



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

024 2010

Received from Benjamin Alavo

Location of Work 46 Birchdale Dr.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

_____ Heating (H) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (SP) _____

277-06

Check #: CC Total Collected \$ 170

No work is to be started until permit issued.

Please keep original receipt for your records.

Taken by: S. J.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DIVISION

PERMIT

PERMIT ISSUED

Permit Number: 101035

AGE 2 4

This is to certify that HAAPALA BRIAN R./Ben A

has permission to Build a 246 sq ft deck

AT 46 BIRCHVALE DR

City of Portland
Call 272-0006001

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 used-in. 2 HOOR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

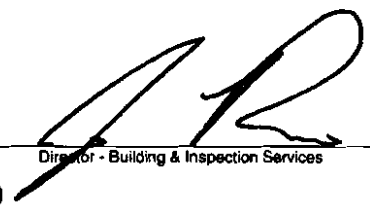
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name



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: 10-1035	Issue Date:	CBL: 272 0006001
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Location of Construction: 46 BIRCHVALE DR	Owner Name: HAAPALA BRIAN R	Owner Address: 46 BIRCHVALE DR	Phone:
Business Name:	Contractor Name: Ben Adams	Contractor Address: 232 Pierce Street Westbrook	Phone: 2078381388
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Build a 246 sq ft deck	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 3
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC, 2003	

Proposed Project Description: Build a 246 sq ft deck	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: Idobson	Date Applied For: 08/23/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>off with conditions</i> <i>08/24/10</i></p>	Date:	Date:

PERMIT ISSUED

AUG 24

City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1035	Date Applied For: 08/23/2010	CBL: 272 0006001
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Business Name:	Contractor Name: Ben Adams	Contractor Address: 232 Pierce Street Westbrook	Phone (207) 838-1388
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build a 246 sq ft deck	Proposed Project Description: Build a 246 sq ft deck
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/24/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) 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. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/14/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Submit spec sheets for existing hot tub safety cover which complies with ASTM F 1346. 2) Fastener schedule per the IRC 2003 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
9/14/2010-jrioux: Spoke with Contractor double 2X10" Rim Joist will be used with positive connection to existing house

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BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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/ Setback location Inspection.**

 X **Framing & 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.

PERMIT ISSUED

AUG 24

City of Portland



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: <u>46 Birchvale Dr. Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>Proposed Deck = 246.25 sq ft</u>	Square Footage of Lot <u>.21 Acres (9066 sq ft)</u>	Number of Stories <u>2 (House)</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>272 0006001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Brian Hoopala</u> Address <u>46 Birchvale Drive</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207-409-2437</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Deck 246 sq ft</u>		
Contractor's name: <u>Ben Adams</u> Address: <u>232 Pierce St.</u> City, State & Zip <u>Westbrook ME 04092</u> Telephone: <u>207-838-1388</u> Who should we contact when the permit is ready: <u>Builder - Ben Adams</u> Telephone: <u>207-838-1388</u> Mailing address: <u>232 Pierce St Westbrook ME 04092</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.

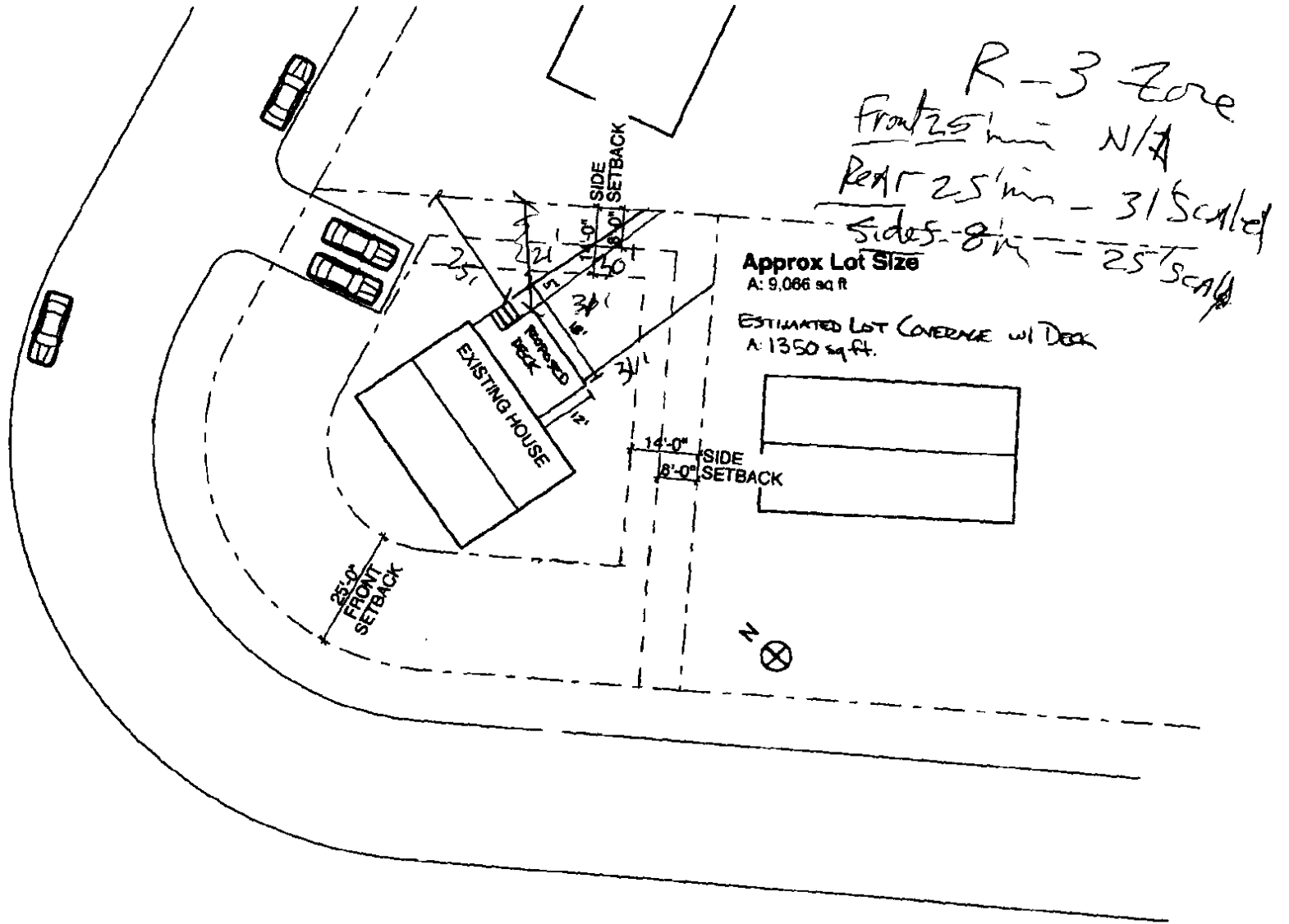
Signature: [Signature]

Date: 8/23/10

RECEIVED
AUG 24 2010
Dept. of Building Inspections
City of Portland Maine

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

Exhibit A

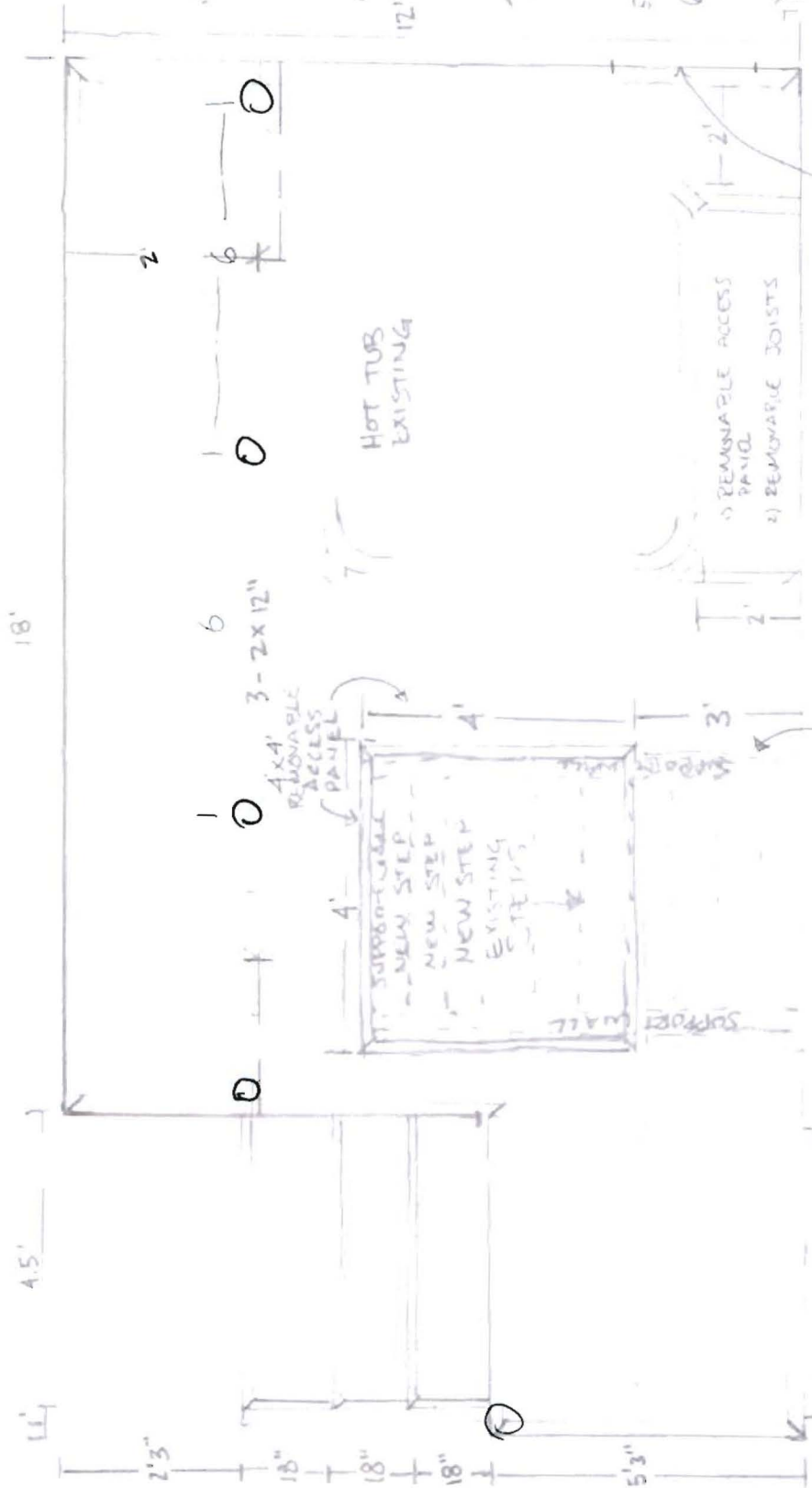
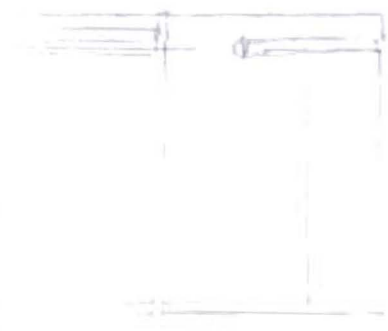
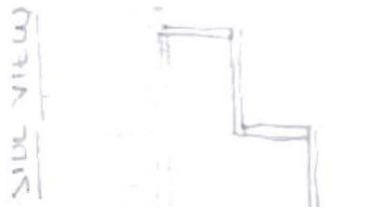


BRIAN HAAPALA
46 BIRCHVALE DR
PORTLAND, ME

DRAWING: SITE STUDY

SCALE: 1" = 30'-0"

Exhibit A



TOP VIEW

SPECIFICATIONS

- 1) LEDGER
 - 3' WATER BARRIER UNDER EXISTING SIDING
 - FLASHING OVER LEDGER
- 2) 2x10 FRAMING ON PIERS
- 3-2x12 SUPPORT ON PIERS
- 5) CORRECT DECK COMPOSITE DECKING W/ HIDDEN FASTENERS
- 4) PICTURE FRAMING ALL INTERIOR/EXTERIOR EXPOSED EDGES
- 1) ROUND, TUB EDGES
- 5) COMPOSITE RAILING
- 6) 1x10" SYNTHETIC LUMBER APRON - ALL EXTERIOR
- 2) ACCESS PANEL VENE TUB
- 7) REMOVABLE ACCESS PANELS
 - A) HOT TUB - WILL REMOVABLE TUBS
 - B) BULKHEAD W/ WEATHER PROOFING OF SUPPORT STRUCTURE + 3 NEW STEPS

APRON ACCESS PANEL

1) REMOVABLE ACCESS PANEL
2) REMOVABLE JOISTS

WEATHERPROOF BULKHEAD ENCLOSURE
- WEATHERPROOF COVER FIRST 2' x 4'
- REMOVABLE ACCESS PANEL 4' x 4'

HOT TUB EXISTING

4' x 4' REMOVABLE ACCESS PANEL

4' x 4' SUBDRAIN DOOR EXISTING

SUBDRAIN DOOR EXISTING

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- Diameter of concrete filled tube or pre cast concrete pier size 8"
- depth below grade (minimum 4'-0" below grade) 4'
- anchorage of column to footing either bracket or bolt buried in cement
- spacing and location of tubes/piers total of 5-8" tubes. 4 tubes spaced every 6' along 2x12 beam. 5th tube corner of deck at top of stairs.

3. Framing Members

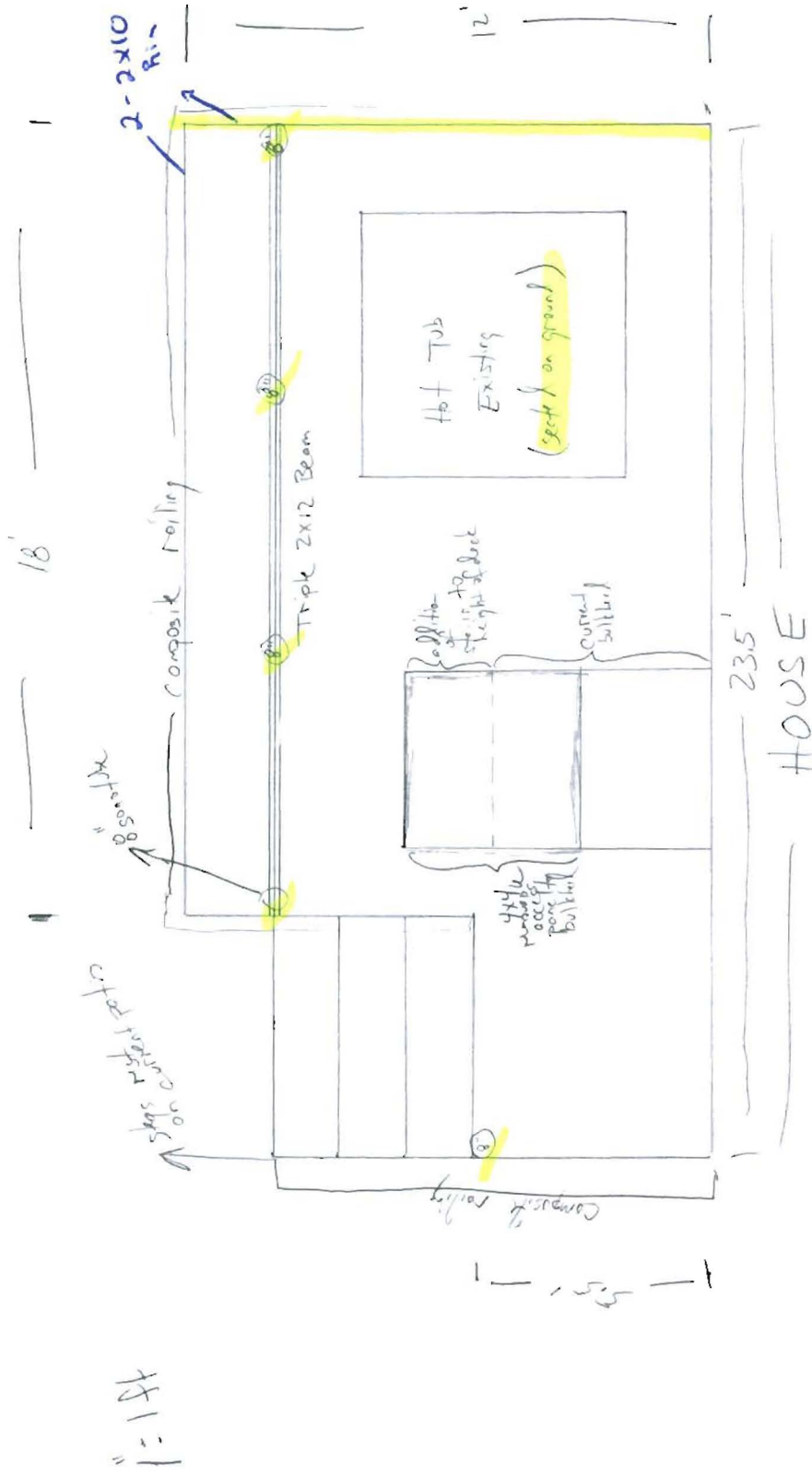
- Columns - wood size and location (members supporting framing of floor system) 4x4 PT
- Ledger size attached to building 2x10 PT
- Fastener size and spacing attaching ledger 2 lags every 16" - either 5/16 or 3/8
- Girder Size and spans carrying floor system 3-2x12 PT x 18'
- Joist size, span, and spacing 2x10 PT joists 16' oc. Doubled joists on perimeter
- Joist hangers or ledger Joist hangers attach 2x10 joists to ledger

4. Guardrails & Handrail Details

- Guardrail height < 4" off deck
- Baluster spacing < 4"
- Handrail height 36" off finished deck

5. Stair Details

- Tread depth (measured nosing to nosing) Approx 15 3/4" (3-5.5 boards w/ 1/8" spacing. Treads = 1" overhang)
- Riser height Approx 7"
- Nosing on tread Tread thickness approx 7/8"
- Width of stairs Approx 5-5 1/2'



deck approx 27" off ground
 of deck trimmed with 3/4" PVC boards

filers 2' over beam
 decking w/ hidden fasteners

filling w/ balusters < 4" spacing
 rails Spans < 6' (post to post)

