

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOHN J VOYER

Located At 60 AUTUMN LN

Job ID: 2012-03-3511-ALTR

CBL: 381- B-040-001

has permission for Phase I: Build a 14 foot by 28 foot deck only (Separate Permit Required for Wall/ Roof Framing).
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

04/17/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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 prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 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

Acting Director of Planning and Urban Development
Gregory Mitchell

Conditions of Approval:

Job ID: 2012-03-3511-ALTR

Located At: 60 AUTUMN LN

CBL: 381- B-040-001

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Your submitted plot plan shows that you have 30 feet to the rear property line. 25' is the minimum required from the structure to the property line.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. 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.
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. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
5. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
6. 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.
7. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
8. **Note: (SPF #) 2 by 10 inch floor joist 16 inches O.C. max span is 15 foot – 5 inches; proposed max 2 by 10 inch Girder span is 5 foot- 3 inches.**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3511-ALTR	Date Applied: 3/15/2012	CBL: 381- B-040-001	
Location of Construction: 60 AUTUMN LN	Owner Name: JOHN J VOYER	Owner Address: 60 AUTUMN LN PORTLAND, ME 04103	Phone: 797-3395
Business Name:	Contractor Name: Phil Bridges	Contractor Address: Standish, ME	Phone: (207) 318-0265
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - DECK	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to erect a 14' x 28' screened- in rear deck	Cost of Work: \$14,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Home 3/19/12</i>	Inspection: Use Group: R3 Type: S3 MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: constructing a Screened deck on current patio		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad 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 informatin may invalidate a building permit and stop all work.	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with condet</i> <i>3/15/12</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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 appication 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Entered 3/15/12
(B)



General Building Permit Application

ID #: 2012-03-3511-AltR

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.

R-2

Location/Address of Construction: <u>60 Autumn Ln., Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>294 sq ft</u>	Square Footage of Lot <u>12,798</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>381 B 040</u>	Applicant: (must be owner, lessee or buyer) Name <u>John J. Voyer</u> Address <u>60 Autumn Ln</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-797-3395</u>
Lessee/DBA RECEIVED MAR 15 2012 Dept. of Building Inspections City of Portland-Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>13,900</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>160 -</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Screened-in deck</u> *already has Permits at location		
Contractor's name: <u>Phil Bridges</u>		Email: <u>philbridges3@gmail.com</u>
Address: _____		
City, State & Zip <u>Standish ME</u>		Telephone: <u>207-318-0265</u>
Who should we contact when the permit is ready: <u>John Voyer</u>		Telephone: <u>797-3395</u>
Mailing address: <u>60 Autumn Ln., Portland ME 04103</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: John J. Voyer Date: March 15, 2012

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

John Voyer

Deck Project Information April 2012

Owner contact information: 60 Autumn Lane Portland, ME 04103 Phone: 207-797-3395 Email: voyer@usm.maine.edu	Contractor and contact information: Phil Bridges Phone: 207-318-0265 Email: philbridges3@gmail.com
Price of project: \$13,900	

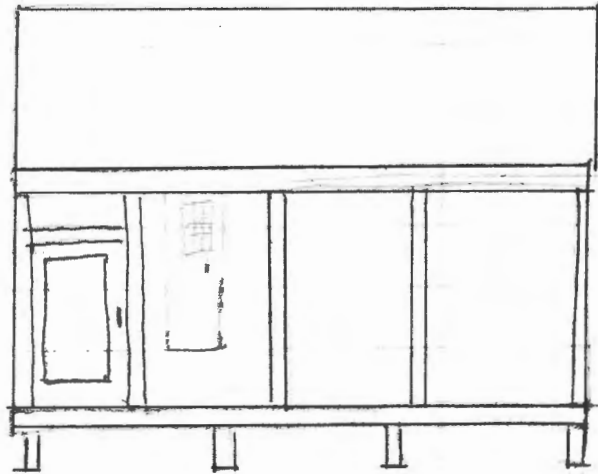
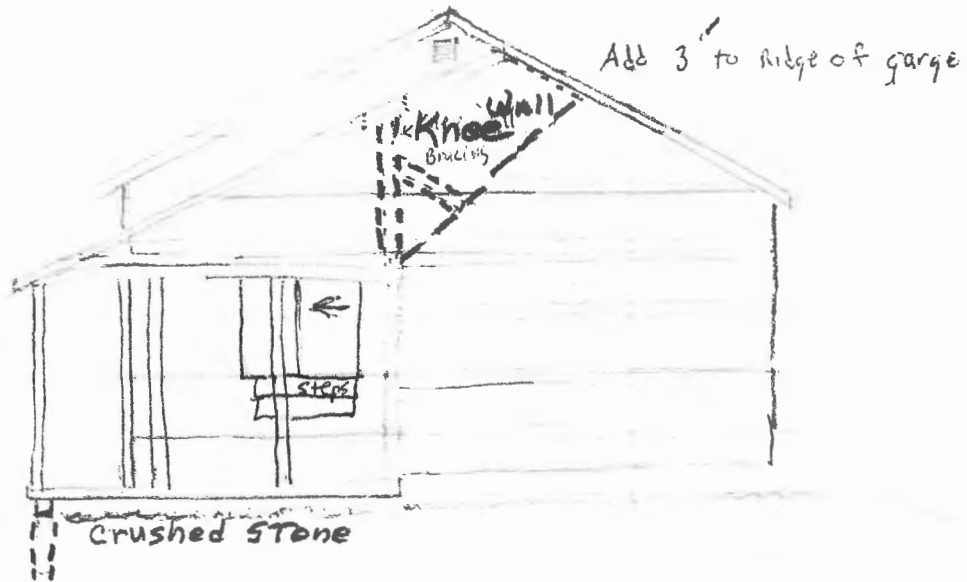
1. **A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
 - a. See enclosed plot plan.
2. **Type of foundation system**
 - a. Diameter of concrete filled tube: 10 inches
 - b. Depth below grade: 4 feet or deeper
 - c. Anchorage of column to footing: bolts and brackets
 - d. Spacing of tubes: 6 to 8 feet apart
3. **Columns (members supporting framing of floor system)**
 - a. Wood size and type: 4 x 4 pressure-treated posts
 - b. Anchorage of column to footing: bolts and brackets
4. **Framing Members**
 - a. Ledger size attached to building: 2 x 10 pressure treated
 - b. Lag Bolt size and spacing on ledger: ½ x 5 inch lag, 32 inches on center
 - c. Location of all flashing: from walls to deck framing
 - d. Girder Size and spans carrying floor system: 2 x 10 x 4-½ inches thick
 - e. Joist size, span, and spacing: 2 x 10 x 14, 16 inches on center
 - f. Joist hangers or ledger: hanger for 2 x 10 framing
 - g. Decking size: 14 feet x 21 feet
5. **Guardrails & Handrail Details**
 - a. Guardrail height: wall 36 inches high, enclosed with tongue and groove or pressure-treated decking
 - b. Baluster spacing: N/A
 - c. Handrail height: N/A
6. **Stair Details**
 - a. Tread depth (measured nosing to nosing): 10 inches
 - b. Riser height: 7-½ inches, depending on height
 - c. Nosing on tread: rounded
 - d. Width of stairs: 36 inches or more

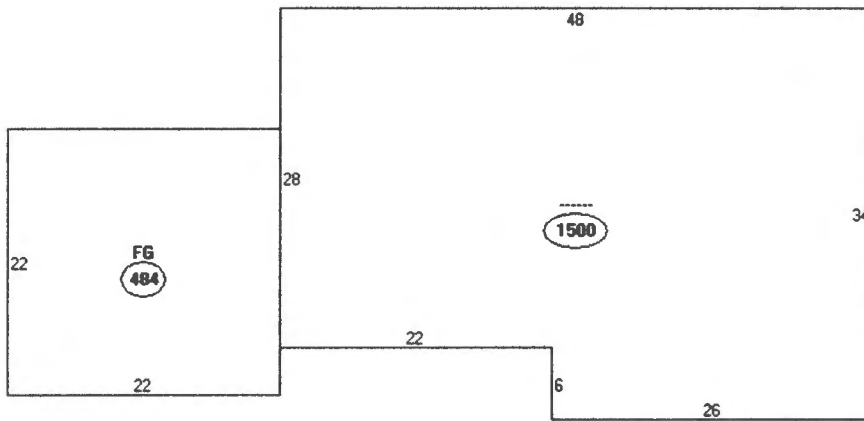


R-2

Front: N/A ^{shows}
 REAR: 25' ^{min - 30'}
 Side: 12' ^{min - 30'}

John Voyer 60 Autumn Lane, Portland

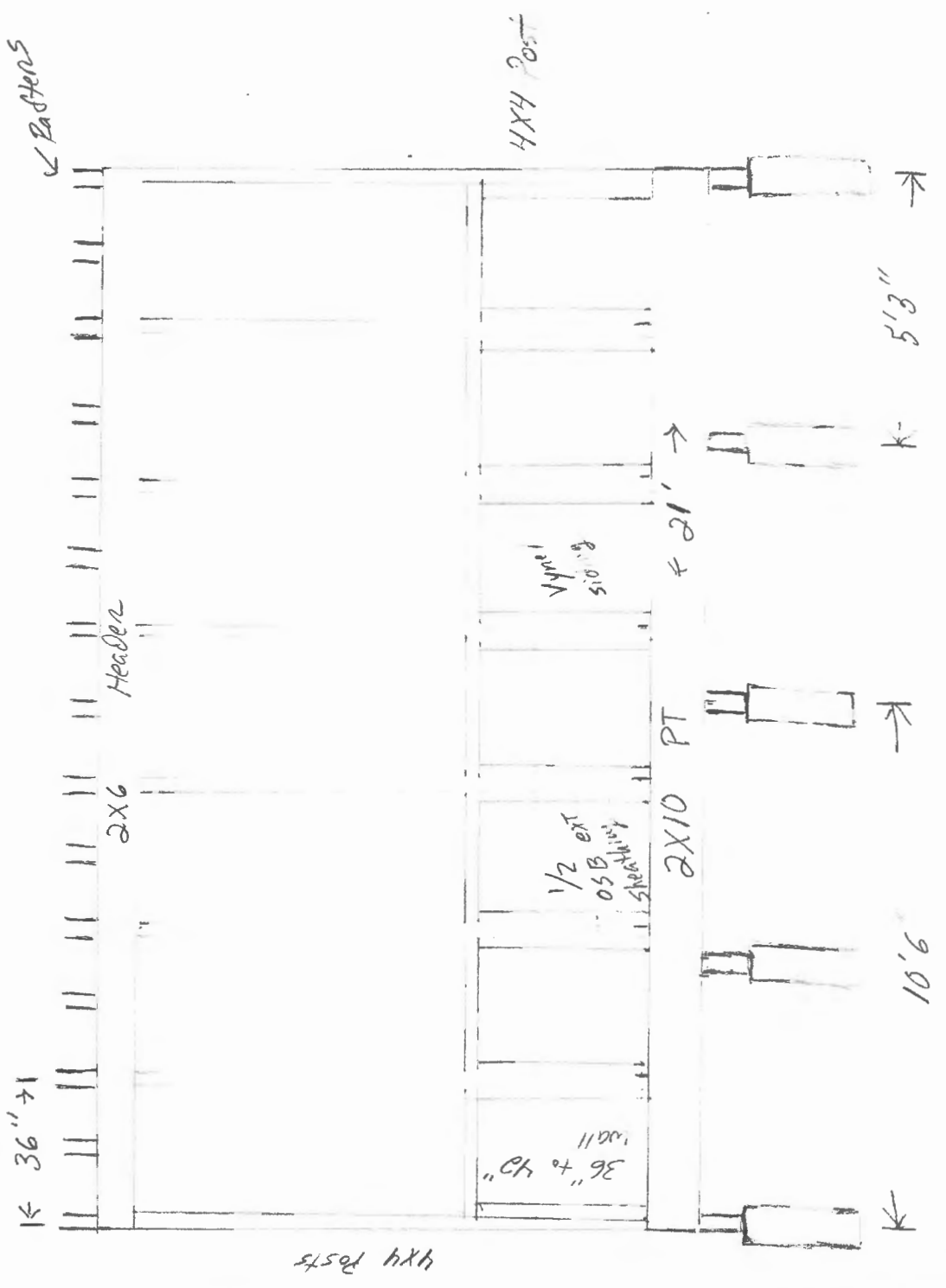




Descriptor/Area
 A: -----
 1500 sqft
 B: FG
 484 sqft

1500 #
 484
 392
 14x28
 ↓ Deck
 2376 #

12,798 x 20% = 2559.6 # max lot cov,



2x10



2x10 X 7'



2x6 X

2x10 X 22'

Roof

Garage

2x8 X 14'

Garage wall

2x10 Joists
at bot
wall

2x10 X 17'

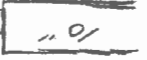


→

→

→

4' Deep



36" (Spacing for Screens)
DC
4x4 Framing

4x4 Framing



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Receipts Details:

Tender Information: Check , Check Number: 7532
Tender Amount: 160.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 3/15/2012
Receipt Number: 41763

Receipt Details:

Referance ID:	5624	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	160.00	Charge Amount:	160.00
Job ID: Job ID: 2012-03-3511-ALTR - constructing a Screened deck on current patio			
Additional Comments: 60 Autumn			

Thank You for your Payment!

Jonathan Rioux - Additional information about 60 Autumn Ln. screened deck job

From: "John Voyer" <voye@usm.maine.edu>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 4/7/2012 4:04 PM
Subject: Additional information about 60 Autumn Ln. screened deck job
CC: <philbridges3@gmail.com>

Mr. Rioux,

Phil Bridges just called to tell me that he actually forgot to answer a couple of your questions. Here is that additional information:

- Pitch: 7/12
- Sheathing: 1/2" OSB
- Roof Covering: 30-year, 3-tab asphalt shingles

Sorry about the earlier omission.

Best regards,
John Voyer
60 Autumn Lane
Portland, ME 04103
Office phone: 780-4665
Home phone: 797-3395

>>> John Voyer 4/7/2012 11:31 AM >>>

Mr. Rioux,

Phil Bridges came by the house this morning and took some measurements so that he could finish off the attached drawings.

He said he thought the drawings would answer your questions, with one exception--he won't truly know the finished headroom until he gets in rough deck structure in place. However, he is pretty confident, based on the attached measurements, that the headroom will be at least as high, and probably higher, than the headroom currently in the house (about 7'4").

I also noticed you called this an "addition" in your email, but this is not an addition. It's

a screened-in deck.

If you have any further questions, you can reach Phil Bridges at 318-0265 or at the email address at which I've copied him.

Also, I would be happy to arrange a meeting with you at my house, with Phil, so that we could answer all of your questions and start to move on the construction phase of this project.

Best regards,
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Office phone: 780-4665
Home phone: 797-3395

>>> "Jonathan Rioux" <JRIOUX@portlandmaine.gov> 4/6/2012 12:55 PM >>>
Phil,

Can you provide a cross-section/ roof framing detail for the new addition, see below?

- Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)
- Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)
- Include Collar Ties, or Structural Ridge; and how this is posted to grade.
- Sheathing (Table R503.2.1.1(1))
- Roof Covering
- Finished Headroom

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315

Portland, ME 04101

Office: 207.874.8702

Support Staff: 207.874.8703

jrioux@portlandmaine.gov

Jonathan Rioux - Re: 60 Autumn Ln.

From: "John Voyer" <voye@usm.maine.edu>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 4/7/2012 11:31 AM
Subject: Re: 60 Autumn Ln.
CC: <philbridges3@gmail.com>
Attachments: Deck drawings 04_07_12.pdf

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>>> "John Voyer" <voyer@usm.maine.edu> 4/7/2012 4:03 PM >>>

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