

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

Location of Construction: 28 Seal Cove Ln (Lot #18) G.D.I.		Owner: Drinan, Edward		Phone:		Permit No: 970561 PERMIT ISSUED Permit Issued: JAN - 9 1997 CITY OF PORTLAND		
Owner Address: P.O. Box 2335 So. Portland, ME 04116		Lessee/Buyer's Name:		Phone: 767-7431			Business Name:	
Contractor Name:		Address:		Phone:				
Past Use: Foundation 83E-4-18		Proposed Use: 1-fam		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 5B BOCA 96 Signature: [Signature] Signature: [Signature]			Zone: CBL: 12-1 083-E-A-018	
Proposed Project Description: Construct Single Family Dwelling on existing foundation Adv. Apr. 11 1997				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				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
Permit Taken By: Nary Gracik		Date Applied For: 30 May 1997						

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..



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 **Edward Drinan** ADDRESS: DATE: **30 May 1997** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

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



6-17-97 Plumbing on framing
7-14-97 Drywall is all completed
4-28-98 Work is all completed Ok for Certificate of Occupancy

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

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Contractor Name:		Address:		Phone:			
Past Use: Foundation		Proposed Use: 1-fam		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type 5B Signature: [Signature]			Zone: [Signature] CBL: 083-E-A-018 Zoning Approval: [Signature] 6/6/97 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland outside 75' from high water <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone - not in parcel <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Construct Single Family Dwelling on existing foundation <i>Adaptive rebuild</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: Mary Gresik		Date Applied For: 30 May 1997					

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Edward Drinan
 SIGNATURE OF APPLICANT Edward Drinan

30 May 1997

ADDRESS:

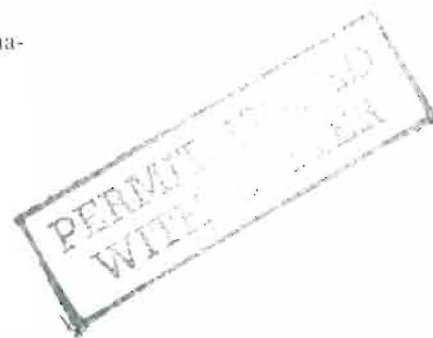
DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

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



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- ☐ Denied

Date: 6/2/97

DA

CEO DISTRICT



m. left

Applicant: Edward Drinan

Date: 6/5/97

Address: 28 Seal Cove Lane lot 18

C-B-L: 03E-A-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Foundation - Adaptive rebuilt

Zone Location -

Interior or corner lot -

Proposed Use/Work - Single family dwelling - Adaptive rebuilt

Sewage Disposal - HHE-200 Attached - has City water of abandoned building

Lot Street Frontage - 100' reg - 150' + shown

Front Yard - 30' reg - 30' + shown

Rear Yard - 30' reg - 30' + shown

Side Yard - 20' reg - 20' + shown

Projections -

Width of Lot - 100' =

Height - 1 story

Lot Area - 40,000[#] ~~03E-A-18~~ 127,630[#]

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

Flood Plains - Not in panel 9 of 17

within - but over 75' (~ 125') from high water mark

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 7, 1997

Mr. Edward Drinar
P.O. Box 2335
South Portland, Me. 04116

RE: 28 Seal Cove La. (Lot # 18) G.D.I.

Dear Sir:

Your application to construct a single family dwelling on existing foundation has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal Laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

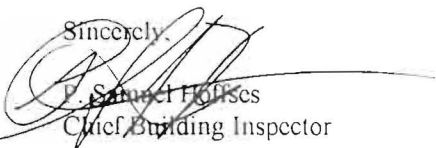
Building Inspection: Conditions . Approved , M . Schmuckal

Development Review Coordinator: No Conditions -

Building and Fire Code Requirements

1 Please read and implement items 1, 2, 6,7,8,9,10,11,15, 20, 24,25 & 26 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief Building Inspector

c: M. Schmuckal
J. Wendal

///

CASCO BAY

83E-A-16
66,235

new 4/11/97

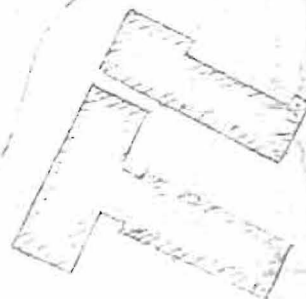
FERRY



new 7/1/98

83E-A-18

from
ASSESSORS
MAPS



wood st

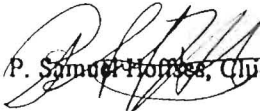
BUILDING PERMIT REPORT

DATE: 6/6/97 ^{PM} ADDRESS: 28 Soal Cove Ln (Lot #18) GDI
REASON FOR PERMIT: To Construct a single Family dwelling on existing Foundation
BUILDING OWNER: Drinan, Edward
CONTRACTOR: _____
PERMIT APPLICANT: _____ APPROVAL: *1 *2 *6 *7 *8 *9 *10 *11 *15 *20 DENIED
*24 *25 *26

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 1/2 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.
26. Existing Foundation should be carefully check for structural soundness
before building starts.
27. _____
28. _____


P. Samuel Hoffman, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schimuckal

083-E-A-018



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 28 Seal Dove Lane

Issued to Edward Drinan

Date of Issue 4/28/98

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970561, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

single family

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.