

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

Location of Construction: 215 Falmouth St		Owner: Henderson, Laura/Rudy, William		Phone:		Permit No: 970628	
Owner Address: SAA Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 772-5140		BusinessName:	
Contractor Name: Lee Morin		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 20 1997 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 11,500.00 PERMIT FEE: \$ 80.00			
Proposed Project Description: Construct Addition (7 x 22)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: R-5 CBL: 066-A-E-013 Zoning Approval: <i>OK 6/17/97</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 Taken By: Mary Gresik		Date Applied For: 13 June 1997					

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..

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: 6/17/97

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

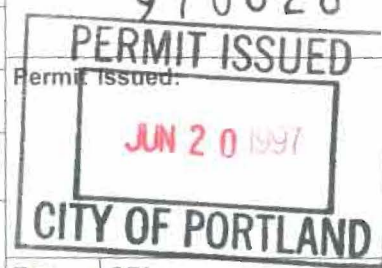
SIGNATURE OF APPLICANT William Rudy ADDRESS: _____ DATE: 13 June 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT

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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B3 Type: 5B 1300896	
Proposed Project Description: Construct Addition (7 x 22)				Signature:		Signature: <i>Hoffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-5</i> GBL: 066-A-E-013	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK → 6/19/97</i>	
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Approved
 Approved with Conditions
 Denied

Date: *6/17/97*

DA

SIGNATURE OF APPLICANT: William Rudy ADDRESS: DATE: 13 June 1997 PHONE: PERMIT NO: 970628

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

COMMENTS

7-18-97- Footing In 6" x 16" / Set boxes appear OK, but they are close

9-3-97 Framing is complete

3-26-98 Work complete Some minor trim is left
close out.

Inspection Record

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

Applicant: William Rudy
Address: 215 Falmouth St

Date: 6/19/97
C-B-L: 66A-E-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1930

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct addition 7x22

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' req - ~26' shown

Side Yard - 8' req - 8' shown

Projections -

Width of Lot -

Height - 1 story

Lot Area -

Lot Coverage/ Impervious Surface - 5550 sq ft
40% MAX = 2220

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

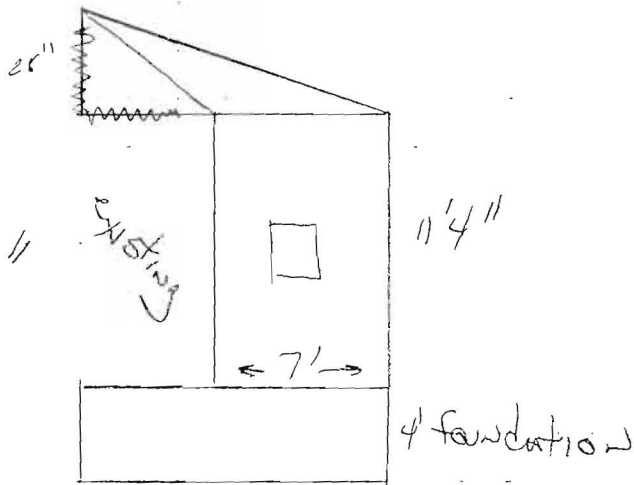
6x22 = 132
26x22 = 572
8x22 = 176
3x10 = 30

new 7x22

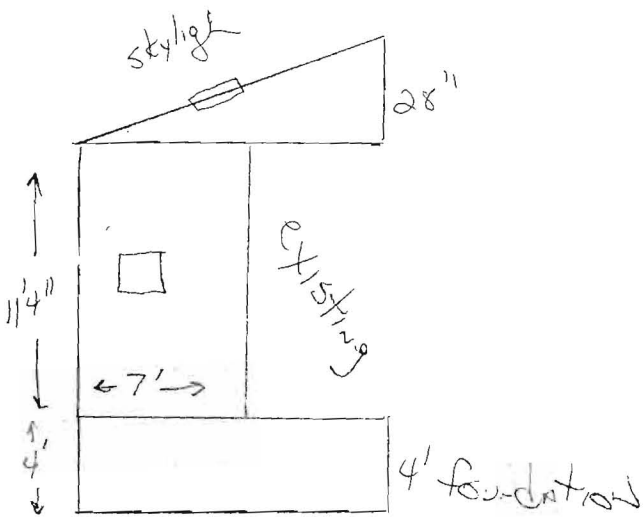
154
106 sq ft
250 sq ft
1314

215 Falmouth St

$\frac{1}{4}'' = 2'$

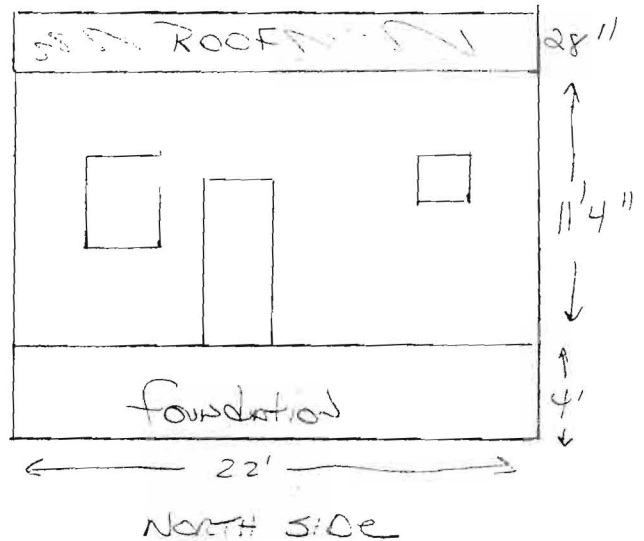


east side

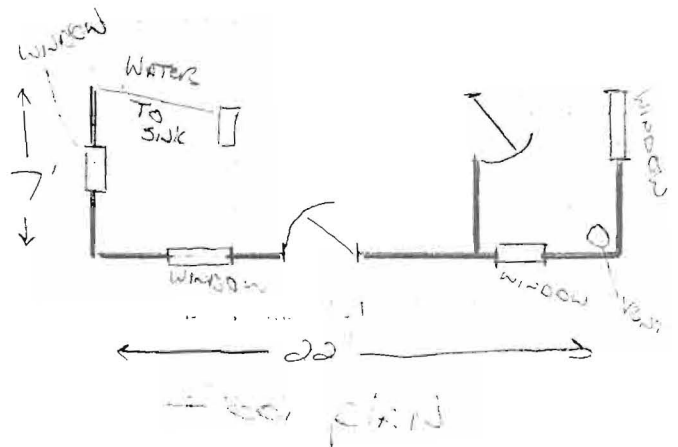


west side

WOOD CONSTRUCTION,
 WALLS: 2x6 on 16' centers
 FLOOR 2x8 on 16' centers
 Vinyl siding, asphalt shingle roof
 to match existing building
 Concrete block foundation on
 poured concrete footings.
 Frost wall minimum 4 feet below
 grade



North side



Floor plan

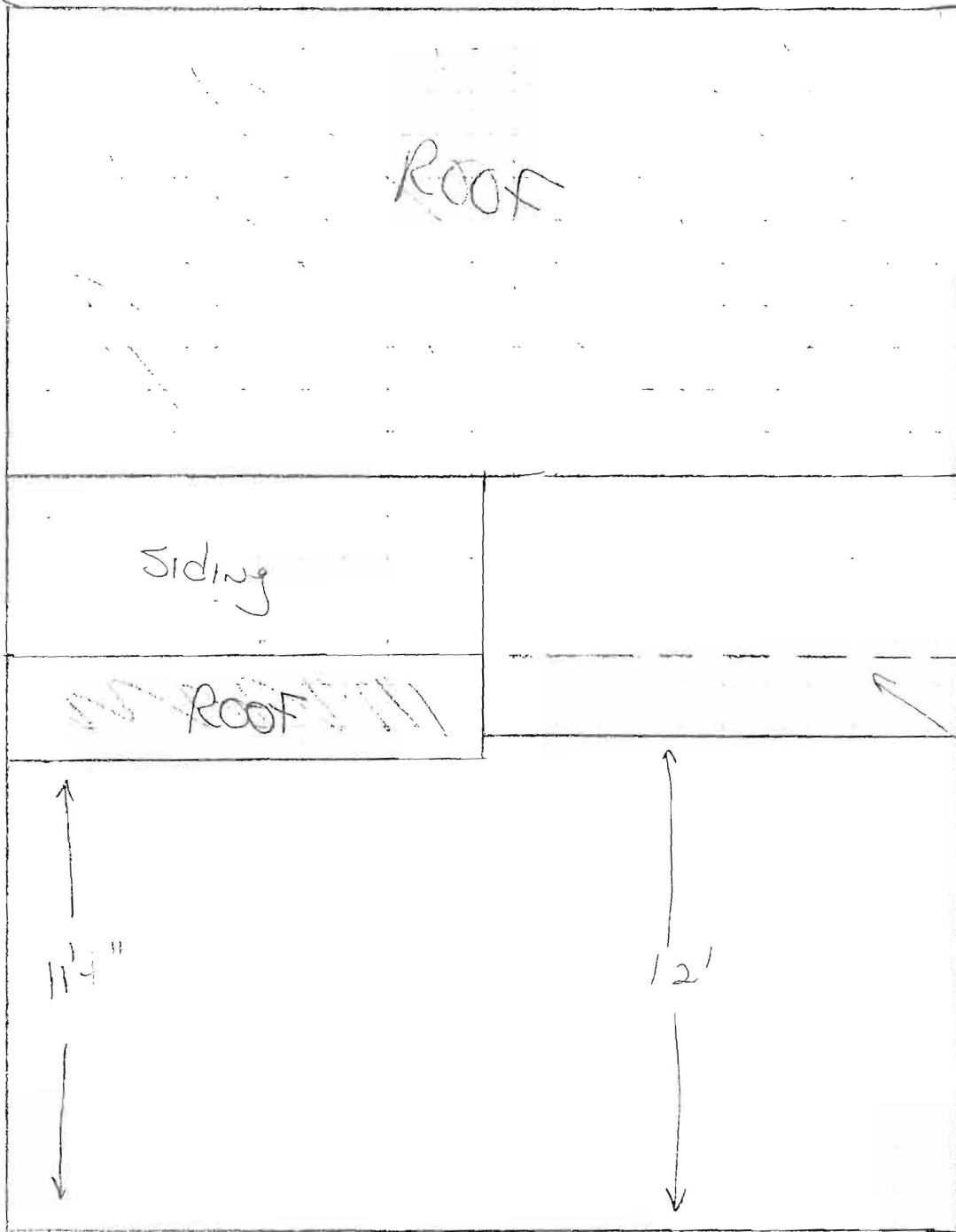
215 Falmouth St

North Elevation

BACK



11'



29'

Siding

ROOF

extend Roof Across

11 1/4''

12'

22 1/2'

1/4'' = 1'

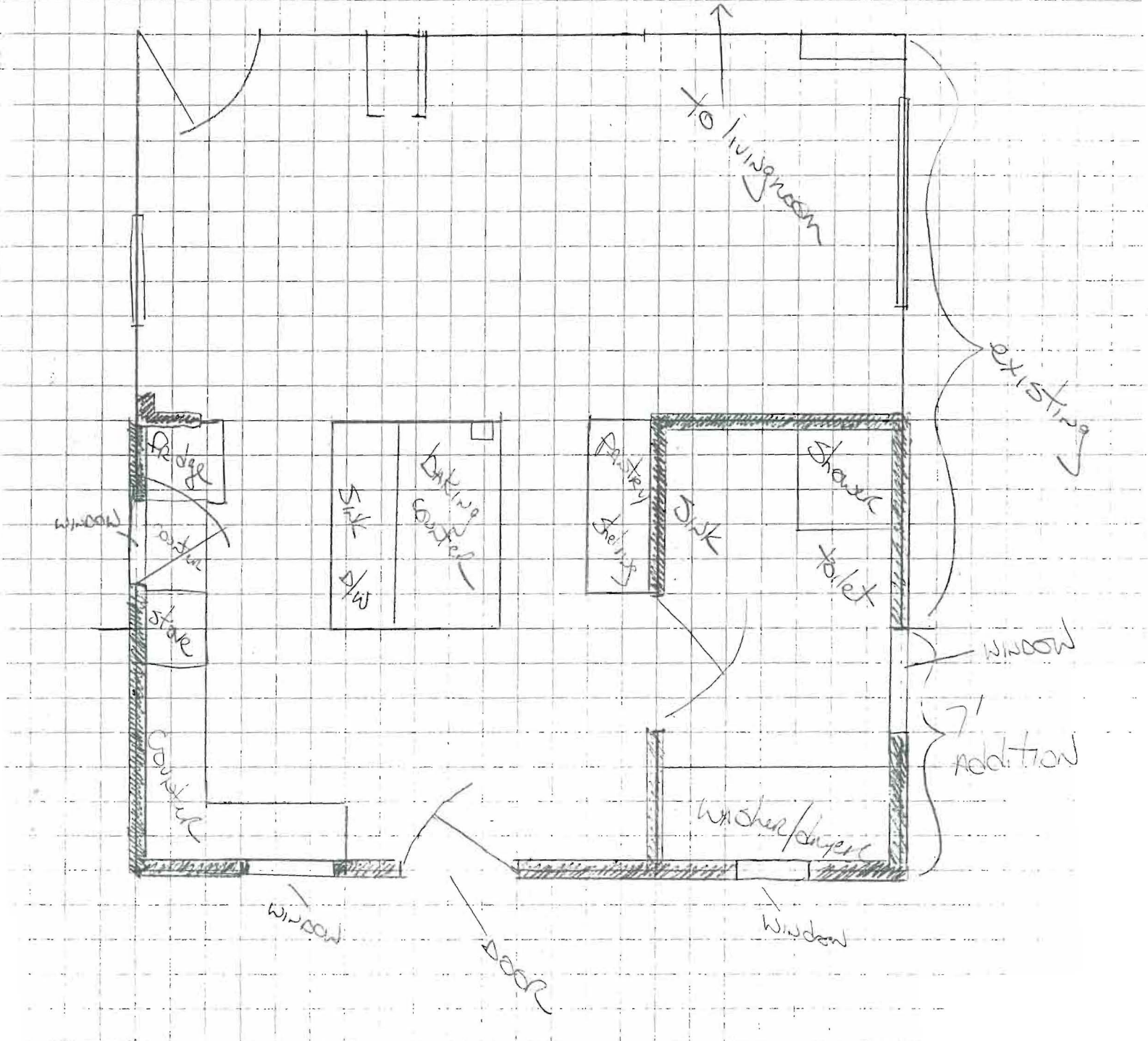
The enclosed plans are part of a
Request for a permit to build an
Addition to our kitchen at 215 Falmouth St.
The house is a single-family dwelling.
The addition is a one-story addition
on a foundation.

Cost is estimated to be ^{\$}11,500

Thank you

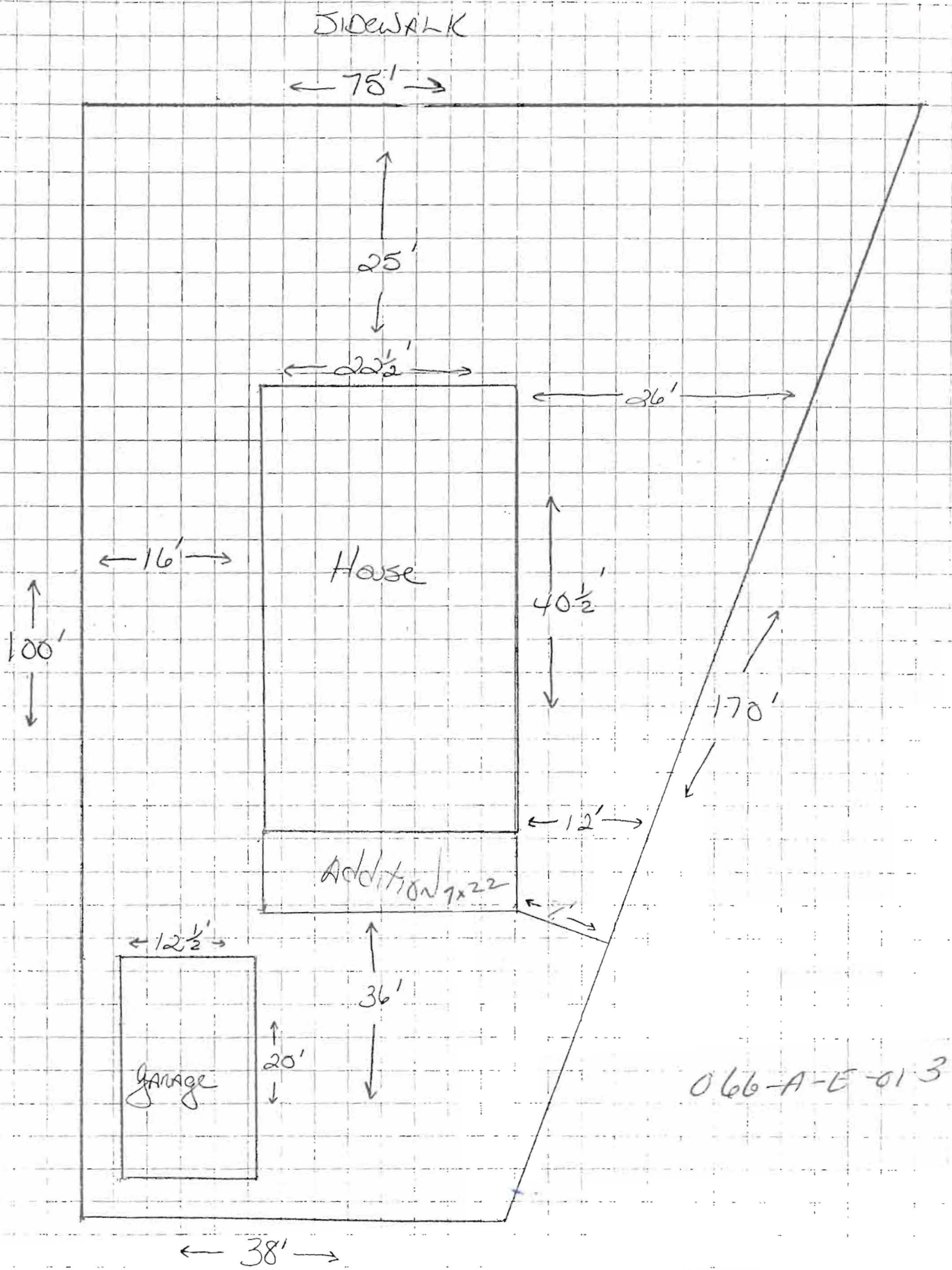
W. H. RUDY } 772-5140
L. L. HENDERSON }

4 = 1'



garage

213 Farnam St
 Single-family dwelling
 Single story Addition
 of 154 sq ft



SIDEWALK

← 75' →

↑ 25' ↓

← 22 1/2' →

← 26' →

← 16' →

House

↑ 40 1/2' ↓

↑ 100' ↓

↑ 170' ↓

← 12' →

Addition 7x22

← 12 1/2' →

↑ 36' ↓

Garage

↑ 20' ↓

066-A-E-013

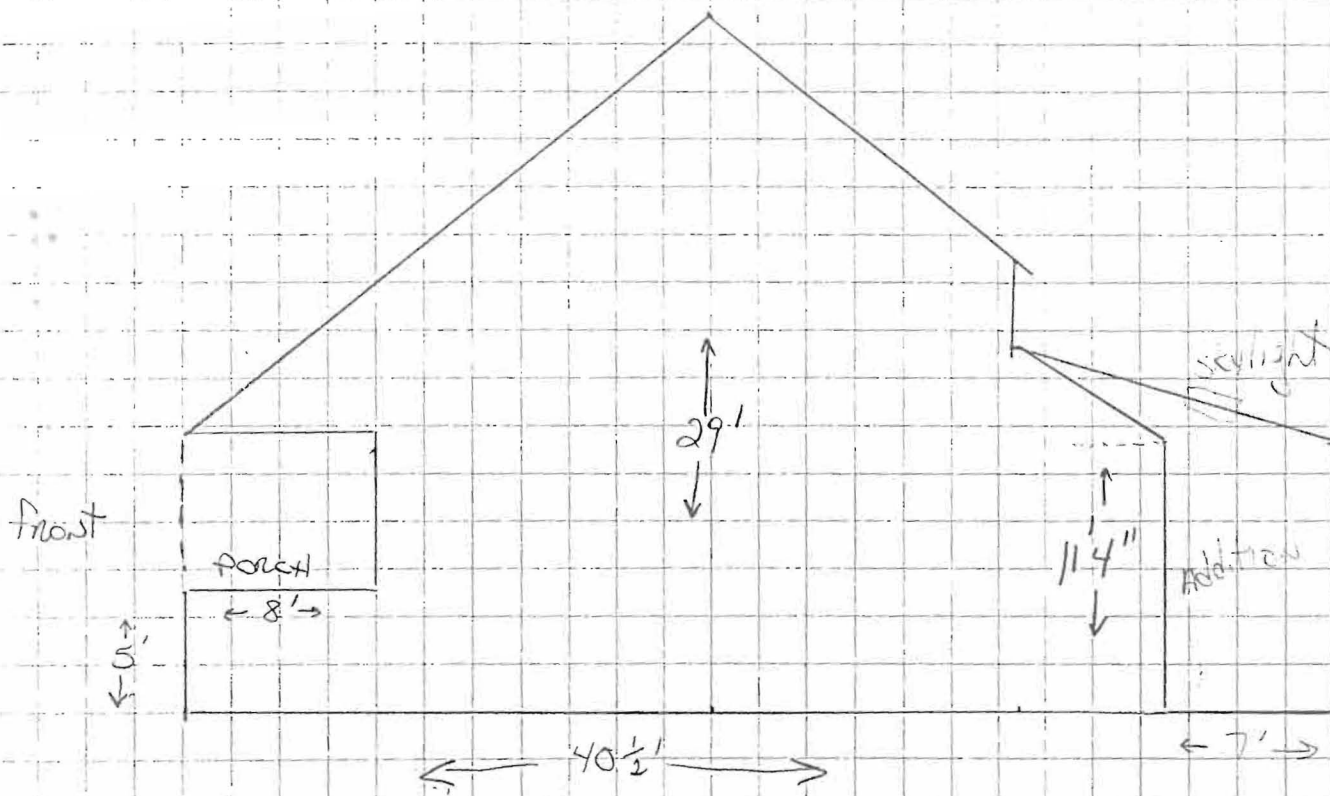
← 38' →

1/4" = 3'

215 Falmouth St.
R-5

215 Falmouth St.

East-side elevation



1/4" = 2'

BUILDING PERMIT REPORT

DATE: 20 June 97 ADDRESS: 215 Falmouth ST
REASON FOR PERMIT: To Construct 7x22' addition
BUILDING OWNER: Henderson
CONTRACTOR: Lee Moran
PERMIT APPLICANT: William Rudy APPROVAL: *1,*2 ~~PERMIT~~

CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 - X 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) U.L. 103.
 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. Guardrail & 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.
 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.
 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.
 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
 - 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. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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.
- x 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- x 27. Your plan doesn't show the size of the rafters. Please submit this information for review before work begins. A minimum of 2"x8" rafters 16"OC. would be required.
28. _____
29. _____


E. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal