

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

Location of Construction: 174 Christy Rd. Portland 04103		Owner: Owen & Marsha Blaisdell		Phone: (207) 797-8206		Permit No: <b>99 057 3</b> <b>PERMIT ISSUED</b> Permit Issued: <b>JUN 8 1999</b> <b>CITY OF PORTLAND</b> Zone: CBL: 378-A-054		
Owner Address: *174 Christy Rd. Portland 04103		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: N/A		Address:		Phone:				
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 3,500.00			PERMIT FEE: \$ 40.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type 5.2 BOCA 96 Signature: <i>Hoffen</i>		
Proposed Project Description: Replace 12'x28' Deck/ Rear Extend Front Porch 5'x14'		Signature: <i>11/16/04 OK Chace</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>		
Permit Taken By: S.P.		Date Applied For: G.D. May 28th, 1999		Signature: _____ Date: _____		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		

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..

**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

May 28th, 1999

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

CEO DISTRICT



COMMENTS

6/15/99 - Sawna tube depth - ok

setbacks - ok

Need to relocate gas vent -

Went over all req. w/owner on site - T.M.

6/25/99 Met w/ owner on site, Back deck - floor in place, ~~the~~ front deck not started JK

11/16/04 Work Complete - never called for final insp.

OK Spans - ok w/ 2x8's

OK to Close @

Inspection Record

Type	Date
Foundation: <u>OK</u>	<u>6/15/99</u>
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

## BUILDING PERMIT REPORT

DATE: 5 June 99 ADDRESS: 174 Christy Rd CBL 378-A-054  
REASON FOR PERMIT: Replace 12'x28' Dock/Rear EXT, Front Porch 5x14'  
BUILDING OWNER: Blaisdell  
CONTRACTOR: Same  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 503

### 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, \*9, \*24, \*26, \*29, \*30


- \*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.
- \* 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

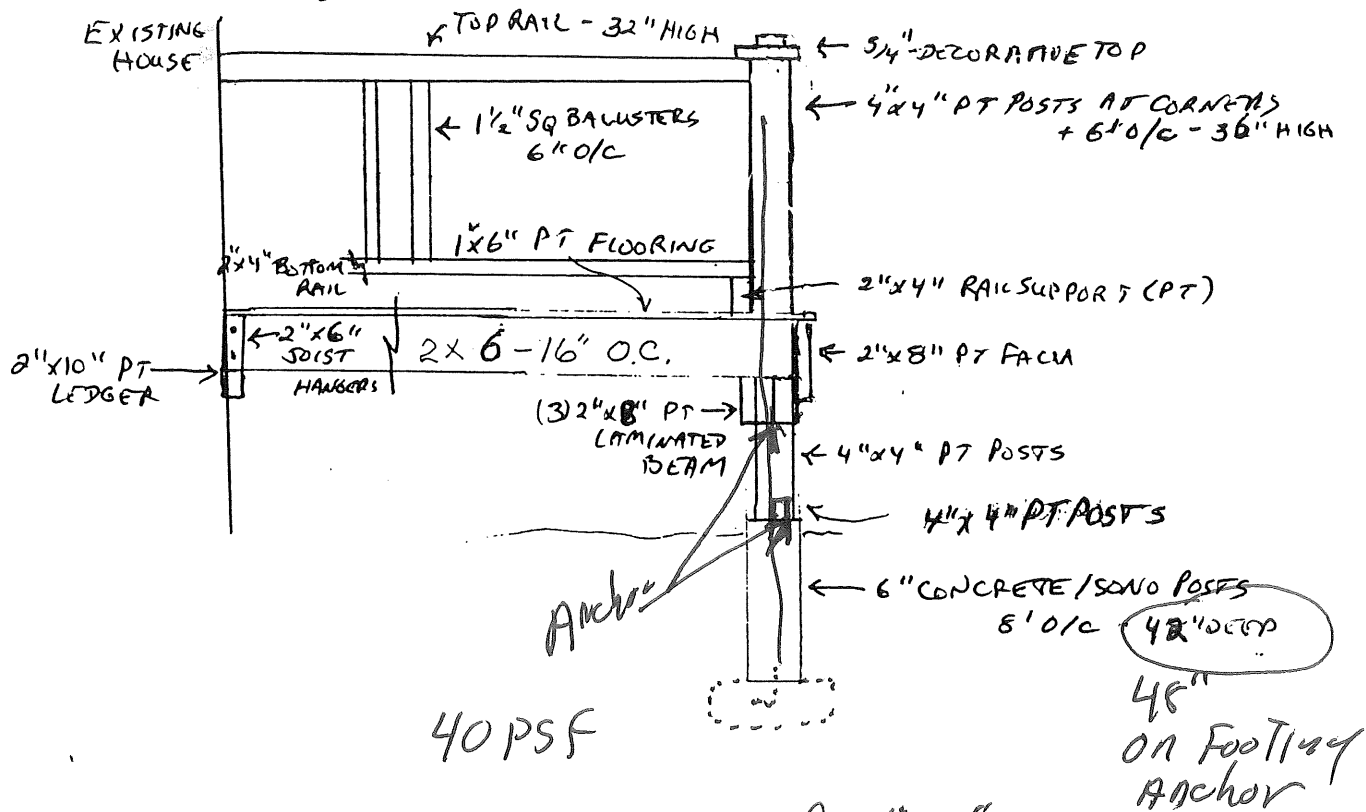
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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. Any new Foundation piers shall be placed on footing 4' below grade  
with anchor between the two and a fastener between Foundation and frame  
MAX. span of 2x6 @ 16" O.C. 8'-4, 2x8 @ 16" O.C. is 12'-0" 2x10 @ 16" = 14'-0"
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

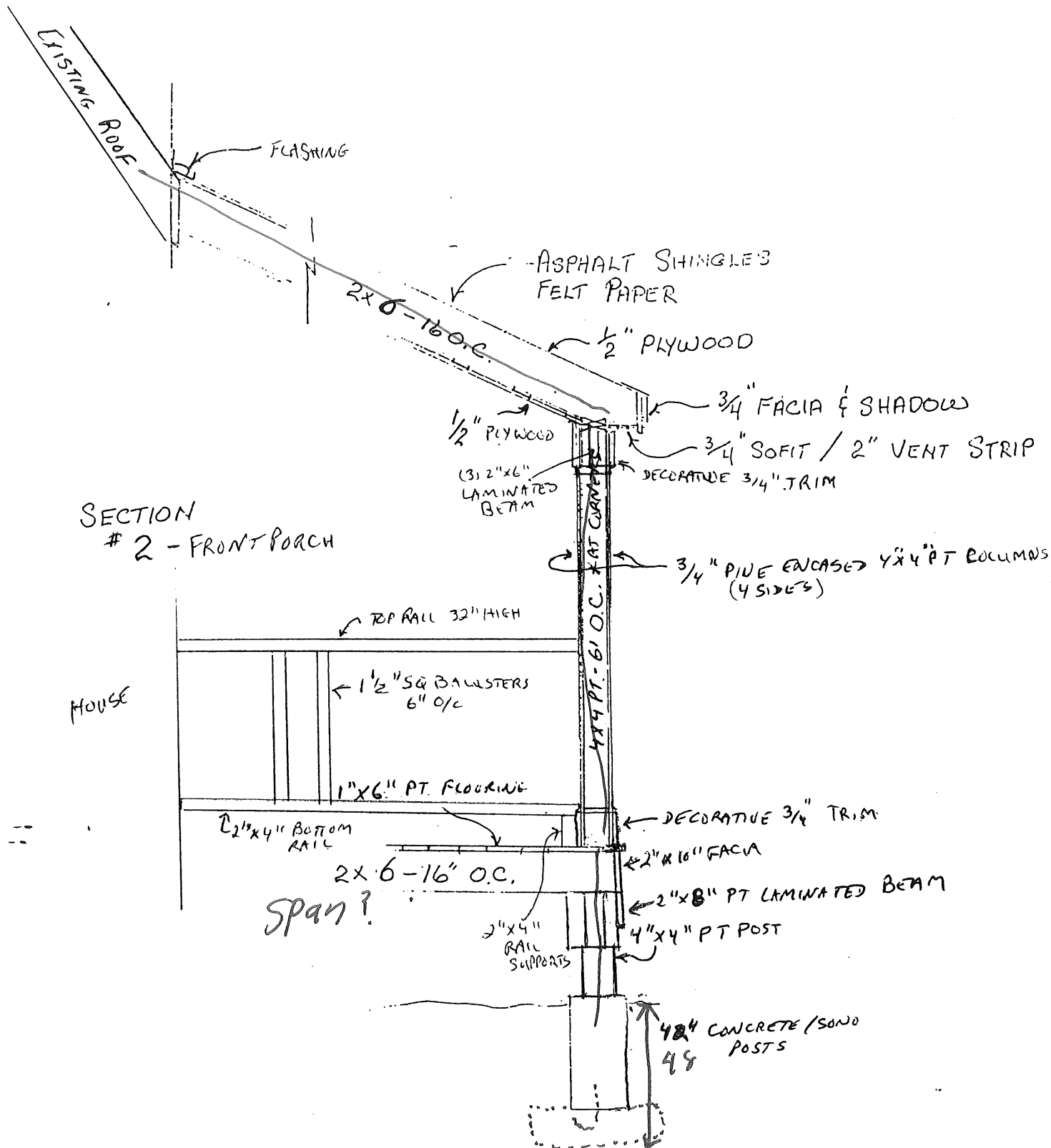
SECTION  
#1 - REAR DECK



MAX span of 2x6 @ 16" O.C. = 8' 4"

MAX span of 2x8 @ 16" O.C. = 12' 0"

MAX span of 2x10 @ 16" O.C. = 14' 0"



Proposed Porch

**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: <i>174 CHRISTY ROAD, CITY</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>378</i> Block# <i>A</i> Lot# <i>054</i>		Owner: <i>OWEN + MARSHA BLAISDELL</i>	Telephone#: <i>207-797-8206</i>
Owner's Address: <i>174 CHRISTY RD. PORTLAND, ME</i>		Lessee/Buyer's Name (If Applicable): <i>N/A</i>	Cost Of Work: <i>\$3500.00</i> Fee: <i>\$40</i>
Proposed Project Description:(Please be as specific as possible) <i>(1) REPLACING 12'X28' OPEN DECK REAR OF HOUSE, AND (2) EXTENDING FRONT PORCH 5'X14' COVERED</i>			
Contractor's Name, Address & Telephone: <i>N/A</i>		Rec'd By: <i>[Signature]</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

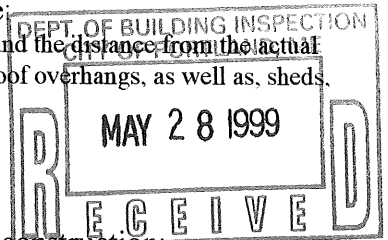
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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: <i>[Signature]</i>	Date: <i>5/28/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services  
Michael J. Nugent  
Manager



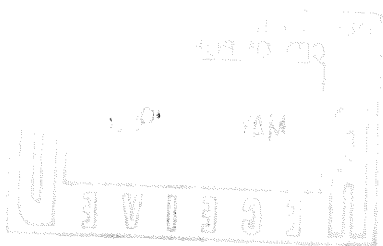
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

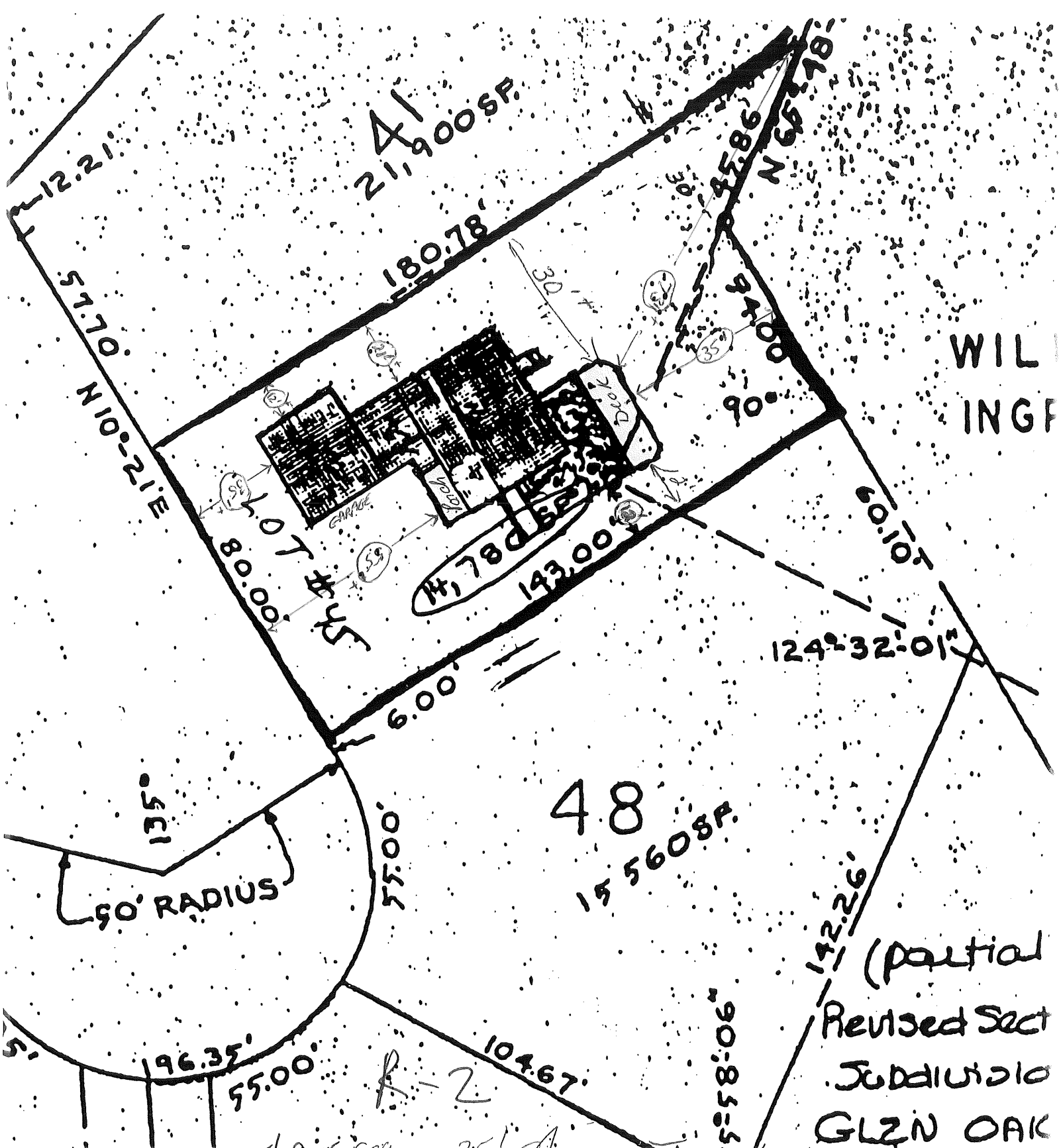
*congratulations!!!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.







WIL  
INGF

(partial  
Revised Sect  
Subdivido  
GLZN OAK

25' Rear req - 35' show  
 12' Side req - 12' show  
 25' Front req - 55' show

*[Signature]*



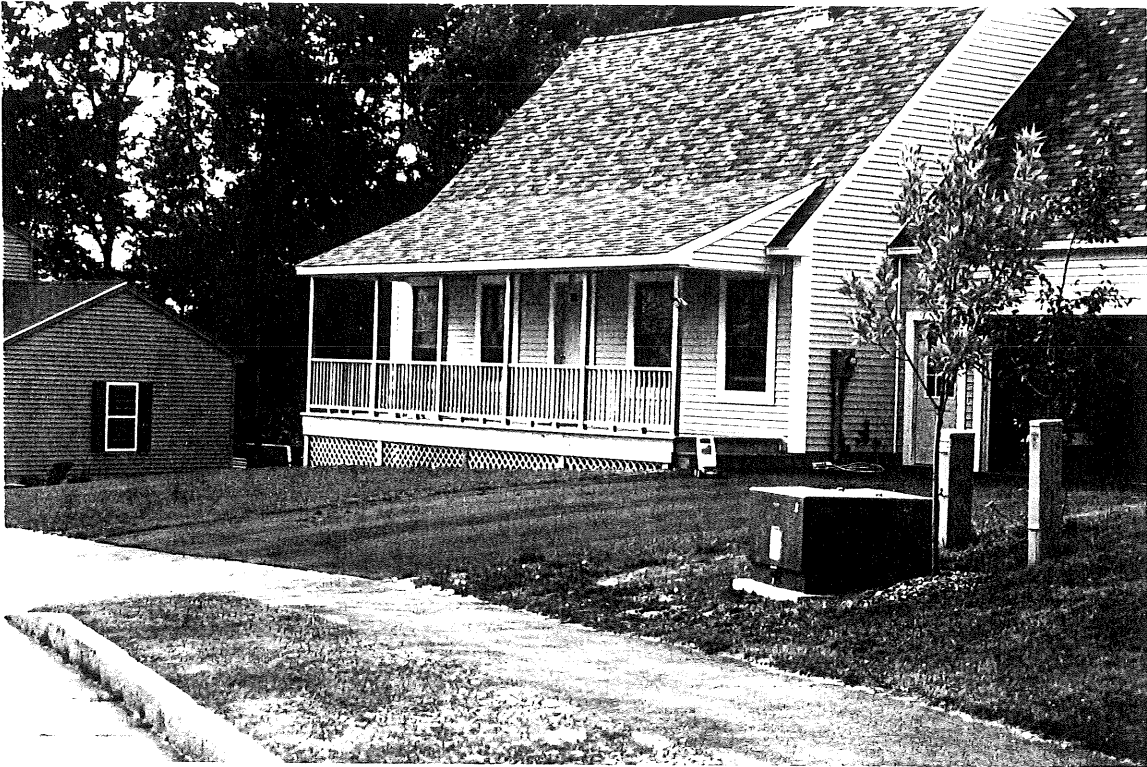
EXISTING  
FRONT  
PORCH



OLD  
REAR  
DECK

Handwritten scribble or signature.

STYLE EXAMPLE



Building Permit Request  
Owen Blaisdell  
174 Christy Road  
Portland, Me.  
5/27/99

The permit I am requesting is for: [1] replacement of our rear deck and [2] extension of our front porch.

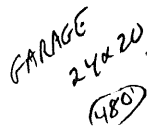
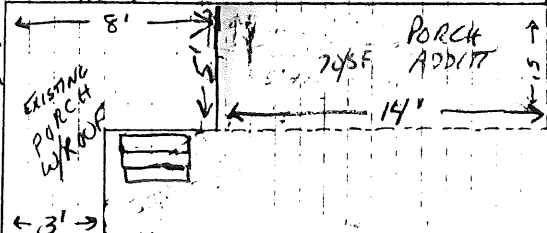
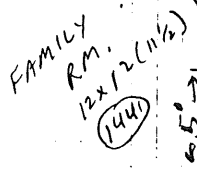
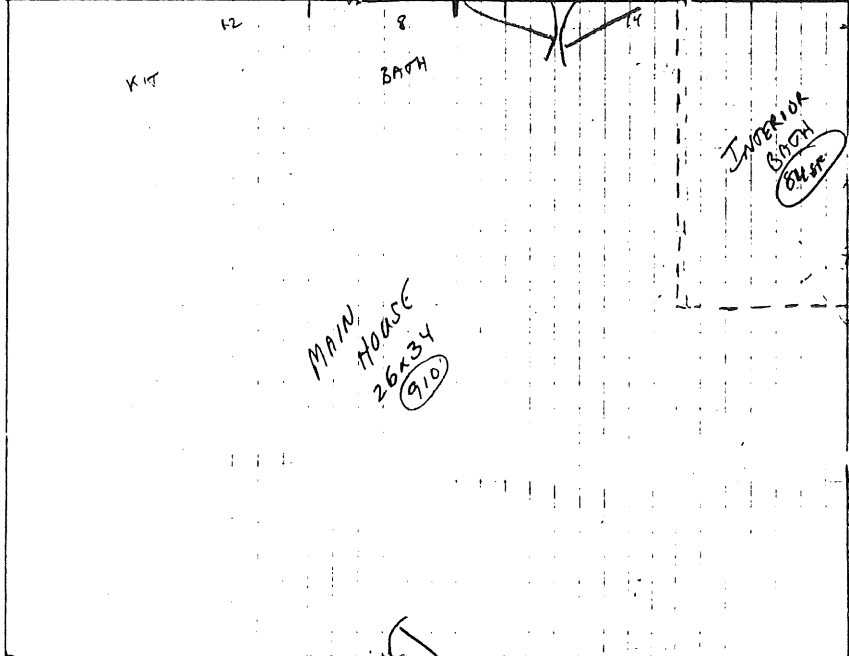
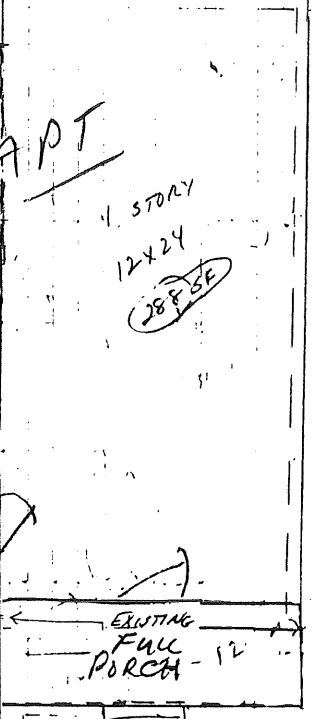
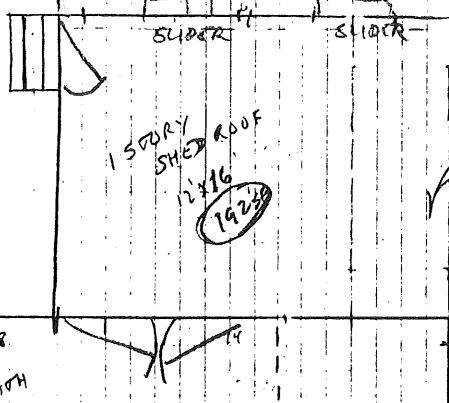
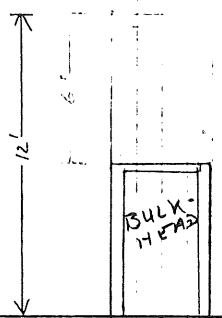
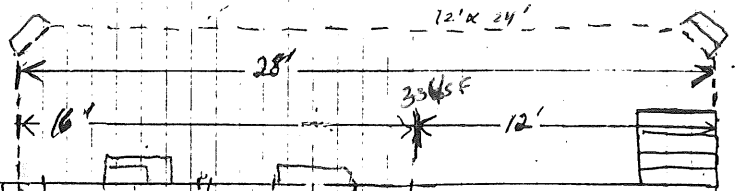
[1] I would like to replace the rear deck that had been attached to our house since it was constructed in 1977 (see enclosed photo). I had to remove the deck when I added an in-law apartment for my father four years ago and am just now able to 'rebuild'. The deck I removed was 14' X 24' (336 s/f) and the replacement would be 12' X 28' (336 s/f). It will be constructed with 2" X 6" framing and 1" X 6" flooring. All lumber will be pressure treated. It will be attached to a p/t ledger board added when the apartment was constructed. The deck will rest on a laminated drop beam made up of [3] 2' X 8"s, sitting on [4] 6" concrete/sonotube footings spaced 8' on center (with a 2' overhand on each end of the deck). The footings will be 10' from the foundation and be set a minimum of 42" deep. The deck will have a 32" high rail with 1½" square balusters 6" on center and 4" X 4" posts at the corners and at least every 6'. The deck will require [1] one step at the North corner of 7½" to ground and [2] two at the East corner of 7½" each.

[2] I would also like to extend my front porch (also see enclosed photo) by extending the base and the roof, similar to that of a "farmers" porch. Our house has always looked tiny due to the garage/family room placement and the apartment has added to the dwarfing appearance. Adding to the porch will connect the house and apartment visually. The addition would be 5' X 14' or 70 s/f.

The porch is "L" shaped and is of block and brick construction. I plan to use the same construction as the rear deck. I would again use a 2" x 8" laminated drop beam that will sit on the existing porch foundation on the North end and rest on [2] 8" concrete/sonotube footings 7' on center (42" deep) for the remainder of the deck. I will also use 2" X 6" framing with 1" X 6" flooring. It will attach to the building via ledger board and the footings will sit 5' from the foundation. The deck will have a 32" high rail with 1½" square balusters 6" on center. The roof will be supported by 6" X 6" posts (4" x 4" p/t encased in ¾ pine to 6" X 6") at the corners and every at least every 6' topped by a 2" X 6" laminated beam. The porch will require [3] three 7½" steps at the intersection of the "L" to reach ground level.

Originally, the lot size was listed as 11,930 s/f (before the contractor bought and added 2854 s/f in 1977 when the house was built). Actual (measured) lot size is 14,784 s/f. The house and apartment occupy 1534 s/f and the garage is 480 s/f. The [2] two additions would add 406 s/f. Total square footage is within requirements using either lot dimension. The deck and porch are also well within lot line requirements using either rear line measurement. Rear setback, the only line effected after the additions are added, is between 35' ( to a fence sitting 1 ½' inside my property line) and 73' depending on where rear point is used (see plot plan).

WAS BUILT.  
12'x24'



LOT SIZE  
14,980 SF

