

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

Location of Construction: 119 Pitt St		Owner: Shoule, John & Gale		Phone:		Permit No: 970584	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Sewall Associates		Address: P.O. Box 6610 Fald, ME 04101		Phone: 774-4755		Permit Issued: JUN 11 1997	
Past Use: 823-7981 <i>1-fam</i>		Proposed Use: Same		COST OF WORK: \$ 43,000.00		PERMIT FEE: \$ 235.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Renovations as per plans				Signature:		Signature:	
Permit Taken By: Mary Gredik		Date Applied For: 03 June 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: 15 Am 15 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"/>	

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:

13618/30-3643

PERMIT ISSUED WITH REQUIREMENTS

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

03 June 1997

SIGNATURE OF APPLICANT **Steve Sewall** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 5

COMMENTS

6-8-97 - Framing Drop / Appears OK from plans submitted / 6-8-98

3-30-98 completed

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

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Proposed Project Description: Renovations as per plans				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOC 496</i> Signature: <i>Hoffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>to remain 1 family - Special Zone or Reviews:</i> <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"/>	
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SIGNATURE OF APPLICANT	Steve Sewall	ADDRESS:	03 June 1997	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	<i>Steve Sewall - contractor</i>			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
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 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *6/4/97*

DA.

CEO DISTRICT 5

D. Jordan

BUILDING PERMIT REPORT

DATE: 6/6/96 ADDRESS: 119 Pitt St.
REASON FOR PERMIT: To MAKE RENOVATIONS
BUILDING OWNER: Shonke, John & Gale
CONTRACTOR: Sewall Associates
PERMIT APPLICANT: S. Sewall APPROVAL: *1, *7, *8, *9, *10, *11, *15, *26, *27 DENIED

CONDITION(S) OF APPROVAL

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)
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. 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. 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.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X26. This permit is being issued with the understanding that NO work is to start UNTIL you have submitted a complete set of plans - Floor plans, structural plans - PLBG & ELE, and the plans are approved -
- X27. This building is to remain a single family dwelling.


P. Samuel Hoffes, Chief of Code Enforcement

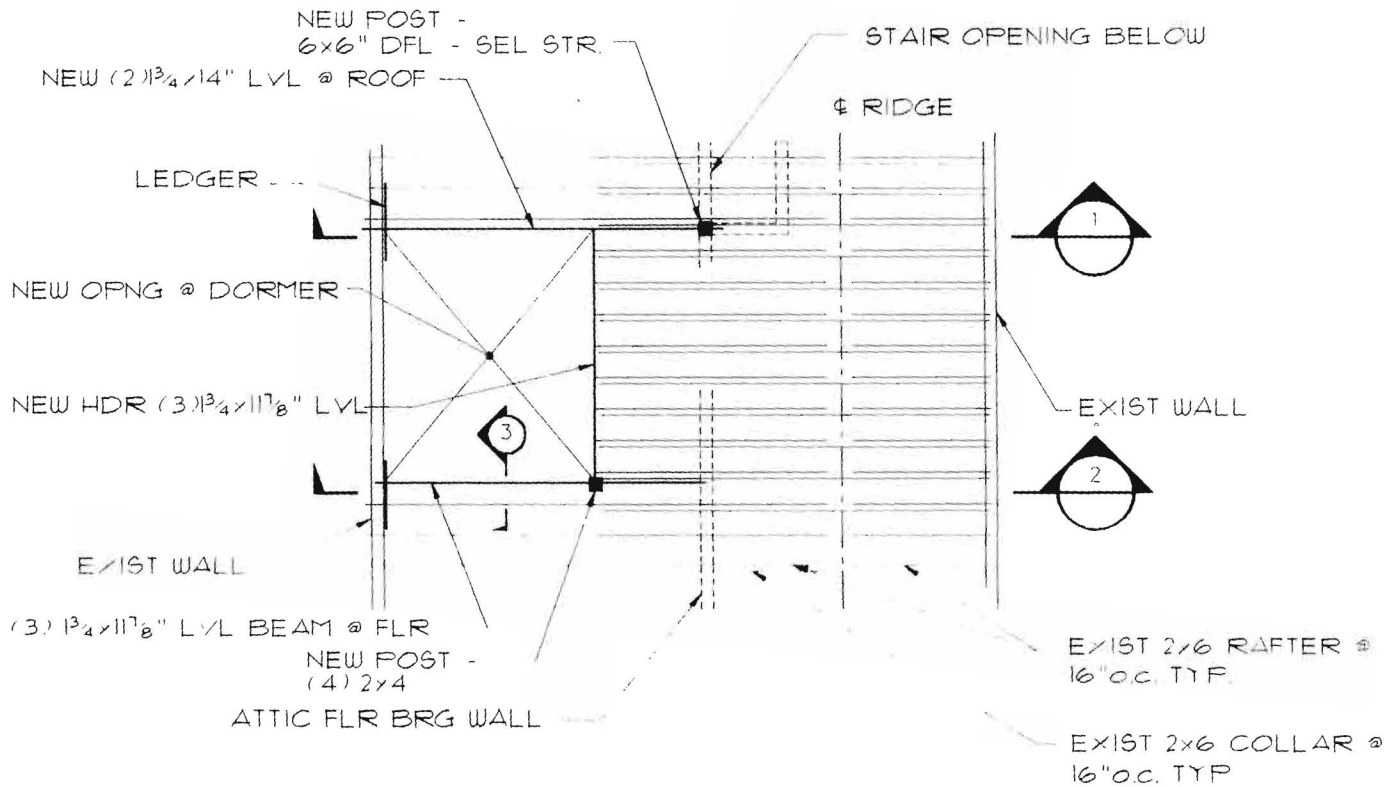
cc: Lt. McDougall, PFD
Marge Schmuckal

6/3/97

THE RENOVATIONS TO 119 PITT ST. INCLUDE THE FOLLOWING:

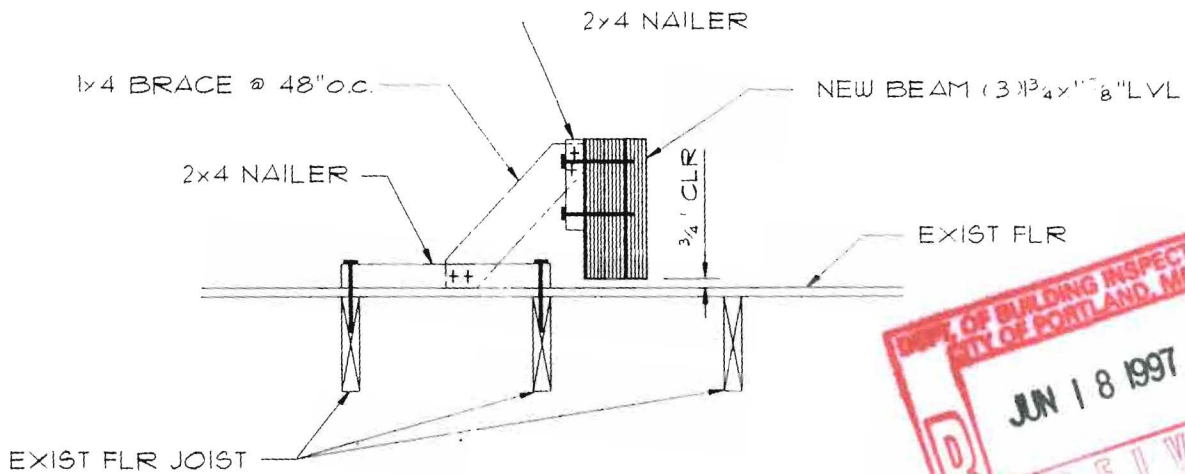
- ① KITCHEN: OPEN UP THE 2 ROOMS WITH A DOUBLE $11\frac{7}{8}$ ' LVL WITH A SPAN OF 8'.
- ② 2ND FLOOR BATHROOM: GUT THE EXISTING BATHROOM. INSTALL AN NEW FIXTURES. SISTER NEW FLOOR JOISTS TO REINFORCE THE OLD ONES THAT HAVE BEEN OUT.
- ③ ~~2ND~~ 3RD FLOOR: FINISH OFF $\frac{3}{4}$ OF THE 3RD FLOOR SPACE AND OPEN UP THE DORMER AREA TO INCLUDE IT IN THE SPACE. $2\frac{1}{4}$ " LVL ON EACH SIDE OF DORMER WILL BE USED WITH A TRIPLE 12" LVL BETWEEN AS HEADER..





PARTIAL ROOF PLAN @ NEW FRAMING

1/8" = 1'-0"



SECTION 3 - TYP. BEAM BRACES

3/4" = 1'-0"



designed by:	LMG	rev. no.	date	Shonley Residence	BECKER structural engineers 19 Commercial Street Portland, ME 04101-5066 Tel 207-879-1838	SHT 1/3
drawn by:	LMG		5/28/97			
checked by:	PBB					
scale:	N/A					
date	5/28/97					
						SKS-1

NOTCH ENDS OF NEW
(2) 1 3/4"x14" LVL TO BEAR
ON WALL PLATE AND
PROVIDE NOTCHING FOR
SIMPSON "HGUS28-2" HANGER

2x10 LEDGER x 3'-0" L
LAG BOLTED TO EXIST WALL STUDS
w/ (2) 1/2" φ LAGS.

ATTIC FLR

DETAIL @ EXT WALL

1" = 1'-0"



MIN (6) 16d NAILS @ COLLAR

NEW (2) 1 3/4"x14" LVL SISTERED TO
EXISTING 2x6

NEW HEADER (3) 1 3/4"x11 7/8" LVL

EXIST 2x6 -
BEYOND

(2) SIMPSON "LPC6"

RELOCATE EXIST 2x6
TO CLEAR NEW FRMG

NEW 6x6 DFL-SEL STR.
POST DN TO CORNER
OF BRG WALL @
STAIR OR

3 1/2 x 3 1/2 PSL OK BY
BERNICE
6/2/97

ATTIC FLR

DETAIL ABOVE

SIMPSON "HGUS5.25/12"

EXIST EXT WALL

EXIST INT WALL

G.C. VERIFY THAT POST LOAD IS CARRIED
DOWN WALL @ STAIR THROUGH CONT
POSTS TO SOUND BEARING AT THE
LOWER LEVEL.

SECTION 1

1/4" = 1'-0"

designed by:	LMG	rev no.	date
drawn by:	LMG		5/28/97
checked by:	PBB		
scale:	N/A		
date:	5/28/97		

Shonley Residence

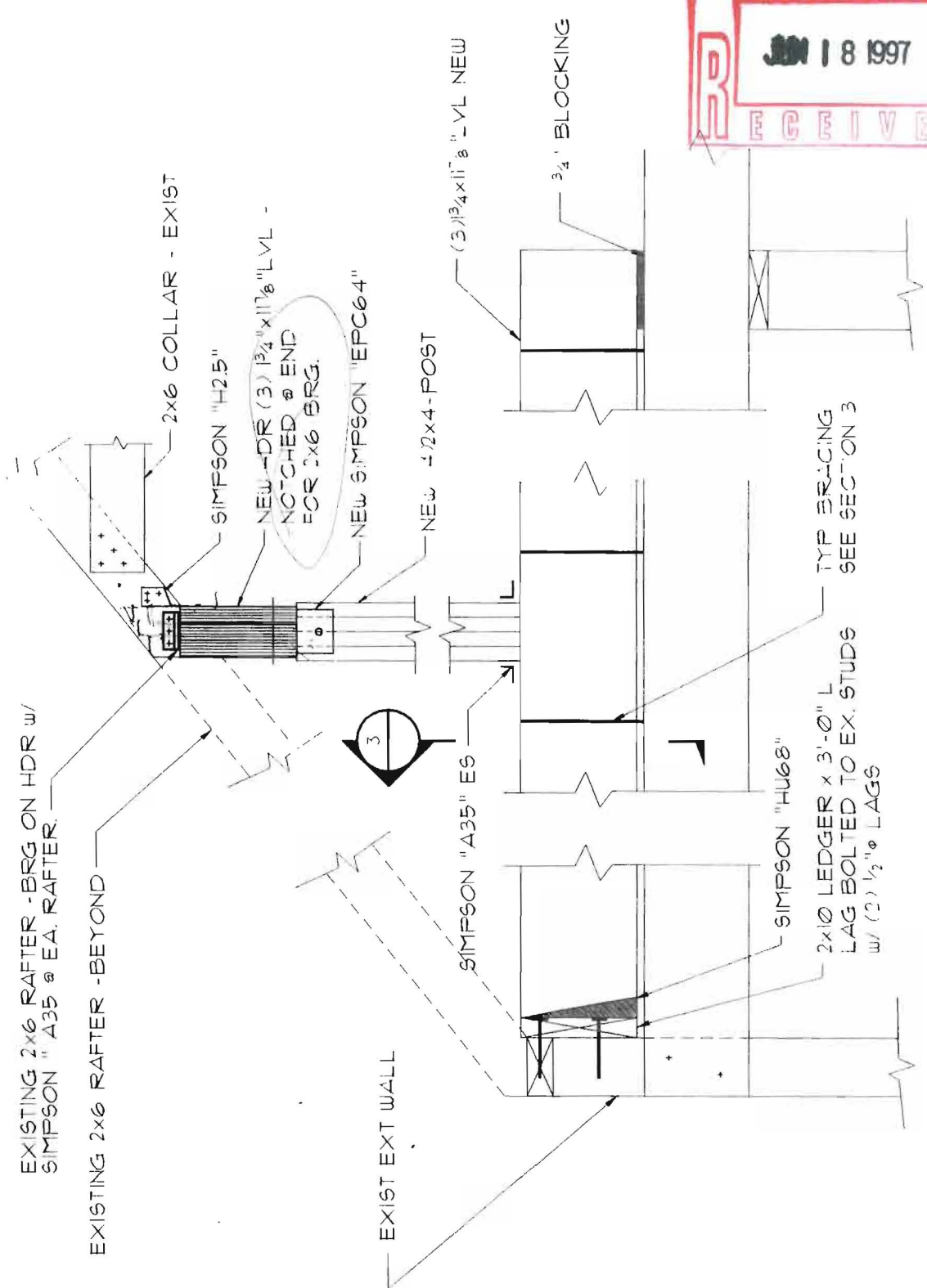
B E C K E R

structural engineers

19 Commercial Street
Portland, ME 04101-5066
Tel. 207-879-1838

SHT 2/3

SKS-1



EXISTING 2x6 RAFTER - BRG ON HDR w/
SIMPSON " A35 @ EA. RAFTER.

EXISTING 2x6 RAFTER - BEYOND

2x6 COLLAR - EXIST

SIMPSON "H2.5"

NEW - DR (3) 1 3/4" x 11 1/8" LVL -
NOTCHED @ END
FOR 2x6 BRG.

NEW SIMPSON "EPC64"

NEW 4x4-POST

(3) 1 3/4" x 11 1/8" LVL NEW

3/4" BLOCKING

SIMPSON "A35" ES

SIMPSON "HUG8"

2x10 LEDGER x 3'-0" L
LAG BOLTED TO EX. STUDS
w/ (2) 1/2" LAGS

TYP BRACING
SEE SECTION 3

G.C. INSTALL (2) 2x STUDS
IN WALL DIRECTLY BELOW NEW LVL.
CARRY POST TO SOUND BEARING @
LOWER LEVEL.

SECTION 2
3/4" = 1'-0"

designed by	LMG	rev. no.	date	Shonley Residence	B E C K E R structural engineers 19 Commercial Street Portland, ME 04101-5066 Tel. 207-879-1838
drawn by:	LMG		5/28/97		
checked by:	PBB				
scale:	N/A				
date:	5/28/97				
				Section	SHT 3/3
					SKS-1

Dave

Tom James 772-8167
119 Pitt St

re: rough plumbing

wave w/for

9:18
6-6
P.H.

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
Street Subdivision Lot #: 19 PITT ST

PROPERTY OWNERS NAME

Last: SHANK First: JOHN

Applicant Name: TOM JAMES 772-8167

Mailing Address of Owner/Applicant (If Different): 19 DORSET ST PORTLAND, ME

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

[Signature] 6/5/97
Signature of Owner/Applicant Date

PERMIT # 6143 STATE COPY
Date Permit Issued: 6, 5, 97
FEE \$241.00 If Double Fee Charged
L.P.I. # 0, 1, 2, 4
Local Plumbing Inspector Signature _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____

Date Approved _____

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>2103</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	<u>1</u>	Sink
		Drinking Fountain	<u>1</u>	Wash Basin
		Indirect Waste	<u>1</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor	<u>1</u>	Garbage Disposal
		Bidet	<u>1</u>	Laundry Tub
		Other: _____		Water Heater
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2		<u>6</u>	Fixtures (Subtotal) Column 1
			<u>0</u>	Fixtures (Subtotal) Column 2
			<u>6</u>	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
		\$	Hook-Up & Relocation Fee	
		\$ <u>2400.</u>	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE