

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

Location of Construction: 303 Summit St		Owner: Rose Converse		Phone: 878-8750		Permit No: 981014	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		Business Name: 878-8990	
Contractor Name: Maine-Wide Construction		Address: P.O. Box 2106 Augusta, ME		Phone: 800-452-1940		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP - 9 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 13,499.00 PERMIT FEE: \$ 87.50			
Proposed Project Description: Construct Detached Garage (24 x 24)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: 1 Type: 2		Zone: CBL: 388A-A-003	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: Date:		Zoning Approval: 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Permit Taken By: NG Date Applied For: 01 September 1998		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

01 September 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

**PERMIT ISSUED
WITH REQUIREMENTS**

CEO DISTRICT

2

BUILDING PERMIT REPORT

DATE: 3 Sept. 98.

CBL

ADDRESS: 303 Summit St. (388A-A-003)

REASON FOR PERMIT: To Construct 24'x24' detached garage

BUILDING OWNER: Ross Converse

CONTRACTOR: Maine-wide Const.

PERMIT APPLICANT:

USE GROUP 4 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, 2.6 *

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 ~~Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" form corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
Precaution must be taken to protect concrete from freezing. Section 1908.0
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.
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)
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). Chapter 12 & NFPA 211

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-1, 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 3-4" 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". (Sections 1021 & 1022.0)

Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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

ss above grade. Please contact Lt. McDougall at 874-8400 ext. 8405 for this information.

Existing Conditions

(Reference: NFPA 101 Life Safety Code - Adopted State of Maine 1994)

ry and Duplex Buildings:

One (1) smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

rent Buildings of Eleven (11) Units or Less:

Three (3) stories or less -

One (1) single station smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Four (4) stories or more -

One (1) single station smoke detector per unit, hardwired, and one (1) smoke detector in the common areas on all levels, hardwired and interconnected. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Apartment Buildings of Twelve (12) Units or More:

One (1) single station smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Complete fire alarm system covering all common areas of the building, including the basement.

Lodging or Rooming Houses

One (1) single station detector in each sleeping room, hardwired and one hardwired detector on each level of the building including the basement in the common areas.

Where there are multiple sleeping rooms (suites) within a unit, hardwired smoke detectors are required in each sleeping room and in the vicinity of each sleeping room as well as one hardwired detector on each level of the building including the basement in the common areas. Each unit's detectors must be interconnected within the unit but independent from other lodging or rooming units within the structure.

A complete alarm system may be required depending on the number of units in the building and stories above grade. Please contact Lt. McDougall at 874-8400 ext. 8405 for this information.

NOTES:

1. New buildings with three (3) or more dwelling units are also required to install a complete sprinkler system as well as smoke detectors.
2. A complete or full alarm system is one that consists of audio visual units, smoke detectors manual pull stations, and a fire alarm control panel.
3. Individual units that are multiple story must have approved smoke detectors on each occupiable level (in the vicinity of the sleeping rooms if located on that level) including the basement, as well as in the sleeping rooms, all interconnected.

P. 2

MAINE-WIDE CONSTRUCTION

1-800-452-1940 -OR- 207/628-8444

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

FAX COVER SHEET

Date:	09/03/98 @ 3:00 pm
To:	SAM HOFFSES
Company:	City of Portland
From:	Tim Cormier
Re:	303 SUMMIT STREET; ROSS CONVERSE BLG PERMIT APPL. --- REPLACEMENT CROSS SECTION ---
No. of Pages:	2 (which includes this cover sheet)

NOTES:

Mr. Hoffses - Please replace the original cross section that was submitted with the building permit application as it was sent in error.

The garage for Mr. Converse is a two-story building & the original cross section was for a one-story building.

I am sorry for any inconvenience this may have caused you. If you have any questions please feel free to call me.

THANK YOU.

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.

NOTEIf 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>303 Summit St</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>388A</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>Ross Converse</u>
Owner's Address: <u>same 04103</u>	Lessee/Buyer's Name (If Applicable)
Proposed Project Description (Please be as specific as possible) <u>Build and erect 24x24 (576 sq. ft.) Garage</u>	Telephone#: <u>828-4751</u>
Contractor's Name, Address & Telephone: <u>Maine-Wide Construction Auguste ME</u>	Cost Of Work: <u>\$/3,499</u>
Rec'd By: <u>AM</u>	Fee: <u>88.50</u>

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 II.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1996 National Electrical Code as amended by Section 6-Art II.

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)

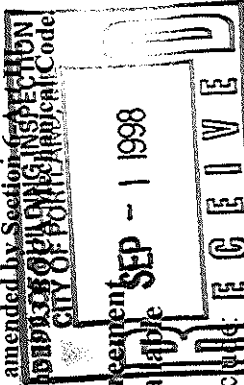
- A complete set of construction drawings showing all of the following elements of construction:
 - Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and 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: Ross Converse **Date:** 9/1/98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

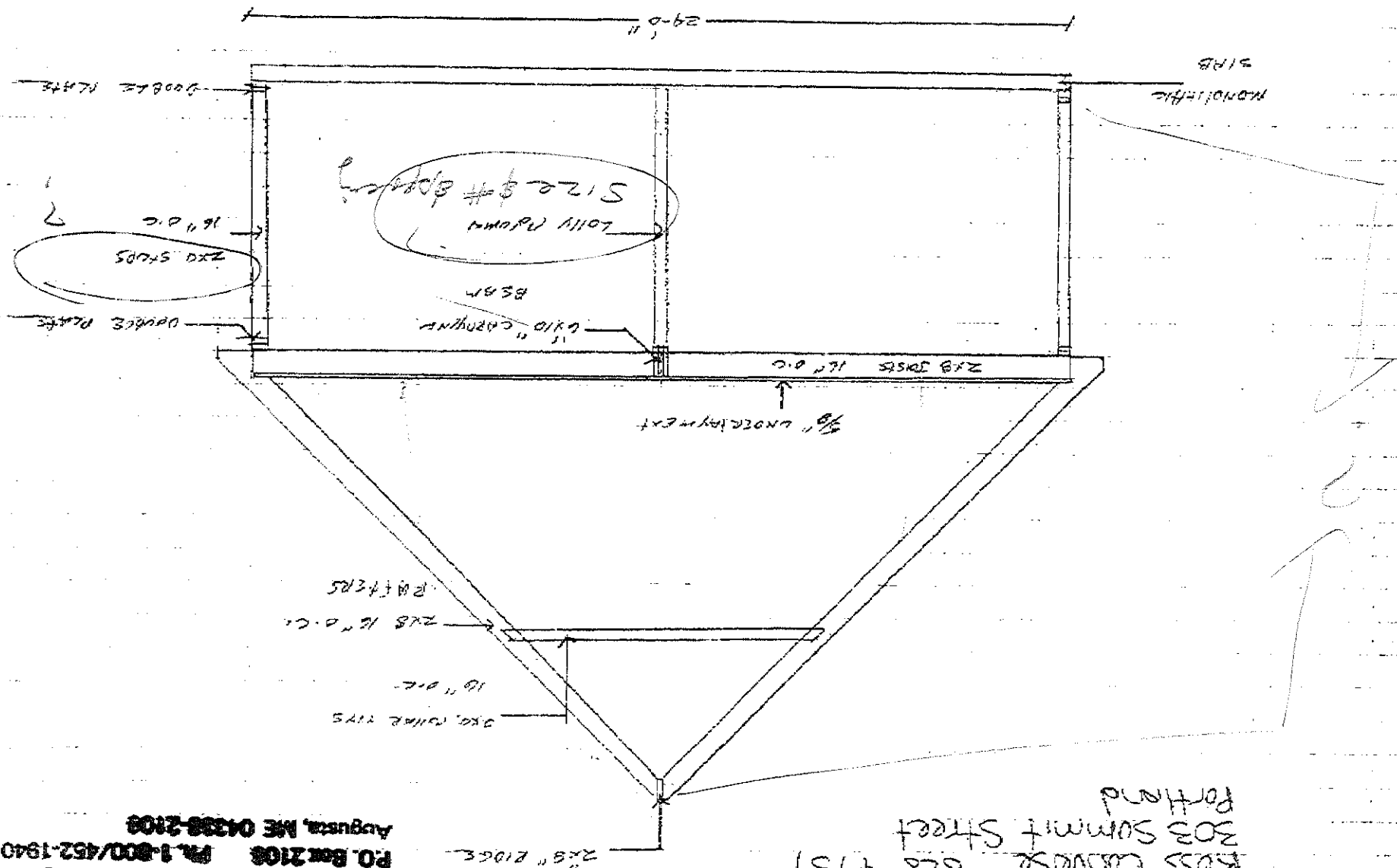


SEP- 8-96 THU 9:16 PM MAINE WIDE CONSTRUCTION FAX NO. 207 622 7529

P. 2

MAINE-WIDE Construction, Inc.
P.O. Box 2108 PA. 1-800/452-1940
Augusta, ME 04338-2108

ROSS CONVERSE 828-4751
303 Summit Street
Portland





CITY OF PORTLAND

Inspection Services

389 Congress Street, Room 315
Portland, ME 04101

(207)874-8300

Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 10/1/98

To: Judy @ Maine Wide Construction

Fax #: 622 - 7528

Re: Bldg Permit # 98-1014

From: Kevin Carroll

Phone#: 874-8908

You should receive 5 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693. Thank you!

fire-resistance rating. Structural members that support walls shall be *protected* to afford the same fire-resistance rating as the wall supported.

2304.3 Columns: Wood columns shall be sawn or glue-laminated and shall not be less than 8 inches nominal in any dimension where supporting floor *loads*; not less than 6 inches nominal in width and not less than 8 inches nominal in depth where supporting only roof and ceiling *loads*. Columns shall be continuous or superimposed throughout all stories by means of reinforced concrete or metal caps with brackets, or shall be connected by properly designed steel or iron caps, with pintles and base plates, or by timber splice plates affixed to the columns by means of metal connectors housed within the contact faces, or by other approved methods. Girders or trusses which support columns shall have at least a 1-hour fire-resistance rating.

2304.4 Floors: Floors shall be without concealed spaces and shall be constructed of sawn, glue-laminated, splined or tongue-and-groove planks not less than 3 inches nominal in thickness and covered with a 1-inch nominal dimension tongue-and-groove flooring, laid crosswise or diagonally, or 1½-inch wood structural panel or ½-inch *particleboard*; or shall be constructed of planks not less than 4 inches nominal in width that are set on edge, close together and securely spiked, and covered with 1-inch *particleboard*. The lumber shall be laid so that a continuous line of joints will not occur except at points of support and so that planks are not spiked to supporting girders that are parallel to the lamination of the floor. Floors and flooring shall not extend closer than ½-inch (13 mm) to walls so as to provide an expansion joint. Such ½-inch (13 mm) spaces shall be covered by a molding fastened to the wall either above or below the floor and arranged such that the molding will not obstruct the expansion or contraction movements of the floor, or, as an alternative, corbeling of concrete or masonry walls under floor shall be utilized in place of molding.

2304.4.1 Floor joists, beams and girders: Joists, beams and girders of wood shall be constructed of sawn or glue-laminated timber and shall not be less than 6 inches nominal in width, and not less than 10 inches nominal in depth. Framed sawn or glued-laminated timber arches that spring from the floor line and support floor *loads* shall not be less than 8 inches nominal in any dimension. Framed timber trusses supporting floor *loads* shall have members of not less than 8 inches nominal in any dimension.

2304.5 Roofs: Roofs shall be without concealed spaces and roof decks shall be constructed of: sawn, glued-laminated, splined or tongue-and-groove planks not less than 2 inches nominal in thickness; 1½-inch-thick interior wood structural panel (exterior glue); or of planks not less than 3 inches nominal in width that are set on edge close together and laid as required for floors in Section 2304.4.

2304.5.1 Arches: Framed or glued-laminated arches for roof construction which spring from the floor line or from grade and do not support floor *loads* shall have members not less than 6 inches nominal in width, not less than 8 inches nominal in depth for the lower half of the height, and not less than 6 inches nominal in depth for the upper half. Framed or glue-laminated arches for roof construction which spring from the

top of walls or wall abutments, framed timber trusses and other roof framing which does not support floor *loads* shall have members not less than 4 inches nominal in width and not less than 6 inches nominal in depth. Spaced members shall be composed of two or more pieces not less than 3 inches nominal in thickness where blocked solidly throughout their intervening spaces or where such spaces are tightly closed by a continuous wood cover plate of not less than 2 inches nominal in thickness, secured to the underside of the members. Splice plates shall not be less than 3 inches nominal in thickness. Where equipped with an *automatic sprinkler system* installed in accordance with Section 906.2.1, 906.2.2 or 907.0 under the roof deck, framing members shall not be less than 3 inches nominal in width.

2304.6 Interior wall construction: Walls shall be of solid wood construction formed by not less than two layers of 1-inch matched boards, laminated construction 4 inches in thickness, or of 1-hour fire-resistance rated construction.

2304.7 Exterior structural members: Wood columns and arches conforming to heavy timber sizes shall only be installed externally where a *fire separation distance* of 20 feet (6096 mm) or more is provided. Where a *fire separation distance* of less than 20 feet (6096 mm) is provided, columns and arches shall be permitted where located inside an exterior wall, and the exterior wall has a fire-resistance rating not less than required by Table 602, for exterior walls.

2304.8 Beams and girders: Beams and girder supports and connections shall comply with Sections 2305.6.3 and 2305.6.4.

2304.9 Column connections: Girders and beams shall be closely fitted around columns and adjoining ends shall be cross tied to each other, or inter-tied by caps or ties, to transfer horizontal *loads* across the joint. Wood bolsters shall not be placed on tops of columns unless the columns support roof *loads* only.

2304.10 Maintenance: All connections in the joints of timber trusses and structural frames shall be inspected periodically. Bolts and other connectors shall be maintained tight.

2304.11 Framing around flues and chimneys: Clearances for combustible framing members from all flues, chimneys and fireplaces shall be in accordance with Section 2305.12.

SECTION 2305.0 WOOD FRAME CONSTRUCTION

2305.1 Design and construction: Exterior walls, interior partitions, floors and roofs of wood construction shall be designed and constructed in accordance with this section, Section 2303.0 and Sections 2307.0 through 2312.0.

2305.2 Fastening: The quantity and size of fasteners connecting wood frame members together and sheathing materials to wood frame members shall not be less than that specified in Table 2305.2.

2305.3 Cutting and notching: A structural member shall not be cut, notched or pierced in excess of the limitations specified herein, unless a structural analysis is performed demonstrating that the load-carrying capacity of the member has not been reduced below the capacity required for the member in accordance with Chapter 16.

Table 2305.2
FASTENING SCHEDULE

Building element	Nail or staple size and type	Number and location
1. Floor construction Built-up girders and beams Bridging to joists Floor joists to studs (No ceiling joists) Floor joists to studs (With ceiling joists) Floor joists to sill or girder Ledger strip 1" subflooring (6" or less) 1" subflooring (8" or more) 2" subflooring Particleboard underlayment (1/4" - 3/4") Wood structural panel subflooring (1/2" or less) (5/8" - 3/4") (7/8" - 1 1/8")	20d common 8d common 10d common 10d common 10d common 8d common 16d common 8d common 8d common 8d common 16d common 6d annular threaded 6d common or 6d annular or spiral thread 8d common or 6d annular or spiral thread 10d common or 8d ring shank or 8d annular or spiral thread 16 gage galvanized wire staples 3/8" minimum crown, 1 3/8" length	32" o.c. direct 2 each direct end 5 direct or 3 direct 2 direct 3 toe nail 3 each direct joist 2 each direct joist 3 each direct joist 2 each direct joist 6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate Intermediate 6" o.c. direct edges and 6" o.c. intermediate 4" o.c. edges and 7" o.c. intermediate 2 1/2" o.c. edges and 4" o.c. intermediate
2. Wall construction Stud to sole plate Stud to cap plate Double studs Corner studs Sole plate to joist or blocking Interior-braced wall sole plate to parallel joist Double cap plate Cap plate laps Ribbon strip, 6" or less Diagonal brace (to stud and plate) Interior-braced wall top plate to joist or blocking Tail beams to headers (Where nailing is permitted) Header beams to trimmers (Where nailing is permitted) Continuous header to stud Continuous header, two pieces	8d common 16d common 16d common 10d common 16d common 16d common 16d common 16d common 16d common 10d common 10d common 10d common 10d common 10d common 10d common 20d common 20d common 20d common 8d common 8d common 16d common	4 toe nail or 2 direct nail 2 toe nail or 2 direct nail 12" o.c. direct 24" o.c. direct 16" o.c. 12" o.c. 16" o.c. direct nail 2 direct nail 2 each direct bearing 3 each direct bearing 2 each direct bearing 12" o.c. 1 each end 4 sq. ft. floor area 1 each end 8 sq. ft. floor area 4 toe nail 16" o.c. direct 3 toe nail 3 direct nail 3 direct nail 3 direct 3 toe nail 2 toe nail or direct nail 3 toe nail or 2 direct nail 2 each direct rafter 3 each direct rafter
3. Roof and ceiling construction Ceiling joists to plate Ceiling joists (laps over partition) Ceiling joists (parallel to rafter) Collar beam Roof rafter to plate Roof rafter to ridge Jack rafter to hip 1" roof decking (6" or less in width) 1" roof decking (over 6" in width)	16d common 10d common 10d common 10d common 8d common 16d common 10d common 16d common 8d common 20d common 8d common 16d common	3 toe nail 3 direct nail 3 direct nail 3 direct 3 toe nail 2 toe nail or direct nail 3 toe nail or 2 direct nail 2 each direct rafter 3 each direct rafter
4. Wall and roof sheathing 1" wall sheathing (8" or less in width) 1" wall sheathing (over 8" in width) Diagonal wall sheathing (seismic bracing) 1/2" fiberboard sheathing 25 3/32" fiberboard sheathing Gypsum sheathing	8d common 8d common See Table 2306.4.5 1 1/2" galvanized roofing nail or 6d common nail or 16 gage staple, 1 1/2" long with minimum crown of 1/16" 1 3/4" galvanized roofing nail or 8d common nail or 16 gage staple, 1 1/2" long with minimum crown of 1/16" 12 gage 1 1/4" large head, corrosion resistant	2 each direct stud 3 each direct stud 3" o.c. exterior edge, 6" o.c. intermediate 3" o.c. exterior edge, 6" o.c. intermediate 4" o.c. on edge, 8" o.c. intermediate

*

Table 2305.2 (cont'd.)
FASTENING SCHEDULE

Building element	Nail or staple size and type	Number and location
4. Wall and roof sheathing (cont'd.) Gypsum sheathing (seismic bracing)	11 gage 1 ³ / ₄ " long 7/16 inch head, diamond point, galvanized	4" o.c. all bearing points
Particleboard wall sheathing (1/2" or less) (5/8" or less)	6d common 8d common	6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate
Wood structural panel roof and wall sheathing (1/2" or less) (5/8" or less) (1" or greater) (1" or less)	6d common (walls); 8d common (roofs) ^{b,c} 8d common ^{b,c} 10d common ^{b,c} 16 gage galvanized wire staples, 3/8" minimum crown; length of 1" plus panel thickness Same as immediately above No. 14 B&S Gage corrosion resistant 8d corrosion resistant	6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate 4" o.c. edges and 8" o.c. intermediate 2 1/2" o.c. edges and 5" o.c. intermediate 2 each bearing 2 each bearing
(19/32", 5/8") Shingles, wood ^a		
Weatherboarding		2 each bearing

Note a. Single nails shall penetrate not less than 3/4 inch into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.

Note b. For regions having a basic wind speed of 90 miles per hour or greater where the mean roof height is less than 25 feet and for regions having basic wind speed of 80 miles per hour or less, nails which attach wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where basic wind speed is greater than 80 miles per hour, nails which attach panel roof sheathing to intermediate supports shall be spaced 6 inches on center of a minimum of a 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.

Note c. For regions having a basic wind speed of 90 miles per hour or greater, 8d deformed shank nails shall be utilized to attach wood structural panel roof sheathing to framing within a minimum 48-inch distance from gable end walls provided the mean roof height is between 25 feet and 35 feet. For roof heights greater than 35 feet in a 90 miles per hour or greater wind region, attachment of wood structural panel roof sheathing shall be designed for the wind loads in Section 1609.0.

Note d. Nails shall be spaced 6 inches on center direct to panel edges and 6 inches on center to intermediate supports where panel spans are 48 inches on center or greater.

Note e. 1 inch = 25.4 mm; 1 foot = 304.8 mm.

2305.3.1 Solid lumber joists: Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notch depth at the ends of the member shall not exceed one-fourth of the depth of the member. Holes bored or cut into solid lumber joists, rafters or beams shall not be closer than 2 inches (51 mm) to the top or bottom of the joist, or to any other hole located in the member. Where the members are notched, the hole shall not be closer than 2 inches (51 mm) to the notch. The diameter of the hole in joists shall not exceed one-third of the depth of the member.

Exceptions

1. A notch over the support is permitted to extend the full width of the support.
2. Notches on cantilevered portions of the member are permitted to extend the full length of the cantilever if the strength and deflection of the member is calculated based on the reduced member section.
3. The tension side of beams, joists and rafters, which are 4 inches or greater in nominal thickness, shall not be notched, except at ends of members.

2305.3.2 Engineered wood products: Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members, or I-joists shall be based on research and investigation in accordance with Section 1703.2.

2305.3.3 Reinforcement: Where the stud is cut or bored in excess of one-third of its depth, the stud shall be reinforced to be equal in loadbearing capacity to a stud that is notched not more than one-third of its depth.

2305.4 Loadbearing walls: Posts and studs in loadbearing walls and partitions shall be designed as columns, with due allowance for lateral support furnished by sheathing, intermediate bracing, horizontal bridging, wall coverings and the floor and roof assemblies. The walls shall be fabricated in such a manner as to provide adequate support for the materials that enclose the building and to provide for transfer of all lateral loads to the foundation in accordance with Section 1710.4.

2305.4.1 Wall framing: Studs shall be placed with the wide dimension perpendicular to the wall. Not less than three studs shall be installed at each corner of an exterior wall.

Exception: At corners, a third stud is not required where wood spacers or backup cleats of 3/8-inch-thick wood structural panel, 3/8-inch Grade M-S and M-2 "Exterior Glue" particleboard, 1-inch-thick lumber or other approved devices which serve as an adequate backing for the attachment of facing materials are used. Where fire-resistance ratings or shear loads apply, wood spacers, backup cleats or other devices shall not be installed unless specifically approved.

2305.4.2 Double top plates: Stud walls shall be capped with double top plates installed to provide overlapping corners and wall intersections. Top plate joints shall be offset not less than 48 inches (1219 mm).

Exception: Buildings or structures located in seismic map areas having a peak velocity-related acceleration (A_v) less than 0.05, in accordance with Section 1610.1, detached one- and two-family dwellings located in seismic map areas having an A_v less than 0.15, and agricultural storage buildings that are intended only for incidental human

Table 2305.8.1
MINIMUM SEISMIC WALL BRACING PER 25 LINEAL FEET OF INTERIOR AND EXTERIOR WALL LENGTH^{a, e}

Story location	Sheathing ^b	$0.05 \leq A_v < 0.10$					$0.10 \leq A_v < 0.15$					$0.15 \leq A_v < 0.20$					$0.20 \leq A_v < 0.30$					$0.30 \leq A_v < 0.40$				
		GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP	GP	W/SP			
Top or only story	GP	5' 0" ^c		7' 0"		9' 0"		14' 0"		18' 0" ^e																
First of two stories or second of three stories	GP	4' 0"		4' 0"		5' 0"		8' 0"		10' 0" ^e																
	W/SP	9' 0" ^d		13' 0"		17' 0" ^e		25' 0" ^e		32' 0" ^e																
First of three stories	GP	5' 0"		7' 0"		10' 0" ^e		14' 0" ^e		18' 0" ^e																
	W/SP	13' 0"		17' 0"		25' 0" ^e		32' 0" ^e		40' 0" ^e																

Note a. Interpolation of the tabular values is permitted where the length of wall between exterior walls or interior-braced walls is less than 25 feet.
 Note b. GP = Gypsum or particleboard sheathing; W/SP = Diagonal wood boards or wood structural panels.
 Note c. Fiberboard, installed in accordance with Table 2309.8, is permitted as bracing at 10 feet per 25 feet of wall length.
 Note d. Fiberboard, installed in accordance with Table 2309.8, is permitted as bracing at 18 feet per 25 feet of wall length.
 Note e. Applies to detached one- and two-family dwellings only.
 Note f. Analysis of the seismic force-resisting system required.
 Note g. 1 foot = 304.8 mm.

materials are used on either side of a wall, the required length of sheathing in Table 2305.8.1 is permitted to be taken as one-half of the tabular length for the material requiring the greater length. Double-sheathed walls shall have a minimum length of 4 feet (1219 mm).

Table 2305.8
WALL SPACING AND HEIGHT LIMITATIONS
FOR WOOD FRAME CONSTRUCTION

Seismic Performance Category	Maximum distance between interior-braced walls (feet) ^e	Maximum stories (height) permitted ^f
A	See Section 1610.1, Exception #3	
B	35	3 (40 feet)
C	25	2 (30 feet)
D ^a	25	1 (20 feet) ^b
E	Engineering analysis required, see Section 2306.0	

Note a. Applies only to Seismic Hazard Exposure Group I; engineering analysis required for Seismic Hazard Exposure Group II.
 Note b. Detached one- and two-family dwellings shall not exceed two stories or 30 feet in height.
 Note c. 1 foot = 304.8 mm.

2305.8.3 Sturd walls: Stud walls that are less than the full height of the story shall be braced as required for exterior walls or interior-braced walls and shall be considered an additional story.

2305.8.4 Sheathing installation: Sheathing shall be installed in accordance with the provisions of Table 2305.13 where acting as wall bracing. To be considered effective as bracing, the sheathing shall be at least 48 inches in width covering three 16-inch stud spaces or two 24-inch stud spaces and be fastened to the wall studs in accordance with Table 2305.2. Sheathing shall be fastened to the wall studs, sole plate and top plate in accordance with Table 2305.2. All vertical joints of panel sheathing shall occur over studs and all horizontal joints shall occur over blocking at least equal in size to the studs. All framing in connection with sheathing used for bracing shall not be less than 2 inches nominal in thickness.

2305.9 Braced wall: All exterior walls and interior-braced walls required by Table 2305.8, shall be constructed to transfer forces from roofs and floors to braced walls and from the braced walls

in upper stories to the braced walls in the story below. Braced wall lines from the story above to the story below are permitted to be offset a maximum of 24 inches (610 mm). Blocking, where required by this section, need only be provided for the length of the wall specified in Table 2305.8.1.

2305.9.1 Roof to braced wall connections: Roof to interior-braced wall connections for buildings with maximum dimensions not over 50 feet (15240 mm) are permitted to be made at the intersection of exterior walls. Double top plates shall be lapped at the intersection and nailed in accordance with Table 2305.2. For buildings with maximum dimensions greater than 50 feet (15240 mm), the interior-braced walls shall be fastened directly to the ceiling joist in accordance with Section 2305.9.2 or 2305.9.3.

2305.9.2 Parallel floor joist and braced wall connections: Where the floor framing is parallel to the braced wall line, joists shall be doubled directly beneath the braced wall line and nailed in accordance with Table 2305.2.

Where the upper and lower braced walls are offset, the joist spaces between the offset braced walls shall be blocked with a minimum blocking size of 2 inches by 6 inches, spaced at 32 inches (813 mm) on center, within the joist cavity under the braced wall, and positioned in the upper portion of the cavity. The upper braced wall is permitted to be nailed to the blocking with two 16d nails at each piece of blocking. The lower braced wall shall be toe nailed, in accordance with Table 2305.2, to a joist located directly above the top plates.

2305.9.3 Perpendicular floor joist and braced wall connections: Where the floor framing is perpendicular to the braced wall line, solid blocking for the full depth of the floor joist shall be provided for the length of bracing required. The interior-braced wall shall be nailed to the blocking in accordance with Table 2305.2.

Where the upper and lower braced walls are offset, a minimum of 2-inch by 6-inch blocking shall be located in the upper portion of the joist space, directly beneath the upper braced wall and in the lower portion of the joist space, directly above the lower braced wall.

2305.10 Multiple stories: Where the frame is more than one story in height and studs and posts are not continuous from sill

TRANSMISSIONS ACTIVITY REPORT

FOR: INSP. SERVICES

8748716

OCT-01-98 10:57 PM

* NO.	* DATE	* START	* RECEIVER	* TX TIME	* PAGES	* TYPE	* NOTE
* 1	SEP-30	02:34 AM	37734425	2'07"	4	SEND	OK
* 2	SEP-30	09:39 PM	97743033	1'06"	2	SEND	OK
* 3	SEP-30	10:29 PM	97743833	55"	2	SEND	OK
* 4	SEP-30	11:12 PM	316177736217	4'30"	9	SEND	OK
* 5	SEP-30	11:16 PM	97918090	1'04"	2	SEND	OK
* 6	OCT-01	12:05 AM	313185986868	2'25"	4	SEND	OK
* 7	OCT-01	02:23 AM	92878059	2'02"	4	SEND	OK
* 8	OCT-01	02:28 AM	989222277	3'56"	6	SEND	OK
* 9	OCT-01	10:30 PM	98932135	38"	1	SEND	OK
* 10	OCT-01	10:52 PM	96227528	4'08"	3	SEND	OK
* TOTAL				22'51"	39		

GRAND TOTAL TIME: 16H 10M 53S
 PAGES: 1015

City of Portland, Maine
Division of Housing and Neighborhood Services
Office of Inspection Services

Administrative Policy Re: Smoke Detectors

Effective Date: December 1, 1997

The following policy will be used by this Office when determining the type, number and location of smoke detectors in residential buildings.

New Construction

****IMPORTANT--Including EXISTING DWELLING UNITS with no detectors and battery operated detectors which require Electrical permits to remedy.**

Reference: BOCA Building Code - Adopted by City 1996 and the N.F.P.A. 101 Life Safety Code (See Section 1-4.6 Modernization or Renovation)

Single Family and Duplex Buildings:

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit minimum of one (1) on each level, including the basement, Hard-wired, interconnected with battery back-up. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Apartment Buildings of Eleven (11) Units or Less:

Three (3) stories or less -

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, interconnected within the unit with battery back-up. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Four (4) stories or more -

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, all interconnected within the unit with battery back-up. Each unit's detectors must be independent from other dwelling units within the structure.

Plus, one (1) smoke detector on each level in the building's common areas, including the basement.

Buildings of Twelve (12) Units or More:

One (1) smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, hardwired, interconnected with battery back-up.

Complete fire alarm system covering all common areas of the building, including the basement.

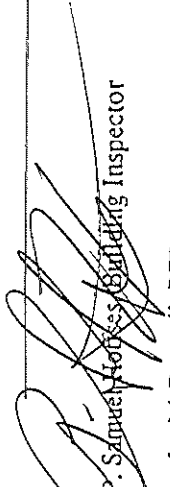
Lodging or Rooming Houses

One (1) single station detector in each sleeping room, hardwired with battery back-up and one detector on each level of the building including the basement, in the common areas, hardwired with battery back-up.

Where there are multiple sleeping rooms (suites) within a unit, smoke detectors are required in each sleeping room and in the vicinity of each sleeping room as well as one detector on each level of the building including the basement in the common areas. Each unit's detectors must be interconnected within the unit but independent from other lodging or rooming units within the structure. All detectors must be hardwired with battery back-up

A complete alarm system may be required depending on the number of units in the building and

13. not more than 44 inches (113mm) 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. (Section 1018.6)
- 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. Section 1010.1
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.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
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) Section 920.3.2
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. Section 921.0
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. (crawl spaces & attics)
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). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. *The proposed 24x64 rafter @ 16" O.C. Spacing 12' + 1' will NOT*
30. *meet the building code requirements - A minimum of 2x8's will be required - Please amend your permit application to reflect your change before work begins*
31. _____
32. _____


P. Samuel, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

COMMENTS

10/1/98 Speke w/ Judy @ Measure & Record. Assume Conditions -
top 26 - photo has a copy of lot 2305 (marking sketch)
Also item 29 - 2x6 has been changed to 2x8 -
Boulder uses Case B-4 pouring concrete @

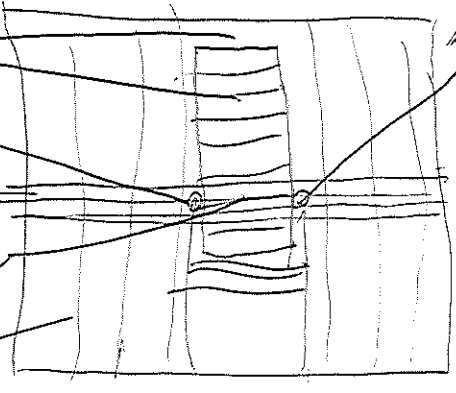
11/13/98 met w/ owner. Explain the ^{3:00 PM} ~~line~~ need to install
grapes lot line. A line 3:15 PM
11/3/98 - 1:15 PM - called for Bob Penn - met w/ Mike from Sts wide - 7a Penn
on strip cut to measure setbacks - told him lot lines not approved per
units lot lines are established @

11/4 P.M. then call the Contractor - we need - 1) layout of Kelly - 2) one of area
ping - 3) extra access (steps) to and from, 4) parking/amenities area, 5) lot line
must be clearly established. @

11/5/98 Stop order issued - stop order denied to owner of property to continue
11/24/98 - Owner ESTABLISHED FRONT DOT LINE + WILL RE-FRAME + CALL FOR
INSPECTION. NEW PROPOSED LOCATION IS 28' FROM ACTUAL FRONT LOT LINE
1/6/98 TEST. COM. W/TIM

REVEALED THE FOLLOWING

2x8'S 16.0.C
- 2ND FL. FLOORING
- 3-2X10'S
- 7x12
STAIRS W/ 10" NET
36" RANDOM
7/4" RISE



Inspection Record

Type

Foundation:

Framing:

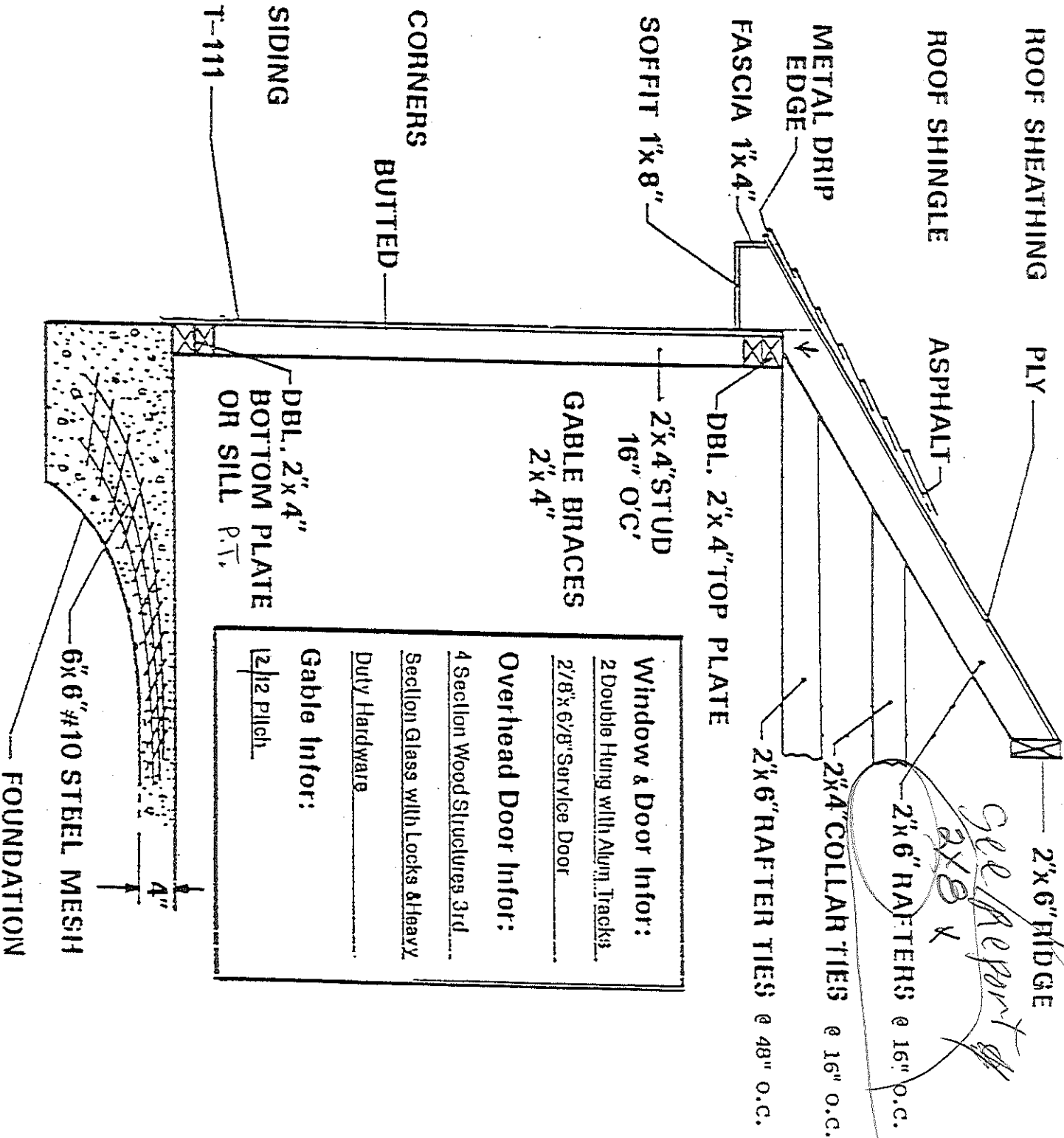
Plumbing:

Final:

Other:

Date

CROSS SECTION



See Report p. 218

Chgd.

McIntyre Construction Co., Inc.
 P.O. Box 2115
 Augusta, Ga 30602-2115
 Tel. 706/742-1940



1-800-452-1940

P.O. BOX 2106 AUGUSTA ME 04330

Maine's Largest Builders of Prefabricated Structures

HOME REPAIR CONTRACT

Date Signed 8/12/98

This agreement between MAINE WIDE CONSTRUCTION, P.O. Box 2106, Augusta, Maine 04330, telephone 623-3444, hereinafter referred to as "Contractor" and CONVERSE ENGINEERING hereinafter referred to as "Owner(s)."

The Contractor and the Owner(s) do hereby agree as follows:

Location of Property: The property upon which construction work is to be performed is located at

303 Summit Street Portland ME.

Work Dates: Contractor estimates that work will commence on within 30 days of start and that work will be substantially completed by within 30 days of start

DESCRIPTION OF WORK: General description of the work and materials to be used is as follows:

Build and erect 1 - 24x24 as to specs listed in add

CONTRACT PRICE: The total contract price is as follows: \$ 13,498

METHOD OF PAYMENT: Payment of the contract price shall be made as follows: 100% 1/18

Down payment (not more than one-third of total contract price): \$ 499.00

Balance due upon completion: \$ 12,999

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 to 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.

CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that result in a revision of the contract price will be executed only upon the parties entering into a written change order.

WORKERS' COMPENSATION AND LIABILITY COVERAGE: Contractor states that workers' compensation and public liability are not carried for the work described above. Contractor is not qualified by law as self-insurer.

UNFORESEEN DELAYS: Contractor shall not be liable for delays or damage caused by strikes, material or labor shortages, or conditions unavoidable and beyond its control.

By signing this contract, I agree to its terms (including those on the reverse side) and acknowledge receiving a copy.

NOTICE TO OWNER(S): Do not sign this contract in blank. You are entitled to a copy of the contract at the time you sign it. Keep it to protect your legal rights.

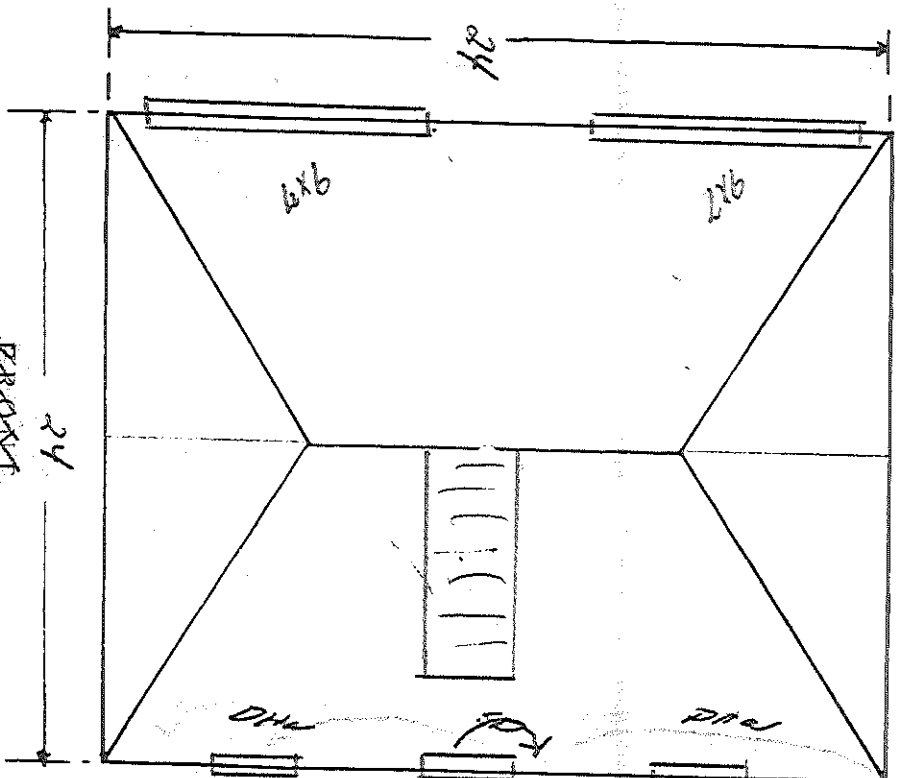
CONTRACTOR: MAINE WIDE CONSTRUCTION By: [Signature]

Owner: [Signature]

Customer Conner's Farming
 Street 303 Summit Road, Seward
 City Portland ME Phone 885-4751
 Date 5/17/98 Delivery Date ASAP

SPECIAL INSTRUCTIONS

PLAN A
 Build and erect 12x24
 Garage as to specs listed
 below.
 *NOT PARTS



SPECIFICATIONS

Siding 1x4
 Window with locks 2
 Overhead doors 2 9x12 Steel Insulated
 Reinforced concrete floor (bull float finish) 1555
 Shingle color Weathered Cedar
 Service door 2/8 x 6/8 Yes
 Colonial Braces Yes

- Rust proof nails on exterior walls
- Bottom plate - double 2 x 4
- Studs - 2 x 4 - 16" O.C.
- Corner Posts - triple 2 x 4
- Top plate - double 2 x 4
- Rafters - 2 x 6 - 16" O.C.
- Rafter ties 2 x 6 - 48" O.C.
- Ridge board - 2 x 6
- Roof deck - plywood sheathing
- Shingles - 20 year asphalt
- Cornice - soffit - 1 x 6 or 1 x 8
- Facia - 1 x 4
- Corner boards - 1 x 3 and 1 x 4
butted at right angles
- Rake
- Collar Ties - 2 X 4 - 16" O.C.
- Metal drip edge

IMPORTANT: All Site preparation including digging, dozing, fill, gravel, and tree removal will be PAID BY OWNER and is not included in the contract price.

Paul Conner

Plan Approved by Paul Conner