

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED	
Permit No: 01-0675	Issue Date: JUN 12 2001
CBL: 429 H016001	

Location of Construction: 81 Jordan St	Owner Name: Bugden Stephen &	Owner Address: 79 Jordan St Portland, ME 04111	Phone:
Business Name: n/a	Contractor Name: Chap, Samrith	Contractor Address: 47 Delaware Ave. South Portland	Phone: 2077568580
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Multi-Family <i>2 Dwelling units Allowed legal use</i>	Proposed Use: <i>2 D.U.</i> Multi-Family/ Adding 12' x 28' attached deck w/6ft. Pickett Fence <i>No change of use Allowed</i>	Permit Fee:	Cost of Work: \$4,800.00	CEO District: 2
Proposed Project Description: Build 12' x 28' Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>9-2</i> Type: <i>5-3</i> PERMIT ISSUED WITH REQUIREMENTS <i>[Signature]</i>	
		Signature:	Signature:	
		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: gg	Date Applied For: 06/11/2001	Zoning Approval	
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<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 <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"/> <i>ok with conditions</i> Date: <i>6/12/01</i>	Zoning Appeal <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: _____	Historic Preservation <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: <i>[Signature]</i>
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PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

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

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

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 81 Jordan St. Portland, Me 04103

Total Square Footage of Proposed Structure 357 sqft Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number

Chart# 429 Block# H Lot# 16

Owner:

Stephen Bugden
Anechina V. Bugden

Telephone#:

207-761-8125

Lessee/Buyer's Name (If Applicable)

Owner's/Purchaser/Lessee Address:

81.79 Jordan St Portland

Cost Of

Work: \$ 4800.00

Fee: \$ 54.00

Current use: M/F 2 units

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use: Entertainment, privacy and home improvement
12' x 28' Attached

Project description: Adding a deck and left pickett fence

Contractor's Name, Address & Telephone:

Samrith Chap
47 Delaware Ave So. Portland, Me 04106
756-8580

Applicants Name, Address & Telephone:

Mr + Mrs Stephen Bugden 81 Jordan St. Portland, Me

Who should we contact when the permit is ready:

Telephone: 756-8580

Samrith Chap 04103

will pick up.

If you would like the permit mailed, what mailing address should we use:

6/11
Rec'd By: CH

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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

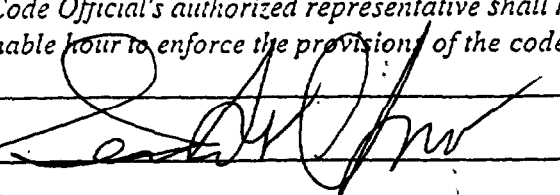
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

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

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

Certification

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

Signature of applicant: 	Date: 6/11/01
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BUILDING PERMIT REPORT

DATE: 12 June 2001 ADDRESS: 81 Jordan Street CBL: 429-H-016

REASON FOR PERMIT: To Construct a 12'x28' deck

BUILDING OWNER: Stephen Magden

PERMIT APPLICANT: CONTRACTOR Samwith Chap.

USE GROUP: R-2 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 4800 PERMIT FEES: 59.00

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

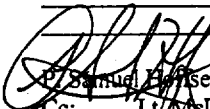
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *11, *13, *30, *33, *36, *38, *39, *40, #37

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

dlu

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *See Attached requirements*
- * 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- * 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. ~~maximum of 2 cantilever unless designed by a structural engineer~~
- * 39. ~~maximum span between piers is 8'~~
- * 40. ~~Fasteners shall be used between piers and column/columns as deck framing.~~


 Samuel Hoopes, Building Inspector
 Cc: Lt. Mrs. Dougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

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

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

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

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

AMENDMENT TO PORTLAND CITY CODE
SS 14-426 and 14-434 (LAND USE)
RE: FENCES AND CORNER CLEARANCE

*in effect
4/97*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Sections 14-426 and 14-434 of the Portland City Code are
hereby amended to read as follows:

Sec. 14-426. Fences.

*curb line - definition
see*

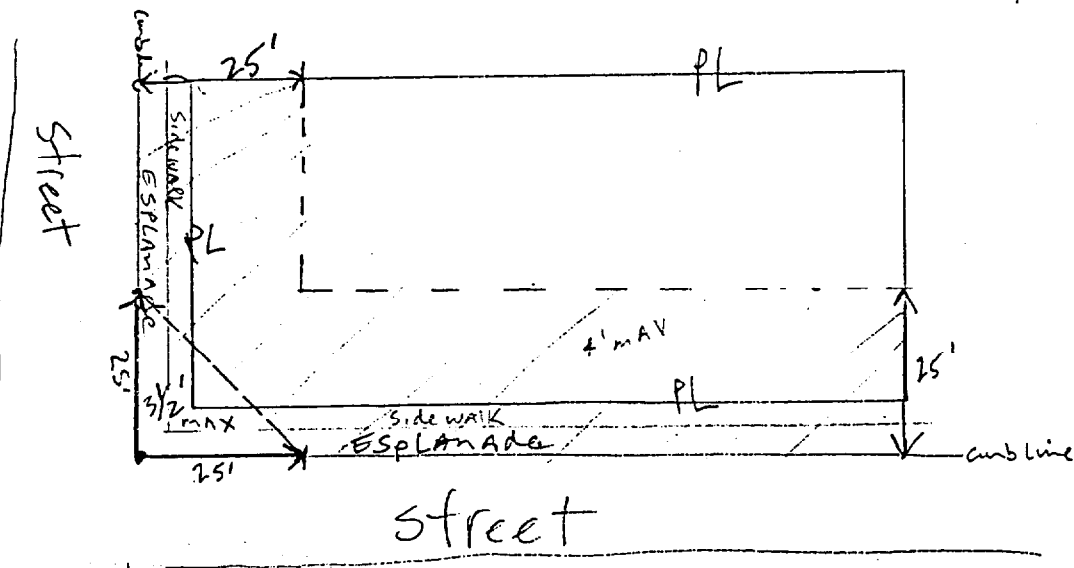
In residence zones no wall or fence along a street line or
within twenty-five (25) feet of a street line shall be more than
four (4) feet in height unless said fence is located in the side or
rear yard and is reviewed by the public works authority and found
not to be a traffic or public safety hazard, subject to the
provisions of section 14-434.

Sec. 14-434. Corner clearance.

No obstruction higher than three and one-half (3½) feet above the lowest elevation at the
curbline shall be permitted on a corner lot within the area of a triangle formed by a line
intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the
corner, unless said obstruction is located in the side or rear yard and is reviewed by the public
works authority and found not to be a traffic or public safety hazard. For the purpose of this
section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a
pile of material, but shall not include permanent buildings or structures where permitted
elsewhere in this article.

(Code 1968, § 602.19.M; Ord. No. 247-97, 4-9-97)

1" = 30'



LAND USE - ZONING REPORT

ADDRESS: 81 Jordan St DATE: 6/12/01

REASON FOR PERMIT: Build 12' x 28' Deck

BUILDING OWNER: Bugden C-B-L: 429H-016

PERMIT APPLICANT: Samrith Chap

APPROVED: with conditions, #1, #7, #10, #12

CONDITION(S) 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. *subsequent phone conversation*
- 2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
- 4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- ⑦ Our records indicate that this property has a legal use of two (2) units. Any change in this approved use shall require a separate permit application for review and approval. *If any different please contact this office immediately*
- 8. Separate permits shall be required for any new signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- ⑩ 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.
- 11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
- ⑫ Other requirements of condition: PLEASE READ THE ATTACHED REQUIREMENTS FOR FENCES & THEIR HEIGHTS. PERMITS ARE NOT REQUIRED FOR FENCES, HOWEVER, THERE ARE ZONING REQUIREMENTS THAT SHALL BE MET (ATTACHED).

Marge Schmuckal Marge Schmuckal, Zoning Administrator

CROSS - SECTION

ARBOR

2x6 .40 CCA Y/P NO.1

2x6

2x6

5/4 x 6

5/4 x 6

36"

42"

4x4

4x4

2x2 BALUSTRA

4x4

5/4 x 6

5/4 x 6 prem. Thompson Decking

2x8 joist max span @ 16" o.c. 12'3"

2x8 Beam

4x4 pressure treated

8" concrete tube 4'

8" concrete tube 4'

