

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1071	Issue Date:	CBL: 046 A005001
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Location of Construction: 458 Cumberland Ave	Owner Name: Weatherhead Stephen W &	Owner Address: 458 Cumberland Ave	Phone: 207-774-4811
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family	Proposed Use: Single Family / Re-roof, reside, refinish existing ell., replace windows, new stairs.	Permit Fee: \$72.00	Cost of Work: \$7,500.00	CEO District: 2
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Proposed Project Description: Refinish the exterior of house.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB PERMIT ISSUED WITH REQUIREMENTS Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/30/2001	Zoning Approval
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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..	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"/> Date: <i>OK [Signature]</i> 9/7/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
	<i>to remain as single family</i>		

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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: 458 CUMBERLAND AVENUE		
Tax Assessor's Chart, Block & Lot Number Chart# 46 Block# A Lot# 5	Owner: STEPHEN & ANNETTA WEATHERHEAD	Telephone#: 774-4811 774-6680
Owner's Address: 458 CUMBERLAND AVE.	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$7,500.00 Fee \$72.00
Proposed Project Description: (Please be as specific as possible) RE-ROOF, RESIDE, REFINISH EXISTING ELL. REPLACE WINDOWS, NEW STAIRS - AS DESCRIBED ON ATTACHED DRAWING!		
Contractor's Name, Address & Telephone WORK TO BE COMPLETED BY OWNER.		Rec'd By:

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

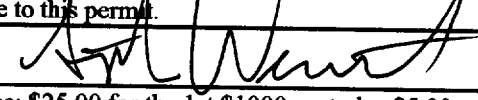
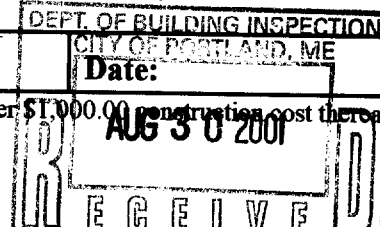
4) Building Plans (Sample Attached)

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: 	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Date: 8/30/01
Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter. O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD	
	

DATE: 31 August 2001 ADDRESS: 458 Cumberland Ave. CBL: 046-A-005

REASON FOR PERMIT: Renovations

BUILDING OWNER: Stephen W. Weatherhead

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$7,500.00 PERMIT FEES: \$72.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

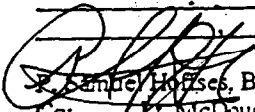
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13 *30, *33
A35, *36, *38

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
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.
- X11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

8/30/01

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *To Remain A Single Family*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
38. *All roof and roof coverings shall comply with sections 1505.2 thru 1506.4.*


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

PSH 10/100

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

August 30, 2001

Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

RE: Building Permit for alterations to 458 Cumberland Avenue

To whom it concerns,

Enclosed please find a completed application for a building permit for alterations to my house at 458 Cumberland Avenue. In addition, I have included the following drawings to describe the proposed work:

A1 - Site Plan

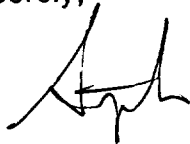
A2 - Floor Plan, Foundation Plan, & Framing Plans

A3 - Building Elevations

A4 - Section and Details

This property is within a historic district and the alterations are subject to review by the Historic Ordinance Review Board. I am currently on the agenda for September 5th. I was told by Deb Andrews that I could submit the building permit application now and the permit would be released once I receive a Certificate of Appropriateness from the Historic Review Board.

Sincerely,



Stephen Weatherhead



WARRANTY DEED
Corporate Grantor

Know all Men by these Presents,

That New Dartmouth Bank

a Corporation organized and existing under the laws of the State of New Hampshire
and having a place of business at 2 College Park Drive, Hooksett
in the County of Hillsborough and State of New Hampshire
in consideration of one dollar and other valuable considerations

paid by Stephen W. Weatherhead and Annetta L. Weatherhead

whose mailing address is 30 Deering Street, Portland, Maine 04101

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey
unto the said Stephen W. Weatherhead and Annetta L. Weatherhead, as
Joint Tenants and not Tenants in Common,

their heirs and assigns forever,

A certain lot or parcel of land with the buildings
thereon, situated in the City of Portland, County
of Cumberland and State of Maine and being more
particularly described in Schedule A which is
attached hereto and incorporated herein by reference.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Stephen W. Weatherhead and Annetta L. Weatherhead, as Joint Tenants

their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby warrant with the said Grantee s, heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantee s to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said New Dartmouth Bank has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

JAMES A. FITTS, its SENIOR VICE PRESIDENT

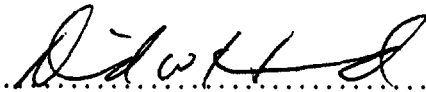
thereunto duly authorized, this 7th day of the month of July

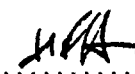
A.D. 1992 .

Signed, Sealed and Delivered

in presence of

..... New Dartmouth Bank
(Corporate Name)



By 
JAMES A. FITTS
Its SENIOR VICE PRESIDENT

New Hampshire
State of ~~MASS~~ County of Hillsborough ss. July 7, 19 92.

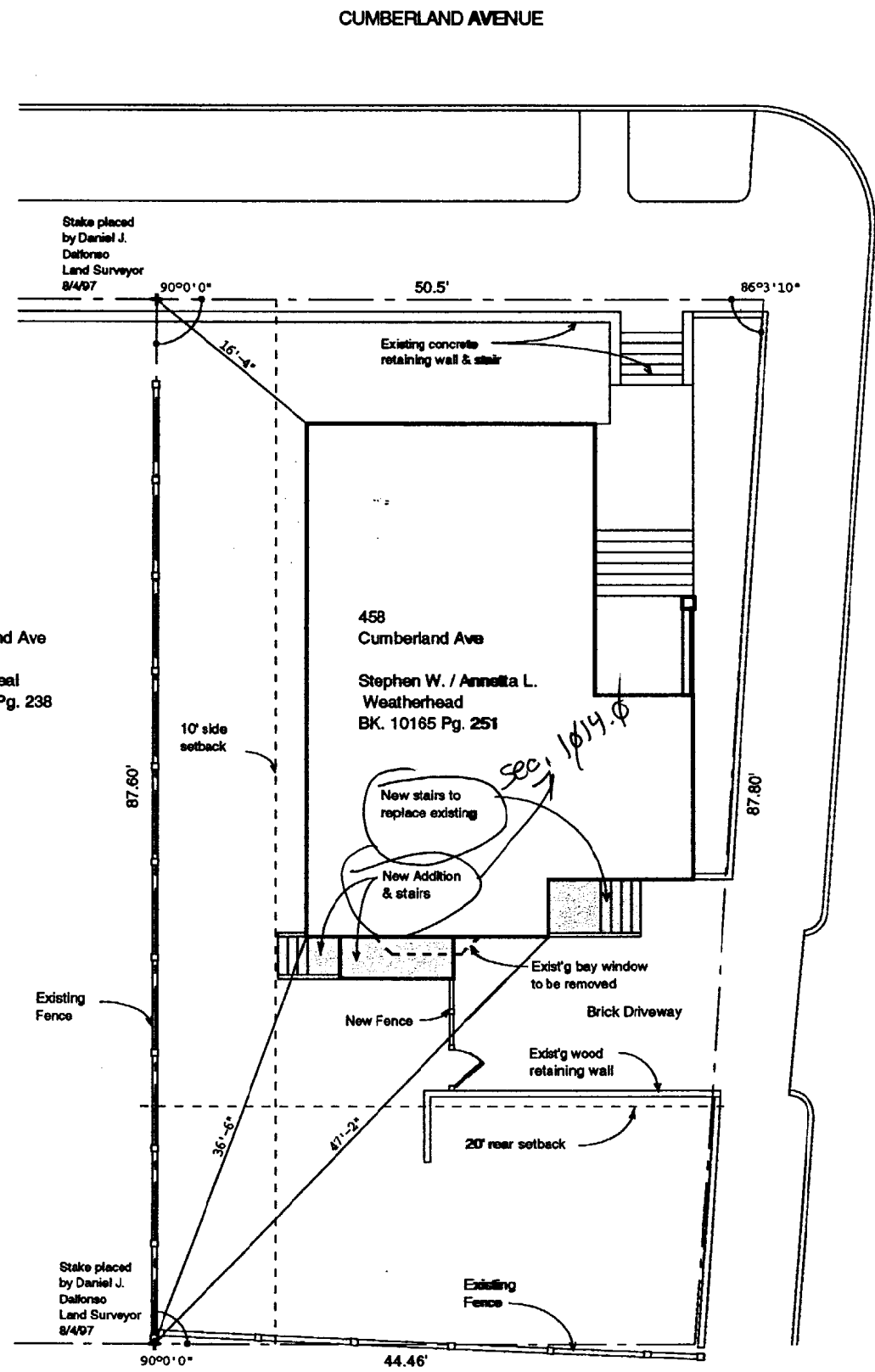
Then personally appeared the above named James A. Fitts, Senior Vice President
of said Grantor Corporation as aforesaid.

SCHEDULE A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Cumberland Avenue and the westerly side of Avon Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of Cumberland Avenue with the westerly sideline of Avon Street; thence westerly by Cumberland Avenue fifty and one-half (50½) feet, more or less, to the northeasterly corner of land conveyed by Abiel M. Smith to Charles C. Harmon by deed dated December 20, 1877 and recorded in Cumberland County Registry of Deeds in Book 444, Page 208; thence southerly at right angles with Cumberland Avenue and by said Harmon land eighty-seven and six tenths (87.6) feet to the northwesterly corner of land conveyed by Wardsworth H. Lewis to Charles Rich by deed dated October 27, 1876 and recorded in said Registry of Deeds in Book 433, Page 399; thence easterly parallel with Cumberland Avenue and by said Rich land forty-seven (47) feet, more or less, to the westerly sideline of Avon Street; thence northerly by Avon Street eighty-seven and six tenths (87.6) feet, more or less, to the point of beginning.

Being the same premises conveyed by Charles A. Coit to Helen I. Kimball by deed recorded in Cumberland County Registry of Deeds on January 3, 1986 in Book 7030, Page 201, and by John F. Kimball, et al., Personal Representatives of the Estate of Helen I. Kimball, to John F. Kimball and Mary K. Mathes by deed dated June 1, 1989 and recorded in said Registry of Deeds in Book 8781, Page 304.



462
Cumberland Ave
Kevin J. Beal
BK. 9617 Pg. 238

CUMBERLAND AVENUE

AVON STREET

458
Cumberland Ave
Stephen W. / Annetta L.
Weatherhead
BK. 10165 Pg. 251

Thomas J. McAdam
Bk. 7471 Pg. 115

ZONE: R6

Required Setbacks:

Side Yard: 10'-0"

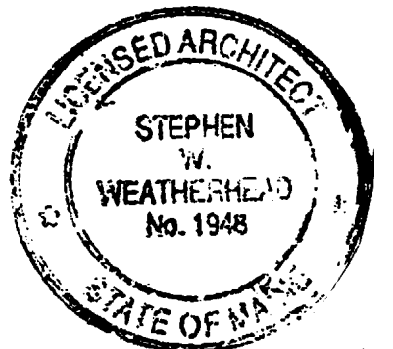
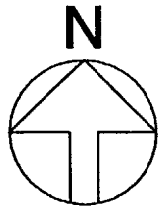
Rear Yard: 20'-0"

Allowable
Lot Coverage: 50%

Lot Area: 4,161 Sq. Ft.

Building Area: 1,328 Sq. Ft.
(incl. porches & Steps)

Actual Lot Coverage: 32%



Stephen W. Weatherhead

Renovations & Additions To:

WEATHERHEAD RESIDENCE

458 Cumberland Avenue Portland, ME

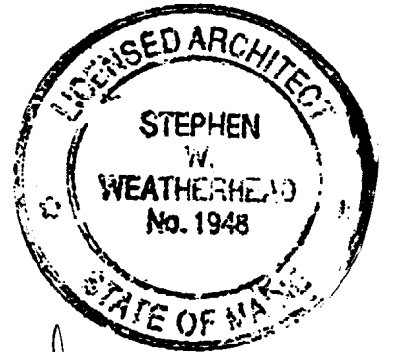
Stephen W.
Weatherhead
Architect
458 Cumberland Avenue
Portland, ME 04101
774-6680

Scale: 1/8" = 1'-0"

SITE PLAN

A 1

8/1/01



Stephen W. Weatherhead

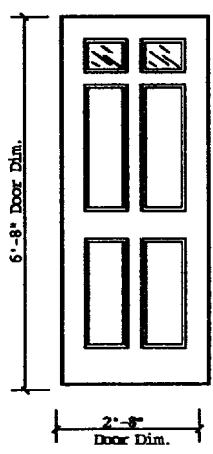
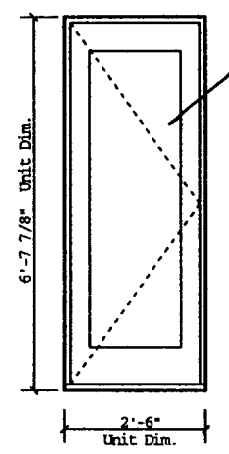
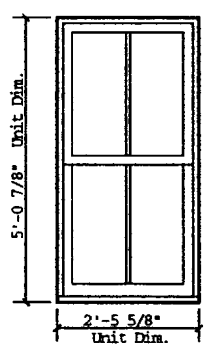
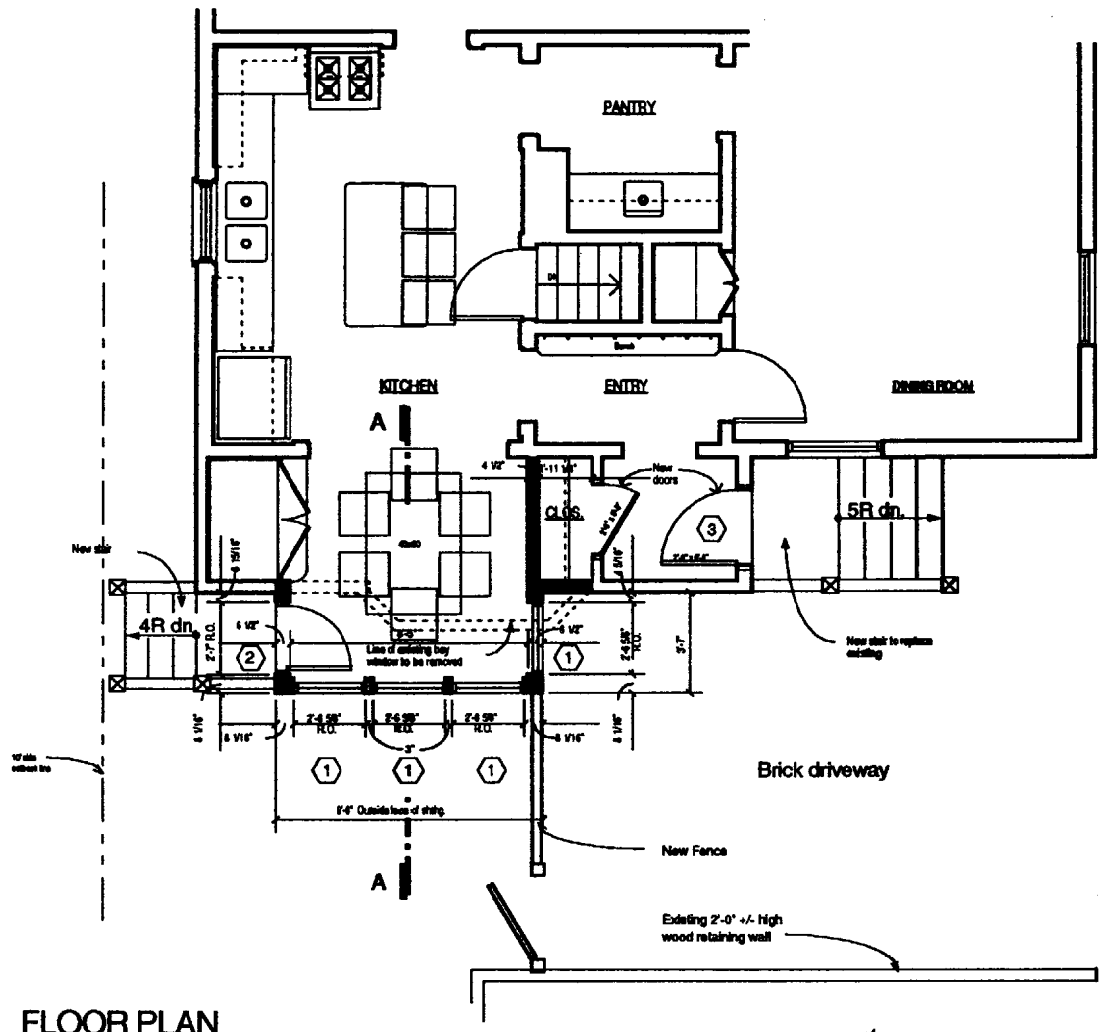
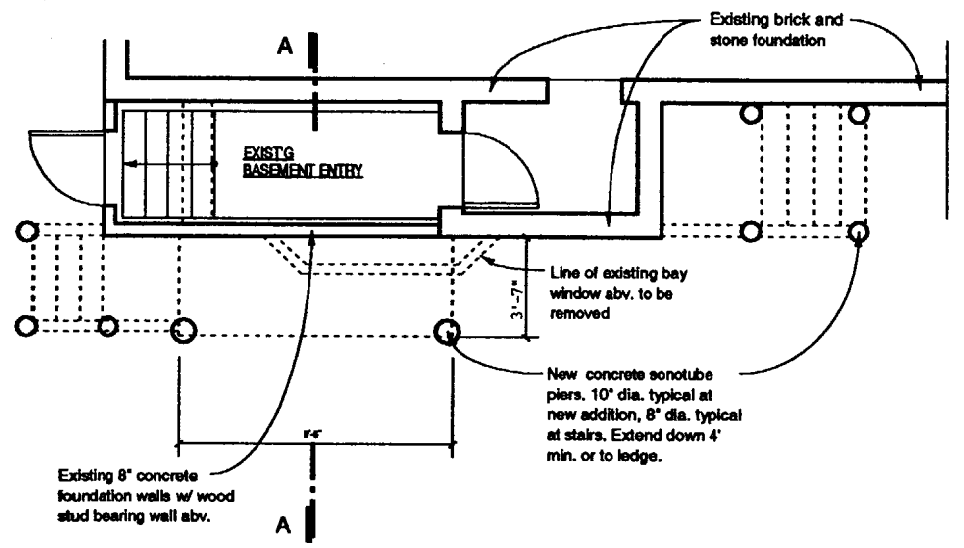
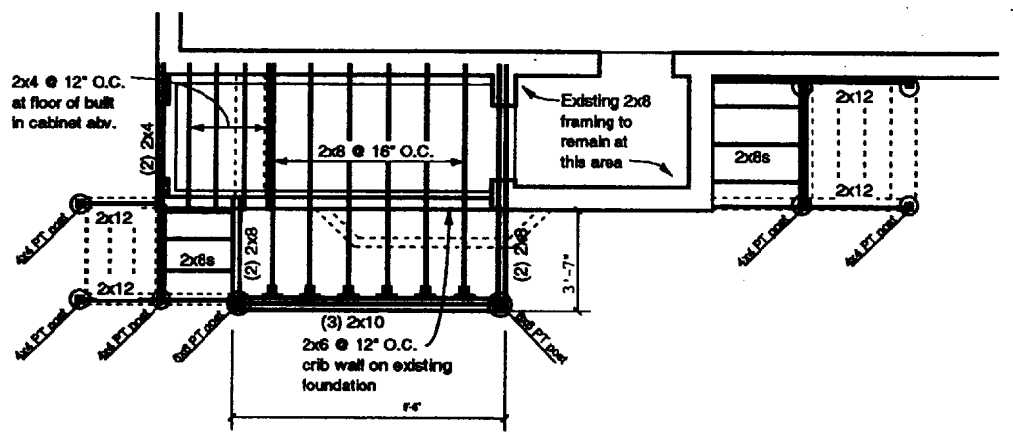
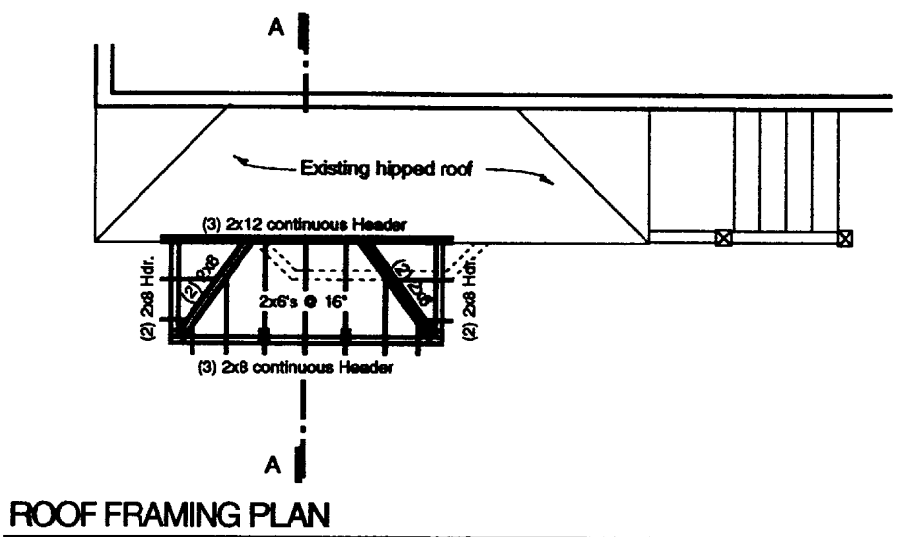
Renovations & Additions To:
WEATHERHEAD RESIDENCE
 458 Cumberland Avenue Portland, ME

Stephen W. Weatherhead
 Architect
 458 Cumberland Avenue
 Portland, ME 04101
 774-6680

Scale: AS NOTED

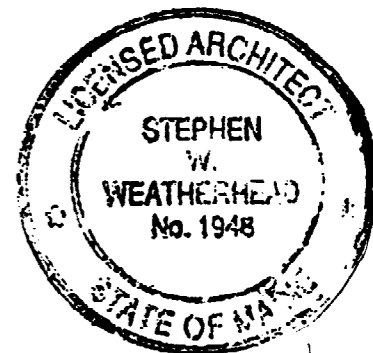
PLANS
A 2

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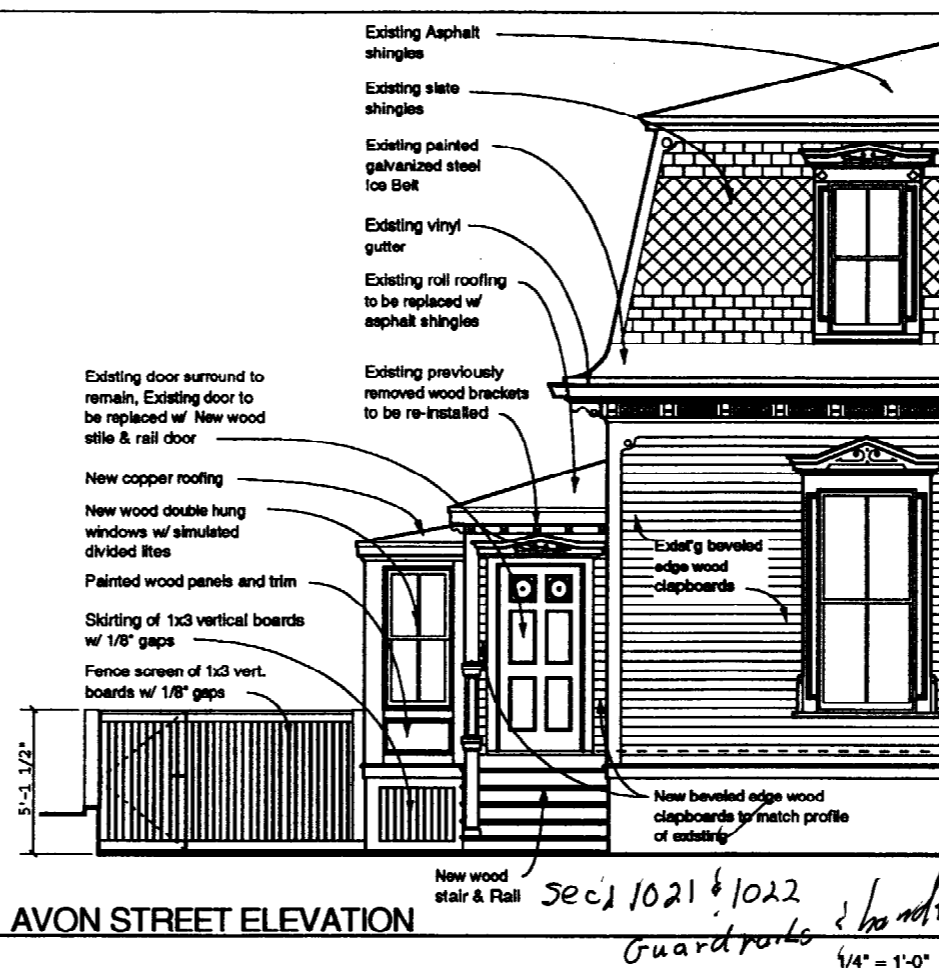
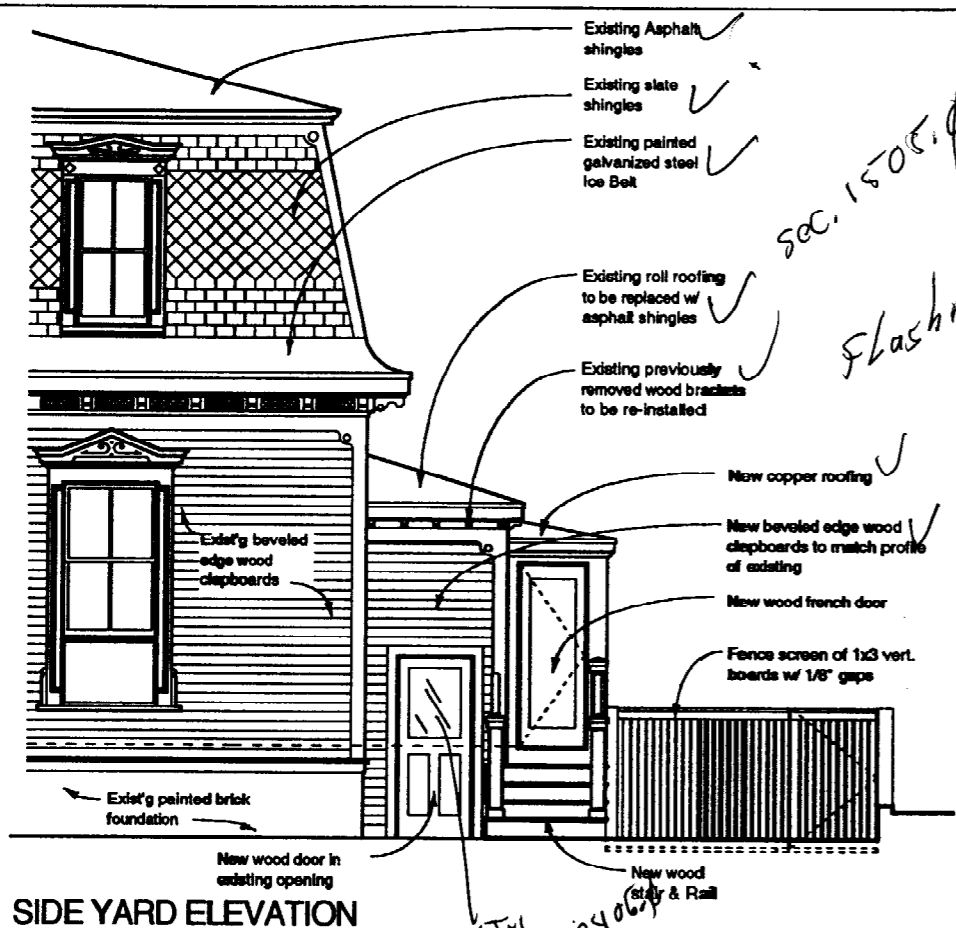


WINDOW & DOOR SCHEDULE

1/2" = 1'-0"



Stephen W. Weatherhead



Renovations & Additions To:

WEATHERHEAD RESIDENCE

458 Cumberland Avenue Portland, ME

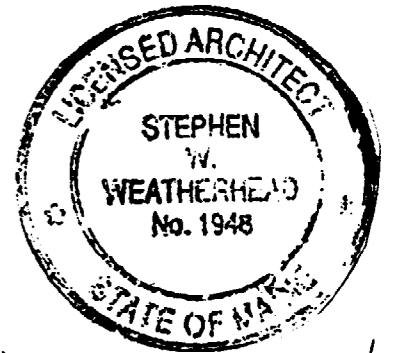
Stephen W. Weatherhead
 Architect
 458 Cumberland Avenue
 Portland, ME 04101
 774-6680

Scale: 1/4" = 1'-0"

BUILDING ELEVATIONS

A 3

8/1/01



Stephen W. Weatherhead

Renovations & Additions To:
WEATHERHEAD RESIDENCE
 458 Cumberland Avenue Portland, ME

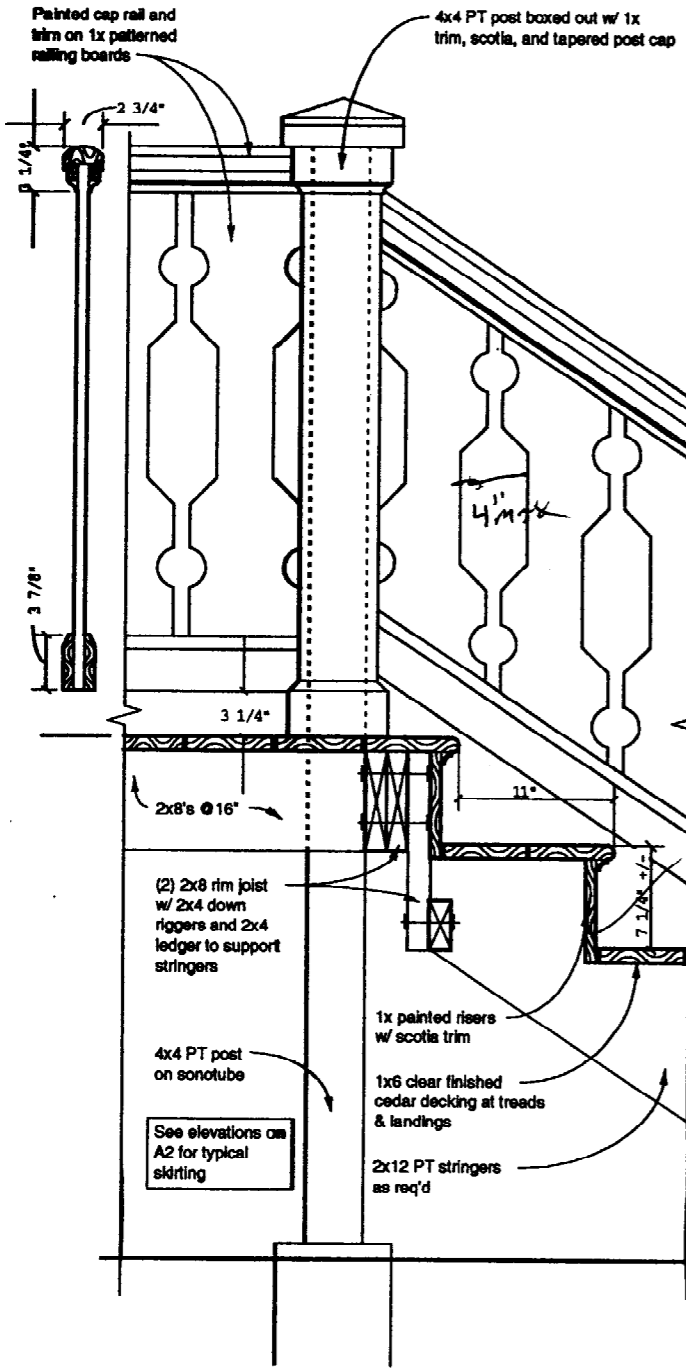
Stephen W. Weatherhead
 Architect
 458 Cumberland Avenue
 Portland, ME 04101
 774-6680

Scale: As Noted

SECTION / DETAILS

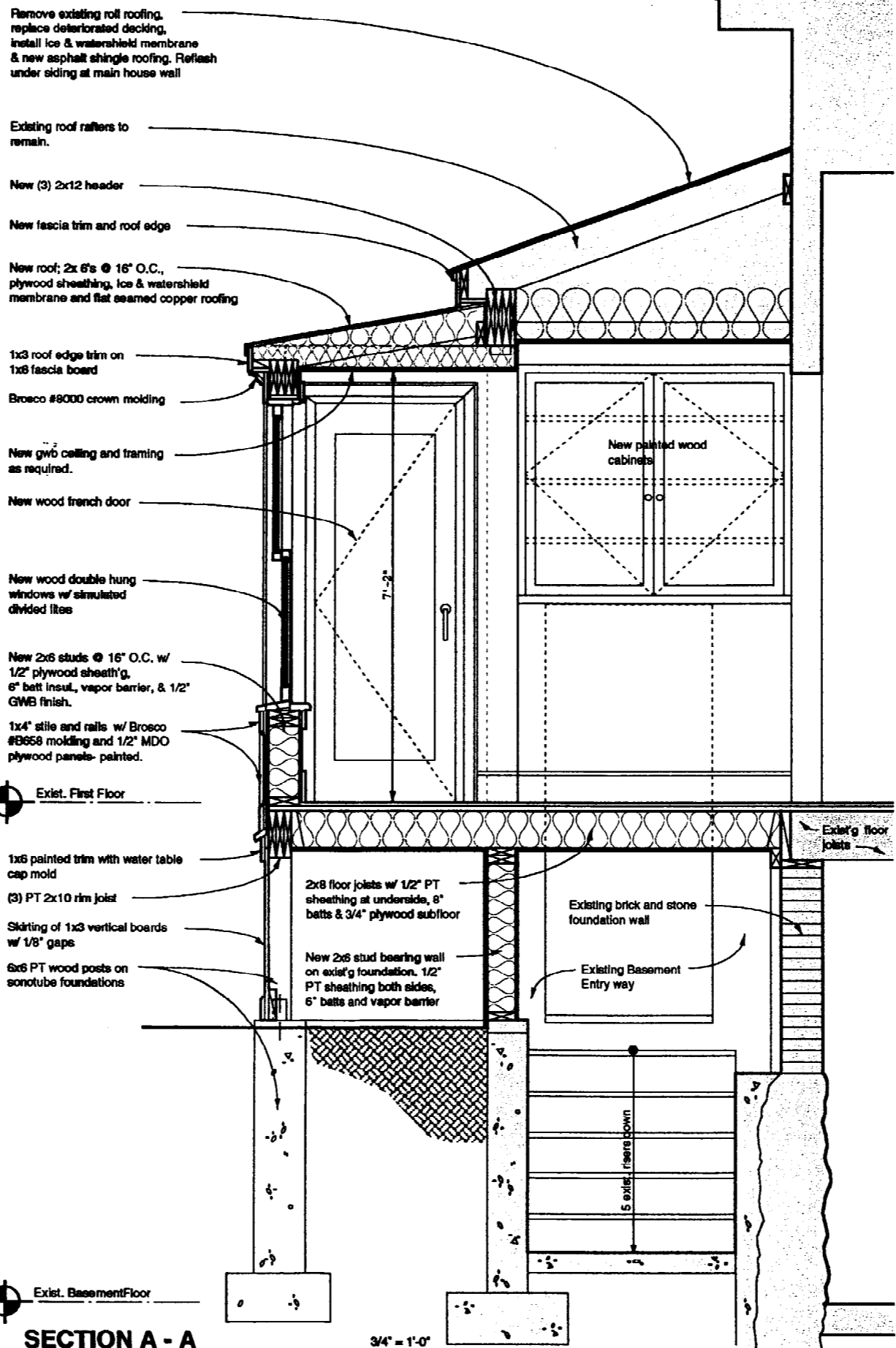
A 4

8/101



TYPICAL STAIR SECTION

1 1/2" = 1'-0"



Exist. Basement Floor

SECTION A - A

3/4" = 1'-0"

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Sanitation DATE 8/30/01
RECEIVED FROM Steven W. [unclear]
ADDRESS 458 Cumberland Ave

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	aptical		1200
	walk		
	C. B. 046 A005		
	check # 4293		
<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	TOTAL 1200

RECEIVED BY Gray