

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

Location of Construction: 1 Russell Street		Owner: Dave Hamlin		Phone: 877-7611		Permit No: <b>981186</b>	
Owner Address: Same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Gregg Carmichael		Address: 541 E. Main Street Yarmouth, ME		Phone: 846-3866		Permit Issued: OCT 14 1998 CITY OF PORTLAND	
Past Use:		Proposed Use: addition replacement		COST OF WORK: \$ 14,000.00		PERMIT FEE: \$ 90.00 + late fees \$90.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Replace 9'x14' room addition				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: UB		Date Applied For: 10-8-98				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	

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..

**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:	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

3



**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.

**NOTE\*\*If 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.**

*TAKES OK WITH*

Location/Address of Construction: 1 Russell St

Tax Assessor's Chart, Block & Lot Number Chart# <u>054</u> Block# <u>C</u> Lot# <u>004</u>	Owner: <u>Dave Hamlin</u>	Telephone#: <u>879-7611</u>
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Owner's Address: <u>1 Russell St</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$14000.00</u> Fee <u>180.00</u>
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Proposed Project Description:(Please be as specific as possible)  
Replace 9'x14' room addition

Contractor's Name, Address & Telephone <u>Gregg Carmichael 541 E Main St Yarmouth</u>	Rec'd By: <u>WB:017</u> <u>846-3866</u>
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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)

*90.00 work  
90.00 late  
180.00 fee  
owed*

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.

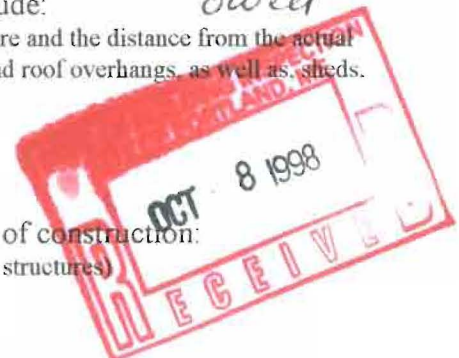
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I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform 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>Gregg Carmichael</u>	Date: <u>10-8-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\INUGENT\APADSF.D.WPD



SENTS TO:

Please call when ready:

~~Gregg Carmichael  
541 E Main St  
Yarmouth ME 04098~~

*846-3866 - Call for P/C*



# BUILDING PERMIT REPORT

DATE: 14 OCT. 98 ADDRESS: 1 Russell Street CBL 054-C-004  
REASON FOR PERMIT: - Replace - 9'x14' addition  
BUILDING OWNER: DAVE Hamlin  
CONTRACTOR: Gregg Car michael  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP R-3 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, \*9, \*10, \*16, \*24, \*26, \*28, \*30

- ~~\*1.~~ This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~\*2.~~ Before concrete for foundation is placed, approval 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.
- \*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 +2" , 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 )
- \*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 )
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

LAND USE - ZONING REPORT

ADDRESS: 1 Russell St DATE: 10/13/90

REASON FOR PERMIT: Replace 9'x14' room Addition

BUILDING OWNER: DAVE Hamlin C-B-L: 54-C-4

PERMIT APPLICANT: Greg Con Michael

APPROVED: with conditions DENIED: \_\_\_\_\_  
#2, #4, #5

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing 9'x14' room shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. *PLEASE NOTE* → Your present structure is legally nonconforming as to ~~rear~~ side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the 9'x14' room in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition \_\_\_\_\_

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

COMMENTS

6/14/81 work had started before permit issued related fee charged. Checked plumbing relocation of lines waste & supply. MW

3/12/81 work completed DC

Inspection Record

Type

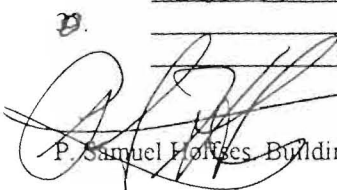
- Foundation: \_\_\_\_\_
- Framing: \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Final: \_\_\_\_\_
- Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- X 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 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 closers. (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
- X 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 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
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)
- X 24. All electrical, plumbing and HVAC permits must be obtained by a ~~Master Licensed~~ holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. 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 )
- X 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.
- Q 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. Your proposed foundation 8" (piers) sonotubes must be on footing with anchor connecting the two - ALSO The top of sonotube must have fastening dev. between tube and framing.
32. The proposed roof deck must have full bearing to framing members below -

  
P. Samuel Hoffes, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 1 Russell St. DATE: 10/13/90

REASON FOR PERMIT: replace 9'x14' room Addition

BUILDING OWNER: DAVE Hamlin C-B-L: 54-C-4

PERMIT APPLICANT: Greg Conmichael

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Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



WARRANTY DEED  
~~JOHN KEARNS~~  
Maine Statutory Short Form

Know all Men by these Presents,

2627267298

That Lori S. Gottlieb-Axelson

of Portland, County of Cumberland, State of ME,

being unmarried, for consideration paid, grant to David Hamlin

of Portland, County of Cumberland, State of ME,

whose mailing address is 271 Deering Avenue Portland, ME 04103

with warranty covenants ~~as joint tenants~~ the land in Portland, County of Cumberland

State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the Northwesterly side of Russell Street and the Southwesterly side of Hill Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the Northwesterly sideline of Russell Street at its intersection with the Southwesterly side of Hill Street; thence Northwesterly by Hill Street twenty-nine (29) feet to a stake; thence Southwesterly sixty (60) feet to a stake; thence Southeasterly twenty-nine (29) feet to the Northwesterly sideline of Russell Street; thence Northeasterly by Russell Street sixty (60) feet to the point of beginning.

This conveyance is made subject, however, to the right of way conveyed by John F. Conlen, et al, to James J. Kearns, et al, by deed dated July 13, 1953 and recorded in said Registry of Deeds in Book 2147, Page 85, and includes the rights of way conveyed to Francis D. Kilton, et al, by Elizabeth A. Thompson by deed dated July 8, 1953 and recorded in said Registry of Deeds in Book 2135, Page 385, and by James J. Kearns, et al, by deed dated July 13, 1953 and recorded in the said Registry of Deeds in Book 2147, Page 57.

Meaning and intending to describe and convey the same premises conveyed to Lori S. Gottlieb-Axelson, by Warranty Deed of Martin K. Gleitsman and Putsi M. Gleitsman, Dated September 25, 1987, and recorded at Book 7992, Page(s) 17, Cumberland County Registry of Deeds.



**C & G HOME IMPROVEMENTS**  
**Gregg Carmichael**  
**541 East Main Street, Yarmouth, ME 04096**  
**Home (207) 846-3866**  
**Mobile 2320496**



*\*Building   \*Repairs   \*Renovations*  
*\*Additions   \*Landscaping   \*Snowplowing*  
*\*References Available   \*Insured   \*Free Estimates*

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10/7/98

Dave Hamlin  
1 Russell St.  
Portland, ME. 04102

RE:replacement of sun porch

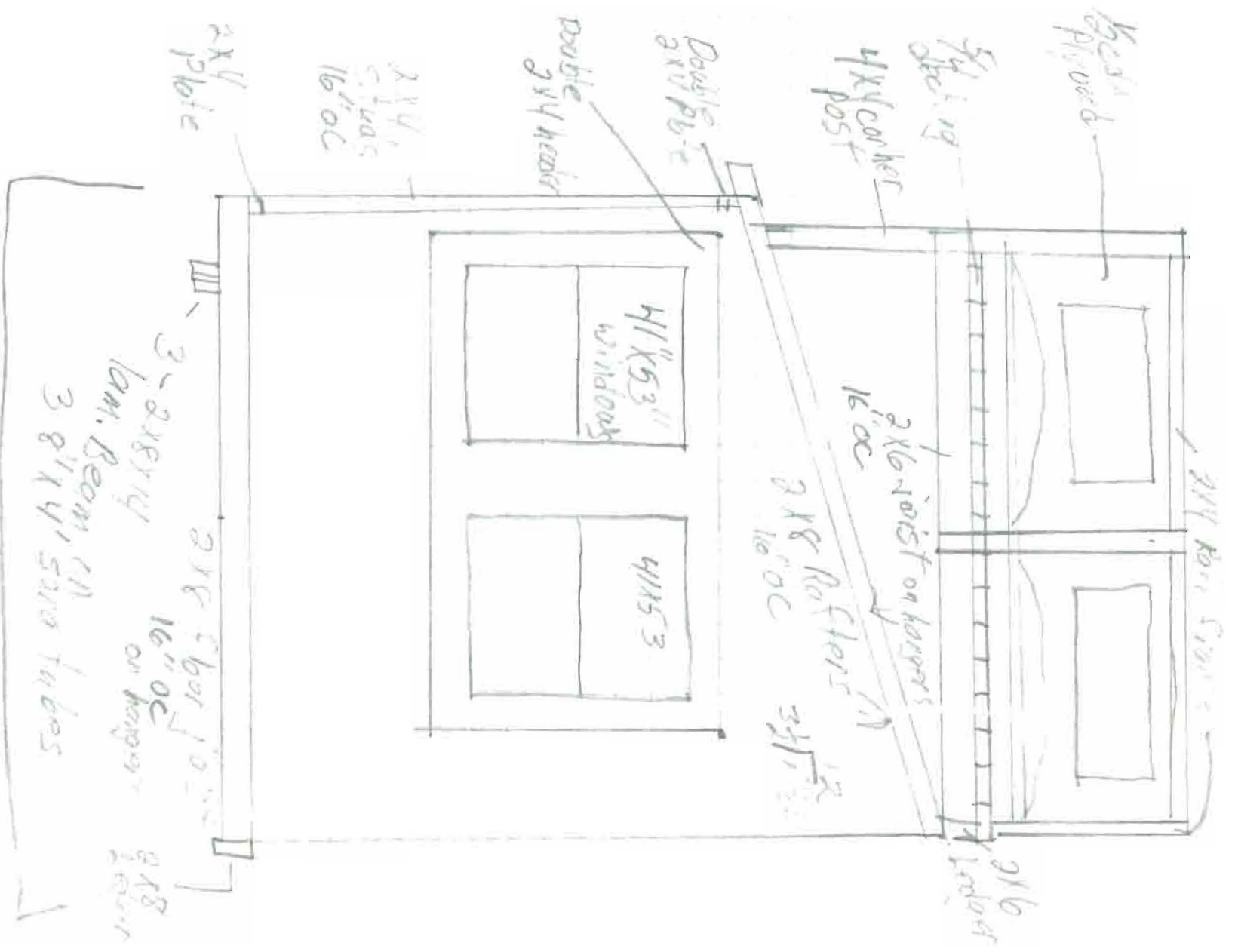
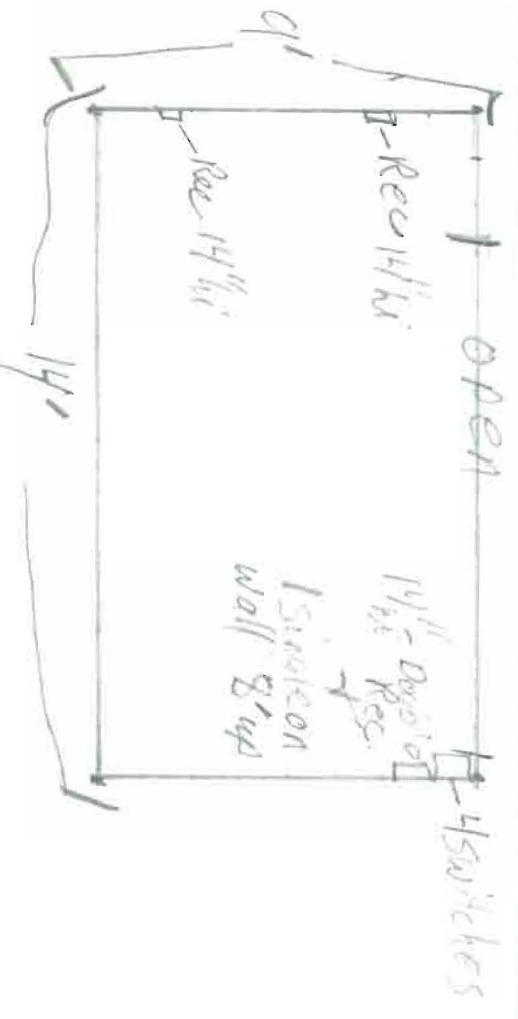
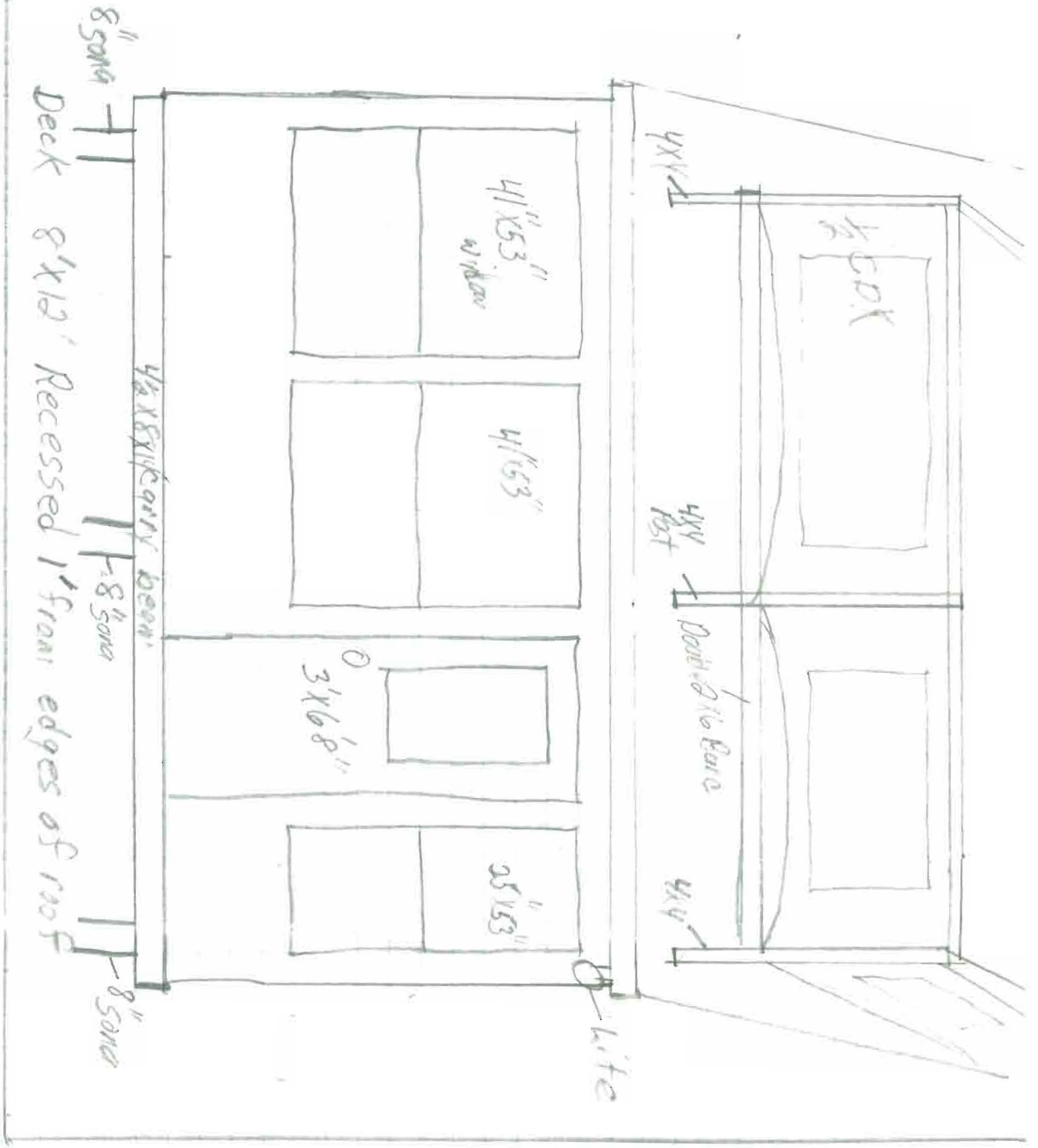
- (1)remove existing 9'x14'sun porch
- (2)build 9'x14' sun porch consisting of 3 8"x4' sona tubes,5"x 8"x 14' carry beam'  
2x8 floor joist 16"oc, 2x4 studs 16"oc, 2x8 rafters 16"oc,all sheathing 1/2"cdx,  
5 windows double hung thermopane 4 @ 41"x 53" & 1 @ 25"x 53" ,doors 1  
3'x6'8" steel insulated 1/2 lite.  
Insulation R13 walls, R30 floor & ceiling. Interior finish sheetrock walls,pine  
trim,pine floor, all painted white.Exterior finish cladboard & trim to match,paint to  
match.Roof rubber under rolled asphalt.
- (3)build 8'x12' deck on roof consisting of 2x 6 joist , 5/4 decking, 3' hi solid rail,  
replace existing window with door 32" 76"
- (4)remove wall between kitchen & sun porch & install carrying beam 6"x 12"  
x 11' southern yellow pine.
- (5)electrical-3 single & 1 double outlets,1 exterior light, 4 gang light switch
- (6)heat 16' hot water baseboard

Owner responsible for electrical. & plumbing

We propose hereby to furnish material and labor - complete in accordance with  
above specifications, for the sum of: \$14000.00

Payment to be made as follows: 50% (\$7000.00) upon acceptance of this contract;  
the remainder 50% (\$7000.00) upon full completion of this contract.

All material is guaranteed to be as specified. All work to be completed in workman like manner  
according to standard practices. Any alteration or deviation from above specifications involving  
extra costs will be executed only upon written orders, and will become an extra charge over and  
above the estimate. All agreements contingent upon delays beyond our control. Owner to carry fire  
and other necessary insurance. Our workers are covered by workers' compensation and liability  
insurance. This proposal may be withdrawn by us if not accepted within 30 days.





# Floor Plan

Borrower/Client **Maine Medical Center**

Property Address **1 Russell Street**

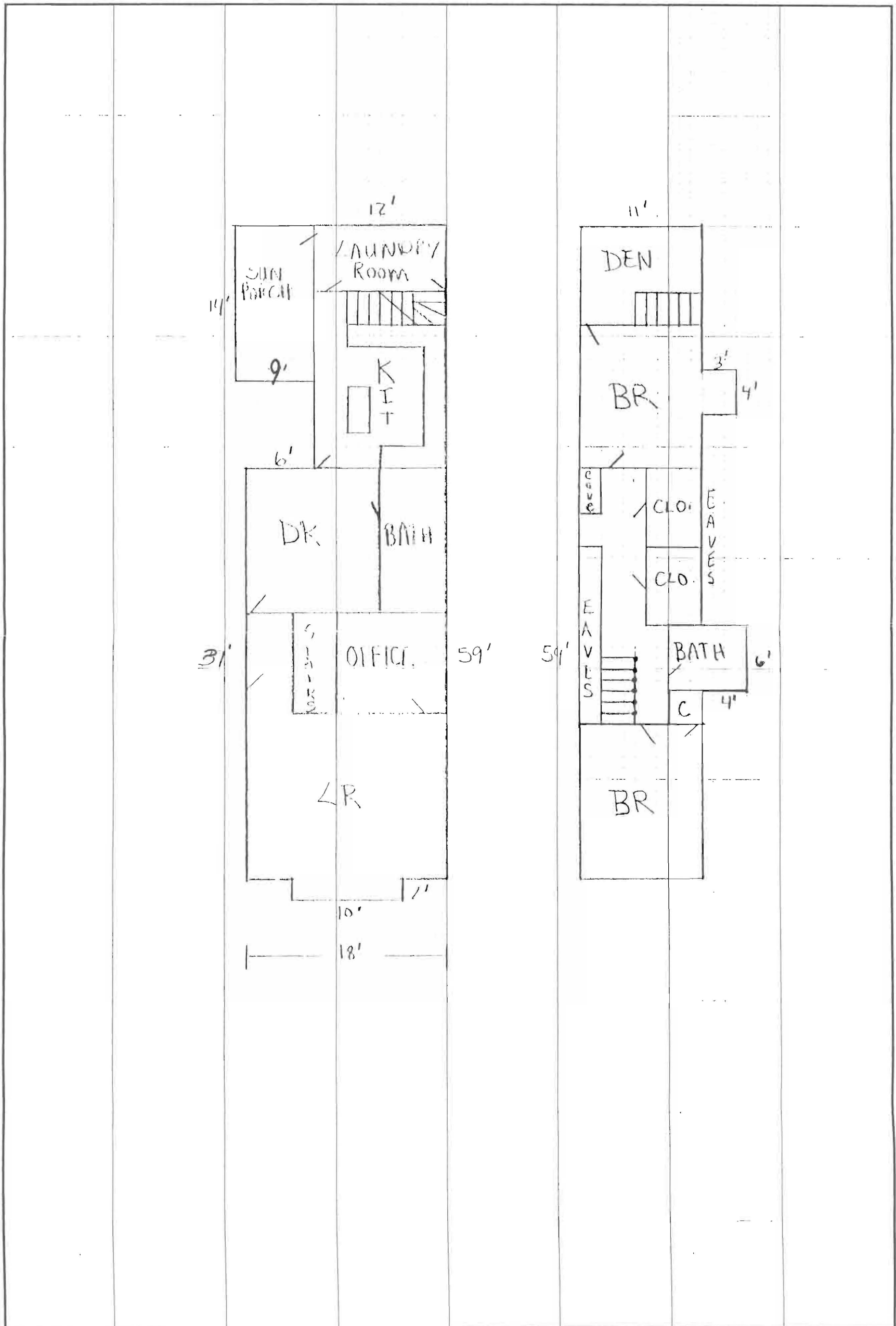
City **Portland**

County **Cumberland**

State **ME**

Zip Code **04102**

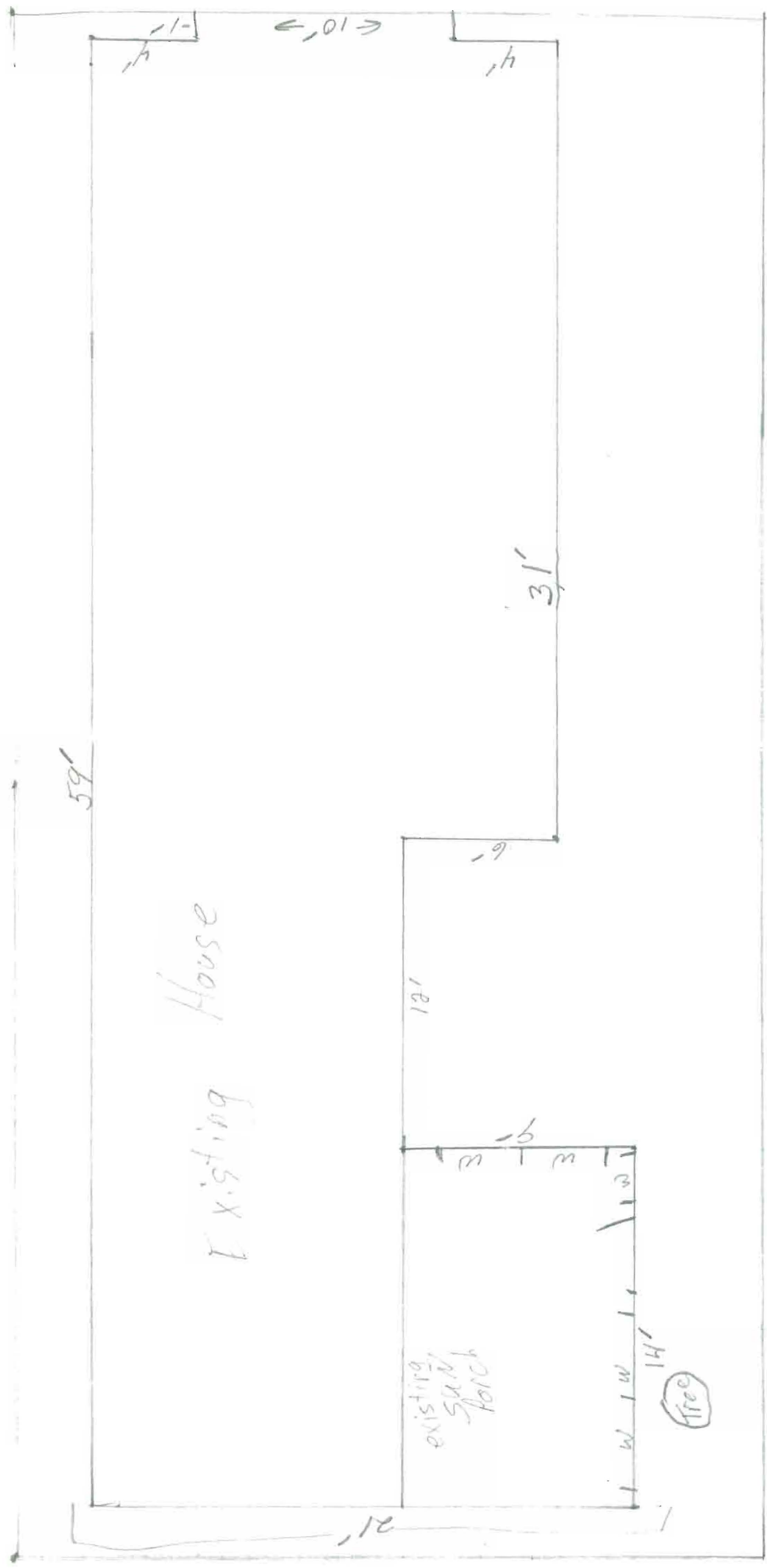
Lender



Scale 1/4" to 1'

Pit Plane

Hill St



Existing House

existing  
SANIT  
Porch

Free

Side walk

Russell St

59'

21'

12'

6'

31'

10'

4'

4'

14'



# Location Map and Plot Plan

Borrower/Client	Maine Medical Center		
Property Address	1 Russell Street		
City	Portland	County	Cumberland
		State	ME
		Zip Code	04102
Lender			

