

Inspection Services
Samuel P. Hoffas
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 23, 1992

RE: 75 Douglass St.

Daniel Campbell
75 Douglass St.
Portland, ME 04102


Dear Sir:

Your application to demolish garage and rebuild on same footprint, has been reviewed and a permit is herewith issued subject to the following requirements:

1. This permit is being issued with the understanding that the proposed structure does not encroach any closer to side lot line. The expansion of the garage in width will take place on the inward side of your yard, not the outboard.
2. The length expansion will be in the front of the proposed garage not the rear.
3. As you stated, the existing garage was not 18' X 20' as permit stated but was 19' X 23' and it was built in 1949.
4. Please read and implement items 1, 2, and 15 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



S. Samuel Hoffas
Chief of Inspection Services

/el

924366

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 170 Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form.

* Daniel Campbell Phone # 772-8040
Address 75 Douglas St; Portland, ME 04102

LOCATION OF CONSTRUCTION 75 Douglas St.
Contractor Jeanah Bldrs Sub.

Estimated Cost 9500 Prepared Use 2-fam w garage
Paid Use 2-fam w garage

of Dwelling Units # of New Res. Units
Building Dimensions L W Total Sq Ft

Stories # Basements Lot Size
Is Prepared Use Residential Construction Commercial

Explicit Comments Danish garage; construct new garage
29-122 - 1888

Foundations
1. Type of Soil
2. Footing
3. Foundation Size
4. Foundation Material
Other

Roofs
1. Slope
2. Underlayment
3. Finish
4. Insulation Type
5. Insulation R-Value
6. Other Materials

Exterior Walls
1. Building Size
2. No. Windows
3. No. Doors
4. Finish
5. Insulation Type
6. Insulation R-Value
7. Other Materials

Interior Walls
1. Building Size
2. No. Windows
3. No. Doors
4. Finish
5. Insulation Type
6. Insulation R-Value
7. Other Materials

Basement
1. Building Size
2. No. Windows
3. No. Doors
4. Finish
5. Insulation Type
6. Insulation R-Value
7. Other Materials

Other
1.
2.
3.
4.
5.
6.
7.



For Official Use Only
Date 11/18/92
Inspector
Lead
Permit #
Fee 95.00

Direct Frontage Provided:
Frontal Setback: Feet
Zoning Board Approval: Yes No
Planning Board Approval: Yes No
Conditional Use: Yes No
Special Exception: Yes No
Other (Specify):

Barriers Required:
Zoning Board Approval: Yes No
Planning Board Approval: Yes No
Conditional Use: Yes No
Special Exception: Yes No
Other (Specify):

Callings
1. Ceiling Joist Size
2. Ceiling Framing Size
3. Type Ceiling
4. Insulation Type
5. Ceiling Height

Roofs
1. Truss or Rafter Size
2. Sheathing Type
3. Roof Covering Type
4. Insulation Type
5. Ceiling Height

Chimneys
Type: Number of Fire Places
Type of Base:

Electrical
Service Entrance Size:
Service Entrance Location:

Plumbing
1. Approval of all laws if required Yes No
2. No. of Toilets or Sinks
3. No. of Fixtures
4. No. of Landscapes
5. No. of Other Fixtures

Other
1.
2.
3.
4.
5.
6.
7.



Permit Received By Logan E. Chase
Signature of Applicant Daniel Campbell Date
CEO's Design Daniel Campbell

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

White - Tax Assessor

BUILDING PERMIT REPORT

ADDRESS: 75 Douglas St DATE: 23 Nov/92

REASON FOR PERMIT: Demolish garage, rebuild same footprint.

BUILDING OWNER: Daniel Campbell

CONTRACTOR: Owner

PERMIT APPLICANT: ''


APPROVED: * / * 2 * 15

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- * 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) Section 23-135 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 13.) Headroom in habitable spaces is a minimum of 7'6".
- 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- *14.) All construction and demolition debris must be disposed at the RMS by a licensed carrier or solid waste 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.

Sincerely,


E. Samuel Haffner
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92