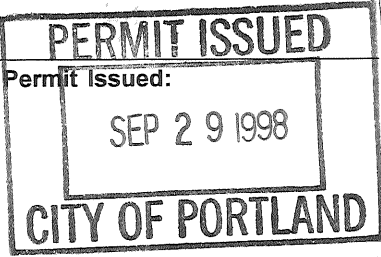


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 82 Curtis Rd		Owner: Whedon, Ralph & Lorna		Phone: 878-2655		Permit No: 9 81098	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: SEP 29 1998	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 5,684.20		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Construct Screened Porch				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: MX/SP		Date Applied For: 14 September 1998					



Zone: CBL: 393-G-006

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

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

15 September 1998

SIGNATURE OF APPLICANT		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

CEO DISTRICT 2

COMMENTS

9/30/99 - Talked w/ owner - he will submit RPE approval on foundation system & center beam - also discussed handrails/ handrails - owner will call B-4 paving - PLEASE CALL OWNER WHEN FOUNDATION SYSTEM & CENTER BEAM ARE APPROVED. (P)

10-14-98 all the holes for fasters are in place and 4' +/- Hen will call when the frame is built. (TR)

11-6-98 stopped by to check Deck I want more nailing attachment to house ledger. and Bridging attached to carrying beam

10/22/99 Checked site, work complete JN

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 25 Sept 98 ADDRESS: 82 Curtis Rd. CBR 393-G-006
REASON FOR PERMIT: To Construct Porch 27'-0" x 16'
BUILDING OWNER: Whodon
CONTRACTOR: SAA
PERMIT APPLICANT: SAN
USE GROUP R-3 (Porch) 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, *8, *10, *24, *26, *29

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, 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 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

- 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. 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):

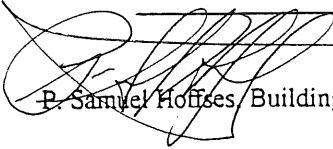
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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 Foundation system 8" piers (Squo Tubes) placed on Footing spaced a maximum of 4'6" o.c. - will have to have an engineers report ON ITS STRUCTURAL ability To Carry The proposed structure - The maximum size of a structure attached to a principal bldg. on Squo Tubes is 100 sq. ft. with an engineers report - Also your plans did not show 5124 carrying beam at center of structure, please submit this information before work begins -

- 32. _____


P. Samuel Hoffses, Building Inspector

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

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**

MAIL TO

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: 82 CURTIS ROAD PORTLAND ME 04107

Tax Assessor's Chart, Block & Lot Number Chart# 393 Block# G Lot# 6	Owner: RALPH + LORNA WHEDON	Telephone#: 207 878-2655
Owner's Address: 09103 82 CURTIS RD	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$5084.20 Fee \$50
Proposed Project Description:(Please be as specific as possible) screened porch (27'8" x 16')		
Contractor's Name, Address & Telephone self		Rec'd By: MN/SP

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

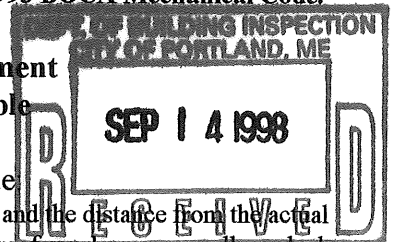
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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

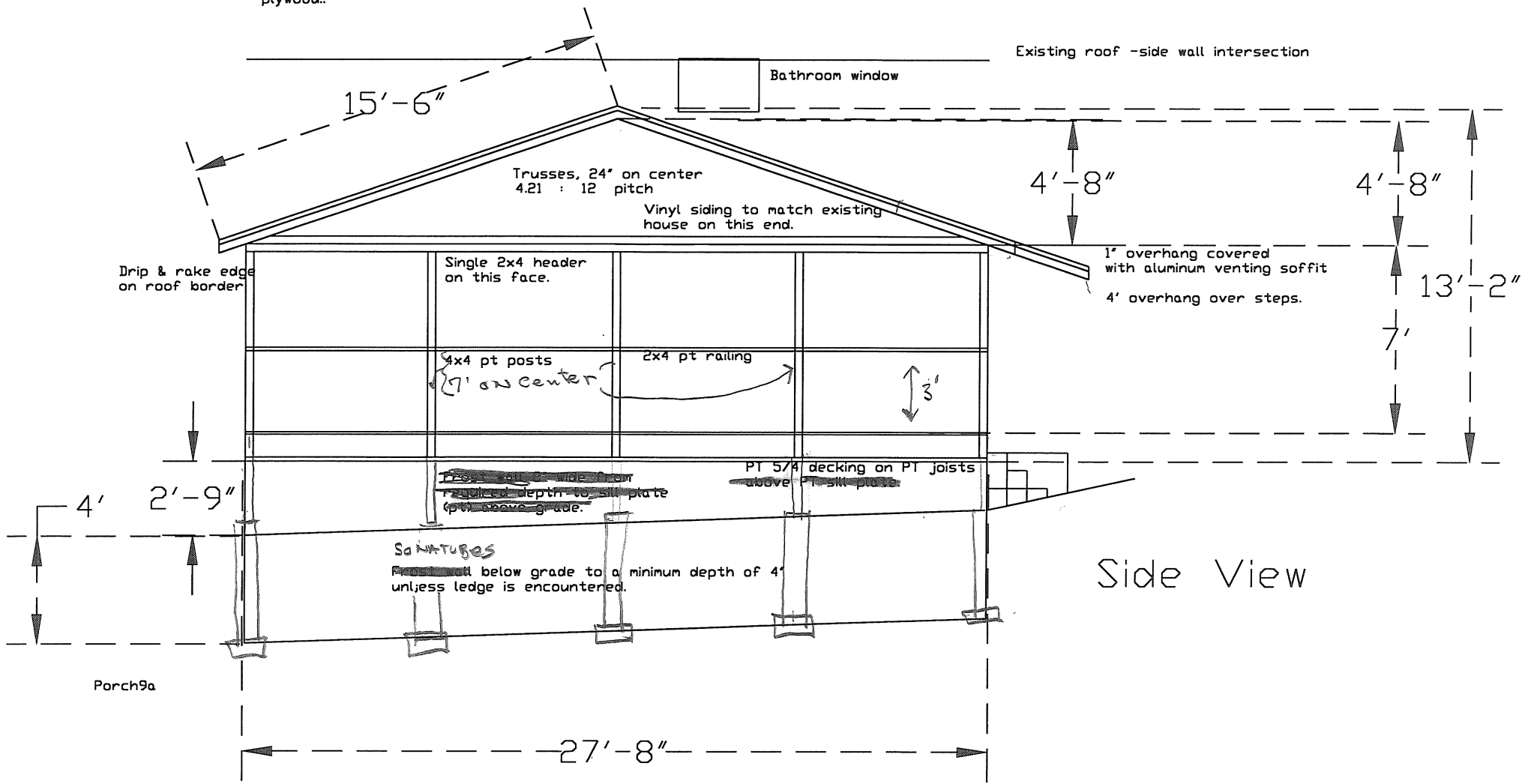
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

X Signature of applicant: R. Whelan X Date: 14 Sept 1998

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

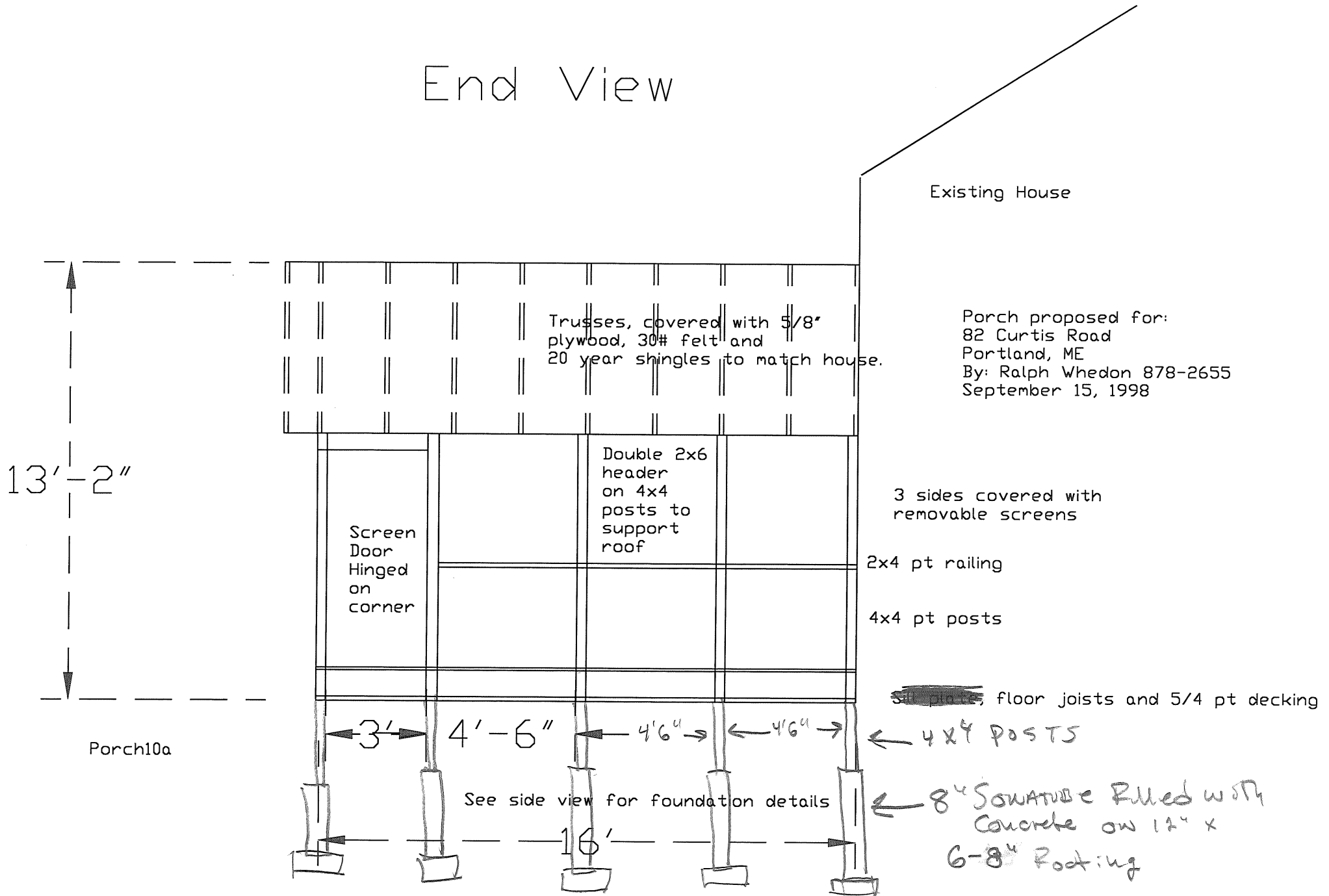
Porch proposed for:
 82 Curtis Road
 Portland, ME
 By Ralph Whedon 878-2655
 September 15, 1998

Roof of 20 year shingles
 over 30# felt over 5/8
 plywood.



Side View

End View



Existing House

Trusses, covered with 5/8" plywood, 30# felt and 20 year shingles to match house.

Porch proposed for:
82 Curtis Road
Portland, ME
By: Ralph Whedon 878-2655
September 15, 1998

13'-2"

Screen Door Hinged on corner

Double 2x6 header on 4x4 posts to support roof

3 sides covered with removable screens

2x4 pt railing

4x4 pt posts

~~5/4 pt decking~~ floor joists and 5/4 pt decking

Porch10a

3'

4'-6"

4'6"

4'6"

4x4 POSTS

See side view for foundation details

16'

8" SOWATUBE Filled with Concrete on 12" x 6-8" Footing

Applicant: Whedan
Address: 82 Curtis Rd

Date: 9/25/98
C-B-L: 393-G-6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1966
Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - rear covered porch 16' x 27.75'

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 43' ± shown

Side Yard - 12' req - 13' ± shown

Projections -

Width of Lot -

Height - 1, story shown

Lot Area - 10,000 11401^{sq ft}

Lot Coverage/ Impervious Surface - 20% of 2280.2^{sq ft}

Area per Family -

Off-street Parking -

Loading Bays -

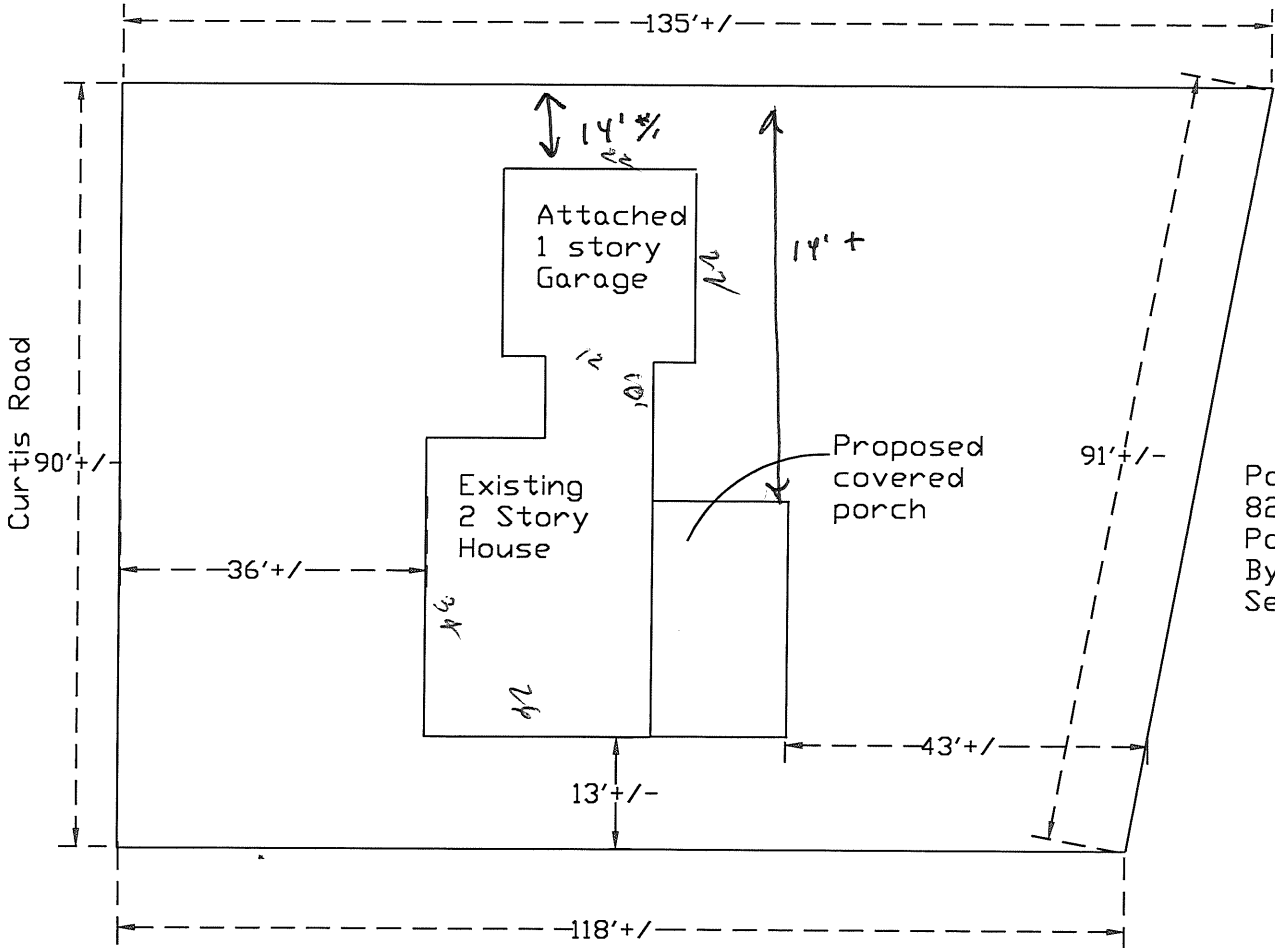
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

34 x 26 = 884
22 x 22 = 484
10 x 12 = 120
16 x 27.75 = 444
1932^{sq ft}

Property of Kathy and Marc

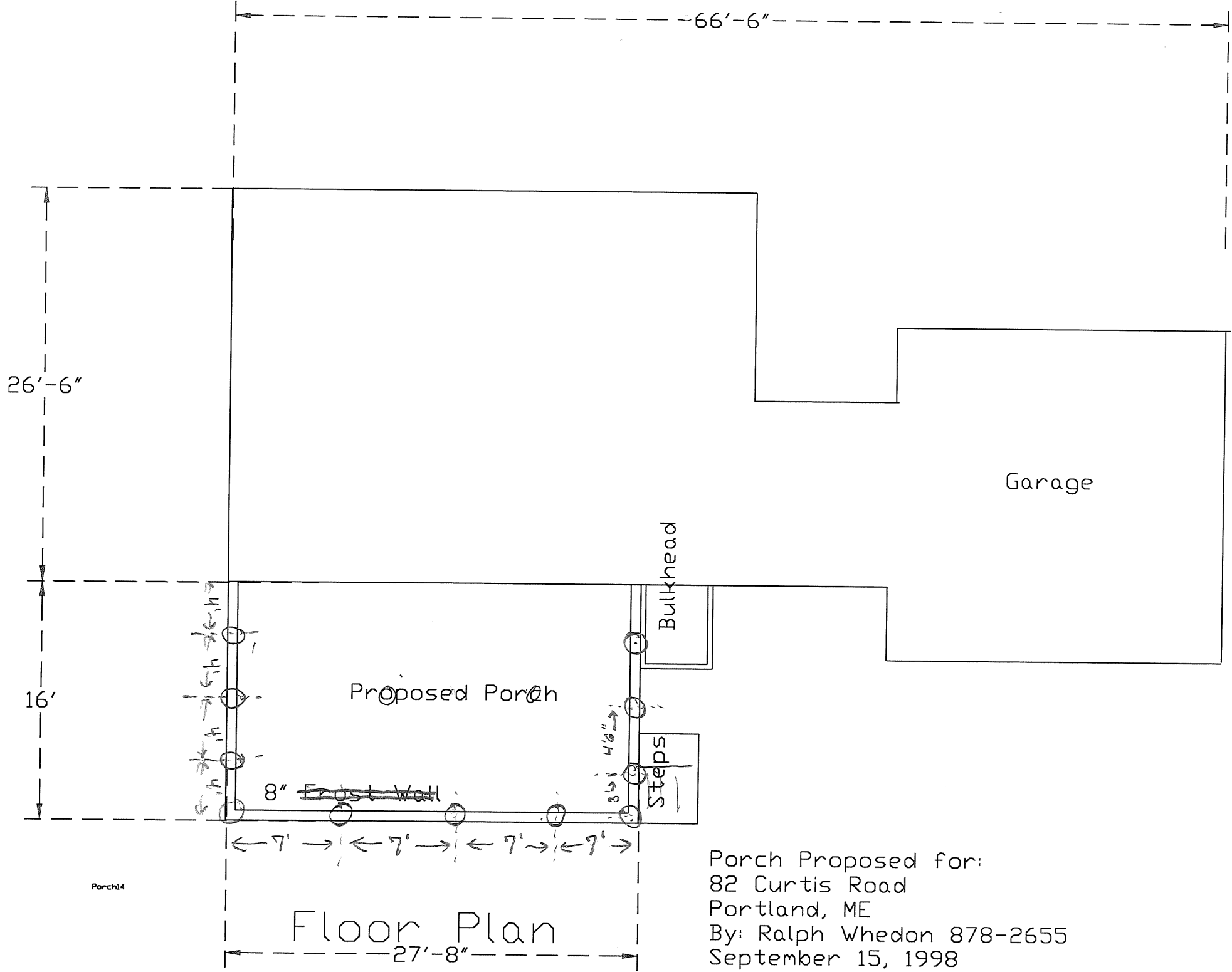


Porch proposed for:
82 Curtis Road
Portland, ME
By: Ralph Whedon 878-2655
September 15, 1998

Plot Plan

Porch 15

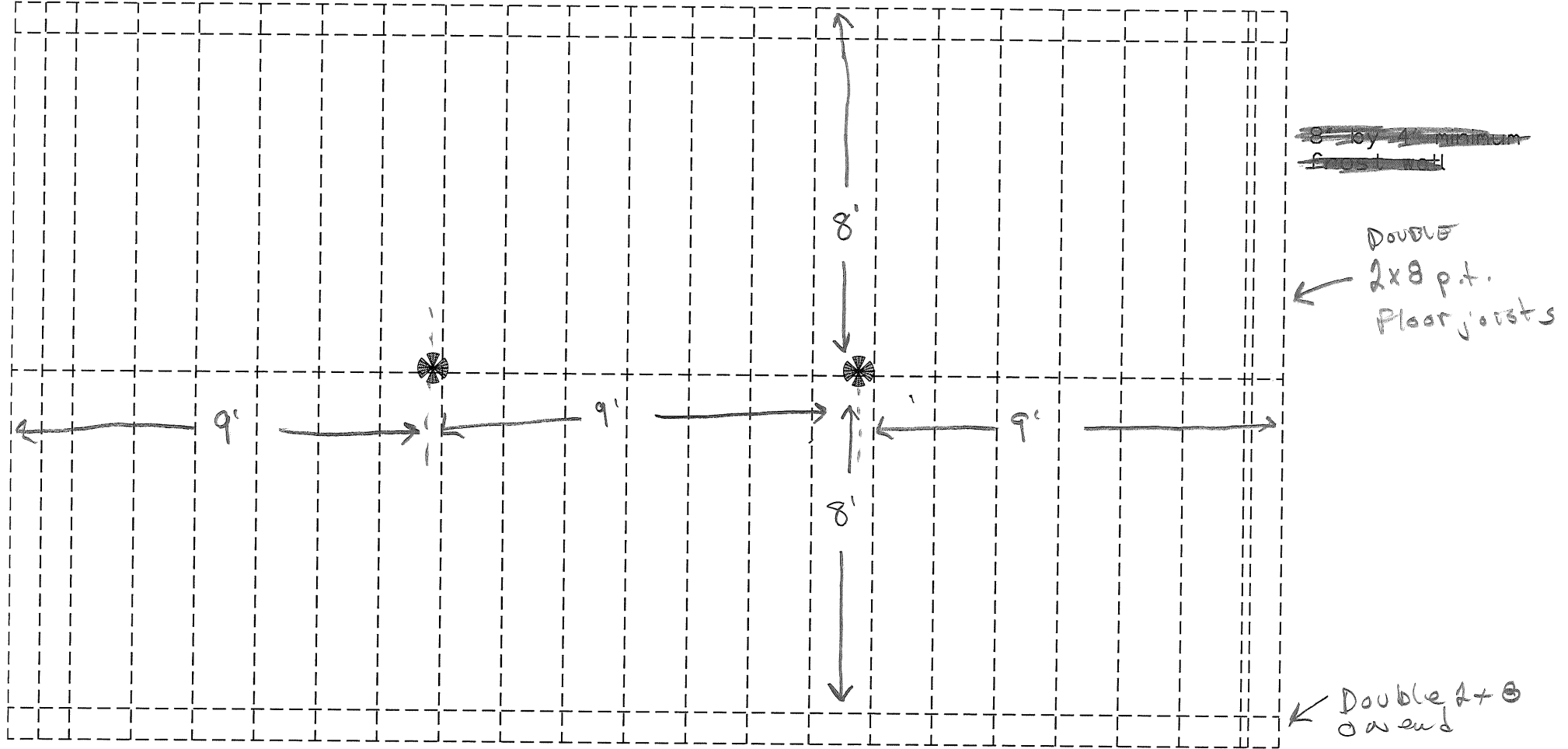
Property of Dorothy Nichols



Porch Proposed for:
 82 Curtis Road
 Portland, ME
 By: Ralph Whedon 878-2655
 September 15, 1998

Porch proposed for:
 82 Curtis Road
 Portland, ME
 By: Ralph Whedon 878-2655
 September 15, 1998

✓ TIE TO HOUSE USING 2x12 with 2x4 ledger strip underneath



Floor Joists 16" on center.

Either 2x12x16 pt floor joists, or
 2x8x16 pt joists supported by 2-8" over 2x12" Footing
 sonatubes filled with concrete to
 4' minimum below grade with supporting
 2x8 in center running under the center
 of floor.

Porch12

Deck (Floor)

Porch Cost 9/98

				Decking	Main	Side & Center	End	Headers	Trusses	Fascia	Soffit	Sonatube	Plywood	Plywood	Tar paper	Shingles
				pt	pt	pt	pt						CDX ?	CDX ?		
			8'	8'	10'	16'	10'	29' / 1' oh	8"	1'	12'	4x8x5/8	4X8X3/8	roll		
			4x4	5.5"x16'	2x8	2x10	2x10	2x4	6'							
Walls																
posts			13													
screening	448 sq'	200														
emolion	74-8'	320														
	100 corners	50														
Floor																
decking				70												
joists					24	6	2									
sill					8											
sonatube												1				
Roof																
headers								12								
fascia									14							
roof deck										62	62					
ceiling													14			
tar paper														14		
shingles															512	512
Other																
window	2'x3'	300														
door	kitchen	500														
excavator	rental	200														
Block wall																
concrete	10.36															
TOTAL	10.36	1570	13	70	16	6	2	12	14	62	62	1	14	14	17.54	5.12
Cost	65.00	1.00	5.65	11.75	13.50	13.96	13.96	3.20	100.00	0.60	0.60	15.00	20.00	20.00	1.00	24.00
scale	1.00	1.00	1.00	1.00	1.00	0.83	1.33	0.83	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
\$ 5,684.20	673.40	1,570.00	73.45	822.50	216.00	69.80	37.23	32.00	1,400.00	37.20	37.20	15.00	280.00	280.00	17.54	122.88

October 2, 1998

82 Curtis Road
Portland, ME 04104-2924

Tom Reinsborough
Building Inspection Department
City Hall
389 Congress Street
Portland, ME 04101

Dear Tom:


Reference: Permit # 981098
Tax Map # 393 G006


The Permit was issued subject to receipt of an engineer's report and a statement of the size of the center carrying beam.

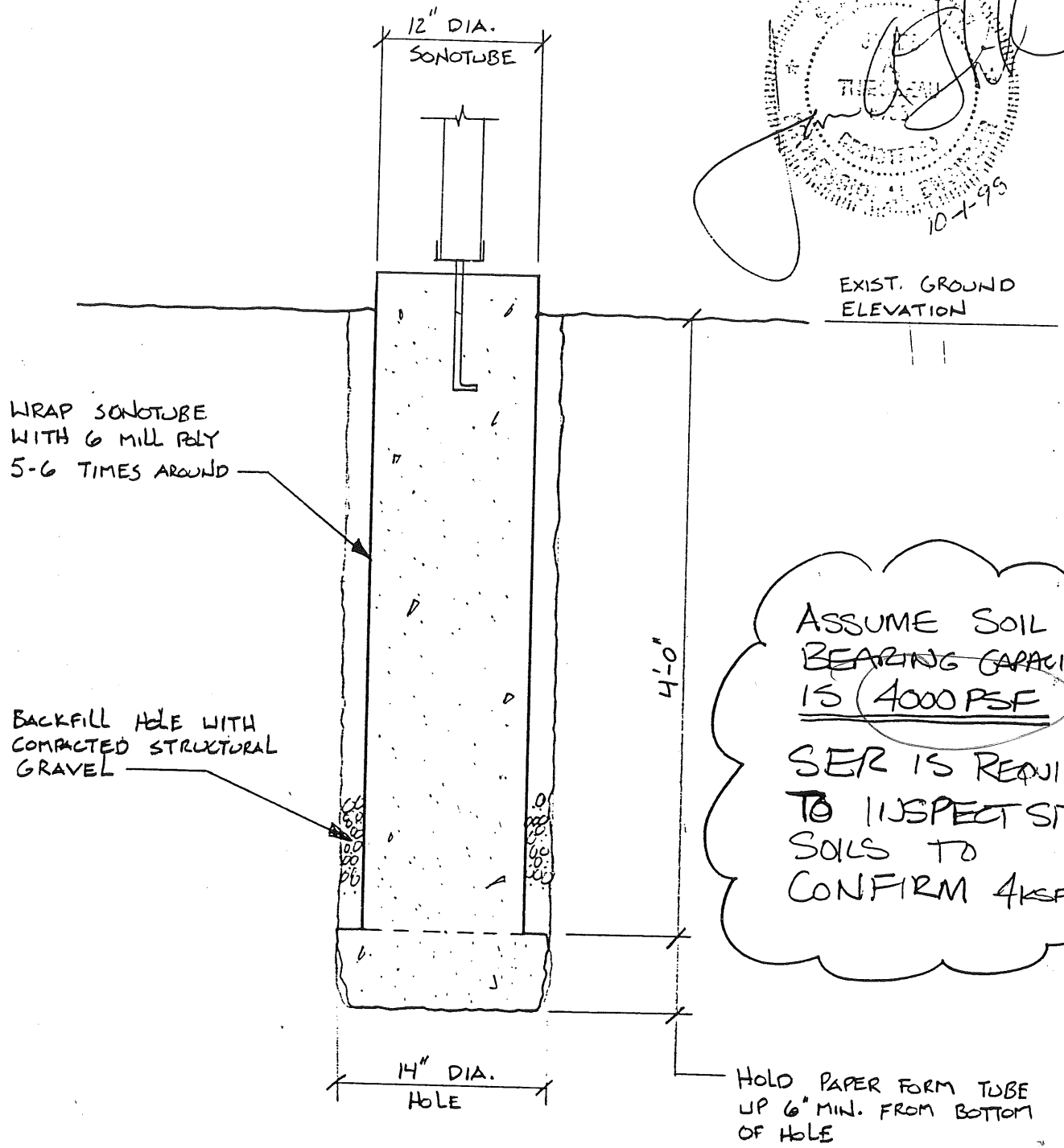
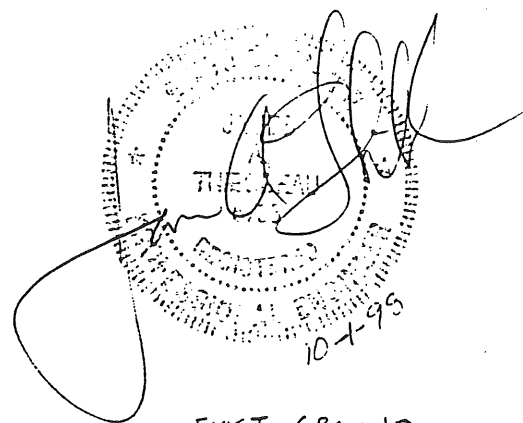
1. The engineer's report is attached.
2. The carrying beam is a double 2x8, (with support no further apart than every 10')

Thank you for your assistance.

Very truly yours,


Ralph G. Whedon

OK




ASSUME SOIL BEARING CAPACITY IS 4000 PSF

SER IS REQUIRED TO INSPECT SITE SOILS TO CONFIRM 4KSF

TYPICAL SONOTUBE DETAIL
1"=1'-0"

OK

REFERENCE PROPOSED BRCH DRAWINGS BY RALPH WHEEDON DATED SEPTEMBER 15, 1998.
LOAD ON SINGLE SONOTUBE NOT TO EXCEED 5000 #