

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DEMERRITT, STANLEY T KW VET

Located At 122 REGAN LANE

Job ID: 2011-06-1477-ALTR

CBL: 350 - - C - 010 - 001 - - - -

has permission to build a 15 foot X 15 foot deck.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

07/08/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

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 Inspections 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.**

1. Footings/ Setbacks
2. Close-In: (Electrical, Plumbing, Framing)
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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.



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1477-ALTR

Located At: 122 REGAN

CBL: 350 - - C - 010 - 001 - - - -

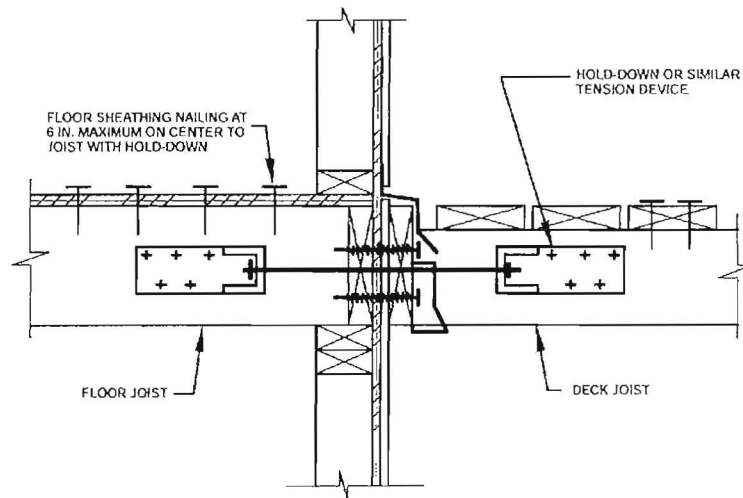
Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is further understood that the side setback is 12 feet to the side property line and 25 feet to the rear property line.
2. 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.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.
6. **Note:** The (2) 2 X 10 inch beam max span is 7 foot 3 inches between each 10 inch concrete "Sona tube".



For SI: 1 inch = 25.4 mm.

FIGURE 502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

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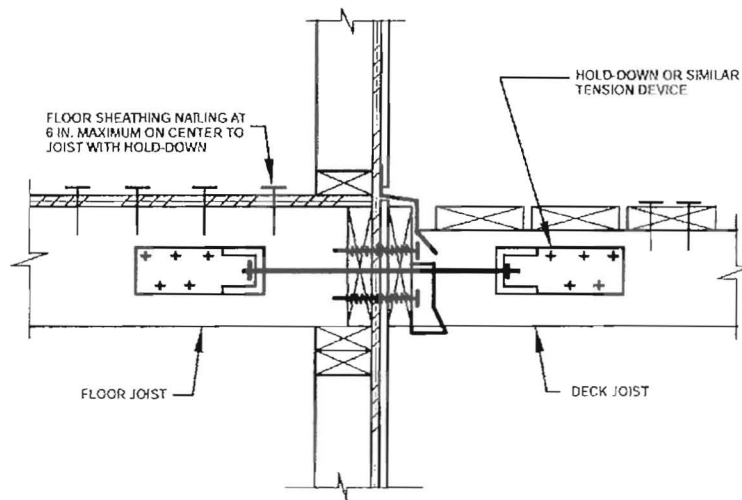
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FIGURE 502.2.2.3
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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1477-ALTR

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Zoning

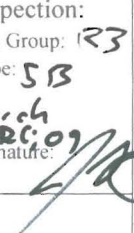
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6. **Note:** The (2) 2 X 10 inch beam max span is 7 foot 3 inches between each 10 inch concrete "Sona tube".

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1477-ALTR	Date Applied: 6/17/2011	CBL: 350 - - C - 010 - 001 - - - - -	
Location of Construction: 122 REGAN LANE	Owner Name: TOM STOUT	Owner Address: 122 REGAN LN PORTLAND, ME - MAINE 04103	Phone 650-2543:
Business Name:	Contractor Name: Mark Burrell	Contractor Address: 34 Adam Roberts Dr, Windham, ME 04062	Phone: 650-2543
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to build a 15' x 15' deck and remove old deck	Cost of Work: \$7000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: 123 Type: SB Porch IBC:09 Signature: 
Proposed Project Description: deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions 6/22/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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	PHON



6/22/11 66 2011 06 1477

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>122 Reagan DR</u>		
Total Square Footage of Proposed Structure/Area <u>225 sq ft</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>350 C 010</u>	Applicant *must be owner, Lessee or Buyer* Name <u>M Burrell Cunst</u> Address <u>34 Adam Roberts DR</u> City, State & Zip <u>Winham ME 04062</u>	Telephone: <u>650-2543</u>
Lessee/DBA (If Applicable) RECEIVED JUN 17 2011	Owner (if different from Applicant) Name <u>Tom Stout</u> Address <u>122 Reagan DR</u> City, State & Zip <u>Portland ME</u>	Cost Of Work: \$ <u>6900.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>90100</u>
<p>Dept. of Building Inspections City of Portland Maine</p> <p>Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Deck</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>see</u></p> <p style="text-align: right; color: red; font-size: 2em;">R-3 8,000^{sq ft}</p>		
Contractor's name: <u>MARK BURRELL</u> Address: <u>34 Adam Roberts DR</u> City, State & Zip <u>Winham ME 04062</u> Telephone: <u>650-2543</u> Who should we contact when the permit is ready: <u>MARK BURRELL</u> Telephone: _____ Mailing address: <u>34 Adam Robert DR Winham ME 04062</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: Mark Burrell Date: 6/16/11

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

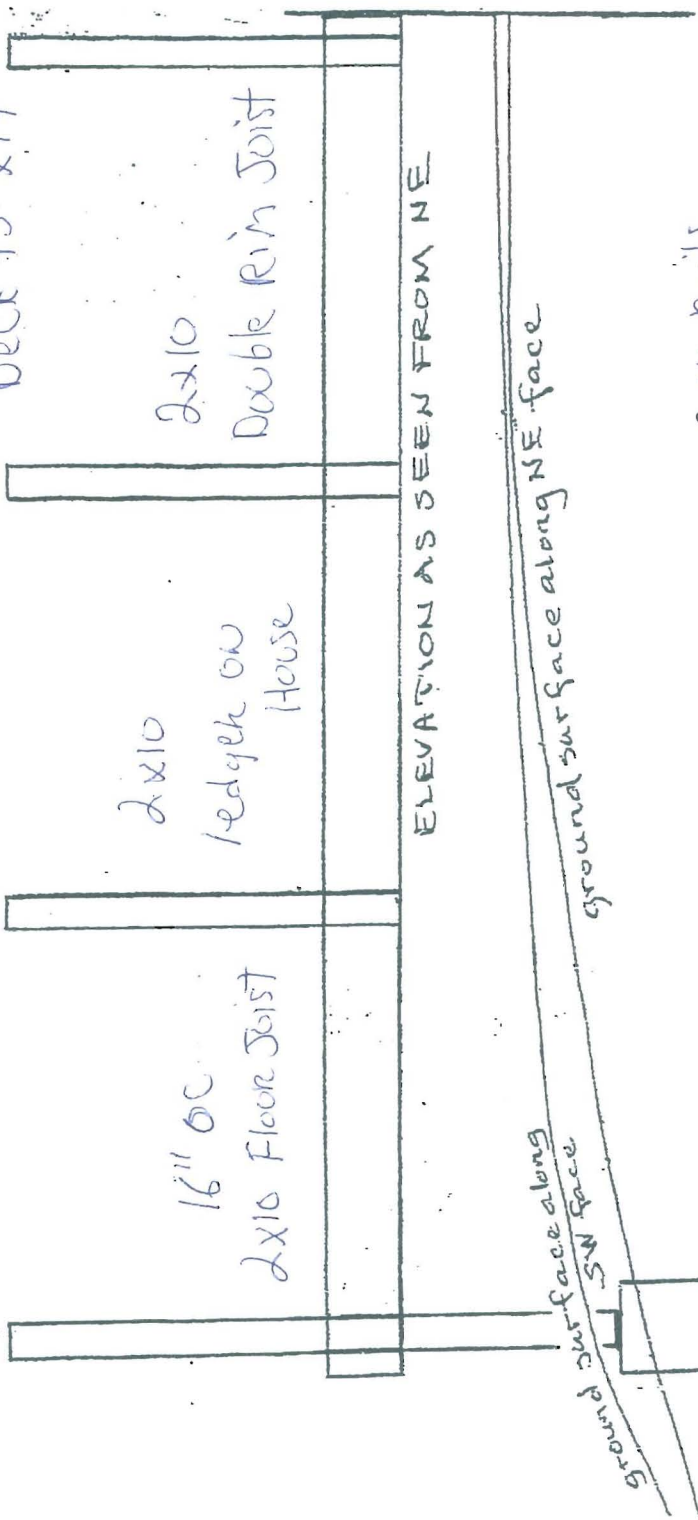
This is not a Permit; you may not commence any work until the Permit is issued.

Deck 15' x 14' 4.5"

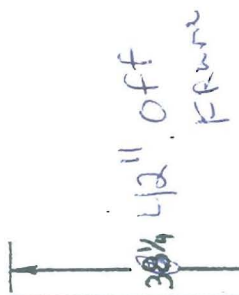
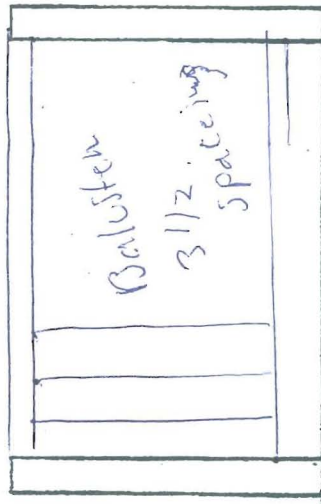
Scale:
1" = 23.23"

S/4

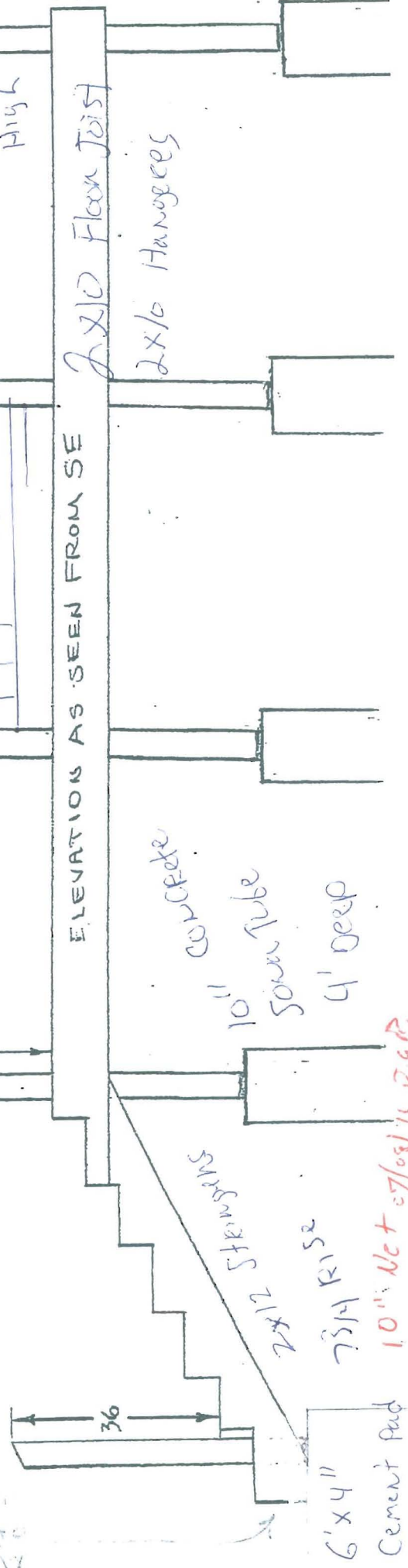
Brownstone
Decking



2x4 Rails



ELEVATION AS SEEN FROM SE



10" Net + 27/08/11 O.C.P.

Make this rise out on top of the railing and the 2x12 stringer

Tomstout <tgandr@cox.net

Fax: 401-789-6225

Job Proposal

Home Owner: Tom Stout
122 Reagan Lane
Portland Maine

Contractor: Mark Burrell
34 Adam Roberts Drive
Windham, Maine 04062

Location of Job: 122 Reagan Lane, Portland, Maine

Work Dates: Estimated Commencement Date: 6/5/2011 - (when permit is ready)

Payments: Total cost: \$6,900
1/3 @ signing of contract
1/3 when deck is framed
1/3 @ completion

Description of work: Built approximately a 15' x 15' deck with 10" sonar tubes 4 ft deep concrete footings. Frame will be 2 x 10 pressure treated floor joist 16" on center. Supports and railing posts will be 4 x 4 pressure treated. Decking will be 5/4 azeck brown stone planks screwed down. Railing will be 2 x 4 horizontal with balusters with 4" spacing with piece of decking material as the cap. Stairs will be 2 x 12 stringers 6' wide resting on a concrete pad 4-6" thick. Lattice skirting around bottom of deck will be 3/4" heavy duty pressure treated. Price includes demolition and removal of existing deck. No landscaping included in the price, although the site will be raked clean and picked up of all debris. No paint or stain included in this price.

Warranty: In addition to any additional warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

Resolution of disputes: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following: (Check only one)

- Binding arbitrations as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- Non-binding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means; including a lawsuit.
- Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve the differences.

Change Orders: Any alterations or deviations from the above contractual specifications that results in the revision of the contract price will be executed only upon the parties entering into a written change order.

Consumer protection information: Consumers are strongly advised to visit the Attorney General's publicly accessible website to gather current information on how to enforce their rights when constructing or repairing their homes.

Website: www.maine.gov/ag/contract.html

Phone: 207-626-8800

Address: 6 State House Station, Augusta Maine 04333

* The estimated dates may be changed if work cannot begin or end due to circumstances beyond the control of the contractor, including, but not limited to, the lack of readiness of the job site or the unavailability of building materials.

Homeowners

Date

Contractor

Date

All copyrights and other rights to statutory text are reserved by the State of Maine. The text included in this publication reflects changes made through the Second Regular Session of the 122nd Legislature, and is current through December 31, 2006, but is subject to change without notice. It is a version that has not been officially certified by the Secretary of State. Refer to the Maine Revised Statutes Annotated and supplement for certified text.

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 06-24-10. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 7239 PAGE 32 COUNTY Cumberland
PLAN BOOK 147 PAGE 02 LOT 55

ADDRESS: 122 Regan Lane, Portland, Maine

Job Number: 683-17

Inspection Date: 03-24-10

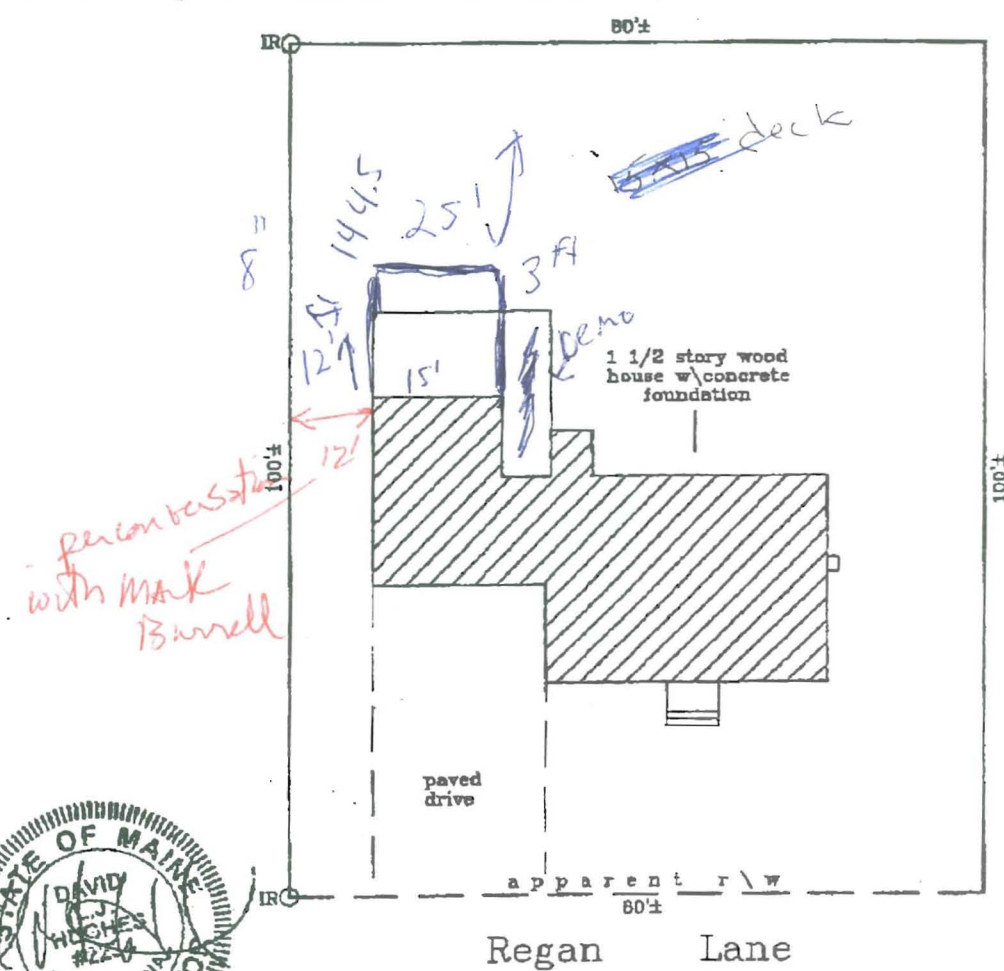
Buyers: Thomas M. & Susan B. Stout

Scale: 1" = 20'

Client File #: 0210-00249

Sellers: Stanley T. & Vincenza F. DeMerritt

reduced



per conversation with Mark Burrell

*REAR: 25' req - 25' shown
side: 8' req - 12' stated
front: 25' req - 25' + shown*

3 sq lot/cor. ok



I HEREBY CERTIFY TO: Market Street Settlement Group, LLC.
NE Moves Mortgage, LLC. and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0002C:
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4631 fax
 www.livingstonhughes.com

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*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

July 12, 2011

Tom Stout
122 Regan Lane
Portland, Maine 04103

CBL: 350 C010001
Located at 122 Regan Lane

Mail

Dear John McCann,

This letter verifies that Construction performed under Building Permit # 2011-06-1477 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams @
Code Enforcement Officer
207-874-8789