

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090400

Please Read Application And Notes, If Any, Attached

This is to certify that J J & K MANAGEMENT LLC John Mur
has permission to Install 4/12 Truss Roof on Existing Structure 6ft. Ice Water Shed-Bottom Edge, 3ft. Up the Side.
AT 1269 WASHINGTON AVE CE 402 C001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Christy M 5/8/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0400	Issue Date: 5/8/09	CBL: 402 C001001
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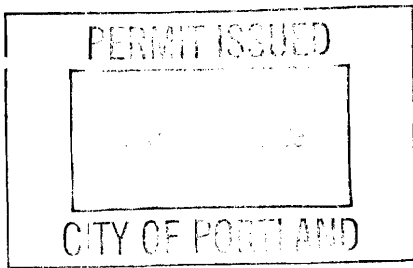
Location of Construction: 1269 WASHINGTON AVE	Owner Name: J J & K MANAGEMENT LLC	Owner Address: 252 US ROUTE ONE	Phone:
Business Name:	Contractor Name: John Murphy	Contractor Address: 252 Route One Scarborough	Phone: 2073292047
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-3

Past Use: 2 Unit Residential - converted b permit - 09-0146 1269 - 2 dw.	Proposed Use: 2 Unit Residential - Install 4/12 Truss Roof on Existing Structure. 6ft. Ice & Water Shield-Bottom Edge, 3ft. Up the Side. w/Asphalt Shingles.	Permit Fee: \$70.00	Cost of Work: \$4,500.00	CEO District: 4
Proposed Project Description: Install 4/12 Truss Roof on Existing Structure. 6ft. Ice & Water Shield-Bottom Edge, 3ft. Up the Side. and Asphalt Shingles.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: [Signature] 5/8/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 04/30/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 5/8/09 ABM	Date: _____	Date: _____



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0400	Date Applied For: 04/30/2009	CBL: 402 C001001
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Location of Construction: 1269 WASHINGTON AVE	Owner Name: J J & K MANAGEMENT LLC	Owner Address: 252 US ROUTE ONE	Phone:
Business Name:	Contractor Name: John Murphy	Contractor Address: 252 Route One Scarborough	Phone (207) 329-2047
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 2 Unit Residential - Install 4/12 Truss Roof on Existing Structure. 6ft. Ice & Water Shield-Bottom Edge, 3ft. Up the Side.	Proposed Project Description: Install 4/12 Truss Roof on Existing Structure. 6ft. Ice & Water Shield-Bottom Edge, 3ft. Up the Side.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/08/2009

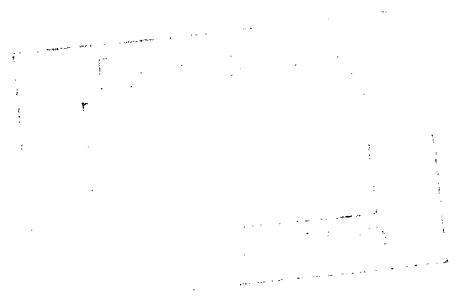
Note: The house is legally nonconforming as to setbacks and land area per dwelling unit. The new roof is not adding any living space and the increase in volume is minimal. Under the present ordinance, a third story will not be allowed. **Ok to Issue:**

- 1) This permit is being issued with the condition that the new roof will not add any living space and it must be a 4/12 pitch .
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/08/2009

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.





General 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: <u>1269 Washington Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>C001</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JJ Management</u> Address <u>252 Route 1</u> City, State & Zip <u>Scarborough, ME</u>	Telephone: <u>207-883-4327</u>
Lessee/DBA (If Applicable) <u>APR 30 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4500</u> C of O Fee: \$ _____ Total Fee: \$ <u>70⁰⁰</u>
Current legal use (i.e. single family) <u>Duplex</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Install new 4/12 truss roof on existing structure. 6 feet of Ice & water shield on bottom edge and 3 feet up sides.</u>		
Contractor's name: <u>Sohn Murphy</u> Address: <u>252 Route one</u> City, State & Zip <u>Scarborough, ME 04074</u> Telephone: _____ Who should we contact when the permit is ready: <u>Sohn Murphy</u> Telephone: <u>329-2097</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/30/09

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

Subject: Re: 1269 Washington Ave, Portland ME
From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: Tue, 21 Apr 2009 16:03:04 -0400
To: <john@tresmaine.com>
CC: "Chris Hanson" <CSH@portlandmaine.gov>

John -

Submit an amendment to the original application to change the roof. It can be no higher than a 4/12 pitch. Make sure that you supply all the building information that Chris Hanson will require to review it.

Ann

>>> John Murphy <john@tresmaine.com> 04/16 8:12 PM >>>
Thanks for the information. We are looking to do a pitched roof because the current roof is under-framed and starting to bow. If we have to do new framing either way, we'd rather do a pitched roof because it will be lower maintenance. Our truss quote is for a 5/12 pitch, but if I read your email correct 4/12 is the most you will allow converting from flat roof? We are not changing any of the existing foot print, but the building does not meet all current setback requirements. Attached is a framing cross section, the new framing is highlighted in red. Also attached is a plot plan.

Thank you,

John Murphy
207-329-2047

Ann Machado wrote:

> John -
>
> You may be able to do it. First of all you need to provide a reason
> for changing the roof line.
>
> Second we would need a plot plan of the property either to scale or
> showing all the setbacks.
>
> The lot is legally nonconforming as to land arear per dwelling unit.
> I assume that it is also nonconforming as to setbacks, but that is why
> we need the plot plan.
>
> Since the building is nonconforming, you are not supposed to alter the
> shell of the structure, but we have allowed a flat roof to be modified
> to a pitched roof. The most we would allow would be a 4/12 pitch.
> You would have to submit a cross section showing the original pitch
> and a cross section showing the proposed pitch. Then we would have to
> review it before we made a final determination.
>
> Call me at 874-8709 if you have any questions.
>
> Ann Machado
> Zoning Specialist
>
> >>> John Murphy <john@tresmaine.com> 04/10 12:00 PM >>>
> RE: 1269 Washington Ave, Portland ME

>
> Ann Machado
> Zoning Specialist
>
> >>> John Murphy <john@tresmaine.com> 04/10 12:00 PM >>>
> RE: 1269 Washington Ave, Portland ME
>
> Hello,
> I have spoken with Chris Hanson about doing a permit ammendment to do
> a pitched roof. He said I would need to speak with you about the zoning
> requirements. We are planning on doing a trussed roof and it will not
> add any living space. I've attached a picture of the building and a
> rendering of what it will look like after the new roof. What other
> information will you need? Once I know what information is required I
> would like to make an appointment to come talk to you about this.
>
>
> Thank you,
>
> John Murphy
> 207-329-2047
>



has bbe
4/12

TITLE REFERENCE

DEED BOOK: 4420 PAGE: 6

PLAN BOOK: 12 PAGE: 17 LOT(S): P/O 6

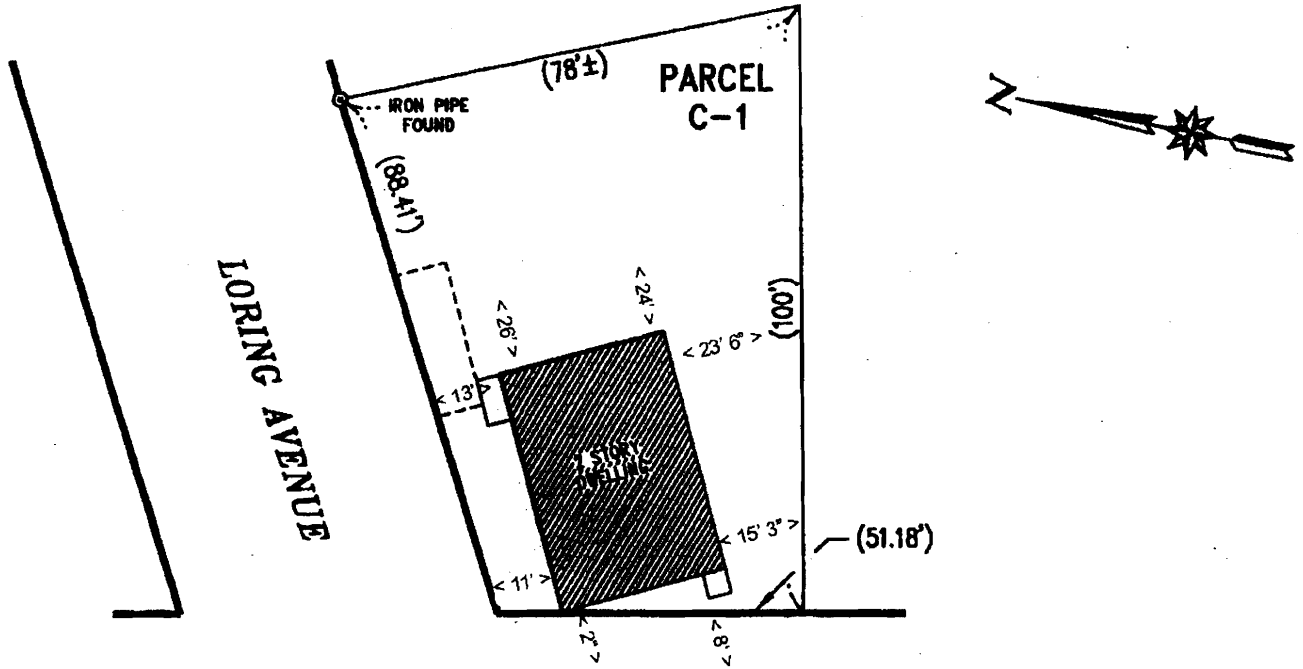
PLAN NUMBER: N/A OF N/A

APPLICANT: JOHN MURPHY

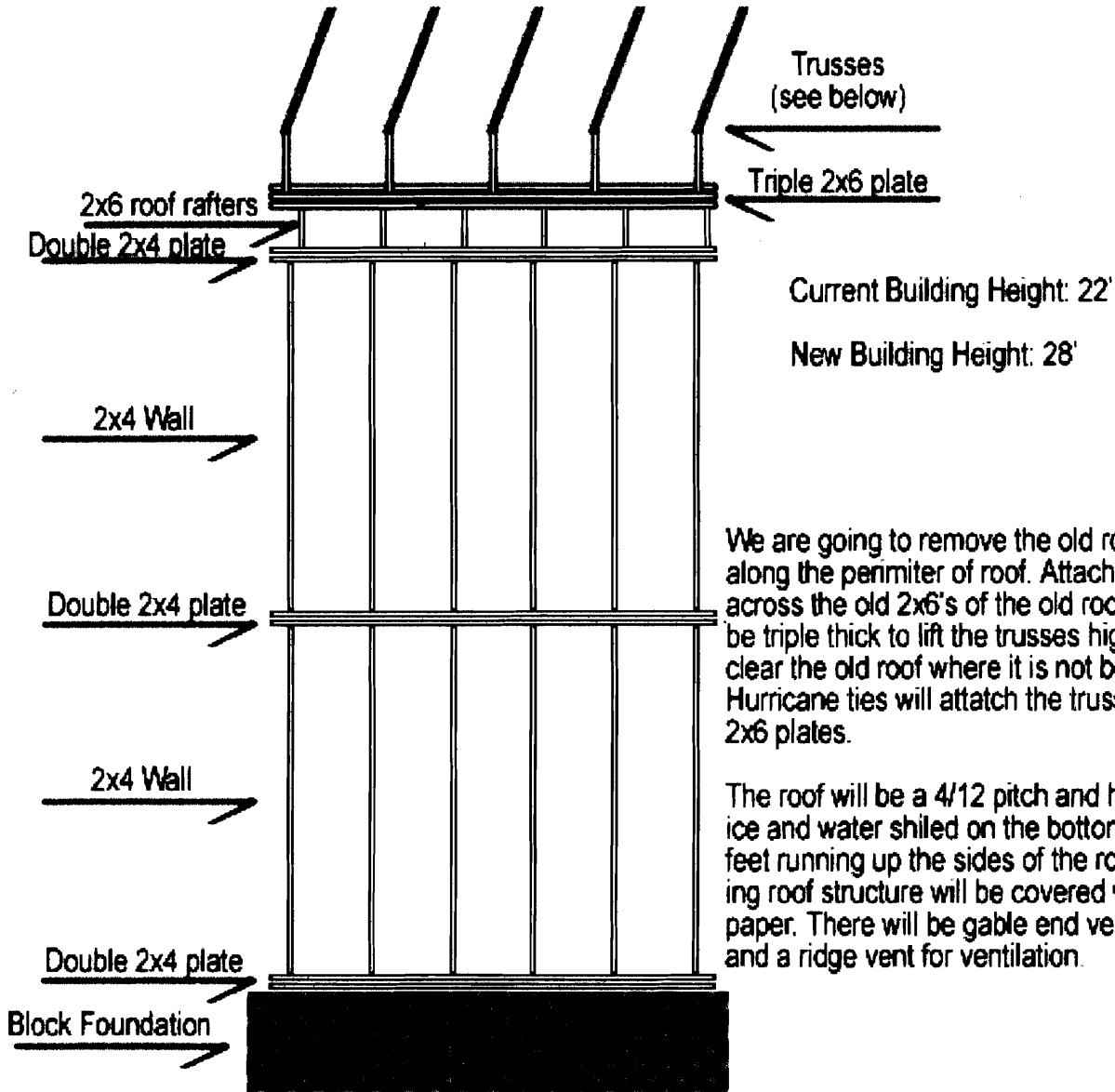
ASSESSORS MAP

SCALE: 1"=30' MAP: 402 BLOCK: C PARCEL: 1

1269 WASHINGTON AVENUE, PORTLAND, ME

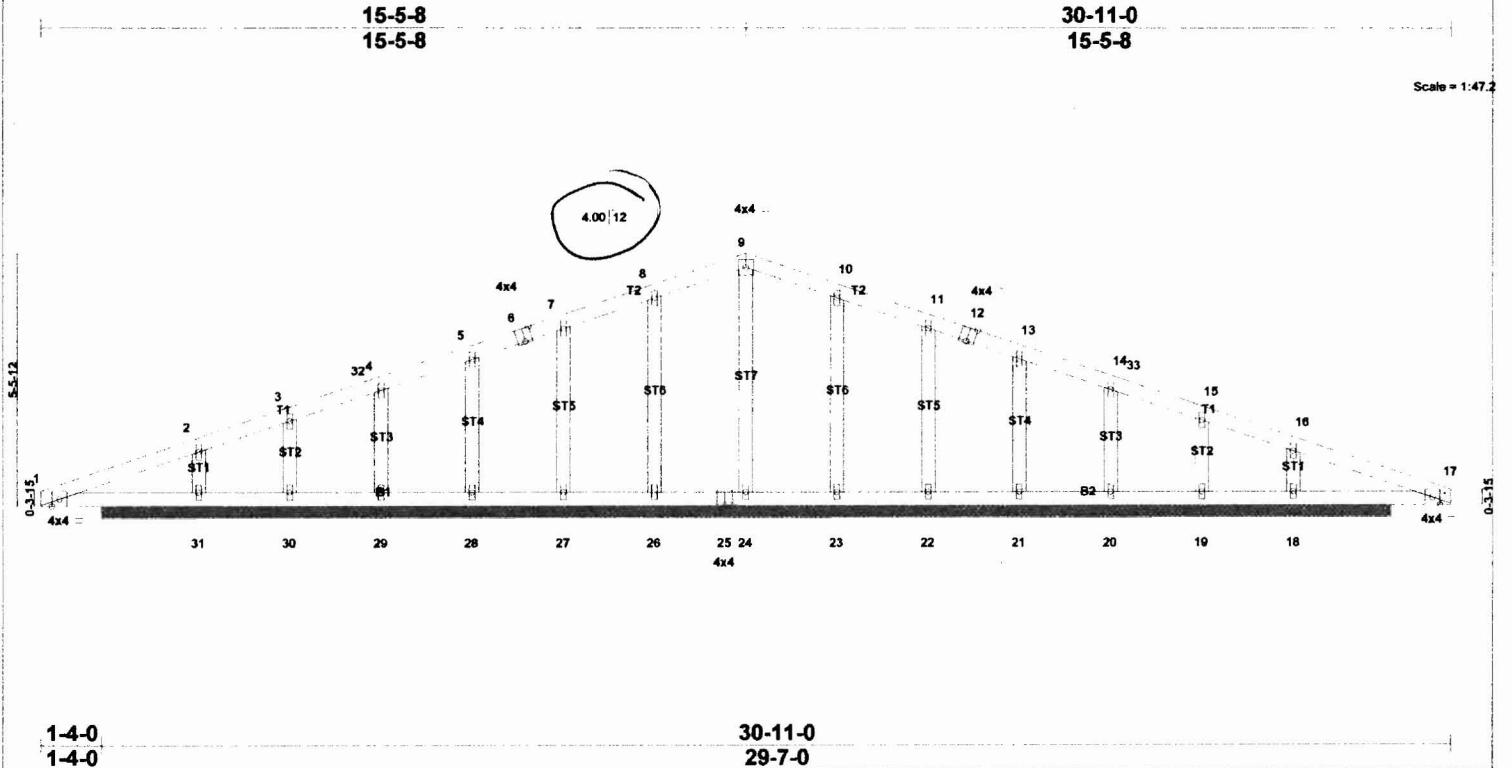


WASHINGTON AVENUE



We are going to remove the old roof and decking along the perimeter of roof. Attach 2x6 plates flat across the old 2x6's of the old roof. The 2x6's will be triple thick to lift the trusses high enough to clear the old roof where it is not being removed. Hurricane ties will attach the trusses to the new 2x6 plates.

The roof will be a 4/12 pitch and have 6 feet of ice and water shielded on the bottom edge and 3 feet running up the sides of the roof. The remaining roof structure will be covered with asphalt felt paper. There will be gable end vents, soffit vents, and a ridge vent for ventilation.



LOADING (psf) TCLL 58.0 TCDL 7.0 BCLL 0.0 BCDL 10.0	SPACING 2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2006/TPI2002	CSI TC 0.87 BC 0.26 WB 0.29 (Matrix)	DEFL in (loc) l/defl L/d Vert(LL) n/a - n/a 999 Vert(TL) n/a - n/a 999 Horz(TL) -0.02 18 n/a n/a	PLATES GRIP MT20 197/144 Weight: 124 lb
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Plate Offsets (X,Y): [6:0-2-0,Edge], [12:0-2-0,Edge]

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 4 SYP DSS
 OTHERS 2 X 4 SPF No.2

BRACING
 TOP CHORD Structural wood sheathing directly applied or 10-0-0 oc purlins. [P]
 BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

REACTIONS (lb/size) 24=648/0-4-15 (input: 28-3-0), 26=330/0-4-15 (input: 28-3-0), 27=312/0-4-15 (input: 28-3-0), 28=303/0-4-15 (input: 28-3-0), 29=366/0-4-15 (input: 28-3-0), 30=113/0-4-15 (input: 28-3-0), 31=683/0-4-15 (input: 28-3-0), 23=330/0-4-15 (input: 28-3-0), 22=312/0-4-15 (input: 28-3-0), 21=303/0-4-15 (input: 28-3-0), 20=366/0-4-15 (input: 28-3-0), 19=113/0-4-15 (input: 28-3-0)

Max Horz 31=88(LC 6)
 Max Uplift 26=-72(LC 6), 27=-75(LC 8), 28=-72(LC 6), 29=-79(LC 8), 30=-75(LC 12), 31=-133(LC 8), 23=-72(LC 7), 22=-75(LC 9), 21=-72(LC 7), 20=-80(LC 9), 19=-75(LC 13), 18=-137(LC 9)
 Max Grav 24=648(LC 1), 26=442(LC 3), 27=413(LC 3), 28=401(LC 3), 29=468(LC 3), 30=204(LC 13), 31=842(LC 3), 23=442(LC 4), 22=413(LC 4), 21=401(LC 4), 20=468(LC 4), 19=204(LC 12), 18=842(LC 4)

FORCES (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=-134/652, 2-3=-76/582, 3-32=-46/565, 4-32=-41/614, 4-5=-8/607, 5-8=0/565, 6-7=0/608, 7-8=0/610, 8-9=0/604, 9-10=0/604, 10-11=0/610, 11-12=0/608, 12-13=0/565, 13-14=-4/607, 14-33=-37/614, 15-33=-42/565, 15-16=-71/582, 16-17=-129/652
 BOT CHORD 1-31=-536/152, 30-31=-536/148, 29-30=-536/148, 28-29=-536/148, 27-28=-536/148, 26-27=-536/148, 25-26=-536/148, 24-25=-536/148, 23-24=-536/148, 22-23=-536/148, 21-22=-536/148, 20-21=-536/148, 19-20=-536/148, 18-19=-536/148, 17-18=-536/148
 WEBS 9-24=-608/8, 8-26=-403/96, 7-27=-370/99, 6-28=-374/96, 4-29=-379/102, 3-30=-171/78, 2-31=-553/151, 10-23=-403/96, 11-22=-370/99, 13-21=-374/96, 14-20=-378/103, 15-19=-171/76, 16-18=-553/153

- NOTES
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 100mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MiTek "Standard Gable End Detail"
 - 4) TCLL: ASCE 7-05; Pr=58.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=80.0 psf (ground snow); Ps=61.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.1
 - 5) Roof design snow load has been reduced to account for slope.
 - 6) Unbalanced snow loads have been considered for this design.
 - 7) All plates are 1.5x4 MT20 unless otherwise indicated.
 - 8) Gable studs spaced at 2-0-0 oc.
 - 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 72 lb uplift at joint 26, 75 lb uplift at joint 27, 72 lb uplift at joint 28, 79 lb uplift at joint 29, 75 lb uplift at joint 30, 133 lb uplift at joint 31, 72 lb uplift at joint 23, 75 lb uplift at joint 22, 72 lb uplift at joint 21, 80 lb uplift at joint 20, 75 lb uplift at joint 19 and 137 lb uplift at joint 18.
 - 11) Non Standard bearing condition. Review required.
 - 12) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSUTPI 1.

LOAD CASE(S) Standard



LOADING(psf)	SPACING 2-0-0	CSI	DEFL in (loc) l/defl L/d	PLATES	GRIP
TCLL 56.0	Plates Increase 1.15	TC 0.89	Vert(LL) -0.40 9-11 >852 240	MT20	197/144
TCDL 7.0	Lumber Increase 1.15	BC 0.52	Vert(TL) -0.67 9-11 >503 180		
BCLL 0.0	Rep Stress Incr YES	WB 0.76	Horz(TL) 0.14 8 n/a n/a		
BCDL 10.0	Code IBC2006/TPI2002	(Matrix)			Weight: 129 lb

LUMBER
TOP CHORD 2 X 4 SPF 1650F 1.5E
BOT CHORD 2 X 4 SYP DSS
WEBS 2 X 4 SPF No.2 *Except*
W4: 2 X 4 SPF 1650F 1.5E

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins. [P]
BOT CHORD Rigid ceiling directly applied or 7-8-11 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS (lb/size) 8=2430/0-2-7 (input: 0-5-8), 12=2430/0-2-7 (input: 0-5-8)
Max Horz 12=-85(LC 7)
Max Uplift 8=-457(LC 9), 12=-457(LC 8)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-454/42, 2-13=-4302/670, 3-13=-4175/679, 3-4=-4278/777, 4-5=-4278/777, 5-14=-4175/679, 6-14=-4302/670, 6-7=-454/42
BOT CHORD 1-12=0/419, 11-12=-789/4142, 10-11=-387/3010, 9-10=-387/3010, 8-9=-709/4142, 7-8=0/419
WEBS 3-11=-1073/280, 5-9=-1073/279, 2-11=-367/248, 4-11=-288/1806, 4-9=-288/1806, 6-9=-367/248, 6-8=-4505/1059, 2-12=-4505/1060

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 100mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TCLL: ASCE 7-05; Pr=56.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=80.0 psf (ground snow); Pa=61.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.1
 - 4) Roof design snow load has been reduced to account for slope.
 - 5) Unbalanced snow loads have been considered for this design.
 - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 7) One RT7 USP connectors recommended to connect truss to bearing walls due to uplift at j(s) 8 and 12.
 - 8) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard