

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

Location of Construction: 19 Knight St		Owner: Charles E. Sanborn	Phone: 878-9516	Permit No: 80906
Owner Address: SAA 04103	Lessee/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED AUG 17 1998 CITY OF PORTLAND
Contractor Name: OWNER	Address:	Phone:		
Past Use: 1-1000	Proposed Use:	COST OF WORK: \$ 1,800.00	PERMIT FEE: \$ 30.00	Zone: CBL: 437-A-059 Zoning Approval: OK 8/14/98 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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature: 8/14/98	
Proposed Project Description: Construct Deck (14' x 15')		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: Date:
Permit Taken By: MG	Date Applied For: 06 August 1998			

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..

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

07 August 1998

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

8/28/98 - Did inspection - removed old deck - have not started any new work yet. - Unable to contact owner so far. (T.M.)

9-4-98 OK on Holes all 4'±-

(T.E.R.)

12-14-99 New Deck complete as in plans

Close permit SJL.

Inspection Record

Type	Date
Foundation: _____	T.E.R. OK. 9-4-98
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 8/14/98 ADDRESS: 19 Knight St
 REASON FOR PERMIT: con. Street Deck
 BUILDING OWNER: Charles E. Sanborn
 CONTRACTOR: owner
 PERMIT APPLICANT: owner
 USE GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #2, #3, #4, #8, #10, #2A

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)
- 2.5 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
- 2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" form corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
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 +2", 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

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. Section 1010.1
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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
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 basementsIn 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
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. Section 921.0
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. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.

29. _____

30. _____

31. _____

32. _____

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: 19 Knight St Portland ME 04103

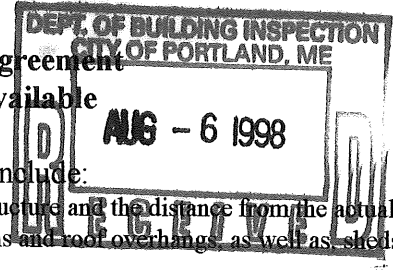
Tax Assessor's Chart, Block & Lot Number Chart# <u>437</u> Block# <u>A</u> Lot# <u>59</u>		Owner: <u>Charles E Saboron</u>	Telephone#: <u>878-9576</u>
Owner's Address: <u>19 Knight St Portland ME 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$1800</u> Fee <u>\$30</u>
Proposed Project Description:(Please be as specific as possible) <u>14' x 15' Deck</u>			
Contractor's Name, Address & Telephone <u>SAA</u>		Rec'd By: <u>MJS</u>	

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)



If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

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.

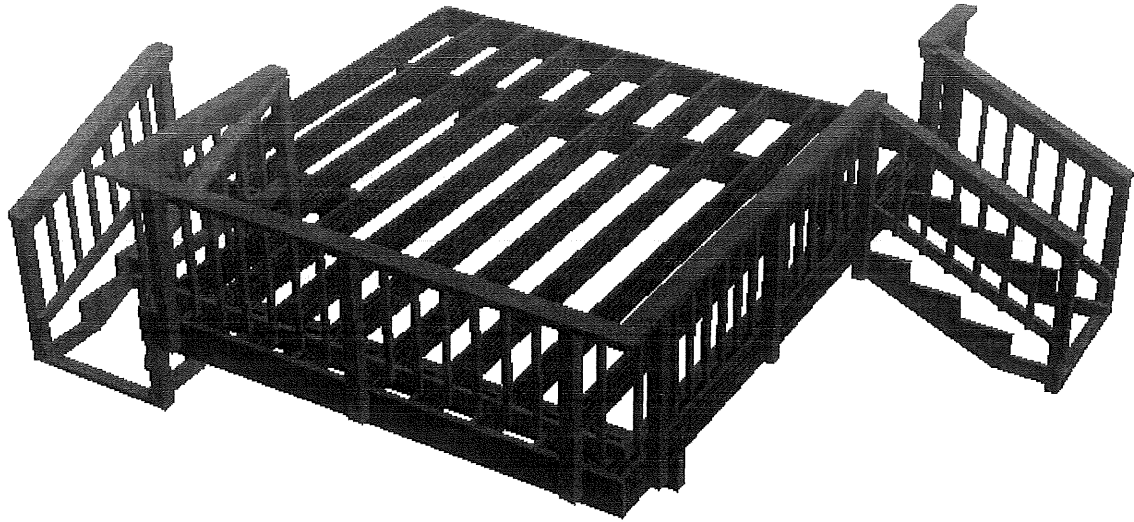
Certification

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: <u>Charles E Saboron</u>	Date: <u>8/6/98</u>
--	---------------------

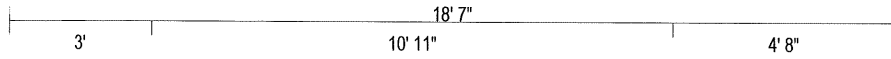
Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

3D View of Your Deck

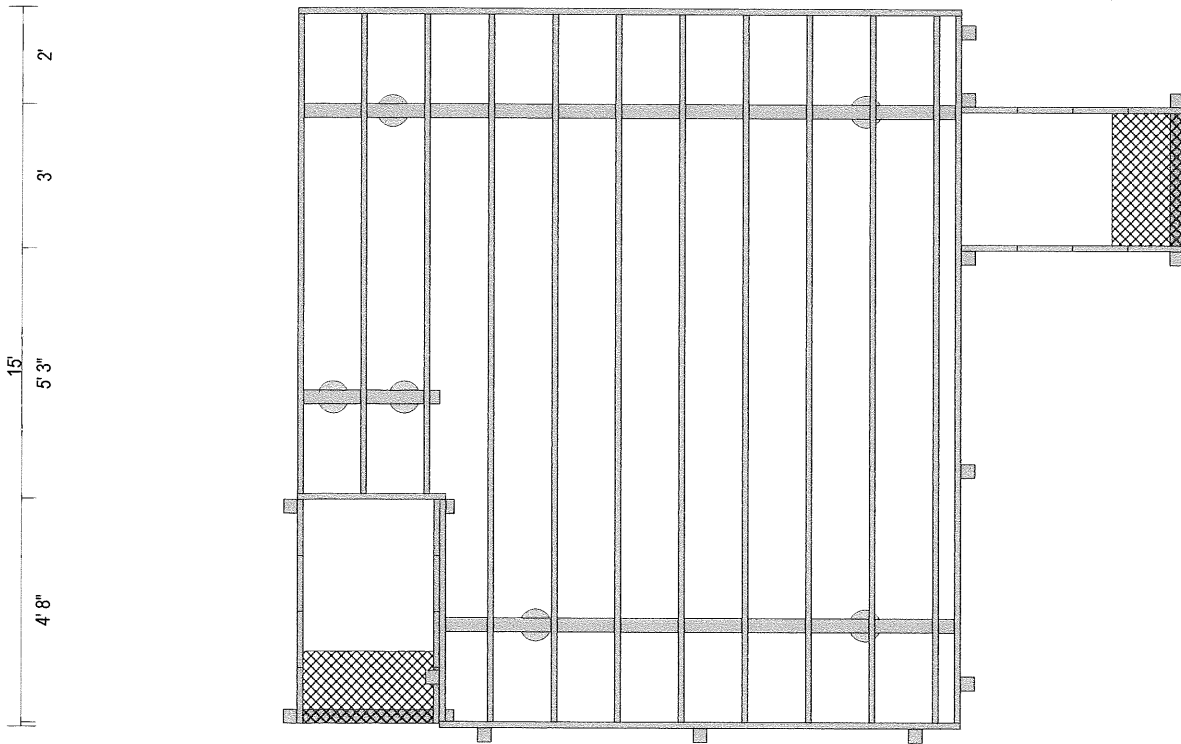


Top View of Your Deck

The Scale is 1/4" : 1'

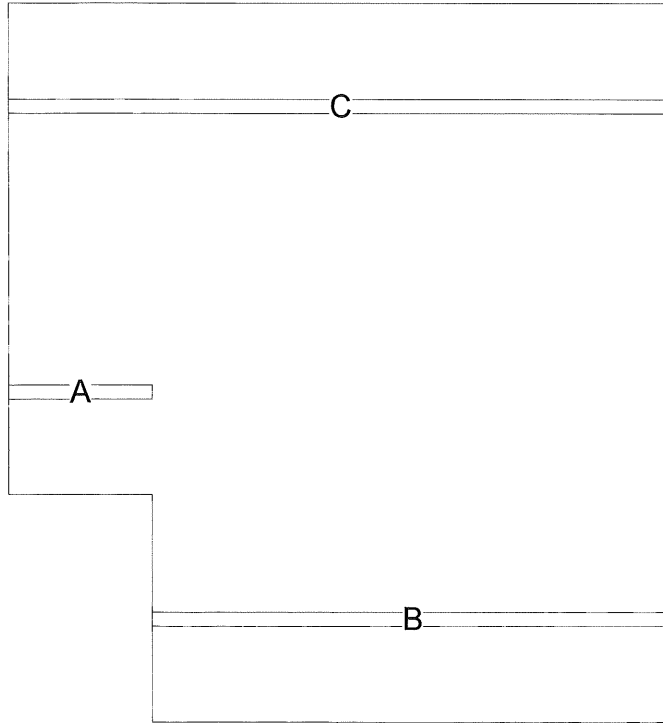


*4" down
max 6"*



Beam Cut List

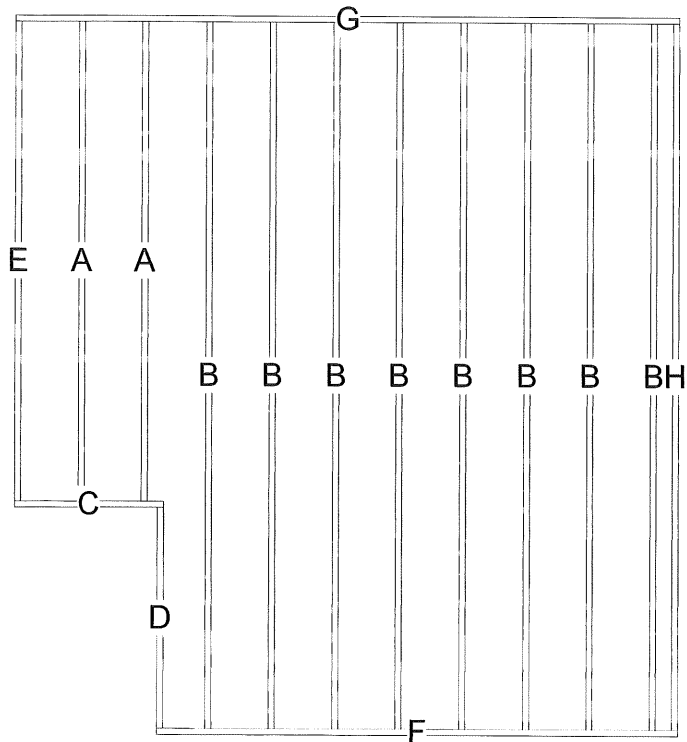
The Scale is 1/4" : 1'



Mark	Length	Description
A	3'	4x10 No. 2 P.T. Southern Pine
B	10' 11"	4x10 No. 2 P.T. Southern Pine
C	13' 11"	4x10 No. 2 P.T. Southern Pine

Joist Cut List

The Scale is 1/4" : 1'



Mark	Length	Description	Usage
A	10'	2x10 No. 2 P.T. Southern Pine	Joist
B	14' 9"	2x10 No. 2 P.T. Southern Pine	Joist
C	3' 1 1/2"	2x10 No. 2 P.T. Southern Pine	Rim joist
D	4' 7 1/2"	2x10 No. 2 P.T. Southern Pine	Rim joist
E	10'	2x10 No. 2 P.T. Southern Pine	Rim joist
F	10' 11"	2x10 No. 2 P.T. Southern Pine	Rim joist
G	13' 11"	2x10 No. 2 P.T. Southern Pine	Rim joist
H	14' 9"	2x10 No. 2 P.T. Southern Pine	Rim joist

Joists to be hung from the ledge with joist hangers.

Joists to be toe-nailed to beams with 2-1/2" (8d) galvanized nails.

Rim joists to be face-nailed to joists & ledgers with 3-1/2" (16d) galvanized nails.

Blocking and bridging is not shown, but may be required by your local code.

Shopping List

Qty.	Len.	Description	Usage	Price Ea.	Total Price
5	16' **	5/4x6 No. 1 P.T. Ponderosa Pine ^{Trex}	Decking	\$25.60	\$128.00
22	14'	5/4x6 No. 1 P.T. Ponderosa Pine	Decking	\$17.92	\$394.24
2	10'	2x10 No. 2 P.T. Southern Pine	Joist	\$10.00	\$20.00
4	16' **	2x10 No. 2 P.T. Southern Pine	Joist	\$20.00	\$80.00
1	8'	2x10 No. 2 P.T. Southern Pine	Rim joist	\$8.00	\$8.00
1	10'	2x10 No. 2 P.T. Southern Pine	Rim joist	\$10.00	\$10.00
1	14'	2x10 No. 2 P.T. Southern Pine	Rim joist	\$14.00	\$14.00
1	16' **	2x10 No. 2 P.T. Southern Pine	Rim joist	\$20.00	\$20.00
1	16' **	4x10 No. 2 P.T. Southern Pine	Beam	\$36.00	\$36.00
1	12'	4x10 No. 2 P.T. Southern Pine	Beam	\$24.00	\$24.00
1	6' *	4x4 No. 2 P.T. Southern Pine	Post	\$4.80	\$4.80
8	6'	2x8 No. 1 P.T. Ponderosa Pine ^{Trex}	Tread	\$6.00	\$48.00
4	6'	2x12 No. 2 P.T. Southern Pine	Stringer	\$7.20	\$28.80
1	6'	2x4 No. 2 P.T. Southern Pine	Thrust block	\$2.40	\$2.40
1	6'	2x6 No. 1 P.T. Southern Pine	Rail cap	\$4.20	\$4.20
1	10'	2x6 No. 1 P.T. Southern Pine	Rail cap	\$7.00	\$7.00
2	16' **	2x6 No. 1 P.T. Southern Pine	Rail cap	\$12.60	\$25.20
1	10'	2x4 No. 1 P.T. Southern Pine	Rail	\$4.67	\$4.67
2	16' **	2x4 No. 1 P.T. Southern Pine	Rail	\$9.33	\$18.67
8	6'	2x4 No. 1 P.T. Southern Pine	Rail	\$2.80	\$22.40
29	6'	2x2 No. 1 P.T. Southern Pine	Baluster	\$1.40	\$40.60
1	12'	4x4 No. 1 P.T. Southern Pine	Post	\$11.20	\$11.20
6	8'	4x4 No. 1 P.T. Southern Pine	Post	\$7.47	\$44.80
1	6' *	4x4 No. 1 P.T. Southern Pine	Post	\$5.60	\$5.60
10		1/2" washers		\$0.05	\$0.50
10		1/2" nut		\$0.15	\$1.50
6		4x4 adjustable post base		\$5.80	\$34.80
48		60 lb. bags of concrete		\$3.25	\$156.00
32		3/8" x 6" carriage bolt		\$0.45	\$14.40
32		3/8" washers		\$0.05	\$1.60
32		3/8" nut		\$0.10	\$3.20
700		2-1/4" galvanized decking screws		\$0.10	\$70.00
6		4x4 post cap		\$2.00	\$12.00
10		1/2" J bolt		\$0.70	\$7.00
4		lbs. 2-1/2" galvanized common nails		\$1.10	\$4.40
7		lbs. 3-1/2" galvanized common nails		\$1.10	\$7.70
Deck Level SubTotal					\$1316.57
Total Price					\$1316.57

* The cut lengths of these boards are shorter than the ones available at your supply store.

** These boards are longer than the ones available at your supply store.

You will need to use a combination of shorter boards.

Note: To specify which lengths are available, use the Lumber Price Dialog.

SHORT FORM WARRANTY DEED

Gary E. Giffard and Susan L. Giffard, (formerly known as Susan M. Lamarre) of 6 Colonial Drive, North Yarmouth, Maine, 04097, FOR CONSIDERATION PAID, grants to Charles E. Sanborn of 20 News Street, Portland, ME, 04103, with WARRANTY COVENANTS, as joint tenants and not as tenants in common, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron located at the intersection of the southwesterly side of Knight Street and the northwesterly side of White Birch Lane; thence southwesterly along the northwesterly side of White Birch Lane, a distance of ninety-two and 25/100 (92.25) feet, more or less, to a stake; thence on a course northwesterly marking an interior angle of 91° 18' with White Birch Lane, a distance of seventy and 3/10 (70.3) feet, more or less, to a stake and land now or formerly of Virginia Knight; thence northeasterly along said land now or formerly of Virginia Knight, a distance of one hundred three and 8/10 (103.8) feet, more or less, to an iron pipe and the southwesterly side of Knight Street; thence southeasterly along the southwesterly side of Knight Street, a distance of seventy (70) feet, more or less, to said iron located at the intersection of the southwesterly side of Knight Street and the northwesterly side of White Birch Lane and being the point of beginning.

The above described premises are shown as Lot Three (3) on Plan of Property in Portland, Maine for Frank Cavallaro dated July, 1979, by Albert W. Hume, Surveyor, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 124, Page 7.

This conveyance is made subject to a ten foot wide sewer easement, as shown on said plan, leading from Lot Two (2) on said plan, across the northwesterly portion of the above-described premises to the southwesterly side of Knight Street.

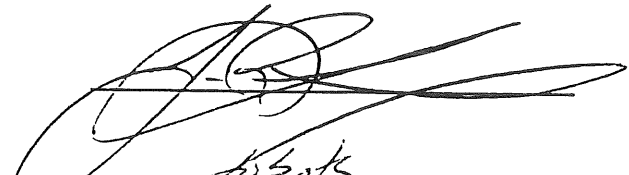
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

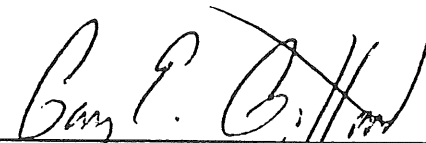
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.


Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Frank Cavallaro dated October 9, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7985, Page 229.

WITNESS our hands and seals this 17th day of December, 1993.

WITNESS





Gary E. Giffard


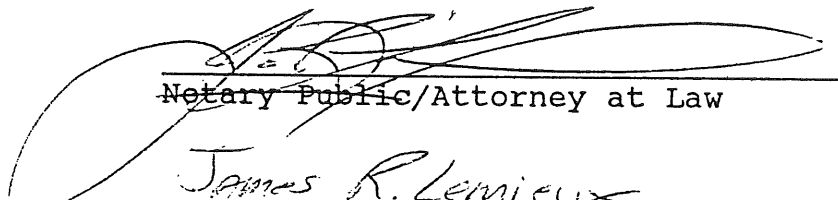
Susan L. Giffard


STATE OF MAINE
Cumberland, ss.

December 17, 1993

Personally appeared the above named Gary E. Giffard and Susan L. Giffard and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law


James R. Lemieux
print name

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

No. 742-24

TO THE LENDING INSTITUTION AND ITS TITLE INSURER I hereby certify that the location of the dwelling shown on this plan did not conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

19 KNIGHT STREET
PORTLAND

BOOK 7985 PAGE 229 COUNTY CUMBERLAND

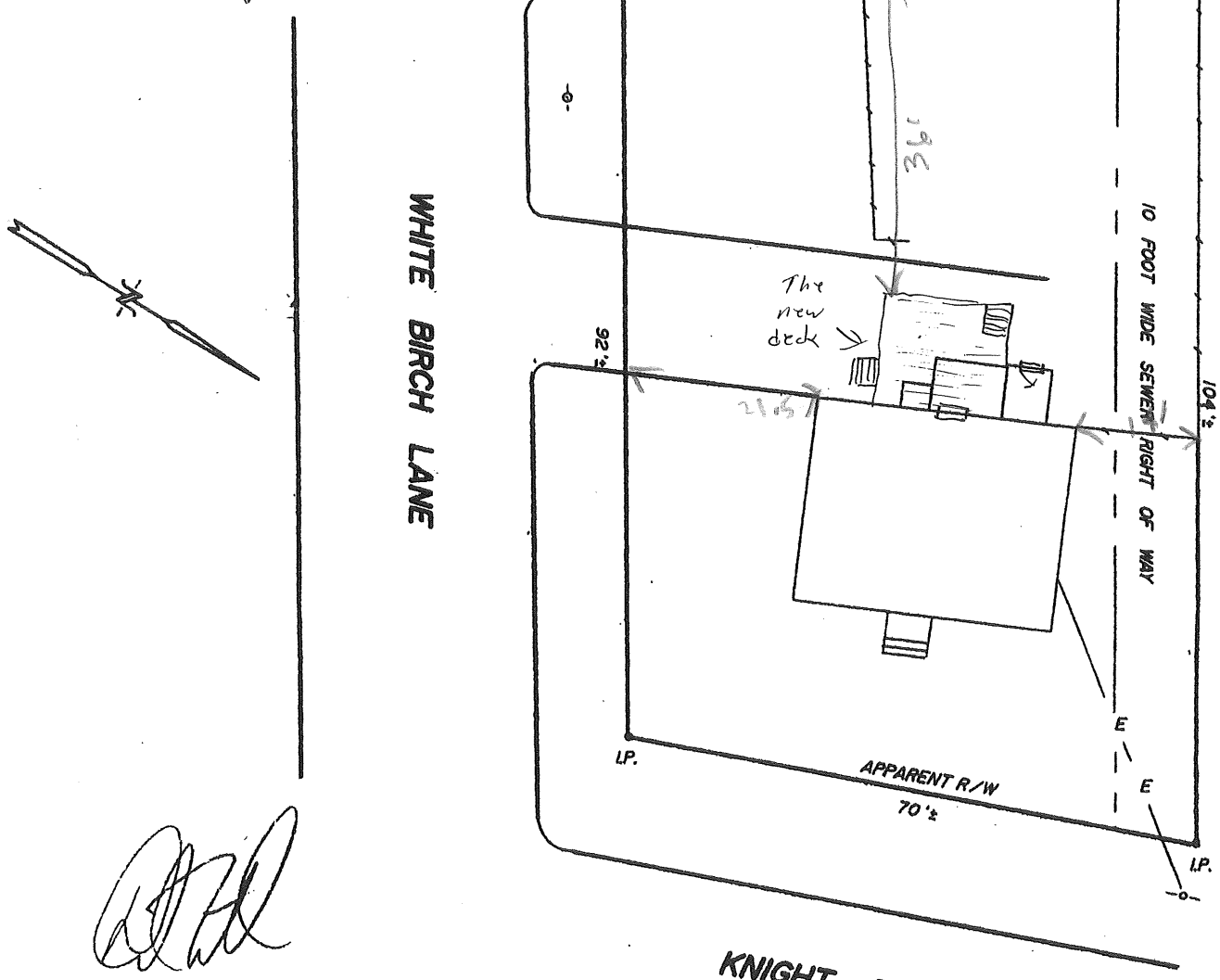
BUYER CHARLES E. SANBORN
SELLER GARY E. GIFFARD

PLAN BOOK 124 PAGE 7 LOT 3

DWELLING IS A ONE AND A HALF STORY WOOD FRAME ON A CONCRETE FOUNDATION

R-5
Req. 20' on street side + side yard - 22' + shown
20' req on rear - 36' shown
ABUTTERS PAVED DRIVE APPEARS TO ENCROACH

Info from
Scaling out



[Handwritten signature]

THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 12/1/93 Scale 1" = 20'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By *ac*