

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 030202

PERMIT

This is to certify that Gerard Sidney & Jane A Jts -Built Garage Builders, Co. _____
has permission to Construct a 960 sq ft Garage with 2nd Floor _____ Area _____
AT 14 Brabrook Rd _____ L 091 R001001 _____

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or otherwise closed-in. 4
OUR NO. _____ REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board APR 24 2003
Other _____

Department Name

CITY OF PORTLAND
PENALTY FOR REMOVING THIS CARD

 Director - Building & Inspection Services

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0202	Issue Date: APR 24 2003	CBL: 091 R001001
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Location of Construction: 14 Brabrook Rd , P.I.	Owner Name: Gerard Sidney & Jane A Jts	Owner Address: 50 Bank St CITY OF PORTLAND	Phone: 448-3980 766-5851
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramn Road Limerick	Phone: 2077938629
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1

Past Use: Single Family Summer Home	Proposed Use: Single Family Summer Home with Garage	Permit Fee: \$373.00	Cost of Work: \$50,000.00	CEO District: 3	50,000#
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: U Type: 5B BOCA 99		

Proposed Project Description:
Construct a 960 sq ft Garage with 2nd Floor Storage Area
my

Signature: _____
Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 03/14/2003	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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. 	Special Zone or Reviews <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: 4/2/03	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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EXPIRED

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

5/5/03 Met Owners on site. Did not have this permit as it was not in the file, but I grabbed # 02-0006. Checked setbacks to strings and property flags - checked building dimension. Located permit and reviewed information. Setbacks seem to comply. I called S. Gerard to discuss the elevation criteria from the Zoning Adm. I requested that an elevation of the ~~existing~~ slab be taken to compare with pre-grading calculation. Several yards of fill were brought in to level the area for the garage as the land was sloped & ledgey. Mr. Gerard has been notified that he needs to submit an elevation of the form for slabs and again for the building height based on the Zoning Definition. He agreed to follow up with this. JB
OK to pour

7/9/03 Needs ① riser boards on stairs, ② guard rail at top of stairs. Handwritten elevation of slabs was presented to me. Done by owner. M

03-0202

All Purpose Building Permit Application

If 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.

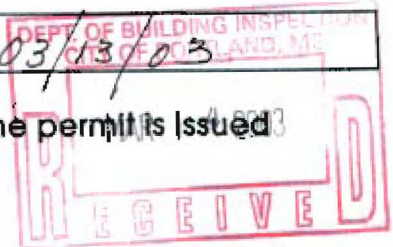
Location/Address of Construction: <u>14 BRABROOK Road; PEAKS ISLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>960 ft Garage w/ 2nd Floor Storage</u>	Square Footage of Lot <u>SEE ATTACHMENT 2 Page 2</u> <u>Portland MAP 91 w/ property outlined 106,000 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>91</u> Block# <u>R</u> Lot# <u>1-6 1/2</u> <u>091-R-001</u> <u>7</u> <u>1 to 8</u>	Owner: <u>SIDNEY & JANE A. GERARD</u>	Telephone: <u>(603) 448 3980</u>
Lessee/Buyer's Name (if Applicable): <u>Not Applicable</u>	Applicant name, address & telephone: <u>603 448 3980</u> <u>SIDNEY & JANE A. GERARD</u> <u>50 BANK ST</u> <u>LEBANON, NH 03766</u>	Cost Of Work: <u>\$50,000</u> Fee: \$324.00 <u>\$373.00</u>
Current use: <u>Summer Home</u>		
If the location is currently vacant, what was prior use: <u>Not Vacant</u>		
Approximately how long has it been vacant: <u>Not Vacant</u>		
Proposed use: <u>Garage & Storage Area</u>		
Project description: <u>Build a garage, workshop and storage. on 2nd floor</u>		
Contractor's name, address & telephone: <u>Pro-Built Garage Builders Co. (Mr. Joe Labrador);</u> <u>48 CRANN Road; Limerick, Maine 04048 (207) 798 8629</u>		
Who should we contact when the permit is ready: <u>SIDNEY OR JANE GERARD</u>		
Mailing address: <u>50 BANK Street</u> <u>LEBANON, NH 03766</u>		Phone: <u>603 448 3980</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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>Sidney Gerard</u> <u>Jane A. Gerard</u>	Date: <u>03/03/03</u>
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This is not a permit, you may not commence ANY work until the permit is issued



Attachment 1



CITY OF PORTLAND, MAINE

Department of Building Inspections

3/14 20 03

Received from Sidney Gerard

Location of Work 14 Brabrook Rd., P.I.

Cost of Construction \$ 50,000

Permit Fee \$ 373.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 091-R-001

Check #: 2053

Total Collected \$ 373.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0202	Date Applied For: 03/14/2003	CBL: 091 R001001
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Location of Construction: 14 Brabrook Rd	Owner Name: Gerard Sidney & Jane A Jts	Owner Address: 50 Bank St	Phone: () 448-3980
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramm Road Limerick	Phone: (207) 793-8629
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Summer Home with Garage	Proposed Project Description: Construct a 960 sq ft Garage with 2nd Floor Storage Area
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/02/2003

Note: 3/17/03 Actually permit is on hold - I need the height of the garage - see letter sent out **Ok to Issue:**
4/2/03 I have been having many conversations and faxes back and forth to satisfy conditions

- 1) It is the responsibility of the owner to call the code enforcement officer PRIOR to placement of any concrete to set up an inspection time so that the proper setbacks will be met. It is also the responsibility of the owner to call the code enforcement officer to set up an inspection time when initial framing has been completed. This inspection is to verify that the maximum height requirement of 18 feet for accessory structures has not been violated. The method of height verification shall be determined by the code enforcement officer. It may require a professional in the field to verify the height.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. A SEPARATE ELECTRICAL METER SHALL NOT BE PERMITTED ON THIS ACCESSORY STRUCTURE.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. THERE SHALL BE NO DWELLING UNIT OR SLEEPING AREA WITHIN THE NEW GARAGE. You have stated that this area is to be for storage ONLY. Any change of that use SHALL require a separate permit & approvals
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 04/23/2003

Note: **Ok to Issue:**

Comments:

4/9/03-tm: Need header info, need stair details(tread, rise, width etc.) need frost protection shown. Called builder and went over required info.

4/23/03-tmm: rec'd additional info from builder - still need garage door header info - went over all of this w/builder.

4/23/03-tmm: ok -rec'd fax from builder regarding beam sizes and changed stair requirements - ok to issue.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 7/9/03
 Permit # 2003-4627
 CBL# 091 200 1

LOCATION: 14 BRABROOK LN METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER SIDNEY GERARD
 TENANT _____ PHONE # _____

							TOTAL EACH FEE		
OUTLETS	2	Receptacles		Switches	1	Smoke Detector		.20	
FIXTURES	1	Incandescent		Fluorescent		Strips		.20	
SERVICES	1	Overhead		Underground	200	TTL AMPS	<800	15.00	
		Overhead		Underground			>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS	1	(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units	Interior			Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
		MISC. (number of)	1	Air Cond/win					3.00
				Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
		Alarms/com					15.00		
	1	Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
		E Lights					1.00		
		E Generators					20.00		
PANELS		Service	Remote			Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	35.00

CONTRACTORS NAME William Flynn MASTER LIC. # 4548
 ADDRESS 24 Centennial St Pent 1st LIMITED LIC. # _____
 TELEPHONE 766 2780 653 6320

SIGNATURE OF CONTRACTOR [Signature]