

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

Location of Construction: 354 Danforth St		Owner: Karen Sanford		Phone:	Permit No: 980033
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Gary Shank		Address: 15 Oak St S. Portland ME 04106		Phone: 767-2934	
Past Use: 1-fam dwelling		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 9,000	PERMIT FEE: \$ 65.00
Proposed Project Description: Interior Renovations (per plans minus kitchen)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B BOCA 9C Signature: [Signature]	
		Signature:		Signature: [Signature]	
Permit Taken By: Sherry Finard		Date Applied For: January 16, 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
		Signature:		Date:	

PERMIT ISSUED
Permit Issued:
JAN 21 1998
CITY OF PORTLAND

Zone: CBL: 061-8-012
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: _____

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 Gary Shank	ADDRESS:	DATE: January 16, 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

LAND USE - ZONING REPORT

ADDRESS: 354 Danforth St DATE: 1/20/98

REASON FOR PERMIT: interior renovations

BUILDING OWNER: Karen Sanford C-B-I: 61-H-12

PERMIT APPLICANT: Giny Shand

APPROVED: With conditions DENIED: _____
#5, #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 office realizes that you are presently

persuing a conditional use appeal with the Zoning Board to allow an additional unit. However, prior to any Board

approval this office can not allow the addition of any kitchen equipment or even preparatory plumbing without wing. If and when the Board approves your appeal and

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

Amendment or separate permit shall be applied for the additional unit

Marge Schmuckel

BUILDING PERMIT REPORT

DATE: 21 Jan, 1998 ADDRESS: 354 Danforth ST.
REASON FOR PERMIT: To MAKE INTERIOR RENOVATIONS
BUILDING OWNER: Karen Sanford
CONTRACTOR: Gark Shank
PERMIT APPLICANT: Gark Shank APPROVAL: [REDACTED]
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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".)
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 closers.
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

COMMENTS

2/3/98
~~2/3/98~~ - Did framing insp. - appears to be done per plans.
Discussed fire separations w/ contractor

2/3/98 - Checked roughin plumbing - ok

Refer to permit # 980080

Inspection Record

Type N/A
Foundation: N/A
Framing: O.K.
Plumbing: O.K.
Final: _____
Other: _____

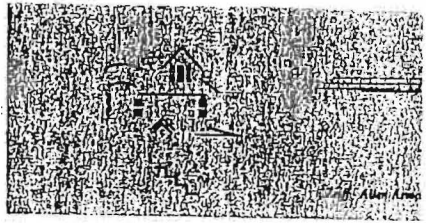
Date
N/A
2/03/98
2/13/98

• 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)

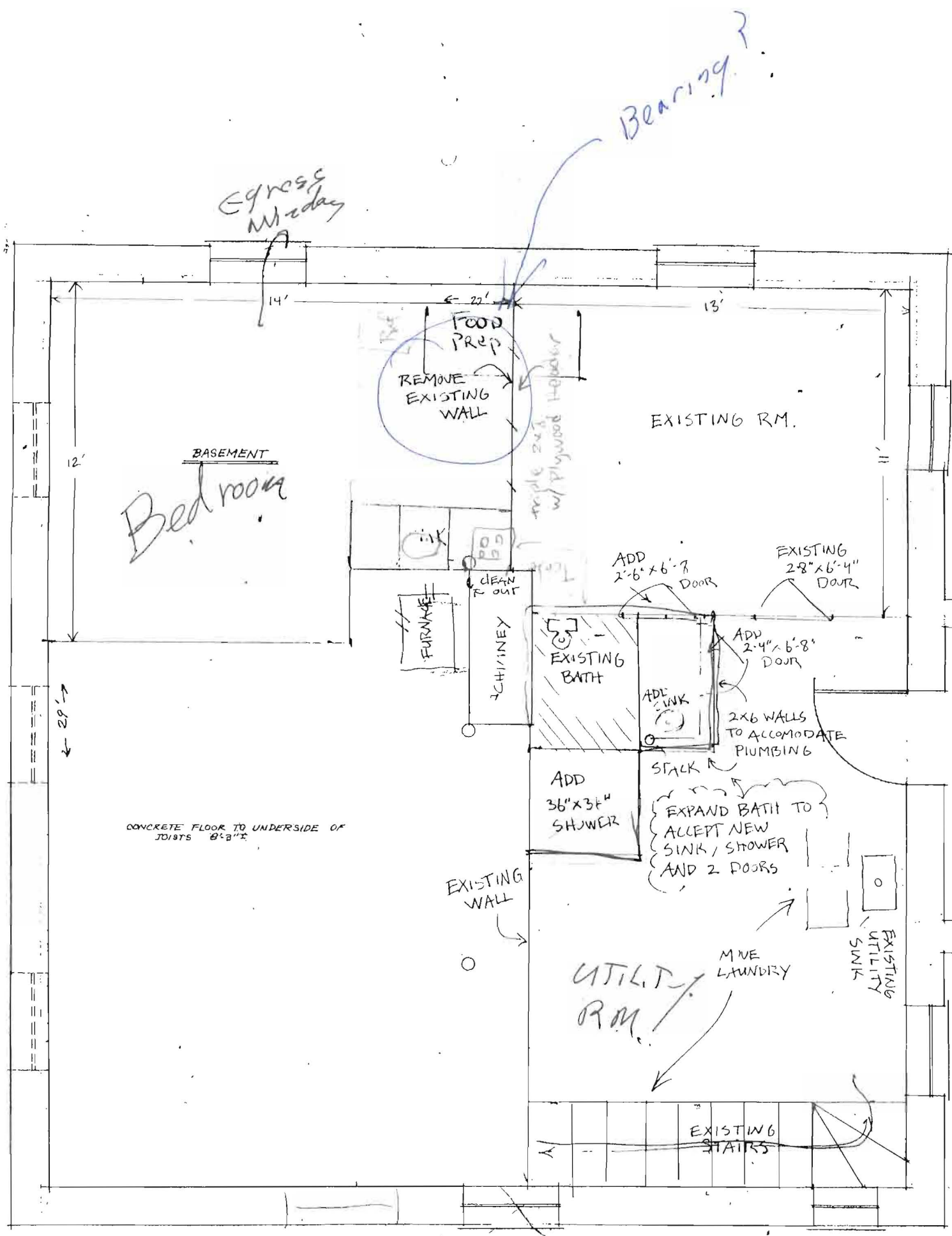
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X 30. This permit is being issued for interior renovations only, NOT to add any new uses.
- X 31. Please read and implement attached Land-Use-Zoning report requirements.
- X 32. Your submitted plans shows the removal of ~~an~~ wall. IF this wall is a bearing wall No work is to be done in this area until a new plan has been submitted showing a detail of the header - This design shall be done by a registered design professional.
34. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
X Marge Schmuickal



NOTE: THIS INFORMATION
APPROX. 1/4" = 1 FT SCALE



Egress
Window

Bearing?

BASEMENT
Bed room

EXISTING RM.

EXISTING BATH

ADD
36" x 36"
SHOWER

UTILIT.
RM.

MVE
LAUNDRY

EXISTING
STAIRS

CONCRETE FLOOR TO UNDERSIDE OF
JOISTS 8'-2" x

REMOVE
EXISTING
WALL

FOOD
PREP

FURNACE

CHIMNEY

ADD
2'-6" x 6'-8"
DOOR

EXISTING
2'-8" x 6'-4"
DOOR

ADD
2'-4" x 6'-8"
DOOR

2x6 WALLS
TO ACCOMMODATE
PLUMBING

EXPAND BATH TO
ACCEPT NEW
SINK, SHOWER
AND 2 DOORS

EXISTING
UTILITY
SINK

12'

14'

22'

13'

11'

29'

EXISTING
STAIRS

1" = 12.5'

270

152.9

43.2

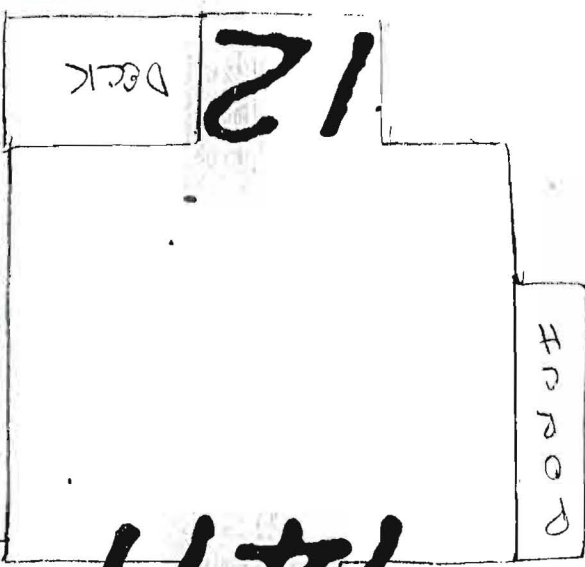
49.1

152.29

152.06

2

6962



12

Deck

7471

PARKING

71.65

49.1

360

351

356

354

352

DANFORTH

7A

79