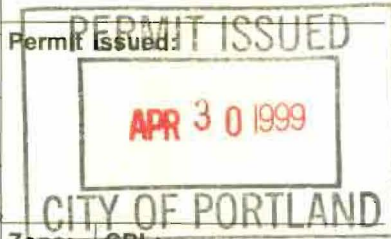


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 83 West St. Portland		Owner: J.W. Bride		Phone: 775-3231		Permit No: 990389	
Owner Address: same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: New England Housewrights		Address: 209 Dow Rd, Standish, ME		Phone:			
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$ 13000.00		PERMIT FEE: \$ 90.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B3 Type: 5B BOCA 96	
Proposed Project Description: Add 3/4 bath to 3rd floor Rec Room				Signature:		Signature: <i>Hoffe</i>	
Permit Taken By: SP		Date Applied For: 20 April 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 063-B-007	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>with conditions</i> 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 ISSUED WITH REQUIREMENTS

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 pick-up 772-7357

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

20 April 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: *Any other work with request A*
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT 3

ELECTRICAL PERMIT

City of Portland, Me.

063-B-007



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 4-30-99
 Permit # MS60003069
 CBL# 063-B-007

SITE LOCATION: 83 West St.

OWNER John Bride **TENANT** _____

							TOTAL EACH FEE		
OUTLETS	Receptacles		Switches	2	Smoke Detectors	2	.20	.40	
FIXTURES	incandescent	3	fluorescent		Strips	3	.20	.60	
SERVICES	Overhead		Underground		TTL AMPS	<800	15.00		
	Overhead		Underground			>800	25.00		
Temporary Service	Overhead		Underground		TTL AMPS		25.00		
							25.00		
METERS	(number of)						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		Water heaters		Fans		2.00		
	Dryers		Disposals		Dishwasher		2.00		
	Compactors		Spa		Washing Machine		2.00		
	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						5.00		
	Fire Repairs						15.00		
	E Lights						1.00		
	E Generators						20.00		
	PANELS	Service		Remote		Main		4.00	
							5.00		
							8.00		
TRANSFORMER	0-25 Kva						5.00		
							8.00		
	25-200 Kva						10.00		
	Over 200 Kva						10.00	1.00	
							TOTAL AMOUNT DUE		25.00
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE		25.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Michael Goan **MASTER LIC. #** MS60003069
ADDRESS 133 Saco Road Standish Me **LIMITED LIC. #** _____
TELEPHONE 642-3962

SIGNATURE OF CONTRACTOR Michael Goan

LAND USE - ZONING REPORT

ADDRESS: 83 West St DATE: 4/29/99

REASON FOR PERMIT: Add 3/4 BATH to 3rd Floor Rec Room

BUILDING OWNER: J. W. Bride C-B-L: 63-B-7

PERMIT APPLICANT: New England Housewrights

APPROVED: with conditions DENIED: _____

#1, #6, #10

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 _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

Area 3

**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: 83 west st portland, ME

Tax Assessor's Chart, Block & Lot Number Chart# <u>063</u> Block# <u>B</u> Lot# <u>007</u>	Owner: <u>J.W. Brade</u>	Telephone#: <u>201-775-3231</u>
Owner's Address: <u>83 west st portland ME</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 13,000.00</u> Fee: <u>\$ 90.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Add 3/4 Bath to Family 3rd Floor Rec Room</u>		
Contractor's Name, Address & Telephone <u>NEW ENGLAND HOMEWRIGHTS 209 Dow Rd Standish ME</u>		Rec'd By: <u>[Signature]</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

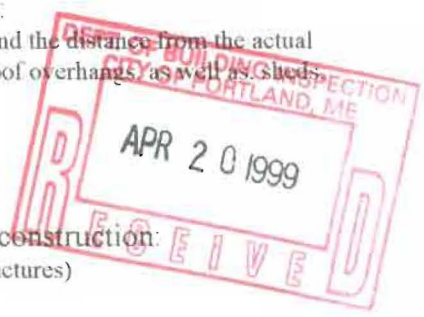
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Craig A. Gilbert Date: 4/1/99

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

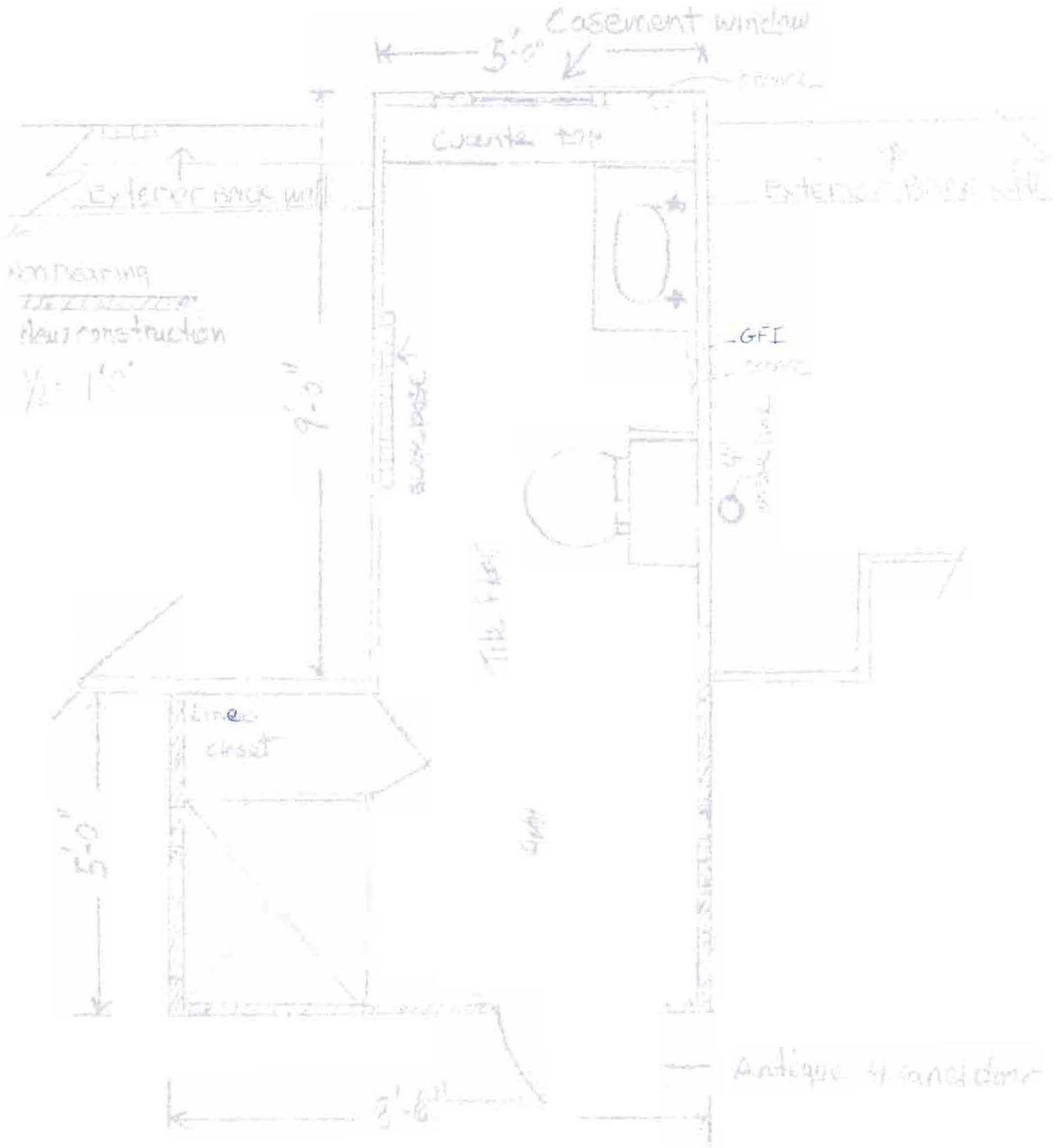
O:\INSP\CORRESP\MNU\GENT\APADSF\WPD

Call 772-7357



OR BRIDE RESIDENCE
Add 3/4 Bath, to REC ROOM

NEW ENGLAND HARDWARE
712 7357
Cray Gilbert



New England Housewrights

209 Dow Road
Standish, ME 04084

Estimate

DATE	ESTIMATE #
3/31/99	34

(207) 642 2908, Portland 772 7357

NAME / ADDRESS
JOHN BRIDE 83 WEST STREET PORTLAND ME . 04102

TERMS	PROJECT
25% Deposit	Attic shower

ITEM	DESCRIPTION	TOTAL
DEMO	SETUP, DEMO, CLEANUP	1,899.62 ✓
DUMP RUN	DEBRIS REMOVAL	243.75 ✓
FRAMING	FRAMING LABOR	1,603.87 ✓
PLASTER	PLASTERING	1,170.00 ✓
ARCHITMILLING	ARCHITECTURAL MILLWORK: stain glass window	487.50 ✓
ARCHITMILLING	ARCHITECTURAL MILLWORK: matching 4 pannel door w/ period hardware	650.00 ✓
MILL/CABINETS	Custom vanity w/marble top	771.87 ✓
MILL/CABINETS	Linen/Towel closet	487.50 ✓
FINISH CARP	FINISH CARPENTRY: trim bath	404.63
TILE WORK	TILE WORK: tile bath floor w/ custom border	1,003.44
FINISH CARP	FINISH CARPENTRY: install slate & trim on exterior	487.50
PLUMBING	PLUMBING: C B Hannaford, furnish - shower, toilet, faucets and install antique fixtures supplied by NEH. IE marble counter-Bowl	3,087.50
ELECTRICAL	ELECTRICAL WORK: Sony Coan. elect heat, CFI outlet, and install antique fixtures supplied by NEH	385.00
PAINT#1	PRIME/ PAINT MILL WORK BATH.	304.00

WE PROPOSE hereby to furnish material and labor-complete in accordance with the above specifications.

TOTAL \$13,047.12 ✓

All materials are of the description specified. Work will be performed in accordance with standard practice. Any change is subject to material agreement and in the event of such change, an equitable adjustment shall be made in price. Not responsible for any cause or condition beyond our control. Contractor responsible for all necessary insurance. NOT A PROPOSAL SUBJECT TO ACCEPTANCE IF NOT ACCEPTED WITHIN 30 DAYS.

SIGNATURE

BUILDING PERMIT REPORT

DATE: 24/APRIL/99 ADDRESS: 83 West St. CBL: 063-B-007
REASON FOR PERMIT: To Add 3/4 bath To 3rd Floor REC ROOM
BUILDING OWNER: J.W. Bride
PERMIT APPLICANT: New England Housewrights Contractor SAH- Craig Gilbert
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, *27, *30, *32, *33, *34 #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 damp proofing 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 7'6". (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)

5-5-99 - Framing OK Plumbing Drain From Shower has been
Red. to room. 2" to 1 1/2" (R)

5/20/99 Checked 3rd floor all room

New bathroom being installed
checked w/ Dan Tuttle State Plumbing Inspr.

OK to close in study fan pipe installed
for ventilation

6-17-99 Checked bathroom with contractor
Plumbing & building completed OK
All finish work done Plumbing

3/5/07 Closed. A.Cove

Inspection Record

Type

Date

Foundation: _____

Framing: _____

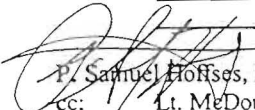
Plumbing: _____

Final: _____

Other: _____

W

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 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.
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.
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. *See Attached*
- 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.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. *This permit is for the addition of a 3/4 bath, this permit does not authorize any additional dwelling units.*
- 35.
- 36.


 P. Samuel Hennes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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