

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

Location of Construction: <i>Sunset Ave, G.D.I.</i>		Owner: <i>Condon, John</i>	Phone: <i>761-2426</i>	Permit No: 980856
Owner Address: <i>19 Sexton Ln Scarborough, ME 04078</i>		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: <i>Family Enterprise Rt 35</i>		Address: <i>Standish, ME 892-5408</i>		Phone:
Past Use: <i>l-faa</i>	Proposed Use:	COST OF WORK: \$ <i>3,100.00</i>	PERMIT FEE: \$ <i>35.00</i>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG - 6 1998 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>4</i> Type: <i>3</i>	
		Signature:	Signature:	
Proposed Project Description: <i>Construct Storage Shed (12 x 16)</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>IR2</i> CBL: <i>H-024</i> <i>0835 min</i>
Permit Taken By: <i>MG</i>		Date Applied For: <i>28 July 1998</i>		Zoning Approval:
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>MIN</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>WA, C</i> <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..

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

29 July 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

- 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: _____

CEO DISTRICT /

COMMENTS

8/4/99 Sheel completed (H) setback @ (H) (H)

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 4 Aug 1998 ADDRESS: Sunset AVE., G.D.T. (083B-I-010)
 REASON FOR PERMIT: To Construct 12'x6' shed
 BUILDING OWNER: John Condon
 CONTRACTOR: Family Enterprise
 PERMIT APPLICANT: ↑
 USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *26

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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.
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).
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. 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 34" 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".
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. (6' 8")
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 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. 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. _____
- 30. _____
- 31. _____
- 32. _____



P. Samuel Hottels, Building Inspector

cc: Lt. McDougall, OFD
Marge Schmuckal

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: <u>Sunset Ave Great Diamond Island</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>83B</u> Block# <u>I</u> Lot# <u>10</u>		Owner: <u>John Condon</u>	Telephone#: <u>761-2426</u>
Owner's Address: <u>19 Sistrup Ln. Scarborough, ME 04074</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 3100.00</u> Fee: <u>\$ 35</u>
Proposed Project Description: (Please be as specific as possible) <u>Storage Shed 12x16 on cement blocks</u>			
Contractor's Name, Address & Telephone <u>Family Enterprises, Inc 35 Dennis Street Standish ME</u>		Rec'd By: <u>[Signature]</u> <u>892-5408</u>	

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
- 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 bow windows cantilever sections and roof overhangs, as well as, 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

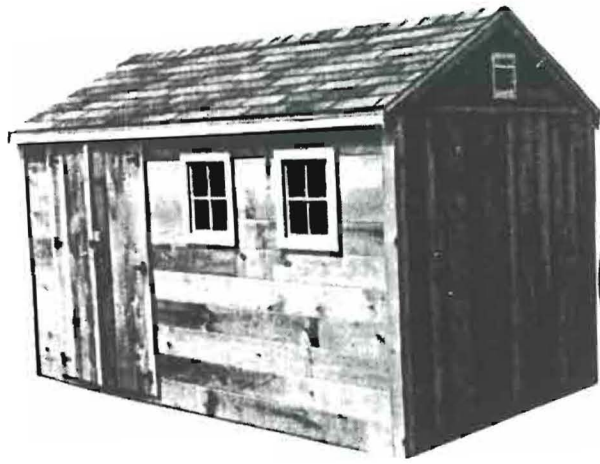
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>[Signature]</u>	Date: <u>7/28/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

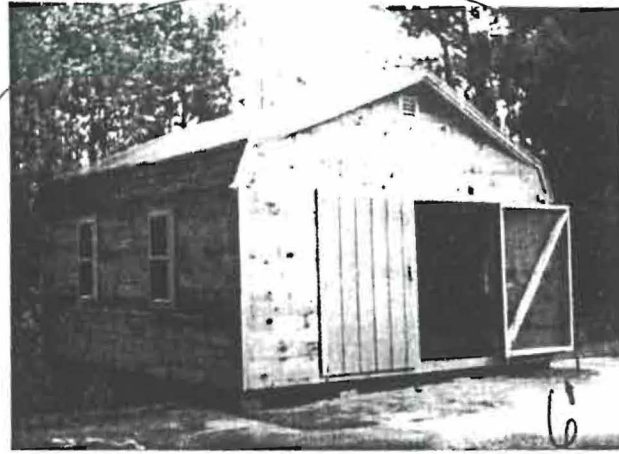
O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

*Mail John Condon Acadia Benefits
111 Commercial St 04107 761-2426*



8' x 12' REGULAR STYLE

Size	Regular Shed & Screen House
6' x 8'	\$ 699.00
6' x 10'	\$ 840.00
6' x 12'	\$1192.00
6' x 14'	\$1255.00
6' x 16'	\$1397.00
8' x 8'	\$1053.00
8' x 10'	\$1142.00
8' x 12'	\$1283.00
8' x 14'	\$1417.00
8' x 16'	\$1671.00
10' x 10'	\$1575.00
10' x 12'	\$1798.00
10' x 14'	\$1811.00
10' x 16'	\$1929.00
12' x 12'	\$2246.00
12' x 14'	\$2311.00
12' x 16'	\$2553.00
14' x 14'	\$2753.00
14' x 16'	\$2819.00



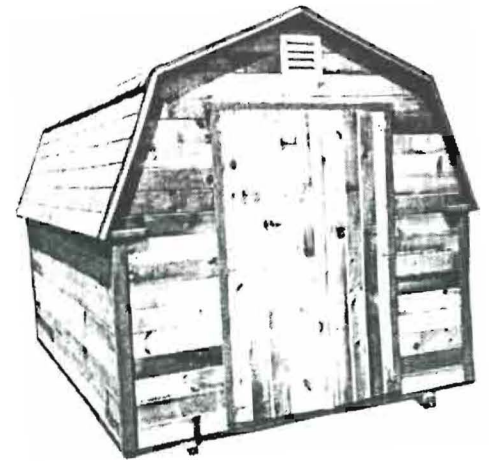
12' x 16' EXTRA HIGH GAMBREL

Size	Extra High Gambrel
10' x 10'	\$1725.00
10' x 12'	\$1948.00
10' x 14'	\$1961.00
10' x 16'	\$2079.00
12' x 12'	\$2446.00
12' x 14'	\$2511.00
12' x 16'	\$2753.00
14' x 14'	\$2953.00
14' x 16'	\$3019.00

*Black
white
gray*

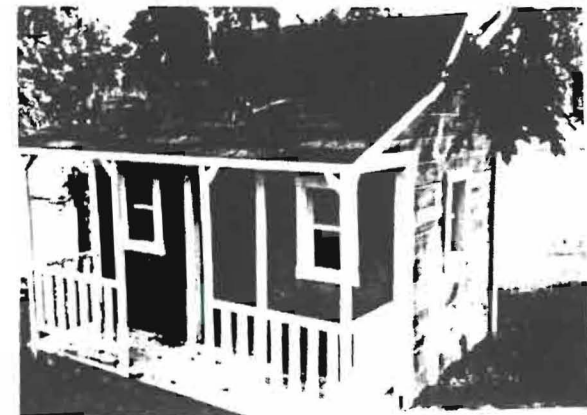
761-0474

*52.00 lot
52.00*

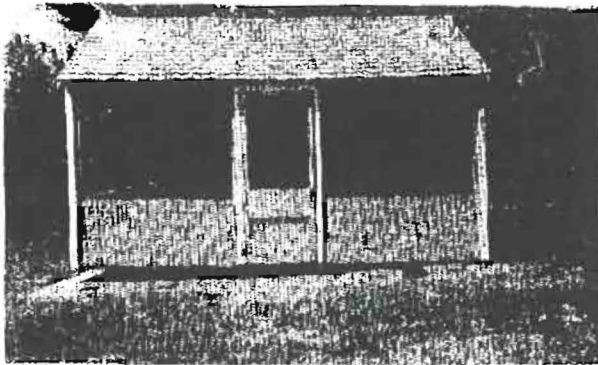


8' x 12' GAMBREL

Size	Barn / Gambrel
6' x 8'	\$ 762.00
6' x 10'	\$ 890.00
6' x 12'	\$1142.00
6' x 14'	\$1295.00
6' x 16'	\$1367.00
8' x 8'	\$1053.00
8' x 10'	\$1192.00
8' x 12'	\$1293.00
8' x 14'	\$1406.00
8' x 16'	\$1621.00



Jul. 07 1998 09:30PM P2



**10' x 16' SCREEN HOUSE
WITH OPTIONAL
ADD ON ROOF SHAKES**

FREE

- Arrangement of doors & windows.
- Delivery and set up.
- 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.
- 20 year shingles.
- 3/4" CDX plywood deck.
- 1/2" CDX roof sheathing/H-clips.
- Kiln dried lumber.
- 6 cement blocks.
- Shutters.

EXTRAS

Door up to 4'	\$79.95 - 4' to 6'	\$96.96
Ramp 4' treated	\$79.95 - 6'	\$96.95
Windows each	\$52.95	
3' x 8' loft	\$49.95 - 3' x 10'	\$65.95

All Sheds are set on P.T. 4" x 4".

Play Houses set on 2" x 4" P.T.

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.

Limited Warranty

With proper maintenance, Family Enterprises warranties your building to maintain structural integrity for at least ten years and expects your building to last a full lifetime and longer. This warranty does not include doors and windows (for obvious reasons) or any building that has been altered in any way. The roof shingles are warranted for 15 years against leakage, natural disaster, but accidents and neglect are excluded. Family Enterprises gives no other guarantee expressed or implied.

All Sheds are set on P.T. 4" x 4".

Play Houses set on 2" x 4" P.T.

All Shed prices include delivery.

Delivery is considered to be to driveway only.

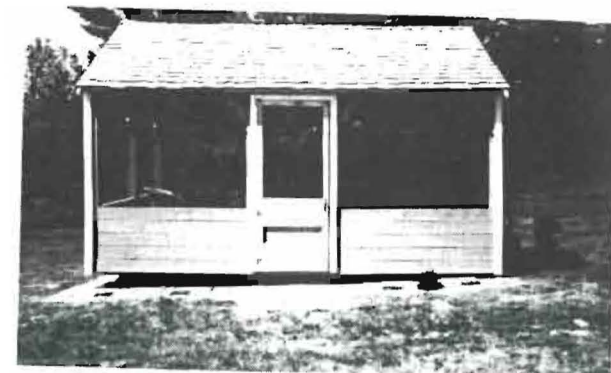
As long as property owner assumes responsibility, we will place your shed where you want it.

Any additional labor in placement in a hard to get at area may result in additional charges.

Doors and Windows will be arranged to serve your needs at no extra cost.

All Sheds come with 1 window, sheds larger than 8' x 10' come with 2 windows.

Floor is 3/4" plywood / Roof is 7/16" OSB / 2" x 4" Studs 16" OC



**10' x 16' SCREEN HOUSE
WITH OPTIONAL
ADD ON ROOF SHAKES**

FREE

- Arrangement of doors/windows.
- Delivery and set up, limited.
- Vents.

EXTRAS

Ramp \$79.00 4' x 4', 3/4" CDX
Extra doors and windows.

PHONE NO. : 2079925426

FROM : FAMILY ENTERPRISES

Applicant:

Date. 8/3/98

Address: Sunset Ave G.D.I

C-B-L. ~~083B-I-010~~

CHECK-LIST AGAINST ZONING ORDINANCE 083B-H-4-5-10

Date - ~~Ex of J~~ 1008

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - 12' x 16' construct shed

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 50' shown

Rear Yard - 25' req - 30'+ shown

Side Yard - 20' req - 50' shown

Projections -

Width of Lot -

Height -

Lot Area -

Area \$ 34,593 \$

Lot Coverage/ Impervious Surface -

Area per Family -

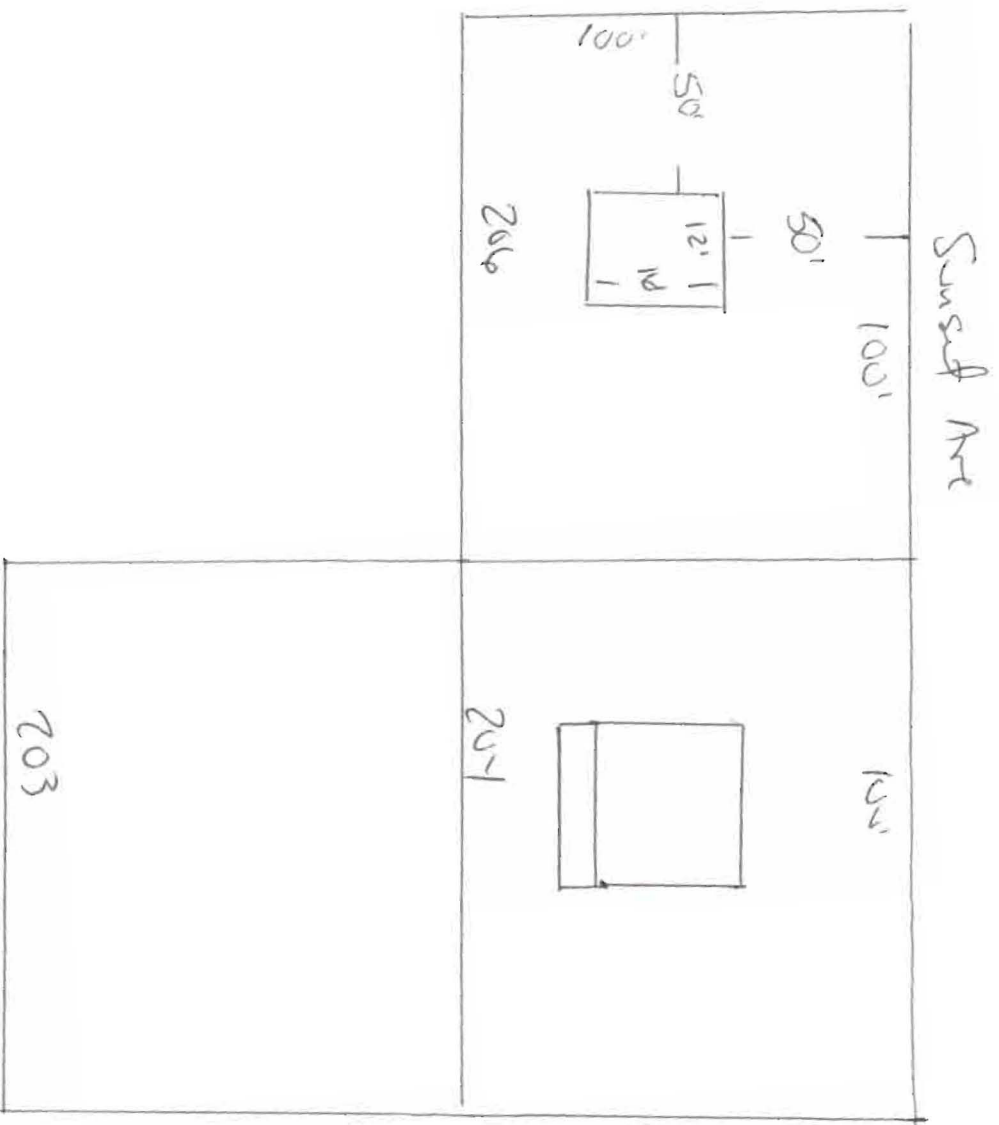
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



KEEP THIS PORTION

ACCOUNT NUMBER **C49933-98**

1998 REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

CBL
083-B-H-004-001

Fiscal Year 1998
July 1, 1997 - June 30, 1998

LENDING INST.

Owner of Record as of April 1, 1997

*pd 8/20/97
\$921.73*

**CONDON JOHN M &
KATHLEEN K JTS
19 SEXTANT LN
SCARBOROUGH ME 04074**

Assessed Property Description
**83B-H-4-5-10
SUNSET AVE
GREAT DIAMOND ISLAND
34593 SF**

CURRENT BILLING DISTRIBUTION

School	\$	962.30
Public Works	\$	132.73
Parks & Recreation	\$	51.62
Fire	\$	162.22
Police	\$	167.75
Debt Repayments	\$	158.54
General Government	\$	68.21
County	\$	60.83
Health & Human Services	\$	46.09-
Library	\$	60.83
Metro Transit District	\$	44.24
Enterprise Funds	\$	7.37-
Regional Waste Systems	\$	27.65

CURRENT BILLING INFORMATION

Land Value	\$	29,610.00
Building Value	\$	45,450.00
Total Value	\$	75,060.00
Exemptions	\$.00
Taxable Value	\$	75,060.00
Tax Rate	\$	24.56
TOTAL TAX	\$	1,843.46
AMOUNT PAID	\$.00

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland
P.O. Box 544
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.

FAMILY ENTERPRISES

1042 Chadborne Road
 STANDISH, MAINE 04084
 (207) 892-5408

Note 6' Door
 please
 & a 6' Ramp
 Additional YIP
 for delivery to
 Great Diamond

CUSTOMER'S ORDER NO		PHONE		DATE		
		766-2384		6-9-98		
NAME						
John Condon						
ADDRESS						
56 Sunset Ave.						
Great Diamond Island						
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOUSE RETO	
PAID OUT						
QTY	DESCRIPTION				PRICE	AMOUNT
1	12x16' Gray Shingles					2,753.00
2	Extra Windows				42.45	84.90
1	Ramp					79.00
					ST,	2917.90
						405
RECEIVED BY					TAX	175.03
					TOTAL	3092.97

All claims and returned goods
 MUST be accompanied by this bill.

Thank You

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

congratulations!!!!!!

**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.

