

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

Location of Construction: 485 Cumberland Ave (Rear)		Owner: Newell Potter	Phone: 772-6917 w/ 854-2824	Permit No: 990070
Owner Address: 63 Parsons Rd Portland		Lessee/Buyer's Name:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JAN 26 1999 </div>
Contractor Name: Dave Johnson		Address: 12 Brewer St Portland, ME 04102		
Past Use: Multi Family		Proposed Use: Same		<div style="border: 1px solid black; padding: 5px;"> CITY OF PORTLAND Zoning: CB1-043-P-024 </div>
Proposed Project Description: Demolition of existing 3 level porch to replace existing porch Fabrication of new 1 story (6 x 22) enclosed porch with stairs		Signature: [Signature]		
Permit Taken By: UB		Date Applied For: 11 January 1999		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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: See conditions <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 11 JAN 1999
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.		Signature: [Signature] Date: 11 January 1999		

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: 11 January 1999
 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

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**

Area 2

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): 485 Cumberland Ave. (Rear of Building)		Total Square Footage of Proposed Structure: 132 Sq Feet	Square Footage of Lot:
Tax Assessor's Chart, Block & Lot Number Chart# 0418 Block# F Lot# 024	Owner: MR. Newell Potter	Telephone#: H. 772-6917 Office: 954-2824	
Owner's Address: MR. Newell Potter 63 Parsons Rd. Portland, ME	Lessee/Buyer's Name (If Applicable):	Cost Of Work: \$12,000	Fee: \$80
Proposed Project Description: (Please be as specific as possible) 1. Demolition of existing 3 level porch to replace existing 2. fabrication of new 1 story 6'x22' enclosed porch with stairs			
Contractor's Name, Address & Telephone: Dave Johnson 12 Brewer St. Portland, 775-1045		Rec'd By: [Signature]	
Current Use: Rear Building Egress		Proposed Use: Same	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

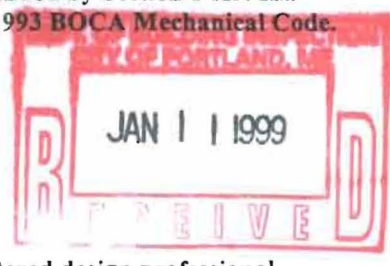
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Dave Johnson	Date: 1/11/99
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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



PROPOSAL

Pages

DAVE JOHNSON

100 Main Street

Portland, ME 04101

Phone (207) 475-1044



1/3 rd

1/3 rd

\$ 5,170.00

\$ 195.00

and for the sum of

\$ 11,966.00

1 deck is torn down.

1/3 rd

1/3 rd with deck is torn down

All material is guaranteed to be as specified. All work to be done in accordance with the Manual according to standard practices. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders. All work to be done at our charge and above the estimate. All agreements, including any claims, accidents or delays involving our control. Owner to carry fire, theft and other insurance. Our workers are fully covered by Workman's Compensation Insurance.

Printed Signature

Dave Johnson

Note: This proposal may be withdrawn by us if not accepted within

Acceptance of Proposal

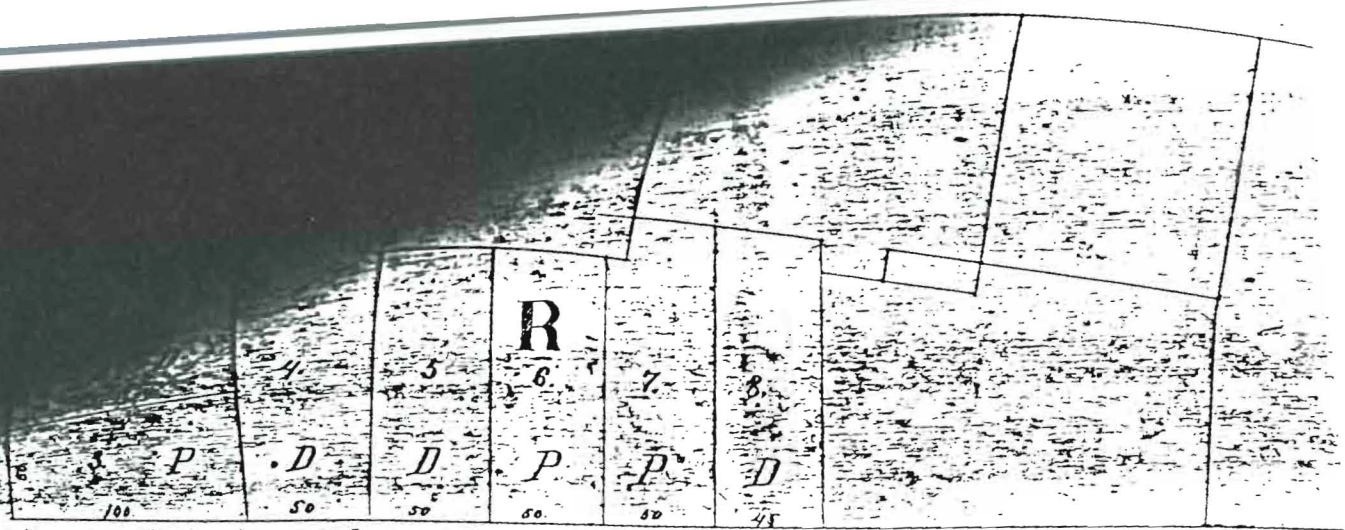
The above prices, conditions and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

M. Sweet Z. Foster

Signature



CUMBERLAND ST.

50	50	60	50	50	50	50	50	50	50	50
1	2	3	4	5	6	7	8	9	10	11
D	D	P	P	P	D	D	D	D	P	P
201, 23	21	22	21	20	19	18	17	16	15	13
23	P	P	D	D	D	P	P	P	D	14
100	50	50	50	50	50	50	50	50	50	100

SHERMAN ST.

Red line is the Street line established Nov 3rd 1875

60	60	60	60	50	50	50	50	50	50	50
1	2	3	4	5	6	7	8	9	10	11
D	P	D	P	D	D	D	P	P	D	1
201, 23	22	D	20	19	18	17	16	15	14	12
21	P	D	D	P	P	D	P	D	13	P
100	50	50	50	50	50	50	50	50	50	100

GRANT ST.

Red line is the Street line established Nov 3rd 1875

50	50	50	50	50	50	50	50	50	50	50
1	2	3	4	5	6	7	8	9	10	11
P	P	D	D	P	P	P	D	D & P	D	D
550, 84										

Academy founded Jan 1st 1883

STATE

825

503

664

and acknowledged the above instrument to be his free act and deed.

Before me,

JAN 20 1969

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 9 H - M.M. and recorded in

BOOK 3073 PAGE 3

John Baker
Justice of the Peace.

~~Notary Public.~~

Samuel R. Taylor
Register

912

Know all Men by These Presents, That

I, Newell L. Potter of Portland, in the County of Cumberland and State of Maine -----

in consideration of SEVENTY THOUSAND AND 00/100 (\$70,000.00) dollars,

paid by BIDDEFORD SAVINGS BANK, a corporation established by law at Biddeford, in the County of York, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said BIDDEFORD SAVINGS BANK, its successors and assigns forever, A certain lot

or parcel of land, with the buildings thereon, situated insaid Portland, on

the northerly side of Cumberland Avenue, bounded and described as follows:

Beginning on the northerly side of said Cumberland Avenue at a point one hundred (100) feet westerly from the corner formed by the intersection of the northerly line of said Cumberland Avenue and the westerly line of State Street; thence running westerly by said Cumberland Avenue a distance of fifty-five (55) feet; and from these two points extending back at right angles with Cumberland Avenue a distance of one hundred (100) feet; being a part of Lot No. 3 in Block I on a plan of Deering Pasture recorded in Cumberland County Registry of Deeds in Plan Book 3, Page 37, to which reference is hereby made for further description.

Being the same premises conveyed to the within Grantor by deed of Myron A. Nichols, at al, of even date to be recorded herewith.

Discharge
Book 2372
Page 19

6 Together with all heating furnaces and boilers, oil burners and attachments thereto, heaters, water tanks, mantels, gas and electric light fixtures, screens, storm doors and windows, screen doors, window shades, awnings, and all other fixtures of whatever kind or nature at present contained in said buildings and hereinafter placed therein prior to the full payment and discharge of this mortgage, which are hereby agreed to be a part of the mortgaged real estate.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BIDDEFORD SAVINGS BANK, its successors and assigns, to its and their use and behoof forever. And I/we do covenant with the said Grantee, its successors and assigns, that I am/we are lawfully seized in fee of the premises; that they are free from all incumbrances;

that I/we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I/we and my/our heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

AND I/we further covenant and agree with said Biddeford Savings Bank, that I/we will not suffer or commit any strip or waste of the above granted premises, and will promptly pay, when due, all taxes legally assessed upon the said premises, and all liens upon the same, and will keep the buildings repaired to the satisfaction of said Grantee, and keep them fully insured in such forms of insurance, in such amounts and in such insurance companies as said Grantee may approve, for the benefit and security of the said Grantee, its successors and assigns, during the existence of the lien hereby created, the insurance policies to be deposited at the office of said Grantee; and further covenant and agree with said Grantee that in the event of a breach of any of the above covenants, the whole of the moneys, principal and interest, hereby secured, shall at the election of said Grantee become immediately due and payable; and in case of refusal or neglect to insure said premises or to pay such taxes, or to pay and discharge all liens upon the same, the said Grantee, its successors and assigns, may procure and pay for such insurance and may pay such taxes or liens, and all moneys so paid and all expenses lawfully incurred by said Grantee in foreclosing said mortgage, including legal attorney's fees shall become so much additional indebtedness against me/us and shall be secured by this mortgage. In addition to, but not in limitation of the rights and privileges granted to said Grantee by law with respect to taking possession of said premises, I/we further covenant and agree with said Grantee that I/we will, upon demand in any event, upon ninety days default in any payment of whatsoever nature required to be made hereunder, grant and voluntarily and immediately relinquish to said Grantee the possession and occupancy of the within granted premises. In the event of said Grantee taking possession of said premises, all sums expended for water rates and improvements or repairs necessary to put and keep said premises in a tenable condition, in excess of the income, if any, received from said premises, with interest on such sum so paid, shall become so much additional indebtedness against me/us, and shall be secured by this mortgage.

Provided nevertheless, that if I/we, my/our heirs, executors, or administrators shall pay to the said Grantee, its successors or assigns, the sum of SEVENTY THOUSAND AND 00/100 (\$70,000.00) dollars in or within ¹⁵ months from this date with interest thereon at the rate of SEVEN (7%) per cent per annum;

interest and principal payable in monthly installments of SIX HUNDRED FORTY EIGHT and 94/100 (\$648.94) Dollars on the 15 of each month hereafter, which monthly payments shall be applied as follows:—(1) to the interest on the unpaid balance of the debt, said interest to be computed monthly on unpaid balance due on principal; (2) the remainder to the unpaid principal of the debt, until the same is paid in full, with the right to make additional payments on account of principal at any time without penalty; failure to pay any of said installments when the same become due shall make the whole of the balance of said principal sum immediately due and payable at the option of the holder thereof, all as provided in promissory note of even date; and shall also repay on demand all sums said Biddeford Savings Bank may have paid for taxes, assessments, insurance, discharge of liens, and necessary improvements or repairs on the above described property, and all expenses, if any, including legal attorney's fees incurred in foreclosing this mortgage, and shall well and truly keep all covenants herein contained, then this obligation, as also one certain promissory note, bearing even date with these presents, signed by the said Newell L. Potter, viz:-----

promising to pay to the said Biddeford Savings Bank, the said sums, at the times and in the manner aforesaid shall both become null and void; otherwise shall remain in full force and effect.

In Witness Whereof, I the said Newell L. Potter

and Eleanor G. Potter ----- wife of the said
Newell L. Potter -----

joining in this deed as Grantor, and relinquishing and conveying my/our rights by descent and all my/our other rights in the above described premises, have hereunto set my/our hands and seals this _____ day of January in the year of our Lord one thousand nine hundred and sixty nine

ADDRESS: 485 Cumberland Ave
PERMIT APPLICATION FOR: Demo & RE-Build Porch
BUILDING OWNER: Newell Patter
PERMIT APPLICANT: Dave Johnson

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. No Exterior work, other than Rear Porch

2. _____

3. _____

BUILDING PERMIT REPORT

DATE: 26 January 1999 ADDRESS: 485 Cumberland Ave. CBL 048-F-024
REASON FOR PERMIT: Demo/Rebuild Porch.
BUILDING OWNER: Newell Potter
CONTRACTOR: Dave Johnson
PERMIT APPLICANT: ↑
USE GROUP R-2 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, *8, *10, *11, *24, *26, *31, *32

- ~~X~~ 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~X~~ 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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~X~~ 8. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~X~~ 10. 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)
- ~~X~~ 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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

COMMENTS

1/27/99 - Pre/Con w/ Dave Johnson - Documented Conditions of Permit - esp Trends & Risks - Anticipated Ground Rails to show on plan create "leak effect" - will require design change - @

8/7/00 Design Changes made - New Construction done built substantially to plan & is Code Compliant @ Close out permit @

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

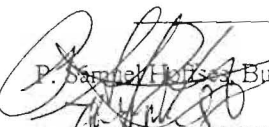
Final: _____

Other: _____

Date

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)

13. 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
14. 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
15. 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
16. 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 basementsIn 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
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. 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.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the ^{columns} requirements of Chapter 24 of the building code.
- X31. The proposed post MUST be anchored TO The Foundation and secured To The deck Framing. The columns may require bracing.
- X32. Please read and implement any and all requirements as stated by Historic Preservation
- 33.


P. Samuel H. H. Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator