

**City of Portland, Maine – Building or Use Permit Application** 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>Riverside Golf Course</i>		Owner: <i>City of Portland</i>		Phone:		Permit No. <b>980672</b>	
Owner Address:		Lessee/Buyer's Name: <i>Riverside Golf Course</i>		Phone:		Business Name:	
Contractor Name: <i>Maine State Buildings, Inc.</i>		Address: <i>245 Warren Ave Portland, ME 04103</i>		Phone: <i>773-5504</i>		Permit Issued: <b>JUN 23 1998</b>	
Past Use: <i>Golf Course</i>		Proposed Use:		COST OF WORK: \$ <i>31,100.00</i>		PERMIT FEE: \$ <i>NC</i>	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>B</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: <i>The Construction of a wooden deck in the rear of the Riverside Golf Course club house. The new deck extends 19' on the North West side and 12' from the North East Side. NOTE: SITE PLAN EXEMPTION ATTACHED</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <i>357-A-1</i>		Zone: <i>358-A-001</i> CBL:	
Permit Taken By: <i>MG</i>		Date Applied For: <i>17 June 1998</i>				Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	

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..

*Christopher DiMatteo 736-8383 Call for P/U*

**PERMIT ISSUED WITH REQUIREMENTS**

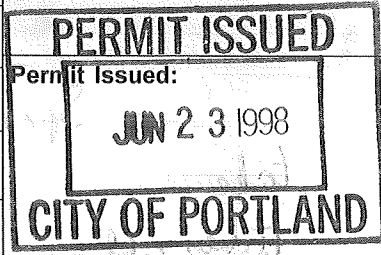
**CERTIFICATION**

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

*17 June 1998*

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	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



**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: \_\_\_\_\_

CEO DISTRICT 7

COMMENTS

6/19/98 - Report of Coushe. w/o Permit - Checked in office & found Permit had been applied for on 6/17 but not acted on. Still waiting zoning, engineering & plan review. Spoke w/M Nugent - he does not want "Stop order" issued. He advised that I take copy of plan to site & check out. At Site, found job approx 80% Complete - Sona tubes all installed & backfilled - Could not determine depth / Re-inforcement on footings - framing appeared ok - Reported facts to M. Nugent - he said ok - (P)

6/23/98 - Permit issued, also rec'd letter fr. Joe Delaney ap Whipple - Callender Architects they verified Sona tubes ok & trend of risers ok (P)

6/24/98 - Site Visit @ 6:55 AM Deck done - Ramp not done yet

9/23/98 Completed. A Lowe

Inspection Record

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

# BUILDING PERMIT REPORT

DATE: 22 June 98 ADDRESS: 1196 Riverside ST, (358-A-001)  
REASON FOR PERMIT: To Construct new deck  
BUILDING OWNER: City of Portland  
CONTRACTOR: MAINE STATE Building Inc.  
PERMIT APPLICANT: Christopher D. Matteo  
USE GROUP 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, \*2, \*8, \*10, \*26, \*29

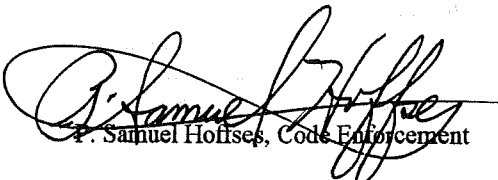
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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. Intermediate handrails are required so that all portions of the required width of stairs are within 30 inches of a handrail,
- \*30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
 P. Samuel Holises, Code Enforcement

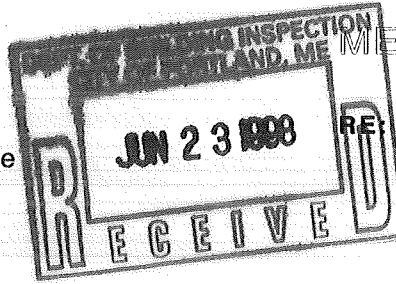
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cc: Lt. McDougall, PFD  
Marge Schmuckal

W H I P P L E - C A L L E N D E R A R C H I T E C T S

DATE: June 23, 1998

TO: Kevin Carroll  
City of Portland Inspection Office  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101



MEMORANDUM

RE: Riverside Golf Course Deck

FROM: Joe Delaney

Dear Kevin,

I understand from Bill Skoolicas that you have some concerns regarding the deck he is constructing at the Riverside Golf Course. I've listed your concerns below as Bill has relayed them to me.

1. You requested proof that the footing piers are 4' deep. I can attest to the deck footings being 4' deep as required in my drawings. The sonotube piers are wrapped in tyvek and there are two pieces of vertical rebar in each pier. I believe Dana will attest to the pier depth as well. Both Dana and I saw their installation during a field visit.
2. You questioned the compliance of the 3 riser stairs with BOCA 96. According to BOCA 96 section 1014.6 the maximum riser height shall be 7" and the minimum riser height shall be 4 1/2". The minimum tread shall be 11" and there is no maximum tread depth given. With a riser of 5 1/2" and a tread depth of 15" the steps at the golf course deck appear to comply with BOCA 96 Chapter 10 Means of Egress.

I'll be back in Portland June 29. Feel free to call me with any other concerns about the Riverside deck.

Sincerely,

Joe Delaney

cc: Bill Skoolicus, Dana Souza, file

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <b>RIVERSIDE GOLF COURSE - CLUB HOUSE - RIVERSIDE ST.</b>			
Total Square Footage of Proposed Structure <b>1360</b>		Square Footage of Lot <b>1,231,242</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>358</b> Block# <b>A</b> Lot# <del>358</del>	Owner: <b>CITY OF PORTLAND PARKS &amp; RECREATION</b>	Telephone#: <b>207 756-8388</b>	
Owner's Address: <b>17 ARBOR STREET, PORTLAND, 04103</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$ 31,100</b>	Fee <b>N/C</b> <i>per min.</i>
Proposed Project Description:(Please be as specific as possible) <b>the construction of a wooden deck in the rear of the Riverside Golf course Club House. The new deck extends 17' on the north west side and 12' from the northeast side.</b>			
Contractor's Name, Address & Telephone <b>PLAINE STATE BUILDING INC. 245 WARREN ST. PORTLAND, ME 04103 773-5504</b>		Rec'd By <i>[Signature]</i>	
Current Use: <b>Golf Course</b>		Proposed Use: <b>DINING</b>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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: <i>[Signature]</i>	Date: <b>6/11/98</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.  
Additional Site review and related fees are attached on a separate addendum

*Christopher DiMatteo 756-8383*

Applicant: MAINE STATE Bldg

Date: 6/19/98

Address: Riverside ST

C-B-L: 358-A-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/19/98

Zone Location - ROS

Interior or corner lot -

Proposed Use/Work - Construct wooden deck in rear of Clubhouse  
~ 12' x 17'

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - over 25' shown

Side Yard - 12' req - over 12' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

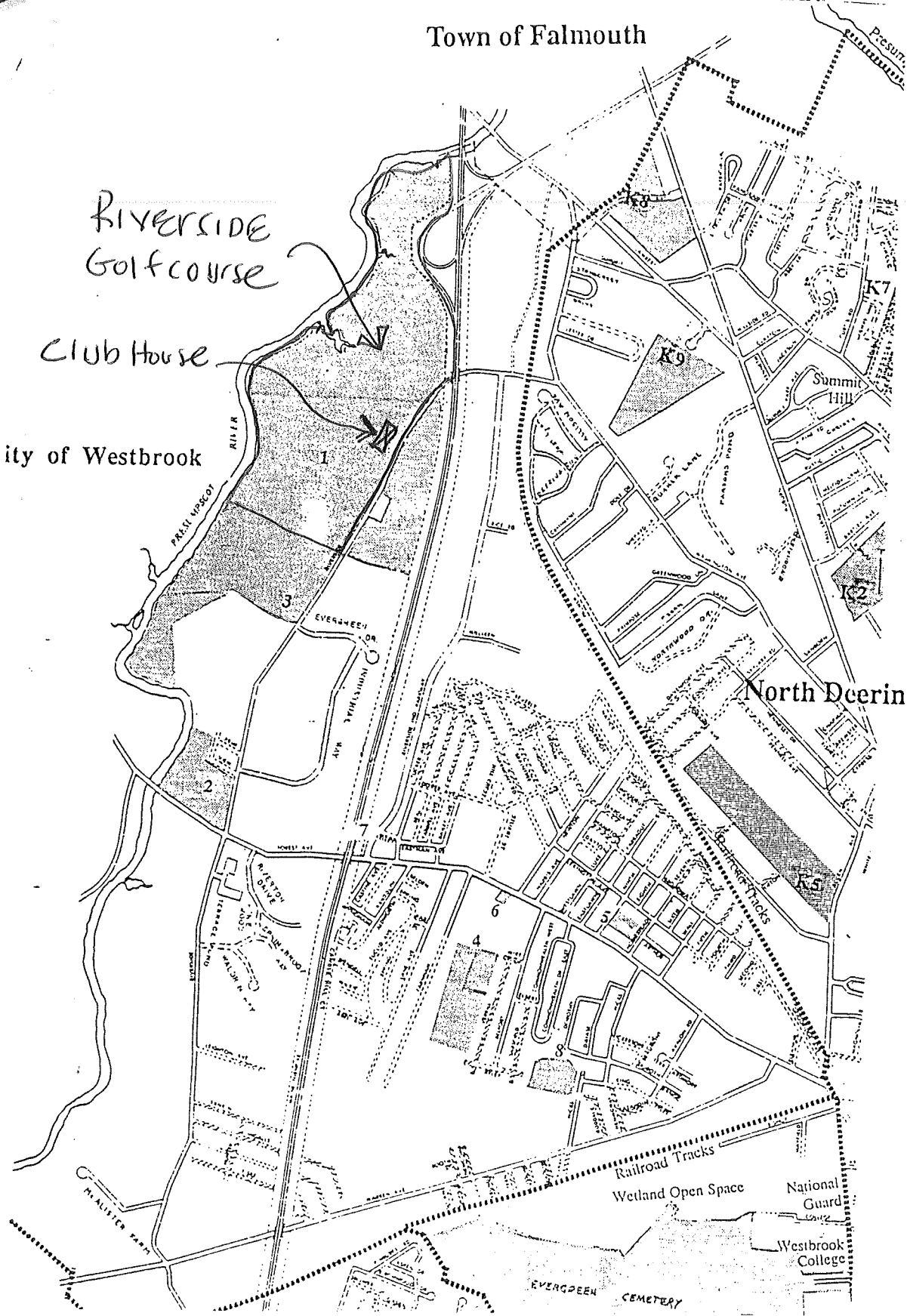
Town of Falmouth

Riverside  
Golfcourse

Club House

City of Westbrook

North Dearing Neighborhood



EVERGREEN CEMETERY

National  
Guard  
Westbrook  
College

Railroad Tracks  
Wetland Open Space

Summit  
Hill

WESTBROOK RIVER

EVERGREEN

NOVELL AVE

Railroad Tracks

Wetland Open Space

National  
Guard  
Westbrook  
College

EVERGREEN CEMETERY



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Parks & Recreation

6-15-98

Applicant

17 Arden St.

Application Date

Golf Course Deck

Applicant's Mailing Address

Chris Dimatteo - 756-8383

Project Name/Description

Riveride Street Portland

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:

ADDITION TO RIVERIDE GOLF COURSE CLUB HOUSE  
- DECKS NEW WOODEN DECK

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemption: See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

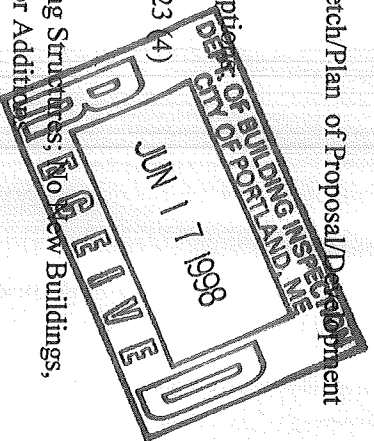
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities



Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
N/A	N/A
YES. (2005ft)	YES
N/A	OK
N/A	OK
N/A	N/A
N/A	OK
YES	OK
YES	OK
YES	OK

Planning Office Use Only:

Exemption Granted

Partial Exemption

Exemption Denied

Planner's Signature

Robert Lambert

Date

6-17-98

(A)

CITY  
1  
1,231,242

SHEET 359-B

SHEET 365-C

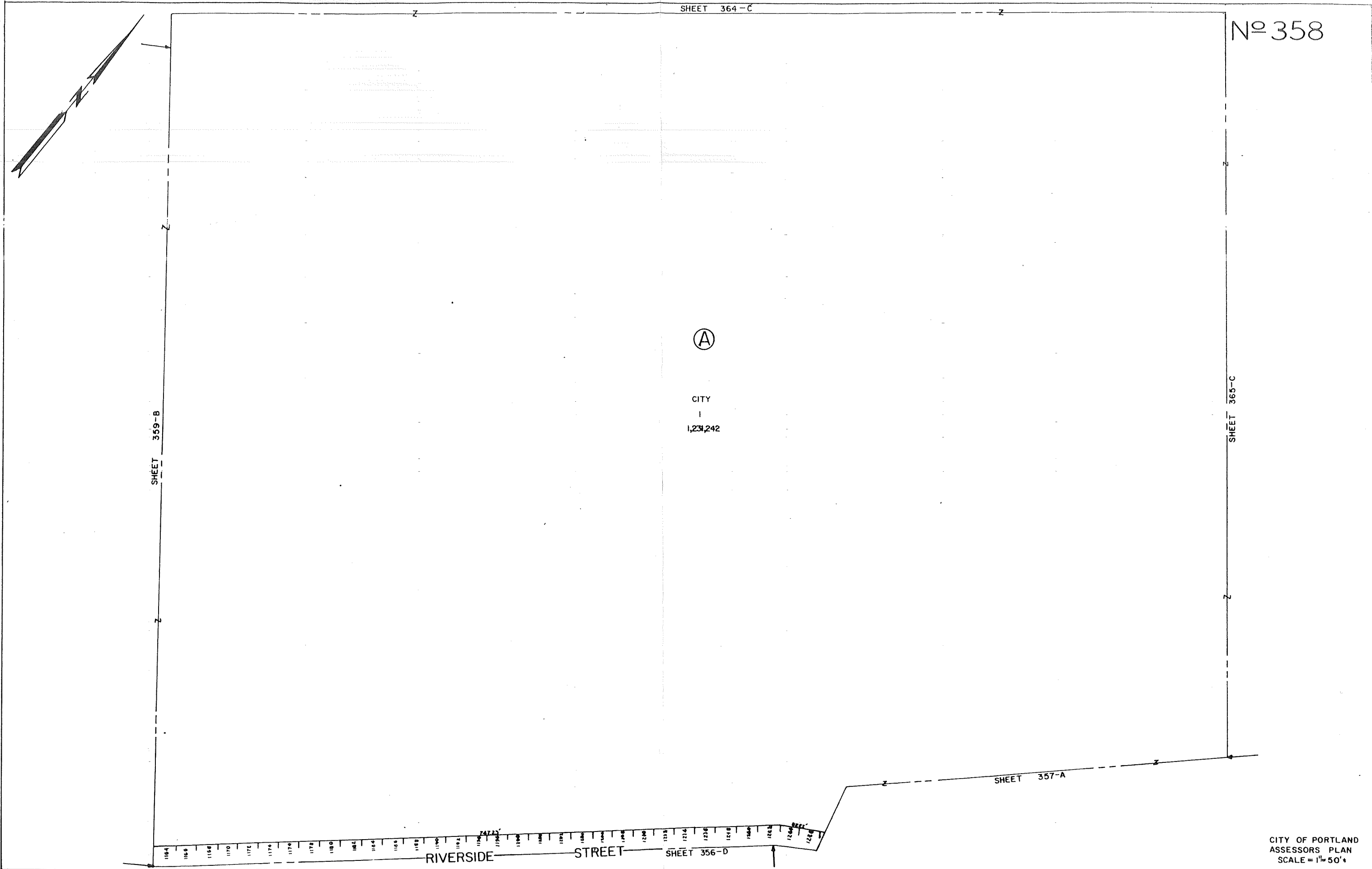
SHEET 357-A

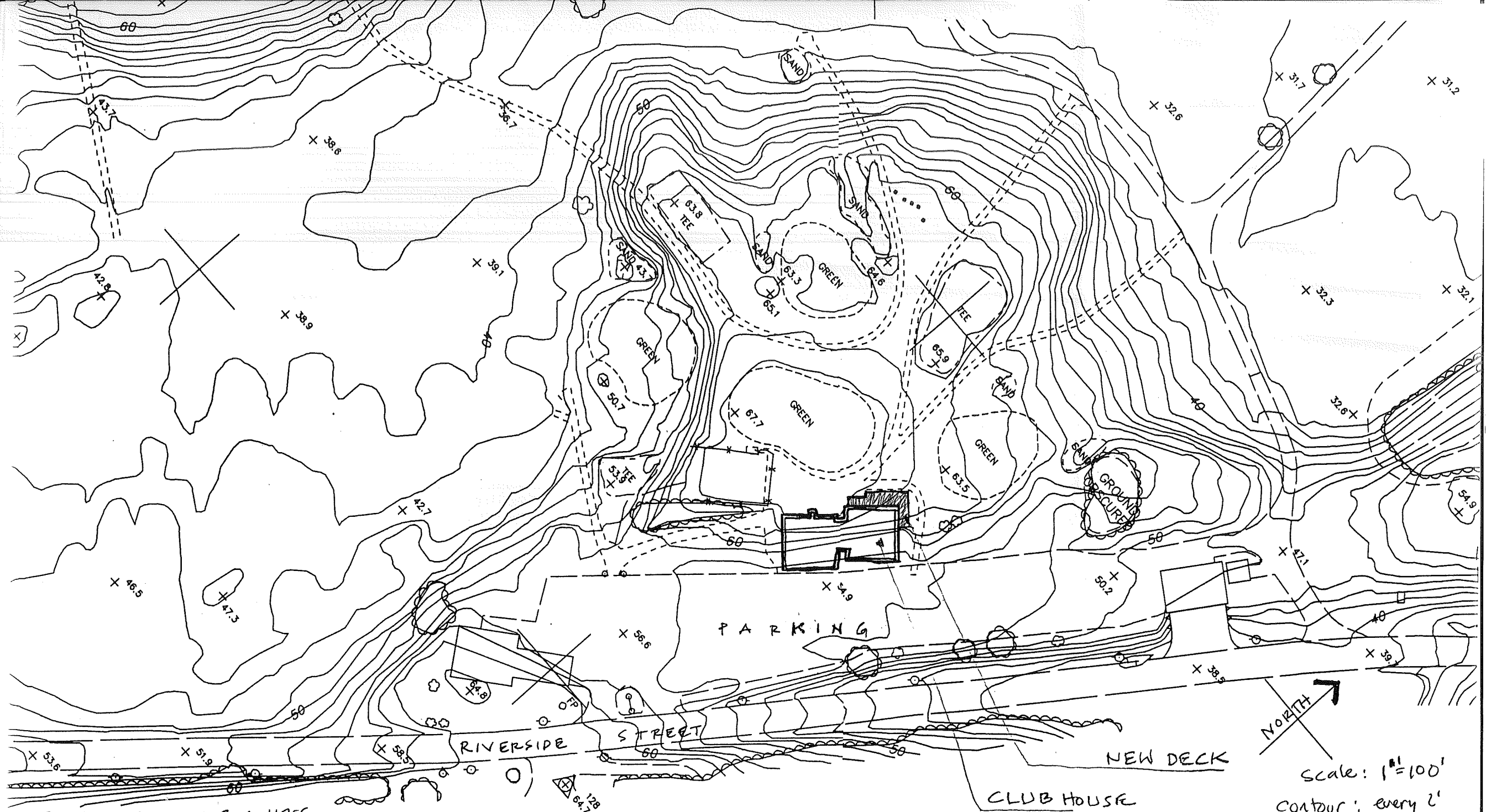
RIVERSIDE STREET

SHEET 356-D

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE = 1" = 50'

REVISED 2/7/79





RIVERSIDE GOLF COURSE  
PORTLAND ME  
SURVEY: 05-14-57  
AERIAL SURVEY & PHOTO INC.

Scale: 1" = 100'  
Contour: every 2'