

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

Location of Construction: 389 Congress Street		Owner: [Signature]		Phone: [Number]		Permit No: 991008 Permit Issued: SEP 15 1999 CITY OF PORTLAND Zone: CEL
Owner Address: [Address]		Lessee/Buyer's Name: [Name]		Phone: [Number]		
Contractor Name: [Name]		Address: [Address]		Phone: [Number]		
Past Use: [Use]		Proposed Use: [Use]		COST OF WORK: \$ [Amount] PERMIT FEE: \$ [Amount]		
Proposed Project Description: [Description]		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group B0C-A-90 Type: 50 Signature: [Signature]		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: 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"/>
				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		
				Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		
Permit Taken By: _____		Date Applied For: _____		PERMIT ISSUED WITH REQUIREMENTS		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
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:		CEO DISTRICT <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>

COMMENTS

9/21/99 Told contractor to
call when framing was
ready for inspection before sheetrocking
old roof has been removed covered with tarps.

checked Framing T.R.

2/14/00 Checked plumbing test & rough in
stair issue on 1st to 2nd Floor, checked
chimney clearance / coming in for new boiler permit
checked bedroom windows for egress.
5/8" sheetrocking garage, MW
stairs going from 1st to 2nd Fl. will be changed (8" rise)

05/12/00 - Final inspection - w/ Tom (electrical) railings + handrails needed on front porch - 1st step is 9 1/2 inch
rise to door - rear stairs to upstairs 1st rise 2 1/2 inches - electrical incomplete - Return for final
Finished - CO done - Close permit

T.R.

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 31 Wall Street CBL: 062-X-010

Issued to 3117 Inc.

Date of Issue 15/May/2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991008, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Structure

APPROVED OCCUPANCY

Use Group P-3

Type 5-B

BOCA 1996

Single Family Residence

Limiting Conditions:

Handrails not on stairs.
Please remove all electrical outlets.

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 30 Aug. 99 ADDRESS: 33 Neal ST. CBL: 062-E-016
 REASON FOR PERMIT: To Construct 2nd story addition with dormer
 BUILDING OWNER: Peter Knuth
 PERMIT APPLICANT: _____ / Contractor Premium Properties
 USE GROUP R-3 CONSTRUCTION TYPE 5B

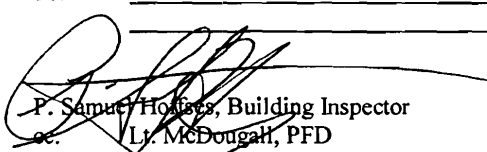
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *11, *12, *13, *14, *15, *19
*26, *27, *29, *30, *32, *33, #31
 Approved with the following conditions: _____

- ☒ 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) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
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 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 3e4" 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)
- ☒ 12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- ☒ 13. 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)
- ☒ 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- ☒ 15. 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)

16. 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)
17. 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.) (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)
- X 19. 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.
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.
- X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 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.
- X 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).
- X 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. *to remain family - This is NOT an approval for an additional unit*
- X 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. *No zoning*
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code. *Kitchens to be installed*
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____


P. Samuel/Holmes, Building Inspector
cc. L.J. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 7/24/99

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

**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: 33 North St. Portland, ME 04102		
Tax Assessor's Chart, Block & Lot Number Chart# 062 Block# E Lot# 16		Owner: JILL KNOTH Telephone# 756-8578
Owner's Address: Peter Knott 04102	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$100,000 Fee: \$624
Proposed Project Description: (Please be as specific as possible) see attached 2nd floor addition to 1-400 w/dormer		
Contractor's Name, Address & Telephone: Premium Properties 32 Riverside St. Portland, ME 797-4120 Rec'd By: WBS		

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.

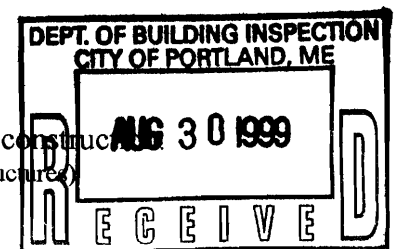
Certification

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: 8.28.99
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

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



R-4 Zone

front 25' req - exists 26'
rear 25' req - exists 30'
side 25' req - 14' req
18' shown

OK

no lot increase

38 ft

60 ft

House

26 ft

SIDEWALK

62-E-16 R-4 Zone
9820th

6' 19' →

Fence

38 ft

33 Neal St

Proposed changes.

First Floor

move front door to side

replace current window in living room to bay window

move mud room wall in line with garage.

eliminate mud room utilizing space for larger kitchen

change single garage door to double doors.

add staircase to access second floor.

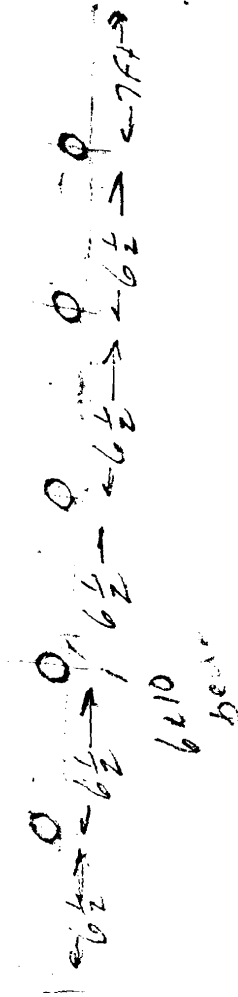
change existing windows in kitchen and dining room
to sliding glass doors

add second floor

all exterior changes and designs to be
approved by historic commission

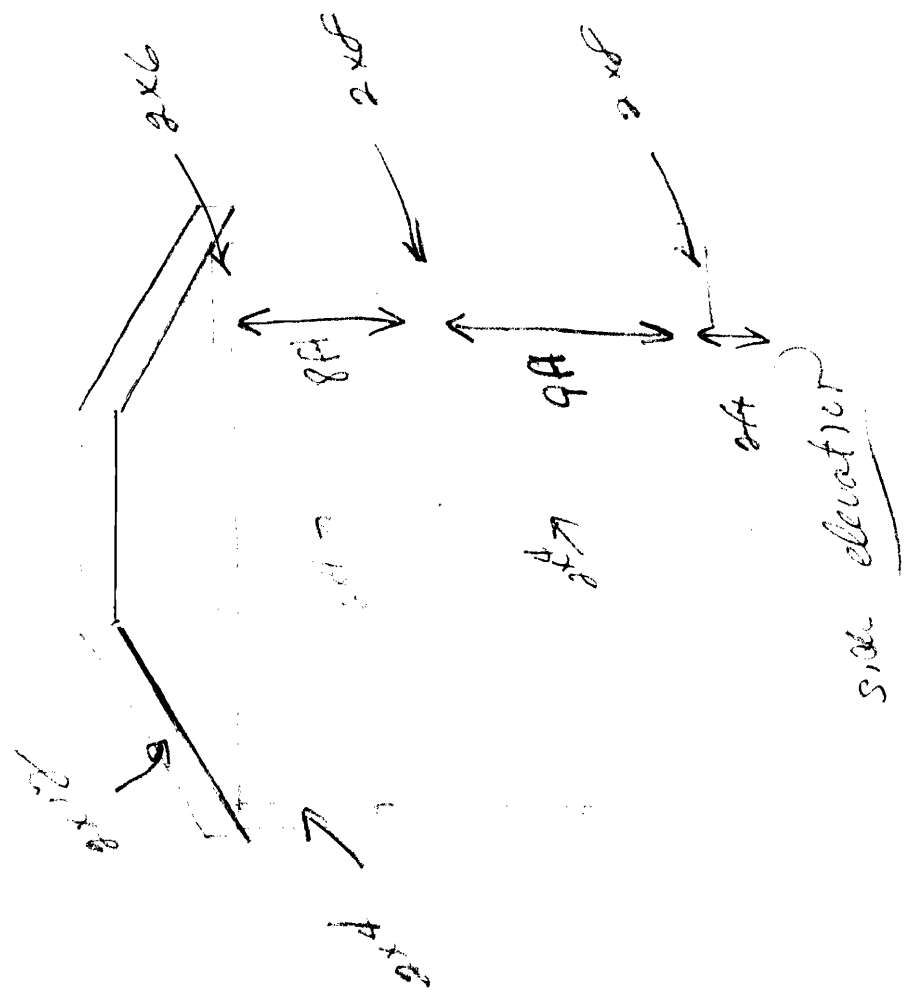
all work to be performed by licensed professional
upgrading all systems to meet current codes.

GARAGE



Foundation plan

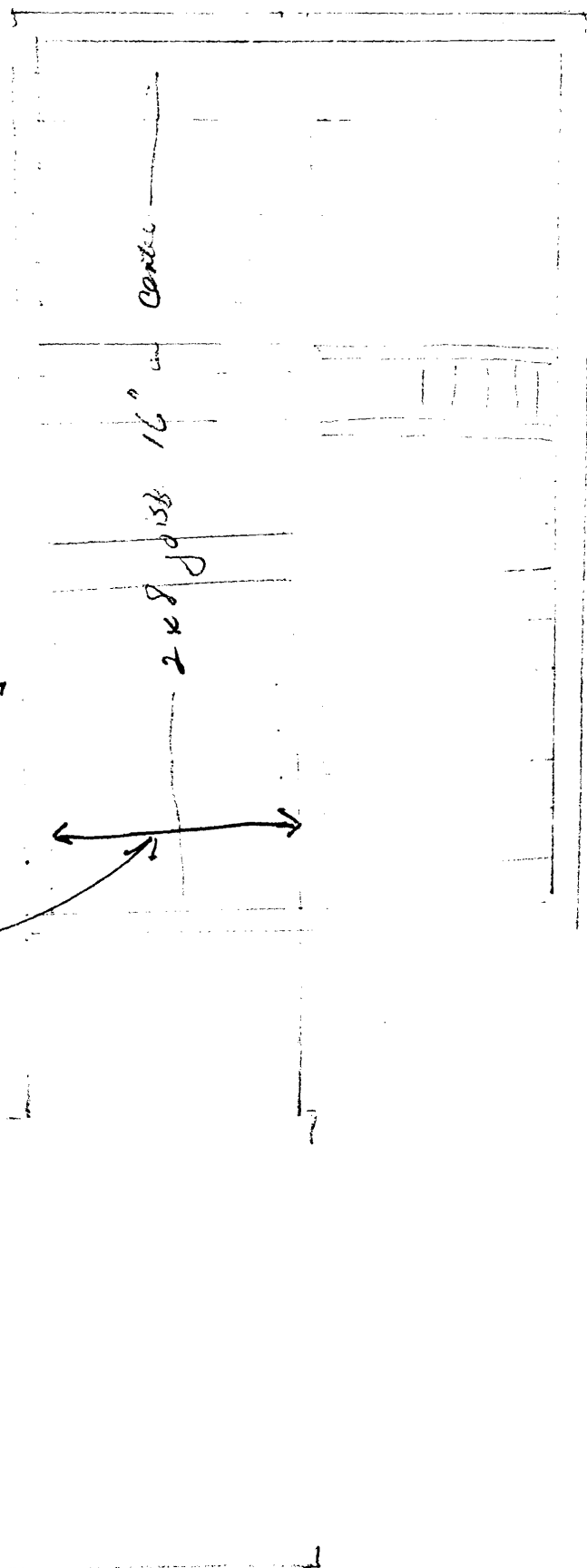
33 New Street



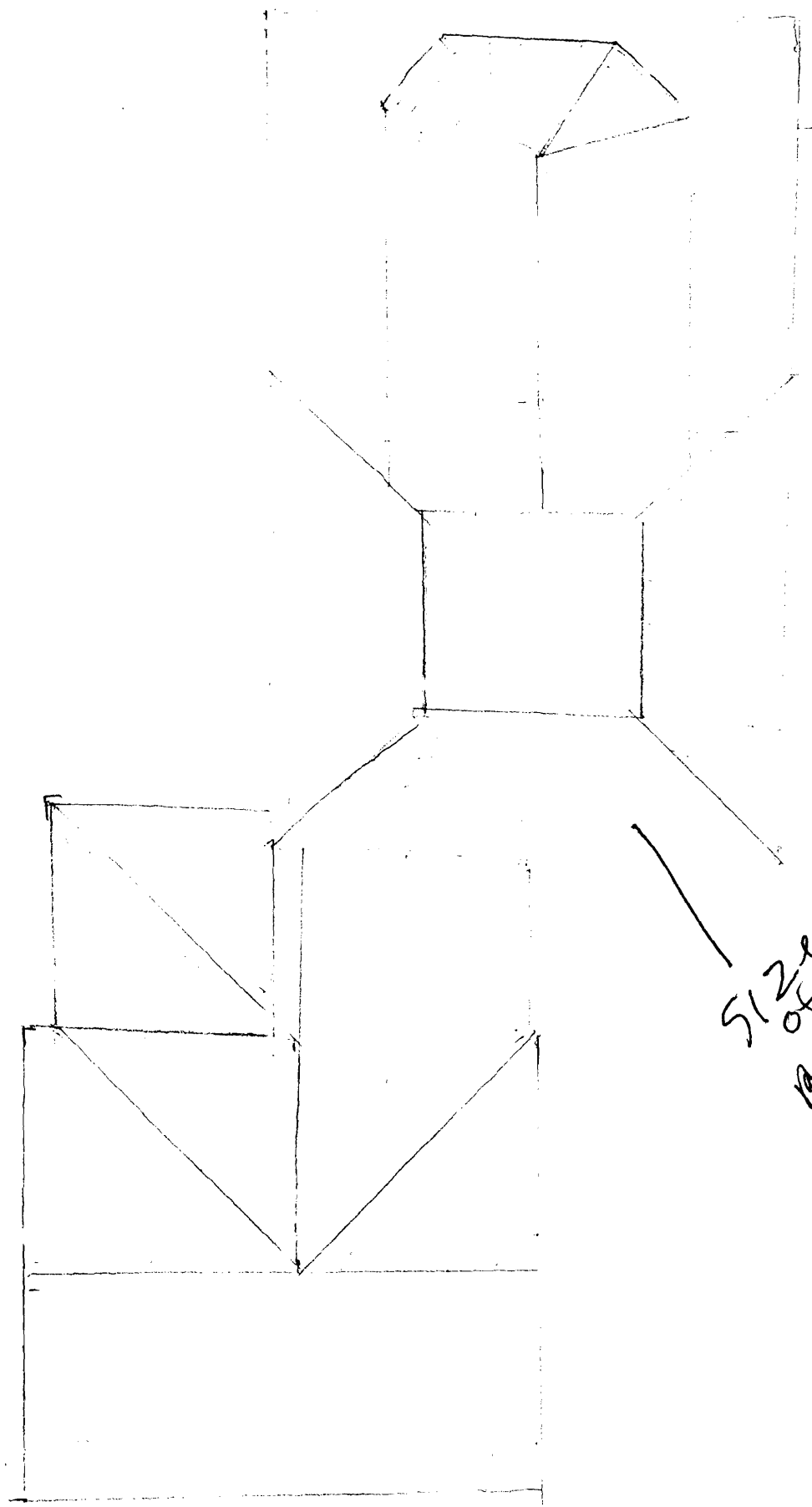
33 Nov 97

side elevation

Span ?
 2x8 max span
 For sleeping area
 15 (30) 15 15
 2x8 max span
 40 psf is 12'3"
 at 16" o.c.



33 Neal St
 second floor deck



512²
of
Rafters }

33 Noel St
roof detail

0046183

BK14868PG043

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GERALDINE B. LIVINGSTON of Portland, Maine, in consideration of One Dollar and other good and valuable considerations in hand paid by JILL B. KNOTH of 50 Cushman Street, Portland, Maine 04102, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT unto the said Jill B. Knoth, with WARRANTY COVENANTS, the real property located at and known as 33 Neal Street, Portland, Cumberland County, Maine, described as follows:

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

Beginning at a point in the Easterly side line of Neal Street at the Southerly corner of land conveyed by Munson I. Strout to Edward J. Connor, et al. by Warranty Deed dated September 5, 1959 and recorded in Cumberland County Registry of Deeds in Book 2498, Page 404, which point is distant Southerly along said Easterly side line of Neal Street, One Hundred Ninety-Two (192) feet from its intersection with the Southerly side line of Carroll Street; thence Southerly along said Easterly side line a distance of One Hundred Eight and Nine Tenths (108.9) feet to land now or formerly of Edward H. Davies; thence Easterly along the Northerly side line of said Davies land a distance of Ninety (90) feet; thence Northerly parallel with said Easterly side line of said Neal Street, One Hundred Eight (108) feet, more or less, to land conveyed to said Edward J. Connor, et al., as above stated; thence Westerly along the side of said Connors' land to the point of beginning.

Meaning and intending to convey, and hereby conveying, all and the same premises conveyed to the Grantor herein and Robert E. Livingston, as joint tenants, by Deed of Ruth D. Blinn, dated June 19, 1969, recorded in Cumberland County Registry of Deeds in Book 3090, Page 723, the said Robert E. Livingston having died on May 27, 1979 leaving the Grantor as the surviving joint tenant.

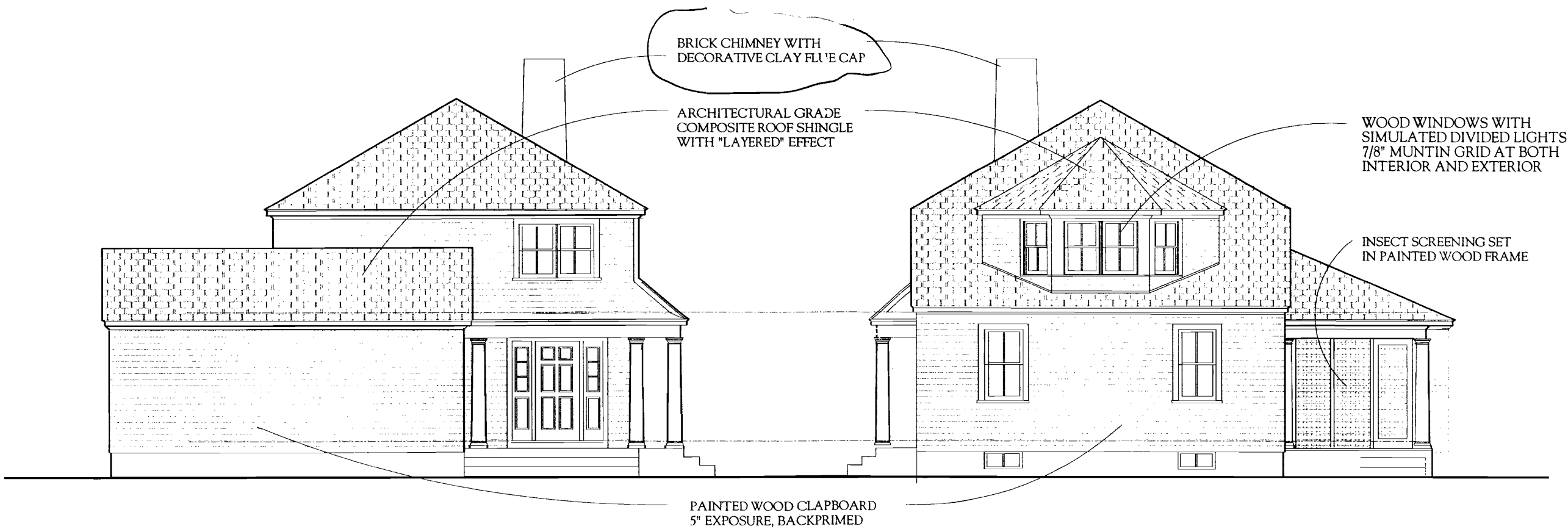
The property is hereby conveyed together with all hereditaments, privileges, tenements and appurtenances belonging to said property, and all right, title and interest of the Grantor in and to all open or proposed highways, streets, roads, alleys, avenues, easements, strips, gores and rights of way in, on, across, in front of or contiguous to, abutting or adjoining said property.

MAINE REAL ESTATE TAX PAID

TAX MAP

VP

LD



1. PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2. PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NORTH

PROJECT: 33 NEAL STREET
Portland, Maine

SHEET TITLE: PROPOSED N & S ELEVATIONS

ANDERSON



ARCHITECTURE + DESIGN
2 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101

REVISION:

SHEET NO.

A-5

SCALE: 1/8" = 1'-0"
DATE: 8/15/99

PROJECT NORTH

PROJECT: 33 NEAL STREET
Portland, Maine

SHEET TITLE: PROPOSED EAST ELEVATION

ANDERSON



ARCHITECTURE + DESIGN
2 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101

REVISION:

SHEET NO.

A-4

SCALE: 1/8" = 1'-0"
DATE: 8/15/99

BRICK CHIMNEY WITH
DECORATIVE CLAY FLUE CAP

ARCHITECTURAL GRADE
COMPOSITE ROOF SHINGLE
WITH "LAYE"ED" EFFECT

WOOD WINDOWS WITH
SIMULATED DIVIDED LIGHTS
7/8" MUNTIN GRID AT
BOTH INTERIOR & EXTERIOR

CROWN MOLDING @ EAVE

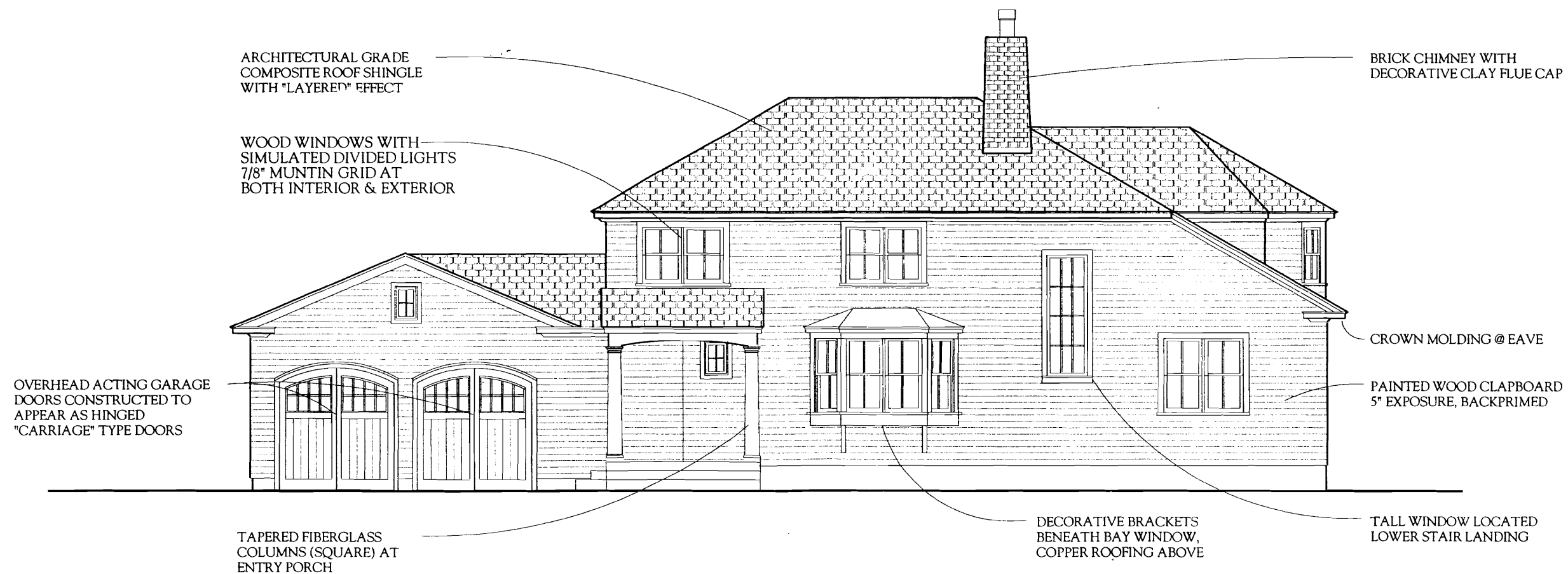
PAINTED WOOD CLAPBOARD
5" EXPOSURE, BACKPRIMED

TAPERED FIBERGLASS
COLUMNS (SQUARE) AT
SCREENED PORCH

1. PROPOSED EAST ELEVATION



EXISTING ELEVATION



1. PROPOSED WEST ELEVATION

PROJECT: 33 NEAL STREET
Portland, Maine

SHEET TITLE: PROPOSED WEST ELEVATION

ANDERSON



ARCHITECTURE + DESIGN

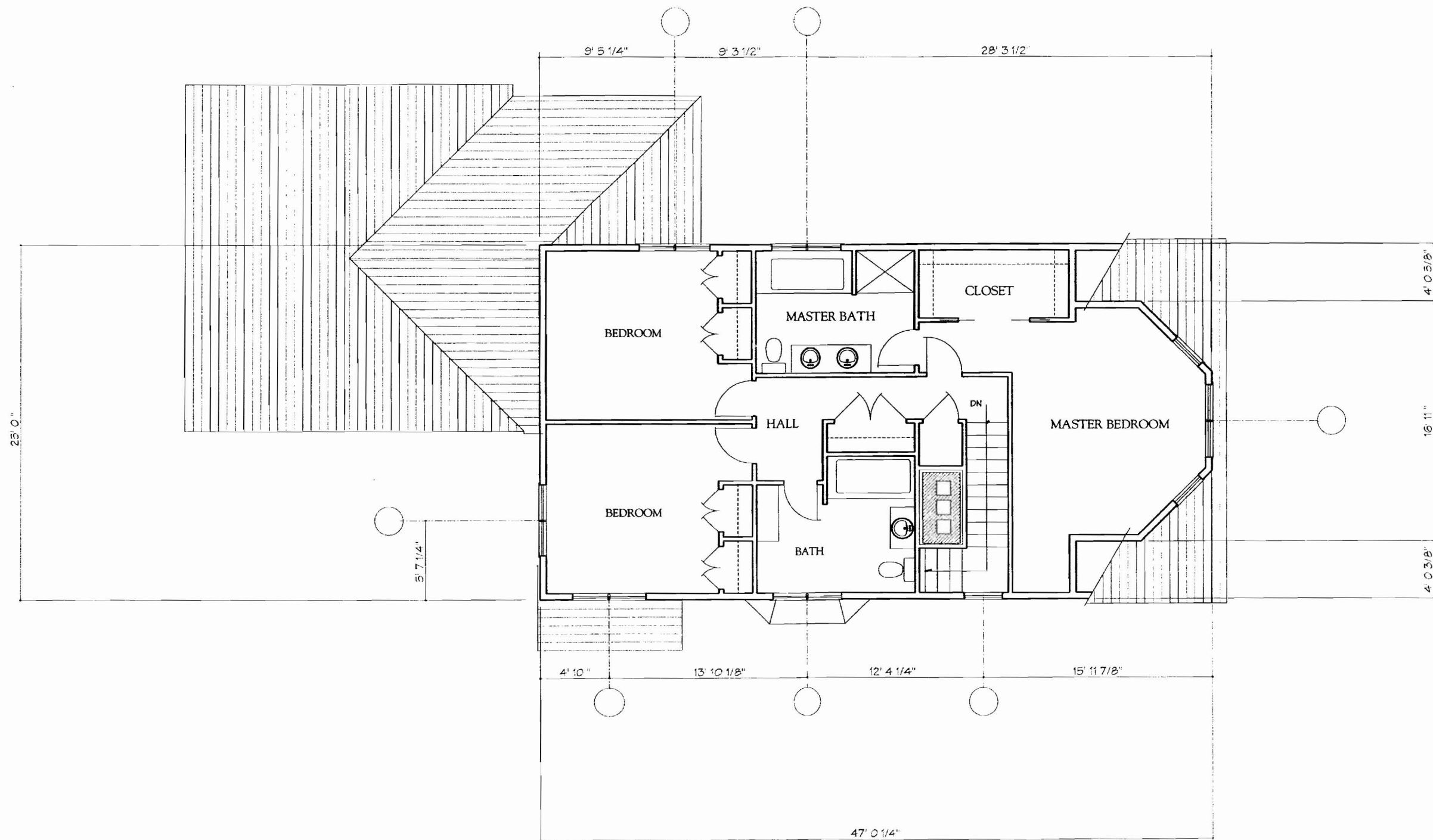
2 - CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101

REVISION:

SHEET NO.

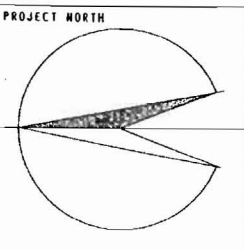
A-3

SCALE: 1/8" = 1'-0"
DATE: 8/16/99



1. SECOND FLOOR PLAN

ANDERSON ARCHITECTURE + DESIGN HAS BEEN RETAINED TO PREPARE PRELIMINARY DESIGN SKETCHES ONLY; THESE DRAWINGS ARE NOT CONSTRUCTION DOCUMENTS. THEY MAY BE AT VARIANCE WITH SITE CONDITIONS, MUNICIPAL OR STATE REGULATIONS, AND PROGRAM REQUIREMENTS.



PROJECT: 33 NEAL STREET
Portland, Maine

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

ANDERSON

ARCHITECTURE + DESIGN

2 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101

REVISION:

SHEET NO.

A-2

SCALE: 1/8" = 1'-0"

DATE: 8/15/99

2'10" high

2 x 12 RAFTERS
OUTRIGGER FROM 2x

WINDHAM # B 8016

1. RAKE DETAIL

2 x 12 RAFTER
ALUM. DRIP EDGE

3" x 4" WOOD GUTTER
COAT WITH ROOF MASTIC

1/4" x 1 1/4" BLOCKING
SET ON VERTICAL @ 24" o.c.

CONT. SOFFIT VENT
BY "COR-A-VENT"

WINDHAM # B 8016

2. UPPER EAVE DETAIL

2 x 12 RAFTER
ALUM. DRIP EDGE
3" x 4" WOOD GUTTER
COAT WITH ROOF MASTIC

1/4" x 1 1/4" BLOCKING
SET ON VERTICAL @ 24" o.c.

CONT. SOFFIT VENT
BY "COR-A-VENT"

WINDHAM # B 8016

3. LOWER EAVE DETAIL

ALUM. DRIP EDGE
3" x 4" WOOD GUTTER
COAT WITH ROOF MASTIC

1/4" x 1 1/4" BLOCKING
SET ON VERTICAL @ 24" o.c.

CONT. SOFFIT VENT
BY "COR-A-VENT"

WINDHAM # B 8016

4. LOWER EAVE @ DORMER

PROJECT: 33 NEAL STREET
Portland, Maine

SHEET TITLE: DETAILS

ANDERSON



architecture + design

2 CUSTOM HOUSE WHARF
PORTLAND, MAINE 04101

REVISION:

SHEET NO.

A-6

SCALE: 1" = 1'-0"
DATE: 8/24/99