

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: 01-0893		Issue Date: 25		CBL: 003 F015001	
Location of Construction: 39 Vesper St		Owner Name: Cope Eliza M		Owner Address: 39 Vesper St	
Business Name: n/a		Contractor Name: no contractor/self		Contractor Address: n/a n/a	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Alterations - Dwellings	
Past Use: Single Family Home		Proposed Use: Interior Renovations to Finish Area Above Garage to Include Adding 1 Bathroom		Permit Fee: \$54.00	
				Cost of Work: \$4,800.00	
				CEO District: 1	
Proposed Project Description: Interior Renovations to Finish Area Above Garage to Include Adding 1 Bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: S3 PERMIT ISSUED WITH REQUIREMENTS	
		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: cih	Date Applied For: 07/18/2001	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with conditions</i> <i>VS 7/24/01</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>Date:</p>	

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

11/23/01 left voice mail - where is this garage? I went on site & I'm confused as to where this is - asked owners to call me back.

8/2/01 - Pre con with owner - explained needed permits (electrical/plumbing) and further inspection needed - went over plans and answered questions.
OK to start tomorrow


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: <u>39 VESPER ST, Portlady</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>F</u> Lot# <u>015</u> ⁵⁵⁴	Owner: <u>Jonathan Nolan</u> <u>Eliza Cope / Nolan</u>	Telephone: <u>772 5024</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>4800^{xx}</u> Fee: \$ <u>54.⁰⁰</u>
Current use: <u>Storage Single Family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family Home with interior existing Barn, window replacement</u>		
Project description: <u>Interior Renovation - Finish of 1st Bath to Barn</u>		
Contractor's name, address & telephone:	<u>Jonathan Nolan</u> <u>OWNER</u>	Structure Attached to the rear of the structure - already built already Phone: <u>772 5024</u>
Who should we contact when the permit is ready:	_____	
Mailing address:	_____	

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>7/18/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued ^{CH}

BUILDING PERMIT REPORT

DATE: 23 July 2001 ADDRESS: 39 Vesper Street CBL: 003-F-015

REASON FOR PERMIT: Finish of room above private garage

BUILDING OWNER: Eliza M. Cope

PERMIT APPLICANT: _____ /CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: 4800.00 PERMIT FEES: 54.00

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)

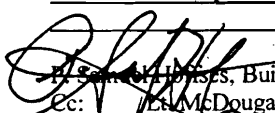
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *8, *11, *13, *16
~~*20, *28, *30, *31, *33, *34, *36, *38, *39, *3~~

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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. 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
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. Section 2305.17
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. Concrete Sections 1908:9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
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. 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/1999) (See attached)
9. 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
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. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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. 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 1010.4)
17. 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)
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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

7/18

- * 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*
- * 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. This permit is being issued with the understanding that this can not be used except for sleeping room only - NOT to be a dwelling unit -
- * 39. No stairs shall discharge into garage - The stair shall be enclosed with a 1hr fire rated assembly and discharge to the exterior.


 Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these 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**

LAND USE - ZONING REPORT

ADDRESS: 39 Vesper Street DATE: 7/24/01

REASON FOR PERMIT: Finish room over private garage

BUILDING OWNER: JONATHAN NOLAN & ELIZA COPE NOLAN C-B-L: 003-F-015

PERMIT APPLICANT: owners

APPROVED: with conditions: #1, #6, #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.
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 _____ units. Any change in this approved use shall require a separate permit application for review and approval.
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: If This Area is to be part of A home occupation please read the attached information. A Home occupation does require A Separate Application

Marge Schmuckal
Marge Schmuckal, Zoning Administrator

SECTION 407.0 PRIVATE GARAGES

407.1 General: *Private garages* shall comply with the requirements of this section. All *private garages* not falling within the purview of Sections 407.3 through 407.9 and which are attached to or located beneath a building shall comply with the requirements of Section 313.0 for *public garages*.

407.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Garage, private: A garage for four or less passenger motor vehicles, four or less single motor airplanes, or one commercial motor vehicle, without provision for repairing or servicing such vehicles for profit.

407.3 Beneath rooms: *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 assemblies which are constructed with not less than a 1-hour fire-resistance rating. Wood structural members of the minimum dimensions specified in Section 2304.0 for Type 4 construction shall be acceptable without any further protection where a 1-hour fire-resistance rating is required.

407.4 Attached to rooms: *Private garages* attached side-by-side to rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 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.

407.5 Door sills: The sills of all door openings between *private garages* and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor.

407.6 Opening protectives: The door opening protectives shall comply with one of the following.

1. 1 3/4-inch solid core wood door.
2. 1 3/4-inch solid or honeycomb core steel door.

407.7 Fireblocking of concealed spaces: Where a *garage* is connected to an occupancy in Use Group R-3 by a concealed space, such as a breezeway, that is of Type 5B construction and 10 feet (3048 mm) or greater in length, the junction of the *garage* and the concealed space shall be *fireblocked* to comply with Section 721.0.

407.8 Means of egress: Where living quarters are located above a *private garage*, the required *means of egress* facilities shall be separated from the garage area with 1-hour fire-resistance rated construction.

407.9 Floor surface: The *floor finish* of attached garages shall be of concrete or other approved noncombustible material.

SECTION 408.0 PUBLIC GARAGES

408.1 General: *Public garages* shall comply with the applicable requirements of this section. Those portions of *public garages* where paint spraying is done shall comply with the requirements of Section 419.0.

408.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Garage, public: A building or structure for the storage or parking of more than four passenger motor vehicles, motor-powered boats or private or commercial airplanes, or more than one commercial motor vehicle. Public garages shall be classified in one of the following groups according to their specific occupancies:

Group 1: A public garage occupied for the storage, parking, repairing or the painting of, or the dispensing of fuel to, motor vehicles.

Group 2: A public garage occupied exclusively for passenger vehicles that will accommodate not more than nine passengers.

408.3 Construction: All *Group 1 public garages* hereafter erected shall be classified as Use Group S-1 and all *Group 2 public garages* shall be classified as Use Group S-2; both shall conform to the *height* and *area* limitations of Table 503 except as specifically provided for herein.

408.3.1 Sprinkler system: All *public garages* shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1:

1. Where any *fire area* exceeds 12,000 square feet (1116 m²);
2. Where the total area of all *fire areas* on all floors exceeds 24,000 square feet (2232 m²);
3. Where any *fire area* is more than three *stories above grade*; or
4. Where located beneath other use groups.

For the purposes of this section, a roof occupied for the parking or storage of motor vehicles shall not constitute a story.

408.3.2 Roof storage of motor vehicles: Where the roof of a building is occupied for the parking or storage of motor vehicles, such roof shall be provided with a parapet wall or a guard constructed in accordance with Section 1021.0, and with a wheel guard not less than 6 inches (152 mm) in height that is located so as to prevent any vehicle from striking the parapet wall or guard.

408.3.3 Floor construction: The *floor finish* of *public garages*, including airplane hangers, shall be of concrete or other approved nonabsorbent, noncombustible material.

Exception: Asphalt paving surfaces are permitted at the grade level of Group 2, Public Garages.

408.4 Fuel-dispensing areas: Fuel-dispensing areas shall be located on the level nearest grade. *Public garages* with fuel-dispensing areas shall be completely separated from any other use group by *fire separation assemblies* having a minimum fire-resistance rating of 2 hours. The floors of the fuel-dispensing areas shall be graded to a floor drainage system such that any fuel spill or leak is contained within the area. The drainage system shall conform to the requirements of the plumbing code listed in Chapter 35. The fuel-dispensing area shall be equipped with an *automatic sprinkler system* in accordance with Chapter 9.

408.4.1 Fuel-dispensing systems: All fuel-dispensing and fuel storage systems shall conform to the requirements of the mechanical code listed in Chapter 35.

2x6"x12' - 15

2x10"x16' - 25

4x8x5/8 Plywood - 20 *10-CDX *10-Underlayment

2x4x12' - 90

1/2" X 3 stepping - 700' Lin/Ft

15x6' INSULATION - 450' sq/F

15x9" INSULATION - 800' sq/F

4x8'x12' 1/2" Sheetrock - 23

Bostitch 16D - 3

" 8D Ring Shank - 2

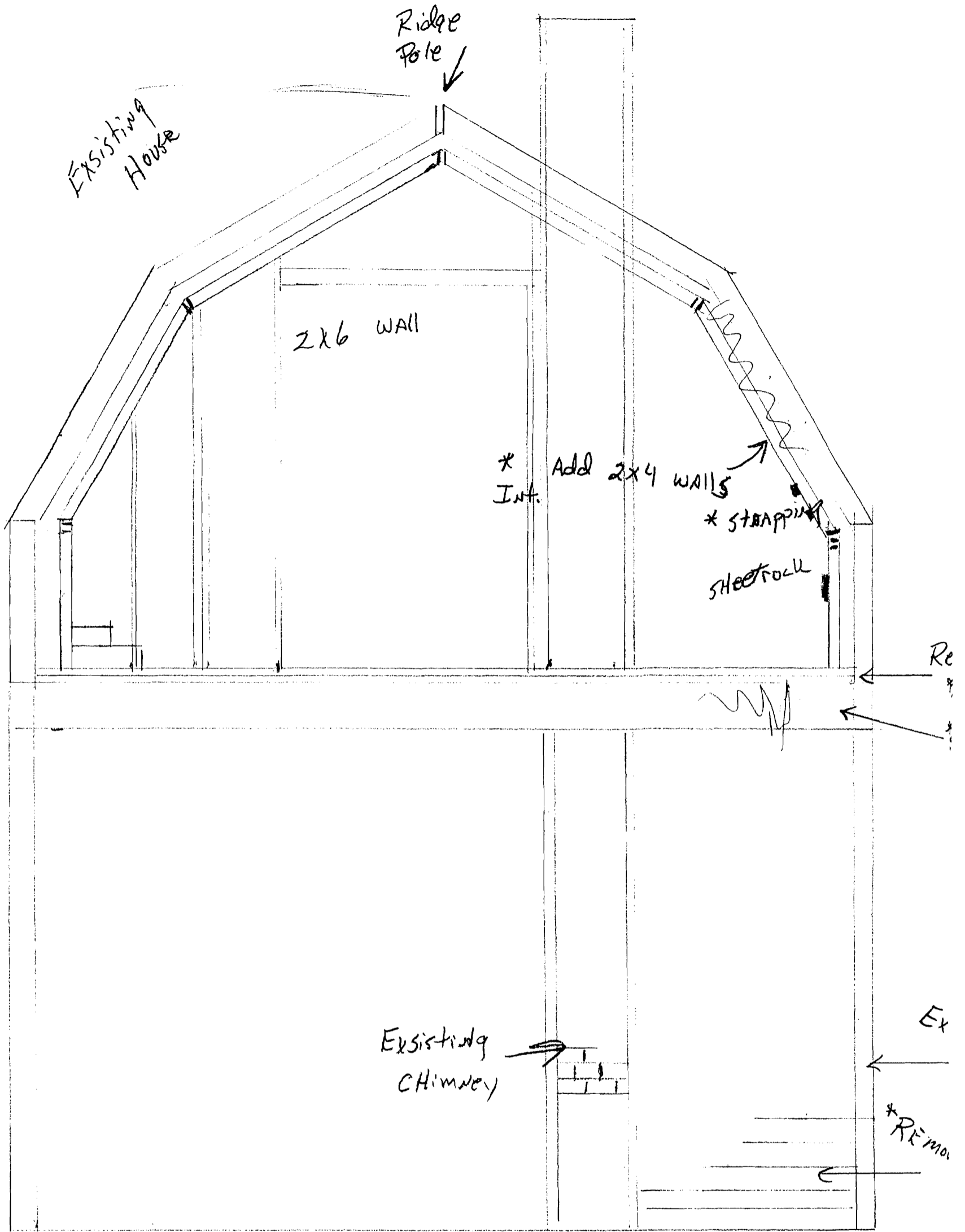
windows per/owner

Ext. trim per/owner

NOIAN 39 vesper

PORTLAND

772-5024

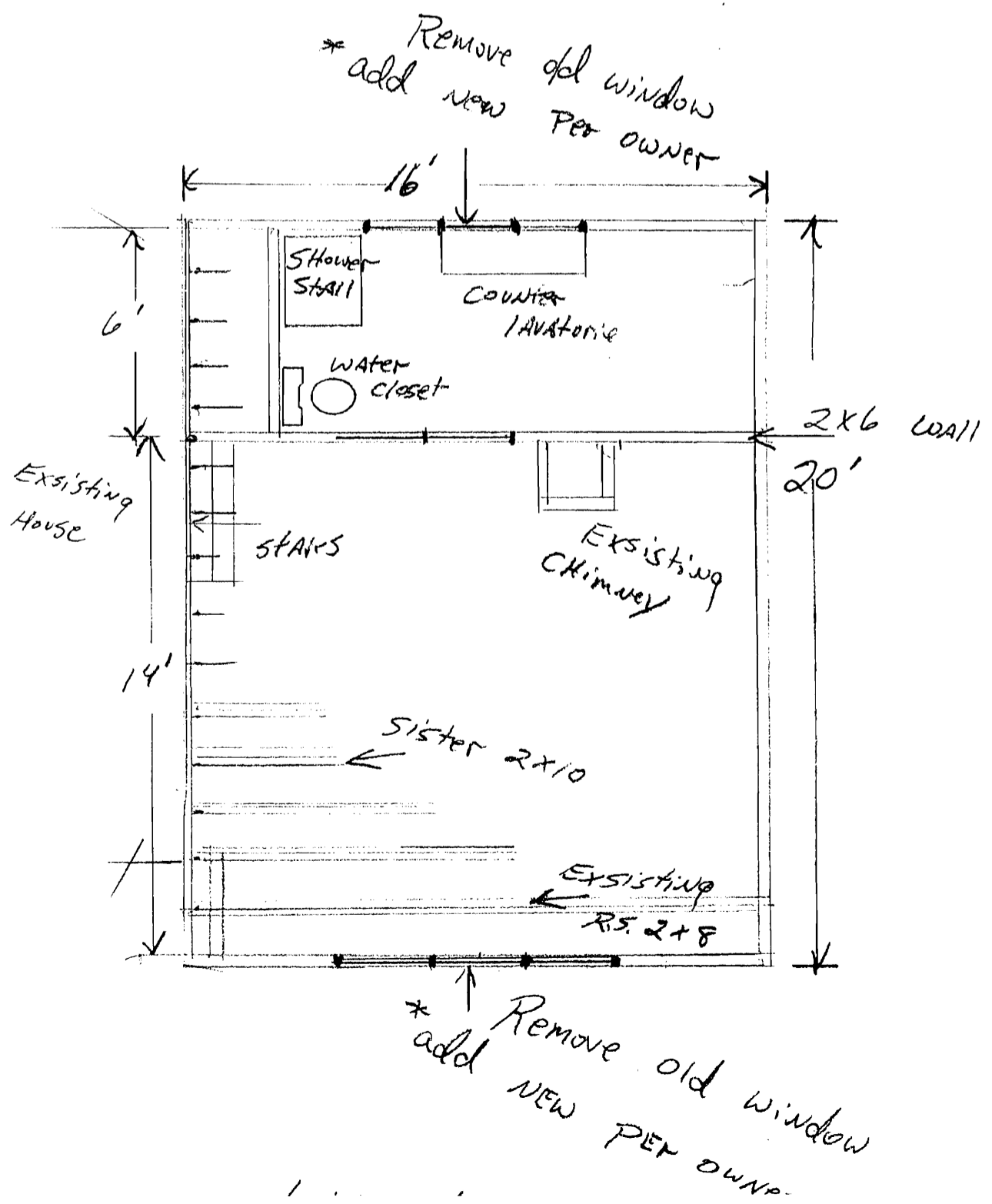


move old Decking
Add Two $\frac{5}{8}$ Plywood

Install 2x10 on to Existing Floor Joist

Existing Walls and Roof

Existing Stairs





CITY OF PORTLAND, MAINE
Department of Building Inspection

7/18 20 01

Received from John J. ... a fee

of ... /100 Dollars \$ 500

for permit to install
erect
alter

at 311 ... move
demolish Est. Cost \$...

CASH

...

Inspector of buildings
Per CK

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy