

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

Location of Construction: 1. ... Ave. Portland, ME 04101		Owner: ...		Phone: 603 436-2500		Permit No: 990512	
Owner Address: 1. ... Ave. Portland, ME 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: ...		Address: ...		Phone: ...		Permit Issued: MAY 21 1999	
Past Use: Single Family		Proposed Use:		COST OF WORK: \$10,000.00		PERMIT FEE: \$170.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Repair Structure/Size ... Add Addition Change of use From one to a Two Family - \$				Signature:		Signature:	
Permit Taken By:		Date Applied For:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
				Signature:		Date:	

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..

Shawn Casey
PO Box 163
Casco, ME 04015

Martin Harbeck 466-2053
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	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED

MAY 21 1999

CITY OF PORTLAND

Zone: **CBL:**

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

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): 12 East Cove St. Portland ME. 04101		
Total Square Footage of Proposed Structure 154	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 012 Block# G Lot# 004	Owner: Shawn Casey	Telephone#: 207-539-8864
Owner's Address: 12 East Cove St. Portland ME.	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 39,000.00 Fee \$ 170-
Proposed Project Description:(Please be as specific as possible) 14 x 11 addition to original structure. - repair existing structure due to fire. C/O Anthony Christensen		
Contractor's Name, Address & Telephone: * Paul Davis Systems - 1932 Broadway South Portland ME 04106		Rec'd By UB
Current Use: 1-family		Proposed Use: 2-family

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.

(Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

ion:

Your Deed or Purchase and Sale Agreement of your Construction Contract, if available

3) A Plot Plan/Site Plan

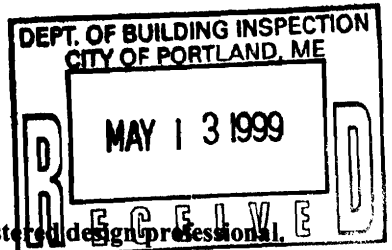
or the above proposed projects. The attached plan.

4) Building Plans

tion documents must be designed by a registered design professional.

ll of the following elements of construction:

ing porches, decks w/ railings, and accessory structures)



ANTHONY CHRISTENSEN
ASSOCIATE

Paul Davis Systems of Maine
1932 Broadway
South Portland, ME 04106
(207) 775-0070 □ FAX: (207) 775-3313

- 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: <i>[Signature]</i>	Date: 5-13-99
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 15 MAY 99 ADDRESS: 12 East Cove ST. CBL: 012-G-004
REASON FOR PERMIT: Repair after Fire (Change of use 1 To 2 Family with addition
BUILDING OWNER: Shawn Casey
PERMIT APPLICANT: Paul Davis "Christensen" Contractor Paul Davis Systems
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *3, *4, *5, *11, *12, *13, *15, *19, *27, *29, *32, *33

- 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)
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 damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", 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 3e4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (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. 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)
16. 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)
17. 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)

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)

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/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) Section 920.3.2.

20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. - *Zoning only*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34. _____
35. _____
36. _____

[Signature]
P. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

PAUL DAVIS SYSTEMS
Restoration Specialists



1932 Broadway
South Portland, ME 04106
(207) 775-0070 FAX: (207) 775-3313

WORK AUTHORIZATION

We authorize Paul Davis Systems of Maine, hereinafter referred to as Contractor, to make repairs to our property at the address below, damaged by fire on or about 1-15, 19 99; the "Terms and Conditions" on the back of this page are a part of this authorization.

We agree that the total cost of the work will be in accordance with the original estimate and any supplemental estimates prepared by Contractor and approved by the adjuster for our insurance company, plus any change orders approved by Owners and Contractor.

This work authorization, along with all approved estimates, supplemental estimates and change orders shall constitute the contractual obligations of the Owners and Contractor.

We understand that Contractor has no connection with our insurance company or its adjuster and that we alone have the authority to authorize Contractor to make said repairs.

We agree that any portion of work, such as deductibles, betterment, depreciation, or additional work requested by us, not covered by insurance, must be paid by us on or before completion.

Our mortgage payments are made to Crossland Mortgage and we request them to protect the interest of the Contractor in handling the loss draft or check.

Our insurance company is Acadia Insurance and we authorize them to pay all proceeds due Contractor payable under our policy directly to Contractor and any mortgage company named. If our names are included on the payment, we agree to promptly endorse said payment to mortgage company or into an escrow account in a bank acceptable to Contractor, for disbursement by a series of draws as follows:

We agree that any payments not made in accordance with this schedule shall be considered delinquent after ten days and agree to pay interest thereon at 1 1/2% per month until paid.

Due to the nature of the work no completion date is specified. No verbal agreements are binding on Contractor.

Signed at Portland Maine this 15th day of March, 19 99
Owner's Name: Sharon Casey Owner: X Sharon W. Casey
Loss Address: 12 E. Cove Street Owner: _____
Phone: 539-8864 Contractor: C. Christensen

FAX

Date 5-13-99

Number of pages including cover sheet 03

TO: **Una Bentley**
Code Enforcement
City of Portland

Phone
Fax Phone 207-874-8716

FROM: **Anthony W. Christensen**
Paul Davis Systems Of
Maine
1932 Broadway
South Portland, ME.
04106

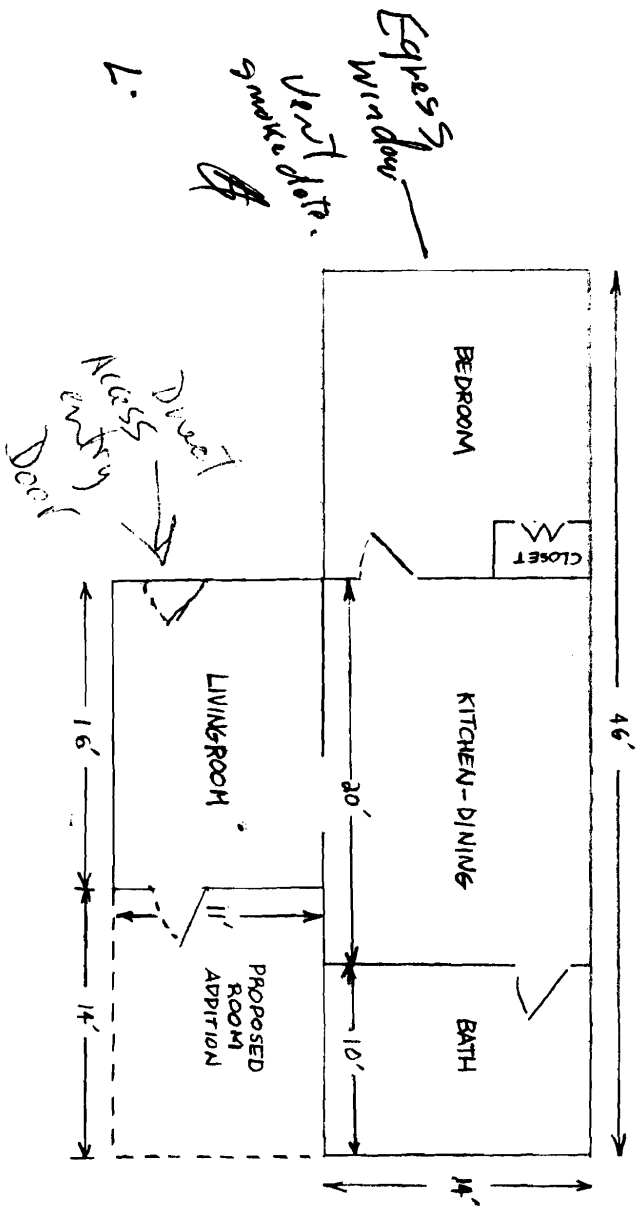
Phone 207-775-0070
Fax Phone 207-775-3313

CC: Lot lay-out and
authorization

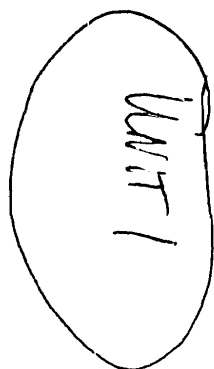
REMARKS: Urgent For your review Reply ASAP Please Comment

If you require any additional information, please contact me @831-0548. Thank you!

EXISTING
BASEMENT FLOOR PLAN



BASEMENT APARTMENT



Where is Access to
unit?

14 x 46 = 644
11 x 30 = 330

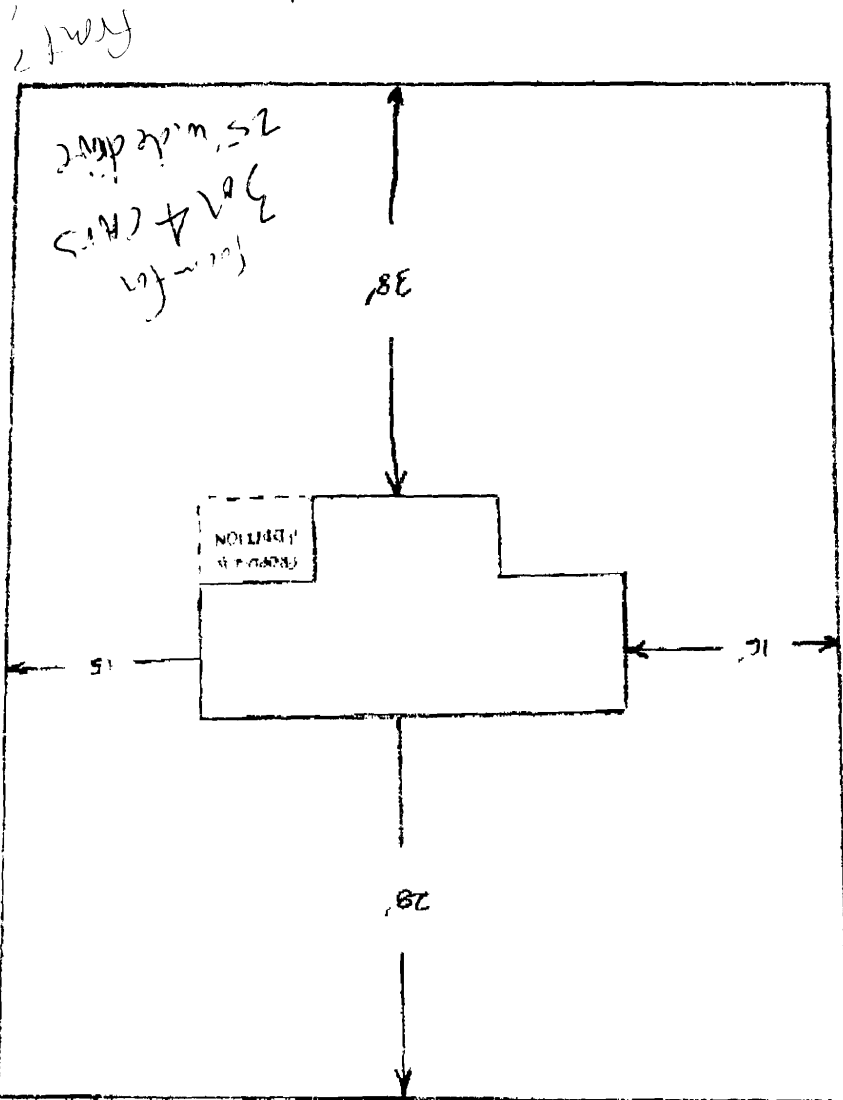
974

12 E. COVE ST

Paul Davis Systems of Maine □ 1932 Broadway □ South Portland, ME 04106
(207) 775-0070 □ FAX: (207) 775-3313

SILT BACK REQUIREMENTS -
10' SIDES
20' REAR
10' FRONT

R-6



SILTBANKS

SHAWN CASEY
12 EAST COUL STREET
PORTLAND
LOT PLAN



PAUL DAVIS SYSTEMS
Registered on Special 55

775-0070
Applicant: Anthony Christensen
Address: 12 EAST Cove ST

Date: 5/20/99

C-B-L: 12-G-415

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - 11' x 14' addition and change of use from 1 to 2 units

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 10' req - 30' shown

Rear Yard - 20' req - 20' shown

Side Yard - 10' req - 15' shown

Projections -
new unit → 974 \$
old unit 1248 \$

Width of Lot -

Height - 1 story addition

Lot Area - 4,500 sq ft min lot - 2979 sq ft + 2020 sq ft = 4999 sq ft per CMAA

Lot Coverage/ Impervious Surface - 50%

Area per Family - 1,000 sq ft per fam

Off-street Parking - 1 + 1/2 spaces req - ^{needs to show 2?} show 4 cars - drive

Loading Bays - N/A

Site Plan -

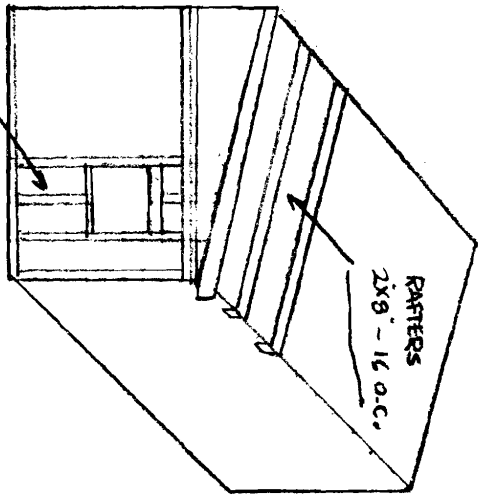
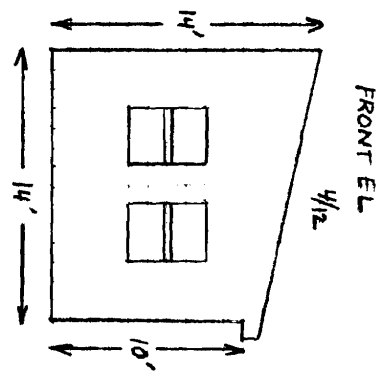
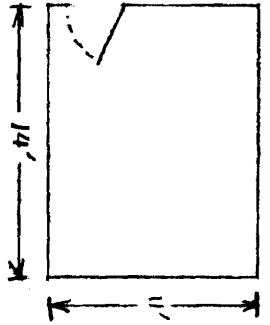
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

Has ab living floor
↓
below grade dwelling units permitted only if access is provided directly to the outside at the bldg.

PROPOSED ADDITION

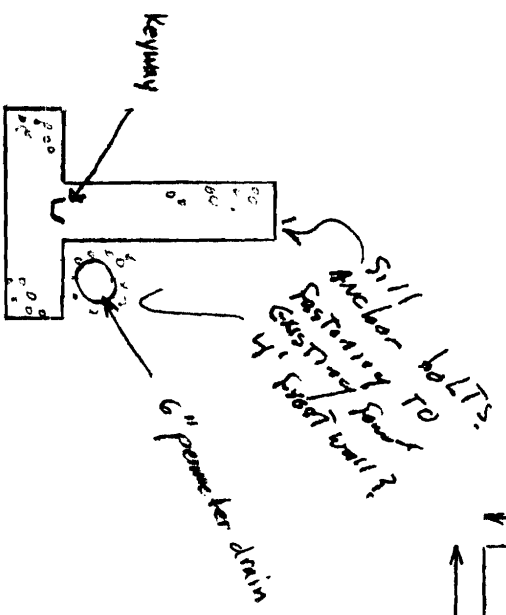
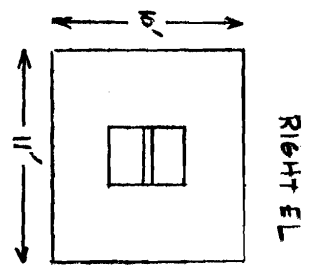
ADDITION ROOM
FOOT PRINT



2x4 - 16' OC
WALL FRAMING

2x6 HEADERS

RAFTERS
2x8 - 16 o.c.



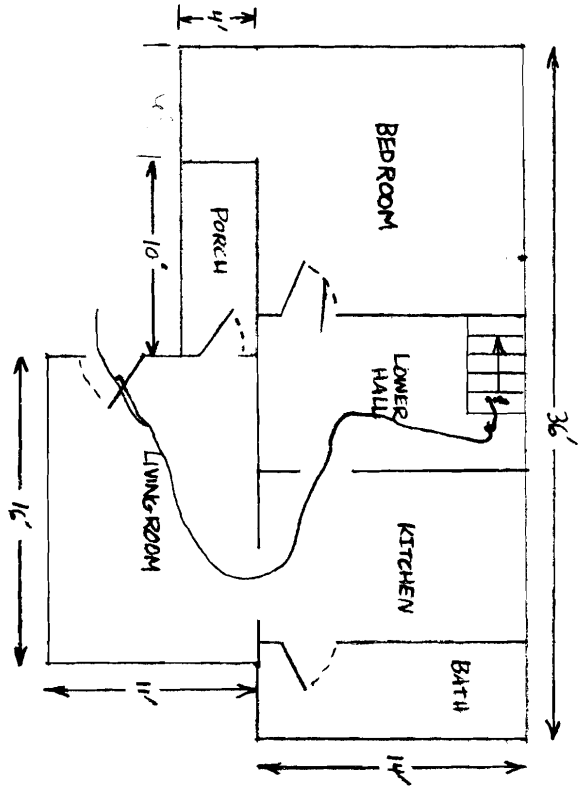
24" x 8" FOOTING

Keyway

Sill
Anchor bolts
Fastened to
existing foundation
with 1/2" x 4" bolts
4" exterior wall?

6" perimeter drain

EXISTING
FIRST FLOOR LAYOUT



Unit 2

2nd floor

$$4 \times 16 = 64$$

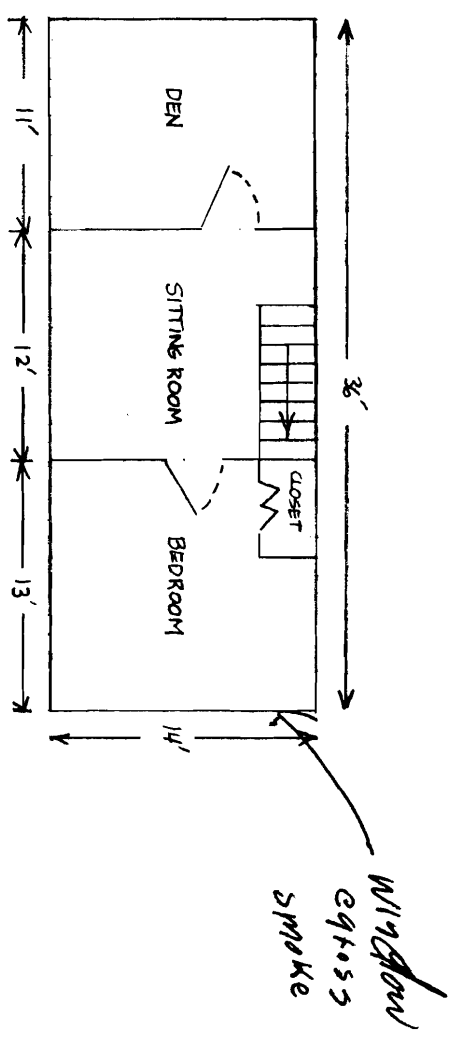
$$14 \times 36 = 504$$

$$11 \times 16 = 176$$

$$\frac{504}{17 \times 8}$$

UNIT 2

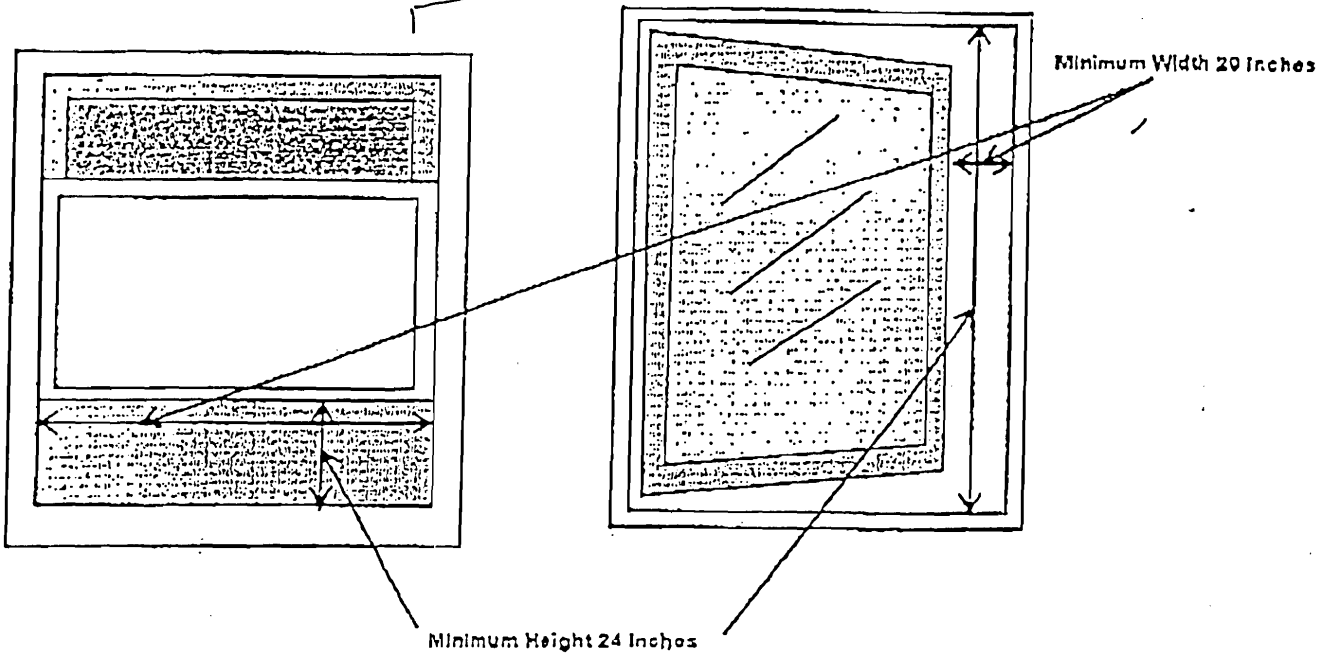
EXISTING -
SECOND FLOOR LAYOUT



12 E COURT ST

to whom it may concern,

The Department of Public Safety does not recognize the act of removing the sashes of a double hung window to achieve the minimum of 5.7 square feet of clear opening. The method used by this department in measuring the clear opening of a window is illustrated below. This method uses the opening when the window is in its normal open position.



To calculate the square footage of the opening multiply the width of the opening by the height of the opening and divide by 144.

SAMPLE

32" WIDE TIMES 26" TALL, = 832 SQUARE INCHES. WHEN DIVIDED BY 144 THIS COMES OUT AT 5.777 SQUARE FEET

Height	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.33	3.50	3.67	3.83	4.00	4.17	4.33	4.50	4.67	4.83	5.00	5.17	5.33	5.50	5.67	5.83	6.00
25	3.47	3.65	3.82	3.99	4.17	4.34	4.51	4.69	4.86	5.03	5.21	5.38	5.56	5.73	5.90	6.08	6.25
26	3.61	3.79	3.97	4.15	4.33	4.51	4.69	4.87	5.06	5.24	5.42	5.60	5.78	5.97	6.14	6.32	6.50
27	3.75	3.94	4.13	4.31	4.50	4.69	4.87	5.06	5.25	5.44	5.63	5.81	6.00	6.19	6.38	6.56	6.75
28	3.89	4.08	4.28	4.47	4.67	4.86	5.06	5.25	5.44	5.64	5.83	6.03	6.22	6.42	6.61	6.81	7.00
29	4.03	4.23	4.43	4.63	4.83	5.03	5.24	5.44	5.64	5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25
30	4.17	4.38	4.58	4.79	5.00	5.21	5.42	5.63	5.83	6.04	6.25	6.45	6.67	6.88	7.08	7.29	7.50
31	4.31	4.52	4.74	4.95	5.17	5.38	5.60	5.81	6.03	6.24	6.45	6.67	6.89	7.10	7.32	7.53	7.75
32	4.44	4.67	4.89	5.11	5.33	5.55	5.77	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.56	7.78	8.00
33	4.58	4.81	5.04	5.27	5.50	5.73	5.96	6.19	6.42	6.65	6.88	7.10	7.33	7.56	7.79	8.02	8.25
34	4.72	4.96	5.19	5.43	5.67	5.91	6.14	6.38	6.61	6.85	7.08	7.32	7.56	7.80	8.03	8.28	8.50
35	4.86	5.10	5.34	5.58	5.83	6.07	6.31	6.55	6.79	7.03	7.27	7.51	7.75	8.00	8.25	8.50	8.75
36	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00	8.25	8.50	8.75	9.00
37	5.14	5.40	5.65	5.91	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25
38	5.28	5.54	5.81	6.07	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50
39	5.42	5.69	5.96	6.23	6.50	6.77	7.04	7.31	7.58	7.85	8.13	8.40	8.67	8.94	9.21	9.48	9.75
40	5.56	5.83	6.11	6.39	6.67	6.94	7.22	7.50	7.78	8.06	8.33	8.61	8.89	9.17	9.44	9.72	10.00
41	5.69	5.98	6.28	6.55	6.83	7.12	7.40	7.69	7.97	8.26	8.54	8.83	9.11	9.40	9.68	9.97	10.25
42	5.83	6.13	6.42	6.71	7.00	7.29	7.58	7.88	8.17	8.46	8.75	9.04	9.33	9.63	9.92	10.21	10.50
43	5.97	6.27	6.57	6.87	7.17	7.47	7.76	8.06	8.36	8.65	8.95	9.25	9.55	9.85	10.15	10.45	10.75

Nelson E. Collins
Public Safety Inspector

This is in all uses where emergency egress windows are allowed in lieu of a second means of egress

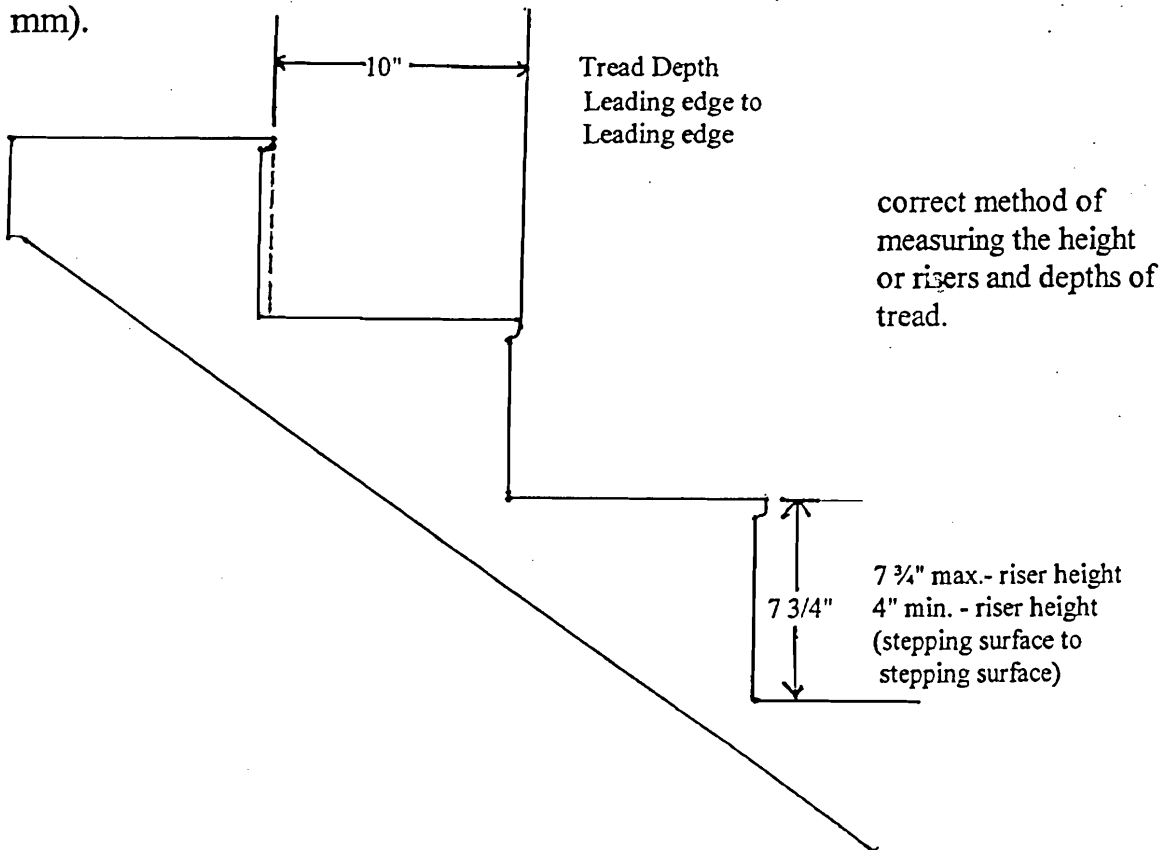
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).



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)

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 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) Section 920.3.2.

20. 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)

21. The Fire Alarm System shall maintained to NFPA #72 Standard.

22. The Sprinkler System shall maintained to NFPA #13 Standard.

23. 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/1996)

24. 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".

25. 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.

26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).

X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**

28. All requirements must be met before a final Certificate of Occupancy is issued.

X 29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements. - *Zunitomley*

X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.

X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

34.

35.

36.

 P. Samuel Hoffs, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 12-14-98

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

Location of Construction: 12 East Cove St. Portland 04101		Owner: Shawn Casey		Phone: 603 436-2500 (207) 539-8864	
Owner Address: 12 East Cove St. Portland 04101		Lessee/Buyer's Name:		Phone:	
Contractor Name: *Paul Davis Systems		Address: *1932 Broadway So. Portland 04106		Phone: 775-0070	
Past Use: Single Family		Proposed Use: 2 Family		COST OF WORK: \$30,000.00 PERMIT FEE: \$170.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A-2 Type 5/12 Signature: [Signature]	
Proposed Project Description: Repair Structure/Fire Damage Add Addition Change of Use 1 Family to a Two Family - #		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: [Signature]	
Permit Taken By: U.B.		Date Applied For: May 13th, 1999			

Permit No: 990512

PERMIT ISSUED

Permit Issued: MAY 21 1999

CITY OF PORTLAND

Zone: CBL: 012-G-004 2-5

Zoning Approval: [Signature] 5/20/99

Special Zone or Reviews:

Shoreland Wetland Flood Zone Subdivision Site Plan maj minor mm

Zoning Appeal

Variance Miscellaneous Conditional Use Interpretation Approved Denied

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

Shawn Casey
PO Box 163
Casco, ME 04015

Send In Care Of Anthony Christensen At Paul Davis Systems

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

May 13th, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Historic Preservation

Not in District or Landmark Does Not Require Review Requires Review

Action: Approved Approved with Conditions Denied

Date: [Signature]

CEO DISTRICT 1

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): 12 East Cove St. Portland ME. 04101			
Total Square Footage of Proposed Structure 154		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 012 Block# G Lot# 004		Owner: Shawn Casey	Telephone#: 207-539-8864
Owner's Address: 12 East Cove St. Portland ME.		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$ 30,000.00 \$ 170-
Proposed Project Description:(Please be as specific as possible) 14 x 11 addition to original structure. - repair existing structure due to fire. c/o Anthony Christensen			
Contractor's Name, Address & Telephone 207-775-0070 * Paul Davis Systems - 1932 Broadway South Portland ME			Rec'd By UB 04106
Current Use: 1-family		Proposed Use: 2-family	

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.



PAUL DAVIS SYSTEMS
Restoration Specialists

ANTHONY CHRISTENSEN
ASSOCIATE

Paul Davis Systems of Maine
1932 Broadway
South Portland, ME 04106
(207) 775-0070 □ FAX: (207) 775-3313

on:

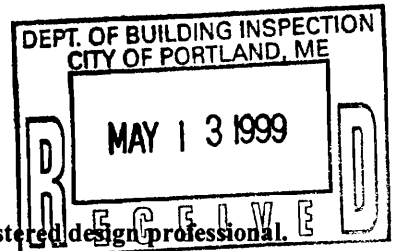
Your Deed or Purchase and Sale Agreement of your Construction Contract, if available

3) A Plot Plan/Site Plan

or the above proposed projects. The attached plan.

4) Building Plans

Construction documents must be designed by a registered design professional. All of the following elements of construction: (including porches, decks w/ railings, and accessory structures)



- 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

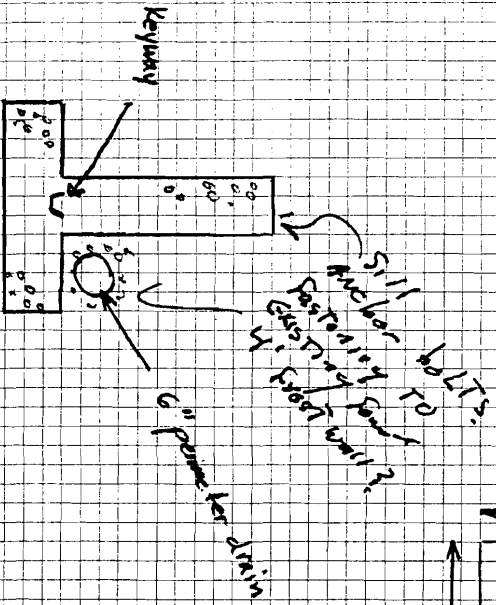
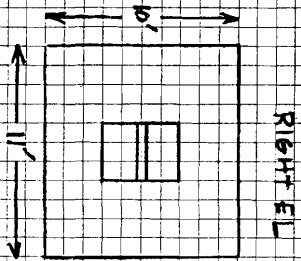
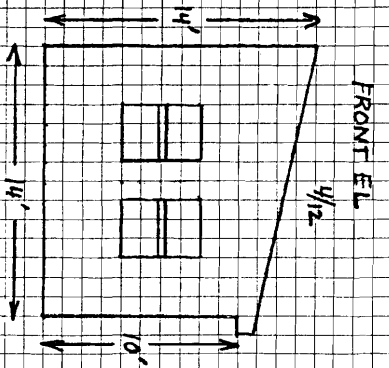
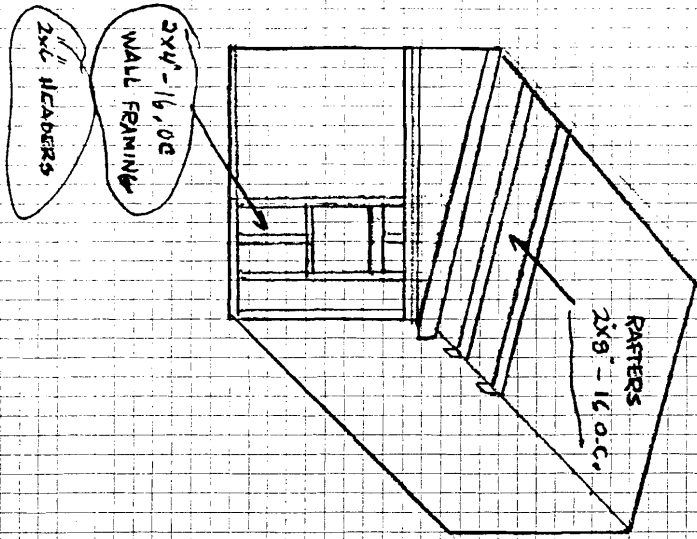
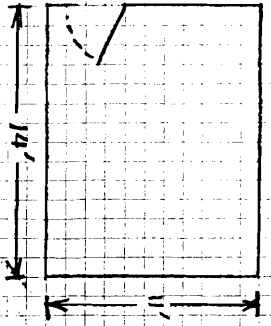
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Anthony Christensen</i>	Date: 5-13-99
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

PROPOSED ADDITION

ADDITION ROOM
FOOT PRINT

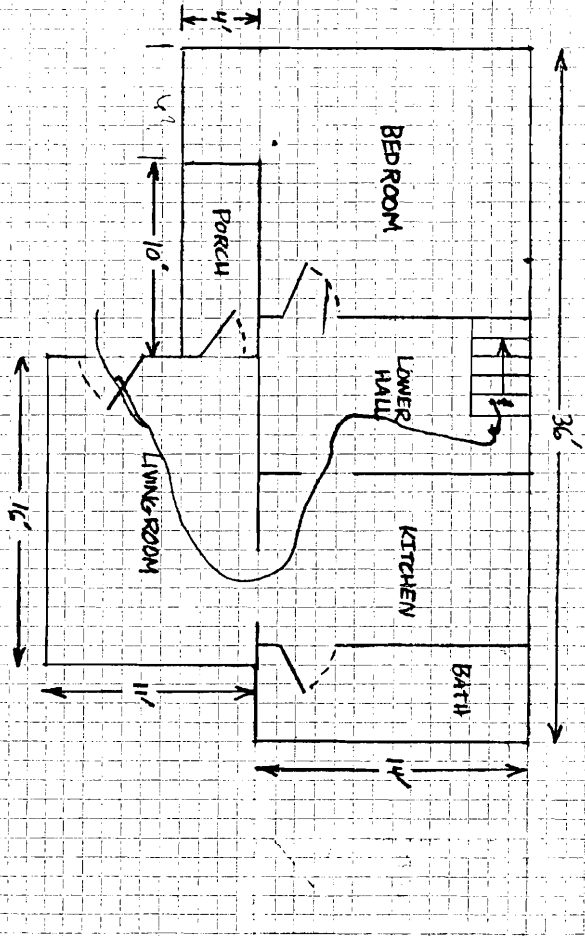


24" x 8" FOOTING

RIGHT EL

FRONT EL

EXISTING
FIRST FLOOR LAYOUT



Unit 2

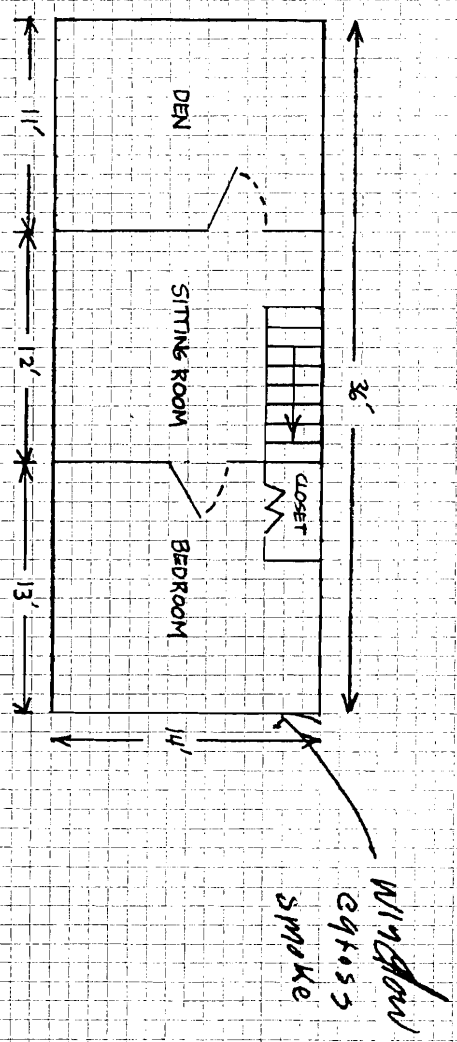
1st floor
 2nd floor
 4x16 = 64
 14x36 = 504
 11x16 = 176
 504
 14x36
 17x8
 504
 17x8

12 E CHURCH ST

123 COUNEST

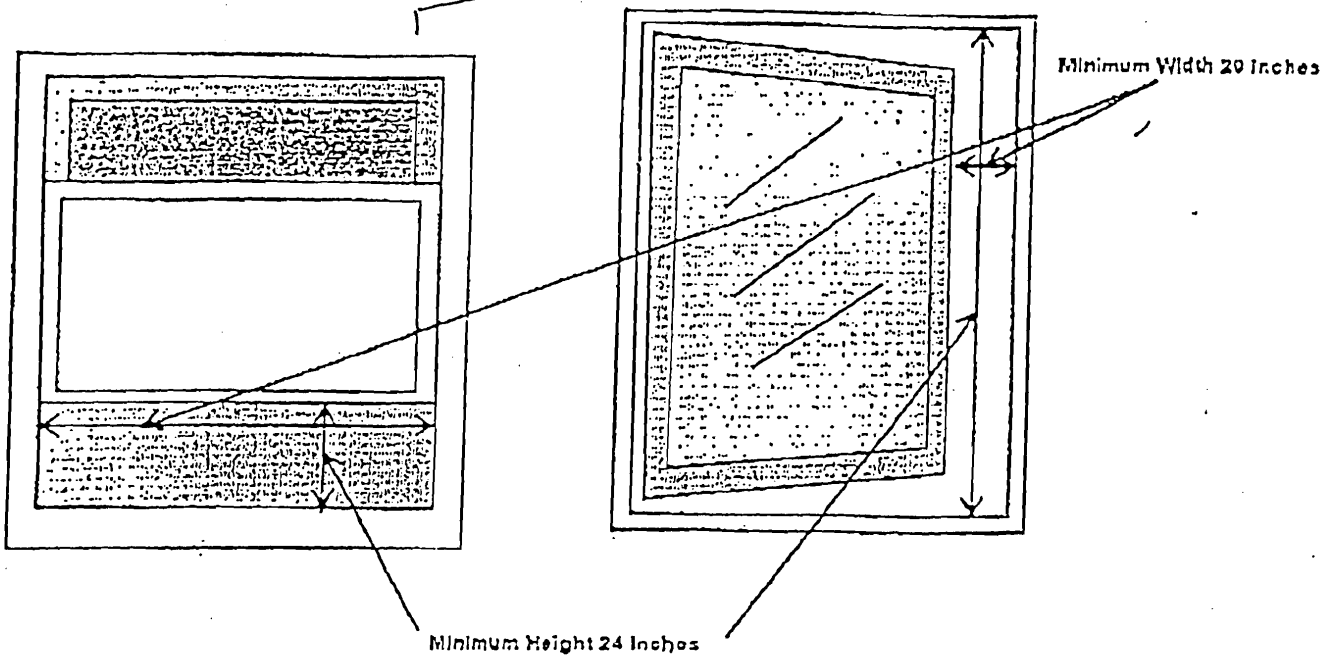
UNIT 2

EXISTING -
SECOND FLOOR LAYOUT



to which it may concern.

The Department of Public Safety does not recognize the act of removing the sashes of a double hung window to achieve the minimum of 5.7 square feet of clear opening. The method used by this department in measuring the clear opening of a window is illustrated below. This method uses the opening when the window is in its normal open position.



To calculate the square footage of the opening multiply the width of the opening by the height of the opening and divide by 144.

SAMPLE

32" WIDE TIMES 26" TALL, = 832 SQUARE INCHES. WHEN DIVIDED BY 144 THIS COMES OUT AT 5.777 SQUARE FEET

Height	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
24	3.33	3.50	3.67	3.83	4.00	4.17	4.33	4.50	4.67	4.83	5.00	5.17	5.33	5.50	5.67	5.83	6.00
25	3.47	3.65	3.82	3.99	4.17	4.34	4.51	4.69	4.86	5.03	5.21	5.38	5.56	5.73	5.90	6.08	6.26
26	3.61	3.79	3.97	4.15	4.33	4.51	4.69	4.87	5.06	5.24	5.42	5.60	5.78	5.96	6.14	6.32	6.50
27	3.75	3.94	4.13	4.31	4.50	4.69	4.87	5.06	5.25	5.44	5.63	5.81	6.00	6.19	6.38	6.56	6.75
28	3.89	4.08	4.28	4.47	4.67	4.86	5.06	5.25	5.44	5.64	5.83	6.03	6.22	6.42	6.61	6.81	7.00
29	4.03	4.23	4.43	4.63	4.83	5.03	5.24	5.44	5.64	5.84	6.04	6.24	6.44	6.65	6.85	7.05	7.25
30	4.17	4.38	4.58	4.79	5.00	5.21	5.42	5.63	5.83	6.04	6.25	6.45	6.67	6.88	7.08	7.29	7.50
31	4.31	4.52	4.74	4.95	5.17	5.38	5.60	5.81	6.03	6.24	6.45	6.67	6.89	7.10	7.32	7.53	7.75
32	4.44	4.67	4.89	5.11	5.33	5.56	5.77	6.00	6.22	6.44	6.67	6.89	7.11	7.33	7.56	7.78	8.00
33	4.58	4.81	5.04	5.27	5.50	5.73	5.96	6.19	6.42	6.65	6.88	7.10	7.33	7.56	7.79	8.02	8.25
34	4.72	4.95	5.18	5.41	5.64	5.87	6.10	6.33	6.56	6.79	7.02	7.25	7.48	7.71	7.94	8.17	8.40
35	4.86	5.09	5.32	5.55	5.78	6.01	6.24	6.47	6.70	6.93	7.16	7.39	7.62	7.85	8.08	8.31	8.54
36	5.00	5.25	5.49	5.73	5.97	6.21	6.45	6.69	6.93	7.17	7.41	7.65	7.89	8.13	8.37	8.61	8.85
37	5.14	5.40	5.65	5.91	6.17	6.42	6.68	6.94	7.19	7.45	7.71	7.97	8.22	8.48	8.74	8.99	9.25
38	5.28	5.54	5.81	6.07	6.33	6.60	6.86	7.13	7.39	7.65	7.92	8.18	8.44	8.71	8.97	9.24	9.50
39	5.42	5.69	5.96	6.23	6.50	6.77	7.04	7.31	7.58	7.85	8.13	8.40	8.67	8.94	9.21	9.48	9.75
40	5.56	5.83	6.11	6.39	6.67	6.94	7.22	7.50	7.78	8.06	8.33	8.61	8.89	9.17	9.44	9.72	10.00
41	5.69	5.98	6.28	6.55	6.83	7.12	7.40	7.69	7.97	8.26	8.54	8.83	9.11	9.40	9.68	9.97	10.25
42	5.83	6.13	6.42	6.71	7.00	7.29	7.58	7.88	8.17	8.46	8.75	9.04	9.33	9.63	9.92	10.21	10.50
43	5.97	6.27	6.57	6.87	7.17	7.47	7.76	8.06	8.36	8.65	8.95	9.25	9.55	9.85	10.15	10.45	10.75

Nelson E. Collins
Public Safety Inspector

This is in all uses where emergency egress windows are allowed in lieu of a second means of egress

TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).

