

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

Location of Construction: 96 Salem St		Owner: William Umbel-		Phone: 879-9492	Permit No: 980146
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Self		Address:		Phone:	
Past Use: duplex		Proposed Use: same		COST OF WORK: \$ 3,000	PERMIT FEE: \$ 45.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: 2 Exterior doors, 2 decks, 1 picture window		Signature:		Signature:	
Permit Taken By: Sherry Pinard		Date Applied For: February 13, 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
		Signature:		Date:	



Zone: CBL: 058-A-007

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

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..

call for p/u 879-9492

Handwritten signature and date: 761-6144

PERMIT ISSUED WITH REQUIREMENTS

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: William Umbel ADDRESS: DATE: February 13, 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



LAND USE - ZONING REPORT

ADDRESS: 96 Salem St DATE: 2/19/98

REASON FOR PERMIT: install 2 eye-level doors, 1 picture window, 2 8x8 decks

BUILDING OWNER: Bill Umbel C-B-L: 58-A-7

PERMIT APPLICANT: owner

APPROVED: with conditions
#6, #9

DENIED: _____

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 two 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 There shall be no interconnecting
open stair ways. Any changes to what was
submitted shall require a separate permit

Marge Schmuckal

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

Applicant: William Umbel

Date: 2/19/98

Address: 96 Salam St

C.B-L: 58-A-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - Zonings OK per microfiche

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - install 2 exterior doors & 1 window with 2 Decks (no interconnecting stairway)

Sewage Disposal - city

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' req - 70' shown

Side Yard - 10' req - 13' & 18' shown

Projections -

Width of Lot -

Height - 2 stories -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

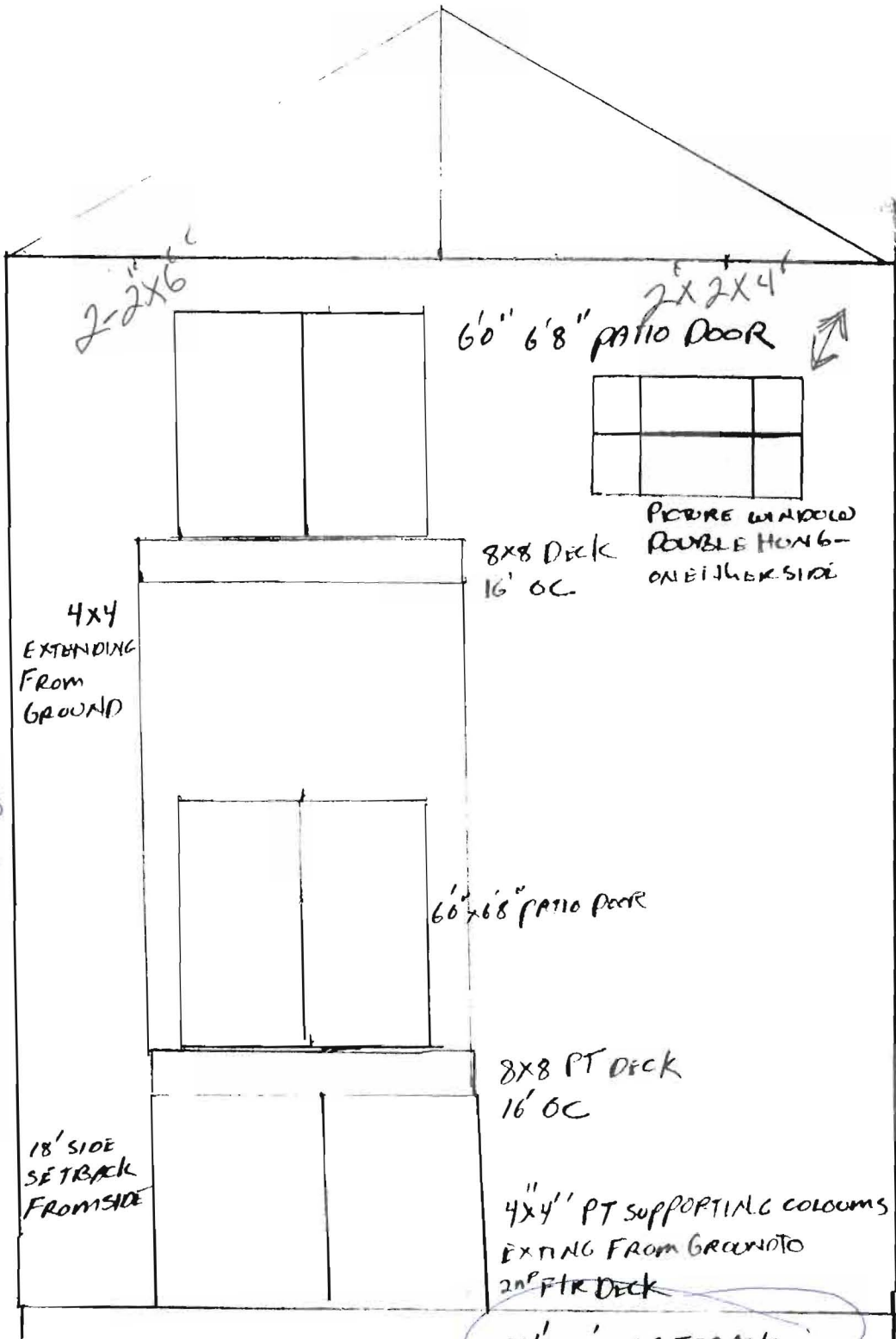
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A



2-2x6

6'0" 6'8" PATIO DOOR



PICTURE WINDOW
DOUBLE HUNG -
ON EITHER SIDE

8x8 DECK
16' OC

4x4
EXTENDING
FROM
GROUND

6'0" 6'8" PATIO DOOR

8x8 PT DECK
16' OC

4x4" PT SUPPORTING COLUMNS
EXTING FROM GROUND TO
2" PT DECK

interconnects
from the
ground?
(NO - just
Decks)

18' SIDE
SETBACK
FROM SIDE

14' SIDE SETBACK

26' WIDE HOUSE

75' REAR SETBACK FROM
PROPERTY LINE

REAR LOT LINE
40-FT

~ 70'

79-FT

13'

8'

18'

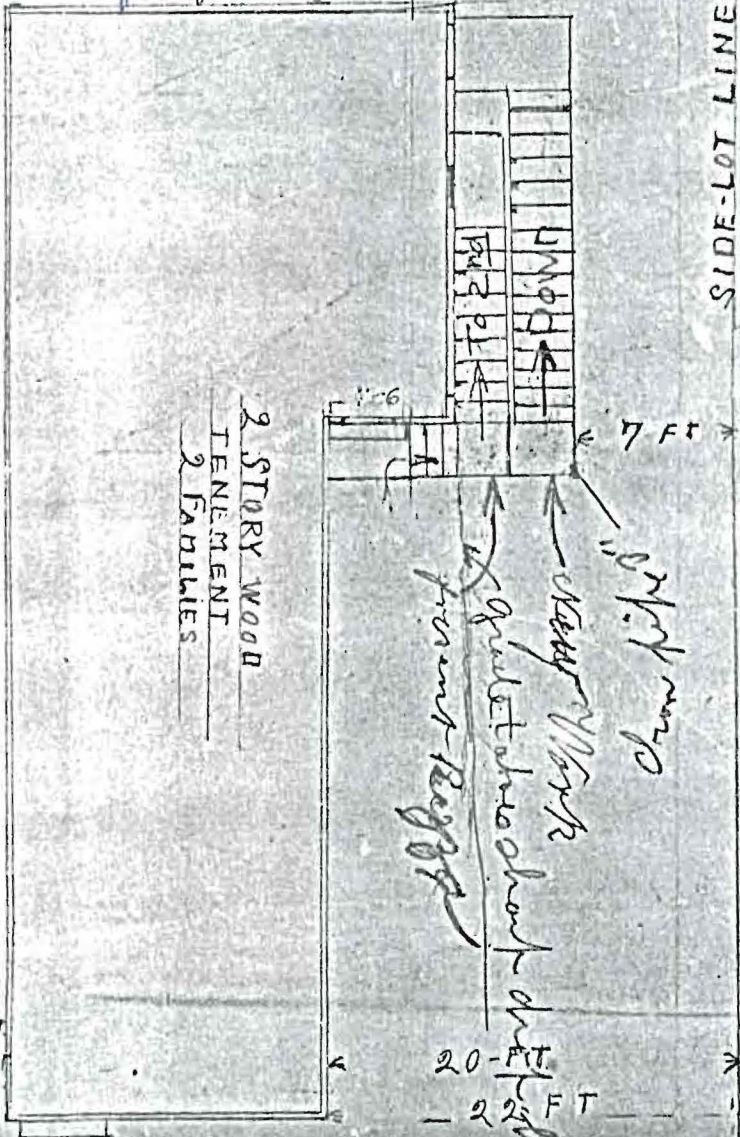
SIDE LOT LINE

SIDE LOT LINE

3 FT

3 FT

STREET-LINE



2 STORY WOOD
TENEMENT
2 FAMILIES

draw pipe
keep floor
quiet check
primers Reggs

2-FAMILY WOOD
DWELLING ON
ADJOINING LOT

RECEIVED
MAY 20 1927
DEPT. OF BLDG. IN
CITY OF PORTLAND

from
Microfiche
info from
Bill Umbel
2/19/98

PROPOSED CHANGE TO 96 SALEM ST

REPLACE 1ST AND 2ND FLOOR WINDOWS WITH EXTERIOR SWINGING PATIO DOORS. REPLACE 2ND FLOOR BEDROOM WINDOW WITH ANDERSON PICTURE WINDOW. ADD 8x8 DECK TO 1ST FLOOR AND 6x8 DECK TO 2ND FLOOR. DECKS ARE GOING TO BE PRESSURE TREATED LUMBER. A 10FT 2x6 LEDGER WILL BE BOLTED TO THE FRAMING OF THE HOUSE. 8FT 2x6 PT JOIST ATTACHED TO THE LEDGER WITH JOIST HANGERS WILL EXTEND OUT TO A 2x6 HEADER AND ATTACHED WITH JOIST HANGERS, THIS DECK WILL BE SUPPORTED BY 4x4 PT LALLY COLUMN'S PLACED 5' ON CENTER. THE LALLY COLUMN'S WILL SET ON 6" SONOR TUBES FILLED WITH CONCRETE TOPPED WITH GALVANIZED NAILING PLATES. THE 2ND FLOOR DECK WILL BE 8x8 ATTACHED TO THE HOUSE WITH A 2x6 PT LEDGER BOLTED TO THE FRAMING. THIS DECK WILL BE SUPPORTED BY 4x4 PT EXTENDING FROM THE GROUND. ALL JOIST WILL BE 16" ON CENTER. THE OUTSIDE HEADER WILL BE DOUBLED UP AND ALL 4x4 SUPPORT COLUMN'S WILL BE NOTCHED AND LAG OR THRU BOLTED. THE RAILINGS WILL BE 36" HIGH WITH 4" SPACING BETWEEN BALUSTERS. THE ESTIMATED COST IS \$5,600 DOLLARS ALSO A PICTURE WINDOW WILL BE ADDED TO THE 2ND FLOOR BEDROOM TO LET IN MORE SUNLIGHT

min
↑
below
grade
per Bill
Umbel
2/19/98

BUILDING PERMIT REPORT

DATE: 24 Feb 98 ADDRESS: 96 Sa Lem ST 058-A-607
REASON FOR PERMIT: TO MAKE EXTERIOR ALTERATIONS.
BUILDING OWNER: William UmbeL
CONTRACTOR: _____
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, *16

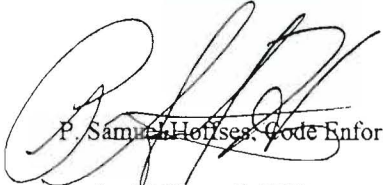
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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, I-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.
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 19, 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)

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.
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.
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.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. The proposed 6" Foundation must rest on footing 4' below grade with anchor between the two.
30. _____
31. _____
32. _____



P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal