

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

Location of Construction: 55 Carroll Street		Owner: Mr. & Mrs. Coit	Phone: 775-2580	Permit No: 991003
Owner Address: SAA	Lessee/Buyer's Name:	Phone:	BusinessName:	PERMIT ISSUED SEP 15 1999 CITY OF PORTLAND Zone: CBL: 069-D-011
Contractor Name: **Raymond T. Keith	Address: 309 Spring St. Pctd, ME 04102	Phone: 871-9348		
Past Use: 1-Family	Proposed Use: Same	COST OF WORK: \$ 34,000	PERMIT FEE: \$ 234.00	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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: 5 B BOCA 96	
Proposed Project Description: Build detached new garage on slightly larger footprint.		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: UB	Date Applied For: 9-8-99			

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..

**** Send To: Raymond T. Keith
309 Spring St.
Portland, ME 04102**

**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: 9-8-99	PHONE:	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 10 D. A 9/14/99
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 3 ub

COMMENTS

9-17-99 Did pre construction with Ray and he will start Demo 9-20 and will call when Footers are located. he will have an Elected Permit pulled by Sub. (T.R)

9/24/99 Checked setbacks for footing

OK to pour footing
9-27-99 Set walls measure 7' 3" of street, side 5' 3" OK to pour wall (T.R)

9-27-00 Checked framing collar ties in place walls headers OK moving close permit exterior siding completed

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

BUILDING PERMIT REPORT

DATE: 9 Sept, 99 ADDRESS: 55 Carroll St. CBL: 069-D-011
 REASON FOR PERMIT: To Construct a New private garage (detached)
 BUILDING OWNER: MA. & MAS. CoIT
 PERMIT APPLICANT: (Contractor) Raymond T. Keith
 USE GROUP U1 CONSTRUCTION TYPE 5-B

The City's Adopted Building Code (The BOCA National Building Code/1996 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, *2, *4, *27, *29, *32 *33

Approved with the following conditions: _____

- 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 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)
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).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls unti**
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.
- * 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.
- * 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____


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

PSH 7/24/99

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

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:	55 Carroll St.	04102
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Tax Assessor's Chart, Block & Lot Number Chart# 069 Block# D Lot# 011	Owner: Mr. + Mrs. Coit	Telephone#: 775-2580
Owner's Address: 55 Carroll St.	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$34,500 Fee: \$234

Proposed Project Description:(Please be as specific as possible)
~~take down existing garage~~, build ^{detached} new garage on slightly larger footprint

Contractor's Name, Address & Telephone * Raymond T. Keith 309 Spring St. Port. 04102	Rec'd By: LUB	871-9348 footprint
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

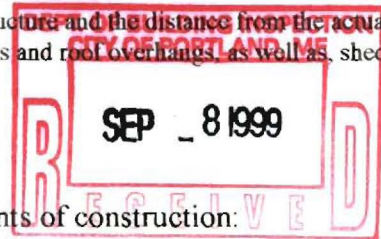
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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 1-family
- 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 how windows cantilever sections and roof overhangs, walls, 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: <i>Raymond Keith</i>	Date: 9/7/99
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



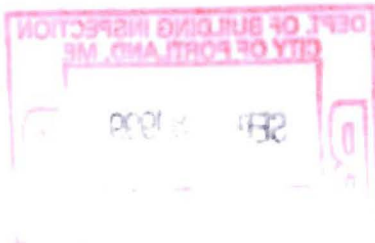
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND



Building or Use Permit Application Additions/Alterations/Accessory Structures To Detached Single Family Dwelling

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.



21 May, 1999

Ms. Marge Schmuckal
City of Portland
Zoning Administrator
Planning & Urban Development
389 Congress Street
Portland, Maine 04101

Dear Marge,

Thank you for meeting with me Thursday afternoon regarding the Coit residence located at #55 Carroll Street. As we discussed, the owners are interested in demolishing the existing garage and building a new, larger two car garage.

It is my understanding that the private passageway is not considered a side street and therefore we do not need to comply to the twenty (20) foot setback. We will, however, be allowed to build the new garage using the minimum 5' side and rear yard setbacks as outlined in section 14-433 since the new building cannot reasonably meet the applicable yard setback requirements. We will be allowed to expand in the side yard direction (along the private passageway) but are not allowed to expand in the rear yard direction, since this would make the structure more noncompliant.

*can shift
garage in a
little to get
turning radius
No change in
setbacks*

I will carefully measure and document the existing building and show the existing conditions on the drawings for the new building to use as a reference. If this does not represent your understanding of our conversation please call me immediately so that I may adjust the design.

Sincerely,



Paul Attardo

cc: David and Margaret Coit

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: 55 Carroll St. Owner: Mr. + Mrs. Coit
 Structure Type: Wood Contractor: Raymond Keith

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Bob Storey / Gary Hawkes</u>
NYNEX	878-7000	<u>Nick Dominicus 9/9/99</u>
Northern Utilities	797-8002 X6241	<u>Carolyn Small 9/9/99</u>
Portland Water District	761-8310	<u>Tshihawa / Kevin 9/9/99</u>
Public Cable Co.	775-3431 X257	<u>Cathrine + Deb 9/9/99</u>
Dig Safe***	1-888-344-7233	<u>1999 370 5066 9/8/99</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(J.DiPaolo)	874-8300 X8467	<u>Carol Merritt 9/9/99</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Gary Dobson 9/10/99</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>Jeff Tarling 9/9/99</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Carol Merritt 9/9/99</u>
Building Inspections(insp required)	874-8300 X8703	<u>Cathy 9/7/99</u>
Historic Preservation	874-8300 X8726	<u>Bill Needleman 9/9/99</u>
Fire Dispatcher	874-8300 X8676 8400	<u>Susan Meserve 9/7/99</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>Ed Antz 9/9/99</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:

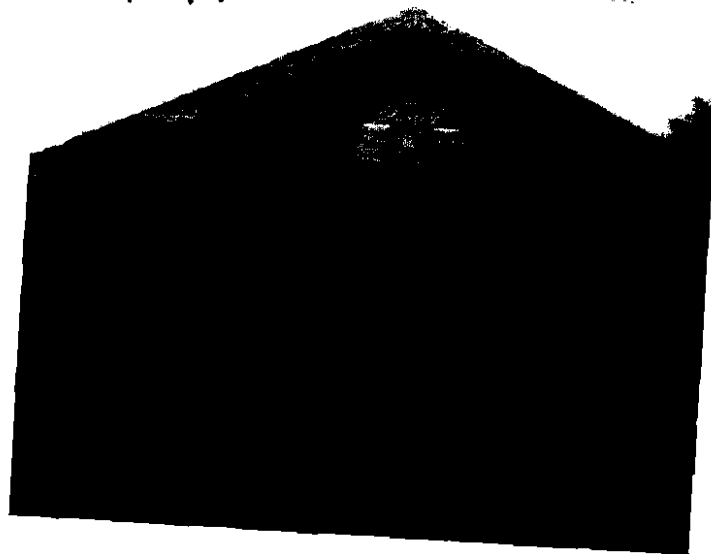
Demo/Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

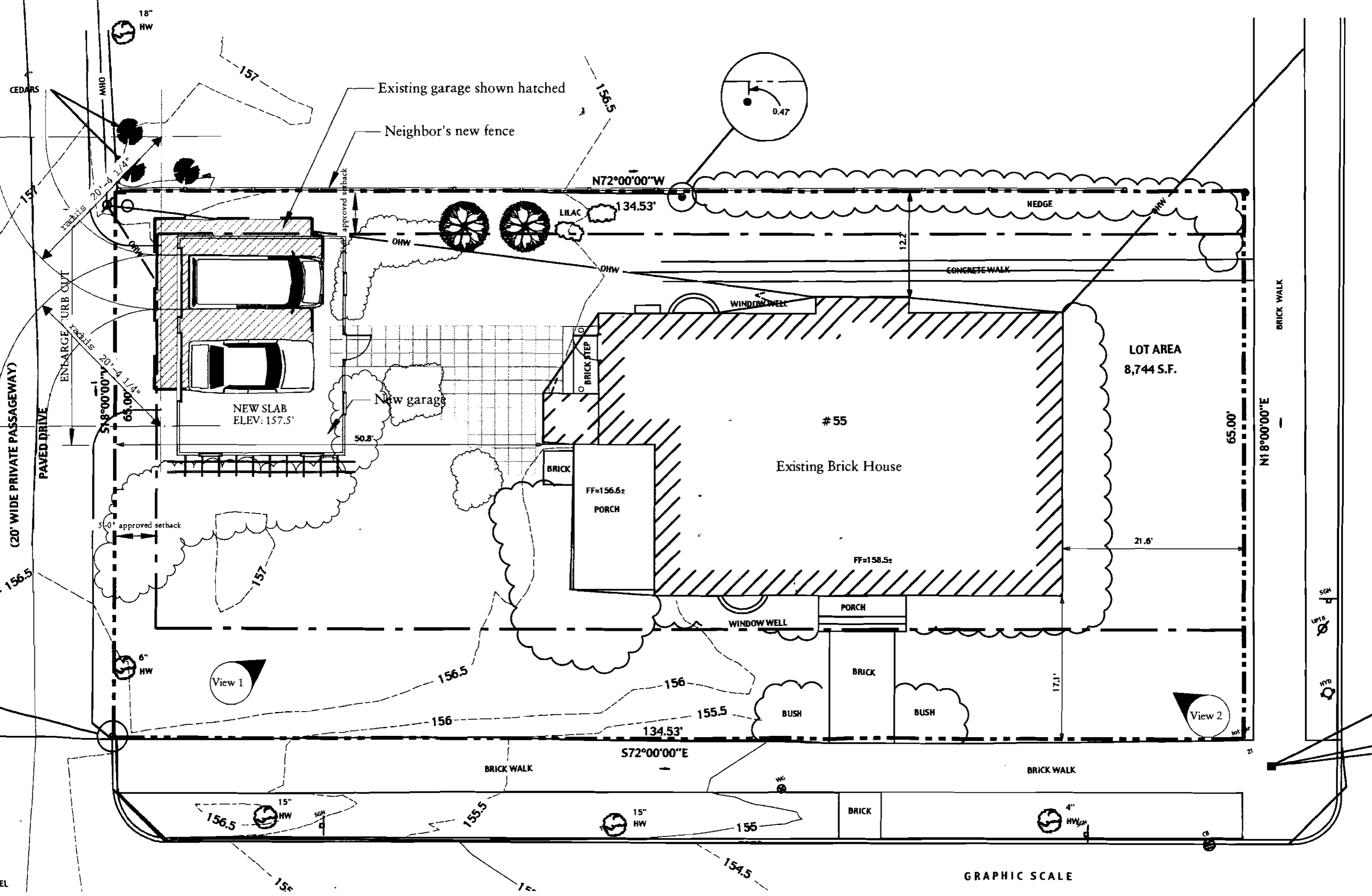
I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Raymond Keith DATE: 9/10/99

* please put or attach photos

009-D-011





(20' WIDE PRIVATE PASSAGEWAY)

VAUGHAN STREET

LOT AREA
8,744 S.F.

55

Existing Brick House

NEW SLAB
ELEV: 157.5'

New garage

BRICK
FF=156.6±
PORCH

PORCH

BRICK

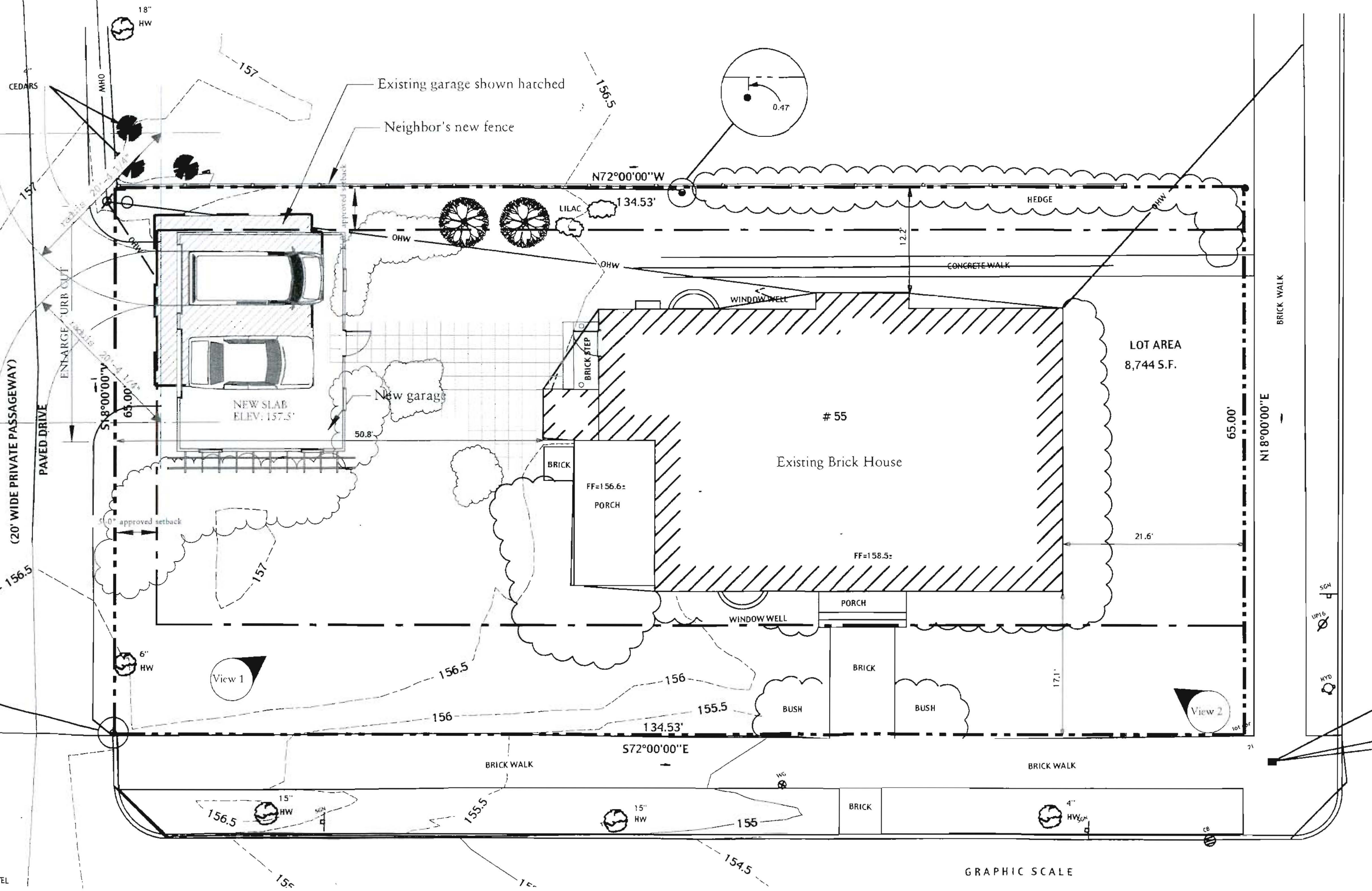
BUSH

BUSH

View 1

View 2

GRAPHIC SCALE



GRAPHIC SCALE