

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

Location of Construction: 94 Primrose Ln		Owner: Russo, Dennis		Phone: 797-8266		Permit No. 9 80513	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Stearns Property Services		Address: 287 Gorham Rd Scarborough, ME		Phone: 883-7959		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 19 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 8,000.00			
Proposed Project Description: Construct Deck		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: Date:	
Permit Taken By: Mary Gresik		Date Applied For: 15 May 1998					

- 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..

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 18 May 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zone: CBL: 350-D-011

Zoning Approval: 15 May 1998

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: 15 May 1998

CEO DISTRICT

COMMENTS

- 5/21/98 Ed - Stearns Prop. Serv. - will be starting wk of 6/1/98 to
- 6/1/98 - Can only get down 2'-3' for Sma's - Will buy in mach
- 6/2/98 - Said out to 20' to Rear Set back - Will pull in 5' -
will dig holes to 4'+ w/ machine auger - Ed will call
when ready @
- 6/8/98 - Owner Called - Concerned about deck framing - "Stringers not square on tubes" -
- 6/8/98 - Inspected w/ P.S. Hoffess - one Sma tube (center-topline near pool) left out,
Contractor will have to install - other items owner is concerned about so
meet Code. @
- 6/9/98 - Called to inspect new Sma tube referenced above - ok @
- 6/24/98 - Called for final - Still needs Gate / Handrails on deck
& other minor finish work @
- 6/26/98 - 7AM - Project Complete - @

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 18 MAY 98 ADDRESS: 94 Primrose Lane (350-B-011)
 REASON FOR PERMIT: To Construct 904 Deck
 BUILDING OWNER: Dennie Russo
 CONTRACTOR: Stearns Property Services
 PERMIT APPLICANT: Ed
 USE GROUP R-3 (U) 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*29

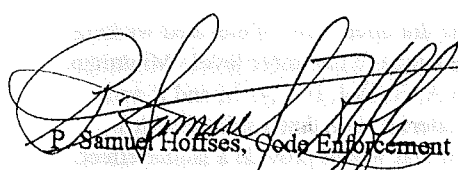
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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)

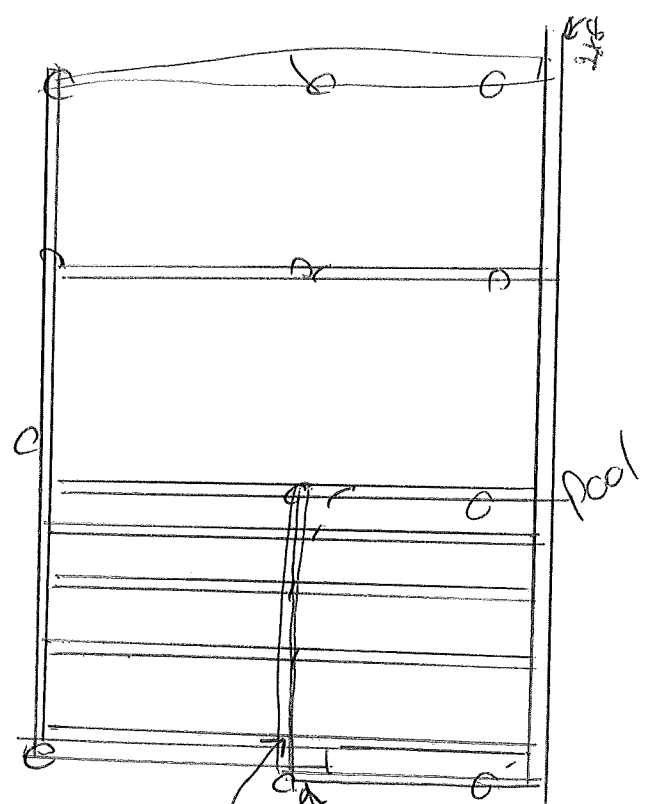
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, 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. Please read and implement attached Swimming pool requirements
30. _____
31. _____
32. _____



P. Samuel Hofises, Code Enforcement

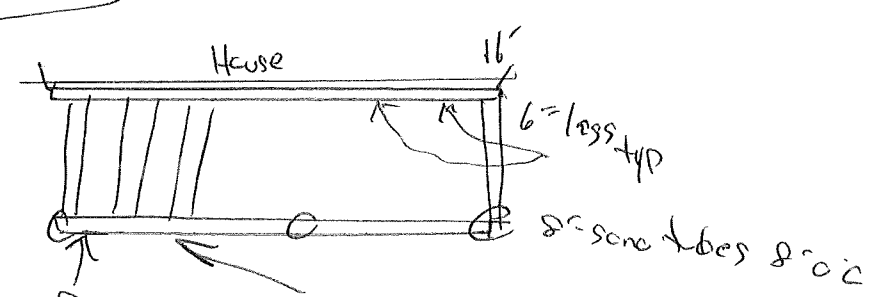
cc: Lt. McDougall, PFD
Marge Schmuckal

framing detail of large deck



2x8 16oc lapped
 2 1/2x8 carrying timbers
 Dist support on
 top of 8" sonotube
 @ 8' o.c.

Small deck



2x8 box frame, Dist 16 o.c. top
 5/4 decking

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: 92 Primrose Lane Portland.

Tax Assessor's Chart, Block & Lot Number Chart# <u>350</u> Block# <u>B</u> Lot# <u>011</u>		Owner: <u>Dennie Russo.</u>	Telephone#: <u>797-8266</u>
Owner's Address: <u>Same.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 8,000</u>
Proposed Project Description:(Please be as specific as possible) <u>deck surrounding Rt side of Doel.</u>			
Contractor's Name, Address & Telephone <u>Stearns Property Services 287 Gorham Rd Scarborough 04074</u> <u>883-7969</u>			

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:

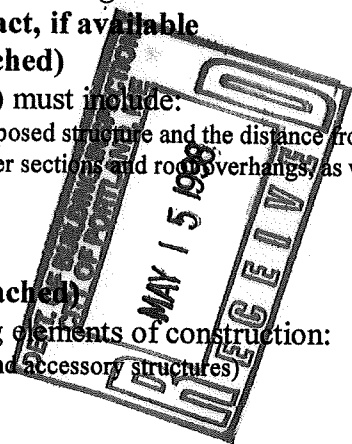
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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.

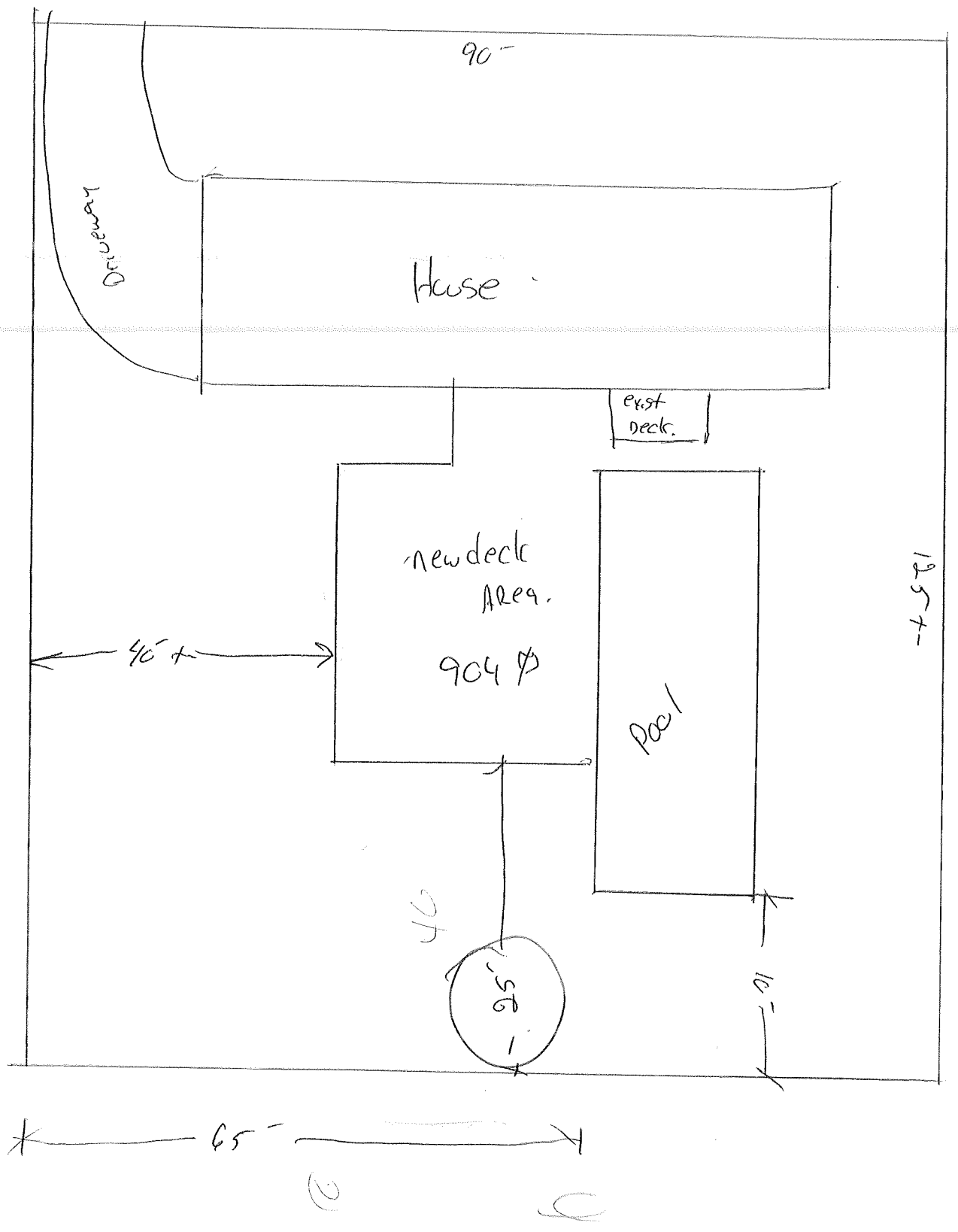
Signature of applicant: Ed Murray Date: 5-14-98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

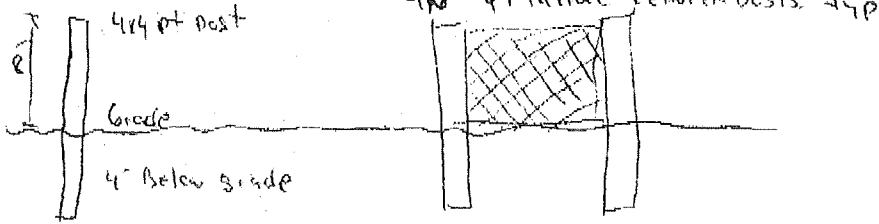


60.00
MCA

Plot plan

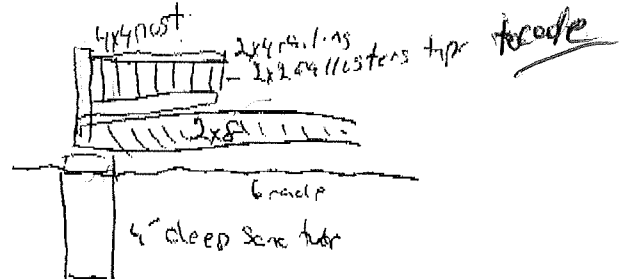
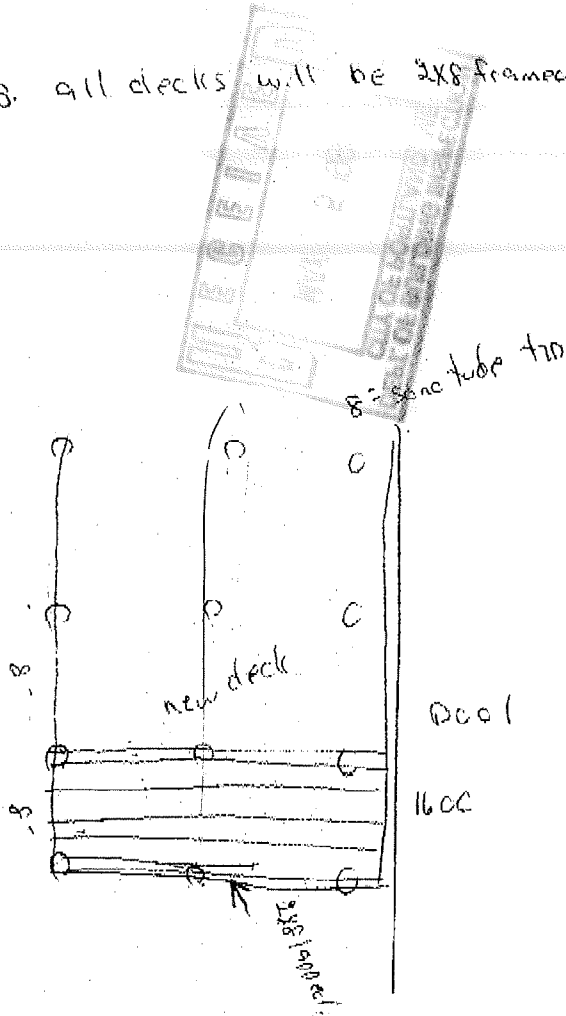


detail C



detail D

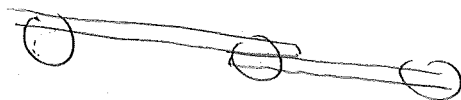
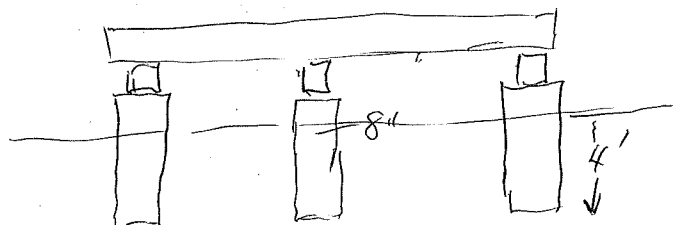
framing. all decks will be 2x8 framed w/ 5/8\"/>



Rail height is 36"

Ballusters spaced @ 4\"/>

(3)



Proposal

Page No.

1 of 2

Pages

D. E. NEAL & SONS, INC.

54 Tenny Hill Road
 RAYMOND, MAINE 04071
 (207) 655-5077

PROPOSAL SUBMITTED TO <i>Dennis Russo</i>		PHONE <i>797-8266</i>	DATE <i>May 12, 1999</i>
STREET <i>99 Primrose Lane</i>		JOB NAME <i>Deck repairs</i>	
CITY, STATE and ZIP CODE <i>Portland, Me. 04103</i>		JOB LOCATION <i>99 Primrose Lane</i>	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Materials and labor for structural improvements and repairs to existing deck per Mooney Engineering recommendations and to meet City of Portland building codes.

1. Install galvanized steel straps at notch in beam - Remove existing 4x8 Beam and replace with 6x8 Beam flush framed to joist and hang joist to each side.
2. Anchor the base of timber posts to top of sonotubes - Replace Max. 12 Sonotubes with 10 inch concrete filled tubes with rebar and post anchors.
3. Relocate posts to bear on concrete sonotubes - Install new 4x4 Posts along side existing to support Beams and set on existing or new sonotubes.
4. Lower soil levels to at least 2 inches below sonotubes. In some locations pour New tubes and others excavate to 2" below existing.
5. Excavate and grade under deck to a depth of 2 inches below wooden components and grade 1/4 inch per foot away from pool area.
6. Diagonal bracing - reinstall one not in place.
7. Perimeter Beams - increase size of all beams to 6x8 with supports directly under, at least at 8'0" o.c.
8. Perimeter Beam posts - install posts and align sonotubes directly under perimeter beams.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

see page #2 dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Donald S. Neal

Note: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

Proposal

Page No.

2 of 2

Page's

D. E. NEAL & SONS, INC.

54 Tenny Hill Road
RAYMOND, MAINE 04071
(207) 655-5077

PROPOSAL SUBMITTED TO <i>Dennis Russo</i>		PHONE	DATE <i>May 12 1989</i>
STREET <i>94 Primrose Lane</i>		JOB NAME <i>Deck repairs</i>	
CITY, STATE and ZIP CODE <i>Portland, Me. 04103</i>		JOB LOCATION <i>94 Primrose Lane</i>	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

9. Steps - Replace lower set of steps to meet codes.
10. Existing retaining wall - excavate post #2 and reinstall in 12 inch sona tube.
(would suggest installing drain tile and crushed stone behind entire wall - not included)
11. Deck screen wall
 - a) Install three new 10 inch sona tubes
 - b) Brace and fasten lattice.
12. Bolt Railing Posts to Framing on east side

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Five thousand Five hundred Ninety Five & 00/100 dollars (\$ *5595.00*).
Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature *Dennis E. Neal*

Note: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

RELEASE OF ALL CLAIMS

For good and valuable consideration, including but not limited to dismissal of counterclaims raised in the case of Stearns Property Services, Inc. v. Dennis & Patricia Russo, Portland District Court Docket No. POR-RE-98-189, Stearns Property Services, Inc. does hereby release, acquit and forever discharge any and all claims or causes of action which it now has or may hereafter have against Dennis & Patricia Russo, and their heirs, agents and assigns. This Release includes, but is not limited to claims raised in Stearns Property Services, Inc. v. Dennis & Patricia Russo, Portland District Court Docket No. POR-RE-98-189.

It is further stated that the foregoing release has been carefully read, and that the contents thereof are known, and that this Release is signed as the corporations's free act and has not been influenced in making this settlement by any representatives of the party of the parties released.

Dated at Portland, Maine this 14 day of December, 1999.

December 14, 1999
Date

B.D. Stearns
STEARNS PROPERTY SERVICES, INC.
By its President