

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

Location of Construction: 13-17 Lewis St. 04102		Owner: William Dickinson		Phone: 253-1816		Permit No: 990735	
Owner Address: 67 Pine St. Portland, ME 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Tom Scranton		Address: 11 Lewis Street		Phone: 772-9530		Permit Issued: JUL 9 1999	
Past Use: 1-Family #15 2-Family #17		Proposed Use: Same (3-unit)		COST OF WORK: \$ 5,100.00		PERMIT FEE: \$ 45.00	
Proposed Project Description: 2 Add 2ND story 12'x18' porch and upgrade rear stoop. No other work		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 33 Type 5B BOCAGG Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By: SP		Date Applied For: June 30, 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..

**** Mail to: William Dickinson
87 Pine Street
Portland, ME 04102

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

June 30, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

- ### 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: 7/1/99

CEO DISTRICT

3

LAND USE - ZONING REPORT

ADDRESS: 17 Lewis Street DATE: 7/9/99

REASON FOR PERMIT: construct 2 Decks 12x18' off rear upgrade 1st level
No interconnecting stairway Stoop

BUILDING OWNER: William Dickinson C-B-L: 56-B-6

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #11, #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition It is understood that this permit is Not
Approving The interconnecting Stairway between The two proposed
Decks.

12. It is also understood that the approved details by the
PLANNING Division/Historic Board shall still be adhered to per
Marge Schmuckal Marge Schmuckal, Zoning Administrator original
plans.

**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: 15-17 Lewis Street 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>056</u> Block# <u>B</u> Lot# <u>006</u>		Owner: <u>William Dickinson</u>	Telephone#: <u>253-1816</u>
Owner's Address: <u>87 Pine St. Portland 04102</u>		Lessee Buyer's Name (If Applicable): <u> </u>	Cost Of Work: <u>\$5,100.00</u> Fee: <u>\$45</u>
Proposed Project Description (Please be as specific as possible): <u>Add two - story porch 12' x 18' + upgrade main stoop.</u>			
Contractor's Name, Address & Telephone: <u>Tom Scranton 11 Lewis St. 772-9530</u>		Rec'd By: <u>BP</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

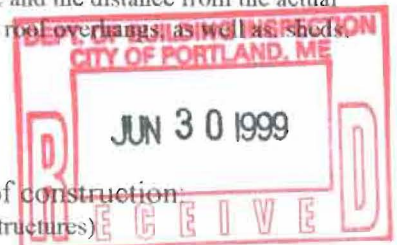
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: [Signature]

Date: 6/30/99

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\INUGENT\APADSFD.WPD



78696

WARRANTY DEED
Maine Statutory Short Form

WE, **WILLIAM P. HUMPHRIES & GRETA V. PARSONS**, of 173 Wolf Neck Road, Freeport, Maine 04032, for consideration paid, **grant** to **WILLIAM C. DICKINSON**, of PO Box 164, Peaks Island, Maine 04108, with **Warranty Covenants**,

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

Beginning on said Lewis Street at the southerly corner of land formerly occupied by Mrs. Charles P. Mattocks and running thence northeasterly by the middle of the division wall between the house on the lot herein conveyed and that adjoining on the northeast and continuing in the same course one hundred twelve (112) feet to land formerly owned by Green and Jordan; thence running southeasterly by said land formerly of Green and Jordan and land formerly owned by Ann Earley to land formerly owned J. M. Kimball; thence southwesterly by said land formerly of J. M. Kimball twenty (20) feet and six (6) inches, more or less, to land formerly of Alvin Jordan; thence northwesterly by said land of formerly of Alvin Jordan fifteen (15) feet, more or less, to a point (incorrectly referred to in earlier deeds as twenty-eight and one half (28 1/2) feet); thence southwesterly by said land formerly of said Jordan to said Lewis Street; thence northwesterly by said Lewis Street to the point of beginning.

Also a certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point twenty-one and six tenths (21.6) feet from the southerly corner of land on Lewis Street, formerly owned by the late Henry B. Hart of said Portland; thence easterly along the middle of the division line of a block of two houses erected by William H. Stephenson ninety-two (92) feet to land now or formerly of Maria Stephenson; thence northerly along said Maria Stephenson lot thirty (30) feet to said lot of land formerly owned by said Hart; thence westerly along said Hart lot ninety-one (91) feet to said Lewis Street; thence southerly along with Lewis Street, twenty-one and six tenths (21.6) feet to the point begun at.

Also, a certain other lot or parcel of land adjoining the immediately aforesaid mentioned lot in the rear, and being the same premises conveyed to Edward P. Chase by Charles P. Mattocks by deed dated January 20, 1890, and recorded in the Cumberland County Registry of Deeds, Book 566, Page 154, to which deed reference is hereby made for a more complete description.

MAINE REAL ESTATE TAX PAID

Grantors received title to the above by warranty deed of Allan D. Foster and Roger W. Foster Sr. as Trustees of the Monarch Realty Trust, dated December 6, 1993 and recorded at the Cumberland Registry of Deeds in Book 11,151 Page 223.

WITNESS, our hand and seal this 4th day of November, 1998.

Witness

Grantor - William P. Humphries

Witness

Grantor - Greta V. Parsons

State of Maine
Cumberland, SS

Personally appeared before me, the above named William P. Humphries and Greta V. Parsons, acknowledged the foregoing instrument to be their free act and deed, and subscribed the same.

Before me,

Date

11/4/98
Notary Public Attorney At Law

Donnelly S. Douglas
Print Name

Legal Description

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

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RECEIVED
 REC'D BY CLERK OF DEEDS
 1998 NOV -4 PM 3:36
 CUMBERLAND COUNTY
 John B. O'Brien

RUFUS DEERING LUMBER

Since 1854

383 COMMERCIAL STREET

P.O. BOX 880

PORTLAND, ME 04101-0880

1-800-772-6505 OR (207) 772-6505

FAX: (207) 772-6981

E-MAIL: lumber@rufusdeering.com

SERVING MAINE BUILDERS SINCE 1854

Wm. Moody, Jr.

Dan LaBrie

Tom Dyer

Greg Doucette

Darryl Raven

Mike Polero

Pat Soucy

Sam Cook

CONTRACTOR/OWNER

Bill DICKINSON

DATE

6-29-99

JOB

TWO STORY DECK

BY

THE PRICES HERE-IN QUOTED ARE SUBJECT TO ACCEPTANCE BY THE CUSTOMER WITHIN 30 DAYS. IF ACCEPTED WITHIN THIS TERM, THEN RUFUS DEERING WILL HOLD THESE PRICES FOR ADDITIONAL 60 DAYS. RUFUS DEERING RESERVES THE RIGHT TO RE-NEGOTIATE BASED ON THE THEN PREVAILING MARKET CONDITIONS. THIS TAKE-OFF IS OUR BEST EFFORT AND IS NOT A GUARANTEED LIST.

Please notify us when
this job begins so
you will receive your
quoted prices.

SUB-TOTAL

3183.⁹⁶

6% SALES TAX

175.¹²

TOTAL

3359.⁰⁸

Less your usual discount

*plus 3 weeks labor @ 7 hrs./day
x 20/hour (2,100)*

INVOICE

RUFUS DEERING

LUMBER

PAGE NO 1

Established 1854

 383 Commercial St., P.O. Box 880
 Portland, ME 04104-0880

1-800-772-6505 • (207) 772-6505 • FAX (207) 772-6981

 PLEASE BE SURE TO RETURN YOUR PINK
 SLIP TO A YARD PERSON OR TO THE OFFICE

CUSTOMER NO.	JOB NO.	PURCHASE ORDER NO.	REFERENCE	TERMS	CLERK	DATE	TIME
96670	2			TERMS CODE 5	PAM	6/29/99	8:51

 BILL DICKINSON D/B/A DICKINSON
 PROPERTIES
 87 PINE ST
 PORTLAND ME 04102

 BILL DICKINSON D/B/A DICKINSON
~~1~~ STORY DECK W/ROOF
 87 PINE ST
 PORTLAND ME 04102

EXP. DATE: 7/30/99

DOC# 410317

* ESTIMATE *

EST. 410317

TAX : 001 ME SALES TAX

QUANTITY		UM	SKU	DESCRIPTION		UNITS	PRICE/PER	EXTENSION
SHIPPED	ORDERED							
	3	PC	6612T	12' PCS 6X6 PT .40 #2 SYP MSDS SHEETS ARE AVAILABLE UPON REQUEST.	36.273	3	28.361/PC	85.08
	3	PC	6616T	16' PCS 6X6 PT .40 #2 SYP	51.426	3	39.074/PC	117.22
	1	EA	10ST	12' PCS 10" SONOTUBE	12.375	1	9.392/EA	9.39
	12	BG	CONCM	80# CONCRETE MIX	4.73	12	3.777/BG	45.32
	30	PC	21012T	12' PCS 2X10 PT .40 #2 SYP	21.031	30	16.15 /PC	484.50
	12	PC	21012T	12' PCS 2X10 PT .40 #2 SYP	21.031	12	16.15 /PC	193.80
	16	PC	2412T	12' PCS 2X4 PT .40 #1 SYP	7.40	16	5.724/PC	91.58
	2	PC	468T	8' PCS 4X6 PT .40 #2 SYP	15.699	2	11.974/PC	23.95
	2	PC	448T	8' PCS 4X4 PT .40 #1 SYP	10.759	2	8.193/PC	16.39
	196	EA	3TB	EA 2X2 3' .40 CLEAR PT BALUSTER	1.199	196	.911/EA	178.56
	3	PC	21218	18' PCS 2X12 KD SPRUCE	958.089	108	754.975/MF	81.54
	14	PC	2814	14' PCS 2X8 KD SPRUCE	674.289	261.33	631.521/MF	165.04
	8	PC	58CD	PCS 4X8 5/8" CDX FIR PLYWOOD	31.327	8	25.947/PC	207.58
	14	PC	2612	12' PCS 2X6 KD SPRUCE	732.589	168	596.70 /MF	100.25
	30	PC	1310S	10' PC. 1X3 KD SPRUCE STRAPPING	1.639	30	1.231/PC	36.93
	522	LF	163PCB	LIN 1X6 #3 PINE EDGE & CTR BEAD 522/ 1.00	.693	522	.535/LF	279.75
	1000	LF	546S	LIN 5/4"X 6" SPRUCE DECKING	.605	1000	.468/LF	468.60

CONT'D

TERMS - NET 10th PROX.

See terms and conditions of sale on reverse side

INVOICE

RUFUS DEERING

LUMBER

PAGE NO 2

Established 1854

 383 Commercial St., P.O. Box 880
 Portland, ME 04104-0880

1-800-772-6505 • (207) 772-6505 • FAX (207) 772-6981

 PLEASE BE SURE TO RETURN YOUR PINK
 SLIP TO A YARD PERSON OR TO THE OFFICE

CUSTOMER NO	JOB NO	PURCHASE ORDER NO.	REFERENCE	TERMS	CLERK	DATE	TIME
96670	2			TERMS CODE 5	PAM	6/29/99	8:51

 BILL DICKINSON D/B/A DICKINSON
 PROPERTIES
 87 PINE ST
 PORTLAND ME 04102

 BILL DICKINSON D/B/A DICKINSON
 TOM STORY DECK W/ROOF
 87 PINE ST
 PORTLAND ME 04102

EXP. DATE: 7/30/99

DOC# 410317

* ESTIMATE *

EST. 410317

TAX : 001 ME SALES TAX

QUANTITY		UM	SKU	DESCRIPTION		UNITS	PRICE/PER	EXTENSION
SHIPPED	ORDERED							
	88	LF	1102P	1000/ 1.00 LIN 1X10 #2 PINE D4S 4/12.00 4/10.00	1.859	88	1.399/LF	123.13
	44	LF	182P	LIN 1X8 #2 PINE D4S 2/12.00 2/10.00	1.562	44	1.148/LF	50.53
	54	LF	10HPS	LIN 5/4 X 10 HP STEPPING 9/ 6.00	2.552	54	1.961/LF	105.92
	60	LF	182P	LIN 1X8 #2 PINE D4S 10/ 6.00	1.562	60	1.148/LF	68.90
	1	EA	ALLOW	ROUGH HARDWARE ALLOWANCE THESE PRICES ARE NET NO FURTHER DISCOUNTS MEMBRANE ROOFING NOT IN QUOTE	250.00	1	250.00 /EA	250.00 *

 TERMS - NET 10th PROX. ** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **
 See terms and conditions of sale on reverse side

TAXABLE	3183.96
NON-TAXABLE	0.00
SUBTOTAL	3183.96

TAX AMOUNT	175.12
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THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

Accubank Bank and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B

15-17 Lewis Street
Portland, Maine

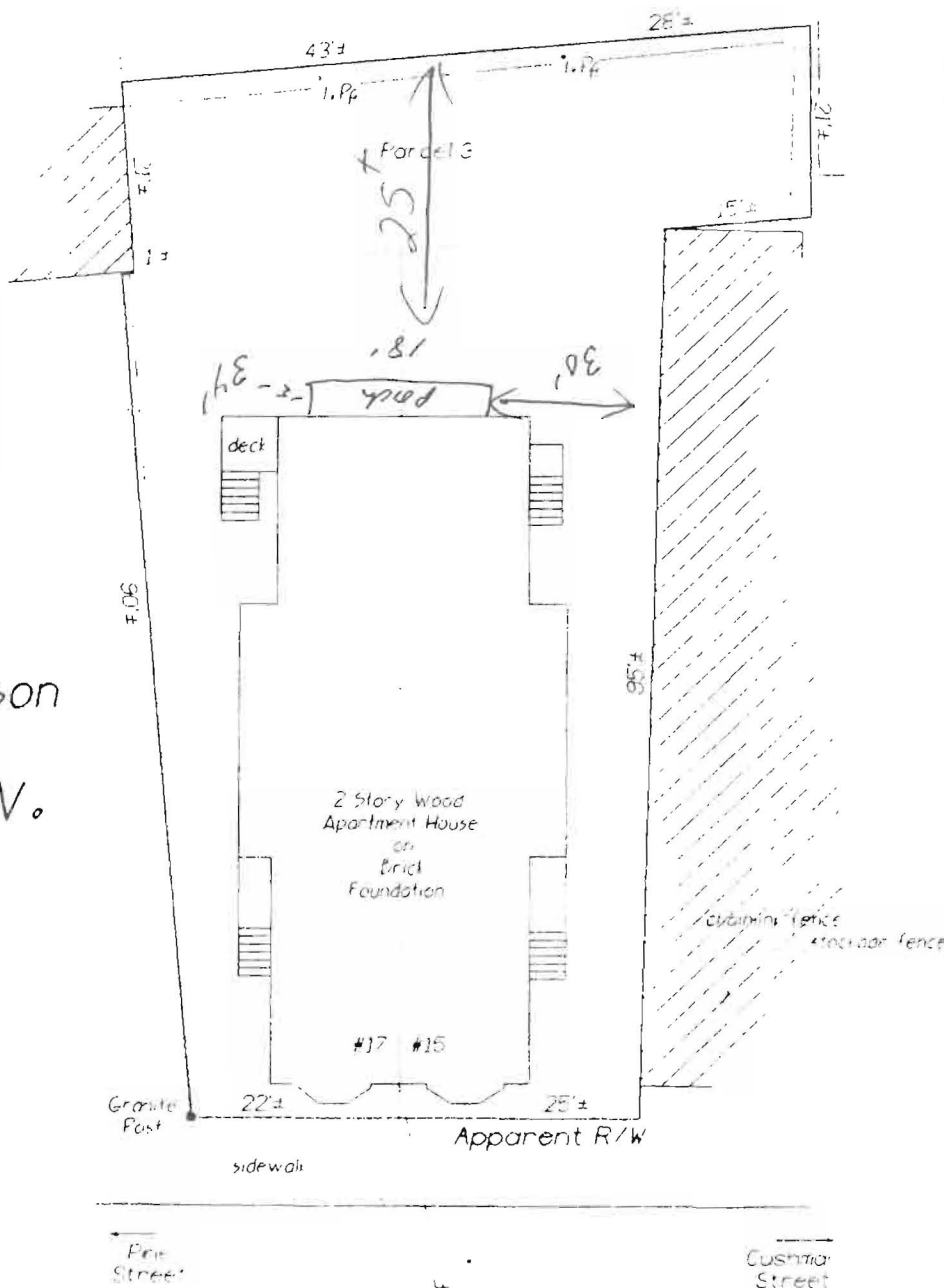
Job Number: 307-70

Inspection Date: 05-21-98

Scale: 1" = 20'

R-6 Setbacks
REAR - 20' reg - 25' plus show
SIDES - 10' reg 30' & 34' show
OK

BUYER: William Dickinson
SELLER: William P.
Humphries & Greta V.
Parsons



Lewis Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK _____ PAGE _____ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: _____



CITY OF PORTLAND

June 24, 1999

Mr. Bill Dickinson
87 Pine Street
Portland, Maine 04102

Re: Certificate of Appropriateness, Rear porch addition and side step rehab.

Dear Mr. Dickinson.

The City of Portland's Historic Preservation staff has approved your application for a Certificate of Appropriateness with the following conditions.

- i. That the side steps be finished with (1) closed risers, (2) bull-nosed treads extending on both the sides and leading edge, and (3) framed skirting. Stair details are to be approved by staff prior to construction. See attached drawings for example details.
- ii. That the 6x6 posts be joined in a way which minimizes the appearance of fastening and is to receive staff approval prior to construction.

All improvements shall be carried out as shown on the plans and specifications submitted on 6/24/99 to the Planning Staff. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION



April 9, 1986

RE: 15-17 Lewis St.

Wallace Harwood
Maine Savings Bank
Maine Savings Plaza
Portland, Maine 04101

Dear Mr. Harwood:

Records in the assessor's office show that the duplex building at 15-17 Lewis Street contains the following units:

15 Lewis Street 1 Family

17 Lewis Street 2 Family

It's record contained in the 1950 assessment records therefore makes the above the legal number of apartment units for these premises.

Sincerely,

P. Samuel Holmes
Chief Inspection Services

PSH/cl

cc: Warren Turner, Zoning Enforcement Inspector
Melle Leary, Code Enforcement Officer

BUILDING PERMIT REPORT

DATE: 30 June 99 ADDRESS: 15-17 Lewis ST. CBL: 056-B-006
 REASON FOR PERMIT: Add 2 Story 12'x18' porch
 BUILDING OWNER: William Dickinson
 PERMIT APPLICANT: 2 Tom Scranton Contractor
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

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, *9, *11, *13, *14, *29, *32, *33, *34, *35, #31

- *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. 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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. 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)
- *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.
- *11. Guardrails & Handrails: A guardrail system is a temporary walking surfaces for the purpose of minimizing the possibility of an accident right all Use Groups 42", except Use Group R which is 36". In occupan open parking structures, open guards shall have balusters or be of solid m y opening. Guards shall not have an ornamental pattern that would provide 'han 38". Use Group R- 3 shall not be less than 30", but not more than 38"). 'iameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
12. Headroom in habitable space is a minimum of 7'6". (S
- *13. Stair construction in Use Group R-3 & R-4 is a minimum num 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be
15. Every sleeping room below the fourth story in buildings of Use window or exterior door approved for emergency egress or rescue. The units must be ope al knowledge or separate tools. Where windows are provided as means of egress or rescue they sh inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum ension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508n a clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and appro ess. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to ol. nent units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of tl Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors


COMMENTS

03/23/02 - preconstruction meeting with owner - Decka only as historical would not allow stanching - went over requirements for Somerset and inspection proper depth - went over local height requirements and inspection requirements for final inspection when work complete

04/11/02 - checked hole depths - 5 ft for all holes dug - starting construction this week - will call when ready for final of deck.

05/16/02 - checked final deck - height on stairs - needs to be - no spaces over 4 inches - boards excellent 10 1/2 inch not - good workmanship - handrail going on now -

Close Permit



Inspection Record	
Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. All Historic Preservation shall be requirement shall be met,
- *35. The proposed 10" 5020 Tube foundation must be placed on a footing with anchor between the two - Also a fastener must be used between 8020 Tube and framing members,
- 36.

 P. Samuel Hoffes, Building Inspector

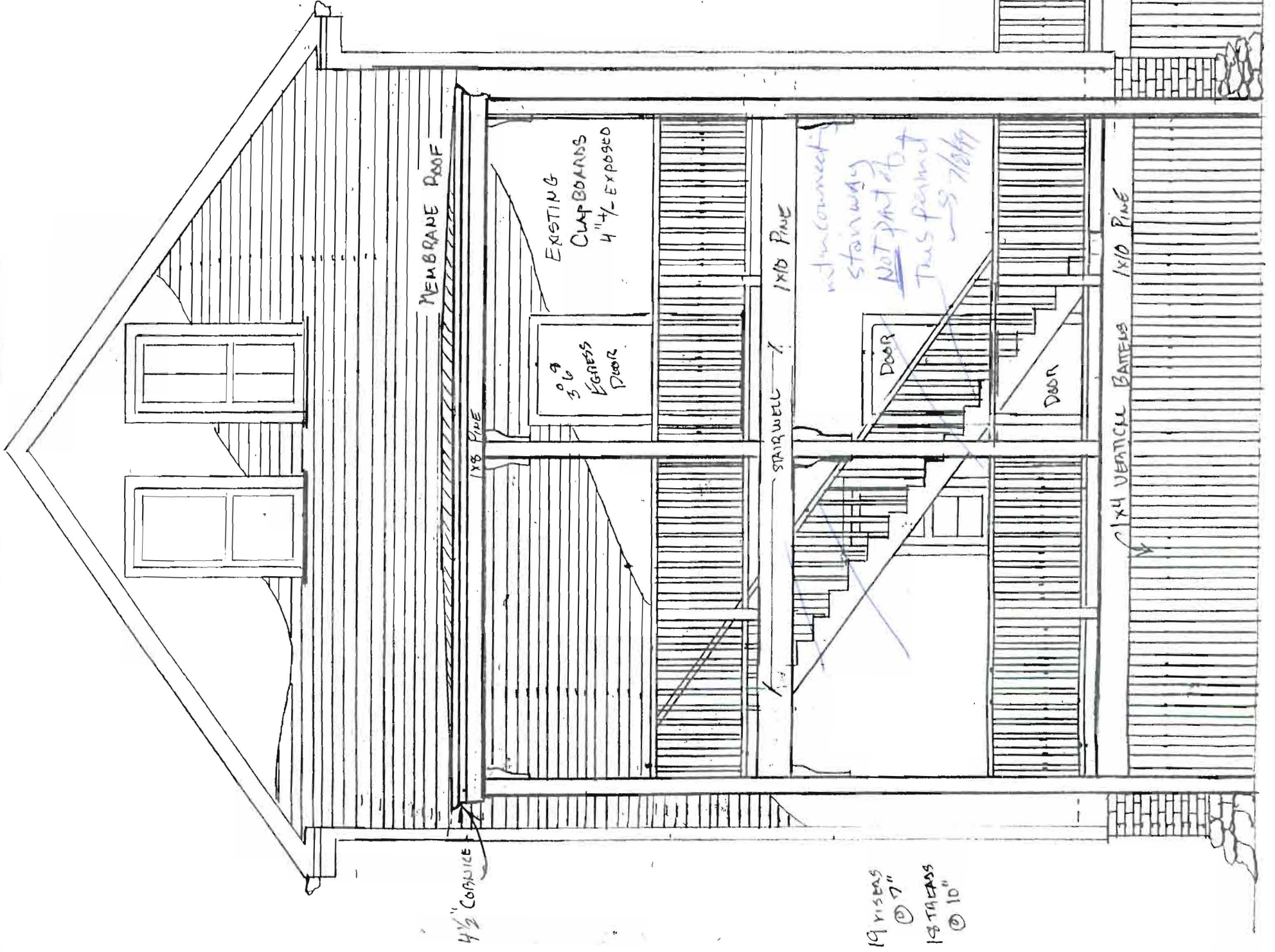
cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

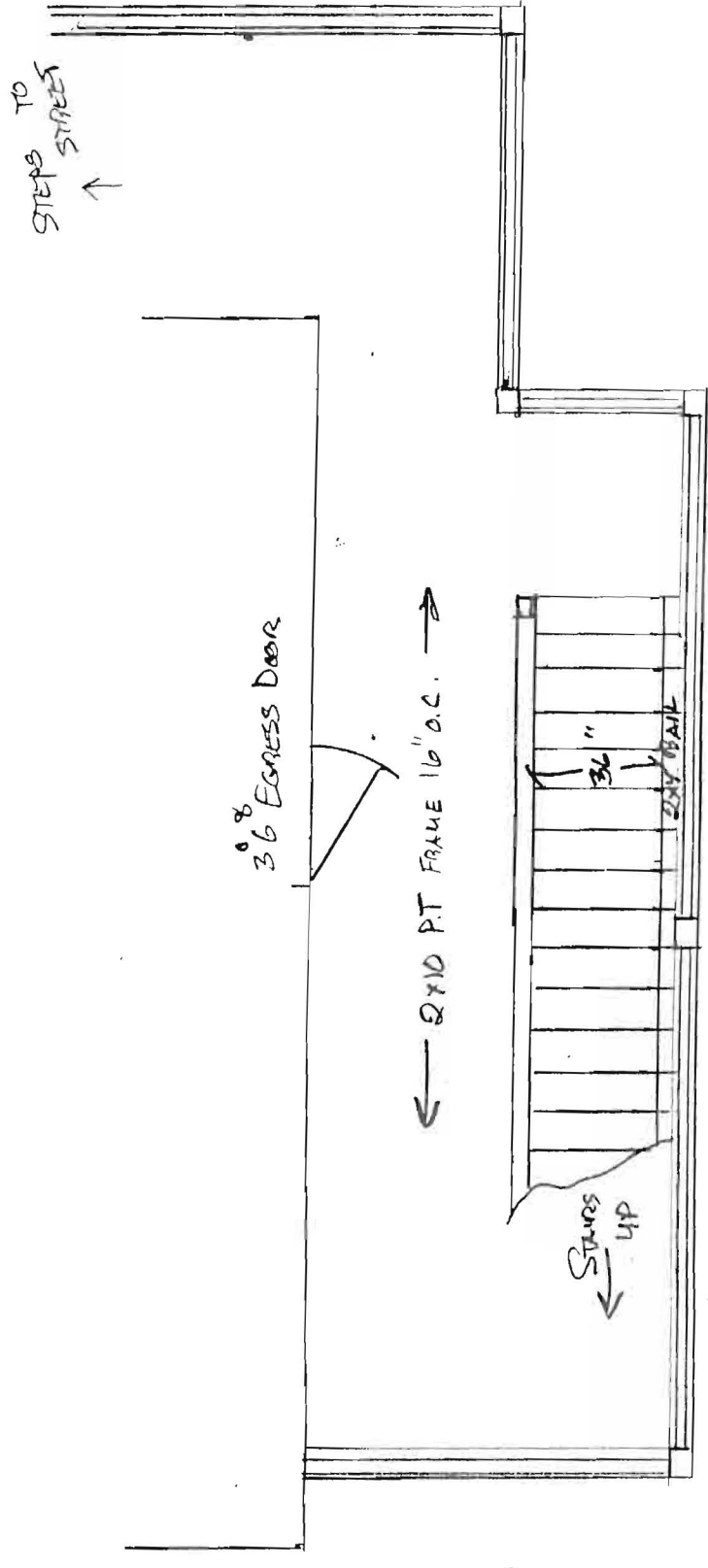
PSH 12-14-98

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

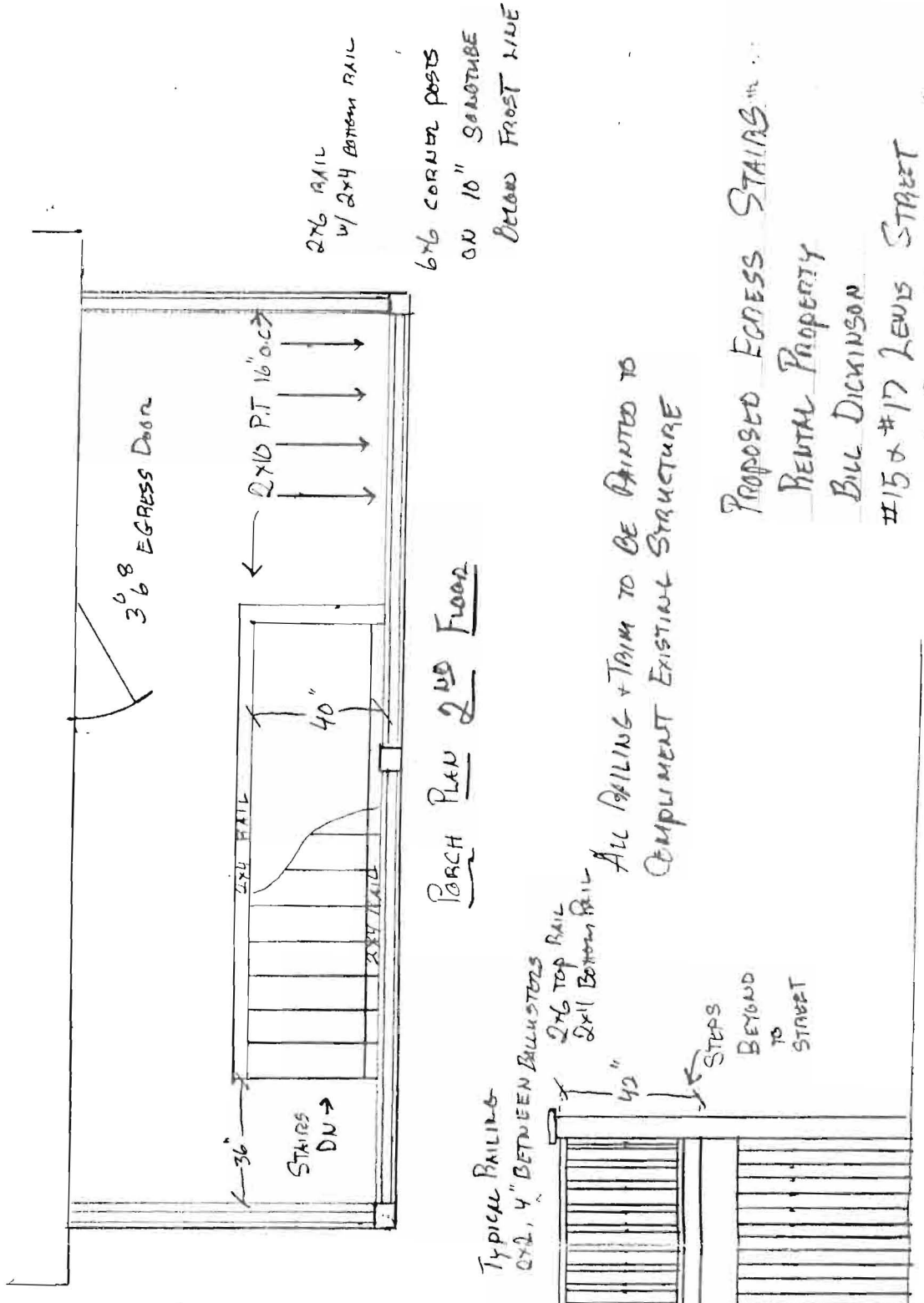
PROPOSED PORCH ELEVATION



Porch	1st	Floor
<u> </u>	<u> </u>	<u> </u>



Porch Plan 2nd Floor



PROPOSED ECNESS STAIRS¹²
RENTAL PROPERTY

Bill Dickinson
#15 & #17 Lewis Street

A. B. E. C.