

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		Permit No: 01-0555	Issue Date: MAY 25 2001	CBL: 284 E023001
Location of Construction: 34 Essex St	Owner Name: Bureau Anne L & Patrick N Jts	Owner Address: 34 Essex St Portland, Me 04102		Phone: 207-871-5915
Business Name: n/a	Contractor Name: Barter, R.L.	Contractor Address: 180 Master Road Falmouth		Phone: 2078785132
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings		Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / 12' x 16' deck & 4.5" x 8' entryway.	Permit Fee: \$54.00	Cost of Work: \$4,500.00	CEO District: 3
Proposed Project Description: Build 12' x 16' deck & 4.5" x 8' entryway		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A-3 Type: 53 PERMIT ISSUED WITH REQUIREMENTS 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: gg	Date Applied For: 05/15/2001	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input 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: 5/24/01	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:

**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 provision of the code(s) applicable to such permit.

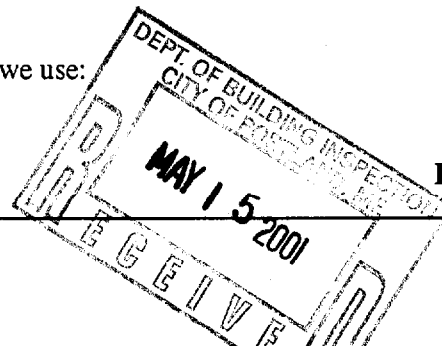
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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: 34 Essex St. Portland Maine 04102		
Total Square Footage of Proposed Structure	Square Footage of Lot 5500 ft.	
Tax Assessor's Chart, Block & Lot Number Chart# 284 Block# E Lot# 23	Owner: Anne & Patrick Bureau	Telephone#: 871-5915
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 4,500.00 Fee: \$ 54.00
Current use: S/F		
If the location is currently vacant, what was prior use: back yard for deck - steps for entryway Approximately how long has it been vacant:		
Proposed use: Deck Entryway		
Project description: 12 X 16 Deck + 4.5" X 8' Entryway		
Contractor's Name, Address & Telephone: R.L. Barter - 180 Mast rd. Falmouth, Me 04105 (207) 878-5132		
Applicants Name, Address & Telephone: Anne & Patrick Bureau - 34 Essex St. Portland, Me 04102 871-5915		
Who should we contact when the permit is ready: Anne & Patrick Bureau Telephone: 871-5915		
If you would like the permit mailed, what mailing address should we use: 34 Essex St Portland, Me 04102		



5/15/01
Gay
Rec'd By

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

PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing - footings must be 4 ft in ground -
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

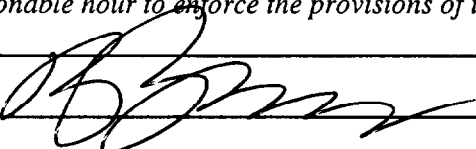
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

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:



Date:

5/10/01

BUILDING PERMIT REPORT

DATE: 18 MAY 2001 ADDRESS: 34 Essex Street CBL: 284-E-023
 REASON FOR PERMIT: To Construct a 12'x16' deck 4.5x8' entryway
 BUILDING OWNER: The Bureau's
 PERMIT APPLICANT: _____ / CONTRACTOR R. L. Barten
 USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 4,500.00 PERMIT FEES: 54.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

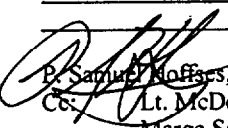
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *3, *11, *13
32, *30, *33, *35, *36, *38, *39

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. 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
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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 not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/15

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *to remain a single family*
- X33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X38. *2x8 @ 24" OC (Spruce Pine Fir) Max span 10'3" @ 16" OC 12'3"*
- X39. *The proposed 1" Threaded Rod that is proposed as part of the Foundation is NOT allowed under the bldg. Code unless it has been designed by a professional engineer - Please revise -*


P. Samuel Moffers, Building Inspector
Cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

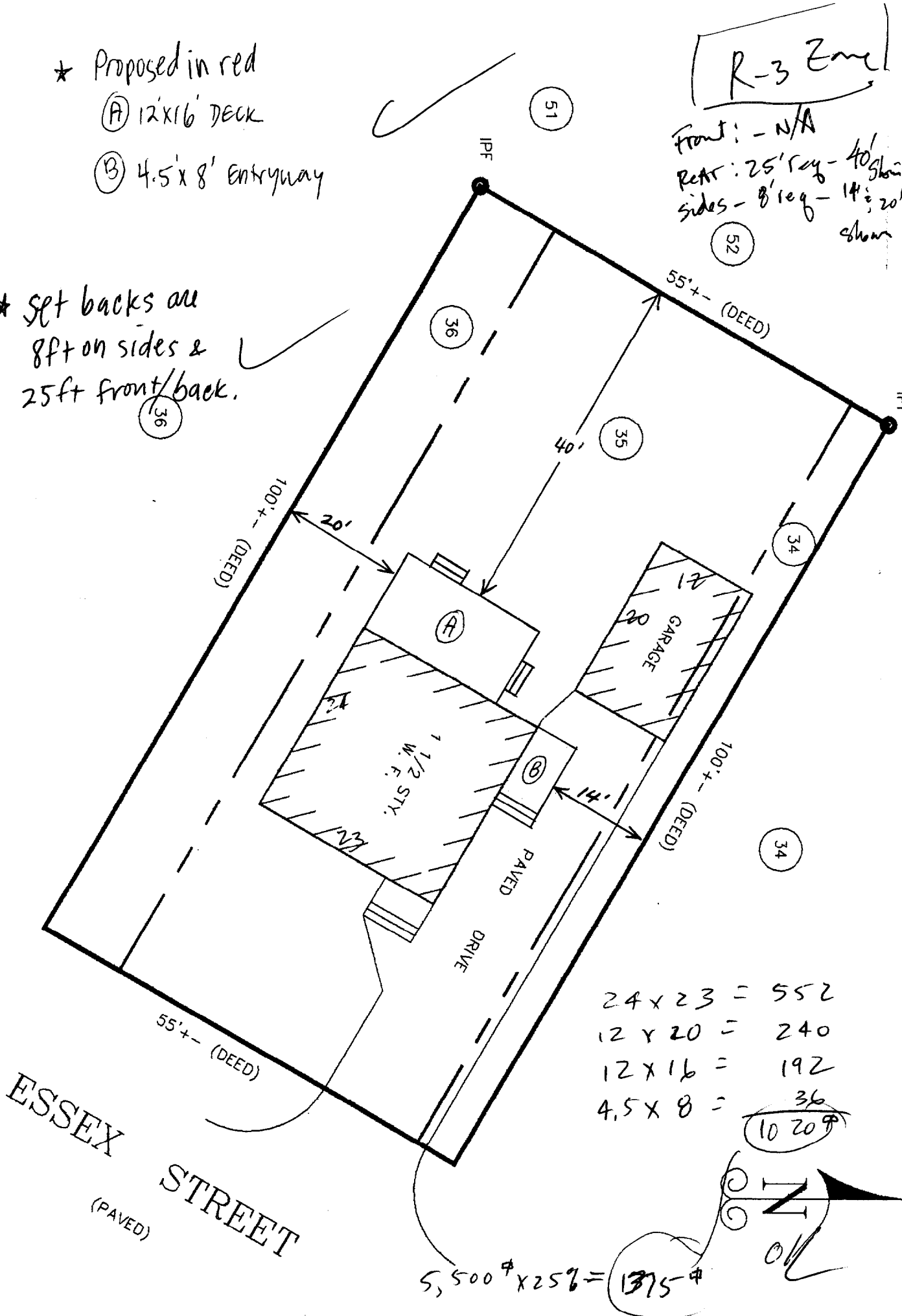
******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are in the apparent boundary lines. THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

- * Proposed in red
- (A) 12'x16' DECK
- (B) 4.5'x8' Entryway

* Set backs are 8ft on sides & 25ft front/back.



MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Borrower(S): Anne L. &
Patrick N. Bureau
St. No.: 00034
Street: Essex St.
Town: Portland, ME
Source Deed Bk. 07651 Pg. 00277

CL No.: 012255

Job No.: CTC15-60.

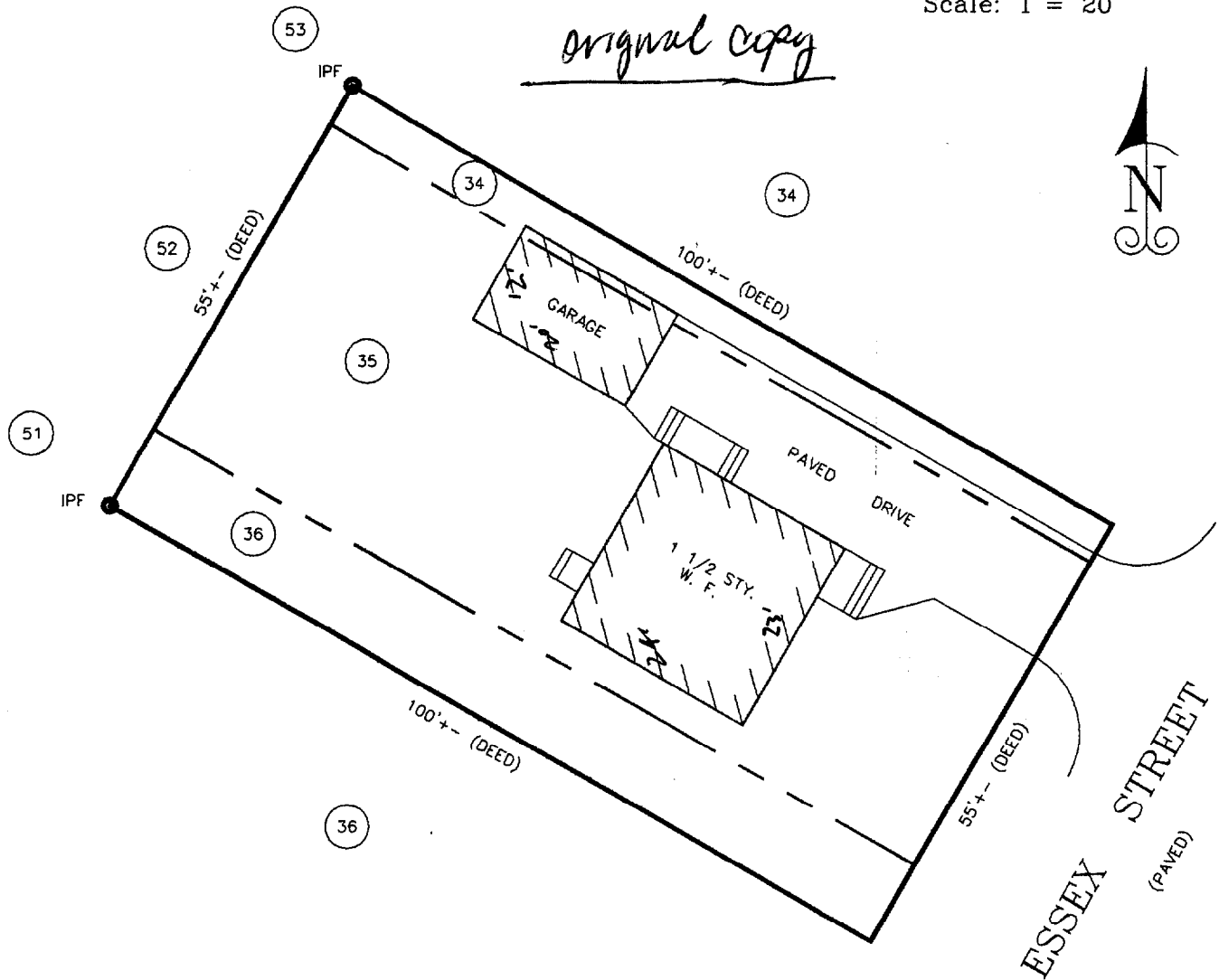
Date: 2/17/998

County: Cumberland

Plan Bk. 00008 Pg. 11

Lot(S): 00035

Scale: 1" = 20'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATON: I hereby certify to *Norwest Mortgage, Inc.* and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Bureau

011670

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

Lynn L. Schardel, of Brunswick, Maine, for valuable consideration, grants to Anne L. Bureau and Patrick N. Bureau, as joint tenants, with a mailing address of 528 Cumberland Avenue, Portland, Maine, 04101, with Warranty Covenants, the following described real property situated at 34 Essex Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from John L. Bernard, Personal Representative of the Estate of Lucretia M. Bernard to Grantor dated February 27, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7651, Page 277.

Witness my hand this 2nd day of March, 1998.

Witness



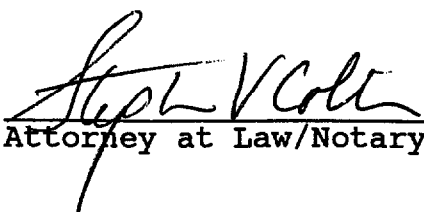
Lynn L. Schardel

STATE OF MAINE
CUMBERLAND, ss

March 2, 1998

Personally appeared the above named Lynn L. Schardel, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney at Law/Notary Public

Printed Name

CL-12255

STEPHEN V. COLLINS
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES AUGUST 14, 2001

SEAL

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with buildings thereon, situated on Essex Street in the City of Portland, County of Cumberland and State of Maine, being lot numbered 35 on plan of Glenwood made by Jordan and Richardson, C.E., dated May 1895, and recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 11, to which plan reference is hereby made, said lot being forty (40) feet on Essex Street and having a depth of one hundred (100) feet.

Also a certain lot or parcel of land, situated on the westerly side of Essex Street in the City of Portland, County of Cumberland, and State of Maine, and bounded and described as follows: Beginning at a point on the westerly sideline of said Essex Street distant two hundred seventy (270) feet, more or less, from the southerly sideline of Riggs Street and distant ten (10) feet from the intersection of the southerly sideline of lot numbered 35 as shown on Plan of Glenwood made by Jordan and Richardson, C.E., dated May 1895 and recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 11, and the westerly side of said Essex Street; thence at right angles with Essex Street westerly a distance of one hundred (100) feet, more or less, to the easterly sideline of lot numbered 51 as shown on said plan; thence northerly along the easterly sideline of said lot numbered 51 a distance of ten (10) feet to the southerly sideline of said lot numbered 35; thence along the southerly sideline of said lot numbered 35 a distance of one hundred (100) feet, more or less to the westerly sideline of said Essex Street; thence southerly along the westerly sideline of said Essex Street (10) feet to the point of beginning.

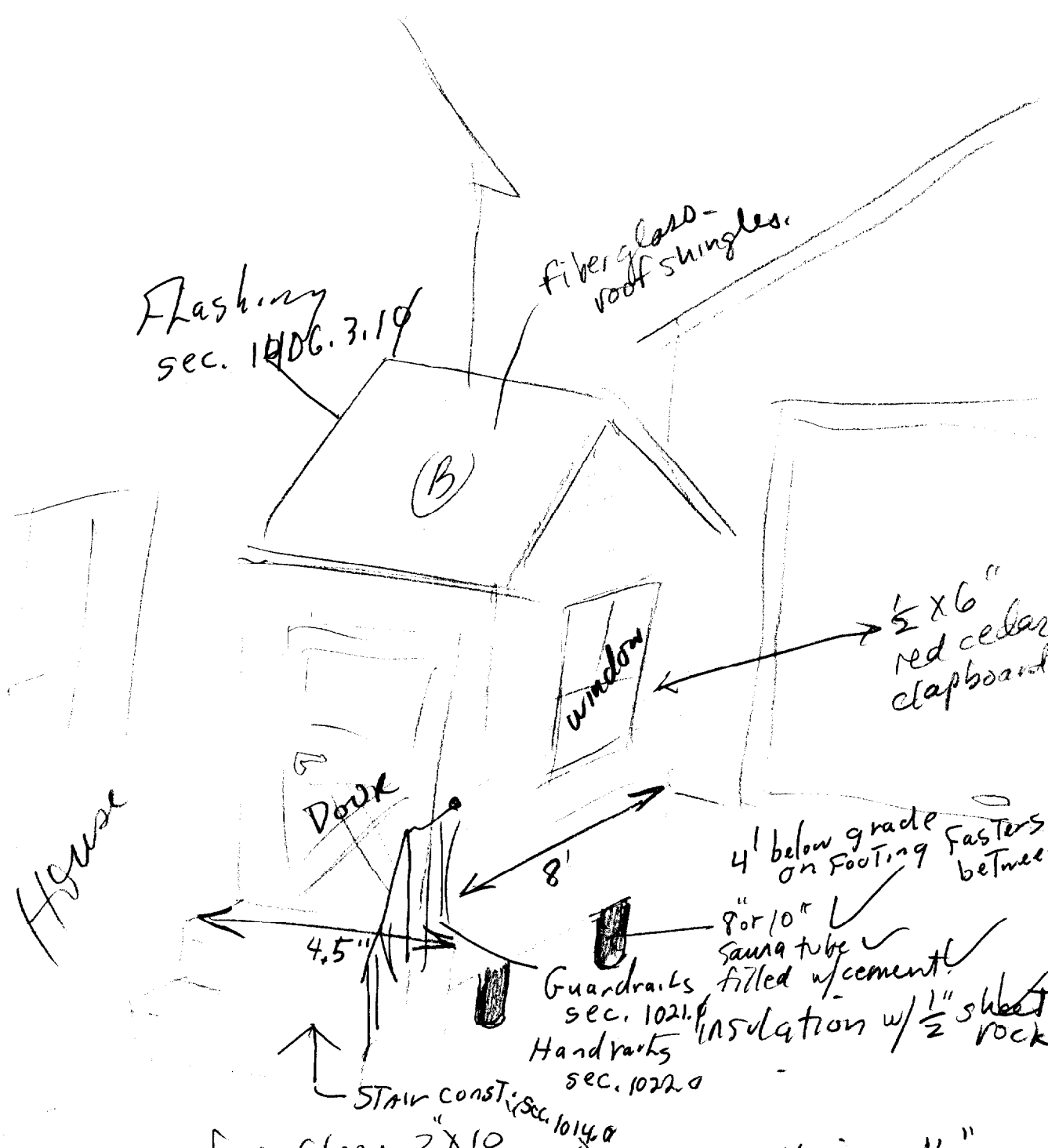
Also a certain lot or parcel of land, situated on the westerly side of Essex Street and bounded and described as follows: Beginning at a point on the westerly sideline of said Essex Street distant two hundred fifteen (215) feet, more or less, from the southerly sideline of Riggs Street and distant five (5) feet northerly from the intersection of lot numbered 35 as shown on Plan of Glenwood made by Jordan and Richardson, C.E., dated May 1895 and recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 11, and the westerly side of said Essex Street; thence westerly from said Essex Street a distance of one hundred (100) feet, more or less, to the easterly sideline of lot numbered 53 as shown on said plan; said course being parallel with the northerly sideline of said lot numbered 35; thence southerly along the easterly sideline of said lot numbered 53, five (5) feet, more or less, to the northerly sideline of said lot numbered 35; thence easterly along the northerly sideline of said lot numbered 35 to the westerly sideline of Essex Street; thence northerly along the westerly sideline of said Essex Street, five (5) feet to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 MAR -4 AM 11:09

CUMBERLAND COUNTY

John B O'Brien



materials - roof rafters 2x10

- floor joists 2x8

- wood

- walls 2x4's

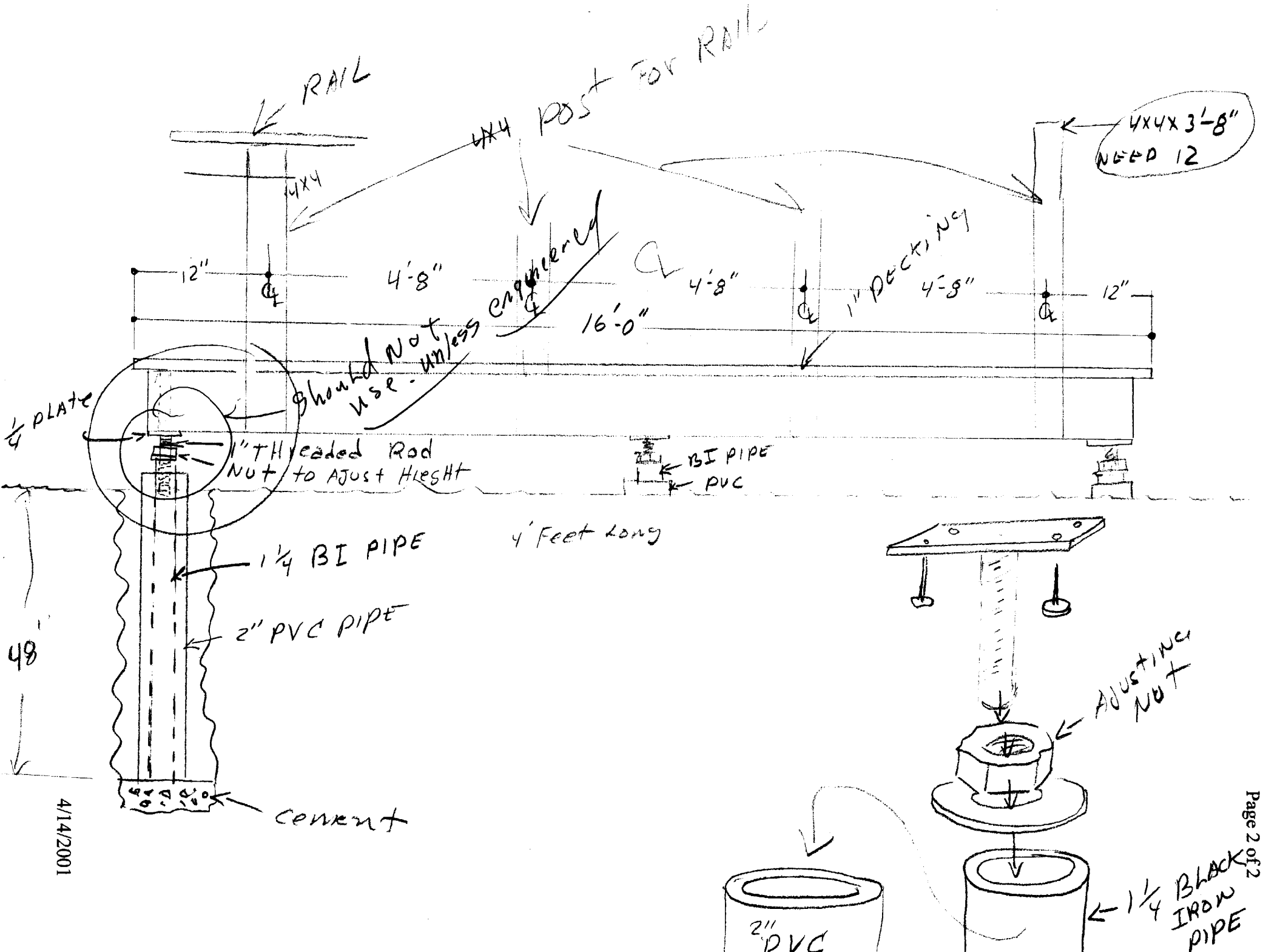
- wood steps

- structure on supporting posts.
(no foundation)

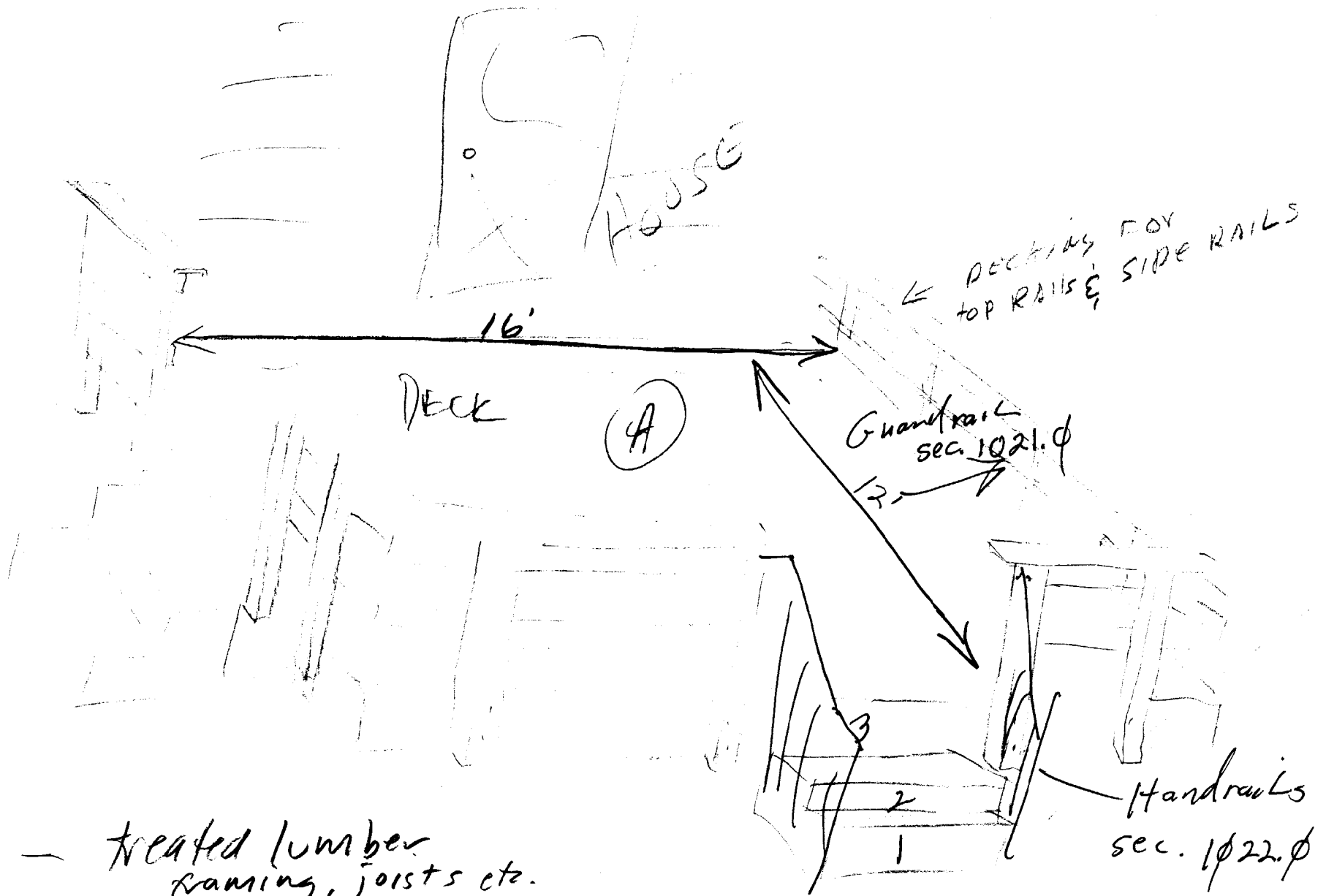
- Sheathing: 7/16"

- (CDX) 1/2" for roof.





12

6 4x4x8' For RAIL POST

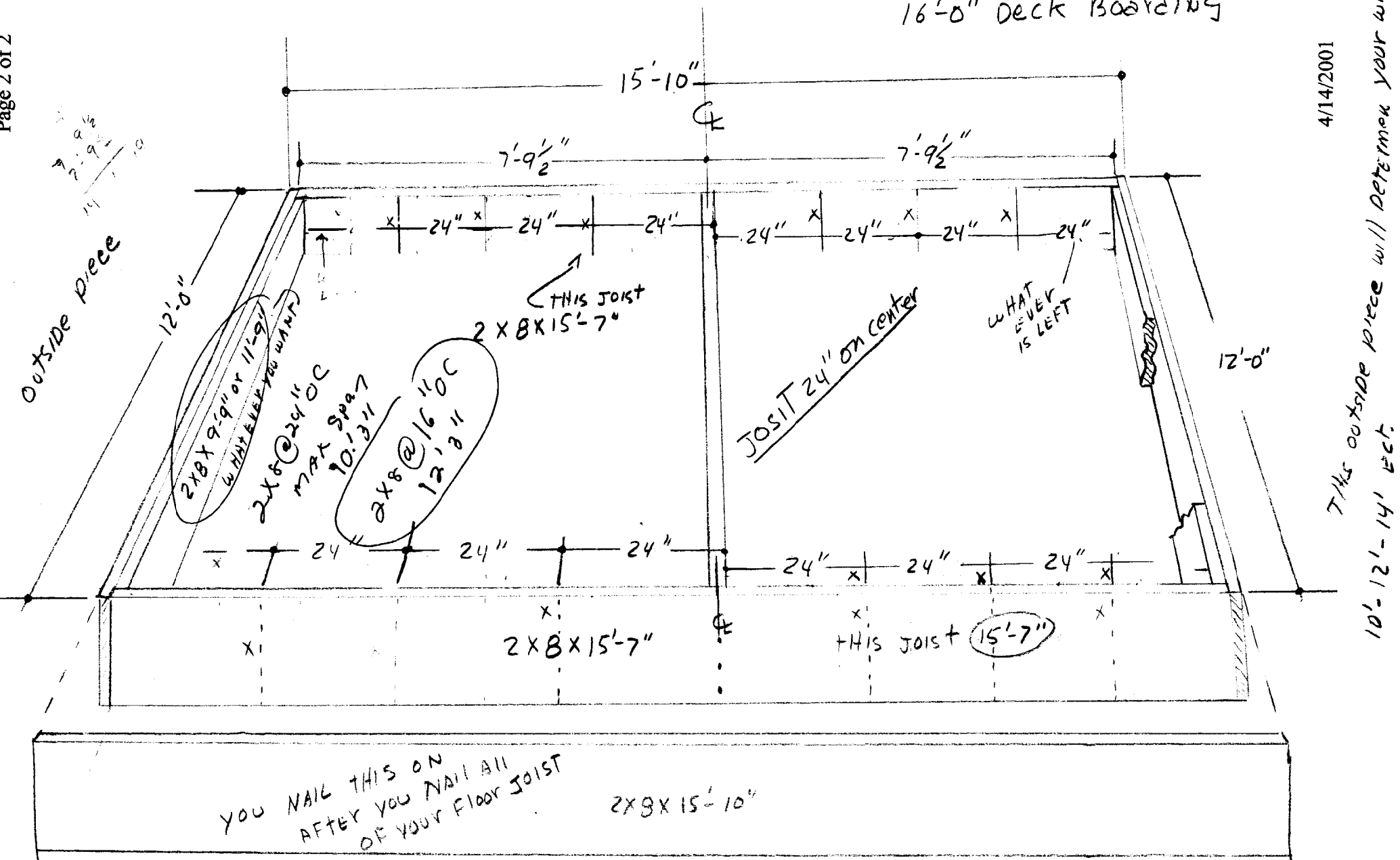
— treated lumber
railing, joists etc.

— footings 4' deep (3)

THIS LENGTH will Allow for 1" over HANG ON DECKING
16'-0" Deck Boarding

4/14/2001

Outside piece



8

MATERIAL LIST

6 PC 4x4 x 8' post For RAILS L
3 PC 2x8 x 16' FRAMING } treated ✓
11 PC 2x8 x 12' Floor Joist } Lumber

Decking 1'x6" Treated Lumber, you need enough
For About 220 sq ft. Make sure
YOU CAN Return what you don't
need this will allow you to pick
and choose, then return the
Bad piece.

NAILS ETC. & WHATEVER ELSE YOU THINK
you need —

16 GAL FOR FRAMING

This Deck Material List is
for 16'x12' Deck,