

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

<b>PERMIT ISSUED</b>		Permit No: 01-0757	Issue Date: JUN 29 2001	CBL: 395 K018001
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<b>Location of Construction:</b> 146 Roaring Brook Rd	<b>Owner Name:</b> Carion Joseph R &	<b>Owner Address:</b> 146 Roaring Brook Rd Portland	<b>Phone:</b> 207-797-7472
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Decks Plus	<b>Contractor Address:</b> 13 Knight St. Portland	<b>Phone:</b> 2078785723
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R-2

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Same: Remove and Replace Existing Deck to Meet Setback Requirements. Call Joe at 797-7472 when ready.	<b>Permit Fee:</b> \$54.00	<b>Cost of Work:</b> \$4,975.00	<b>CEO District:</b> 2
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<b>Proposed Project Description:</b> Remove existing Deck and Replace to Meet Setback Requirements.	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: <i>R-2</i> Type: <i>5B</i> <b>PERMIT ISSUED WITH REQUIREMENTS 1999</b> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 06/26/2001	<b>Zoning Approval</b>
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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..	<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"/> Date: <i>6/29/01</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District 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: _____
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**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 provision of the code(s) applicable to such permit.

\_\_\_\_\_  
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

## All Purpose Building Permit Application

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: 146 Roaring Brook Road

Total Square Footage of Proposed Structure 370  $\square$  Square Footage of Lot  $\frac{1}{3}$  Acre

Tax Assessor's Chart, Block & Lot Number  
Chart# 395 Block# K Lot# 018  
Owner: Joseph & Mary Beth CARION  
Telephone#: 797-7472

Lessee/Buyer's Name (If Applicable)  
Owner's/Purchaser/Lessee Address: 146 Roaring Brook Rd  
Cost Of Work: \$ 4,975<sup>00</sup> Fee: \$ 54<sup>00</sup>

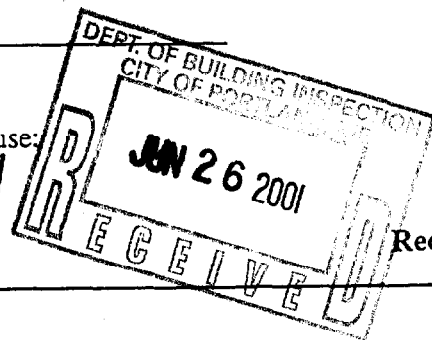
Current use: Deck  
If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:  
Proposed use: Deck  
Project description: Remove existing deck and replace with new conforming deck that meets setbacks for City of Portland.  
*illegal deck  
No permits*

Contractor's Name, Address & Telephone: JOE Di Francesco - Decks Plus 878-5723  
13 Knight St Portland ME 04103

Applicants Name, Address & Telephone: JOE & Mary Beth CARION 797-7472  
146 Roaring Brook Road Portland ME 04103

Who should we contact when the permit is ready: JOE CARION  
Telephone: 797-7472

If you would like the permit mailed, what mailing address should we use:  
146 Roaring Brook Road  
Portland ME 04103



6/26/01  
Rec'd By: Gayb

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**PLOT PLAN INCLUDES THE FOLLOWING:**

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- 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 damp proofing
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

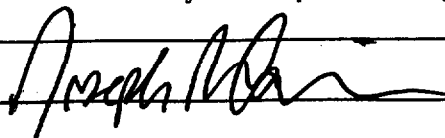
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**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:



Date:

6/23/01

BUILDING PERMIT REPORT

DATE: 28 June 2001 ADDRESS: 146 Roaring Brook Rd CBL: 295-K-018

REASON FOR PERMIT: To construct a new deck that will meet setbacks

BUILDING OWNER: Joseph R. Carion

PERMIT APPLICANT: CONTRACTOR Decks Plus

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 4,975.00 PERMIT FEES: 54.60

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*11, \*13, \*30, \*33, \*34, \*35, \*36

- 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.
3. 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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

Handwritten initials/signature

20. 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 920.3.2 (BOCA National Building Code/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. 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 the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \*34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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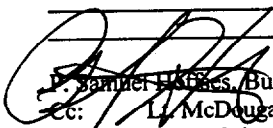
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 P. Banner-Holmes, Building Inspector  
 cc: L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

# WARRANTY DEED

**Know All Men By These Presents That** We, William C. Green and Pamela M. Green of 34 Val Halla Road, Cumberland, County of Cumberland and State of Maine,

for consideration paid, grant to Joseph R. Carion and Mary Beth F. Carion of 12101 Francesca Road, Grand Blanc, County of and State of Michigan as Joint Tenants with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Portland County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**In Witness Whereof,** we have hereunto set our hand(s) this 30th day of October, 2000.

Witness

\_\_\_\_\_  
William C. Green

\_\_\_\_\_  
Pamela M. Green

State of Maine  
County of Cumberland

ss.

On this 30th day of October, 2000, personally appeared before me the above named William C. Green and Pamela M. Green

and acknowledged the foregoing to be his/her/their free act and deed.

\_\_\_\_\_  
Notary Public, Attorney at Law

Return to: Joseph R. Carion

**Exhibit A - Deed**

A certain lot or parcel of land, with any buildings thereon, situated in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

A parcel of land located within that part of Portland known as Pineloch Woods and more particularly described as Lot Number 37 on a Plan entitled "Recording Plat-Phase II Pineloch Woods-Allen Avenue-Portland, Maine", dated March 5, 1986 and revised May 12, 1986 and recorded at the Cumberland County Registry of Deeds in Plan Book 165, Page 7. This conveyance is subject to all matters shown on said Plan and to the Declaration of Restrictions dated September 24, 1986 and recorded at said Registry of Deeds in Book 7393, Page 115 as affected by the First Supplemental Declaration of Restrictions dated February 10, 1987 and recorded at said Registry in Book 7682, Page 224, together with all appurtenant rights and easements.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Kevin M. Leary dated February 19, 1988 to William C. Green and Pamela M. Green and recorded in the Cumberland County Registry of Deeds in Book 8184, Page 221.

**STEWART TITLE  
OF NORTHERN NEW ENGLAND, INC.**

4 Canal Plaza, Portland, ME 04101 (207) 774-2916 FAX: (207) 774-0415

**COMPLIANCE AGREEMENT**

File No: 00031196

Borrower: Joseph R. Carion and Mary Beth F. Carion

Seller: William C. Green and Pamela M. Green

Property Address: 146 Roaring Brook Road, Portland ME 04103

Closing Date: October 30, 2000

Lender: Downeast Mortgage Corporation

We, the undersigned borrower and seller hereby agree, if requested by Lender, to sign, execute and/or resign and re-execute any and all closing documents to correct clerical errors in such documents, or make changes necessary to permit Lender to sell, convey, seek, guaranty or market said loan to any secondary market entity, including but not limited to an investor, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Housing Authority or the Veterans Administration.

The undersigned borrower and seller do hereby so agree and covenant in order to assure the correctness of this loan documentation executed this date and that said loan documentation will conform and be acceptable in the secondary market upon the transfer, sale or conveyance by Lender of its interest in and to said loan documentation.

We, the undersigned borrower and seller agree to indemnify and hold harmless the Lender and Stewart Title of Northern New England, Inc. for insurance, taxes, water and sewer, electric, gas, oil or Condo fees or reserve adjustments which were adjusted between borrower and seller. Borrower and seller agree that neither Lender nor Stewart Title of Northern New England, Inc. takes responsibility for these adjustments, as they were negotiated solely by and between the borrower and seller.

SELLERS:

BUYERS:

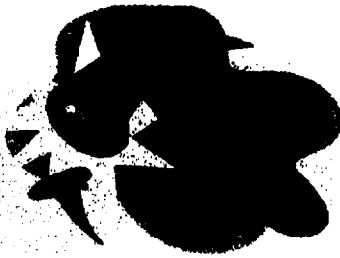
\_\_\_\_\_  
William C. Green

\_\_\_\_\_  
Joseph R. Carion

\_\_\_\_\_  
Pamela M. Green

\_\_\_\_\_  
Mary Beth F. Carion





# DECKS PLUS

June 6, 2001

**PROPOSAL #0027**

Joe Carion  
146 Roaring Brook  
Portland, ME 04103  
797-7472

## Scope of Work

Construct 40'x12' deck to wrap around house  
2'x8' frame construction - pressure treated  
8" sona tubes  
Cedar decking  
Standard 36" rails  
Set of steps - location to be determined

**Proposal \$4975.00**

**Deposit of 1/2 proposal price required.**

All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Authorized Signature: Joseph DiFrancesco

**ACCEPTANCE OF PROPOSAL** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

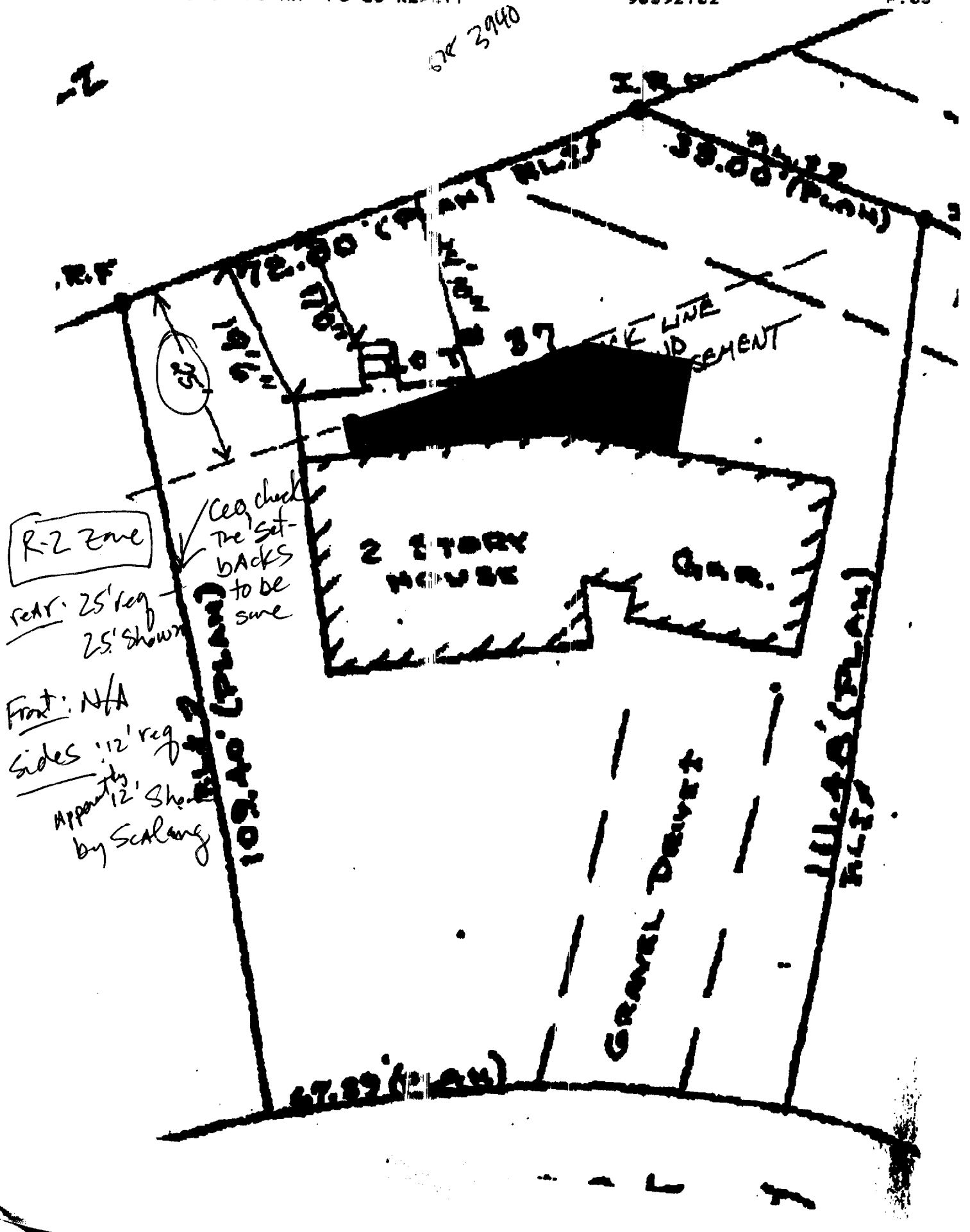
Signature \_\_\_\_\_

Checks made payable to:  
Joseph DiFrancesco

13 Knight Street, Portland, Maine 04103  
878-5723

678 3940

-2



R-2 Zone

REAR: 25' req - 25' shown

Front: N/A

Sides: 12' req

Apparently 12' shown by scaling

Ceg check the Set-backs to be sure

2 STORY HOUSE

GAR.

GRAVEL DRIVE

13' (PLAN)

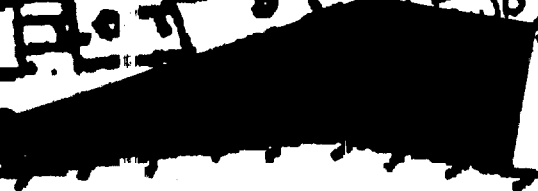
67.82' (PLAN)

109.40' (FRONT PLAT)

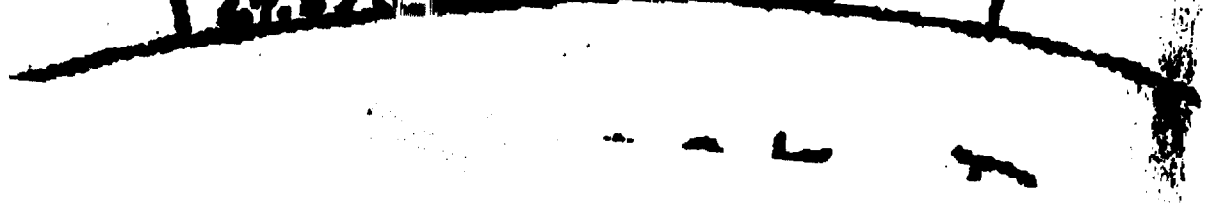
91.6'

72.00' (FRONT PLAT)

38.00' (PLAN)

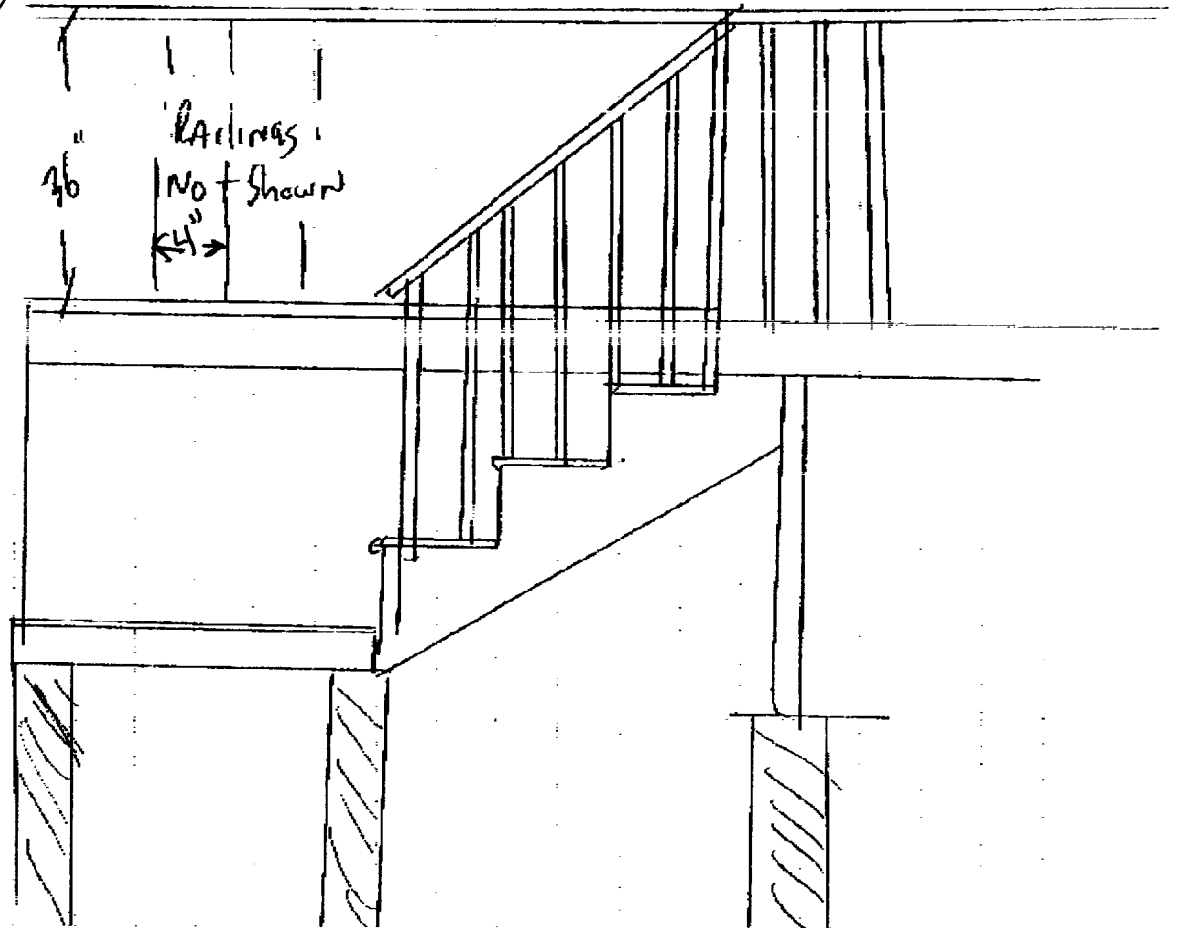


37' SETBACK LINE



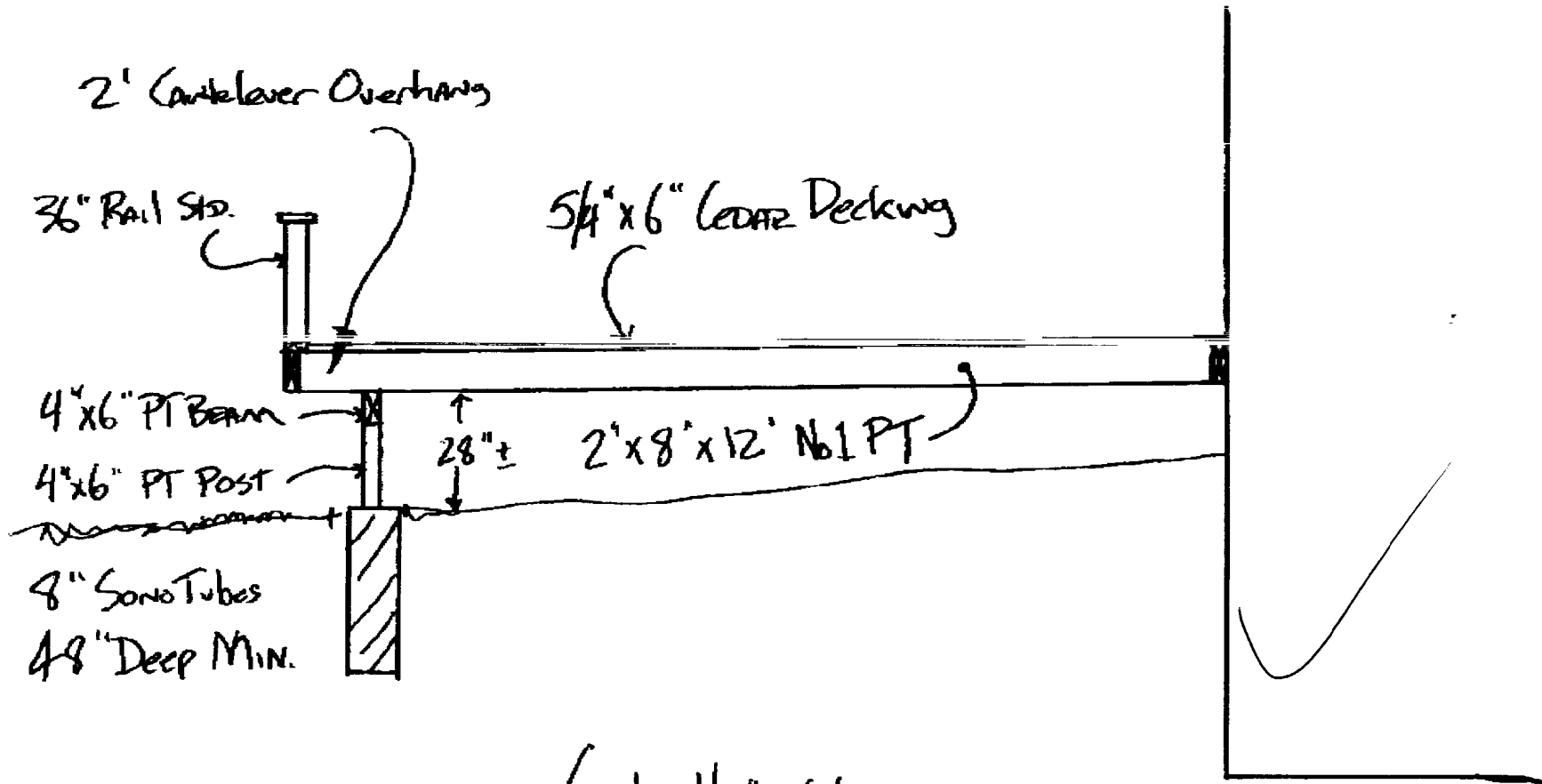
JOE & Mary Beth CARLOW  
146 Roaring Brook Rd  
Portland ME 04103

- \* 2x8 Joists 16" O.C. ✓
- All Perimeter to be railed ✓
- 36" Railings STD by contractor ✓
- ALL PT STAIR STRINGERS
- Rise & Run TBD by contractor



JOE & MARYBETH CARION  
146 ROARING BROOK RD  
PORTLAND ME 04103

Decks Plus  
JOE DI FRANCESCO  
Contractor



Scale 1/4" = 1'-0"