

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

Location of Construction: 47 Arden Street South Island		Owner: Richard DeMally		Phone: 754-6366		Permit No: 991001	
Owner Address: 401 Congress St. So. Portland		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Dale Freudenberger *Scottsdale Construction		Address: 10 Allen Ave. S.1. Falmouth, ME 04105		Phone: 878-3696		Permit Issued: PERMIT ISSUED SEP 4 1999 085-D-004 City of PORTLAND	
Past Use: Industrial		Proposed Use: Other		COST OF WORK: \$ 3,000.00		PERMIT FEE: \$ 48.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type 5 BOCAG Signature: [Signature]	
Proposed Project Description: add deck to rear of house.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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 <input type="checkbox"/>	
Permit Taken By: [Signature]		Date Applied For: 8-31-99				Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

*** Sent To: Dale Freudenberger
Scottsdale Construction
10 Allen Ave. Falmouth
Falmouth, ME 04105

**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

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



Fastener
Anchor



CONCRETE

ANCHOR

ANCHOR

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

HEREBY CERTIFY THAT I HAVE

INSPECTED THE PREMISES

AND HAVE FOUND THAT THE

CONSTRUCTION IS IN ACCORDANCE WITH

THE RELEVANT REGULATIONS

AND I HAVE NO OBJECTION TO THE

ISSUANCE OF A BUILDING PERMIT

FOR THE PROPOSED WORK

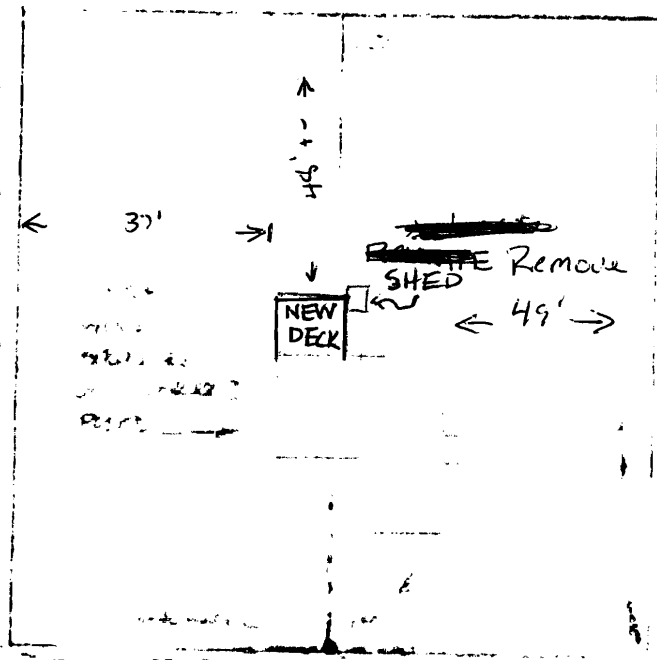
PROJECT NO. 12345
 DATE 12/12/2023

PROJECT NO. 12345
 DATE 12/12/2023

Scale 1:100

IR-2 Zone:

front: N/A
 rear: 25' req - 40' shown
 side: 20' req 37' & 49' shown



BRUCE R. BOWMAN, INC.
 178 Gray Road
 Cumberland, Md. 21502
 Phone: (207) 829-3985
 Fax: (207) 829-3521

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 178 Gray Road
 Cumberland, Md. 21502
 Phone: (207) 829-3985
 Fax: (207) 829-3521

PLAN BO...
 DEED RE...
 THIS PLAN...

RECORDING

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: 47 Meridian Street Perkins Island

Tax Assessor's Chart, Block & Lot Number Chart# <u>085</u> Block# <u>D</u> Lot# <u>004</u>		Owner: <u>Michael McNally</u>	Telephone#: <u>799-6246</u>
Owner's Address: <u>401 Lincoln Street S Portland</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 3800.00</u> Fee <u>\$ 48</u>
Proposed Project Description:(Please be as specific as possible) <u>Add Deck to rear of house</u>			
Contractor's Name, Address & Telephone <u>Scottsdale Construction</u>		<u>878-3696 DALE FREUDENBERGER</u> <u>10 Allen Ave Ext Fairport ME 04101</u>	Rec'd By: <u>UB</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

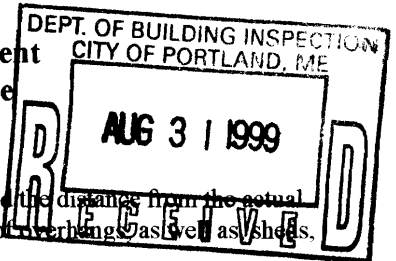
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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: 8-31-99

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

November 30, 2000

Joy & William Childs
PO Box 802
Portland ME 04101

RE: 12 May St
CBL: 057B01400101

Dear Joy & William Childs:

A re-inspection at the above noted property was made on Nov-30-2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated Jun-29-1999.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact this office Marland Wing @ 874-8696.

Sincerely,

Marland Wing @ 874-8696
Code Enforcement Officer
ka

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

July 1, 1999

Keith C McMullan
6 Reef Rd
Cape Elizabeth, ME 04107

RE: 12 May St
CBL: 057-B-01400101

Dear Mr. McMullan:

Certified Mail Receipt # Z 397 901 689


An evaluation of your property at 12 May St on Jun-29-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Jul-29-1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely


Tom Markley
Code Enforcement Officer
/sap

26.	<input type="checkbox"/>	6-113.5	Interior	1st	Throughout	Smoke detectors inoperable/disconnected
27.	<input type="checkbox"/>	6-113.4	Interior	3rd	Kitchen/Living	Extension cords
28.	<input type="checkbox"/>	6-108.3	Exterior	1st & 2nd	Front Hall	Thermal covering Interior should be exterior window
29.	<input type="checkbox"/>	6-116.3	Interior	1st	Front Hall	Storage of Items in hallway
30.	<input type="checkbox"/>	6-108.4	Interior	1st	Rear Hall	Storage in hallway
31.	<input type="checkbox"/>	6-108.2	Exterior	2nd	Rear Hall	Missing door handle/knob
32.	<input type="checkbox"/>	6-108.3	Exterior	2nd	Rear Hall	Broken window
33.	<input type="checkbox"/>	6-116.3	Interior	1st	Front Hall	Washer/dryer in hallway needs removal and pipes capped - illegal placement
34.	<input type="checkbox"/>	6-113.5	Interior	1st	Front Room	Plate cover missing on light switch

Tom Marbley
Code Enforcement Officer

Inspection Report

J1 Certificate of Compliance

J5 Notice of Violation

J5 General Notice Viol.

Sec. _____ Days _____

J5 Refuse Violation Notice

J5 T.A.C.I. Notice 1

J5 T.A.C.I. Notice 2

J5 Notice of Intent to Prosecute

J5 Stop Work Order

J5 Posting Notice

J5 Junk Car

Violation # _____

Date of Inspection: 29 June 99

CBL: 057-B-014

Site Address: 12 May St.

DU: 3 Insp.# 8

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Keith C & Tanya M. McMullan

6 Reed Rd.

Cape Elizabeth, ME 04107

#	Code	E/I	FI	Apt	Location	Description of Violation
1	108.50	E	RF	-	Roof	Repoint/Rebrick both chimneys
2	116.50	E	-	-	RT FRONT	NEC safety service cables needs to be sealed
3	108.10	E	-	-	FRONT	Gable trims are loose
4	111.10	E	-	-	Sides	Downspout drains need to be sealed
5	108.10	E	-	-	Left side	Repoint foundation bricks
6	108.40	I	B	-	Basement	Rebuild cellar stairs at Bulkhead/Threshold
7	114.30	I	B	-	Basement	Put protection around oil line
8	113.50	I	B	-	Basement	Reattach junction box / ^{Exposed} insulate wires
9	116.50	I	B	-	Basement	attach sprinkler head above boiler or enclose with smoke protection
10	113.50	I	B	-	Basement	Service Panels not Labeled
11	113.50	I	B	-	Basement	Junction Box uncovered
12	111.10	I	B	-	Basement	Washer drain uncapped (TRAP)
13	113.50	I	B	-	Basement	220 line open ended at work bench ^{Not in Jct. Box}
14	109.20	I	B	-	Basement	Basement insulation / dirty
15	108.40	I	2nd 3rd	-	Rear Hallway	Broken treads / loose treads
16	108.40	I	2nd	-	Rear Hallway	Hole in Floor
17	108.30	E	2nd	-	Rear Hallway	Broken window
18	108.30	E	2nd	-	Rear Hallway	Missing Door Handle / Knob
19	108.40	I	1st	-	Rear Hallway	STORAGE in Hallway
20	108.30	I	1st	-	FRONT Hallway	STORAGE of ^{Items in Hallway} water / paper
21	108.30	E	1st 2nd	-	FRONT Hall	thermal covering interior - should be exterior
21	108.30	E	1st 2nd	-	FRONT Hall	Broken window ^(window)

Insp: Tom Markley

Inspection Report

01 Certificate of Compliance

05 Notice of Violation

Sec. 6 Days 30

05 General Notice Viol.

Sec. _____ Days _____

Sec. _____ Days _____

05 Refuse Violation Notice

Sec. _____ Days _____

05 T.A.C.I. Notice 1

Sec. _____ Days _____

05 T.A.C.I. Notice 2

Sec. _____ Days _____

05 Notice of Intent to Prosecute

Sec. _____ Days _____

05 Stop Work Order

Sec. _____ Days _____

05 Posting Notice

Sec. _____ Days _____

05 Junk Car

Sec. _____ Days _____

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Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Keith C. & Tanya M. McMullan

6 Reed Rd

Cape Elizabeth, ME 04107

#	Code	E/I	FI	Apt	Location	Description of Violation
22	113.50	I	1st	-	Through out Apt.	Smoke detectors inoperable/disconnected
23	113.50	F	1st	-	Front Room	Plate cover missing on light switch
24	113.50	I	2nd	-	Through out	Smoke detectors inoperable
25	111.30	F	2nd	-	Kitchen	Leaky connection on hot water feed
26	108.40	I	2nd	-	Rear Porch	Hole in wall / Left side
27	108.30	F	2nd	-	Kitchen	Broken sash frame / Kitchen window
28	108.30	E	3rd	-	Front Room	Broken sash spring / Front window
29	108.30	E	3rd	-	Kitchen	Broken sash springs / Kitchen window
30	113.40	I	3rd	-	Kitchen Living Rm	Extension cords / Kitchen + Lu. Room
31	113.50	I	3rd	-	Front Room left side	Plate Cover Missing
32	111.10	I	B	-	Basement	Downspout drains in Basement venting to inside - need capping or removal
33	116.30	I	1st	-	Front Hallway	Washer/dryer in hallway needs removal and pipes capped - illegal placement

INSP: Tom Markley

BUILDING PERMIT REPORT

DATE: 2 Sept. 99 ADDRESS: 47 Meridan St. P.I. CBL: 085-D-004

REASON FOR PERMIT: Add deck To rear of dwelling

BUILDING OWNER: Michael McNally

PERMIT APPLICANT: Contractor Dale Frederberger

USE GROUP R-3 CONSTRUCTION TYPE 503

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$3800.
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) 45.00

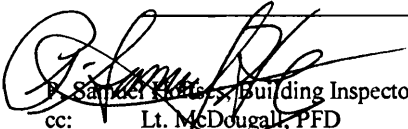
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *11, *13, *29, *32, *33, *35, *36

Approved with the following conditions:

- 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) ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.
3. 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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.

16. 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. (Section 1010.1)
17. 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.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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 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) Section 920.3.2.
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. Fastening shall be used between Foundation (piers) and 4x4 Columns and beam.
- *36. IF Stairs are used code requirements shall be followed.
37. _____
38. _____


 P. Samuel, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**