

City of Portland, Maine – Building or Use Permit Application 380 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>17 Fredric Street</i>		Owner: <i>Mary Anne LeClair</i>		Phone: <i>878-6735</i>	Permit No: 000881
Owner Address: <i>SAA</i>		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: <i>Jeff Bailey 878-6735444</i>		Address:		Phone:	
Past Use: <i>Multi family</i>		Proposed Use: <i>same</i>		COST OF WORK: \$ <i>2,500</i>	PERMIT FEE: \$ <i>42.00</i>
Proposed Project Description: <i>Demol of garage add shed 10x12 in place</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>U</i> Type: <i>53</i> <i>BOC999</i>	
		Signature:		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: <i>K</i>		Date Applied For: <i>July 24 2000 K</i>			

Permit Issued:
AUG 14 2000

Zone: _____ **CBL:** _____

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

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: <i>July 25 2000</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

As/00/00 Reconstruction will call when ready

9-20-00 Checked shed Sctruct + structure
OK as per plans / Close Permit
gms

C B L
67-K-9

perm# 000881

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

BUILDING PERMIT REPORT

DATE: 25 July 2000 ADDRESS: 17 Fredric ST. CBL: 067-K-009
REASON FOR PERMIT: Demo. garage construct 10'x12' shed
BUILDING OWNER: Mary Anne LeChair
PERMIT APPLICANT: CONTRACTOR Jeff Bailey
USE GROUP: U CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$2500 PERMIT FEES: \$42.19x

The City's Adopted Building Code (The BOCA National Building code/1999 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, \$27, \$29, \$32, \$36
31 & # 37

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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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 1/2" 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
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)

7/25

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/1999), 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

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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and 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/1999)

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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

* 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).

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.

The new structure shall not be closer than the property lines than the old structure.

* 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* 36. All demo, shall comply with section 110.0 with amendments - and section 2310.0.

37. This is only allowed as a three unit with a day care for six children as a home occupation. If the actual number of units is different it is important that you contact this office immediately.

A. Samuel Hoffes, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

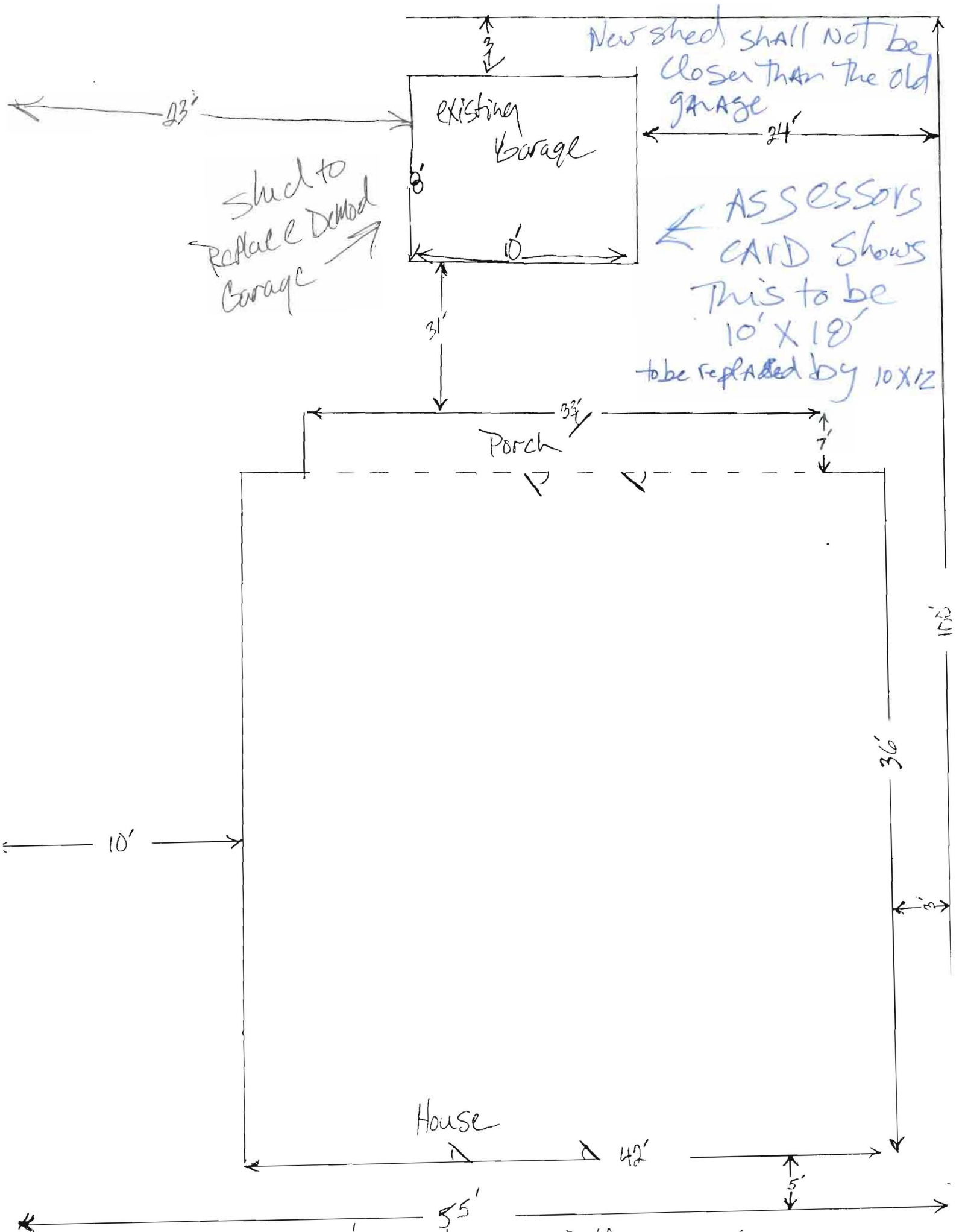
PSH 1/26/00

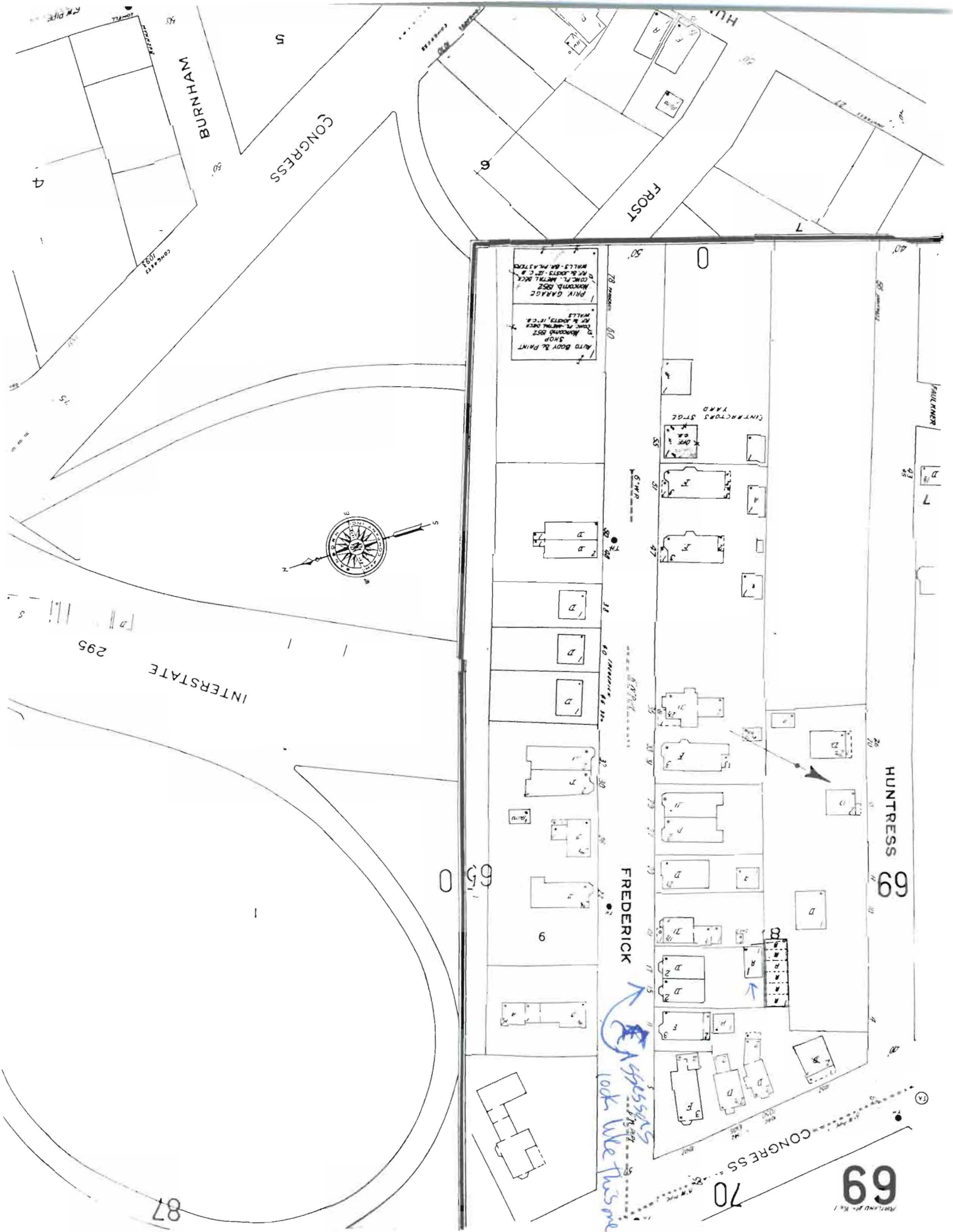
**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

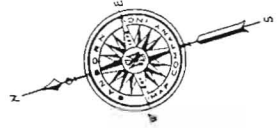




87

295

INTERSTATE



AUTO BODY & PAINT
SHOP
CONTRACTORS STGE
PRIV GARAGE
WALLS - BRICK
CONCRETE
WALLS - BRICK
WALLS - BRICK

FREDERICK

HUNTRUSS

69

70

SPASSAS
look like this one

65



Regular Style

Size	Price	Size	Price
6' x 8'	\$875	10' x 10'	\$1,525
6' x 10'	\$1,050	10' x 12'	\$1,775
6' x 12'	\$1,225	10' x 14'	\$2,025
6' x 14'	\$1,400	10' x 16'	\$2,225
6' x 16'	\$1,575	10' x 20'	\$2,650
8' x 8'	\$1,075	12' x 12'	\$2,125
8' x 10'	\$1,275	12' x 14'	\$2,450
8' x 12'	\$1,475	12' x 16'	\$2,650
8' x 14'	\$1,675	12' x 20'	\$3,375
8' x 16'	\$1,875	14' x 14'	\$2,975
		14' x 16'	\$3,200

SHED SPECIFICATIONS AND OPTIONS

FREE

Arrangement of doors and windows.
 Delivery and set-up within 50 miles.
 2 vents.
 1 door.
 2 windows/screens on sizes 8' x 12' and larger.
 1 window/screen on sizes smaller.
 Drip edge on rakes and eaves.
 25 year shingles.
 3/4" CDX plywood deck.
 1/2" CDX roof sheathing/H-clips.
 Kiln dried lumber.
 6 cement blocks.
 Shutters.
 Window boxes.

EXTRAS

COST

Additional 4' Double 30" Single Door	\$85
Additional 5' Double Door	\$100
6' Double Door	\$125
Additional Single Hung Window w/ Screen	\$55
Pressure Treated 3' or 4' Ramp	\$75
Pressure Treated 5' or 6' Ramp	\$100
3' x 8' Overhead Loft	\$55
3' x 10' Overhead Loft	\$70
3' x 12' Overhead Loft	\$100
Additional Blocking	per install
Extended Overhang Rakes	10%
Extended Overhang Eaves	10%
Porch Overhang 2 ft. - no deck	20%
Porch Overhang 4 ft. - no deck	25%

- All Sheds are set on 4" x 4".
- Play Houses set on 2" x 4"
- Delivery is considered to be to driveway only.
- As long as property owner assumes responsibility, we will place your shed where you want it.
- Built on sight, in some cases may be an extra charge. If we have to move rocks, rubbish or any other items to have a safe work area we have to charge a minimum of \$25.00.

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Must Have Photo!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 17 Frederic St Owner: Mary Ann LeClair
Structure Type: Garage Contractor: _____

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>N/A</u>
NYNEX	878-7000	<u>N/A</u>
Northern Utilities	797-8002 X6241	<u>N/A</u>
Portland Water District	761-8310	<u>N/A</u>
Public Cable Co.	775-3431 X257	<u>N/A</u>
Dig Safe***	1-888-344-7233	<u>N/A</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(<u>J. Merritt</u>)	874-8300 X8457 <u>X8833</u>	<u>N/A</u>
DPW/Traffic Division(K. Doughty)	874-8300 X8437	<u>N/A</u>
DPW/Forestry Division(J. Tarling)	874-8300 X8389	<u>N/A</u>
DPW/Sealed Drain Permit(C. Merritt)	874-8300 X8822	<u>N/A</u>
Building Inspections(<u>insp required</u>)	874-8300 X8703	<u>N/A</u>
Historic Preservation	874-8300 X8726	<u>N/A</u>
Fire Dispatcher	874-8300 X8676	<u>N/A</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	_____

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Jy Bailey DATE: 07/24/00

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <i>17 FREDRIC ST. Ptd Use 04102</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>067</i> Block# <i>009</i> Lot# <i>K</i>		Owner: <i>Mary Anne LeClair</i>	Telephone#: <i>878-6735</i>
Owner's Address: <i>99 Huntington Ave Ptd Use 04102</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 2500</i> Fee <i>\$ 42.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Demo of Garage add 10x12 shed</i>			
Contractor's Name, Address & Telephone <i>Jeff Bailey 878-6735</i>			Rec'd By <i>(K)</i>
Current Use:		Proposed Use:	

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 your 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/Site Plan

IF Available also Submit Plans on ADOBE or CAD format

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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.

JUL 24

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: <i>Jeff Bailey</i>	Date: <i>07/24/00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum