

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

Location of Construction: 315 Brackett St		Owner: Fogg, Mary Ellen		Phone:		Permit No: 80180	
Owner Address: RR 1, Box 352 Eden Falls, ME 04055		Lessor/Party Name: Eden Falls, ME 04055		Phone: 788-6954		Business Name:	
Contractor Name: SAA		Address:		Phone:		Permit Fee:	
Past Use: 4-1an		Proposed Use: None		COST OF WORK: \$ 1,400.00		PERMIT FEE: \$ 25.00	
Proposed Project Description: <i>The Porch is at the rear of the house - see sketch attached</i> Reconstruct Porch (4.5' x 12.5') Not to exceed existing footprint		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zoning CBL: 034-E-010	
		Signature: <i>[Signature]</i>		Signature:		Zoning Approval: <i>[Signature]</i>	
Permit Taken By: Mary Gresh		Date Applied For: 08 January 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 ISSUED
008 - 5 1998
CITY OF PORTLAND

PERMIT ISSUED WITH REQUIREMENTS

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..

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

08 January 1998

SIGNATURE OF APPLICANT **Mary Fogg** 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

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT

3

BUILDING PERMIT REPORT

DATE: 3/4/98 ADDRESS: 315 Brackett St (54-E-010-001)
REASON FOR PERMIT: Reconstruct Porch
BUILDING OWNER: Mary Fagg
CONTRACTOR: _____
PERMIT APPLICANT: Mary Fagg
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5.0

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *10, *13, *14, *15, *28

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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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 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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w/ smoke protection
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

LAND USE - ZONING REPORT

ADDRESS: 315 Brackett St DATE: 3/3/98

REASON FOR PERMIT: Reconstruct Porch

BUILDING OWNER: Mary Ellen Fogg C-B-L: 54-E-10

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#9.

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 _____ 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. Your present structure is legally nonconforming as to rear and 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 garage 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 This permit is for building maintenance

of the porch 4.5' x 12.5' and is not to exceed the existing footprint. This permit is being issued without determining the allowable use at this time, since it is in question. The use is still under research and

Marge Schmuckal, Zoning Administrator, will be determined LATER
 Asst. Chief of Code Enforcement

Marge Schmuckal

Applicant: *William Emerson* DATE: *Aug 11, 1987*
Address: *315 Brackett St*
Assessors No.: *54-E-10*

Date -
Zone Location - *R-6*
Interior or corner lot -

Use - *3 family with alterations (skylight installed)*
Handmade bedroom

Service Disposal -
Rear Yards -
Side Yards -
Front Yards -

One in efficiency apt
handfathered
for 3 DU in 1245
W. Turner

Projections -
Height -
Lot Area - *1764 sq ft*

Building Area -
Area per Family - *2000 sq ft per unit*

Width of Lot -
Lot Frontage -

Off-street Parking -
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -

197

Page No.	197
Date	11/11/71
Page No.	197
Date	11/11/71

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January 8, 1998

City of Portland - City Hall
Building Inspections
Congress St.
Portland, ME

RE: Building permit for tax assessor's chart-block-lot #054-E-010-001

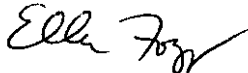
Dear Sir/Madam:

I would like to request the appropriate permit to demolish and rebuild an enclosed porch on my apartment building at 315 Brackett St. The porch is on the back left corner of the building and borders on the side and back line of the property. I think you call this non-conforming setbacks. We would be rebuilding in the same fashion as it is now and stay within the exact same footprint.

Please find a description of the work to be done with approximate cost, a sketch of property and a photo of the existing porch. We would start this project immediately upon receipt of permit.

If you have any questions, you may reach me at work at 780-6954 (or home 693-3463).

Cordially,



Ellen Fogg
Owner

ef

enc.

Addition is ^{Long} 12'4" X ^{wide} 4'4" X 9'4" Height of Long wall Xll
House

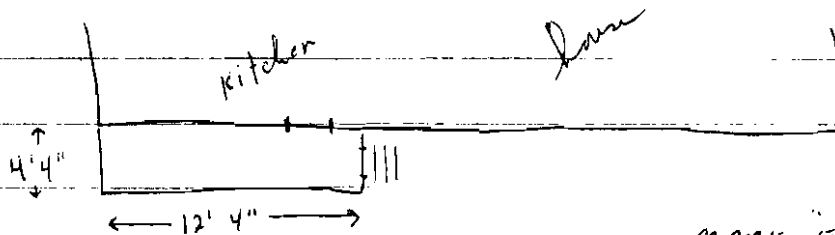
Side steps are 3' wide x 3'6" out from addition

New addition would be same size.

New addition would include 3 8" round cement footings, PT 4x4 Posts on top of footings holding up 2x6 (PT) Floor Joists 16" O.C. Subfloor would be 3/4" CDX Plywood. Walls would be 2x6 (KD) 16" O.C. There would be 5 storm windows 31" x 48" (measurements are to outside of window frame). 4 windows on Long side, one window on small side and storm door on side of steps. Steps will be PT. Wall sheathing will be 1/2" OSB. Roof sheathing will be 5/8" CDX. Roof will have ice water shield underlayment under asphalt shingles. Roof will have drip edge also. Siding will be wooden cedar shingles to match house. Rafter's will be 2x6 (KD). Vinyl Lattice work will skirt the bottom of addition.

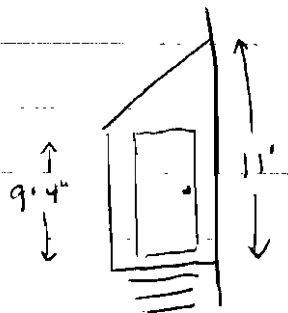
Labor to remove & install new addition \$800 estimate

Material estimate for new addition \$600



MARY ELLEN FOGG, owner

Side view



RPPLST6 CAMA Real Property System - Residential Display 3/02/98

RPP092 Parcel Id: 054- - E-010-001 01/01 Acct: F1956098 14:59

Property Address 315 BRACKETT ST

Owner Name1 FOGG MARY ELLEN (l, f, i)

Name2

Address RR1 BOX 352 EDES FALLS RD

City/State/Zip NAPLES ME 04055

Entrance Code Land Use 14 # of Units 4

Route 64 Zone R6 Nbhd 102 District 12 Traffic 2

Total Sq Ft

Utilities 2 3 4 Desc 54-E-10 Living Area 2,359

BRACKETT ST 315

1764 SF

House Style 5 Year Built 1874 Total Rms 16 Total Bedrms 06

Baths Full 4 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4

Attic 4 Phy Cond 3 CDU AV Heating Type 2 4 5 Wood/Coal Burn 0

Next Screen [] Bldg Sketch Screen [] Return []

RPPLST7

CAMA Real Property System - Residential Display

3/02/98

RPP095

Parcel Id: 054- - E-010-001 01/01

Acct: F1956098

15:00

LWR 1ST 2ND 3RD AREA

A MAIN STR 0972

B 12 0060

C 50 15 0027

D +5+-----21-----+

E 12 []

F [B12 []

G +5--+ 20

H []

I [+2

44 A []

TOTAL AREA: 2359

[]

[]

[24

[]

[]

*--3--23+-----+

+-----+

C

Return []