

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **INSPECTION**

PERMIT

Permit Number: 081529

This is to certify that BARTLETT STEPHEN J W W ET & C MS L JTS/prop

has permission to Proposed 16' x 24' addition to include bathroom, laundry room, bedroom, & handicap ramp

AT 64 PRESUMPCOT ST CB 428 J013001

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 red-in. 24 HOURS 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. DEC 11 2008

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Mailey 12 Dec 08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

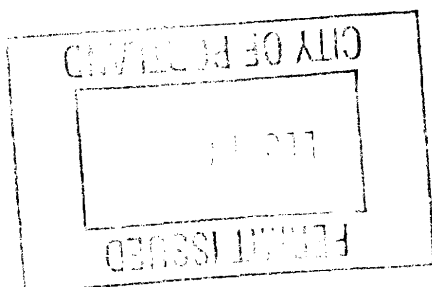
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1529	Issue Date:	CBL: 428 J013001
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Location of Construction: 64 PRESUMPSCOT ST	Owner Name: BARTLETT STEPHEN J WWII V	Owner Address: 64 PRESUMPSCOT ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5
Past Use: single family home	Proposed Use: Single Family Home - Proposed 16' x 24' addition to include bathroom, laundry room, bedroom, & handicap ramp	Permit Fee: \$220.00	Cost of Work: \$20,000.00
Proposed Project Description: Proposed 16' x 24' addition to include bathroom, laundry room, bedroom, & handicap ramp		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003
		Signature:	Signature: JM 12/12/08
		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: Idobson	Date Applied For: 12/09/2008	Zoning Approval		
<ol style="list-style-type: none"> 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"/> 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: 12/9/08	<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:	<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:



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

12/23/08 okay to pour footings
no rebar (optional) ~~me~~

12-30-08 OK - backfill + waterproofing 1/5 m

01/20/09 close-in okay ~~me~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1529	Date Applied For: 12/09/2008	CBL: 428 J013001
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Location of Construction: 64 PRESUMPSCOT ST	Owner Name: BARTLETT STEPHEN J WWII V	Owner Address: 64 PRESUMPSCOT ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Proposed 16' x 24' addition to include bathroom, laundry room, bedroom, & handicap ramp	Proposed Project Description: Proposed 16' x 24' addition to include bathroom, laundry room, bedroom, & handicap ramp
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/09/2008**Note:****Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. No new kitchen facilities are being shown on the submitted plans.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 12/12/2008**Note:****Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date



Building a Ramp

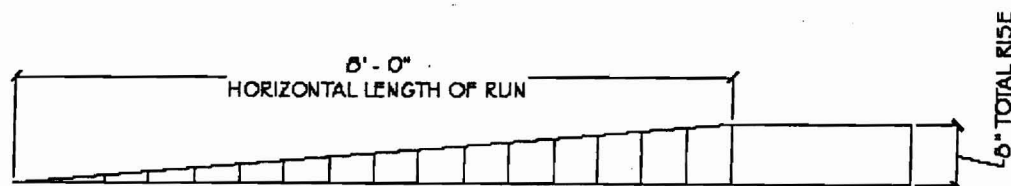
Powering Independent Living

This insert is intended as a "pocket guide" to building a ramp for residential use. We have condensed information contained in An Accessible Entrance: Ramps, an excellent publication written by Design Coalition. We thank them for their consultation in putting this abbreviated guide together, and for their willingness to share this information.

WHERE DO I PUT A RAMP?

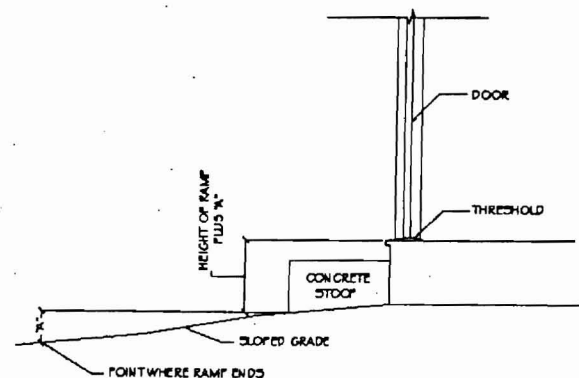
Take some time to decide the best location for your accessible entrance. It is true that the shorter the ramp, the less expensive it will be to build. However, also look at the other factors such as how close (and convenient) the ramp's location will be to your driveway, whether one of your entrances has an easier door to use, and how much of your home is made accessible according to the entrance you select.

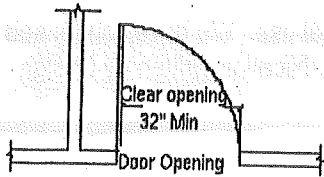
Once you have done some "eyeballing", it is essential to measure precisely three basic things: amount of rise, clear opening at doors, and approaches and door swings.



AMOUNT OF RISE: What is the distance from the ground to the threshold of the entrance? Is the entrance located off a sloped surface? (If so, you need to calculate that into the length of ramp you will need). For every inch in height, your ramp needs to have a foot in length (ratio of 1:12). For example, if you are ramping an entrance that is eight inches high, you will need a ramp eight feet long.

It may be tempting to build a shorter ramp, but by doing that, you are also sacrificing important safety features. A steeper incline than 1:12 makes it more difficult for someone to push a wheelchair up the ramp; it can also be harrowing at best when the person is going down the ramp.

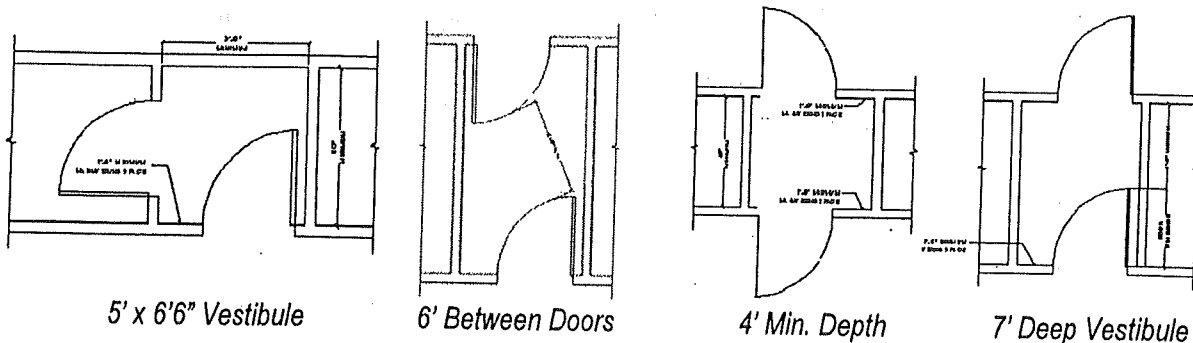


Powering Independent Living


DOORS: There are three factors to determine when measuring entrances: the amount of clearance, the kinds of approaches and door swings, and the ease with which the door may be opened.

The minimum clearance you want to have is 32". Anything less may just not be adequate. Clearance is not the same as door size. To measure for clearance, measure the amount of space that exists between the door stop and the door when it is open 90 degrees.

APPROACHES AND DOOR SWINGS: It is critical to have adequate room at both the inside and outside of the entrance in order to negotiate turns and operate the door. If the entrance you are planning to ramp has a vestibule or foyer, the minimum space you will need is a width of 5' by a length of 6'6". If the entrance or foyer has two doors, make sure the doors open in the same direction or open out. If both doors open into the room there must be 6' or more between their arcs of swing.



5' x 6'6" Vestibule

6' Between Doors

4' Min. Depth

7' Deep Vestibule

SLOPES: (one foot in length to every inch in rise, or a ratio of 1:12) apply to the ramp portion only. Add the platform dimension to the length or ramp you will need. (Otherwise, what you have done is made the ramp portion steeper and less safe).

HANDRAILS AND MIDRAILS are both safety and assistive features. The Standard Minimum height for adults is 2'-8" above the surface of the ramp and 1'-4" to 1'-6" for children. For residential ramps these dimensions can be adjusted for the particular user. If the handrail is installed on a wall, allow a 1/2" knuckle space between the rail and the wall. *Note: Local building codes may require vertical balusters as a guardrail; check with your local building inspector.*

CURBS help prevent wheels from going over the edge of the ramp surface, and as such, as an essential safety feature. These are continuous strips of wood, laid along both ramp edges (2" min. height).

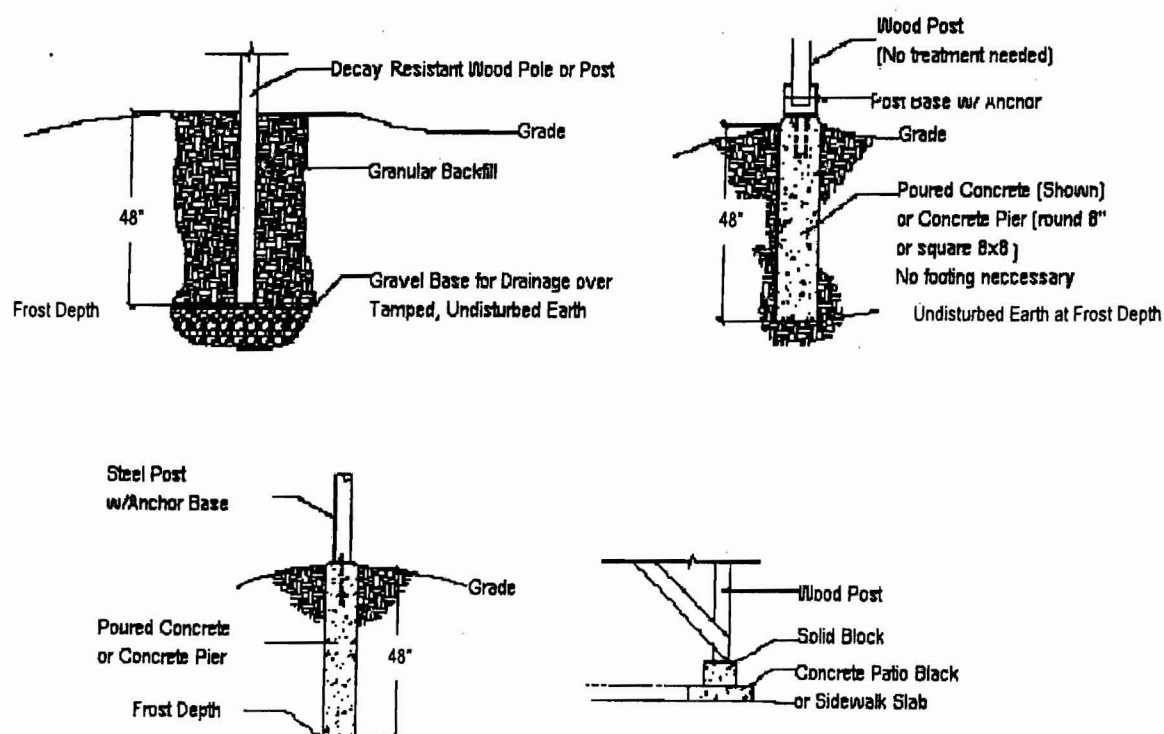
RAMP WIDTH can vary, particularly for residential use since the ramp is being designed to specifically accommodate a consumer. The recommended [and minimum] width for residential ramps is 3'6" [or 3' between handrails] to facilitate comfortable reach to both handrails at the same time.

CONSTRUCTION WITH LUMBER

FOUNDATION – A foundation anchors your ramp and distributes the weight and load of your ramp. Wood used for posts, or wood 8" or closer to the ground, must be decay-resistant.

OTHER FACTORS – Evaluate the type of door handle you have in terms of how easy it is to use (i.e., a lever type is easier than a knob). Also look at how quickly and how easily a door opens and closes, as well as how heavy the door is. Most of these considerations can be easily modified to provide maximum access.

Thresholds higher than ½" can be hazardous and/or impossible for wheelchair users to use. If the additional height is due to weather stripping remove it from the threshold and apply it to the bottom of the door. Another alternative is to add a mini-ramp or transition using wood or metal.



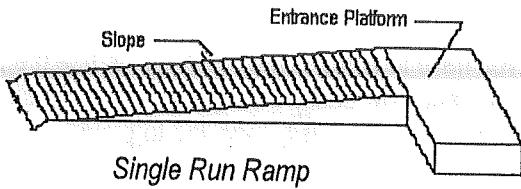


Powering Independent Living

Building a Ramp

DESIGN

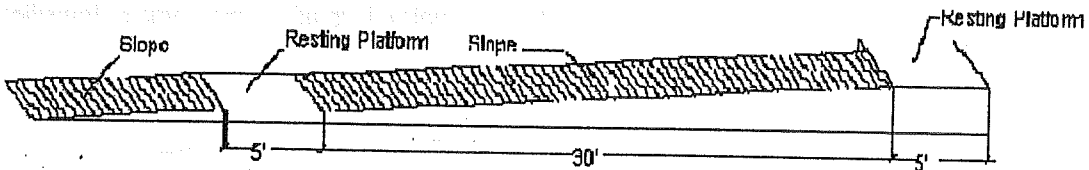
PLATFORMS are level areas which are located to allow for maneuvering, turning, and resting.



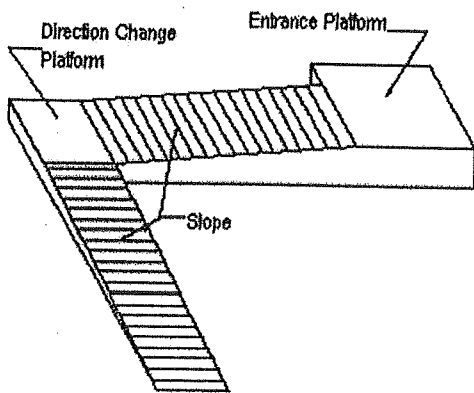
Single Run Ramp

A platform at the entrance is essential. The platform should be 5' deep and extend a minimum of 18" on the latch side of the door. If your ramp will be constructed to that it has a right angle turn or doubles back, it will need a direction change platform. Again, it should be 5' deep so that

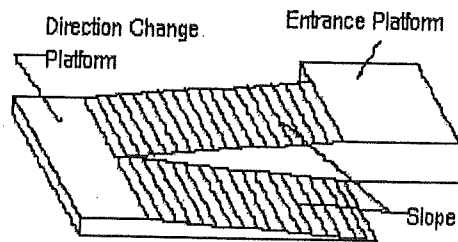
wheelchair users can make a turn safely and with ease.



If your ramp is straight and is longer than 30', include a resting platform every 30'
Single Run Ramp Exceeding 30'



Right Angle Ramp



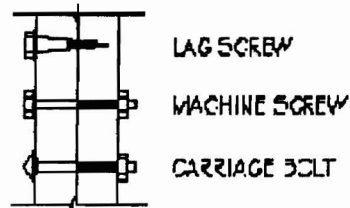
Double Back Ramp



Building a Ramp

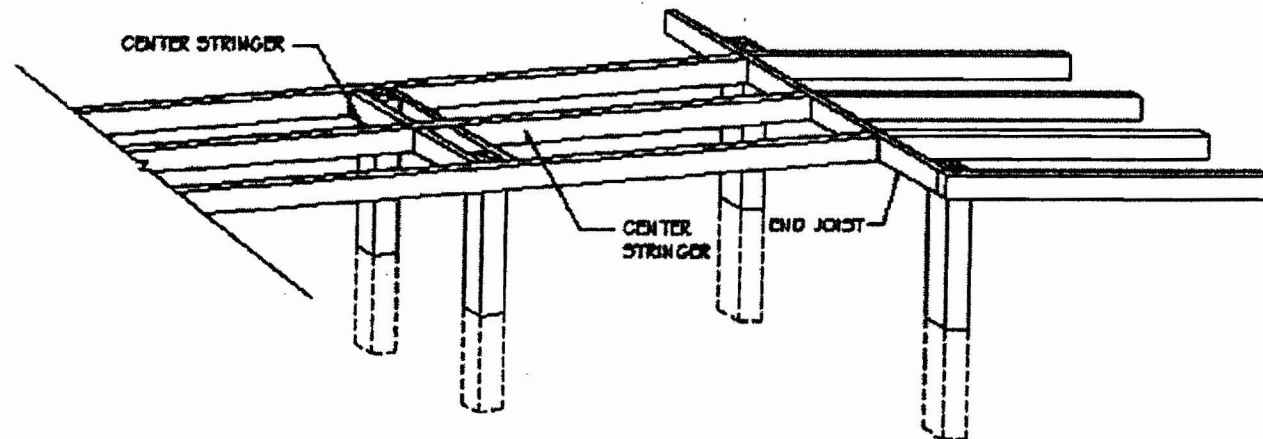
Powering Independent Living

SUPPORTING FRAMEWORK – This includes side beams (stringers), joists, and cross bracing. These support the ramp surface, distribute the load, and add strength to the structure.



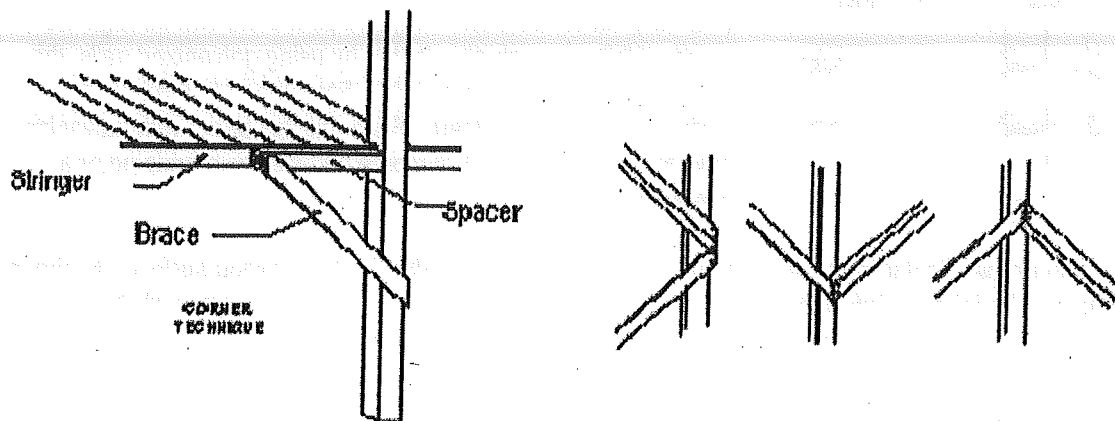
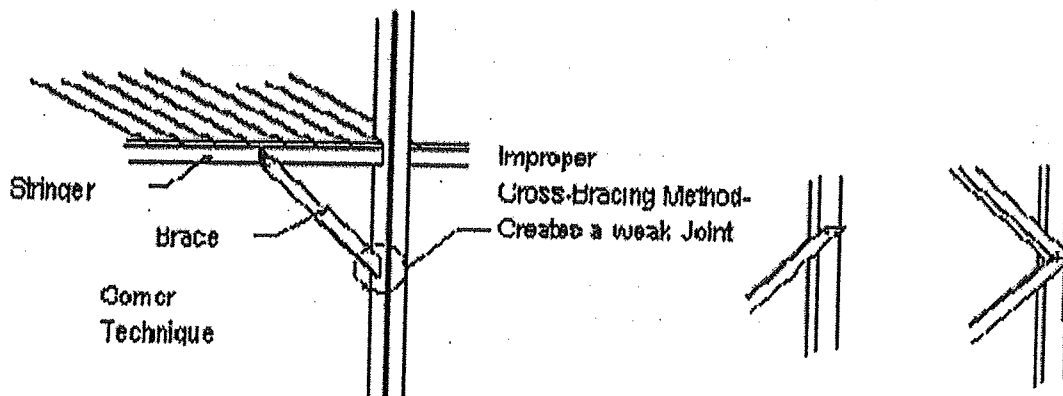
Attach side beams to the posts with carriage bolts, machine bolts, or lag screws. When using bolts, drill a hole the size of the bolt (1/2" hole for 1/2" diameter bolt) and pound the bolt through the wood. While you can also fasten by using galvanized nails, this does not create as strong a joint. For support to the decking surface, add a center beam. Face nail this beam with galvanized nails to the end joist and reinforce mid-way with bridging or a center joist.

Joists run perpendicular to the side beams, and are used with a 5/8" OR 3/4" plywood surface. Minimum size lumber for joists is 2x6 with spacing 16" on center. Attach them to the side beams with 16d galvanized nails. (You can also use joist hangers but they are expensive).



Powering Independent Living

When posts are not secured in the ground, or to a foundation, it is a good idea to apply cross bracing at the ramp posts.

Cross Bracing Methods

Correct Technique

Incorrect Technique

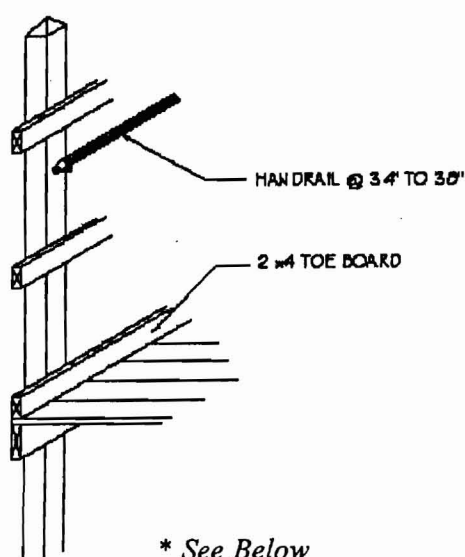
SURFACE – Two common ramping surfaces are plywood sheets or decking. If you decided to use plywood, use a 5/8" or 3/4" exterior type, AC grade. This has a waterproof bond and a paintable veneer grade panel face. Secure the plywood at each joint with 8d galvanized nails spaced 10" apart and along each edge spaced 6" apart.

If you decide to use decking, use 1x4 or 1x6 nominal dimension lumber. (Larger decking sizes are stronger, but have a tendency to warp). Apply it perpendicular to the direction of travel; secure it at the side and center beams with galvanized nails or screws. Try to use edge-grained wood since it weathers better than flat-grained lumber. If you use flat-grained lumber, fasten it in place with the arc of the grain facing up. Leave a 1/8"-1/4" space between boards for water to drain off the surface. Screws are stronger and result in a more finished appearance. If a lip exists at the bottom of the ramp

Powering Independent Living

after the decking or plywood has been applied, you can attach a $\frac{1}{4}$ " thick metal plate to span the lip and help ease of access to the ramp.

CURBS – A continuous 2"x2" strip of wood nailed to the surface of the ramp along both edges can help prevent chair wheels from rolling off the ramp surface. A bottom rail or tow board (fig. 17a) can serve the same purpose.



HANDRAILS and MIDRAILS – This is the final construction step. Railings must be smooth, continuous, and anchored securely on both sides of the ramp. Accessibility codes require a maximum diameter of $1\frac{1}{2}$ " for gripping ease. A 2x4 can be modified to meet this requirement.

FINISHES – Ramps need some type of protection from the wear of weather, decay and regular use. Different options are noted below:

- redwood, cedar, or cypress can all weather naturally. These, however, are all expensive lumber
- if you decide to use a stain, select a type that does not rub off on clothing or track underfoot.
- Paint requires more maintenance than natural finishes, but it is best for lower grade lumber.

If you use plywood decking, seal the edges well so they don't de-laminate. Be sure to prime the wood first and use high quality paint specifically for heavy wear areas.

SLIP-RESISTANT SURFACES – These are applied after the finish except for porch or deck paint used with silica sand. When applying paint with sand, paint about 9 sq. feet of surface and sprinkle with silica, then immediately apply a second coat of paint. This surface is inexpensive, easy to apply, and relatively durable.

A non-skid material similar to coarse sandpaper with an adhesive backing is easy to apply and is made more durable by rounding the ends and adding waterproof adhesive to the edge. This is available in different widths and colors.

Cross-rib rubber runners, another option, are sold in 3' wide rolls and available by the square foot. Use a waterproof adhesive to secure to the ramp surface. It weathers relatively well.

** Local building codes may require vertical balusters as a guardrail; check with your local building inspector.*

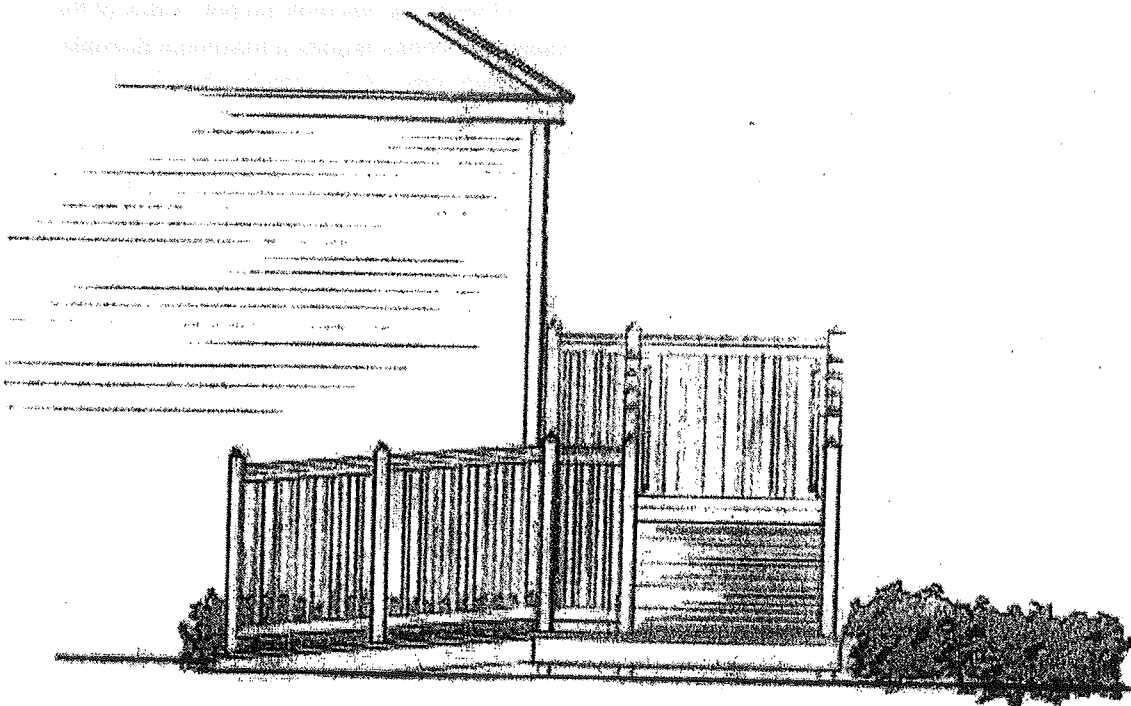


Powering Independent Living

Building a Ramp

AESTHETICS

Ramps can be designed and built to integrate well with the existing architecture. Landscaping or other applications, such as decorative fencing or screen panels, can be incorporated into your ramp planning to suit your personal tastes. Factors to consider include cost, amount of maintenance required, and amount of space you have available. There are many free sources to use to get ideas – seed catalogs, library books on landscaping, nursery personnel, etc. etc. Adding your personal touch can make your ramp not only functional, but an attractive addition to your home and yard.



Prepared cooperatively by Access to Independence and Design Coalition.



Powering Independent Living

Building a Ramp

DESIGNING CURVED RAMPS FACT SHEET AND RECOMMENDATIONS

Current access design standards, including the ADA Accessibility Guidelines (ADAAG), the Uniform Federal Accessibility Standards (UFAS), and the American National Standards (ANSI) avoid addressing alternative ramp configurations and imply that the only acceptable design is a "straight run" ramp, as outlined in Sections 4.8 of all three standards. The only implied allowable deviations from the standards exist in the ADA regulations, although not specific to ramps. Section 2.2 of the ADA Guidelines allows "equivalent facilitation," or the use of alternative designs and technologies as long as "substantially equivalent or greater access is achieved." ADAAG Section 4.1.6 Accessible Buildings: Alterations also allows for deviation from the standards in cases where it is technically infeasible to fully comply with the Standards; in those cases, meeting the Standards to "the maximum extent feasible" is allowed within the scope of the alteration undertaken.

According to reliable sources from both the Access Board and the Department of Justice, the following clarifications regarding alternative ramp designs are appropriate:

- 1) Because alternative or curved ramp designs are not addressed nor specifically prohibited in the standards, they are not considered a violation of the standards if used as long as the designs meet the slope, rise, cross slope, and all other technical ramp requirements for as clear width, landings, handrails, and edge protection.
- 2) Care should be taken, however, in designing ramps with curved surfaces because:
 - a. Inside curve slopes are steeper than outside curve slopes since slopes are a function of rise over run; the shorter distance creating a steeper slope
 - b. Curved ramps, when in full compliance with slope and cross slope requirements, are in fact a warped plane (surface) and compromise the four contact points and stability of a wheelchair; the tighter the radius of a curved ramp, the more warped the surface of the ramp will be
 - c. Currently, there are no technical recommendations available on minimum curve radii to maintain a reasonably level ramp surface; research may be initiated by the DOJ, however.
 - d. Level landings are still required at each ramp rise of 30" or change of ramp direction.

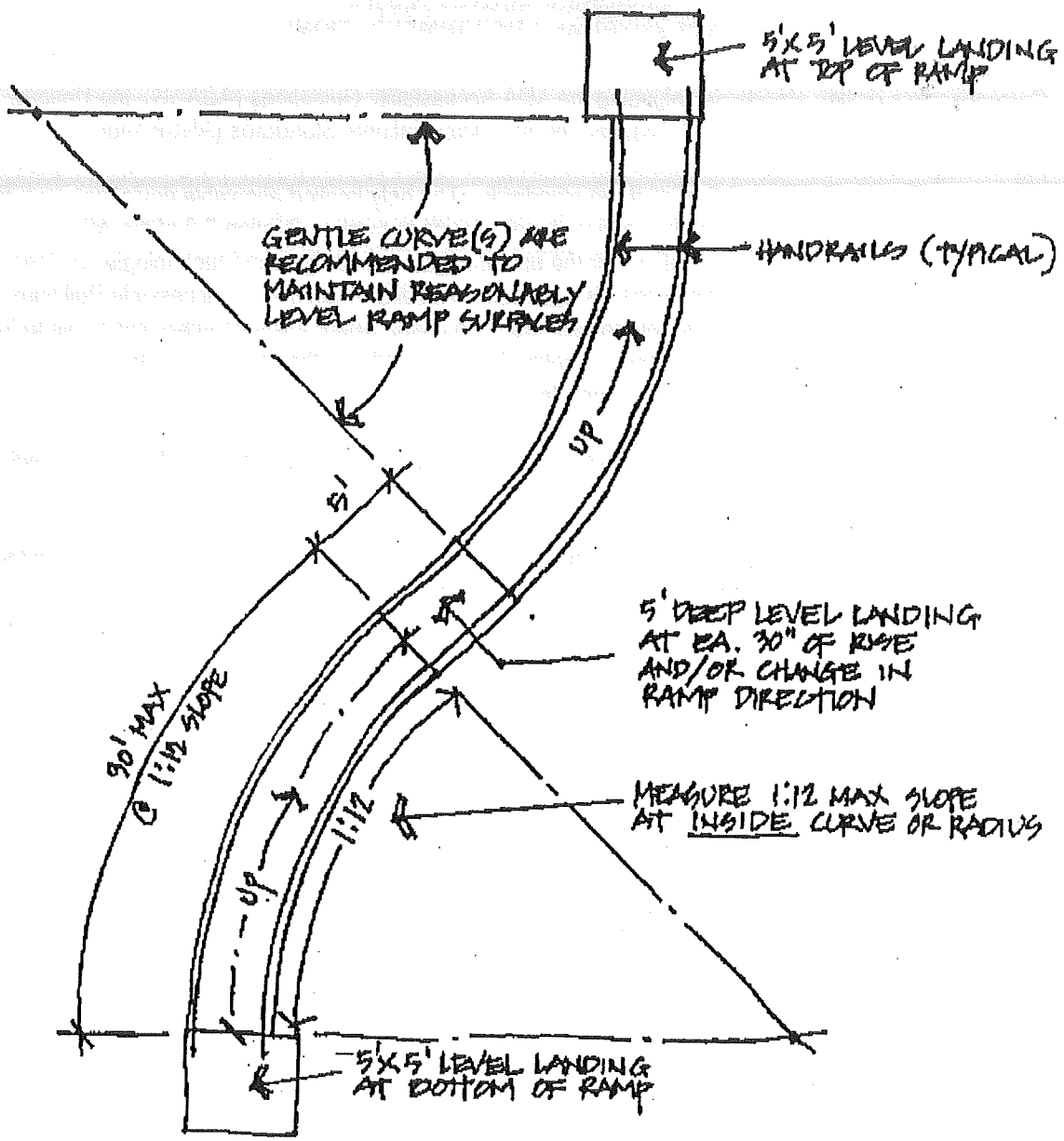
SUMMARY AND RECOMMENDATIONS (See attached sketch)

Alternative ramp designs are not prohibited by the regulations. When designing curved ramps, however, calculate the 1:12 maximum ramp slope on the inside curve; the outside curve will always be at a less steep slope and a reasonably level ramp surface maintained. Gentle curves are recommended to minimize warping and providing the most level ramp surfaces possible. Follow required ADAAG ramp guidelines outlined in section 4.8 Ramps.



Powering Independent Living

Building a Ramp



Handwritten note: $1/8" = 1'-0"$

CURVED RAMP RECOMMENDATIONS

$1/8" = 1'-0"$

10/18/95 - PRP

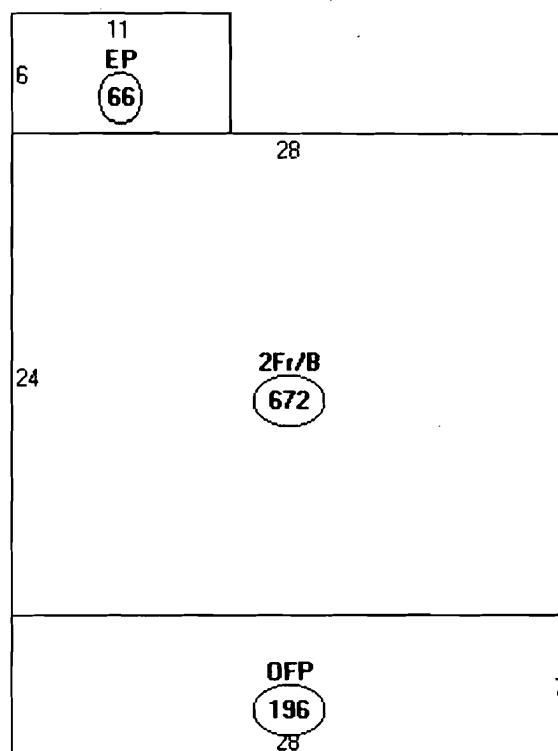
Google
Maps

Address





64 Presumpscot St

Descriptor/AreaA: 2Fr/B
672 sqftB: EP
66 sqftC: OFF
196 sqft672
~~672~~ removing

196

$$\frac{196}{672} = 16 \times 24$$

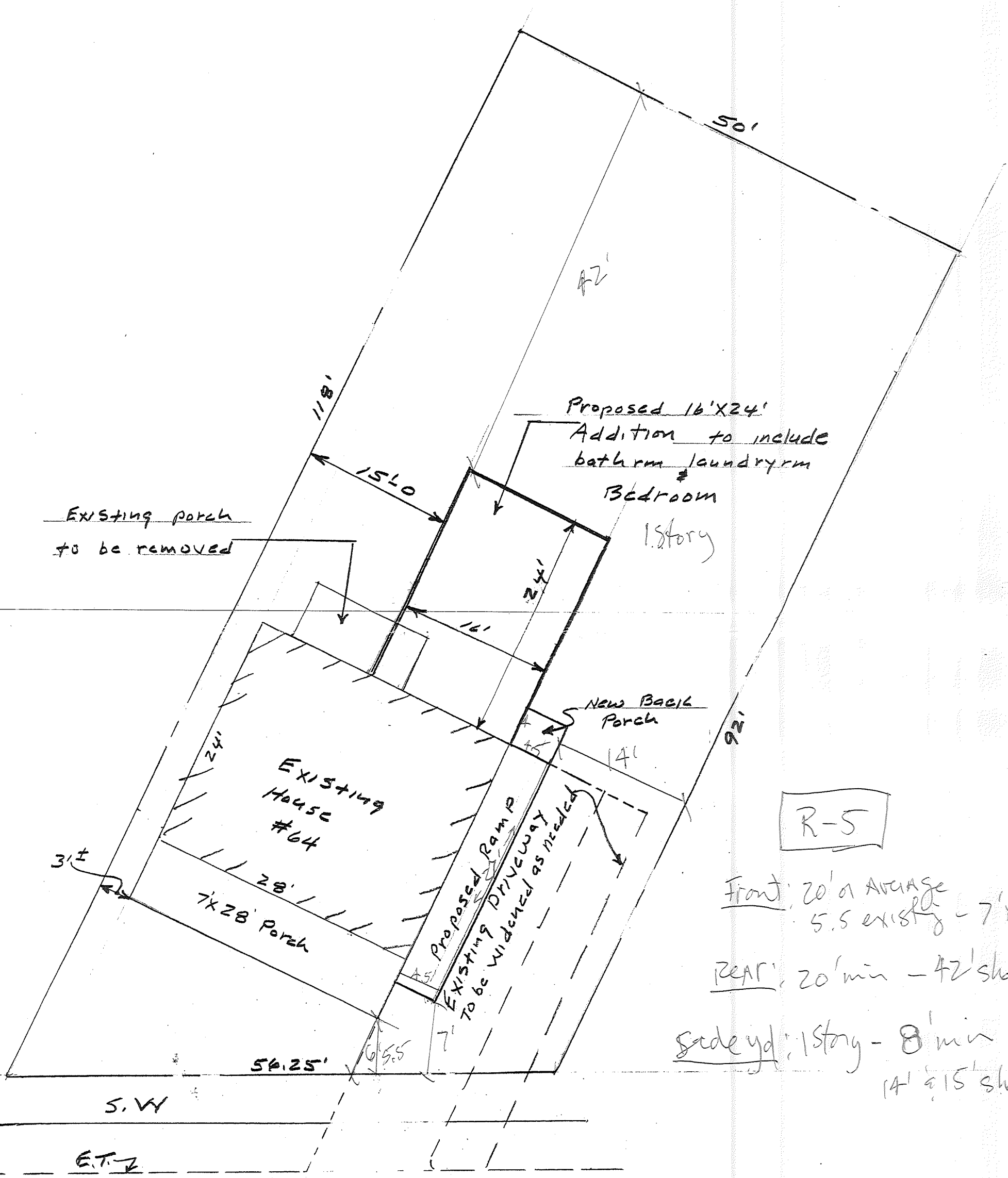
$$18 = 4 \times 4.5$$

$$121.5 = 4.5 \times 27$$

1391.5 #

OK

$$5260 \# \times 40\% = 2104 \# \text{ max}$$



R-5

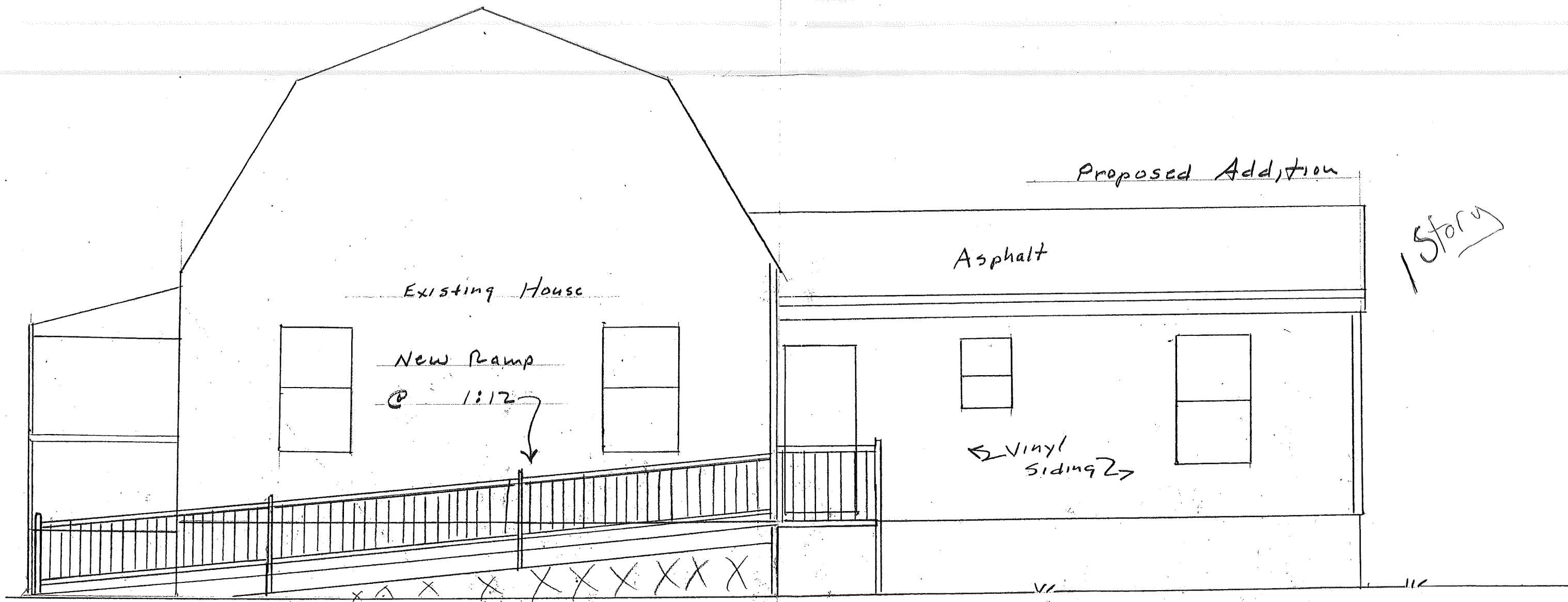
Front: 20' or AVERAGE
5.5 existing - 7' Need

REAR: 20' min - 42' shown

side yd: 1 story - 8' min
14' & 15' shown

Presumpscot St.

Proposed Site Plan for 16'x24' Addition
Scale: 1" = 10'



Existing House

Proposed Addition

Asphalt

1 Story

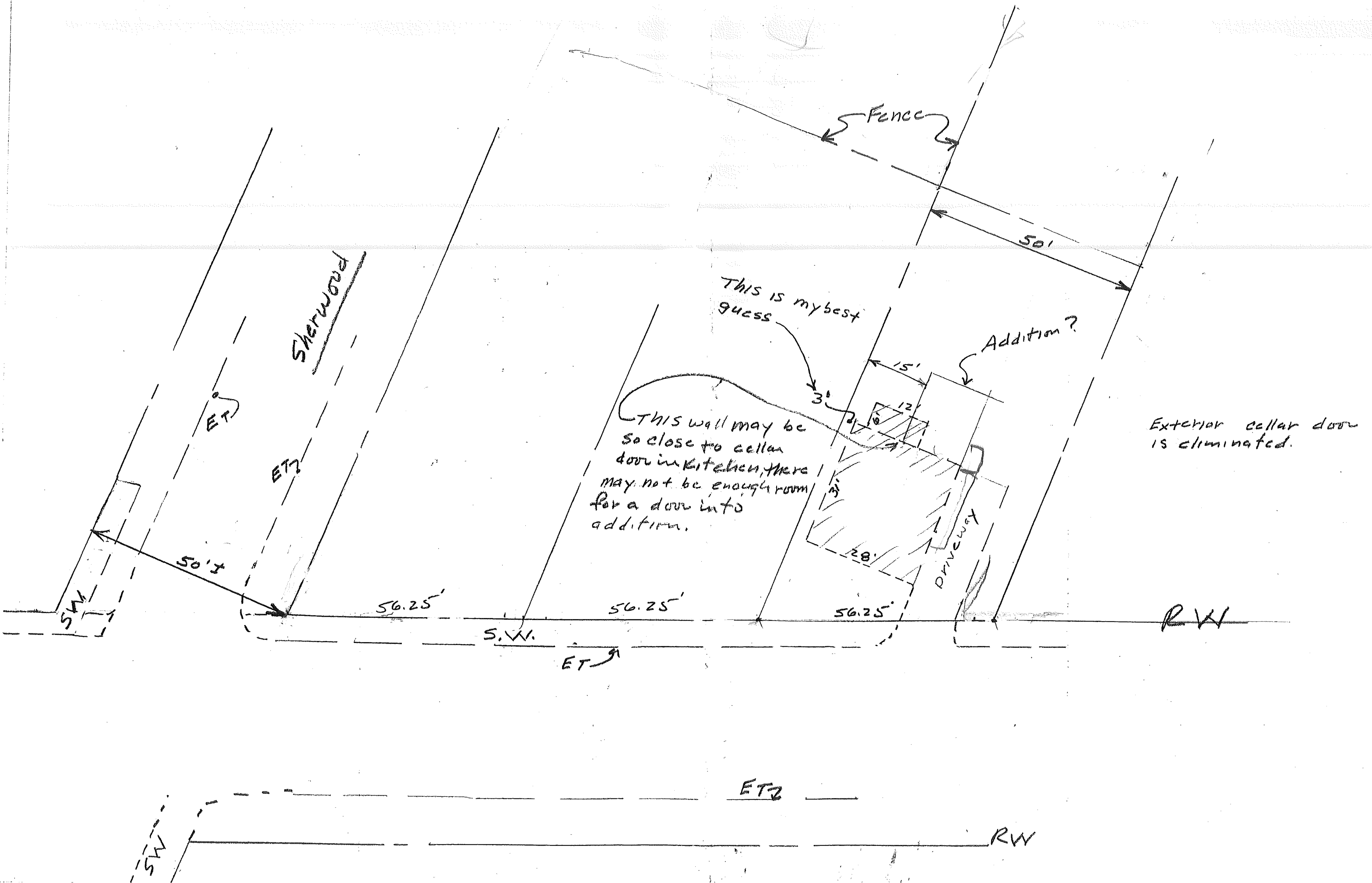
New Ramp

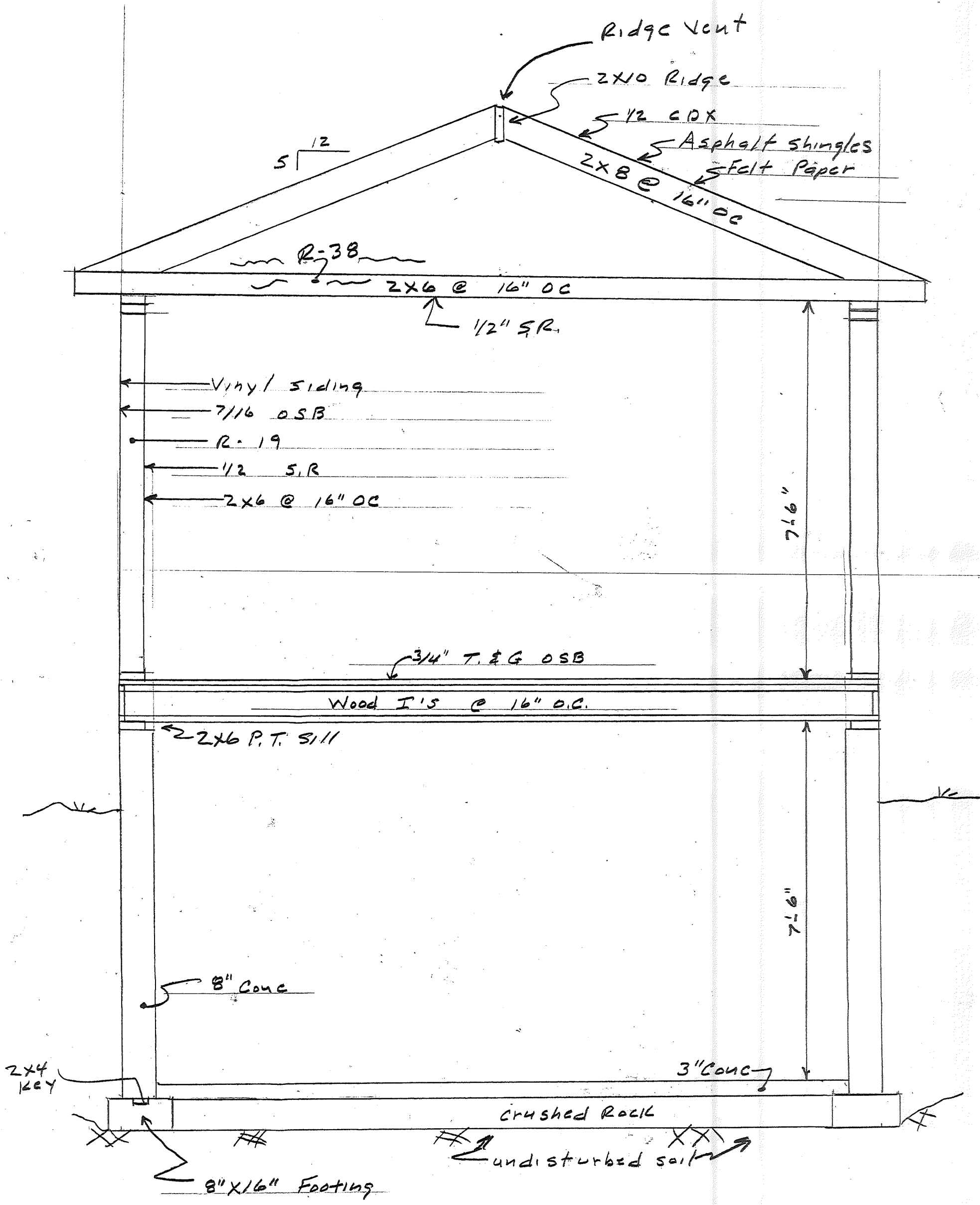
@ 1:12

Vinyl Siding

Side Elevation

Scale 1/4" = 1'-0"





X Section
 scale: 1/2" = 1'-0"

Plan

Scale: 1/4" = 1'-0"

