

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No: **9 80565**

Location of Construction: **29 Harmon Rd** Owner: **Mechelle Turcotte Connolly** Phone: **772-6342**

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

Contractor Name: **Robert & Mechelle Connolly** Address: **29 Harmon Rd Fld, ME 04102** Phone:

Past Use: **1-fam** Proposed Use: **COST OF WORK: \$ 3,500.00** PERMIT FEE: **\$ 40.00**

FIRE DEPT. Approved Denied INSPECTION: Use Group: Type: Signature:

Proposed Project Description: **Construct deck** Signature: **PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Permit Taken By: **Mary Greek** Date Applied For: **27 May 1998** Action: **Approved Approved with Conditions Denied**

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: _____ DATE: **28 May 1998** ADDRESS: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
 Permit Issued: **JUN - 3 1998**
CITY OF PORTLAND

Zone: **CBL: 283-C-006**
 Zoning Approval: **283-C-006**
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj Minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: **5/28/98**

4

CEO DISTRICT

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

7-1-98 7/2 day

6/3/98 - Left message for owner, T.M. I had checked Dept of Rules

7-27-98 Returned for Final hand Rails all 4 1/2" F

are at 39 1/2" and are not Grippable may add to

Both sets of stairs.

Treads are 11" wide and 8 1/2 high 1/2" a 11 of them

Lower deck Guard Rail Needs to extend ~~20~~ more inches and all Guard Rail Post need to be tight in the Deck Frame

Frame Breaks Need to Be Plated 4' Each way For an sup posted Deck per lin Framing

7-15-98 Parklins fixed ok to Close out MW

Inspection Record Type

Date

Foundation: _____

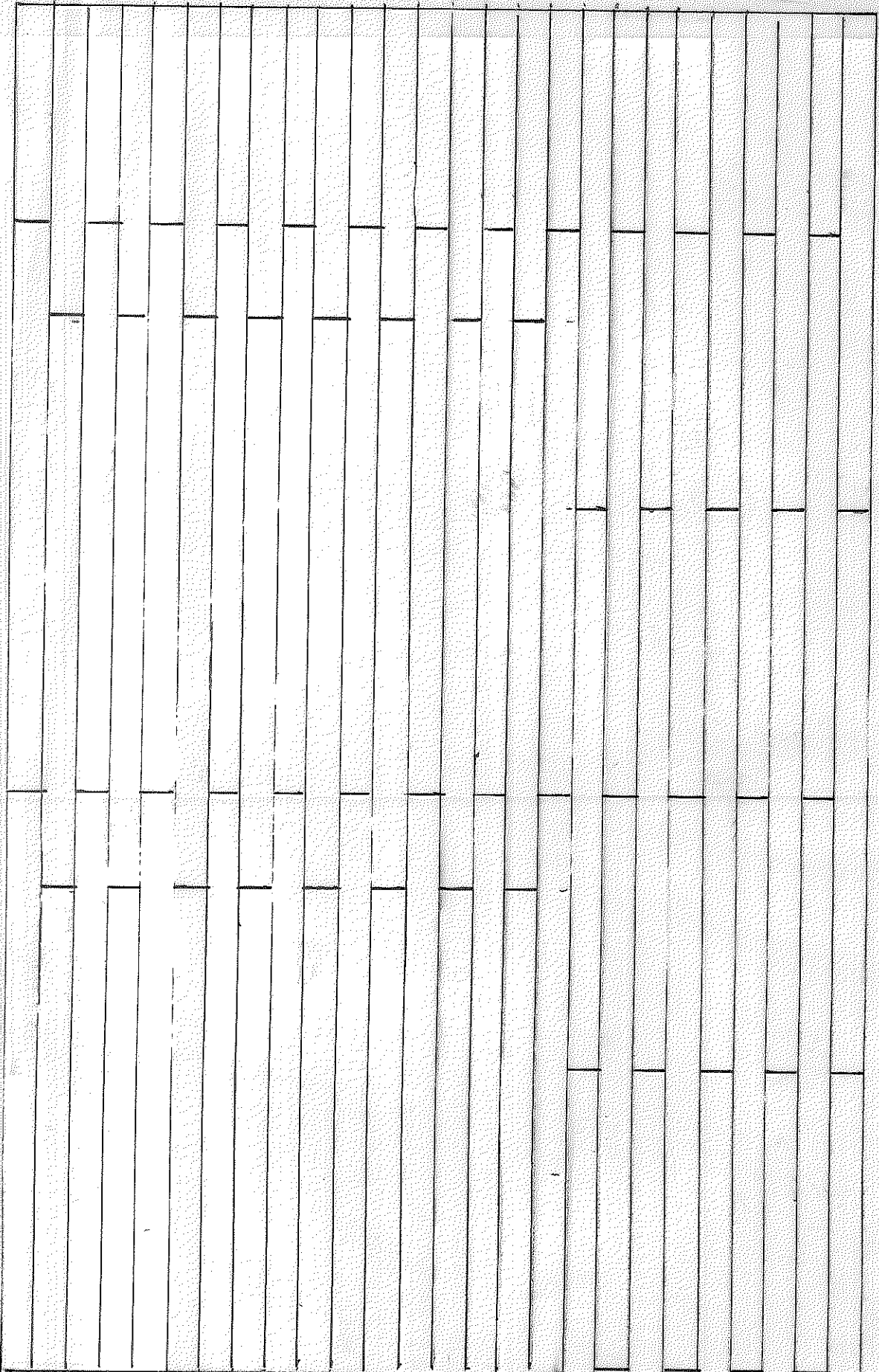
Framing: _____

Plumbing: _____

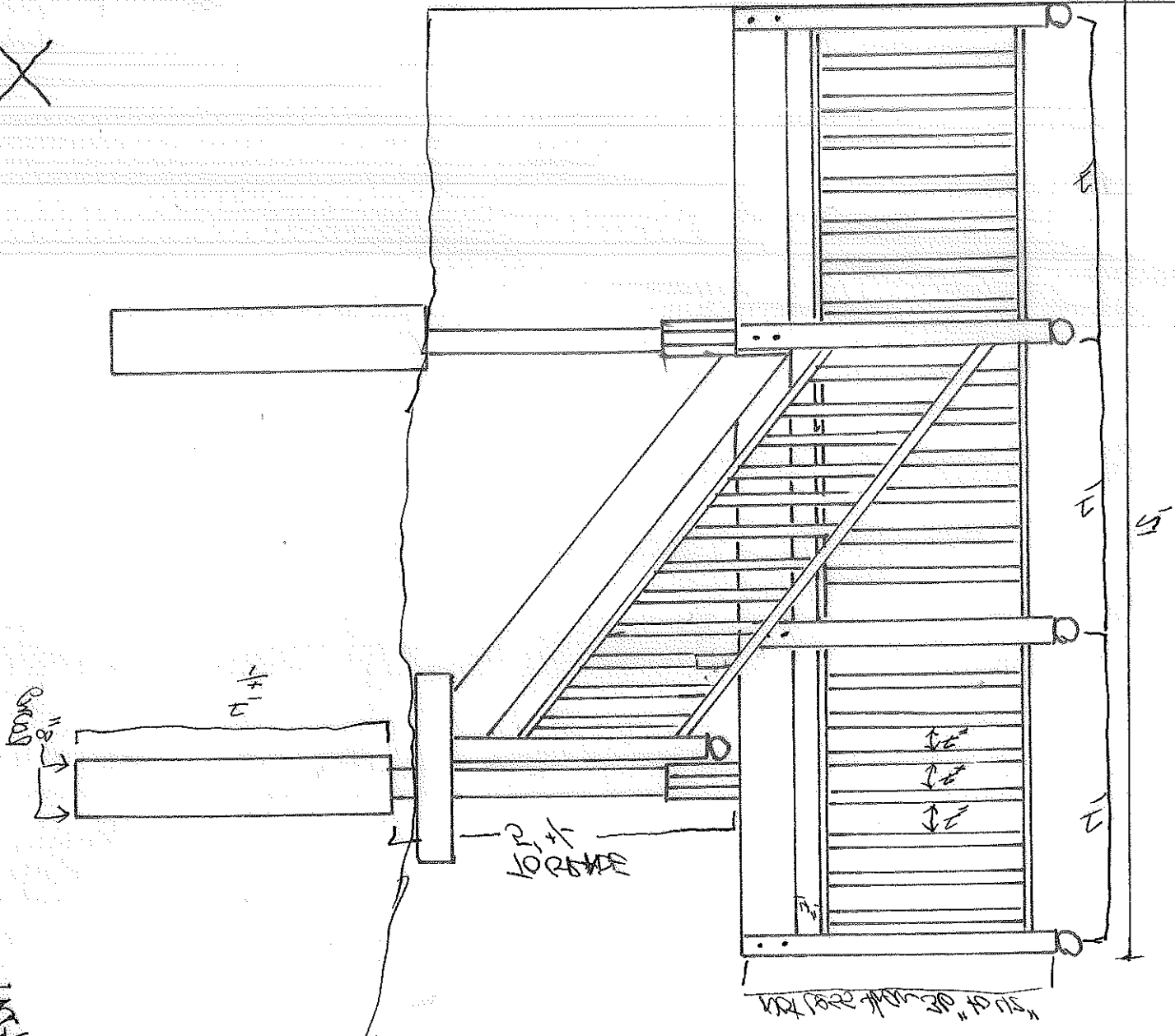
Final: _____

Other: _____

Decking overlay (upper portion)
5/4" x 6"



X



UNFINISHED SIDE
LUMBER

FORNIA, ME ON LOS
SA HISTORIC BR
W. S. M. & M. R. COMPANY

X

Mr. & Mrs. R. Conn
29 Harmon Rd
Portland, ME 0410

DECKING QUANTITY (upper portion)
6 1/4" x 6"

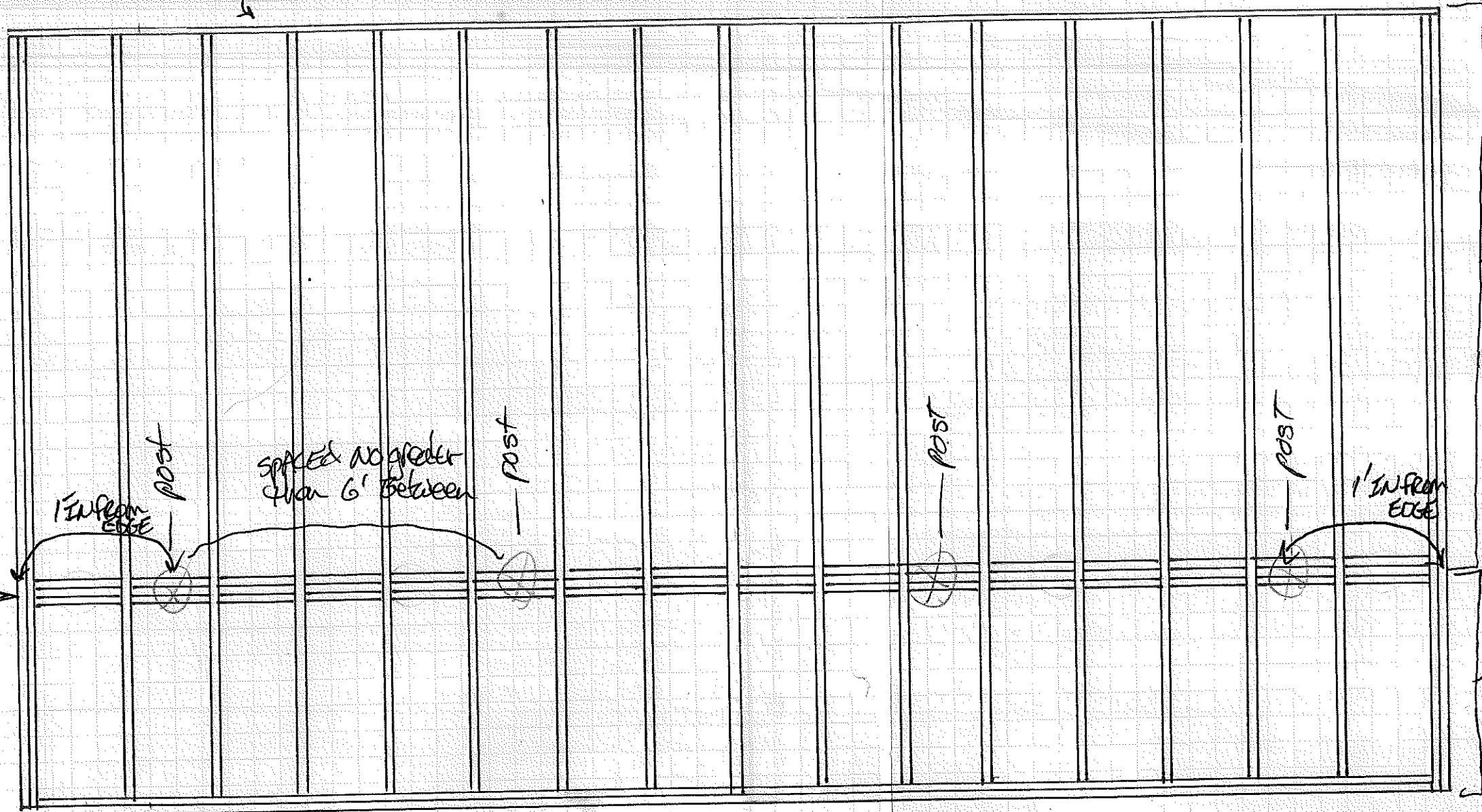
①

HOUSE

2" x 10" PRESSURE TREAT LEDGER

To Lower portion

BEAM:
2-2" x 10"
PRESSURE
TREAT w/
3/4 plywood
SANDWICHED
BETWEEN



JOISTS 2" x 8" x 12"
SPACED 16" OC

21' 8"

10'

1' IN FROM
EDGE

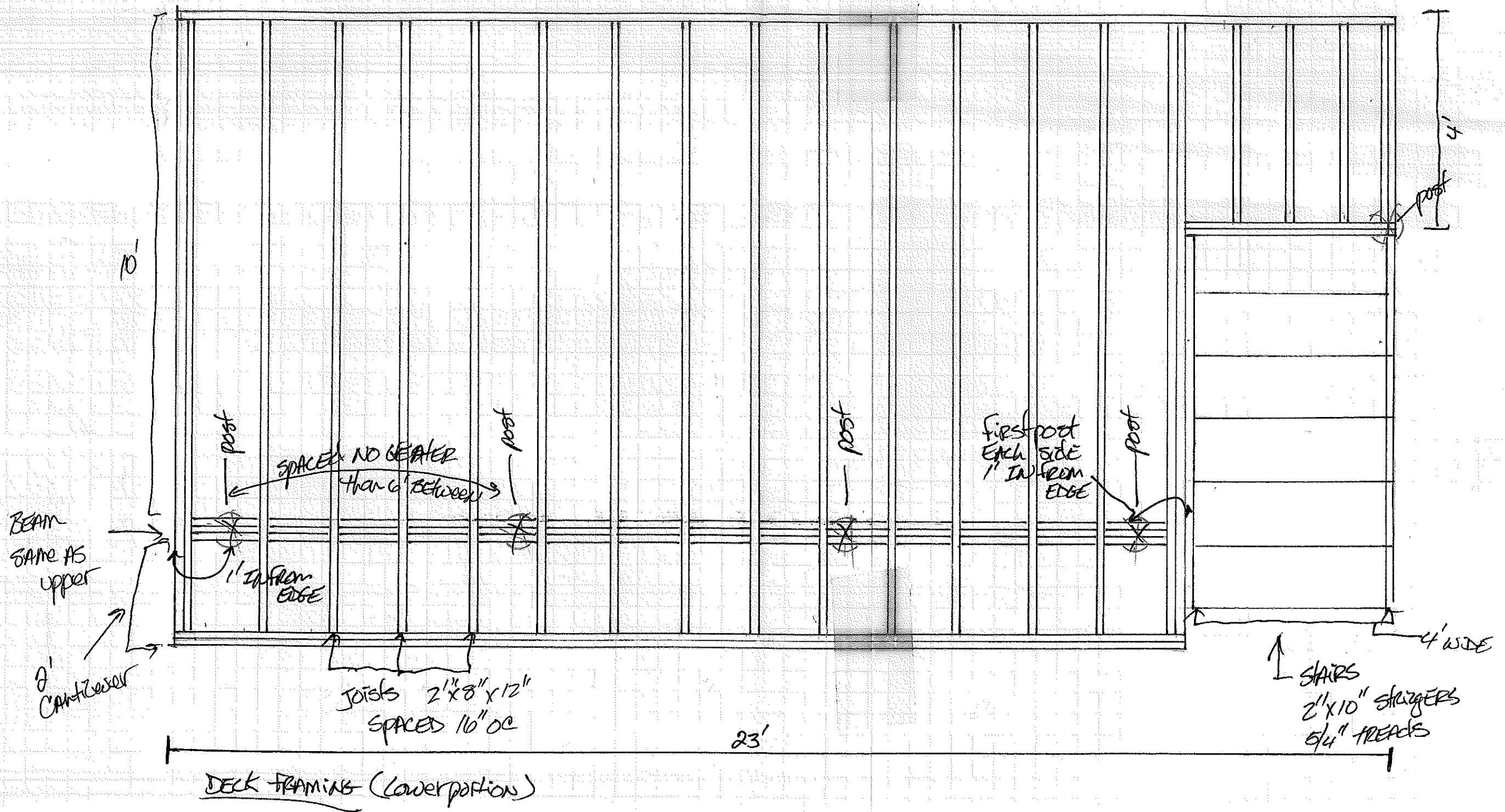
2'
CANTILEVER

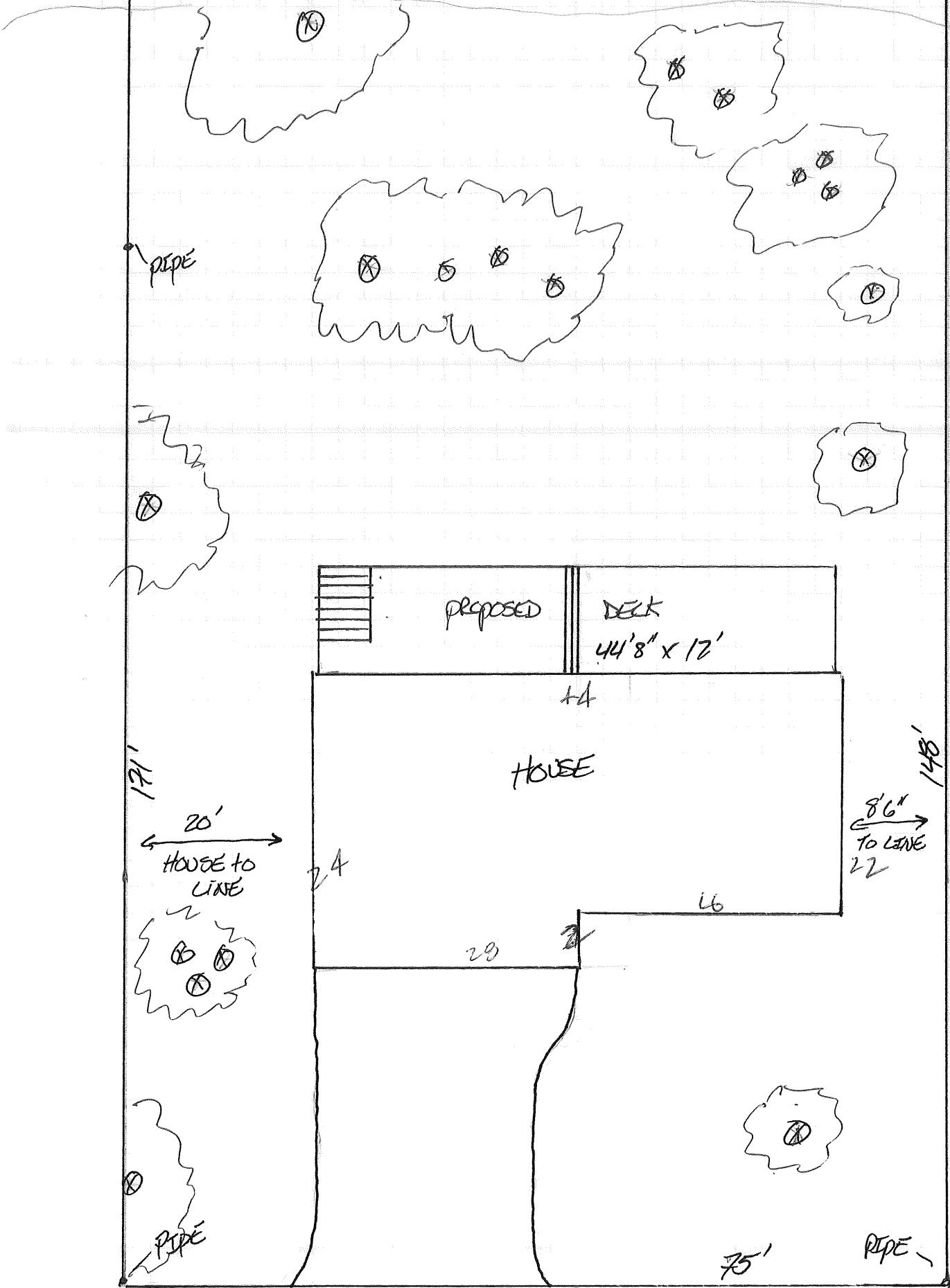
DECK FRAMING (UPPER PORTION)

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

⑦

HOUSE ← TO upper portion





← CRIPPLE BROOK

PIPE

171'

20'
← HOUSE TO LINE

24

proposed DECK
44'8" x 12'

HOUSE

14

8'6"
← TO LINE
22

148'

16

29

PIPE

75'

PIPE

29 HARMON RD

plot plan

→ TO BRIGGS AVE

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

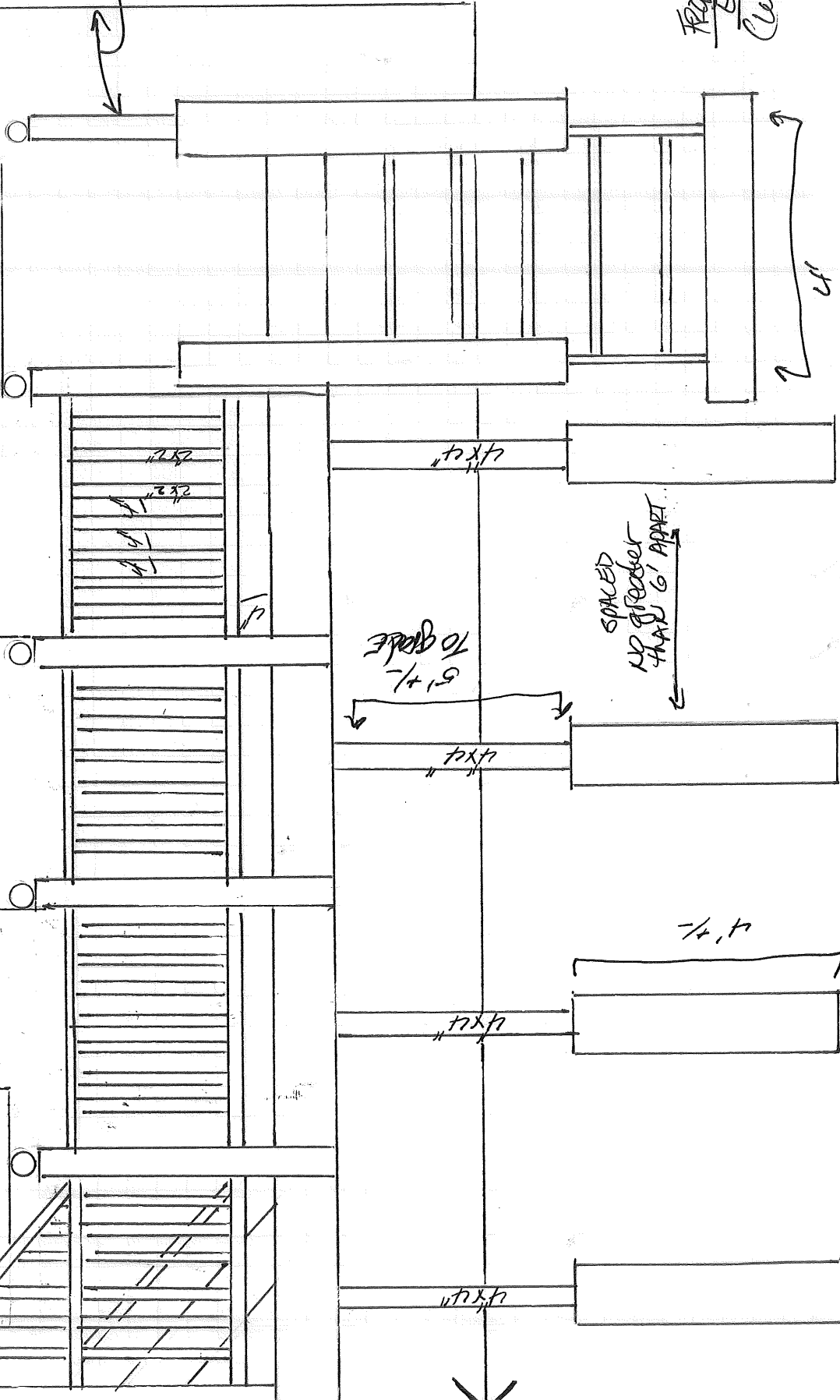
9" IN
FRONT
HOUSE
CORNER

FRONT
ELEVATION
CLOSER
SECTION
③

WINDOW

DOOR

WINDOW



4"

5 1/2"
TO GRADE

SPACED
NO GREATER
THAN 6" APART

1/2, 1/2

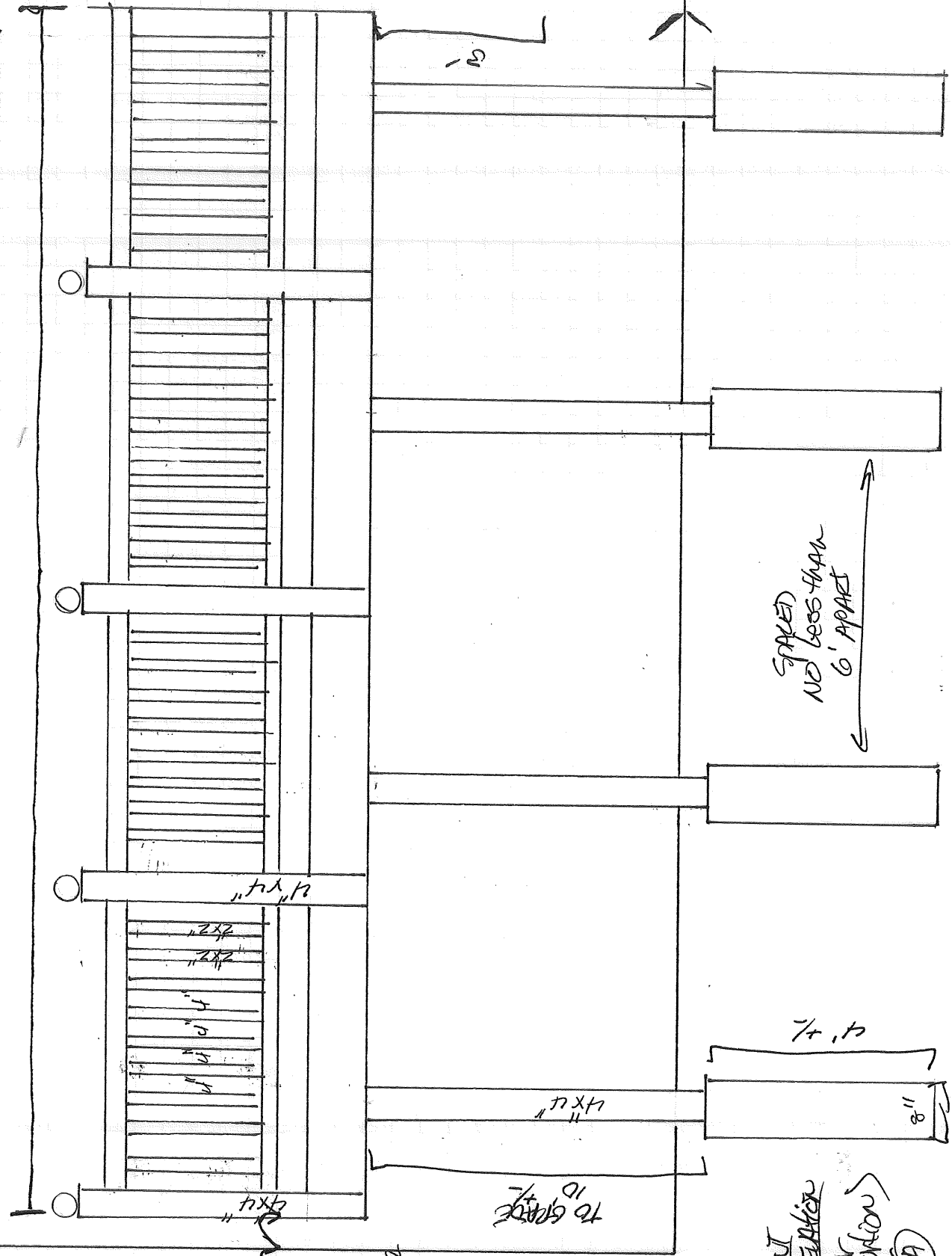
③

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

WINDOWS

WINDOWS

(A)



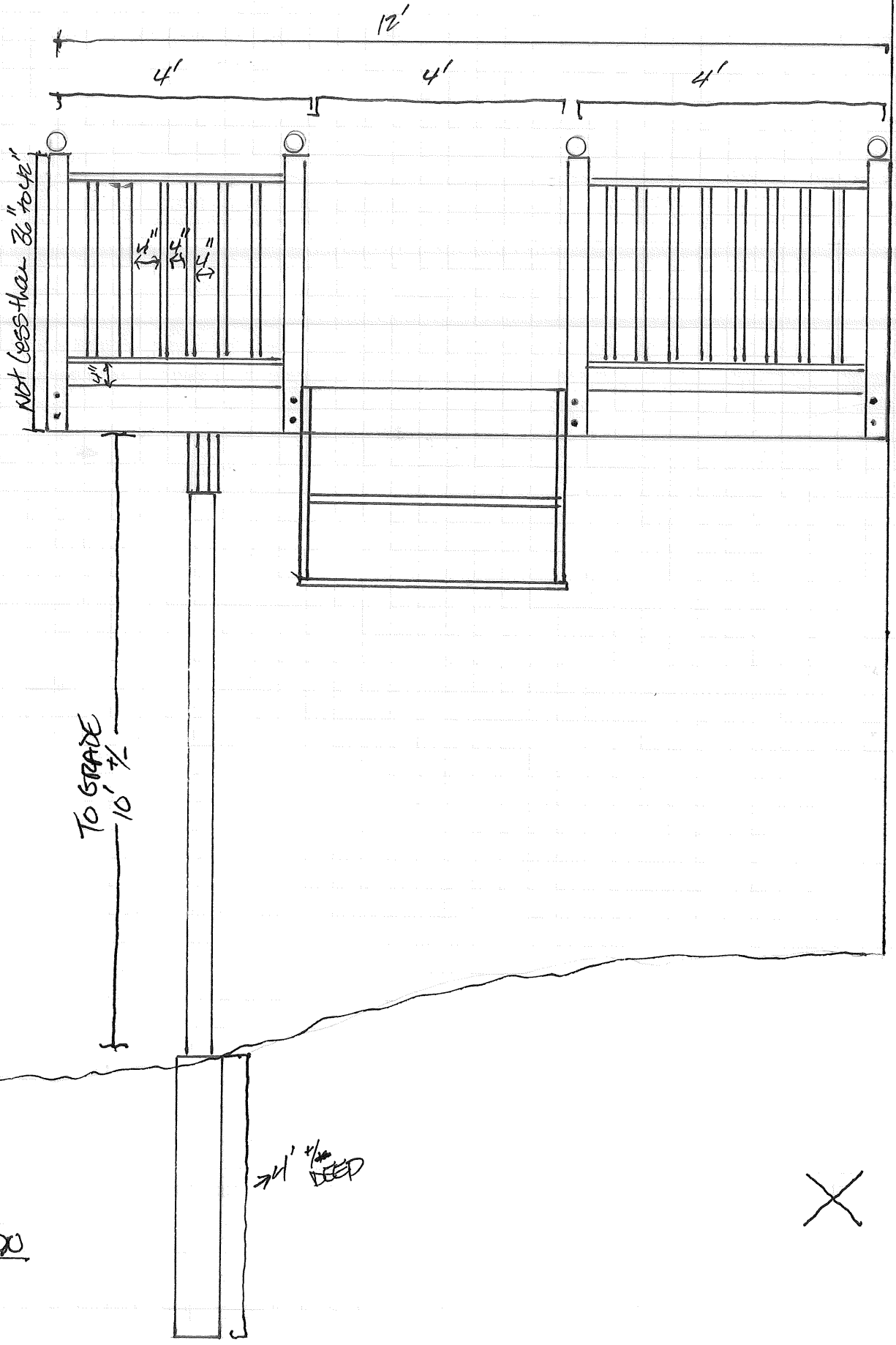
6" IN FROM HOUSE CORNER

TO SPACE 10"

SPACED NO LESS THAN 6' APART

FRONT ELEVATION
Cypress (pinkish)
(A)

Mr & Mrs R. Conno:
29 Harmon Rd
Portland, ME 04101



Not less than 36" high

12'

4'

4'

4'

4" 4" 4"

To GRADE
10' 7/8"

4' 1/4" DEEP

8" Round



SIDE ELEVATION

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

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

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

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 29 HARMON RD PORTLAND ME 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>285</u> Block# <u>C</u> Lot# <u>6+7</u>	Owner: <u>Michelle Fucotte Connolly</u>	Telephone#: <u>772.4342</u>
Owner's Address: <u>29 HARMON RD PORT. ME 04102</u>	Lessee/Buyer's Name (If Applicable) <u>NA</u>	Cost Of Work: <u>\$ 3,500.00</u>

Proposed Project Description:(Please be as specific as possible)
Attached 44'8" x 12' deck to Rear of DWELLING

Contractor's Name, Address & Telephone
ROBERT + michelle CONNOLLY 29 HARMON RD PORTLAND ME 04102

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

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

You must Include the following with you application:

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

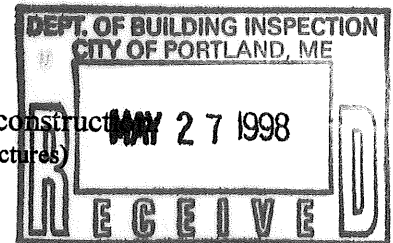
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

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

4) Building Plans (Sample Attached)

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

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



Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Michelle Connolly Date: 5/27/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$7000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

LEDGERS:

2"x10" Pressure treat attached to house framing with 3/8"x4" lag screws

JOISTS:

~~2"x8"~~ 2"x8" Pressure treat spanning 10' to beam with a 2' cantilever, spaced no greater than 16" on center attached to ledgers with 2"x8" hangar hardware

BEAM:

2"x8"x12' Pressure treat with 3/4" plywood sandwiched between, spanning no greater than 6' between posts

POSTS:

4"x4" Pressure treat attached to beam with post cap hardware, secured to concrete footings with post anchors

**FOOTINGS &
PIERS:**

9 total 8" round +4' deep, concrete reinforced with rebar bellshaped at bottom of hole to create footing

**RAILINGS &
POSTS:**

4"x4"x4' Pressure treat posts attached to deck frame with 3/8"x4" lag screws spaced no greater than 6' apart
2"x2"x36" Pressure treat balusters spaced 4" apart capped with 2"x6" rail for a railing height not less than 36" to 42"

STAIRS:

2"x10" Pressure treat stringers with 5/4" decking treads, hand rail not less than 36" to 42" high

ESTIMATED COST:

HARDWARE	\$250.00
CONCRETE	\$250.00
LUMBER	\$2500.00
OTHER	\$500.00
TOTAL	=\$3500.00

Mr & Mrs R. Connolly
29 Harmon Rd
Portland, ME 04102

Applicant: Mechelle Connolly

Date: 6/1/98

Address: 29 Harman Rd

C-B-L: 205-C-6⁽¹⁾

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~ 1961

Zone Location - 2-3

Interior or corner lot -

Proposed Use/Work - construct 44'8" x 12' deck on rear
44.66

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' req - N/A

Rear Yard - 25' req - \approx 100' shown?

Side Yard - 8' req - 8'6" ; 20' -

Projections -

Width of Lot -

Height -

Lot Area -

11960^{sq ft}

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

~~WMA~~ over 75' from high water mark

Flood Plains -

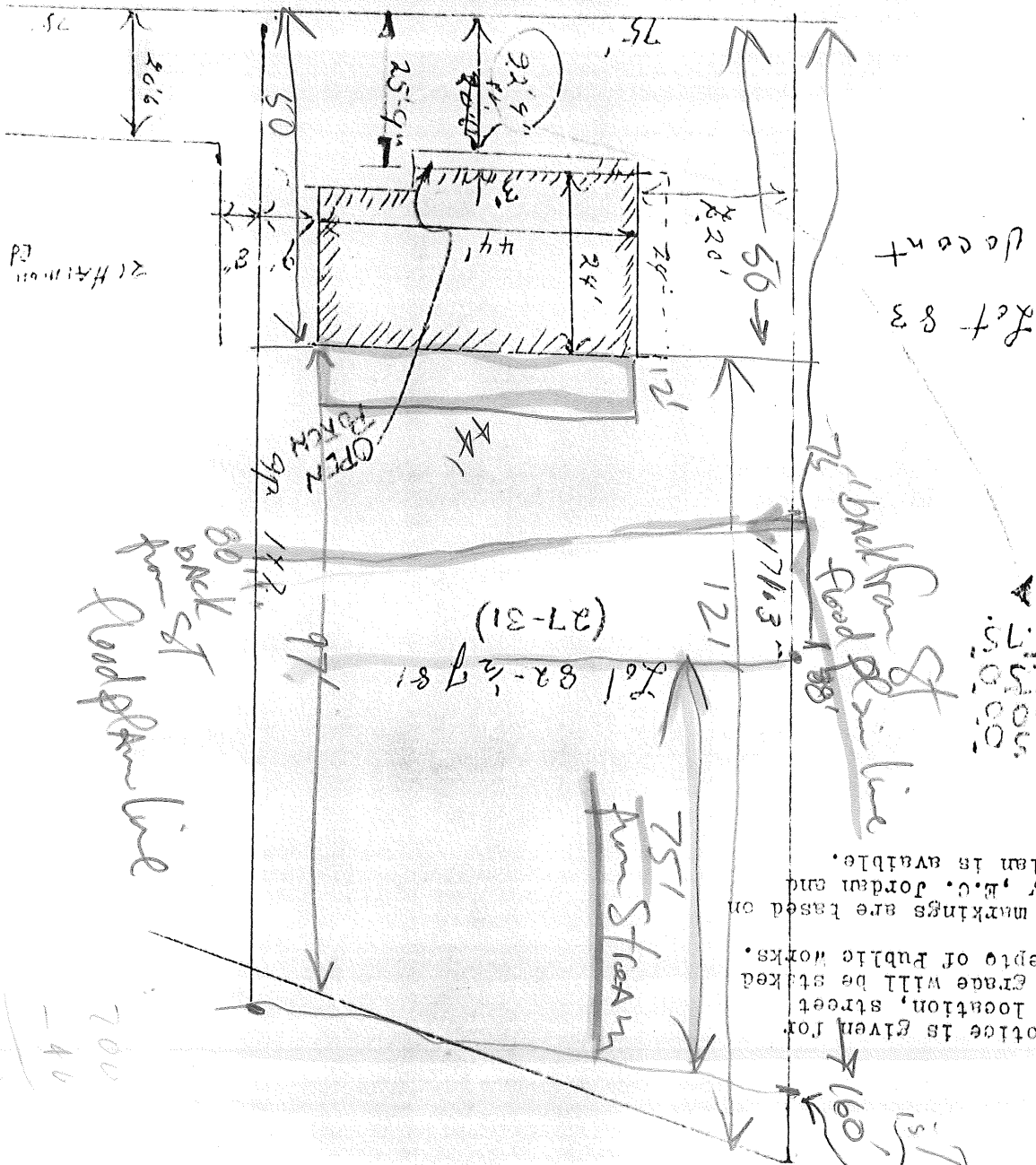
outside flood plain per MAP 6
Zone C₁B

Plans for Placed Work
Portland Me.

SCALE: 20' - 1 inch

Plot Plan

HARMONY RD.



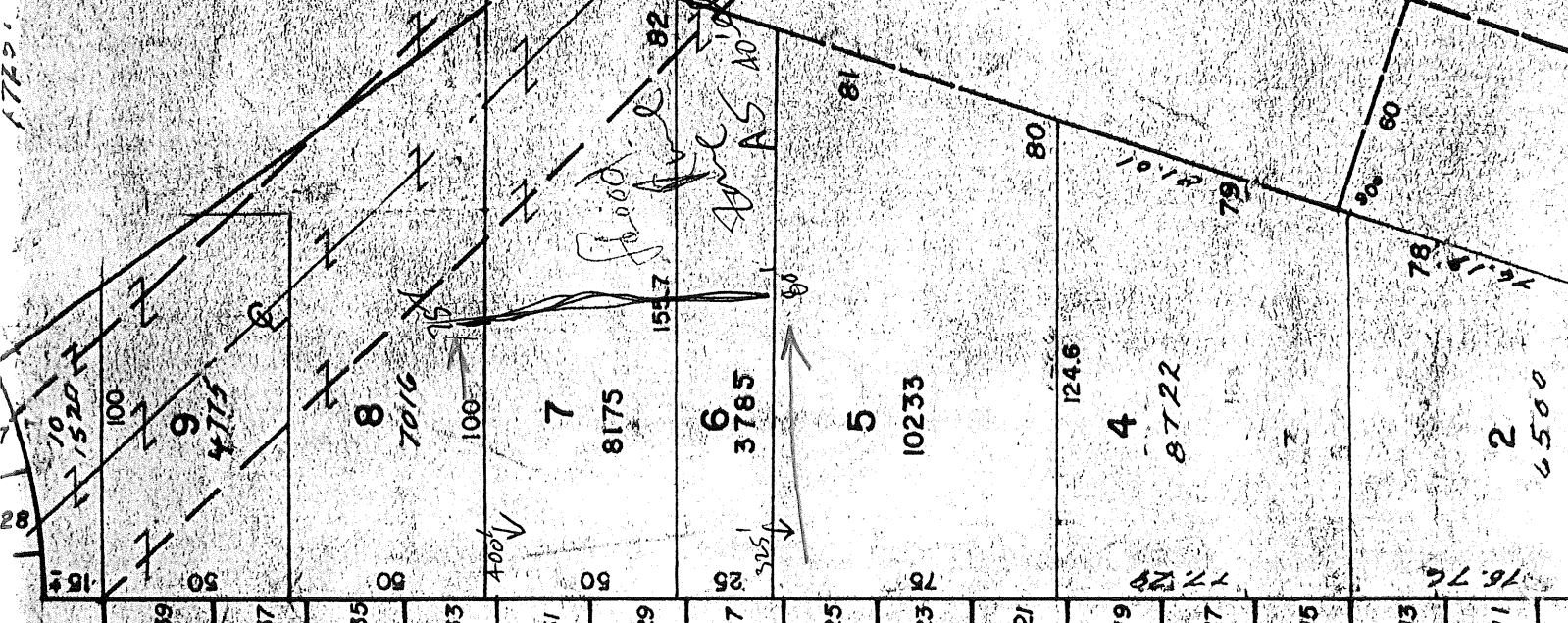
Before notice is given for check of location, street line and grade will be staked out by Dept of Public Works. Boundary markings are based on survey by, R.C. Jordan and survey plan is available.

200
- 40
160

MM
 #295

SHEET 182A-1
 560°56' W
 178

Food Service - AP No. 100
400' AS 100'



ROAD

MON

SHEET 182A-C
 70

17	19	17	19	17	19	17	19	17	19	17	19	17	19	17	19	17	19	17	19
40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2
19	39	37	35	33	31	29	27	25	23	21	19	17	15	13	11	9	7	5	3

May 27, 1998

As applicants for a building permit, we have enclosed the necessary plans for a proposed deck at 29 Harmon Road.

Enclosed are:

Construction Specifics
Front Elevation A & B
Side Elevation with Overlay
Framing Plan 1 & 2 with Overlay
Plot Plan
Building Permit Application
Application Fee

The proposed deck is within the confines of the required zoning district setbacks and the building code. We are available to answer any questions regarding this application at 772-4342. We are hoping to start this project as soon as possible and would greatly appreciate your consideration and help. Thank you.

Robert and Mechelle Connolly
29 Harmon Road
Portland, ME 04102
(207) 772-4342

Robert & Mechelle Connolly

BUILDING PERMIT REPORT

DATE: 1 June 98 ADDRESS: 29 Harmon Rd (285-C-006)
 REASON FOR PERMIT: To Construct deck -
 BUILDING OWNER: Mechelle Turcotte Connolly
 CONTRACTOR: Robert & Mechelle Connolly
 PERMIT APPLICANT: ↑
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

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

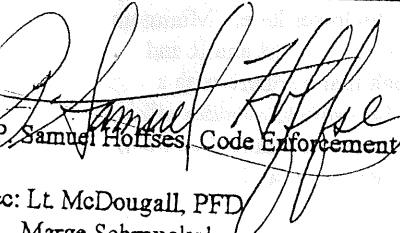
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
- *10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height 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.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996). 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
32. _____


P. Samuel Hoffses, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal