

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

Location of Construction: 107 West St		Owner: Frank & Anna Benoit		Phone: 773-4216		Permit No: 980573	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Andrew J. Greer		Address: 167 Mussey St So. Portland, ME 04106		Phone: 767-5489		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN - 4 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 5,000.00 PERMIT FEE: \$ 45.00			
Proposed Project Description: Ext Reno to Porch		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: 3 Type: 53 Signature: <i>[Signature]</i>		Zoning: CBL: 063-A-013	
				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"/>	
Permit Taken By: Mary Greerik		Date Applied For: 12 May 1998				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	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

close Permit

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

12 May 1998

SIGNATURE OF APPLICANT 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

CEO DISTRICT

Proposal

Page No. _____

of _____

Pages _____



ANDREW J. GREER
 General Contractor
 167 Mussey Street
 SOUTH PORTLAND, MAINE 04106
 (207) 767-5489

PROPOSAL SUBMITTED TO <i>Bank and Home Benint</i>		PHONE <i>773-4216</i>	DATE <i>5/1/98</i>
STREET <i>107 West street</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>Portland Me. 04102</i>		JOB LOCATION	
ARCHITECT _____	DATE OF PLANS <i>5/1/98</i>	JOB PHONE <i>773-1625</i>	

We hereby submit specifications and estimates for:

Work on front porch - 1.) Replace existing supports for deck with new 8" timbers and 4x4PT posts 2.) Replace all existing decking with new, to match 3.) Remove aluminum siding from half wall, repair and/or replace clapboards as needed. 4.) Repair and/or replace all columns as needed to match existing 5.) Replace lattice underneath deck with new square sheet lattice 6.) Repair and/or replace any missing moulding and/or trim on porch with same 7.) Repair any rot encountered along the way of this project, suspect area being the beams above the columns 8.) The stairs will only be removed (rebuild at a later date)

Please sign top white copy and return the yellow copy to me. Thanks!

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

~~Maximum~~ *Labor + materials + 10%* _____ dollars (\$ _____).

Payment to be made as follows:

\$1600.00 weekly, with remaining amount (which will be determined at the job finish) due at the job completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature *A. J. Greer*Note: This proposal may be withdrawn by us if not accepted within *14* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: *5/12/98*Signature *[Signature]*Signature *[Signature]*

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
National Electrical Code and the following specifications:

Date 12 September 1997

Permit # 4981

LOCATION: 107 West St

OWNER Hank Benoit ADDRESS _____

							TOTAL EACH FEE		
OUTLETS	Telephone		Data		CATV			.20	
	Receptacles		Switches		Smoke Detector	3		.20	
FIBER OPTICS								15.00	
FIXTURES	incandescent		fluorescent			2		.20	
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800	200	15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)					3		1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
	Insta-Hot		Fans		Dryers			2.00	
	Disposals		Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent				Pools			10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations					x		5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main	3		4.00	
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00	36.00

INSPECTION: Will be ready _____ or will call XXXXXXXXXX

CONTRACTORS NAME Dube Electric MASTER LIC. # 4981
 ADDRESS 22 Snow Rd Scarborough LIMITED LIC. # _____
 TELEPHONE 885-9004

SIGNATURE OF CONTRACTOR *[Handwritten Signature]*

063-A-013

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit 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: 107 West street

Tax Assessor's Chart, Block & Lot Number Chart# <u>63</u> Block# <u>A</u> Lot# <u>13</u>		Owner: <u>(Henry)</u> <u>Hank & Anna Benoit</u>	Telephone#: <u>773-4216</u>
Owner's Address: <u>107 West street</u>		Lessee/Buyer's Name (If Applicable) <u>(SAME)</u>	Cost Of Work: <u>\$ 5000.00?</u>
Proposed Project Description:(Please be as specific as possible) <u>no footprint increase (rest on back) (FRONT PORCH ONLY)</u> <u>Replace existing lattice with square sheet lattice & repaired or replace columns with</u>			
Contractor's Name, Address & Telephone <u>Andrew J. Greer 167 Mussey street South Portland Me. 07106</u> <u>207-767-5489</u> <u>SSAP</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)

45.00
MSS

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: <u>A.J. Greer</u>	Date: <u>5/8/98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

see back side

BUILDING PERMIT REPORT

DATE: 3 MAY 98 ADDRESS: 107 West ST. (063-A-013)
REASON FOR PERMIT: To make EXT. Renovation (repairs)
BUILDING OWNER: Hank & Anna Besait
CONTRACTOR: Andrew J. Greer
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, *2, *8, *10, *26

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval 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.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

COMMENTS

6/11/98 - Sauna tube (just holes) - Holes 4'-0" + rebuilding porch - brick steps need to be addressed - seriously deteriorating - told contractor they should be rebuilt.

6/22/98 - Framing - OK need to build temp. step in front - over top brick step due to deterioration.

9-3-99 porch is completed OK to close (TR)

Inspection Record

	Type	Date
Foundation:	OK	6/11/98
Framing:	OK	6/22/98
Plumbing:	N/A	N/A
Final:		
Other:		



02187



- 3) Repair 1/2 wall (trim) as needed then replace existing aluminum siding with new pine clapboards
- 4) Replace all decking with new decking to match existing
- 5) Replace supports for deck with new 2" square (filled with concrete) and support posts (4x4 PT)
- 6) Replace and/or repair any missing trim to match existing
- 7) The ~~deck~~ stairs to the deck will be removed ~~with~~ with plans for new stairs to be submitted at a later date
- 8) Finally repairing any rot that is encountered along the way, which possibly could involve the beam above the columns

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.
- X 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. _____
30. _____
31. _____
32. _____



P. Samuel Hollises, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal