

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

Location of Construction: 40 Welch St. <i>Peaks Is.</i>		Owner: Dennis & Patricia Crowley		Phone: 766-2421	Permit No: 980433
Owner Address: 40 Welch St.		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: American Profiles		Address: 20 Blaine St. Manchester N. H.		Phone:	
Past Use: 1-family		Proposed Use: 1-family		COST OF WORK: \$ 9,700	PERMIT FEE: \$ 70.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 5B
Proposed Project Description: replace walls on sunporch with pre-fab glass & screen				Signature:	Signature:
Permit Taken By: Judy LAPLANTE		Date Applied For: 4/22/98		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: Approved <input type="checkbox"/>	Approved with Conditions: <input type="checkbox"/>
				Denied <input type="checkbox"/>	Denied <input type="checkbox"/>
				Signature:	Date:

PERMIT ISSUED
APR 30 1998
CITY OF PORTLAND

Zone: **CBL:** 084 X 016
Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: *4/22/98*

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

see pre-application

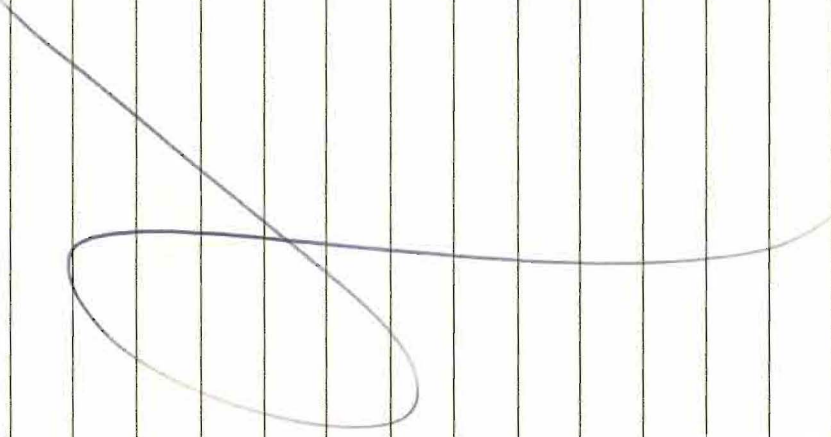
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 6

COMMENTS

2/18/2000 Completed - A.C. Coz



Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 30 APRIL 98 ADDRESS: 40 Welch ST, #84-K-016
REASON FOR PERMIT: To replace walls on sun porch with pre-fab glass & screen
BUILDING OWNER: Dennis & Patricia Crowley
CONTRACTOR: American Profiles
PERMIT APPLICANT: ↑
USE GROUP R-3 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, *8 *10 *24 *26, *28 & 29, *30

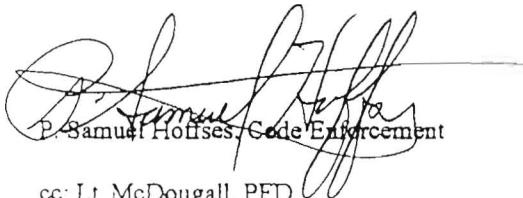
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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).
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

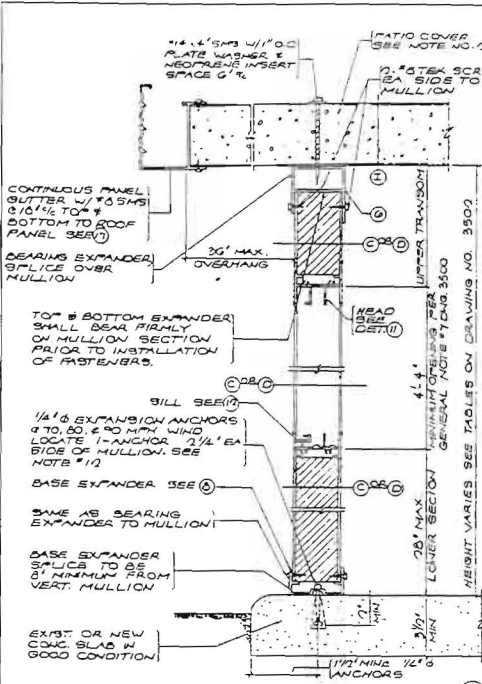
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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.
- *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. Demo, debris must be removed From The Island and Taken To Hamlin Recycling Pit
- *30. Glass and glazing shall be done in accordance with Section 72405.2 of The City's bldg. Code (The BOCA National Bldg. Code 1996).
31. _____
32. _____

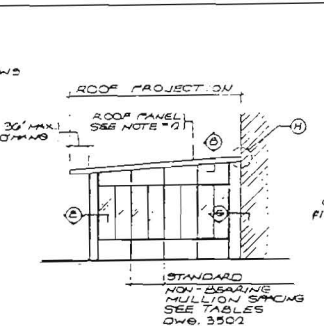


P. Samuel Hollies, Code Enforcement

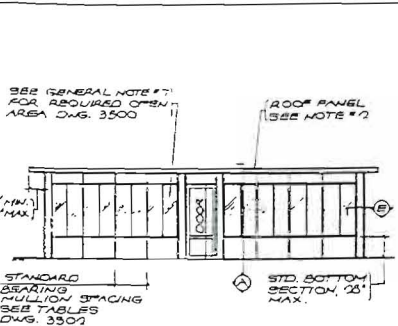
cc: Lt. McDougall, PFD
Marge Schmuckal



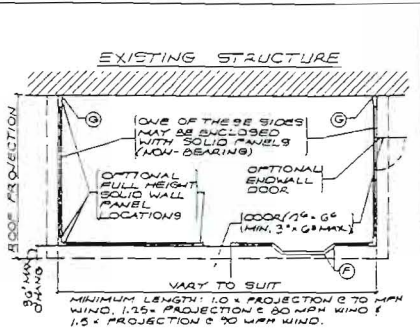
BEARING WALL SECTION (A)



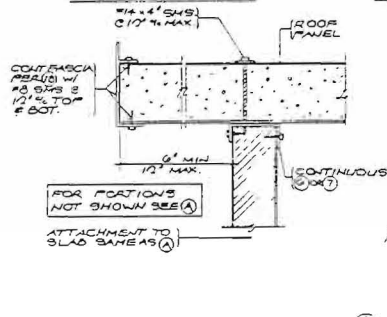
ENCLOSURE END ELEVATION



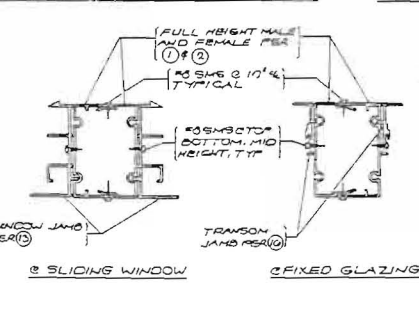
ENCLOSURE FRONT ELEVATION



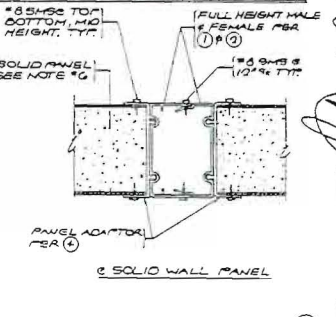
TYPICAL ENCLOSURE FLOOR PLAN



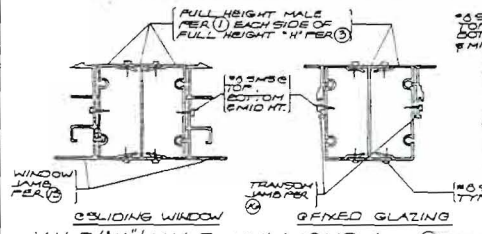
NON-BEARING WALL @ TOP (B)



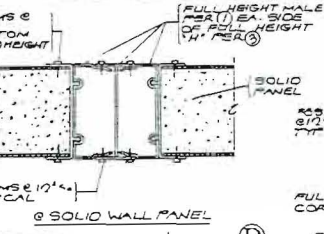
MALE/FEMALE MULLIONS (C)



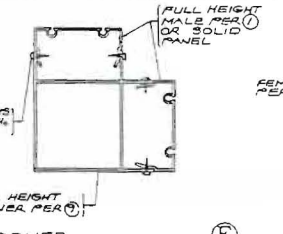
SLIDING WINDOW, FIXED GLAZING, SOLID WALL PANEL (D)



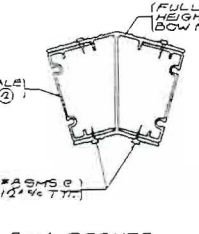
MALE/FEMALE MULLIONS (SEE C FOR PORTIONS NOT SHOWN) (D)



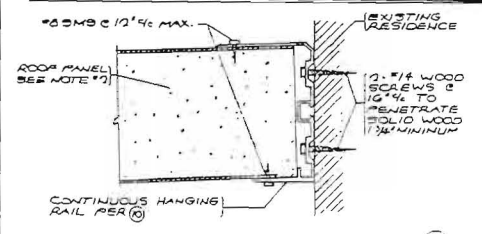
CORNER (E)



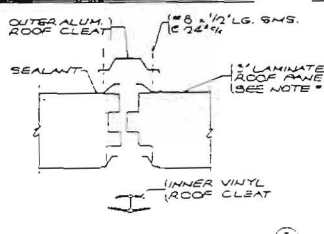
BAY CORNER (F)



CONNECTION @ HOUSE (G)



ROOF PANEL/WALL ATTACHMENT (H)



ROOF PANEL SPlice (I)

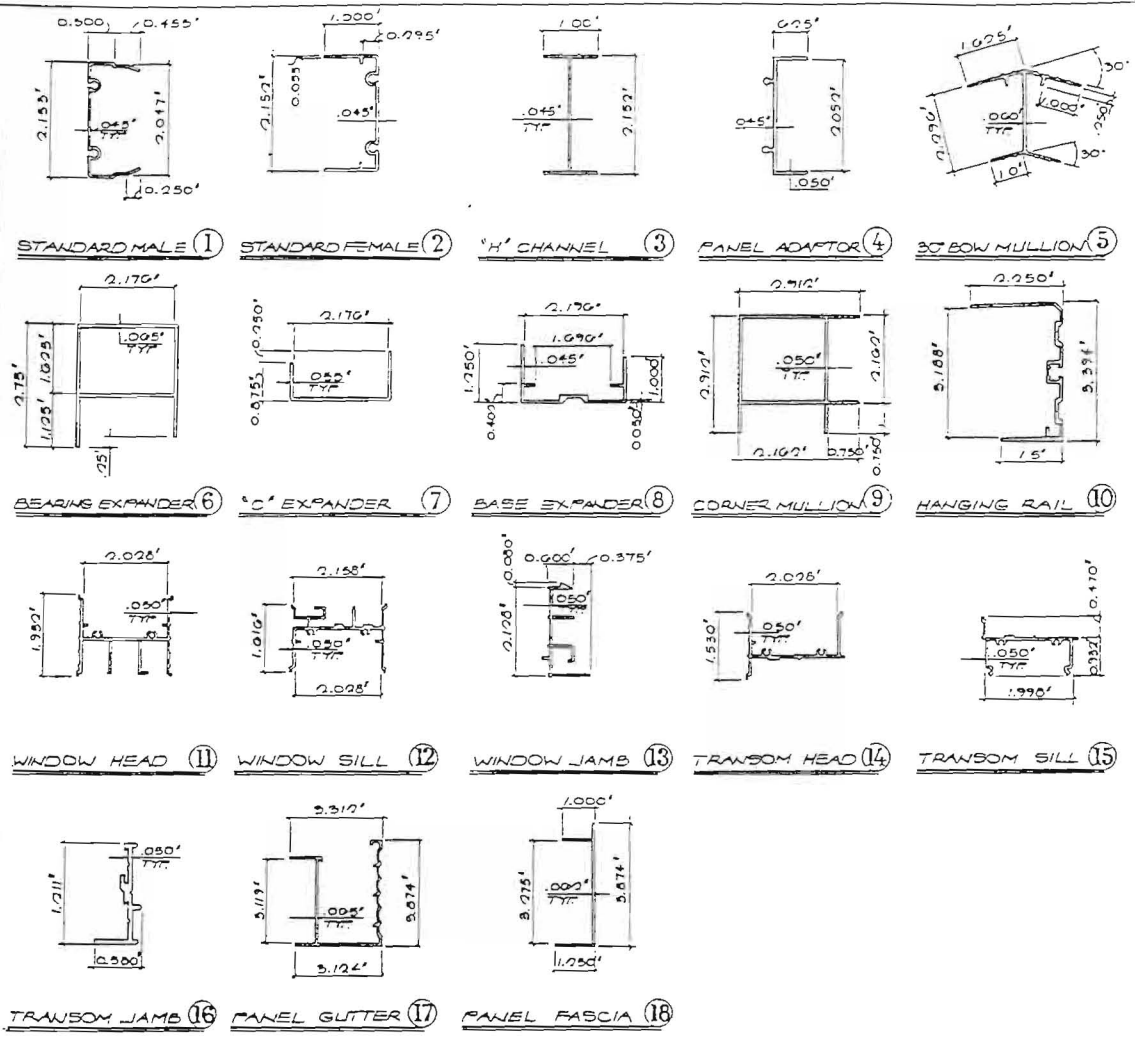
LICENSED PROFESSIONAL ENGINEER
 MICHAEL J. ENGLISH
 10000 N. 10TH AVE., SUITE 100
 DENVER, CO 80231
 (303) 751-1111

LICENSED PROFESSIONAL ARCHITECT
 TERRY L. HANCOCK
 10000 N. 10TH AVE., SUITE 100
 DENVER, CO 80231
 (303) 751-1111

Temo inc.
 80400 HULL ROAD • CLUNTON TOWNSHIP • MICHIGAN 48755-
 810-286-8410 1-800-311-8356 FAX: 810-286-8409

ENCLOSURE SYSTEM
 PLANS, SECTIONS &
 DETAILS

DATE: APRIL, 1998
 JOB NO. 21-92
 DRAWN BY TOWNS
 DWG. NO. 3501
 2 OF 2



GENERAL NOTES & SPECIFICATIONS

- THIS PATIO COVER & ENCLOSURE SYSTEM IS LIMITED TO RECREATION AND OUTDOOR LIVING PURPOSES AND IS NOT TO BE USED AS A CARPORT, GARAGE, OR HABITABLE ROOM.
- THIS ENCLOSURE SYSTEM IS TO BE INSTALLED UNDER THE PATIO COVER ROOF PANEL SHOWN ON DRAWING NO. 3501.
- DESIGN LOADS: SEE TABLES FOR DESIGN LOADS.
- FASTENERS: 1/8" DIA. RIVETS, WHERE SHOWN, SHALL BE 5000 ALUMINUM RIVET WITH CARBON STEEL PLATED MANDREL AS MANUFACTURED BY THE U.S.M. COAT. SHEET METAL SCREWS SHALL BE 8/16" DIA. AND SHALL BE STAINLESS STEEL, ZINC PLATED, GALVANIZED STEEL OR 7024-T4 ALUMINUM.
- ALL STRUCTURAL COMPONENTS OF THIS ENCLOSURE SYSTEM (EXCEPT SOLID PANELS) ARE OF ALLOY #TEMPER 6063-T6 UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE SOLID WALL PANELS SHOWN SHALL COMPLY WITH A CURRENTLY RECOGNIZED I.C.B.O. EVALUATION SERVICE INC. REPORT. ALL EXTERIOR PORTIONS OF THE SOLID WALL PANEL WHICH ARE SUBJECT TO WATER INTRUSION SHALL BE FULLY CAULKED.
- WHERE ENCLOSURE IS REQUIRED TO BE LEFT OPEN PER SECTION 3110, THE OPEN AREA OF THE LOWER WALL AND ONE ADDITIONAL WALL SHALL BE A MINIMUM OF 65 PERCENT OF THE AREA BELOW A MINIMUM OF 6 FEET 6 INCHES OF EACH WALL, MEASURED FROM THE FLOOR. 1" OPEN IS DEFINED AS INSECT SCREENING AND/OR REMOVABLE TRANSPARENT OR TRANSLUCENT PLASTIC NOT MORE THAN 1/8" OF AN INCH IN THICKNESS. SEE NOTE #8 BELOW FOR OPTIONAL GLAZING.
- PORTIONS OF THE WALL NOT REQUIRED TO BE PLASTIC* (SEE NOTE #7 ABOVE) MAY BE GLASS THAT COMPLIES WITH CHAPTER 24 OF THE UNIFORM BUILDING CODE, WHEN APPROVED BY THE BUILDING OFFICIAL. GLASS COMPLYING WITH CHAPTER 24 OF THE CODE MAY BE SUBSTITUTED FOR THE PLASTIC INDICATED IN NOTE #7, AS PERMITTED BY SECT. 104.2.8 OF THE CODE FOR EQUIVALENT MATERIALS OF CONSTRUCTION (*SEE NOTE #13).
- EACH PATIO COVER & ENCLOSURE SYSTEM SHALL HAVE PERMANENTLY AFFIXED AN IDENTIFICATION TAG GIVING THE NAME & ADDRESS OF THE MANUFACTURER, DESIGN LOADS, AND I.C.B.O. E-5 REPORT NO.
- THE BEARING SYSTEM MULLIONS HAVE BEEN DESIGNED FOR LOAD COMBINATIONS REQUIRED BY CHAPTER 10 OF THE UNIFORM BUILDING CODE.
- ALL ALUMINUM IN CONTACT WITH DISSIMILAR MATERIALS SHALL BE PROTECTED PER U.B.C. SECTION 2011.02.
- EXPANSION ANCHORS SHALL BE 'RAWL-STUD' ANCHORS OR EQUIVALENT PER I.C.B.O. EVALUATION REPORT NO. 15M. 1/4" ANCHORS SHALL HAVE A MINIMUM TENSION VALUE (IN CONCRETE) OF 300 POUNDS. THE 3/8" ANCHORS SHALL HAVE A MINIMUM TENSION VALUE (IN CONCRETE) OF 400 POUNDS.
- TEMPERED GLASS WITH A THICKNESS NOT TO EXCEED .125 INCHES IS AN ACCEPTABLE ALTERNATE TO PLASTIC INDICATED IN NOTE #7. ALL TEMPERED GLASS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 24 OF THE U.B.C. (*I.C.B.O. EVALUATION SERVICE, INC. ACCEPTABLE).

LICENSED PROFESSIONAL ARCHITECT
 JAMES W. HANCOCK
 1000 W. 14TH AVE., SUITE 100
 DENVER, CO 80202-1400
 (303) 733-1111

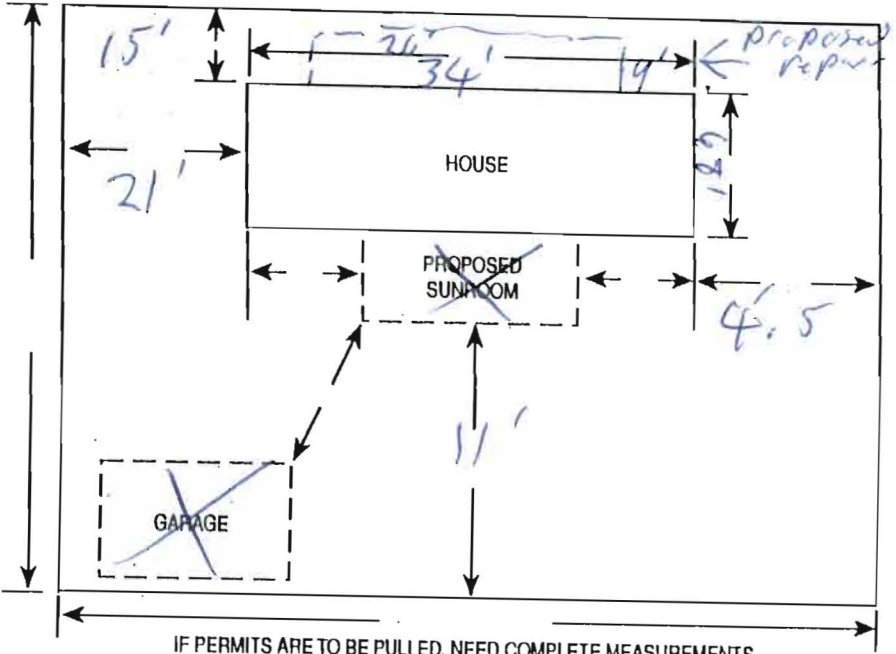
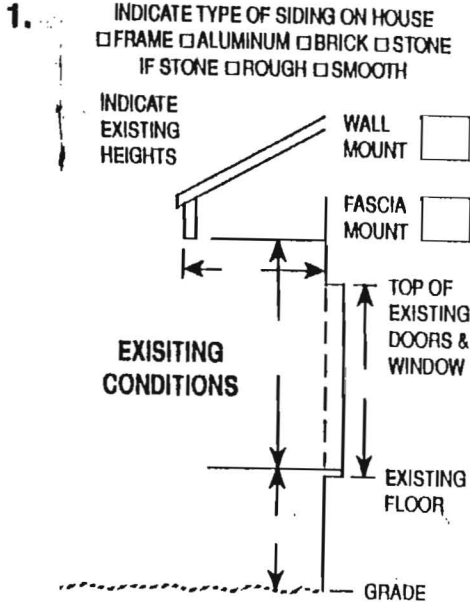
ARCHITECT
 JAMES W. HANCOCK ARCHITECTS, INC.
 1000 W. 14TH AVE., SUITE 100
 DENVER, CO 80202-1400
 (303) 733-1111

Temo inc.
 1000 W. 14TH AVE., SUITE 100, DENVER, CO 80202-1400

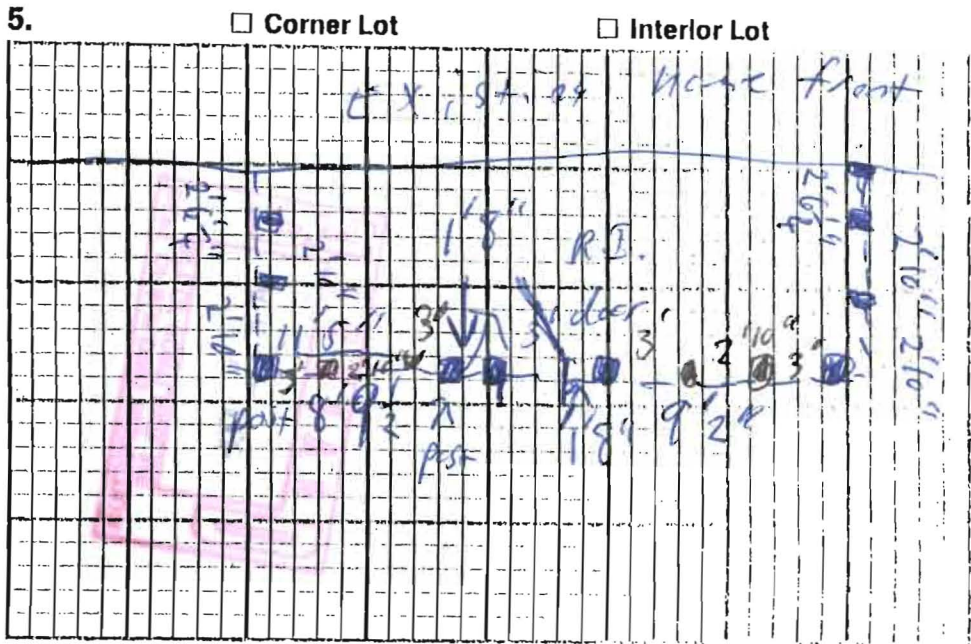
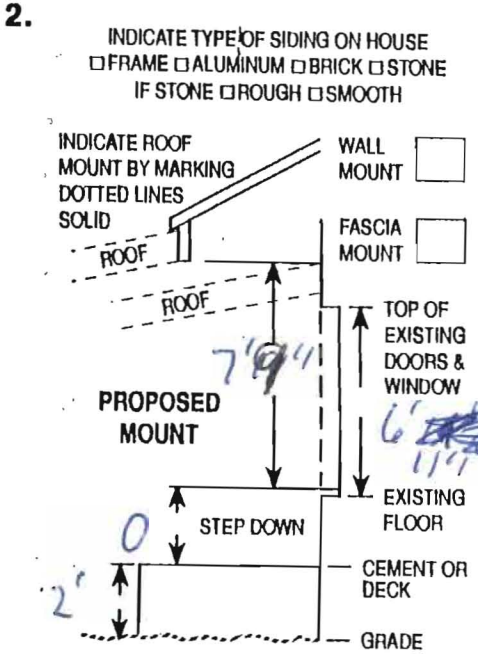
ENCLOSURE SYSTEM PARTS DETAILS #

DATE: 10/20/01
 DRAWN BY: JWH
 TIT: 350
 102

4. *If no mortgage survey — all dimensions are required.

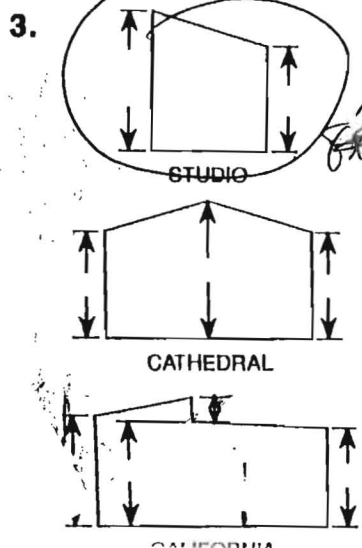


IF PERMITS ARE TO BE PULLED, NEED COMPLETE MEASUREMENTS.
 MORTGAGE SURVEYS ARE PREFERRED



Draw Layout of Room — Door Locations, Skylights, Spa Location

- Locate breakthrough and size
- Identify interior room being enclosed
- Dimension existing slabs, sidewalks and steps
- Locate existing pool



6. SURVEY CHECKLIST

- Mortgage survey
- Photo of electric panel and meter
- Existing footings
- Steps by:
 - Homeowner Tony V's
- Necessary photos for access into rear yard

EXISTING CONDITIONS:

- Overhead lines
- H2O Spicket
- Dryer Vent
- A/C
- Septic Lines
- Lights
- Tree
- Sprinkler lines
- BBQ
- Cable
- Phone
- Existing Home Slab Crawl Basement

What condition is existing roof on home?

- Overhead meter
- Underground meter
- Move required

LAND USE - ZONING REPORT

ADDRESS: 40 Welch St DATE: 4/27/98

REASON FOR PERMIT: replace walls in sun porch with prefab glass screen

BUILDING OWNER: Dennis & Patricia Crowley C-B-L: 84-K-16

PERMIT APPLICANT: contractor

APPROVED: with conditions DENIED: _____
#1

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to ~~front~~^{front} and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the ~~garage~~^{sun porch} in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

LAND USE - ZONING REPORT

ADDRESS: 40 Welch St DATE: 4/27/98

REASON FOR PERMIT: replace walk on sunporch with prefab glass screen

BUILDING OWNER: Dennis & Patricia Crowley C-B-L: 84-K-16

PERMIT APPLICANT: contractor

APPROVED: with conditions DENIED: _____
#A

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to ~~rear~~^{front} and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the ~~garage~~^{sun porch} in place and in phases.
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8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schumuckal Marge Schumuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit 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: 40 Welch St PEAKS ISLAND

Tax Assessor's Chart, Block & Lot Number Chart# <u>084</u> Block# <u>K</u> Lot# <u>016</u>	Owner: <u>DEANIS + PATRICIA CROWLEY - ROCK WELL</u>	Telephone#: <u>766 2421</u>
Owner's Address: <u>40 Welch St</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 9,654</u>
Proposed Project Description:(Please be as specific as possible) <u>Replace walls on Sun Porch with Pre-fab 6-1/2" x 5" + Screen</u>		
Contractor's Name, Address & Telephone <u>American Profiles 20 Blaine St Manchester NH 03102</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: [Signature] Date: 4/22/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.