

City of Portland, Maine – Building or Use Permit Application 589 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

981179

Location of Construction: 34 Deane Street		Owner: Craig S. Gilbert & Florence Young		Phone: 772-7357		Permit No: 981179 PERMIT ISSUED Permit Issued: OCT 14 1998 CITY OF PORTLAND Zone: CBL CMA-A-010		
Owner Address: Same		Lessee/Buyer's Name:		Phone:			Business Name:	
Contractor Name: Gardner Build		Address: Same		Phone:				
Past Use:		Proposed Use: 12'x12' tool shed, free standing on 4x6" pt. timber		COST OF WORK: \$ 300.00			PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 1 Type: 5		
Proposed Project Description: 12'x12' tool shed, free standing on 4x6" pt timbers				Signature:		Signature:		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: S.P.		Date Applied For: 10-6-98		Signature:		Date:		

- 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..

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 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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

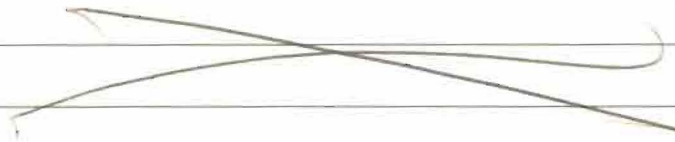
- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT 3

COMMENTS

11/16/98 Checked setbacks & framing OK
OK work in progress on
10/5/99 Checked shed completed OK
to close permit
Mud



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____


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: 34 Deane ST Ptd ME 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>66A</u> Block# <u>A</u> Lot# <u>90</u>		Owner: <u>Craig S Gilbert</u> <u>Florence A Young</u>	Telephone#: <u>772-7357</u>
Owner's Address: <u>34 Deane St Ptd ME</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 300.00</u> Fee: <u>\$ 25</u>
Proposed Project Description: (Please be as specific as possible) <u>12' x 12' TOOL SHED, Free standing on 4"x6" pt Timbers</u>			
Contractor's Name, Address & Telephone <u>owner build</u>		Rec'd By: 	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

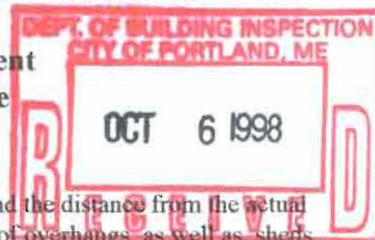
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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 S Gilbert Date: 10/3/98

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 8 OCT 98 ADDRESS: 34 Deane ST- CBL 66A-A-010

REASON FOR PERMIT: To Const. a 12'x12' Tool Shed

BUILDING OWNER: Gilbert & Young

CONTRACTOR: Owners.

PERMIT APPLICANT:

USE GROUP 4 BOCA 1996 CONSTRUCTION TYPE 5B

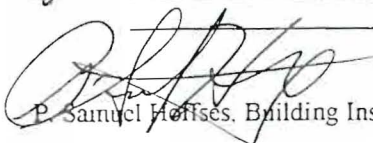
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #1, #2, #26, #28

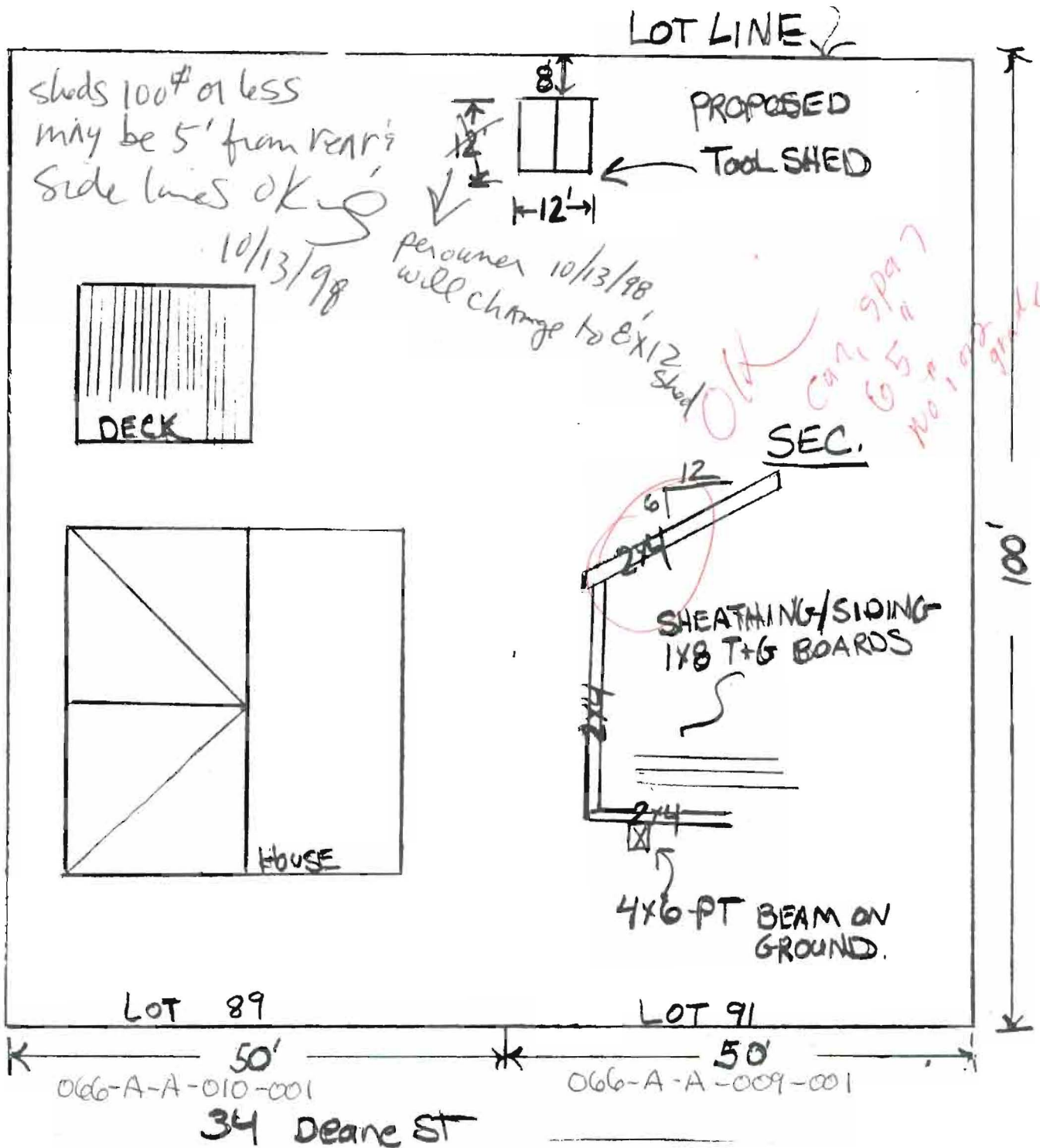
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6 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.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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. (Section 1018.6)
 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. Section 1010.1
 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.) Section 710.0
 15. 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
 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 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
 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. Section 921.0
 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. (crawl spaces & attics)
 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). (Chapter M-16)
 28. Please read and implement the attached Land Use-Zoning report requirements.
 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. Per your voice mail, it is understood that the size of the shed will be 8'x12'.
Any additions, sheds and/or playhouses may also meet the reduced setbacks under a separate permit if it is 100' or less.


 P. Samuel Hennes, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

TOOL SHED 10/11/98



Craig Gilbert, Florence A Young NOT TO SCALE
 34 Deane ST Ptd. N/E. 041102
 712-7351 DRN by CRAIG GILBERT

WARRANTY DEED

Know all Persons by these Presents.

That we, Rose N. Eloian and Deborah S. Boroyan of Scarborough, in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by Craig S. Gilbert and Florence Ann Young

whose mailing address is 183 Falmouth Street, Portland, ME 04102

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said Craig S. Gilbert and Florence Ann Young, as joint tenants and not as tenants in common, their heirs and assigns and to the survivor of them and the heirs and assigns of the survivor of them forever,

a certain lot or parcel of land together with the building and improvements situated thereon located in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Beginning at a stake on said westerly side of Deane Street distant northerly on said side line eighty (80) feet from the intersection of the northerly side of Granite Street with said westerly side of Deane Street; thence running northerly along said westerly side of Deane Street a distance of fifty (50) feet to a stake; thence westerly on a line at right angles with said Deane Street, a distance of one hundred (100) feet to a stake; thence southerly on line parallel with Deane Street a distance of fifty (50) feet to a stake; thence easterly on a line at right angles with said Deane Street a distance of one hundred (100) feet to the point of beginning; containing five thousand (5000) square feet; and being lot numbered 89 on a plan of City Lands on file in the office of the Commissioner of Public Works.

Also another lot or parcel of land situated in said Portland described as follows: Beginning at a point on the westerly side of Deane Street, distant northerly one hundred and thirty (130) feet from the intersection of said westerly side of Deane Street with the northerly side of Granite Street; thence in a northerly direction and along said westerly side line of Deane Street at a distance of fifty (50) feet and from these two points westerly at right angles to said Deane Street a distance of one hundred (100) feet, containing five thousand (5000) square feet. Being lot 91 on plan of streets and lots on City Farm, recorded in Cumberland County Registry of Deeds, Plan Book 14, Page 59. No building or part of building shall be erected on said lot within five (5) feet of the street line.

Being the same premises conveyed to Nathan S. Eloian and Rose N. Eloian by Toby L. Nemon as described in a deed dated June 20, 1956 and recorded in Cumberland County Registry of Deeds in Book 2294 and Page 332.

Meaning and intending to convey and hereby conveying the same premises conveyed to Rose N. Eloian and Deborah S. Boroyan by Rose N. Eloian as described in a deed dated November 23, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8566 and Page 284.

To have and to hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said **Craig S. Gilbert and Florence Ann Young**, as joint tenants and not as tenants in common, their heirs and assigns and to the survivor of them and the heirs and assigns of the survivor of them forever, and to be in the said behalf forever.

And we do covenant with the said Grantees their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **Rose N. Eloian** and **Deborah S. Boroyan**

and

~~husband/wife~~ of the said

joining in this deed as Grantees, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand and seal this day of the month of **January**, A.D. 1994.

Signed, Sealed and Delivered
in presence of

..... **Rose N. Eloian**

..... **Deborah S. Boroyan**

State of Maine, County of Cumberland ss. **January**, 1994

Then personally appeared the above named **Rose N. Eloian and Deborah S. Boroyan**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Attorney at Law

Printed Name,