

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

Location of Construction: 69 Brook Rd		Owner: O'Donnell Greg & Ann		Phone: 980613	Permit No: 980613
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Charles Messer		Address: P.O. Box 1980 Portland, ME 04104		Phone: 775-3210	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>JUN 12 1998</b>  <b>CITY OF PORTLAND</b> </div>
Past Use: 1-fam		Proposed Use: 1-fam		COST OF WORK: \$ 2700.00 PERMIT FEE: \$ 35.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:			
Proposed Project Description:  Construct Porch (14 x 4)		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Approval: Zone: CBL: 375-0-029 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 09 April 1998			

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

SIGNATURE OF APPLICANT: Charles Messer ADDRESS: \_\_\_\_\_ DATE: 09 April 1998 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: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: _____	
CEO DISTRICT <span style="border: 1px solid black; padding: 5px; font-size: 2em;">7</span>	

BUILDING PERMIT REPORT

DATE: 12 June 98 ADDRESS: 60 Brook Rd (375-C-029)

REASON FOR PERMIT: To Construct a 4x14' deck

BUILDING OWNER: O'Donnell Greg & Ann

CONTRACTOR: Charles Messer

PERMIT APPLICANT: CM

USE GROUP R-3 (U) BOCA 1996 CONSTRUCTION TYPE 53

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, \*12

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. Before concrete for foundation is placed, approval from the ~~Department of Building and Construction~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) Precaution must be taken to protect concrete from freezing. 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.
2. 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)
3. 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).
4. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
5. Guards and 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". Handroom in habitable space is a minimum of 7'6".
6. 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.
7. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
8. 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.
9. 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.
10. 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.)
11. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
12. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

Applicant: Charles Messer

Date: 4/14/98

Address: 60 Brook Rd.

C.B.L.: 375-C-29

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1963

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct porch 4x14

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - 116' shown

Side Yard - 8' req - 20' shown

Projections -

Width of Lot -

Height -

Lot Area - 6,500<sup>sq</sup> ft - 12,387<sup>sq</sup> ft shown

Lot Coverage/ Impervious Surface - 25% max

Area per Family -

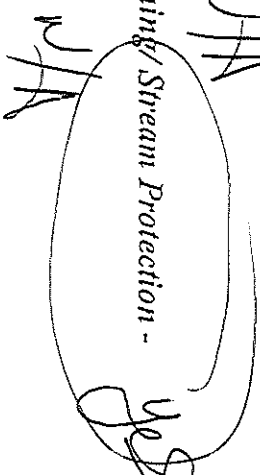
Off-street Parking -

Loading Bays -

Site Plan - NA

Shoreland Zoning/ Stream Protection -

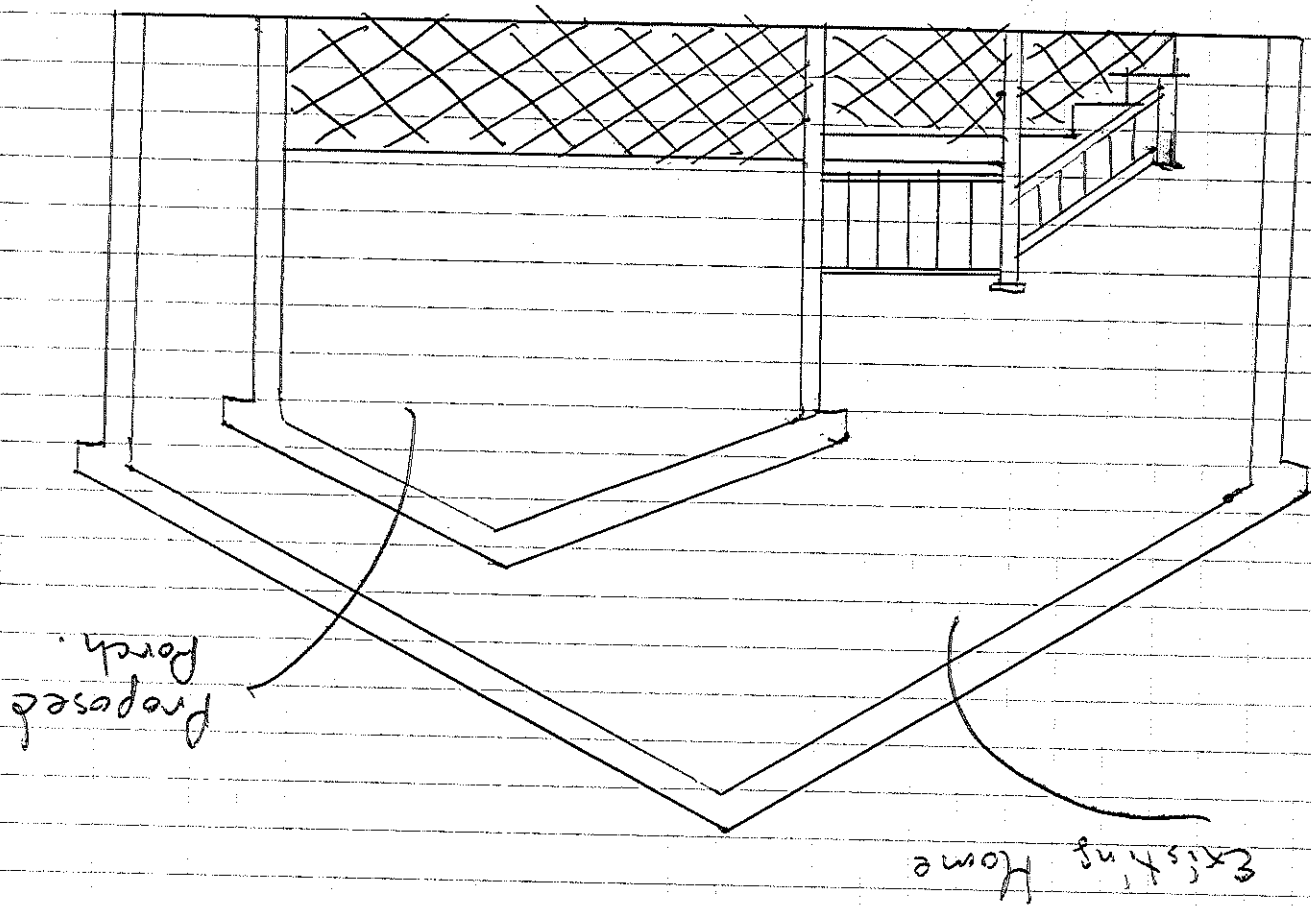
Flood Plains -



75' setback required

24x40

116' to high water mark



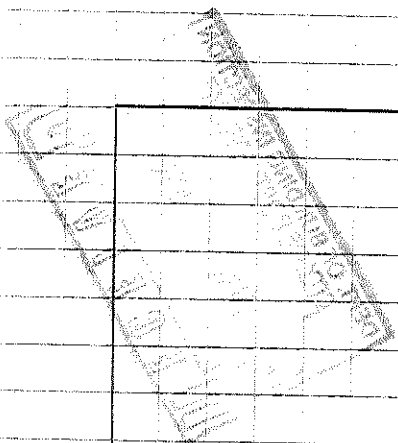
2x4 Ceiling Ties  
 2x6 Rafters  
 2x6 Joist 16oc  
 2x4 Strds 16oc  
 3/4" Subfloor  
 1/4" Underlay  
 7/16" OSB Sheathing  
 1/4" exp. & f. Sikes  
 25 yr asphalt shingles  
 4x4 Posts  
 8" x 4" Soma Fibros

Jean Tetrault

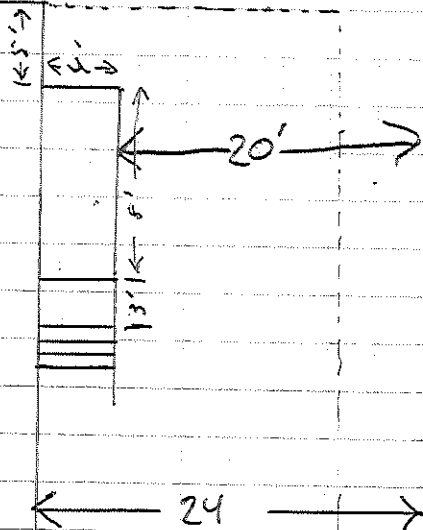
70'

116'  
To Flagged  
High Water  
Mark.

Rick Jones  
Assoc.  
998-6008



#60



30'

Driveway

BROOK RD