

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

Location of Construction: 53 Edgewood Ave		Owner: Daniel Hall		Phone:	
Owner Address: 53 Edgewood Ave		Lessee/Buyer's Name:		Phone:	
Contractor Name: Daniel Hall		Address: 53 Edgewood Ave, Portland		Phone: 207-797-0449	
Past Use: single family dwelling		Proposed Use: same w/ deck		COST OF WORK: \$ 800.00	
				PERMIT FEE: \$ 25.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: -A- Use Group: R3 Type: 5B BOC 9-96 Signature: [Signature]	
Proposed Project Description: construction of 8'x 22' deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	
Permit Taken By: Meg Hall		Date Applied For: October 27, 1997			

Permit No: 971203

PERMIT ISSUED

NOV - 6 1997

CITY OF PORTLAND

Zone: CBL: R-2 437-E 24

Zoning Approval: [Signature] 11/3/97

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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..

mail at:
53 Edgewood Ave
Portland, ME 04103

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

SIGNATURE OF APPLICANT [Signature]	ADDRESS: 53 Edgewood Ave	DATE: 11/27/97	PHONE: 207-797-0449
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE [Signature]			PHONE: [Blank]

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT [Signature]

COMMENTS

11-24-97

ins. work yes

7-24-98

Deck is all completed according to specs & ...

Inspection Record

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

BUILDING PERMIT REPORT

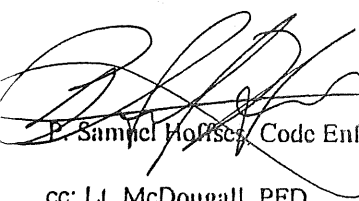
DATE: 4 Nov 97 ADDRESS: 53 Edgewood Ave.
REASON FOR PERMIT: To Construct 8'x22' deck
BUILDING OWNER: Daniel Hall Sr.
CONTRACTOR: Daniel Hall Sr.
PERMIT APPLICANT: ↑ APPROVAL: X1, X2, *3, X8, X10,
USE GROUP R-3 (U) BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval ~~from the Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. 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, I-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 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
- *10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 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)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. 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 to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- *28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. The maximum span of 2x8" Floor Joists is 10'
- 31. _____
- 32. _____
- 33. _____
- 34. _____



P. Samuel Hoffsch, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Daniel A Hall Sr.
53 Edgewood Ave.

BASIC GUIDELINES FOR DECK PERMITS

Portland, ME 04103

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

\$ 800⁰⁰

The following check-off sheet can be used in most circumstances:

Foundation

- _____ Frost wall, min 4' below grade
 _____ Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
_____ Other

Sill

6' _____ Distance between foundation supports

Joist Size

_____ 2x6 _____ 2x8 _____ 2x10

Joist Span

8'

Distance Between Joists

_____ 16"oc _____ 24"oc _____ other

Decking

_____ 5/4 _____ other/explain

Stair Construction

_____ 10" min tread _____ 7 3/4" max riser

Guard Height

_____ 36" _____ 42"

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36"; all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Balusters

3 1/2 /under 4"

Open guards shall have balusters or be of a 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.

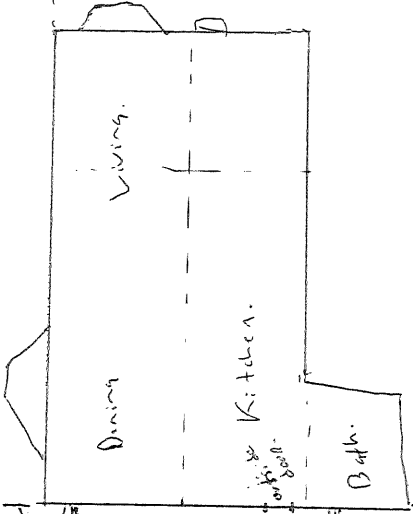
plot plan Attached.
Deck is Approx. 2 feet off ground.

05

Edgewood Ave.

05

97



Fence 100'

86' From end of Deck to property line.

86'

45'

37' From Deck to Fence

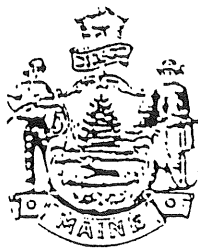
55' From end of Deck to property line.

Fence

55'

Deck is 8' x 22'

Deck



317 State Street
State House Station #52
Augusta, ME 04333
(207) 289-FIRE
FAX (207) 289-5163

FORMAL CODE INTERPRETATION
OR DETERMINATION

NUMBER 93-1

MARCH 10, 1993

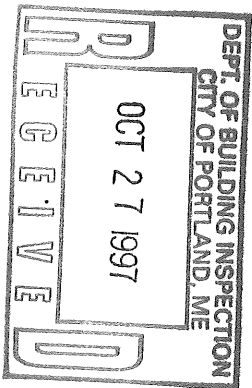
SUBJECT:

State-wide minimum time for the installation of hard-wired smoke detectors in existing multi-family buildings.

LAW AND CODE REFERENCES:

- MAINE PUBLIC LAW: TITLE 25, SECTIONS 2392 AND 2396
- NATIONAL FIRE PROTECTION ASSOCIATION'S / LIFE SAFETY CODE - NFPA 101', 1991 EDITION
- NFPA 101: SECTION 19-3.4.4.1, Requiring:

"Approved single station or multiple station smoke detectors continuously powered from the building electrical system shall be installed in accordance with 7-6.2.9. in every living unit within the apartment building regardless of the number of stories or number of apartments. When activated, the detector shall initiate an alarm that is audible in the sleeping rooms of that unit. This individual unit detector shall be in addition to any sprinkler system or other detection system that may be installed in the building."



Applicant: Daniel Hall

Date: 10/3/97

Address: 53 Edgewood Ave

C-B-L: 437+E-24-25-26

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1920

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 8'x22' deck

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 37' shown

Side Yard - 8' req - 60' & 55' shown

Projections -

Width of Lot -

Height -

Lot Area - 6,500 Φ min 13,500 Φ shown

Lot Coverage/ Impervious Surface - 25% = 3375 Φ max

Area per Family -

8x8 = 64

Off-street Parking -

22x26 = 572

Loading Bays -

3x7 = 21

Site Plan -

6x12 = 72

Shoreland Zoning/ Stream Protection - N/A

3x6 = 18

Flood Plains - outside of flood plain

new 8x22 = 176

map 7 of 17

Zone C

923 Φ

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		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: -U- Use Group: R3 Type: 5B BOCA 96 Signature: <i>Hoffman</i>	Zone: R-3 CBL: 437-E-24-25-26
Proposed Project Description: construction of 8'x 22' deck		Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>OK 11/3/97</i> 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"/>
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Daniel Hall Jr. 53 Edgewood Ave 10/27/97 797-0449
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

SAME owner.
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *10/28/97*
MA

CEO DISTRICT 6
M. Leary