

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

Location of Construction: 67 High St		Owner: Farnham, Timothy		Phone: 773-3628/773-7487		Permit No: 950775	
Owner Address: SAA Pld, ME 04101		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: S.P. Rankin		Address:		Phone:		Permit Issued: JUL 27 1995 CITY OF PORTLAND	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 5,700.00		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4, Type: 3B BOCA 93	
				Signature:		Signature: [Signature]	
Proposed Project Description: Demo/Rebuild Garage (20 x 24) Not to exceed existing footprint Construct deck (6 x 10)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: 40-A-11 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Greshik		Date Applied For: 17 July 1995					

1. This permit application doesn't 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..

P/U for debris removal

PERMIT ISSUED
WITH REQUIREMENTS

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 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 Timothy Farnham ADDRESS: DATE: 17 July 1995 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

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

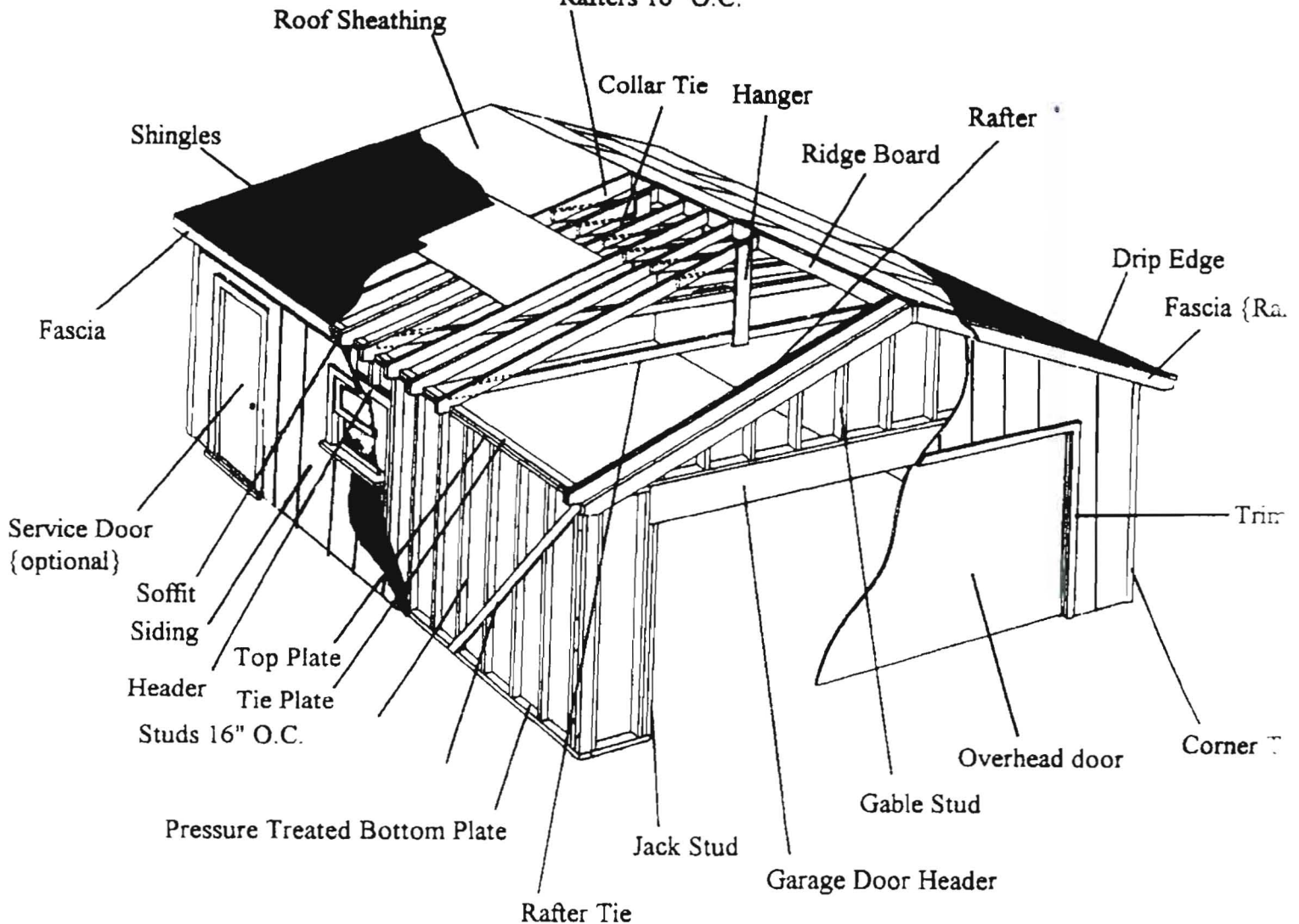
Date:

CEO DISTRICT

2

S. P. Rankin Garages

Standard Plan
Rafters 16" O.C.



Roof Sheathing - 1/2" plywood

Rafters - 2"x6" 16" O.C.

Collar Tie - 2"x4"

Hanger - 2"x4"

Ridge Board - 2"x6"

Drip Edge Galvanized

Fascia - Pine

Trim - Pine

Gable Studs - 2"x4"

Garage Door Header - 2"x8"

Jack Stud - 2"x4"

Rafter Tie - 2"x6" 48" O.C.

Bottom Plate - 2"x4" Pressure Treated

Studs - 2"x4" 16" O.C

Tie Plate - 2"x4"

Top Plate - 2"x4"

Window & Service Door Headers - 2"x6"

Siding - T-111 5/8"

Soffit - AC 3/8" Pine

Shingles - Asphalt

Roof Pitch - 5/12

Concrete Slab - Reinforced 6" - 10" thick edges with an

Windows - Double hung 24"x32"

Service door - Steel insulated

Overhead Doors - Wood or Steel, supplied by the professionals from the Portland Glass Company

Special Instructions

Prepare:

S.P. Rankin, P. O. Box

Westbrook, Maine 04091

Telephone #(207) 761-9

Telephone #1-800-794-9

Telephone [NH] #1-800-473-0

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO HENRY EAST
LAND TITLE, LOAN AMERICAN FINANCIAL
CORP & ITS TITLE INSURER

The monumentation is in harmony with
current deed description.

The building setbacks are 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 # 23005 0013R

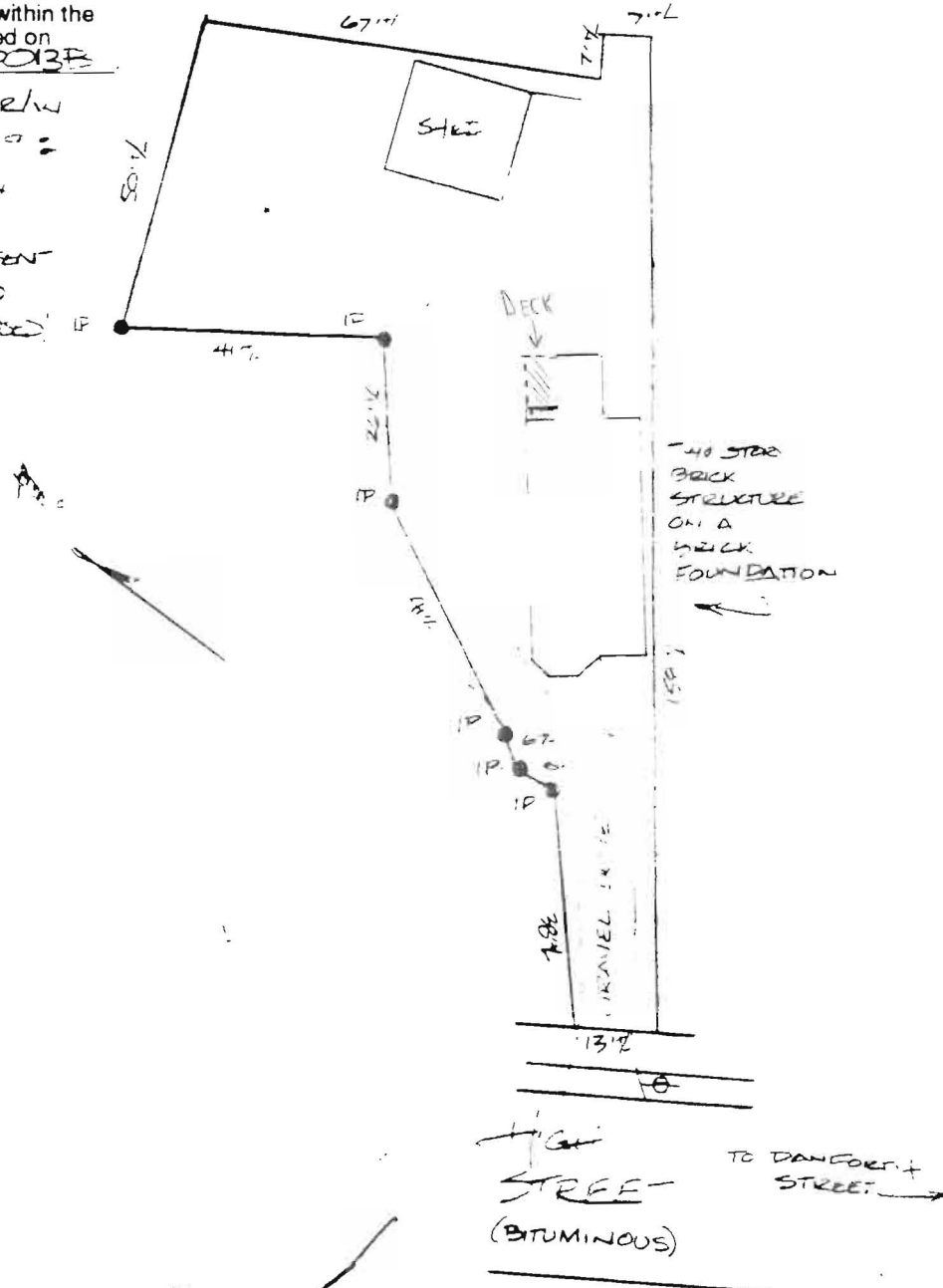
NOTE: SUBJECT TO THE R/W
AS PER BK 2166-PG 9:
"THE RIGHT TO USE IN
COMMON WITH THE
GRANTOR... THE PRESENT
DRAINAGE AS SAID
DRAINAGE IS NOW USED" IP

67 HIGH STREET
PORTLAND, MAINE

Job Number: 246-09
Inspection Date: 08-01-94
Scale: 1"=30'

BUYER: TIMOTHY S FARNHAM/ERIN L MINER

SELLER: CARROLL J & PATRICK A. VEILLEUX



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
Fax: (207) 829-3522

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 7348 PAGE 269 COUNTY CUMBERLAND

THIS PLAN IS NOT FOR RECORDING Drawn by: JMC

please check off the appropriate description

FOUNDATION

_____ Frost Wall, min 4' below grade.
8" thick

✓ _____ Sono Tube, 4' below grade.
6" min. on footing, hard pan or
bedrock.
Other _____

SILL

6x10 _____ Size

SPAN OF SILL

3' _____ Distance between foundation supports

JOISTS SPAN

10' _____

JOISTS SIZE

_____ 2 x 6 X 2 x 8 _____ 2 x 10

DISTANCE BETWEEN JOISTS

X 16" O.C. _____ 24" O.C. _____ other

DECKING

X 5/4 _____ other explain

GUARD HEIGHT

~~_____~~ X 36" _____ 42"

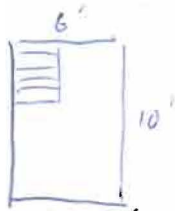
DISTANCE BETWEEN BALUSTER

X 4" spacing between

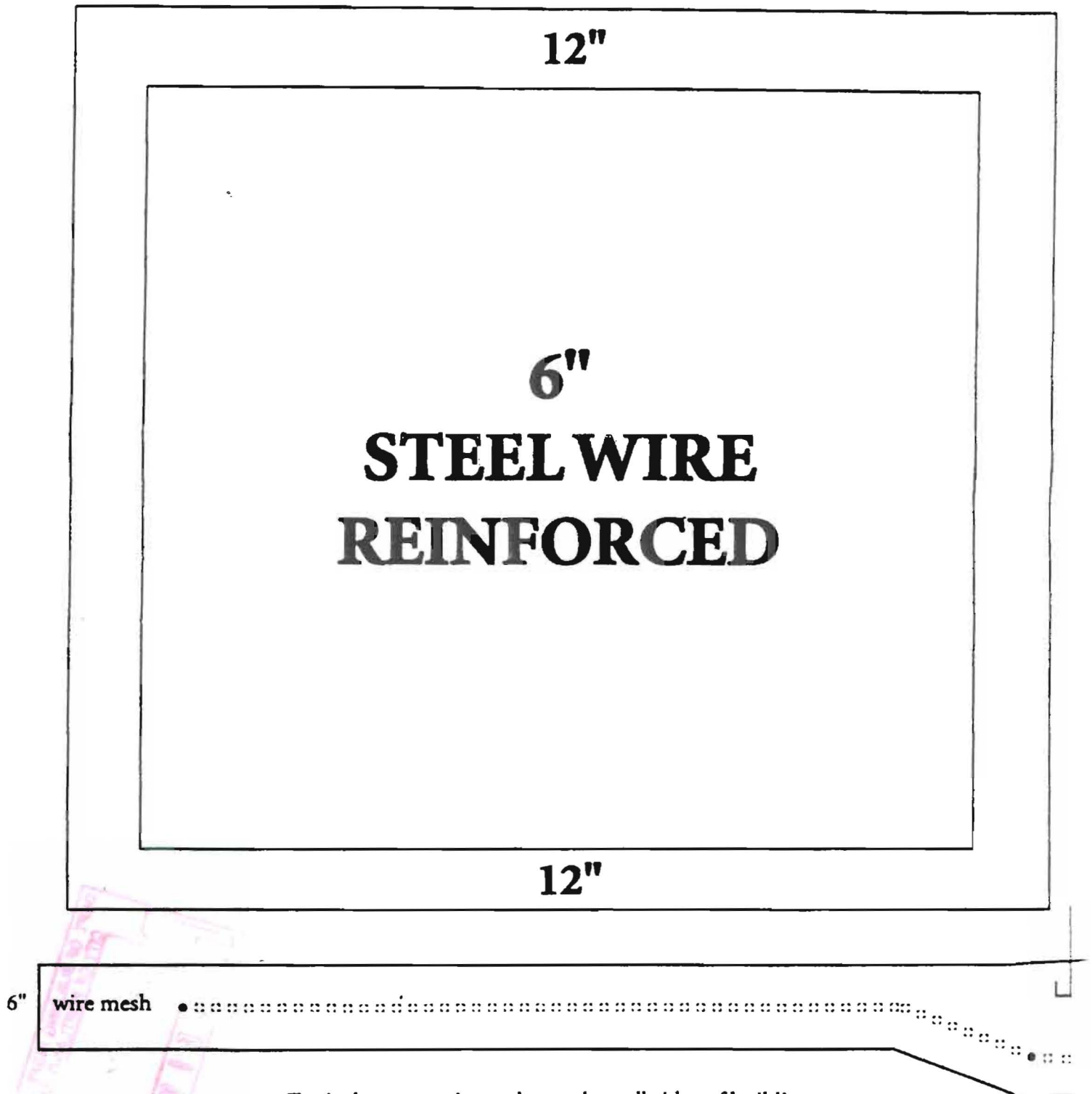
STAIR CONSTRUCTION

minimum 9" tread
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.



CONCRETE SLAB LAYOUT
6" THICK
12" EDGES



Typical cross section to be used on all sides of building

CITY OF PORTLAND
DIVISION OF INSPECTION SERVICES
DEMOLITION CALL LIST

Site Address: 67 HIGH ST., PORTLAND Owner: TIMOTHY S. FARNHAM / ERIN L. MINCAR

Structure Type: GARAGE Contractor: N/A

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power	828-1411 X 5000	<u>N/A</u>
Nynex	878-7000	<u>N/A</u>
Northern Utilities	797-8002 X 6243	<u>N/A</u>
Portland Water District	761-8310	<u>N/A</u>
Public Cable Co.	775-2381 X 257	<u>N/A</u>
Dig Safe	1-800-225-4977	<u>N/A</u>

<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division	874-8300 X 8871	<u>N/A</u>
DPW/Traffic Division	874-8300 X 8891	<u>N/A</u>
DPW/Forestry Division	874-8300 X 8820	<u>N/A</u>
DPW/Sealed Drain Permit	874-8300 X 8822	<u>N/A</u>
Building Inspections	874-8300 X 8703	<u>N/A</u>
Historic Preservation	874-8300 X 8699	<u>N/A</u>
Fire Dispatcher	874-8300 X 8576	<u>N/A</u>
Written Notice to Adjoining Owners		<u>N/A</u>

<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U. S. EPA REGION 1	617-565-9055 (Lee Weller)	<u>N/A</u>
DEP - Environmental	822-6300	<u>N/A</u>

I have contacted all of the necessary companies and departments.

Signed:  Date: 7/17/95



S. P. Rankin
P.O. Box 291
Westbrook, ME 04098
Telephone #{207}761-9881
Telephone #1-800-794-9881
Telephone {NH} #1-800-473-9881

Spring 1995

Prices may vary due to the fluctuation in the lumber market.

Standard Garages

14' x 20'	\$4,050.00
14' x 22'	\$4,225.00
16' x 20'	\$4,350.00
16' x 22'	\$4,475.00
18' x 20'	\$4,650.00
18' x 22'	\$4,775.00
20' x 20'	\$4,995.00
20' x 24'	\$5,200.00
22' x 24'	\$6,025.00
24' x 24'	\$6,225.00
24' x 26'	\$6,525.00
24' x 28'	\$6,725.00
24' x 30'	\$7,075.00

OTHERS 6 x 10 deck ENTRY STOOP

These are our most popular models, if you are interested in a size not listed, please feel free to call for more information.

Garages with 2nd floor assemblies.
Standard with 9/12 Roof Pitch & Stairway.

20' x 20'	\$6,800.00
20' x 24'	\$7,300.00
22' x 24'	\$7,800.00
24' x 24'	\$8,175.00
24' x 26'	\$8,650.00

Gambrels

20' x 20'	\$ 8,550.00
20' x 24'	\$ 9,650.00
22' x 24'	\$11,250.00
24' x 24'	\$12,050.00

Additional cost to garage:

Double Hung Window	\$70.00
Steel Insulated Service Door	\$165.00

100% Financing available:

NO MONEY DOWN
NO PREPAYMENT PENALTY
NO HOME EQUITY REQUIRED
LOW MONTHLY PAYMENTS



BUILDING PERMIT REPORT

DATE: 27/July/95 ADDRESS: 67 High St.
REASON FOR PERMIT: Demo/Rebuild garage - Const Deck
BUILDING OWNER: Timothy Facchini
CONTRACTOR: S.P. Raskin APPROVED: *1*11*13*16
PERMIT APPLICANT: _____ DENIED: _____

CONDITION OF APPROVAL OR DENIAL

- *1. Before concrete for foundation is placed, approvals ^{from} ~~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):

COMMENTS

9-7-95 - Building (Garage) demo'd. No new construction started yet!

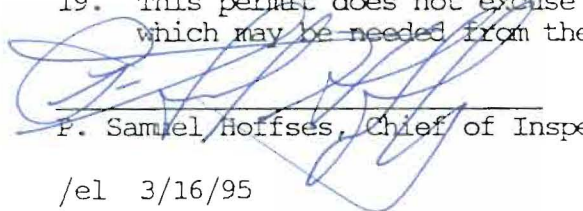
May 96 - Garage rebuilt - appears to be structurally adequate + built per plans. Still need to add deck + roof.

Inspection Record		Date
Type		
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:	Building demo'd - Debris cleaned.	9-7-95

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

