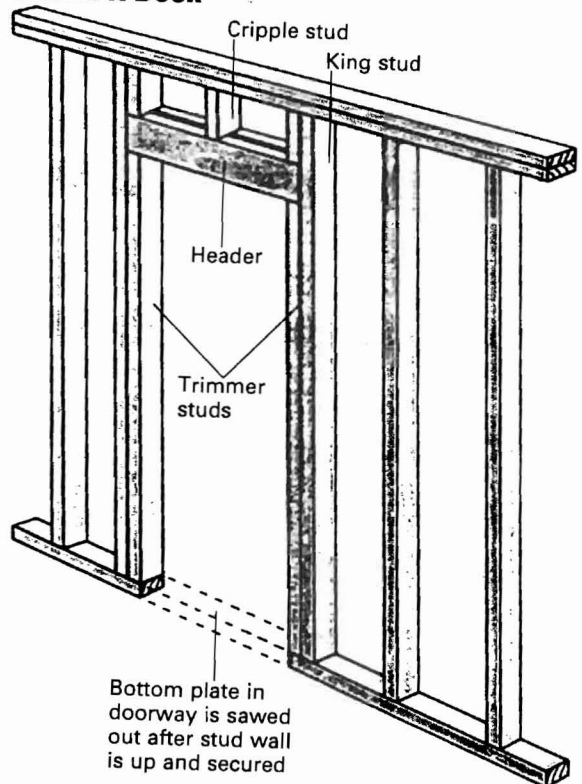
The last step is to cut and install any cripple studs, face-nailing into the rough windowsill with 16d nails and toenailing into the header with four 8d nails.

You're now ready to raise the wall to make room to construct the next wall.

FRAMING A WINDOW



FRAMING A DOOR



cutting the top plates and floor joists. The wall should be with... at the point... y plumb, ... plate so the... mb at the...

ions on the... out starts... beside each... same time... start at the... the center... d will be 15%... The rest of the... -center. A good... t less confusing... of wood onto... the tape... ically places the... correct distance

ns of doors and... igh-opening... or the trimm... e king studs

: where inter... rior wall, and... intersection... ents you take... ater or to an

s from two stud... ng them...) nails, 16... full corner p... other wall...

e. a header, and a sill, the sequence is: -face-nail the two trimmer studs at each end... e sill 1 1/2 inch... h opening...

o length (plus 3 inch... e top of the

ls in place... s, and face... with at least... h end.

City of Portland, Maine - Building or Use Permit

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

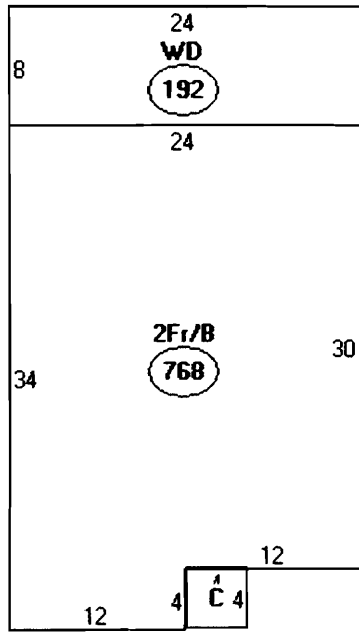
| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 09-0427 | Date Applied For: 05/07/2009 | CBL: 260 A007001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|--|---------------------------------------|--------|
| Location of Construction: 47 ROWE AVE | Owner Name: UNG BUN K & SON NEANG JTS | Owner Address: 47 ROWE AVE | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: | Phone |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|--|---|
| Proposed Use: Single Family Home - Repair and Replace front porch, transform existing rear deck in to sunroom | Proposed Project Description: Repair and Replace front porch, transform existing rear deck in to sunroom |
|--|---|

| | | | |
|---|--|----------------------------------|---------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 05/18/2009 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>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.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood with the owner that the new front deck can not be built at this time because it will extend closer than zoning allows. The front deck alterations are NOT part of this permit approval.</p> | | | |
| Dept: Building | Status: Pending | Reviewer: Residential Plan Revie | Approval Date: |
| Note: | Ok to Issue: <input type="checkbox"/> | | |

| |
|--|
| Comments: |
| 5/12/2009-mes: The front porch is going toward the front property line and will only be 20' instead of the required 25' from the front property line. I left my name and number with a girl who answered the phone. The rear deck into a sunroom looks like it will meet zoning. |
| 5/18/2009-mes: The owner came in and I explained that he was as the limit for the front setback and that he could not add a structure at the front that went closer to the front property line. He agreed to take that request off of the permit and just go with the rear sunroom alterations which are ok for zoning. He will also come in with an adjustment on his permit costs because of what he is deleting for his permit. |
| 5/20/2009-lmd: Owner came in and explained that he no longer wanted to build a sunroom. He is only going to put the roof over the existing deck. |



Descriptor/Area

A: 2Fr/B
768 sqft

B: WD
192 sqft

C: 1Fr/DP
16 sqft

Garage
22 x 26

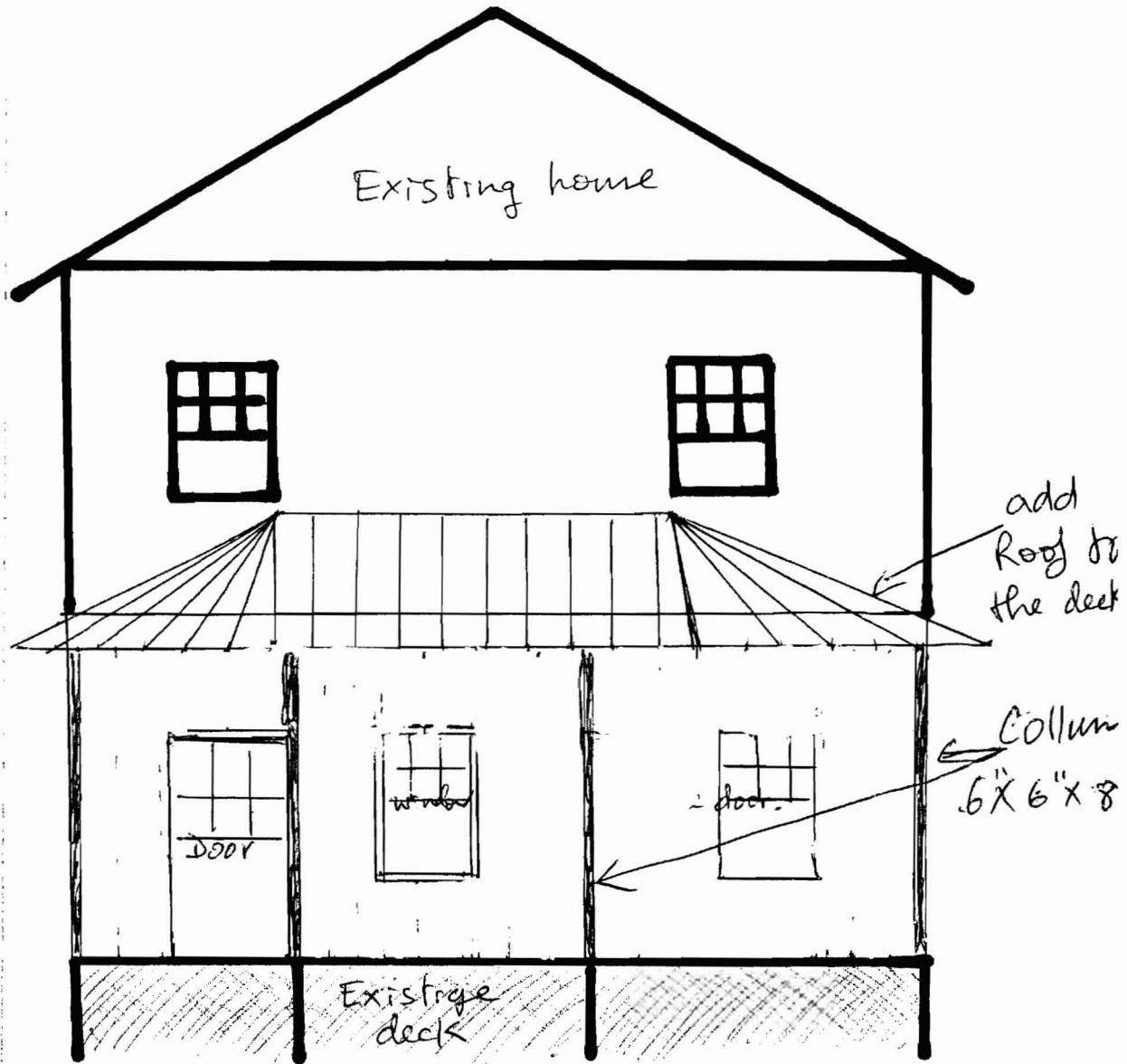
1
1
768
192
16
572

1548 #

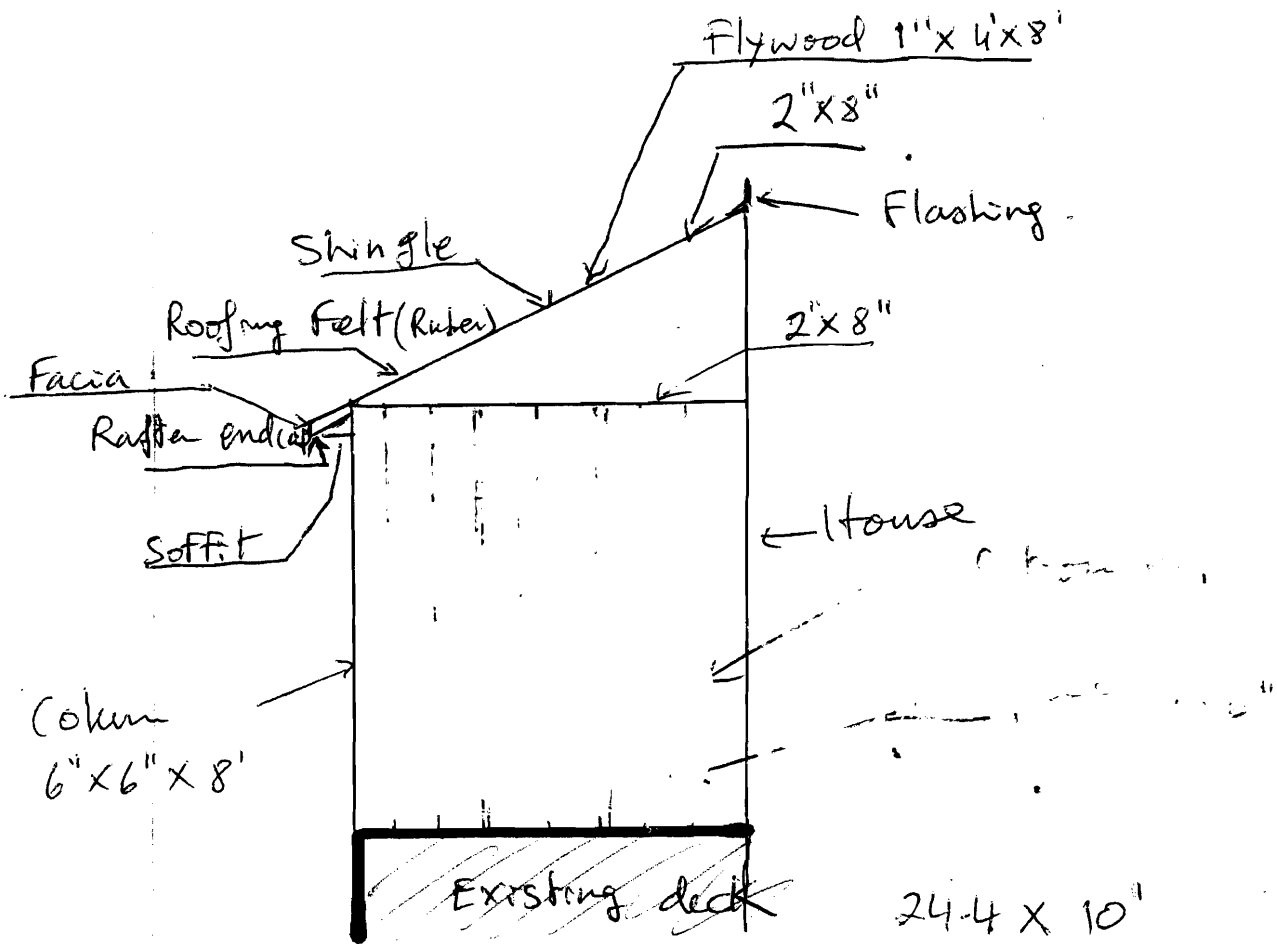
Garage x 35 #

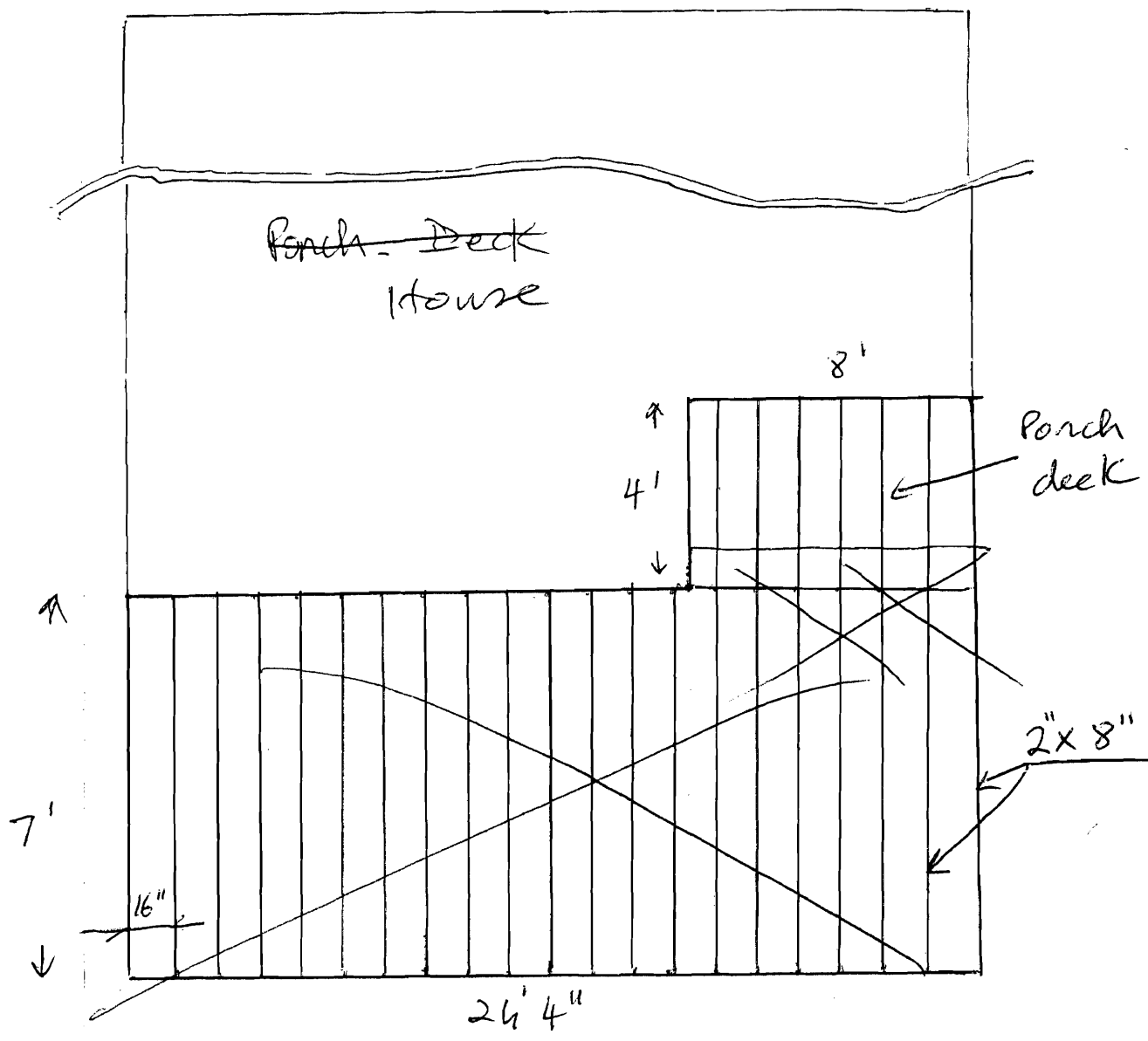
2940 #

Adding the roof (back view)

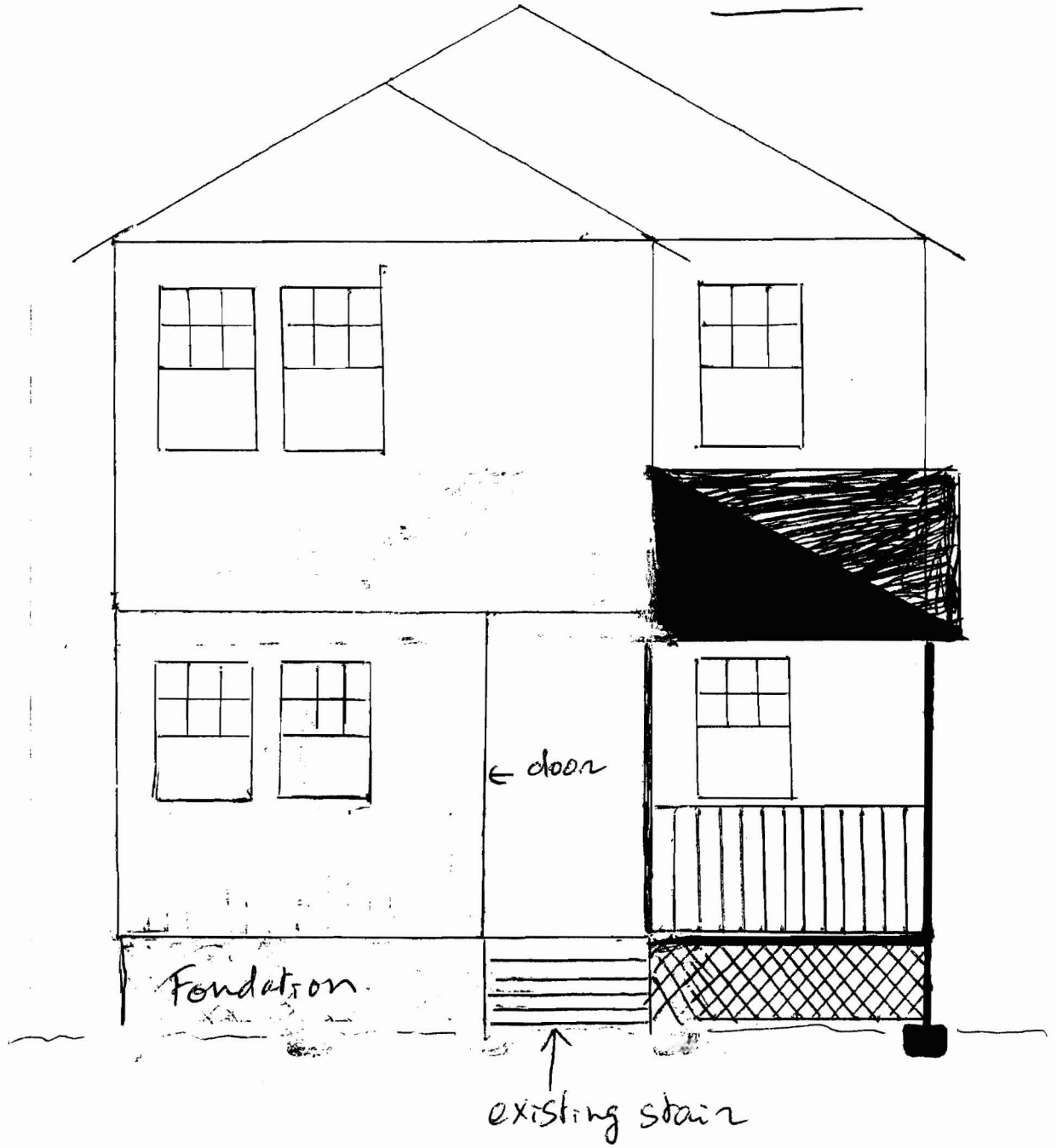


Add roof to the deck (side view)

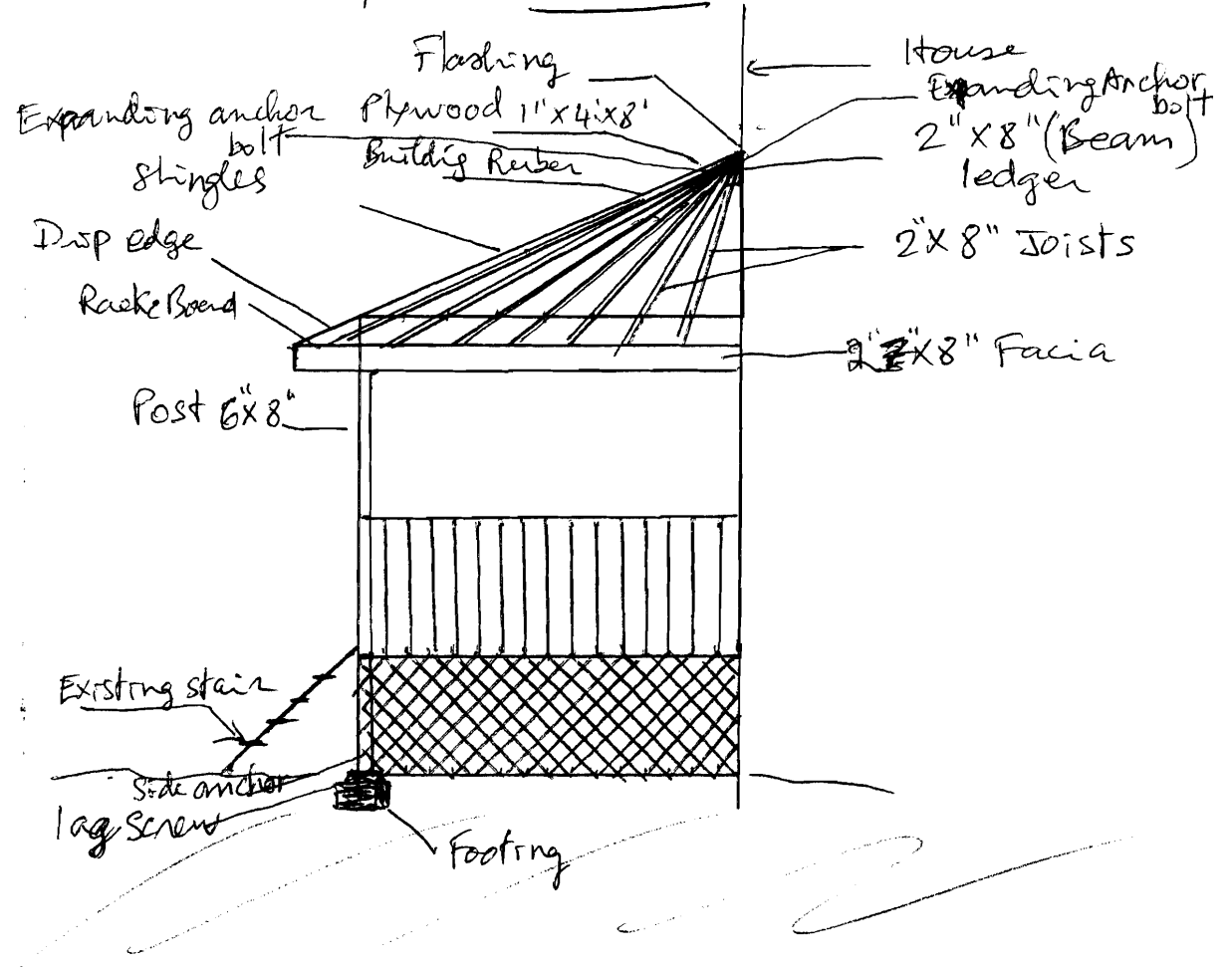




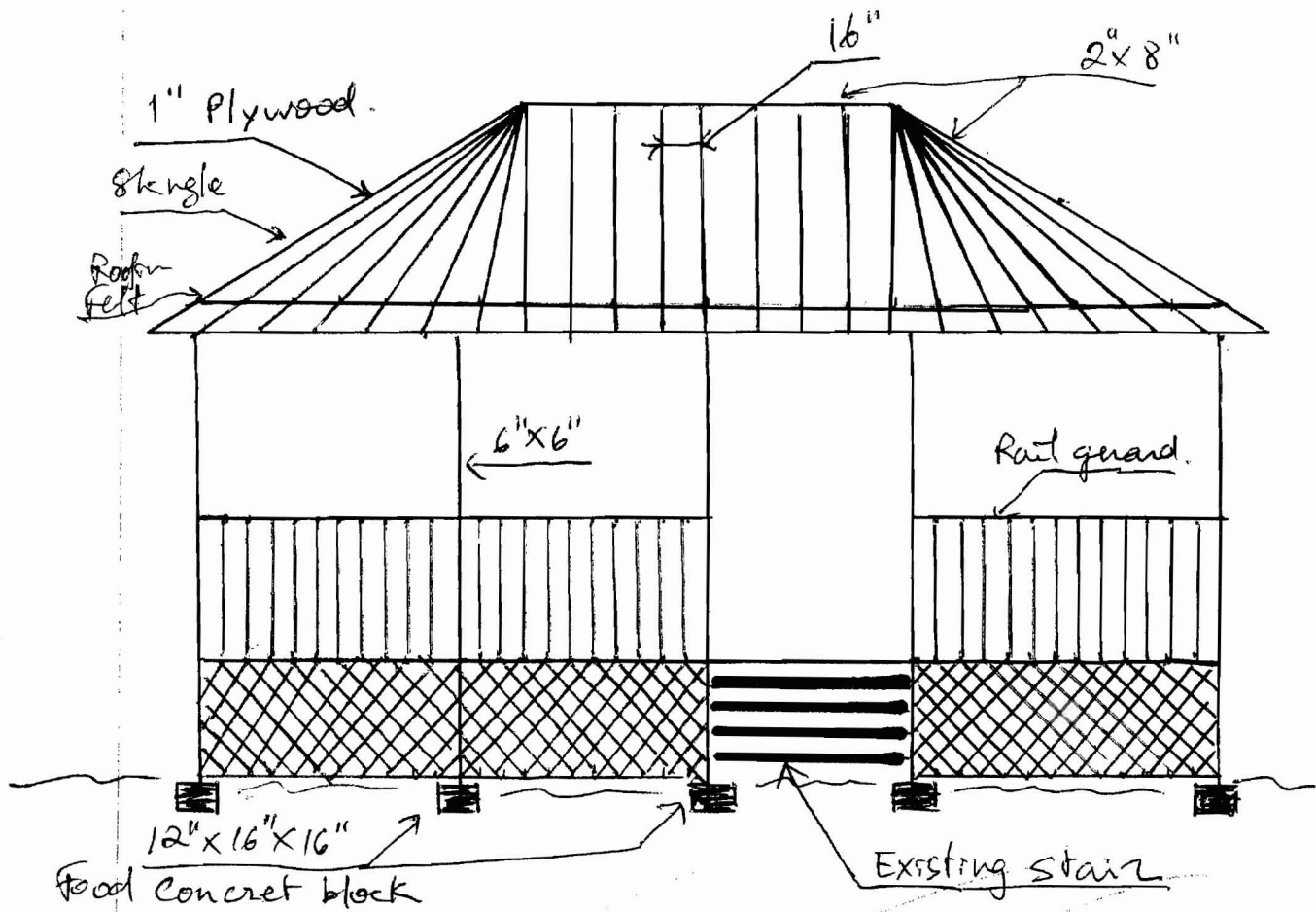
Front

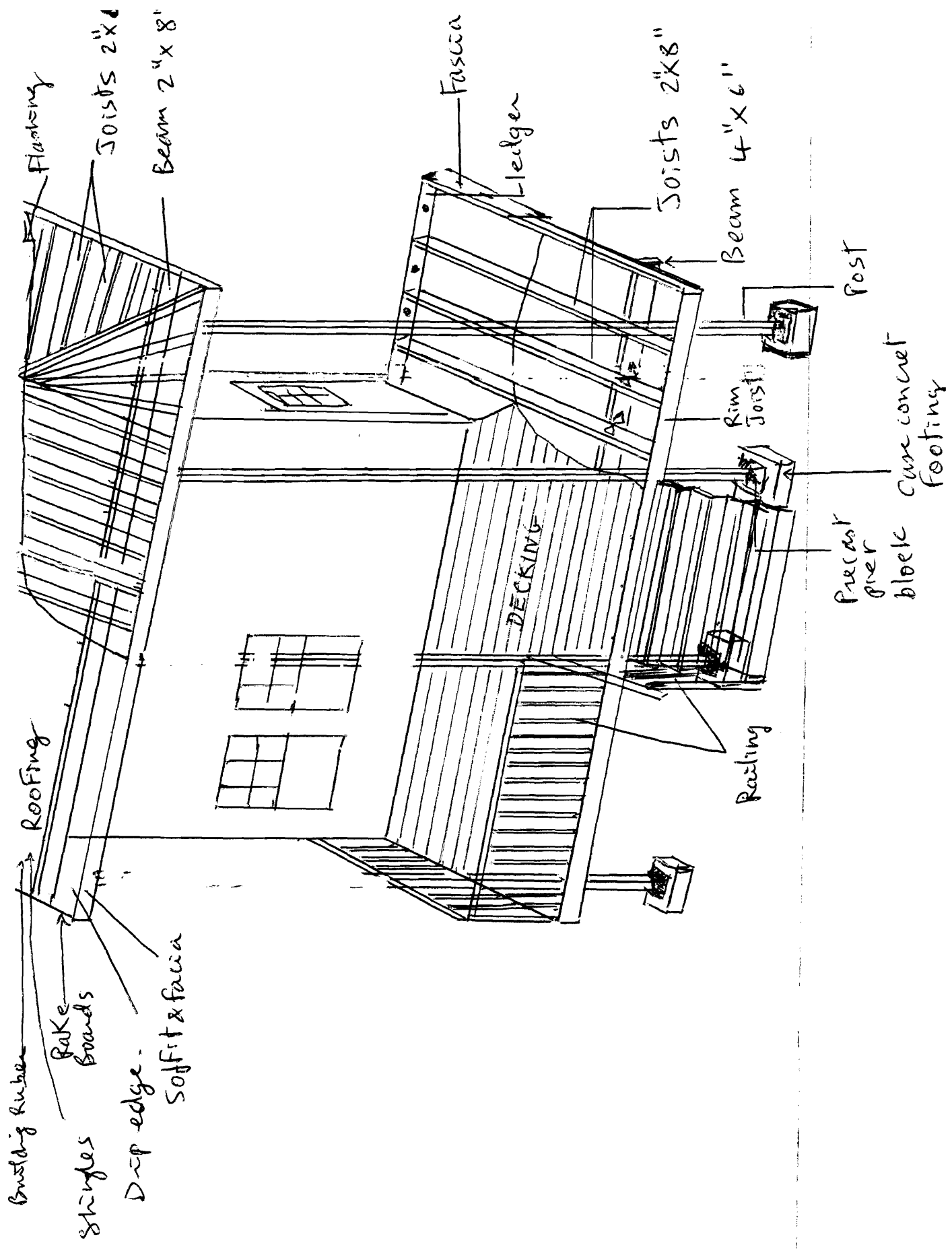


Front Porch. Side view



Porch Front view





Side view

