

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

Location of Construction: 102 Park Street		Owner: Michael Coughlin		Phone: 797-3381		Permit No: 991130	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: **Rick Romano-Papi & Romano Bldrs.		Address: P.O. Box 1079 Portland, ME 04104		Phone:		Permit Issued: OCT 14 1999 CITY OF PORTLAND	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 12,000		PERMIT FEE: \$ 96.00	
Proposed Project Description: Deck on the 5th floor of a single family home.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 512 BOCA 96		Zone: CBL: 045-B-007	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____		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: 10-1-99					

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..

****Send To:** Rick Romano
Papi & Roman-Bldrs
P.O. Box 1079
Portland, ME 04104

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

10-1-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ 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

CEO DISTRICT

2



AH. 1.1

Date: 8/3/99

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: 102 Park Avenue Portland, Me.

APPLICANT

Name: JOSEPH DELANEY Telephone 761-3909

Company, if applicable: (w) 775-2696

Address: 33 HARTVEY ST.
PORTLAND, ME.

PROPERTY OWNER, IF DIFFERENT

Name: Mike and Sally Loughlin Telephone _____

Address: 102 Park Avenue

Architect (if any): _____

Contractor or Builder (if any): Papic Romans Construction

Local Designation:

Landmark Within Historic District Historic Landscape District

Joseph A. Delaney
Applicant's Signature

Michael Loughlin
Owner's Signature (if different) *d.o.*

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

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: 107 Park St.

Tax Assessor's Chart, Block & Lot Number Chart# <u>045</u> Block# <u>B</u> Lot# <u>007</u>		Owner: <u>Michael Coughlin</u>	Telephone#: <u>797-3381</u>
Owner's Address: <u>107 Park St.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$12,000</u> Fee: <u>\$96.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Coughlin - Deck on the 5th floor of 1-family home</u>			
Contractor's Name, Address & Telephone <u>*Papi + Romano Bldrs PO Box 1079 Portland, Me. 04104</u>		Rec'd By: <u>WB</u> 	

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)

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:

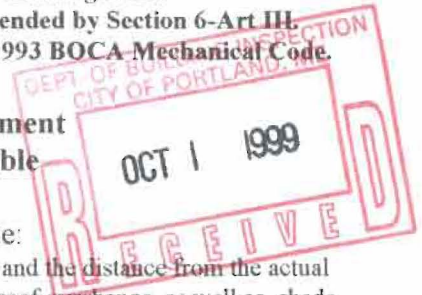
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Kenneth S. Booth Date: 10-1-99

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



045-B-007

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

September 2, 1999

Mr. Mike and Ms. Sally Coughlin
102 Park Street
Portland, Maine 04101

Re: Certificate of Appropriateness; Roof Deck Addition

Dear Mr. and Ms. Coughlin;

On September 1, 1999, the City of Portland's Historic Preservation Committee voted 5-1 (Parker against, Pitman absent) to approve your application for a Certificate of Appropriateness with the following condition:

- i. That the louvered section of the deck skirting extend to the corners if structurally possible.

All improvements shall be carried out as shown on the plans and specifications submitted for the 9/1/99 meeting. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Susan Wroth, Chair
Historic Preservation Committee

cc: Deborah Andrews, Senior Planner
Building Inspections
William B. Needelman, Planner

*Exemptions
conditionally
6/13/47*

City of Portland, Maine
Municipal Officers

—BUILDING CODE APPEAL—

Decision

Public hearing was held on the 29th day of May, 1947
petition of *Arthur V. ...* owner of property at
... street, seeking to be permitted an exception to the provisions of the
... Code relative to this property.

... in the single family dwelling ...
... building to an apartment house is not possible
... both front and rear stair halls for the four stories
... with partitions rated as having one-hour fire resistance,
... requirement of Section 203e4 of the Building Code applying
... stories in height - this building being four stories.
... as compensation to install a ... fire
... with detection system covering the entire floor,
... all closets off halls or under stairs, the entire
... and any hazardous rooms that may be con-
... to supply ordinary escape doors
... front and rear stair hall at all four levels, three
... with liquid door closer.

The Municipal Officers find that an exception is necessary in this case
... difficulty or unnecessary hardship and desirable relief
... departing from the intent and purpose of the
... Code.

It is therefore determined that exception to the Building Code may be permitted in
... standard automatic fire detection ...
... indicated in appellant's petition.

Raymond E. Jensen

*Helen
Edw. Hall
Herald ...
Robert ...*

Municipal Officers



THE APARTMENT HOUSE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 16, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter residential structure in accordance with the laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 14 1/2 Clark Street Within Fire Limits? District No. _____
 Owner's name and address W. S. Bidel, 14 1/2 Tolman St., Westbrook Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Carl Furst, 19 Inverness Street Telephone _____
 Architect _____ Specifications _____ Plans 50 No. of sheets _____
 Proposed use of building apartment house No. families _____
 Last use _____ No. families _____
 Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 45,000 Fee \$ _____

General Description of New Work

1. A partition dividing one floor in three floor apartment house. Partition goes now to ceiling, 2x3 studs, 10" on centers, 1/2" sheetrock.

1952-11-10

PL 10 11 52

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Carl Furst

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber - Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over Street
 Joists and rafters 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars to be accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will autos be used for any purpose other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are _____

BUILDING PERMIT REPORT

DATE: 20 OCT 99 ADDRESS: 102 Park ST CBL: 045-B-007

REASON FOR PERMIT: Build deck on the 5th Floor

BUILDING OWNER: Michael Coughlin

PERMIT APPLICANT: Contractor Papi & Romano Builders

USE GROUP R-3 CONSTRUCTION TYPE 5B

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, *12, *13, *27, *32, *33

Approved with the following conditions:

- 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.
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. 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.
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".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

COMMENTS

10/19/99 PRC Gen w/ Dick Dow went over Conditions of Permit
R

See

8/4/00 work completed R

Inspection Record

Type

Date

Foundation: _____

Framing: _____

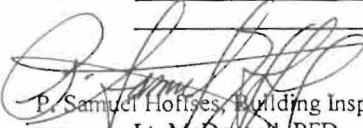
Plumbing: _____

Final: _____

Other: _____

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)
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
 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.
- *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. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____

shall abide by the Historic Requirements


 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.**