

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

Location of Construction: 163 York ST. 04101		Owner: Ralph & Rosary Larochelle		Phone:		Permit No: 991392	
Owner Address: 163 York ST. 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: *Davies Development Co.		Address: *9 Elmwood Rd. Cape Elizabeth 04107		Phone: 741-2535/6712735		Permit Issued: 17	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 23,500.00		PERMIT FEE: \$ 168.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A-3</i> Type: <i>5B</i> <i>BOCA 96</i>	
Proposed Project Description: Repair Fire Damage/ Interior Renovations		Signature:		Signature: <i>[Signature]</i>		Zone: <i>R-1</i> CBL: 044-B-007	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>ok with conditions</i> 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"/>	
Permit Taken By: KA		Date Applied For: GD December 16, 1999		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..

"For Pick up"
** Please call **
671-2735
Fred

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *Any Exterior Work requires A*
 Approved
 Approved with Conditions
 Denied

Date: _____

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

December 16, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

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: 165 YORK STREET PORTLAND

Tax Assessor's Chart, Block & Lot Number Chart# <u>044</u> Block# <u>B</u> Lot# <u>007</u>	Owner: <u>RALPH + ROSARY HAROCHELLE</u>	Telephone#:
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Owner's Address: <u>SAME</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$23,500</u>	Fee <u>\$100.00</u>
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Proposed Project Description:(Please be as specific as possible)
REPLACE DAMAGED FLOOR, BUILD STEPS, SHEETROCK 1ST FL. + BASEMENT

Contractor's Name, Address & Telephone CAPE ELIZ. 741-2535/671-2735 Rec'd By: [Signature]
DAVIES DEVELOPMENT CO. 9 ELMWOOD RD.

- S/F**
- 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)

DEC 16 1999
RECEIVED

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>[Signature]</u>	Date: <u>12-9-99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 17 Dec 99 ADDRESS: 163 York St CBL: 044-B-007

REASON FOR PERMIT: Repair fire damage / Interior renovations

BUILDING OWNER: Ralph & Rosary Larochelle

PERMIT APPLICANT: /CONTRACTOR

USE GROUP: R-3 CONSTRUCTION TYPE: 513 CONSTRUCTION COST: 33,500.00 PERMIT FEES: 168.00

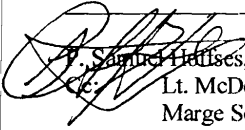
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *22, *29, *32, *34, *37

- 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.
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.
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.
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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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 3/4" 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
18. 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)

19. 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
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. *See Attached*
- *32. 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.
33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

 Samuel Hennes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****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.**

TAX RECEIPT

City of Portland
P O Box 544
Portland ME 041120544
207-874-8861

Paid by: LAROCHELLE RALPH A &
ROSARY M JTS
161 YORK ST
PORTLAND ME 04101

Receipt#: 27436 / 76013
Batch: ELAINES 12/15/1999 00
Date paid: 12/15/1999

Account ID: 6392	Parcel Id	044- - B-007-001
163 YORK ST		REAL ESTATE TAX
Owner: LAROCHELLE RALPH A &		44-B-7
ACCOUNT # L06825		YORK ST 163-165
WEST END		GUILFORD CT
		9088 SF

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2000 1 RE TAX	100640	25.29000	1,272.60	32.99		1,305.59

Printed: 12/15/99 9:45:05

Receipt total: 1,305.59

Tender: CHECK 3165 1,305.59

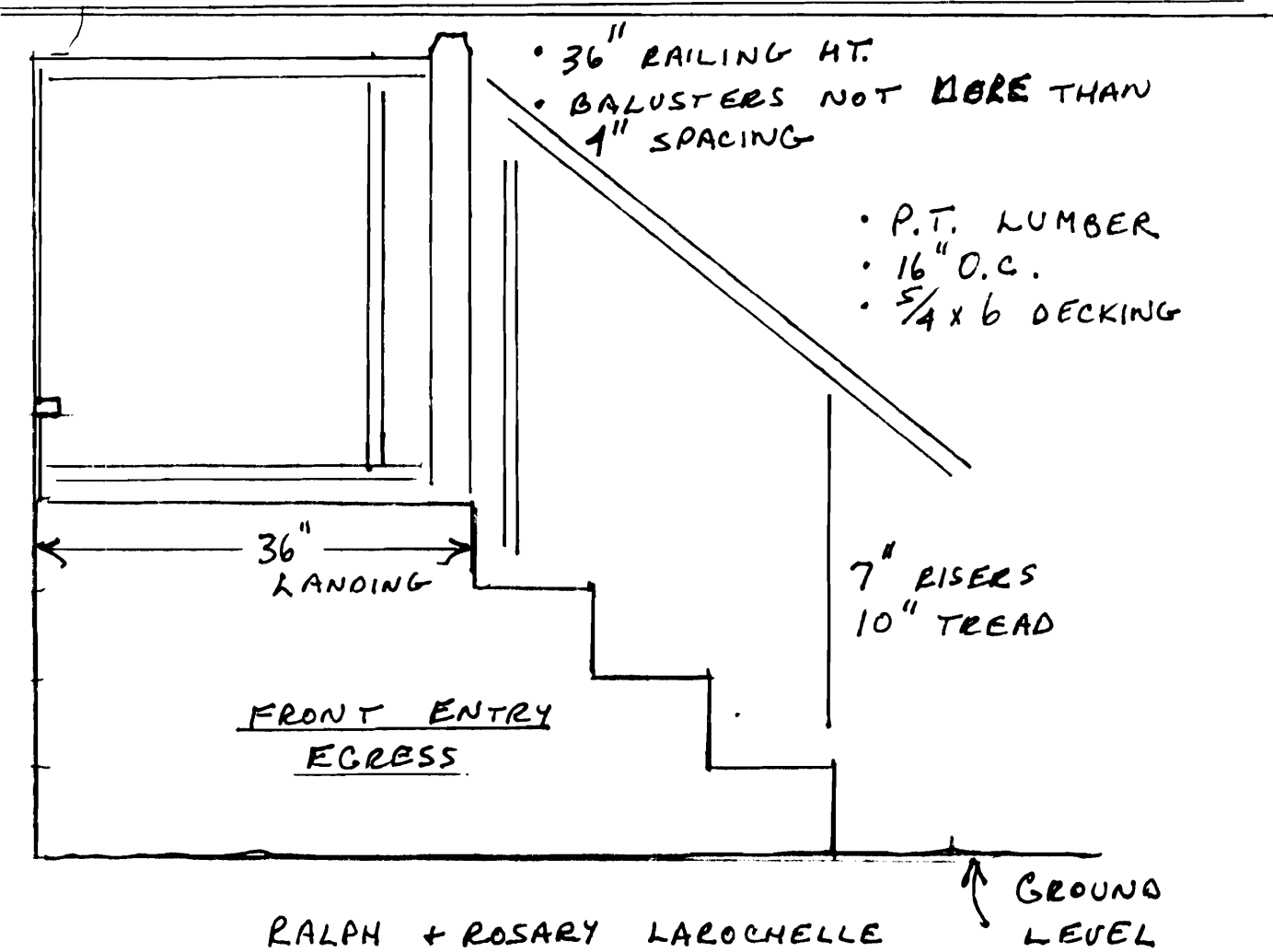
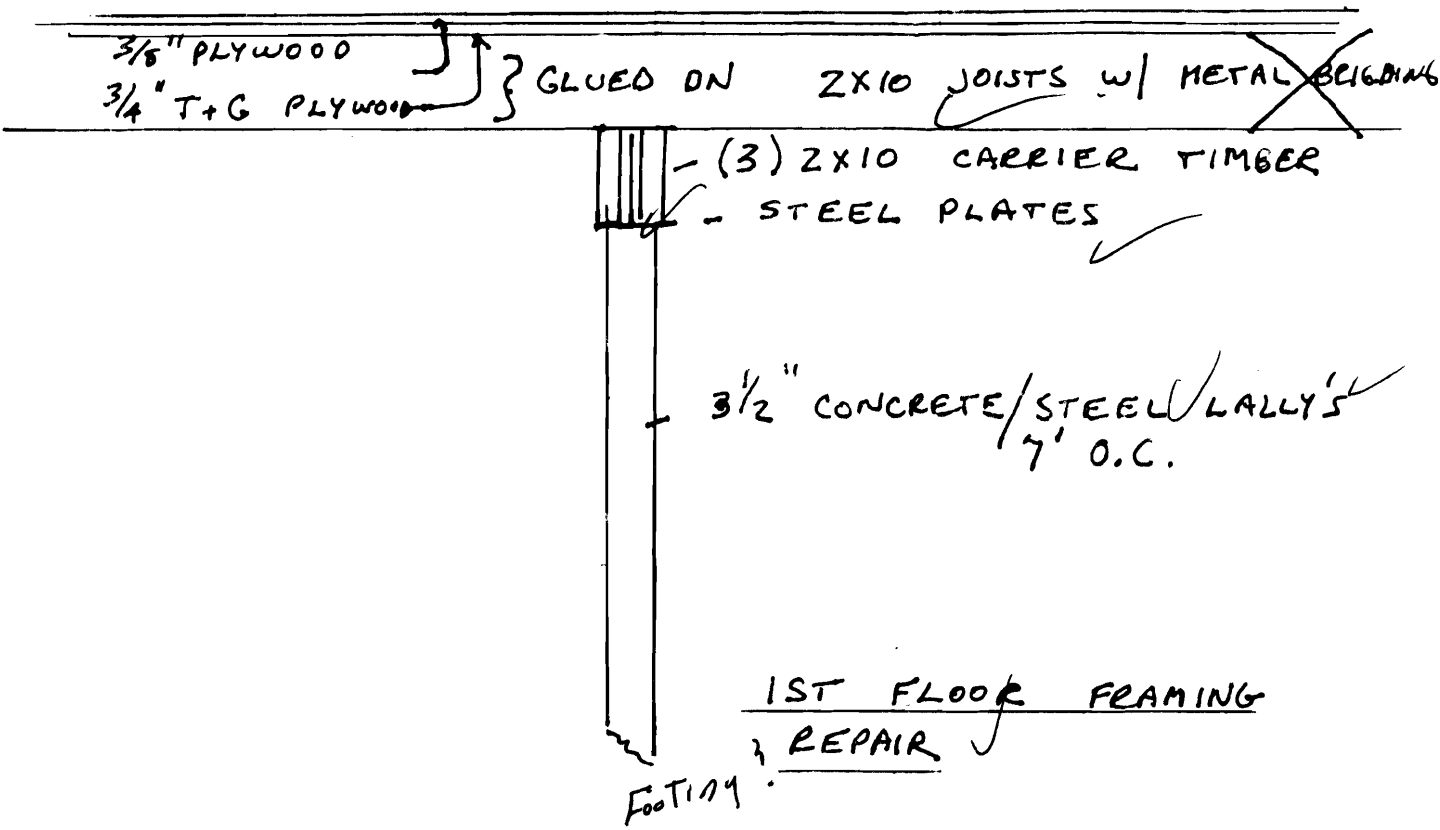
UNPAID BALANCE AS OF:	12/15/99	Base	Pen & Int	Coll fee	Total unpaid*
2000 2 RE TAX		1,272.60			1,272.60

*Unpaid reflects other pending amounts.

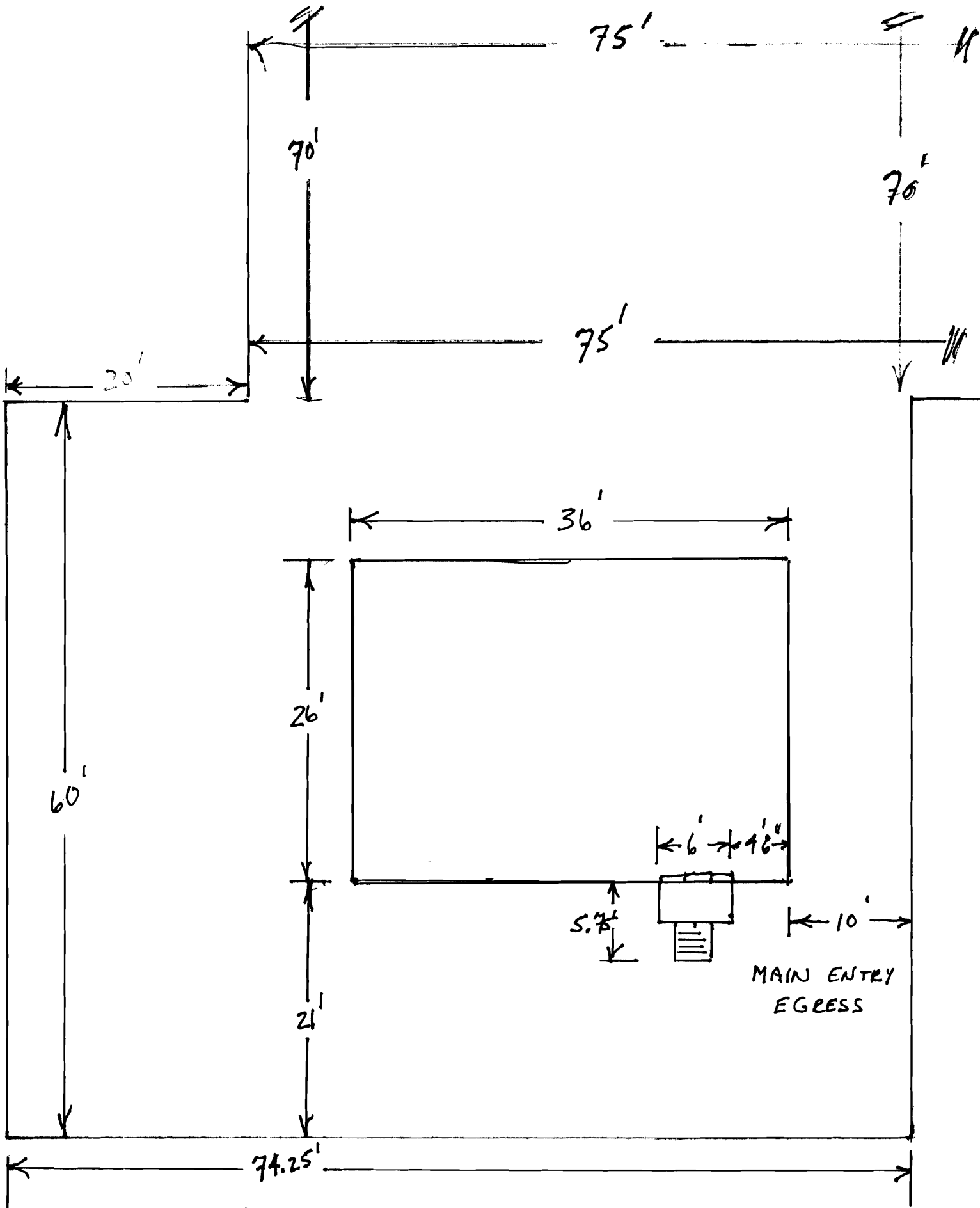
12/15/99
 We paid balance of 1999 last week.
 Today, we went in & paid on 2000 taxes.

There is nothing due before this point, as they only accept payment on oldest amount due, and come forward from there.

*Rosary & Ralph
Larochele*



RALPH + ROSARY LAROCHELLE
 165 YORK ST. PORTLAND, MAINE



RALPH A. + ROSARY M. LABROCHELLE
 165 YORK ST PORTLAND, MAINE

ELECTRICAL PERMIT

City of Portland, Me.



UB

044-B-007

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 12-3-99
 Permit # 03512
 CBL# 044-B-007

SITE LOCATION: 165 YORK ST.

OWNER RALPH LAROCHELLE TENANT Fire

							TOTAL EACH FEE	
OUTLETS	Receptacles		Switches		Smoke Detectors			.20
FIXTURES	incandescent		fluorescent		Strips			.20
SERVICES	Overhead	1	Underground		TTL AMPS	<800	1	15.00
	Overhead		Underground			>800		25.00
Temporary Service	Overhead		Underground		TTL AMPS			25.00
								25.00
METERS	(number of)							1.00
MOTORS	(number of)						1	2.00
RESID/COM	Electric units							1.00
HEATING	oil/gas units		Interior		Exterior			5.00
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00
	Insta-Hot		Water heaters		Fans			2.00
	Dryers		Disposals		Dishwasher			2.00
	Compactors		Spa		Washing Machine			2.00
	Others (denote)							2.00
MISC. (number of)	Air Cond/win							3.00
	Air Cond/cent				Pools			10.00
	HVAC		EMS		Thermostat			5.00
	Signs							10.00
	Alarms/res							5.00
	Alarms/com							15.00
	Heavy Duty(CRKT)							2.00
	Circus/Carnv							25.00
	Alterations							5.00
	Fire Repairs							15.00
	E Lights							1.00
	E Generators							20.00
PANELS	Service	1	Remote		Main		1	4.00
TRANSFORMER	0-25 Kva							5.00
	25-200 Kva							8.00
	Over 200 Kva							10.00
							TOTAL AMOUNT DUE	
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE 25.00	
							25.00	

INSPECTION: Will be ready Mon. 12-6-99 or will call

CONTRACTORS NAME FORREST E. Mc NATHAN MASTER LIC. # D3512
 ADDRESS 121 HOLM AVE, PORT. ME. 04102 LIMITED LIC. # _____
 TELEPHONE 1-207-772-5257

SIGNATURE OF CONTRACTOR Forrest E. Mc-Nathan

PLUMBING APPLICATION

② 044-B-007

PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

165 York St.

PROPERTY OWNERS NAME

Last: **LAROCHELLE** First: **Ralph & Rosie**

Applicant Name:

Robert B. Hodgkin

Mailing Address of Owner/Applicant (If Different)

59 Irving St.
Portland, ME.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Robert B. Hodgkin
Signature of Owner/Applicant

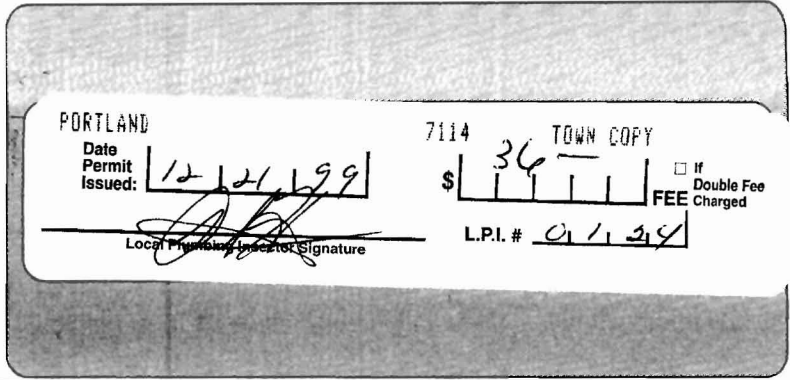
Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved



PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>OR</p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>OR</p> <p>TRANSFER FEE [\$6.00]</p>		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cupidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	5	Fixtures (Subtotal) Column 1
			6	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
			26	Hook-Up & Relocation Fee
			26	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE