

BUILDING PERMIT REPORT

DATE: 16/MAY/96 ADDRESS: 54 Ninth St
 REASON FOR PERMIT: To Construct 14'x16' deck with stairs
 BUILDING OWNER: Geaghty
 CONTRACTOR: Keith Geary APPROVED: *1, *11, *13, *16
 PERMIT APPLICANT: _____ DENIED: _____

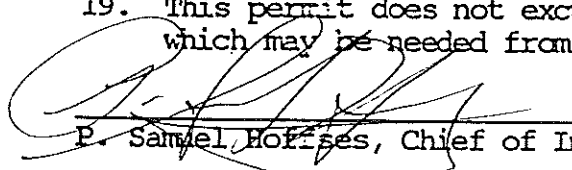
CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. Guardrail & 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.
12. 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/1993)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

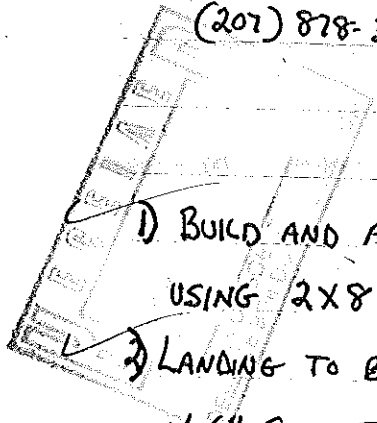

P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

5-14-96

From: KEITH A. GEARY
53 NINTH ST.
PORTLAND, ME. 04103
(207) 878-3347

RE. CONSTRUCTION OF DECK -
AND ADDITION OF PLATFORM AND
STAIRS TO EXISTING DECK AT
54 NINTH ST. FOR EDWARD
GERAGHTY.



PLATFORM & STAIRS/HANDRAILS

- 1) BUILD AND ATTACH 4 FT. X 4 FT. PLATFORM TO EXISTING DECK USING 2X8 P.T. FRAMING MATERIAL
- 2) LANDING TO BE SUPPORTED BY 4" X 4" P.T. POSTS - 4 FT IN GROUND W/ 6" SONA TUBES
- 3) ATTACH STAIRS CONSISTING OF 3 STRINGERS USING 2X12 P.T. LUMBER - Add STAIR TREADS USING 2X10 P.T. LUMBER
- 4) INSTALL DECKING USING 5/4 P.T. LUMBER
- 5) INSTALL HANDRAIL USING 5/4 P.T. LUMBER AND 2X4 P.T. LUMBER W/ 6" SPACED BALLISTERS TO MATCH EXISTING DECK AND HANDRAIL

14'X16' FREEFLOATING DECK

- 1) LEVEL AREA
- 2) CONSTRUCT 14'X16' FREE FLOATING PLATFORM USING 2X8 P.T. FRAMING MATERIAL
- 3) INSTALL 4"X4" PT POSTS EVERY 6' AT PERIMETER OF DECK SUPPORTED ON 4"X12" CEMENT BLOCKS
- 4) INSTALL 5/4 P.T. DECKING AND RAILING TO OWNER SPECS.

Keith A. Geary

5) DECK WILL NOT BE ATTACHED TO HOUSE

6) WORK TO BE DONE FOR THE SUM OF \$800.00
LABOR & MATERIAL

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

54 NINTH STREET
PORTLAND, MAINE

Job Number: 24678
Inspection Date: 09-20-94
Scale: 1"=20'

I HEREBY CERTIFY TO ATLANTIC
TITLE, CRS FINANCIAL SERVICES &
ITS TITLE INSURER

The monumentation is in harmony with
current deed description.

The building setbacks are not in conformity
with town zoning requirements.

The dwelling does not fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

The land does not fall within the
special flood hazard zone as indicated on
community-panel # 2300510006B

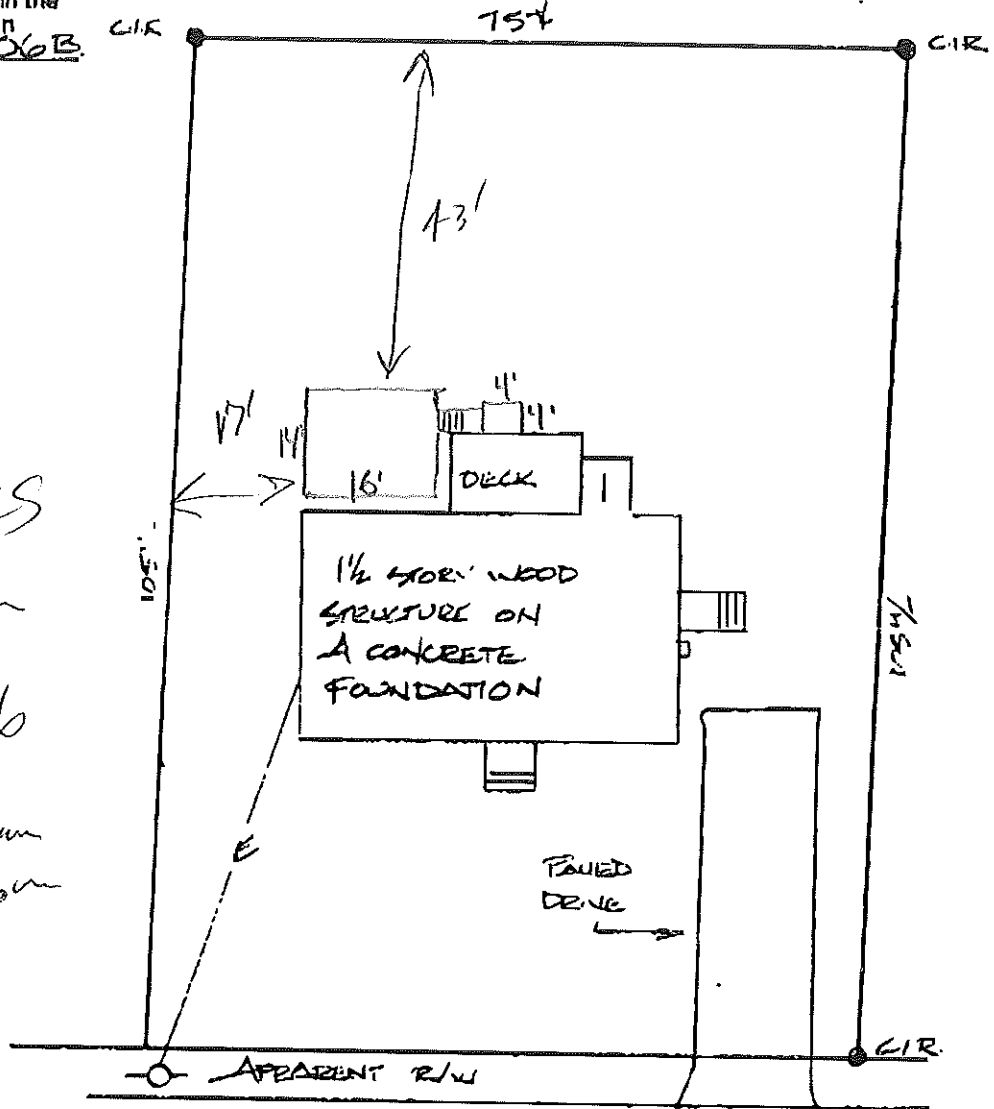
BUYER: EDWARD T. GERAGHTY

SELLER: ROGER D. BOSSE



setbacks
called in
5/15/96

8' side req - 17' shown
25' rear req - 43' shown



[Handwritten signature]

NINTH STREET (BITUMINOUS)
TO FOREST AVENUE

THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
THOSE THAT ARE EVIDENT ARE SHOWN.
THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
176 Gray Road
Cumberland, Maine 04021
Phone: (207) 829-3959

PLAN BOOK 191 PAGE 74 LOT 1
DEED BOOK _____ PAGE _____ COUNTY CUMBERLAND

THIS PLAN IS NOT FOR RECORDING Drawn by: JMM