

Permit No: **981084**

**PERMIT ISSUED**  
 Permit Issued: **SEP 25 1998**  
**CITY OF PORTLAND**

Zone: **A-2** CBL: **337-C-082**  
 Zoning Approval: **OK 9/23/98**  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  Minor  mm

Location of Construction: <b>130 Lynn St</b>	Owner: <b>Karl, William F.</b>	Phone: <b>878-6200 X103</b>
Owner Address: <b>SAA 04103</b>	Lessee/Buyer's Name:	Business Name:
Contractor Name: <b>SAA</b>	Address:	Phone:
Past Use: <b>1-fam</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> \$ <b>950.00</b>
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		<b>PERMIT FEE:</b> \$ <b>25.00</b>
		<b>INSPECTION:</b> Use Group: Type:
		Signature:
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
		Signature: Date:
		Date Applied For: <b>09 Sept 98</b>

Permit Taken By: **SP**

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..

**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 provisions of the code(s) applicable to such permit

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **10 Sept 98** PHONE: \_\_\_\_\_

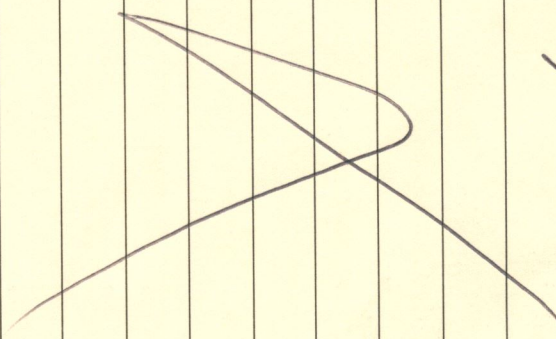
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

CEO DISTRICT **1**

COMMENTS

9/29/98 Please convert in owner. He must full  
Amendments due to change in dimensions. OR  
9/16/99 OK. Completed. Along



Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

## BUILDING PERMIT REPORT

DATE: 24 Sept. 98 ADDRESS: 130 Lynn St. CBL 337-C-082  
 REASON FOR PERMIT: To Construct 10'x12' detached deck -  
 BUILDING OWNER: William F. Karl  
 CONTRACTOR: \_\_\_\_\_  
 PERMIT APPLICANT: \_\_\_\_\_  
 USE GROUP R-3 (deck) 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, \*8, \*10, \*24, \*25, \*29

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)
- 2.5 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
- 2.6 Foundations anchors shall be a minimum of 1 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. ( Section 1018.6 )

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. Section 1010.1

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.) Section 710.0

15. 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

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 13 & 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) Section 920.3.2

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. Section 921.0

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. (crawl spaces & attics)

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). ( Chapter M-16 )

28. Please read and implement the attached Land Use-Zoning report requirements.

29. *The proposed Foundation posts must rest on Footing with anchor connecting the two -*

30. \_\_\_\_\_  
31. \_\_\_\_\_  
32. \_\_\_\_\_


  
P. Samuel Hoffes, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-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.

**NOTE\*\*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: <b>130 LYNN ST., PORTLAND</b>			
Tax Assessor's Chart, Block & Lot Number Chart# <b>337</b> Block# <b>C</b> Lot# <b>B2</b>		Owner: <b>WILLIAM F KARL</b>	
Owner's Address: <b>130 LYNN STREET PORTLAND, ME 04103</b>		Telephone#: <b>878-6200 x103</b>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: <b>\$900-950</b>	Fee <b>25.00</b> <b>\$ NA</b>
Proposed Project Description:(Please be as specific as possible) <b>BUILD DETACHED 10' X 10' DECK AT REAR OF HOUSE RECONSTRUCT STAIR LANDING ON EXISTING POSTS, ENLARGING SLIGHTLY AND PLACING STAIRS AT REAR.</b>			
Contractor's Name, Address & Telephone <b>OWNER</b>		Rec'd By: 	

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:

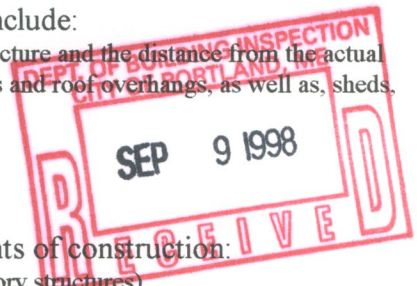
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 	Date: <b>9/9/98</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



047583

**WARRANTY DEED - SHORT FORM DEEDS ACT**  
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that We, Edward R. Kern and Virginia S. Kern, of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to William F. Karl of Portland, in the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 130 Lynn Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on July 1998.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Edward R. Kern

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Virginia S. Kern

STATE OF MAINE  
Cumberland, ss:

On July 16, 1998, personally appeared the above-named Edward R. Kern and Virginia S. Kern and acknowledged the foregoing deed to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney At Law

P.J. STILES  
Attorney at Law, State of Maine  
Type or Print Name (Authorized to take acknowledgments pursuant to 4 M.R.S.A. § 1056)

MAINE REAL ESTATE TAX PAID

201 JUL 16 1998  
RECORDED  
CUMBERLAND COUNTY

EXHIBIT A/SCHEDULE A  
LEGAL DESCRIPTION OF PROPERTY LOCATED  
in Cumberland County at  
130 Lynn Street, Portland, Maine

A certain lot or parcel of land with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot #31, as shown on a Plan entitled, "STANDARD BOUNDARY SURVEY HILLCREST WEST, PORTLAND, MAINE AMENDED RECORDING PLAT" prepared for Wolf Associates, Inc. by Land Use Consultants dated May 19, 1988, recorded at Cumberland County Registry of Deeds in Plan Book 178, Page 52.

Being a portion of the premises conveyed to grantor herein by deed of James H. Wolf dated December 5, 1986, recorded at said Registry of Deeds in Book 7520, Page 113.

Together with rights in common with others, in the streets and ways as shown on said Plan, for any and all purposes including utilities.

Excepting and reserving to grantor herein the fee interest in any streets and ways shown on said Plan pursuant to Title 23 M.R.S.A. §3031 (4). This reservation and exception includes the right of grantor, its successors and assigns, to use such streets and ways for purposes of ingress and egress by pedestrians or vehicles to other property of grantor adjacent to Hillcrest West Subdivision and for the continuation of utilities to said adjacent property.

Lot #31 is subject to the restrictions described in a deed from Gilles H. Fisetto and Mildred V. Fisetto to James M. Wolf, dated December 5, 1986, and recorded at said Registry of Deeds in Book 7520, Page 107. Reference is also made to an Agreement between grantor and said Gilles H. Fisetto et al entitled "Amendment to Conditions and Restrictions" dated April 12, 1989, and recorded at Cumberland County Registry of Deeds in Book 8740, Page 51.

This conveyance is SUBJECT to rights and easements granted to the Portland Water District by instruments dated December 4, 1953 and December 21, 1953, recorded in said Registry of Deeds in Book 2156, Page 447 and Book 2167, Page 160, respectively.

This conveyance is SUBJECT to an easement to Portland Water District recorded at said Registry of Deeds in Book 8477, Page 145.

This conveyance is SUBJECT to an Indenture between grantor herein and Portland Water District dated September 28, 1988, recorded at said Registry of Deeds in Book 8551, Page 193.

Meaning and intending to convey and hereby conveying the same premises conveyed to Edward R. Kern and Virginia S. Kern by deed of Wolf Associates, Inc. dated June 29, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8808, Page 122.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1998 JUL 20 PM 4:12

CUMBERLAND COUNTY

John B. O'Brien

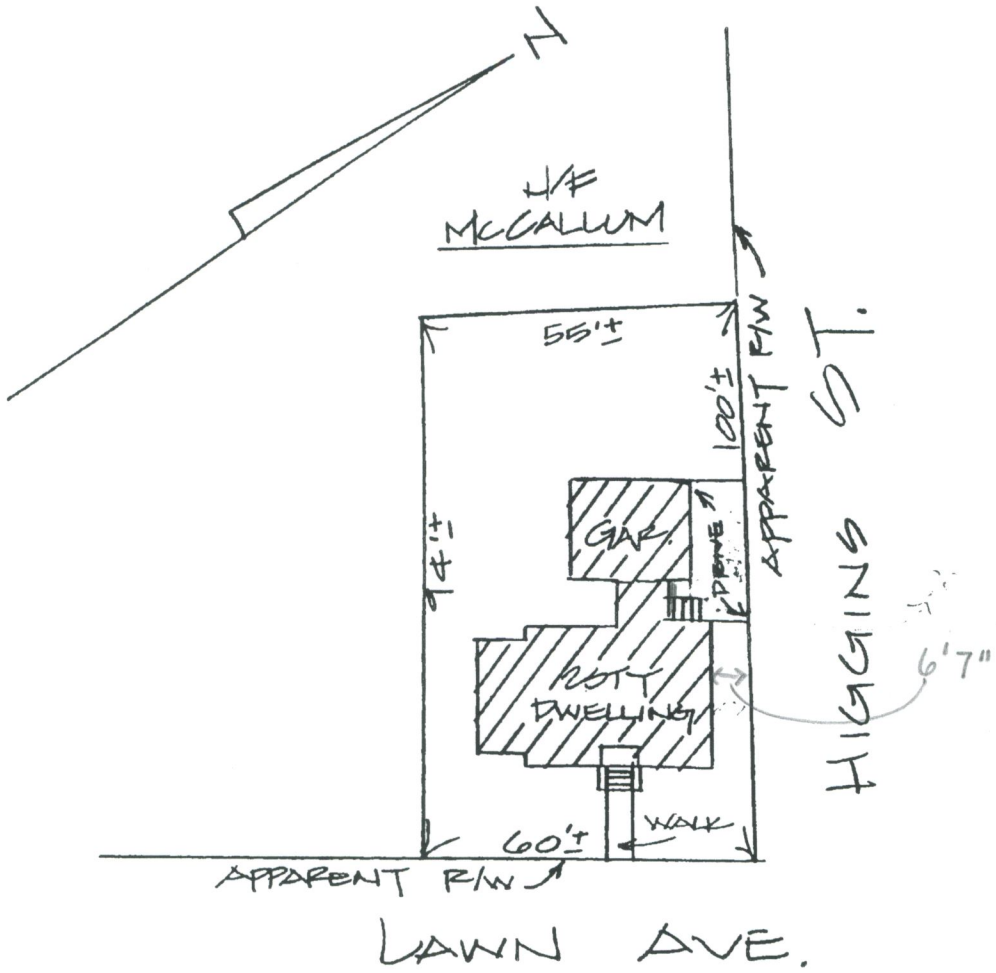
CURRENT

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION REPORTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ANYTHING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 10 LAWN AVE.  
PORTLAND, ME.

INSPECTION DATE: 11/12/97  
SCALE: 1"=30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

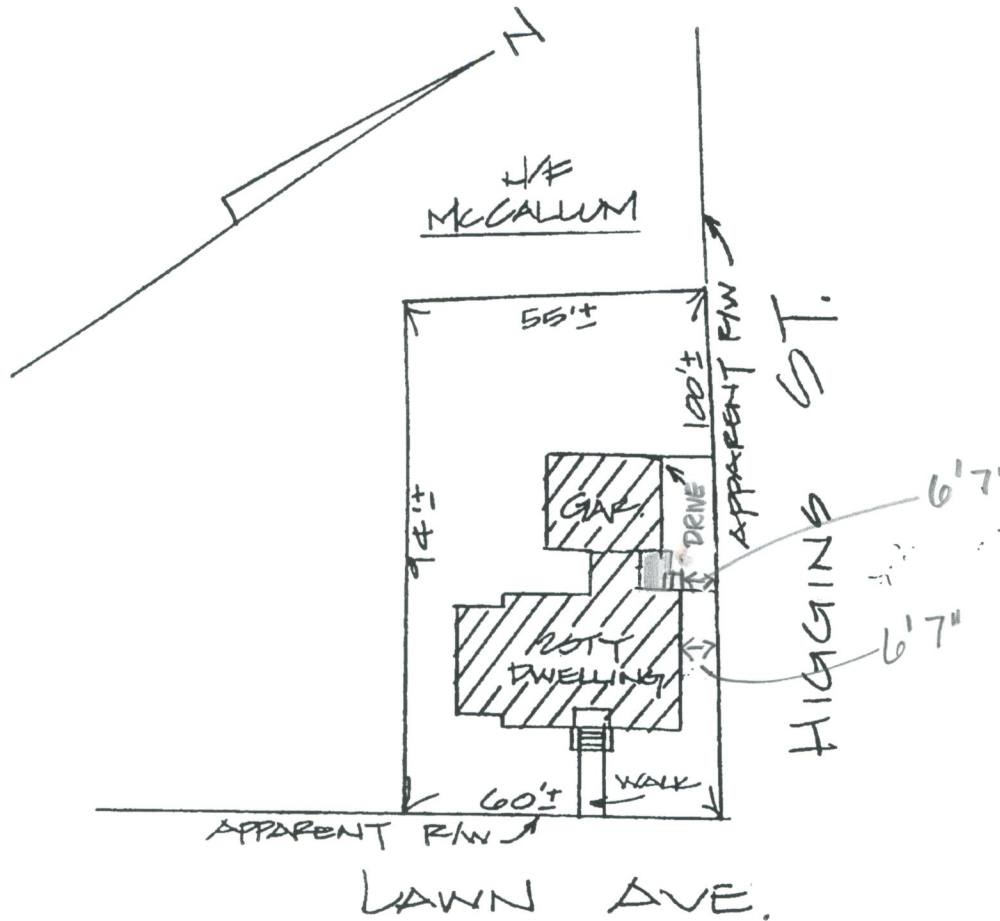


PROPOSED

# FOR MORTGAGE LENDER USE ONLY

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ADDRESS: 10 LAWN AVE. INSPECTION DATE: 11/12/97  
PORTLAND, ME. SCALE: 1"=30'



*Average of both sides of frontage OK*

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

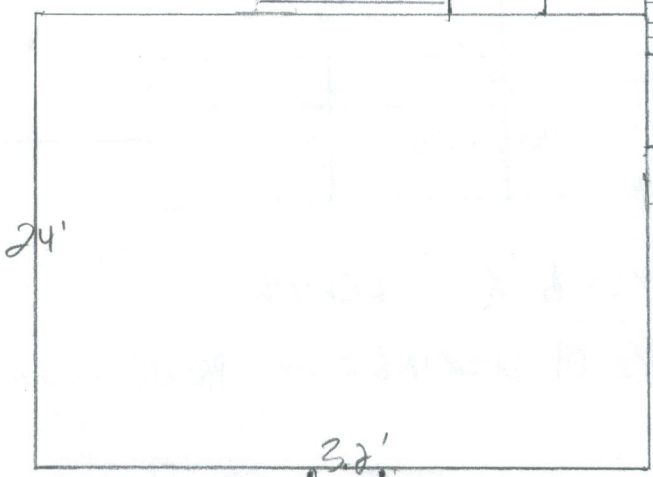
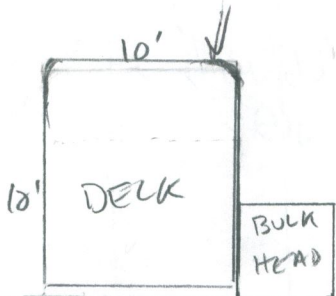
~107'

~46'

1" = 10'

34'

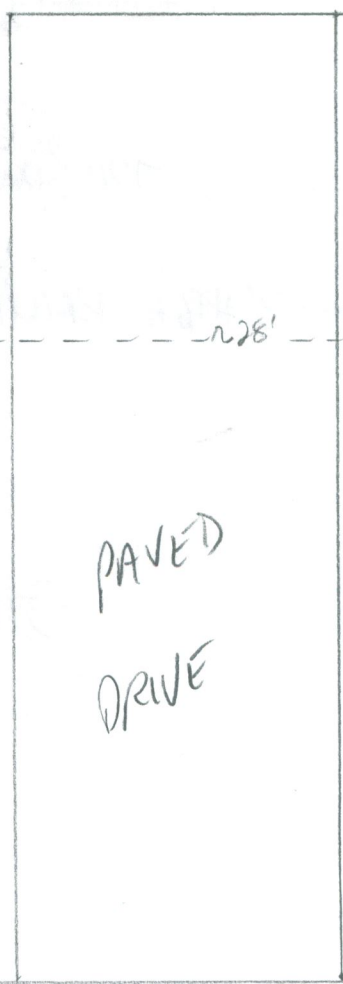
sides ~ 12' req - ok  
25' required to  
rear - 34' shown  
ok  
a/23/98



~15'

~28'

37'



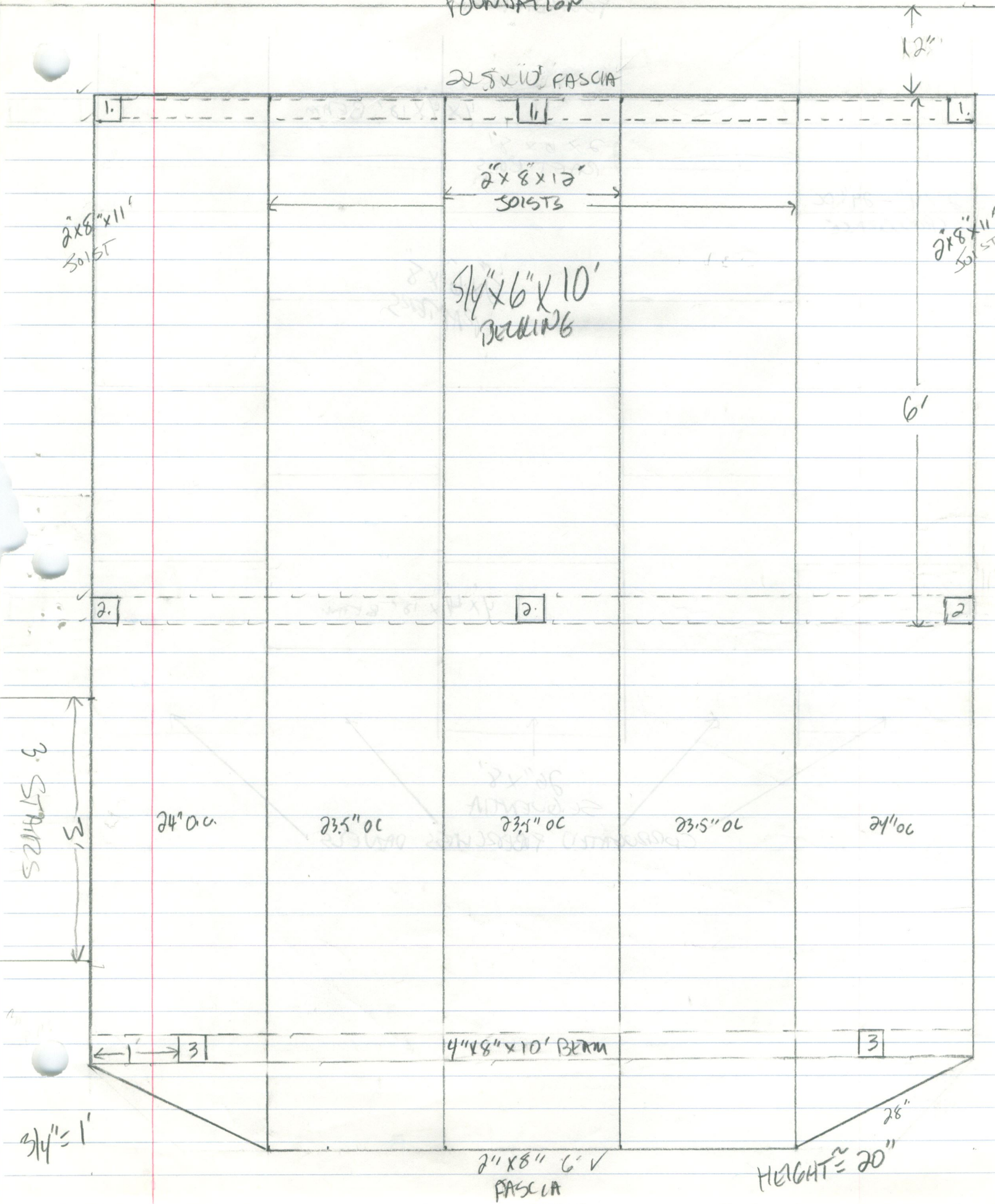
~106'

LYNN STREET

- 1. 1/2" POST
- 2. 8' POST
- 3. 13" POST

2x8x10' ATTACHED TO EACH SIDE OF POST TO MAKE BEAM.

FOUNDATION



2x8x10' FASCIA

2x8x12' JOISTS

5/4x6x10' DECKING

2x8x11' JOIST

2x8x11' JOIST

3 STRINGERS

24" OC

23.5" OC

23.5" OC

23.5" OC

24" OC

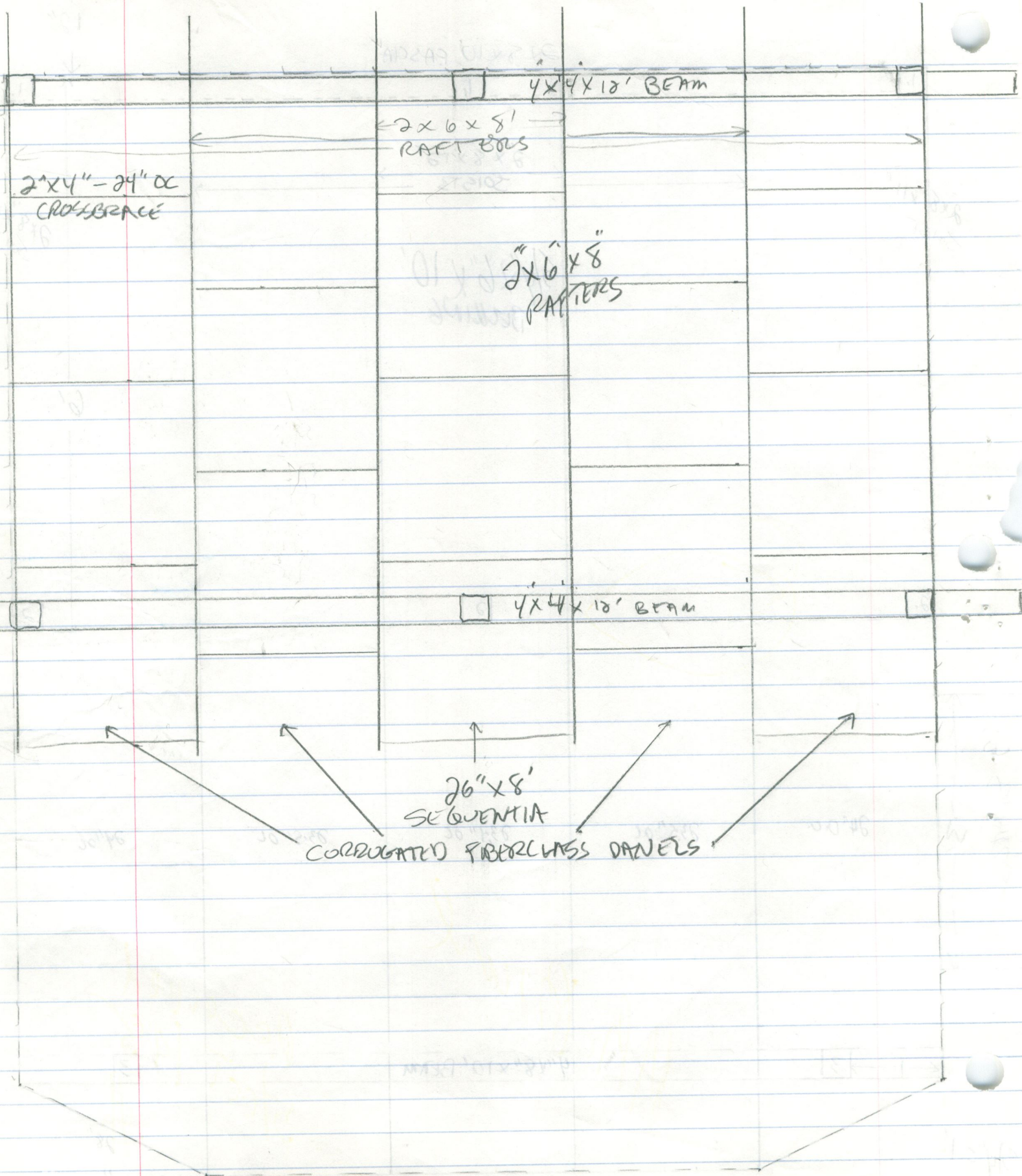
4x8x10' BEAM

2x8" 6' V FASCIA

HEIGHT ≈ 20"

5/4" = 1'

# FOUNDATION



TO: SAM HOFFSES

FROM: WILLIAM KARL  
130 LYNN ST. PTW. 04103  
9/25/98 PERMIT # 981054  
W 878-6200 ext. 103 H 878-1271

AFTER TALKING WITH PEOPLE IN YOUR OFFICE, I WAS UNDER THE IMPRESSION THAT A FREE-STANDING DECK DID NOT REQUIRE RAILINGS. AFTER RECEIVING MY PERMIT, I WAS INFORMED BY ARTHUR ROWE THAT THIS IS NOT THE CASE. SINCE MY DESIRE IS TO HAVE AN "OPEN" DECK SPACE, I HAVE RECONFIGURED MY PLANS, LOWERING THE DECK TO 14" AND CHANGING DIMENSIONS FROM 10' X 12' TO 8' X 12'. ACCOMPANYING ARE 2 PAGES REFLECTING CURRENT PLANS. PLEASE CALL ME IF YOU HAVE ANY QUESTIONS AND TO LET ME KNOW THAT I CAN PROCEED WITH ~~ORDER~~ ORDERING MATERIALS. THANK YOU

Sincerely  
Bill Karl

ALSO, PLEASE LET ME KNOW IF ALL 3 PAGES ARE NOT RECEIVED.

*Mr. Hoffses*

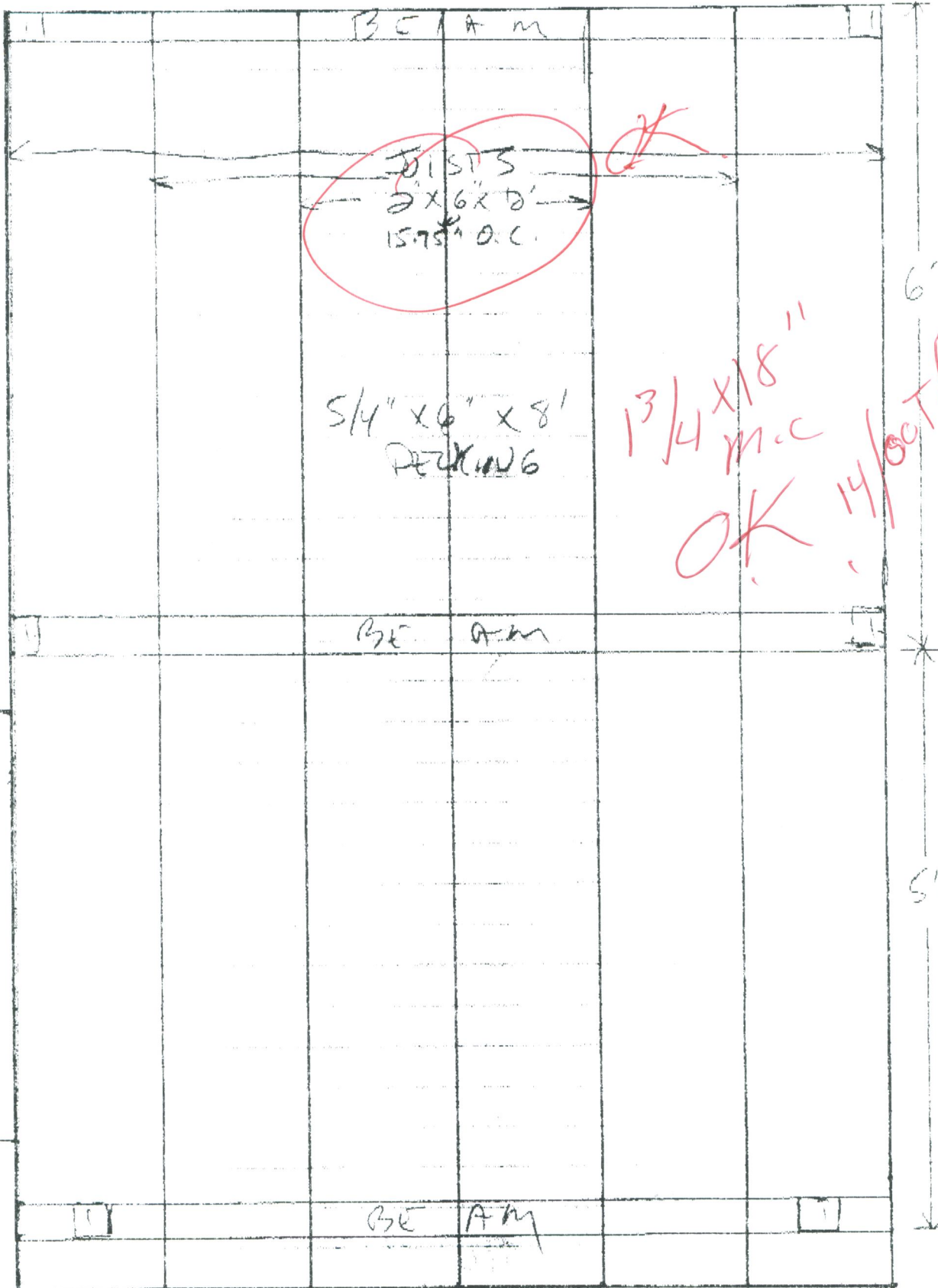
*Received  
5/00/1998  
\$*

DECK

BEAMS: 8" X 8" X 8' STOCK ATTACHED TO BOTH SIDES OF POST TO CREATE BEAM  
1. 4" X 4" POSTS

18" FIRM FOUNDATION

DECK SURFACE 3" ABOVE GRADE



6'

5 1/2'

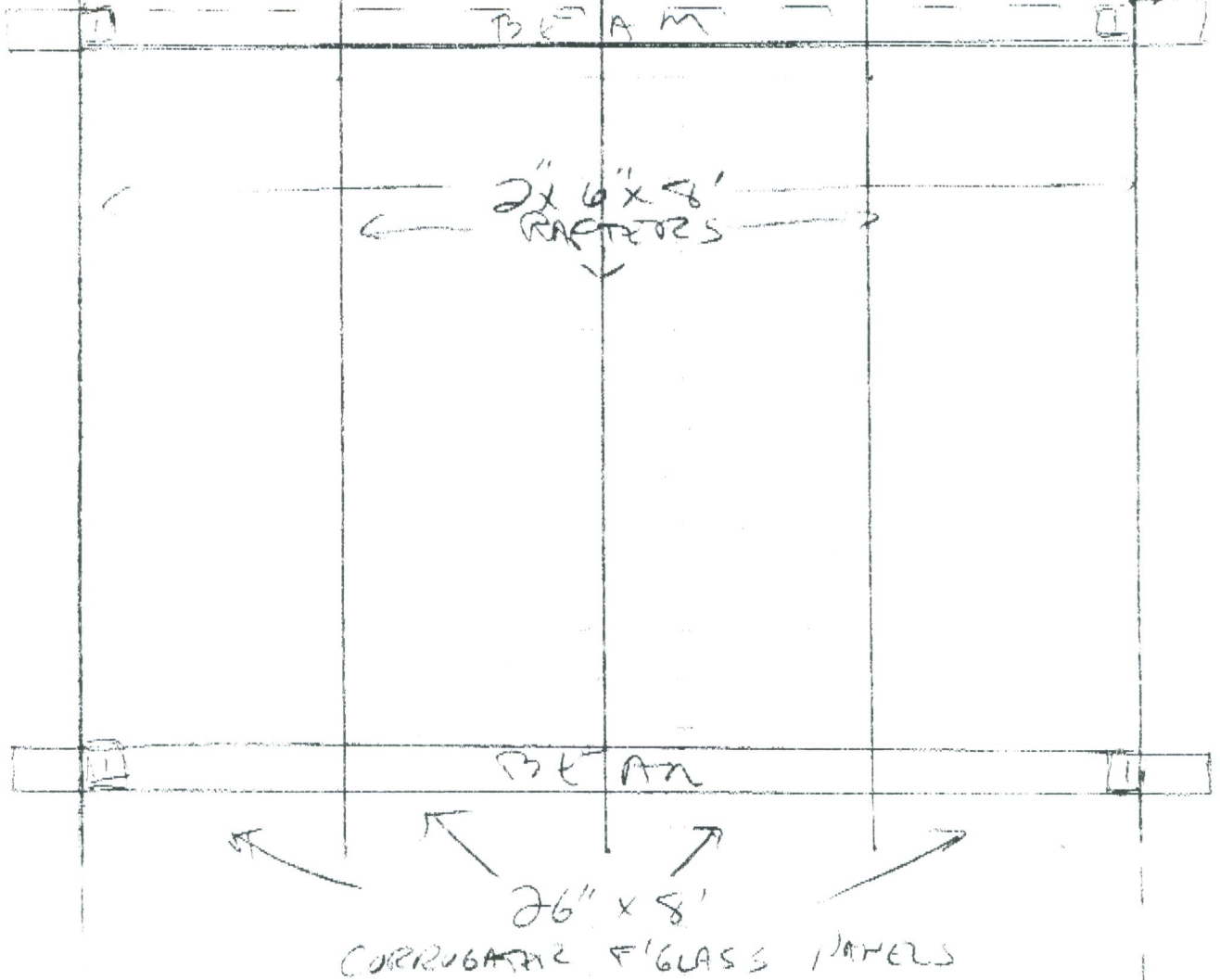
5/4" X 6" X 8'  
PERKINS

1 3/4" X 18"  
m.c.

OK  
14/00T/98

UTEP

# OVER HEAD



----- DECK BELOW

BEAMS 4x8x10'  
1. 4x4 POSTS

*2x6 OK 8' space*