

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

Location of Construction: 56 Penn Ave. Portland, Me.		Owner: Amy Mulhern & Greg McCormack		Phone: * (207)*772-2127		Permit No: 990472	
Owner Address: 426 Forest Ave. Portland, Me.		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Pines Of Portland Inc.		Address: 426 Forest Ave. Portland, Me.		Phone: (207) 772-2127		PERMIT ISSUED MAY 13 1999 CITY OF PORTLAND Zone: CBL-403a-C-150	
Past Use: Vacant Land		Proposed Use: Single Family		COST OF WORK: \$ 120,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 620.00 INSPECTION: Use Group <i>R2</i> Type <i>5</i> <i>BOCA 96</i> Signature:	
Proposed Project Description: Construct Single Family Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied 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: S.P.		Date Applied For: May 6th, 1999					

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..

Please Call For Pickup — 55
772- 2127

**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

May 6th, 1999

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

CEO DISTRICT

2

COMMENTS

5/17/99 - Pre-Con w/ Army M + Greg M - went over plans +
letter of req. - TN -

7/27/99 - Framing, plumbing insp. w/ Tammy 1. Flashing around chimney 2. Nail plates
3. Hangers over side porch doorway. Question on framing cantilevered side porch
all of above being completed today JR

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 86 Penn Ave. 405-A-C-030

Issued to Amy Mulkerin and Greg McCormack

Date of Issue 9/22/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990472, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Single Family Dwelling w/Garage

APPROVED OCCUPANCY

Use Group R-3 Type 5 B
(BOCA 96)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/21/99

(Date)

Jonathan J. Reed

Inspector

G. L...

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

9/22/99

2

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 18, 1999

RE: Certificate of Occupancy
86 Penn Avenue (lot 2)

On September 15, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 5/10/99.

It is our opinion that all conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued assuming Code Enforcement has no outstanding issues.

1350 10/disk13/86penn

BUILDING PERMIT REPORT

DATE: 7 May 99 ADDRESS: 86 Penn Ave. CBL: 405a-C-030
 REASON FOR PERMIT: To Construct Single Family dwelling / garage
 BUILDING OWNER: Amy Mulhern & Greg McCormack
 PERMIT APPLICANT: Pinies of Portland Inc / Contractor
 USE GROUP R-3 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, *3, *4, *5, *7, *8, *9, *11, *13, *14, *15, *19, *27, *28, *29, *32, *34~~
~~*26, *30~~

- ~~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. (A 24 hour notice is required prior to inspection)
- ~~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. 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
- ~~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. (Section 2305.17)
- ~~5.~~ Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- ~~6.~~ Precaution must be taken to protect concrete from freezing. Section 1908.0
- ~~7.~~ 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.
- ~~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. 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)
- ~~9.~~ 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
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. 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 3e4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- ~~12.~~ Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~13.~~ 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)
- ~~14.~~ The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- ~~15.~~ 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)
16. 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)
17. 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)

- 18. 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)
- A19. 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/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.
- 20. 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)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. 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/1996)
- 24. 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".
- 25. 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.
- X26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- X30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *see conditions attached*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X34.

[Signature]
 P. Sprugel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990050
I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Penn Ave 86 lot 2

Project Name/Description

86 Pennsylvania Ave

Address of Proposed Site

405A-C-030

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 86 Penn Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed at the curb cut.

Drainage along the left side of the house shall be directed to the rear of the lot.

Drainage along the right side of the house and off of the driveway shall be directed to the rear of the lot before it is allowed to cross the side property line.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990050

I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Penn Ave 86

Project Name/Description

86 Penn Ave

Address of Proposed Site

405A-C-030

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) wattached garage & deck
2200 sq. ft. 16,500 sq. ft. R-3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan Subdivision Engineer Review \$300.00 Date: 5/6/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied

Approval Date 5/11/99 Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted date amount expiration date
- Inspection Fee Paid date amount
- Building Permit Issued date
- Performance Guarantee Reduced date remaining balance signature
- Temporary Certificate of Occupancy date Conditions (See Attached)
- Final Inspection date signature
- Certificate Of Occupancy date
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$120,000.00 Plan Review # 575/99
 Fee: \$620.00 Date: 7 MAY 1999

Building Location: 86 Penn Ave. CBL: 405a-C-030

Building Description: Single family dwelling/garage.

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 50
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan & building code requirements must be completed before a certificate of occupancy can or will be issued.	111.0
2.	Foundation drainage	1817.5.2
3.	Foundation anchors	2305.17
4.	Water proofing & damp proofing	1813.0
5.	Due to the tight fit (location of proposed building to lot lines) it is recommended a registered land surveyor check foundation for required setbacks before placing concrete.	
6.	Private garages	407.0
7.	Chimneys & vents	NFPA 211 BOCA - 1021.6/6.12
8.	Guardrail & Handrails	1021.0 1022.0
9.	Stairway headroom	1014.4
10.	Sleeping room egress	1018.6

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

- ~~SA~~ X Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ X Bridging (2305.16)
- ~~SA~~ SA Boring and notching (2305.5.1)
- ~~SA~~ SA Cutting and notching (2305.3)
- ~~SA~~ SA Fastening table (2305.2)
- ~~NA~~ NA Floor trusses (AFPANDS Chapter 35)
- ~~SA~~ X Draft stopping (721.7)
- ~~SA~~ A Framing of openings (2305.11) (2305.12)
- ~~SA~~ X Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SA~~ X Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~SA~~ X Design (1609) wind loads
- ~~SA~~ X Load requirements
- ~~SA~~ X Grade
- ~~SA~~ SA Fastening schedule (Table 2305.2)
- ~~SA~~ X Wall framing (2305.4.1)
- ~~SA~~ X Double top plate (2305.4.2)
- ~~SA~~ X Bottom plates: (2305.4.3)
- ~~SA~~ SA Notching and boring: (2305.4.4) studs
- ~~SA~~ X Non load bearing walls (2305.5)
- ~~SA~~ SA Notching and boring (2305.5.1)
- ~~SA~~ A Wind bracing (2305.7)
- ~~SA~~ X Wall bracing required (2305.8.1)
- ~~SA~~ X Stud walls (2305.8.3)
- ~~SA~~ X Sheathing installation (2305.8.4)
- ~~SA~~ X Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ NA Metal construction
- ~~SA~~ SA Masonry construction (Chapter 21)
- ~~SA~~ X Exterior wall covering (Chapter 14)
- ~~SA~~ X Performance requirements (1403)
- ~~SA~~ X Materials (1404)
- ~~NA~~ NA Veneers (1405)
- ~~SA~~ X Interior finishes (Chapter 8)
- _____
- _____
- _____

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SA Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)
- _____
- _____
- _____
- _____

Private Garages (Chapter 4)

- SR General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- _____ Floor surface (407.9)
- _____
- _____
- _____

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
 - ~~9A~~ Sleeping room window (1010.4)
 - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
 - ~~X~~ Landings (1014.3.2) stairway
 - ~~NA~~ Ramp slope (1016.0)
 - ~~9A~~ Stairways (1014.3) 36" W
 - ~~9A~~ Treads (1014.6) 10" min.
 - ~~9A~~ Riser (1014.6) 7 3/4" max.
 - ~~9L~~ Solid riser (1014.6.1)
 - ~~NA~~ Winders (1014.6.3)
 - ~~NA~~ Spiral and Circular (1014.6.4)
 - ~~X~~ Handrails (1022.2.2.) Ht.
 - ~~X~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
 - ~~X~~ Guards (1012.0) 36" min.
- _____

Smoke Detectors (920.3.2)

- ~~X~~ Location and interconnection
- ~~X~~ Power source

Dwelling Unit Separation Table 602

Applicant: Mu/Kern & McCormack.

Date: 7/MAY 1999

Address: 86 Penn Ave.

C-B-L: 405a-C-030

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 7 MAY 1999

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Single Family Dwelling/garage.

Sewage Disposal - public.

Lot Street Frontage - 50' req. - 70' shown.

Front Yard - Req. 25' min

Rear Yard - Req. 25' min.

Side Yard - Req. 14' min. - 15' & 16' shown.

Projections - Front porch, deck, garage -

Width of Lot - Req. 75' min. 75' shown.

Height - 35' MAX. req. 2 story

Lot Area - ~~25% max~~ 16,500 sq ft OK.

Lot Coverage/Impervious Surface - 25% MAX $\frac{11000}{1380} = 4125$ MAX - shown 1380

Area per Family - 6,500 sq ft

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - yes

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
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: <i>86 Penn Ave Portland</i>			
Total Square Footage of Proposed Structure <i>2200 sq ft</i>		Square Footage of Lot <i>16,500 sq ft</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>405A</i> Block# <i>C</i> Lot# <i>30</i>		Owner: <i>Amy Melken + Greg McCormack</i>	Telephone#: <i>772-2127</i>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>same 426 Forest Ave.</i>	Cost Of Work: <i>\$120,000</i>	Fee: <i>\$600</i>
Proposed Project Description:(Please be as specific as possible) <i>Construction of Single family residence</i>			
Contractor's Name, Address & Telephone <i>Pinet of Portland, Inc. - same as above 426 Forest Ave. Portland</i>			Rec'd By: <i>[Signature]</i>

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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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

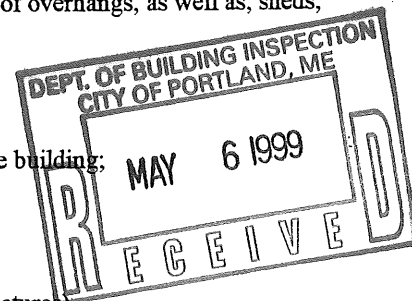
4) Building Plans (Sample Attached)

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: <i>[Signature]</i>	Date: <i>5-6-99</i>
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990050

I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/6/99

Application Date

Penn Ave 86

Project Name/Description

86 Pennsylvania Ave

Address of Proposed Site

405A-C-030

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2200 sq. ft.

16,500 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **5/6/99**

Inspections Approval Status:

Reviewer _____

- | | | | |
|---|--|---------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied | |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ | <input type="checkbox"/> Additional Sheets
Attached |
| <input type="checkbox"/> Condition Compliance _____ | signature _____ | date _____ | |

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

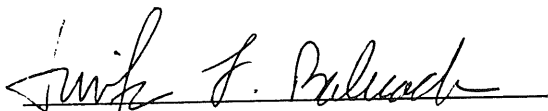
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |


QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Amy K. Mulkerin and Gregory T. McCormack, tenants in common, of 426 Forest Avenue, Portland, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Amy K. Mulkerin and Gregory T. McCormack, their heirs, successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 28th day of April, 1998.

CITY OF PORTLAND


Witness

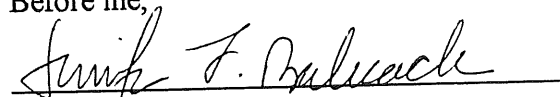
By: 
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

April 28, 1998

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,


Notary Public/Attorney at Law

JENNIFER L. BABCOCK
Notary Public, Maine

~~My Commission Expires 6-26-03~~

Printed Name

SCHEDULE A

Certain lots or parcels of land located in the City of Portland as shown on the maps of the Tax Assessor for the City of Portland for the fiscal year 1998 on file in the office of the Tax Assessor, said lots acquired by virtue of the foreclosure of real estate tax liens. Meaning and intending to convey the lots described as follows:

<u>Lot #</u>	<u>Tax Lien Recorded in:</u>
400A 20-25 & 39-47	Book 9595 Page 197 Book 10116 Page 269 Book 10750 Page 321 Book 11472 Page 157 Book 11949 Page 38 Book 12568 Page 172 Book 13139 Page 76
404F 11-22 & 27-28	Book 9595 Page 206 Book 10116 Page 278 Book 11750 Page 349 Book 11472 Page 166 Book 11949 Page 47 Book 12568 Page 181 Book 13141 Page 223
404F 29-38	Book 9595 Page 207 Book 10116 Page 279 Book 10751 Page 1 Book 11472 Page 167 Book 11949 Page 48 Book 12568 Page 182 Book 13141 Page 224
404H 7-8, 23-24	Book 9595 Page 209 Book 10116 Page 281 Book 10731 Page 7 Book 11472 Page 169 Book 11949 Page 50 Book 12568 Page 184 Book 13141 Page 226

Lot #

Tax Lien Recorded in:

404I 1-31

Book 9595 Page 211
Book 10116 Page 283
Book 10751 Page 13
Book 11472 Page 171
Book 11949 Page 121
Book 12568 Page 186
Book 13141 Page 228

404L 1-14

Book 9595 Page 213
Book 10116 Page 285
Book 10751 Page 19
Book 11472 Page 173
Book 11949 Page 123
Book 12568 Page 188
Book 13141 Page 230

405A B1-13

Book 9595 Page 213
Book 10116 Page 285
Book 10751 Page 19
Book 11472 Page 173
Book 11949 Page 123
Book 12568 Page 188
Book 13141 Page 230

405A C8-19 & 27-38

Book 9595 Page 225
Book 10116 Page 297
Book 10751 Page 50
Book 11472 Page 185
Book 11949 Page 135
Book 12568 Page 200
Book 13141 Page 242

405A F8-19

Book 9595 Page 227
Book 10116 Page 299
Book 10751 Page 55
Book 11472 Page 187
Book 11949 Page 137
Book 12568 Page 202
Book 13141 Page 244

Tax Lien Recorded in:

405A K1-22

Book 9595 Page 229
Book 10116 Page 301
Book 10751 Page 59
Book 11472 Page 189
Book 11949 Page 139
Book 12568 Page 204
Book 13141 Page 246

399D 5-17

Book 9595 Page 196
Book 10116 Page 268
Book 10750 Page 319
Book 11472 Page 156
Book 11949 Page 37
Book 12568 Page 171
Book 13139 Page 75

404B 8-14

Book 9595 Page 196
Book 10116 Page 268
Book 10750 Page 319
Book 11472 Page 156
Book 11949 Page 37
Book 12568 Page 171
Book 13139 Page 75

404C 18-22 & 29-38

Book 9595 Page 201
Book 10116 Page 273
Book 10750 Page 333
Book 11472 Page 161
Book 11949 Page 42
Book 12568 Page 176
Book 13141 Page 218

404K 5-16

Book 9595 Page 212
Book 10116 Page 284
Book 10751 Page 16
Book 11472 Page 172
Book 11949 Page 122
Book 12568 Page 187
Book 13141 Page 229

Tax Lien Recorded in:

405A A8-19

Book 9595 Page 212
Book 10116 Page 284
Book 10751 Page 16
Book 11472 Page 172
Book 11949 Page 122
Book 12568 Page 187
Book 13141 Page 229

405A D1-23

Book 9595 Page 226
Book 10116 Page 298
Book 10751 Page 52
Book 11472 Page 186
Book 11949 Page 136
Book 12568 Page 201
Book 13141 Page 243

405A G1-24

Book 9595 Page 228
Book 10116 Page 300
Book 10751 Page 58
Book 11472 Page 188
Book 11949 Page 138
Book 12568 Page 203
Book 13141 Page 245

404D 1-13

Book 9595 Page 202
Book 10116 Page 274
Book 10750 Page 334
Book 11472 Page 162
Book 11949 Page 43
Book 12568 Page 177
Book 13141 Page 219

404G 1-34

Book 9595 Page 208
Book 10116 Page 280
Book 10751 Page 4
Book 11472 Page 168
Book 11949 Page 49
Book 12568 Page 183
Book 13141 Page 225

Tax Lien Recorded in:

404H 11-22 & 27-38

Book 9595 Page 210
Book 10116 Page 282
Book 10751 Page 10
Book 11472 Page 170
Book 11949 Page 51
Book 12568 Page 185
Book 13141 Page 227

All tax liens are recorded in the Cumberland County Registry of Deeds.

DMK:schedule.tax

Isaacson Steel, Inc.

JERICHO ROAD • P.O. BOX 67 • BERLIN, NEW HAMPSHIRE 03570-0067 • TELEPHONE 603/752/2044

FAX # 1/800/752/2046
1/603/752/2821

TELECOPIER TRANSMITTAL SHEET

DATE: 5-11-99 FAX NUMBER: 207-892-6539
TO: CHICK LUMBER
ATTENTION: JIM
FROM: MICHEL
RE: INFO YOU REQUESTED MGM JOB LOT#5 85 Penn Ave
TOTAL NUMBER OF PAGES INCLUDING THIS COVER: THE PINES

MESSAGE

THE FOLLOWING BEAM SIZES WERE CALLED IN
BY CHICK LUMBER FOR THIS ORDER

W12x35x18'-10"
W12x35x18'-6"
W12x35x14'-0"

REFERENCE AISC 9th EDITION
ALLOWABLE UNIFORM LOAD TABLE
FOR LATERALLY SUPPORTED BEAMS

W12x35 x 18' GOOD FOR 40,000# TOTAL
W12x35 x 19' GOOD FOR 38,000# TOTAL
W12x35 x 14' GOOD FOR 52,000# TOTAL

*NOTE: ISAACSON STEEL DID NOT SIZE THESE 3 BEAMS

If you do not receive all of the pages or have other transmission problems, please immediately call back: _____ at 1-603-752-2044, extension _____

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, COPYING OR DISTRIBUTION OF THIS COMMUNICATION IS PROHIBITED.

FEB.10.1999 1:13PM SNE ENTERPRISES 800 991 1564

NO.934 P.13

Frgm : PRT700

CRESTLINE

Page: 2

Req'd: RACHEL MATTMILLER

* QUOTE COPY *

Date: 2/10/99

Dept : IND/LBR YD CSR

QTE# 21027000974-001-02/10/99

Time: 12:17:31

RG/OP

1 603 752 2821

ISACSON STEEL INC

Ref#: 12:57:21 66-11-100

① 3- 2x10's Girdler - 5'-10" max
3- 2x12's 7'-1" max

② Filter Fabric - NOT HAY

③ Rafter Sizes - 2x8 - 16" OC 15-5 max
- 2x10 - 16" OC

④ Stairs? winders -

ONE AND TWO FAMILY DWELLING CODE

TABLE 802.4p—continued

RAFTERS: Spans are measured along the horizontal projection and loads are considered as applied on the horizontal projection.
 HOW TO USE TABLES: Enter table with span of rafters (upper figure in each square). Determine size and spacing (last column) based on stress grade (top row) and modulus of elasticity (lower figure in each square) of lumber to be used.

ALLOWABLE EXTREME FIBER STRESS IN BENDING, "F _b ," (psi)													RAFTER SPACING AND SIZE	
1400	1500	1600	1700	1800	1900	2000	2100	2200	2400	2700	3000	(inches)	(inches)	
7-3	7-6	7-8	7-11	8-2	8-5	8-7	8-10	9-0	9-5	10-0		12.0	2 × 4	
0.94	1.05	1.15	1.26	1.38	1.49	1.61	1.73	1.86	2.12	2.53		13.7		
6-9	7-0	7-3	7-5	7-8	7-10	8-1	8-3	8-5	8-10	9-4		16.0		
0.88	0.98	1.08	1.18	1.29	1.40	1.51	1.62	1.74	1.98	2.36		19.2		
6-3	6-6	6-8	6-11	7-1	7-3	7-6	7-8	7-10	8-2	8-8	9-2	24.0		
0.82	0.91	1.00	1.09	1.19	1.29	1.40	1.50	1.61	1.83	2.19	2.56			
5-8	5-11	6-1	6-3	6-6	6-8	6-10	7-0	7-2	7-6	7-11	8-4		2 × 6	
0.75	0.83	0.91	1.00	1.09	1.18	1.27	1.37	1.47	1.67	2.00	2.34			
5-1	5-3	5-5	5-7	5-9	5-11	6-1	6-3	6-5	6-8	7-1	7-6			
0.67	0.74	0.82	0.89	0.97	1.06	1.14	1.23	1.31	1.50	1.79	2.09			
11-4	11-9	12-1	12-6	12-10	13-2	13-6	13-10	14-2	14-10	15-9		12.0		
0.94	1.05	1.15	1.26	1.38	1.49	1.61	1.73	1.86	2.12	2.53		13.7		
10-7	11-0	11-4	11-8	12-0	12-4	12-8	13-0	13-3	13-10	14-9		16.0		
0.88	0.98	1.08	1.18	1.29	1.40	1.51	1.62	1.74	1.98	2.36		19.2		
9-10	10-2	10-6	10-10	11-1	11-5	11-9	12-0	12-4	12-10	13-7	14-4		2 × 8	
0.82	0.91	1.00	1.09	1.19	1.29	1.40	1.50	1.61	1.83	2.19	2.56			
8-11	9-3	9-7	9-10	10-2	10-5	10-8	11-0	11-3	11-9	12-5	13-1			
0.75	0.83	0.91	1.00	1.09	1.18	1.27	1.37	1.47	1.67	2.00	2.34			
8-0	8-3	8-7	8-10	9-1	9-4	9-7	9-10	10-0	10-6	11-1	11-9			
0.67	0.74	0.82	0.89	0.97	1.06	1.14	1.23	1.31	1.50	1.79	2.09			
14-11	15-5	16-0	16-5	16-11	17-5	17-10	18-3	18-9	19-7	20-9		12.0	2 × 10	
0.94	1.05	1.15	1.26	1.38	1.49	1.61	1.73	1.86	2.12	2.53		13.7		
14-0	14-6	14-11	15-5	15-10	16-3	16-8	17-1	17-6	18-3	19-5		16.0		
0.88	0.98	1.08	1.18	1.29	1.40	1.51	1.62	1.74	1.98	2.36		19.2		
12-11	13-5	13-10	14-3	14-8	15-1	15-5	15-10	16-3	16-11	18-0	18-11			
0.82	0.91	1.00	1.09	1.19	1.29	1.40	1.50	1.61	1.83	2.19	2.56			
11-10	12-3	12-7	13-0	13-5	13-9	14-1	14-6	14-10	15-5	16-5	17-3		2 × 10	
0.75	0.83	0.91	1.00	1.09	1.18	1.27	1.37	1.47	1.67	2.00	2.34			
10-7	10-11	11-3	11-8	12-0	12-4	12-7	12-11	13-3	13-10	14-8	15-5			
0.67	0.74	0.82	0.89	0.97	1.06	1.14	1.23	1.31	1.50	1.79	2.09			
19-1	19-9	20-4	21-0	21-7	22-2	22-9	23-4	23-11	24-11	26-6		12.0		
0.94	1.05	1.15	1.26	1.38	1.49	1.61	1.73	1.86	2.12	2.53		13.7		
17-10	18-5	19-1	19-8	20-2	20-9	21-4	21-10	22-4	23-4	24-9		16.0		
0.88	0.98	1.08	1.18	1.29	1.40	1.51	1.62	1.74	1.98	2.36		19.2		
16-6	17-1	17-8	18-2	18-9	19-3	19-9	20-2	20-8	21-7	22-11	24-2		2 × 10	
0.82	0.91	1.00	1.09	1.19	1.29	1.40	1.50	1.61	1.83	2.19	2.56			
15-1	15-7	16-1	16-7	17-1	17-7	18-0	18-5	18-11	19-9	20-11	22-1			
0.75	0.83	0.91	1.00	1.09	1.18	1.27	1.37	1.47	1.67	2.00	2.34			
13-6	13-11	14-5	14-10	15-3	15-8	16-1	16-6	16-11	17-8	18-9	19-9		24.0	
0.67	0.74	0.82	0.89	0.97	1.06	1.14	1.23	1.31	1.50	1.79	2.09			

For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kPa, 1 pound per square foot = 0.0479 kN/m².

NOTE: The modulus of elasticity, "E," in 1,000,000 pounds per square inch is shown below each span.

ONE AND TWO FAMILY DWELLING CODE

Table 502.3.1b—continued

HOW TO USE TABLES: Enter table with span of joists (upper figure in each square). Determine size and spacing (first column) based on stress grade (lower figure in each square) and modulus of elasticity (top row) of lumber to be used.

JOIST SIZE AND SPACING		MODULUS OF ELASTICITY, "E," IN 1,000,000 PSI								
(inches)	(inches)	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.2	2.4
2 x 6	12.0	11-3 1,010	11-7 1,060	11-10 1,100	12-0 1,150	12-3 1,200	12-6 1,240	12-9 1,280	13-1 1,370	13-6 1,450
	13.7	10-10 1,060	11-1 1,110	11-3 1,160	11-6 1,200	11-9 1,250	11-11 1,300	12-2 1,340	12-7 1,430	12-11 1,510
	16.0	10-3 1,110	10-6 1,160	10-9 1,220	10-11 1,270	11-2 1,320	11-4 1,360	11-7 1,410	11-11 1,500	12-3 1,590
	19.2	9-8 1,180	9-10 1,240	10-1 1,290	10-4 1,350	10-6 1,400	10-8 1,450	10-10 1,500	11-3 1,600	11-7 1,690
	24.0	8-11 1,270	9-2 1,330	9-4 1,390	9-7 1,450	9-9 1,510	9-11 1,560	10-1 1,620	10-5 1,720	10-9 1,820
	32.0	8-2 1,410	8-4 1,470	8-6 1,530	8-8 1,590	8-10 1,650	8-11 1,710	9-0 1,780	9-2 1,910	9-6 2,010
2 x 8	12.0	14-11 1,010	15-3 1,060	15-7 1,100	15-10 1,150	16-2 1,200	16-6 1,240	16-9 1,280	17-4 1,370	17-10 1,450
	13.7	14-3 1,060	14-7 1,110	14-11 1,160	15-2 1,200	15-6 1,250	15-9 1,300	16-0 1,340	16-7 1,430	17-0 1,510
	16.0	13-6 1,110	13-10 1,160	14-2 1,220	14-5 1,270	14-8 1,320	15-0 1,360	15-3 1,410	15-9 1,500	16-2 1,590
	19.2	12-9 1,180	13-0 1,240	13-4 1,290	13-7 1,350	13-10 1,400	14-1 1,450	14-4 1,500	14-9 1,600	15-3 1,690
	24.0	11-10 1,270	12-1 1,330	12-4 1,390	12-7 1,450	12-10 1,510	13-1 1,560	13-4 1,620	13-9 1,720	14-2 1,820
	32.0	10-9 1,410	11-0 1,470	11-3 1,540	11-5 1,590	11-8 1,660	11-11 1,730	12-1 1,780	12-6 1,900	12-10 2,010
2 x 10	12.0	19-0 1,010	19-5 1,060	19-10 1,100	20-3 1,150	20-8 1,200	21-0 1,240	21-5 1,280	22-1 1,370	22-9 1,450
	13.7	18-2 1,060	18-7 1,110	19-0 1,160	19-4 1,200	19-9 1,250	20-1 1,300	20-5 1,340	21-1 1,430	21-9 1,510
	16.0	17-3 1,110	17-8 1,160	18-0 1,220	18-5 1,270	18-9 1,320	19-1 1,360	19-5 1,410	20-1 1,500	20-8 1,590
	19.2	16-3 1,180	16-7 1,240	17-0 1,290	17-4 1,350	17-8 1,400	18-0 1,450	18-3 1,500	18-10 1,600	19-5 1,690
	24.0	15-1 1,270	15-5 1,330	15-9 1,390	16-1 1,450	16-5 1,510	16-8 1,560	17-0 1,620	17-6 1,720	18-0 1,820
	32.0	13-8 1,400	14-0 1,470	14-4 1,540	14-7 1,590	14-11 1,660	15-2 1,720	15-5 1,780	15-11 1,890	16-5 2,020
2 x 12	12.0	23-1 1,010	23-7 1,060	24-2 1,100	24-8 1,150	25-1 1,200	25-7 1,240	26-0 1,280	26-10 1,370	27-8 1,450
	13.7	22-1 1,060	22-7 1,110	23-1 1,160	23-7 1,200	24-0 1,250	24-5 1,300	24-10 1,340	25-8 1,430	26-5 1,510
	16.0	21-0 1,110	21-6 1,160	21-11 1,220	22-5 1,270	22-10 1,320	23-3 1,360	23-7 1,410	24-5 1,500	25-1 1,590
	19.2	19-9 1,180	20-2 1,240	20-8 1,290	21-1 1,350	21-6 1,400	21-10 1,450	22-3 1,500	22-11 1,600	23-7 1,690
	24.0	18-4 1,270	18-9 1,330	19-2 1,390	19-7 1,450	19-11 1,510	20-3 1,560	20-8 1,620	21-4 1,720	21-11 1,820
	32.0	16-8 1,400	17-0 1,460	17-5 1,530	17-9 1,590	18-1 1,650	18-5 1,720	18-9 1,780	19-4 1,890	19-11 2,010

For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kPa, 1 pound per square foot = 0.0479 kN/m².

NOTE: The extreme fiber stress in bending, "F_b," in pounds per square inch is shown below each span.

TABLE 502.3.3a
ALLOWABLE SPAN FOR GIRDERS SUPPORTING ONE FLOOR ONLY¹

SIZE OF WOOD GIRDER ²		FLOOR LIVE LOAD (psf)	SPACING BETWEEN GIRDERS OR BETWEEN GIRDERS AND LOAD-BEARING WALLS ³				
			4 feet	6 feet	8 feet	10 feet	16 feet
4 × 4	—	30	5'-6"	4'-6"	3'-6"	3'-0"	2'-6"
		40	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"
4 × 6	—	30	8'-0"	6'-6"	5'-6"	5'-0"	4'-6"
		40	7'-6"	6'-0"	5'-6"	4'-6"	4'-0"
4 × 8	6 × 6	30	11'-0"	9'-0"	8'-0"	7'-0"	5'-6"
		40	10'-0"	8'-6"	7'-6"	6'-6"	5'-0"
4 × 10	6 × 8	30	14'-0"	11'-6"	10'-0"	8'-6"	6'-0"
		40	13'-0"	10'-6"	9'-6"	8'-6"	5'-6"
4 × 12	6 × 10	30	16'-6"	14'-0"	12'-0"	11'-0"	9'-0"
		40	16'-0"	12'-6"	11'-0"	10'-0"	8'-0"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 0.0479 kN/m².

¹ Allowable spans may be interpolated between tributary loads shown in table. Spans and girder sizes may be computed independently of the above table in accordance with accepted engineering practice.

² Spans are based on No. 2 lumber.

³ The spacing is the tributary load to the girder. It is found by adding the unsupported spans of the floor structure on each side which are supported by the girder and dividing by 2.

TABLE 502.3.3b
ALLOWABLE SPANS FOR BUILT-UP WOOD CENTER GIRDERS AND FOOTING SIZES FOR GIRDER SUPPORT COLUMNS

WIDTH OF STRUCTURE (feet)	GIRDER SIZE (Inches)	ONE STORY		TWO STORY		THREE STORY	
		Maximum Span (feet-inches)	Footing Size (Inches)	Maximum Span (feet-inches)	Footing Size (Inches)	Maximum Span (feet-inches)	Footing Size (Inches)
24	3-2 × 8	6-7	17 × 17*	4-11	20 × 20	4-1	22 × 22
	4-2 × 8	7-8	19 × 19*	5-8	21 × 21	4-9	24 × 24
	3-2 × 10	8-5	20 × 20*	6-3	23 × 23	5-3	25 × 25
	4-2 × 10	9-9	21 × 21	7-3	24 × 24	6-1	27 × 27
	3-2 × 12	10-3	22 × 22	7-8	25 × 25	6-4	27 × 27
	4-2 × 12	11-10	23 × 23	8-10	27 × 27	7-4	29 × 29
26	3-2 × 8	6-4	17 × 17*	4-9	20 × 20	3-11	22 × 22
	4-2 × 8	7-4	18 × 18*	5-6	22 × 22	4-7	24 × 24
	3-2 × 10	8-1	19 × 19	6-1	23 × 23	5-0	25 × 25
	4-2 × 10	9-4	21 × 21	7-0	24 × 24	5-10	27 × 27
	3-2 × 12	9-10	21 × 21	7-4	25 × 25	6-1	28 × 28
	4-2 × 12	11-5	23 × 23	8-6	27 × 27	7-1	30 × 30
28	3-2 × 8	6-2	17 × 17*	4-7	21 × 21	3-10	23 × 23
	4-2 × 8	7-1	18 × 18*	5-3	22 × 22	4-5	24 × 24
	3-2 × 10	7-10	19 × 19	5-10	23 × 23	4-10	26 × 26
	4-2 × 10	9-0	20 × 20	6-9	25 × 25	5-7	28 × 28
	3-2 × 12	9-6	21 × 21	7-1	26 × 26	5-11	28 × 28
	4-2 × 12	11-0	22 × 22	8-2	28 × 28	6-10	30 × 30
32	3-2 × 8	5-9	16 × 16*	4-3	21 × 21	3-7	24 × 24
	4-2 × 8	6-7	17 × 17	4-11	23 × 23	4-1	25 × 25
	3-2 × 10	7-4	18 × 18	5-5	24 × 24	4-6	27 × 27
	4-2 × 10	8-5	20 × 20	6-3	26 × 26	5-3	28 × 28
	3-2 × 12	8-11	20 × 20	6-8	27 × 27	5-6	29 × 29
	4-2 × 12	10-3	22 × 22	7-8	29 × 29	6-4	31 × 31

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 psf = 0.0479 kN/m², 1 psi = 6.895 kPa.

NOTES:

1. Values shown are for a clear-span trussed roof, a load-bearing center wall on the first floor in 2-story construction, and a load-bearing center wall on the first and second floors in 3-story construction.

2. Spans based on allowable bending moment $F_b = 1,000$ pounds per square inch (psi) for repetitive members. See Table 502.3.1c.

3. Footing size based on 2,000 psf soil-bearing capacity; footing thickness shall be one-half (minimum) the width of the footing.

4. 4 × 4 posts may be used at these (*) locations. 6 × 6 posts or 3-inch-diameter steel columns with bearing plates of equivalent area are acceptable in all locations.