

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

Location of Construction: 14 Brook Lane Peaks Island, ME 04108		Owner: Richard & Neaghan Engdahl		Phone: 766-3077 978-840-3223		Permit No: 981315
Owner Address: SEA and also: Leominster, MA 01453		Lessee/Buyer's Name: New Owner: Walter Crandall, 14 Luther St. PI 04108		Phone: 766-2273		
Contractor Name: Walter Crandall		Address: 14 Luther St. Peaks Island, ME 04108		Phone: 766-2273		Permit Issued: Zone: CBL: 092-F-004 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"/>
Past Use: 1 Family		Proposed Use: S h oe		COST OF WORK: \$ 4,000 PERMIT FEE: \$ 40.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group 93 Type 512 Signature: <i>BOCA 46</i>		
Proposed Project Description: Reframe existing sunperch roof.				Signature: _____ Date: _____		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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
Permit Taken By: NG		Date Applied For: 11-9-98				

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..

EXPIRED

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

11-9-98

SIGNATURE OF APPLICANT _____ 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

CEO DISTRICT



COMMENTS

12.7.98 Talked to walter craville ok to go a head with
work. TR

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 17 Nov. 98 ADDRESS: 14 Brook Lane P.T. CBL ØR-F-ØØ4
REASON FOR PERMIT: Re frame roof
BUILDING OWNER: Engdahl
CONTRACTOR: Walter Crandall
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: x/ 431

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)
- 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. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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. (Section 1018.6)
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. Section 1010.1
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) Section 710.0
15. 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
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 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
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. Section 921.0
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). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

*31. This permit is for reframing existing sun porch roof only
No other work is authorized under this permit.


 P. Samuel Flores, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schumuckal, Zoning Administrator

049725

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That I, M. IRENE FITZGERALD

MAINE REAL ESTATE TAX PAID

of Portland, County of Cumberland, State of Maine

for consideration paid, grant to RICHARD P. ENGDAHL, JR. AND
MEAGHAN F. ENGDAHL

of Leominster, County of Worcester, State of Massachusetts

whose mailing address is 17 Lynnhaven Road, Leominster, MA 01453

with warranty covenants, as joint tenants the land in Peaks Island Portland, County of Cumberland, State of Maine, described as follows: or on the attached: Exhibit A.

Being the same premises conveyed to the Grantor herein by virtue of a quitclaim deed from Timothy S. Fitzgerald dated July 15, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11551, Page 97.

Witness my hand and seal this 22nd day of the month of August, 1997

Signed, Sealed and Delivered

In presence of

M. IRENE FITZGERALD

State of Maine, County of Cumberland as. August 22, 1997.

Then personally appeared the above named M. Irene Fitzgerald

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law

Donnelly S. Douglas

Nearby Notary X

Printed Name

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated at Evergreen Landing on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point formed by the intersection of the northeasterly sideline of Brook Lane with the southerly corner of land now or formerly of one Snowdon; thence running southeasterly along the northeasterly sideline of said Brook Lane seventy (70) feet to a stake; thence in a northeasterly direction along land now or formerly of one Margaret S. Turner and line of land now or formerly owned by one Smith a distance of one hundred four (104) feet, more or less, to land now or formerly owned by Quincy M. Sterling; thence northwesterly along the said Sterling line seventy (70) feet to the easterly corner of land now or formerly of one Ordway; thence southwesterly along the line of land of said Ordway and land of said Snowdon one hundred five (105) feet, more or less, to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 AUG 25 PM 3: 55

CUMBERLAND COUNTY

John B. O'Brien

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: 14 BROOK LANE PEAKS IS ME 04108

Tax Assessor's Chart, Block & Lot Number Chart# <u>92</u> Block# <u>F</u> Lot# <u>4</u>	Owner: <u>RICHARD ENSDAHL & MEASHAN ENSDAHL</u>	Telephone#: <u>1-207-766-3077</u> <u>1-978-840-3223</u>
Owner's Address: <u>SAME & 17 LINDHAVEN ROAD LEONHASTER, MA 01453</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work Fee <u>\$ 4000-</u> <u>\$ 40-</u>
Proposed Project Description: (Please be as specific as possible) <u>REFRAME EXISTING SUNPORCH ROOF TO INCREASE PITCH AS PER PLANS</u>		
Contractor's Name, Address & Telephone <u>WALTER CRANDALL 14 LUTHER ST PEAKS IS ME 04108 766-2273</u>		Rec'd By: <u>[Signature]</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 1996 B.O.C.A. 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 dimensions from the 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:

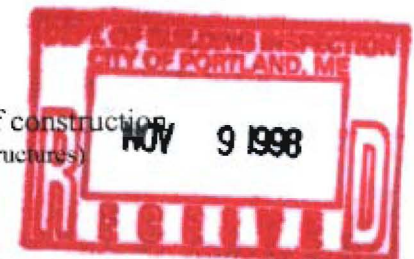
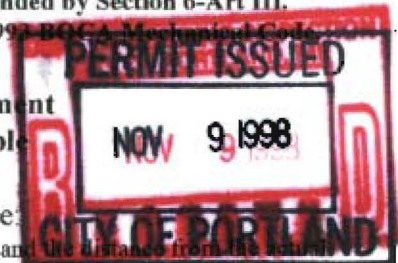
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment. HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

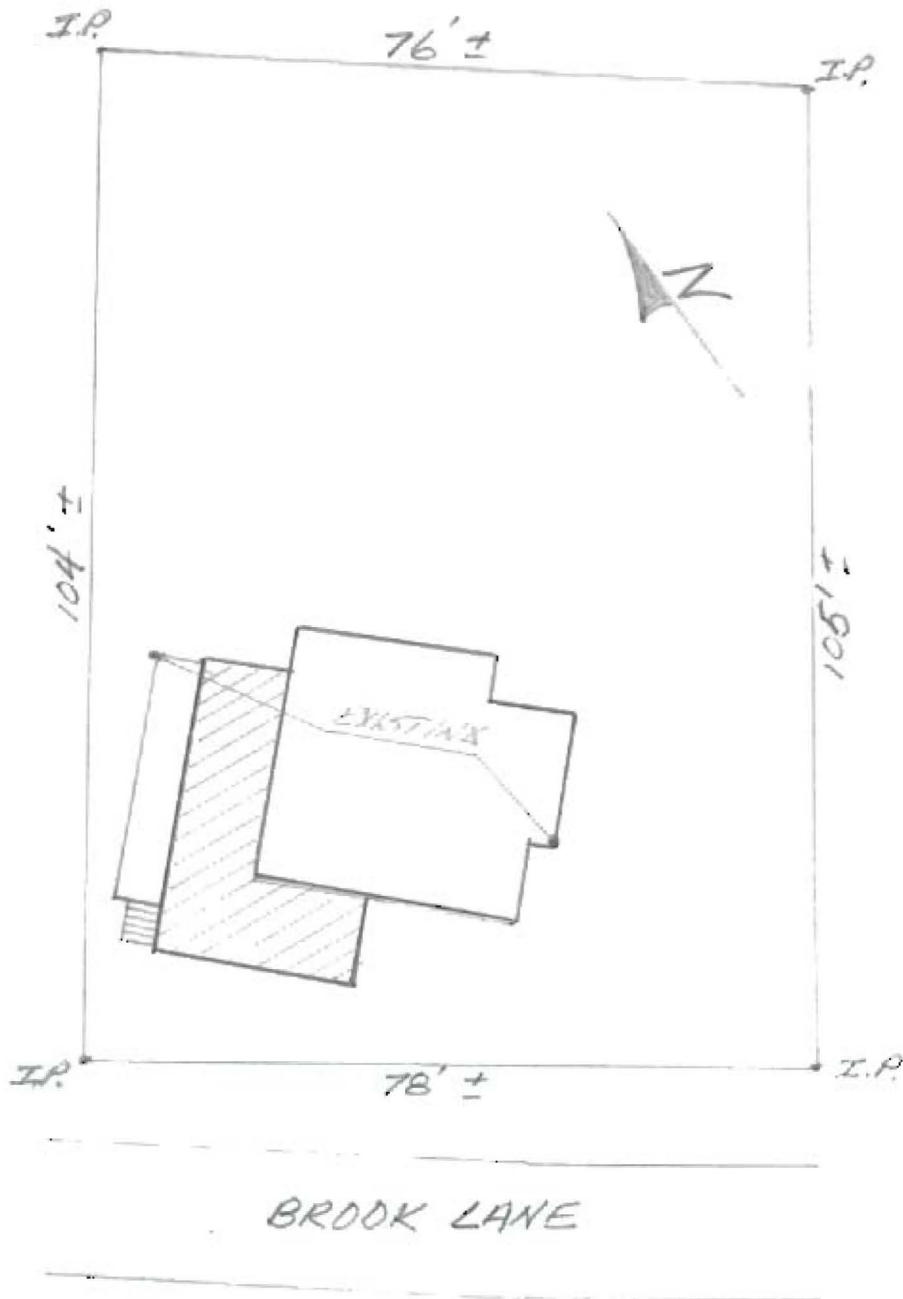
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Walter Crandall Date: 10/21/98

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

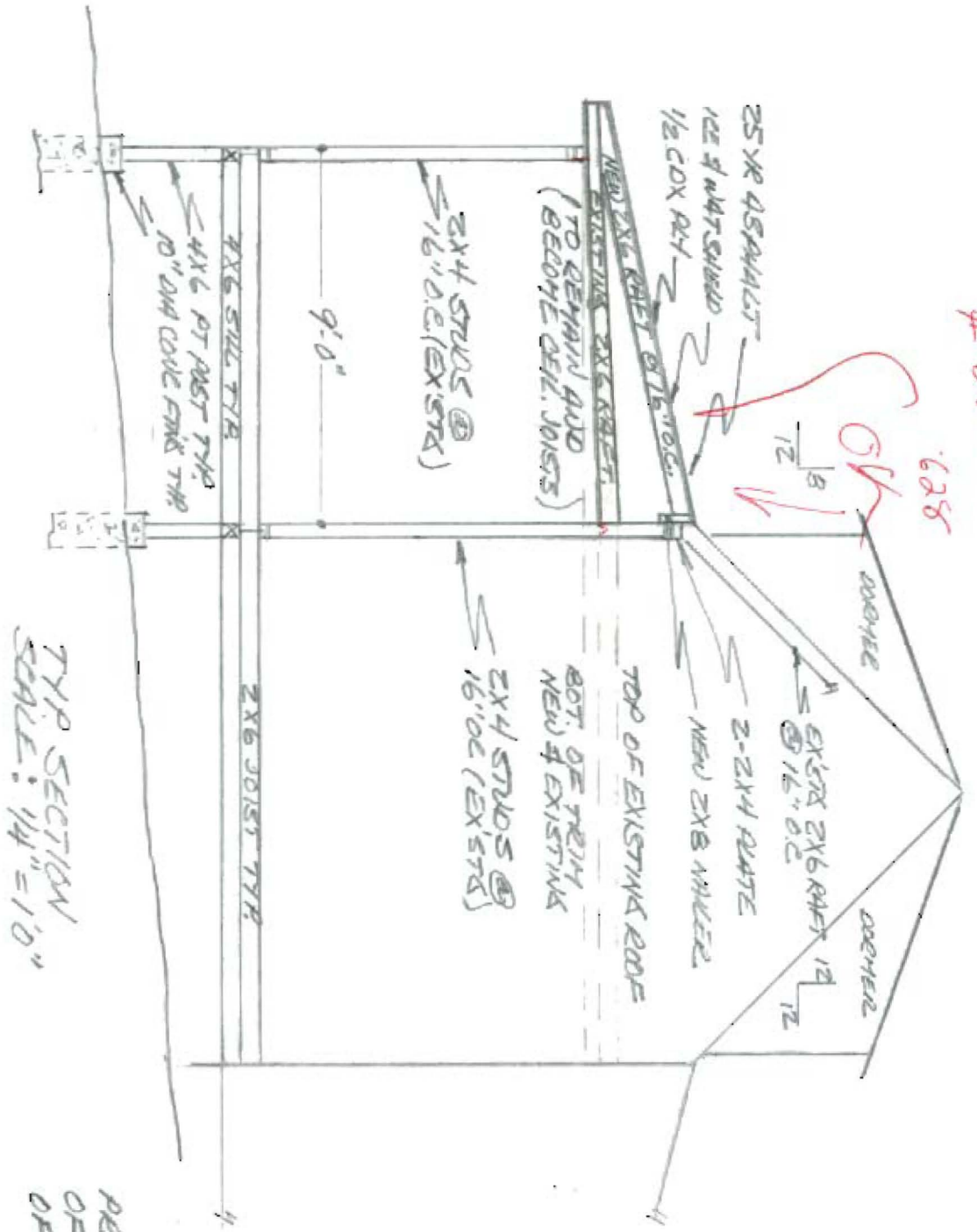


SHT. # 1 OF 4



SITE PLAN
SCALE: 1" = 20'

PROPOSED REFRAMING OF
OF SUNPORCH ROOF OF
RICHARD ENSDAHL AT
14 BROOK LANE
PEAKS IS. ME 04108
AREA OF NEW WORK IS
HATCHED.
DATE: OCT 20, 1998
DRAWN BY: WL
LOT NO. 92-F-4

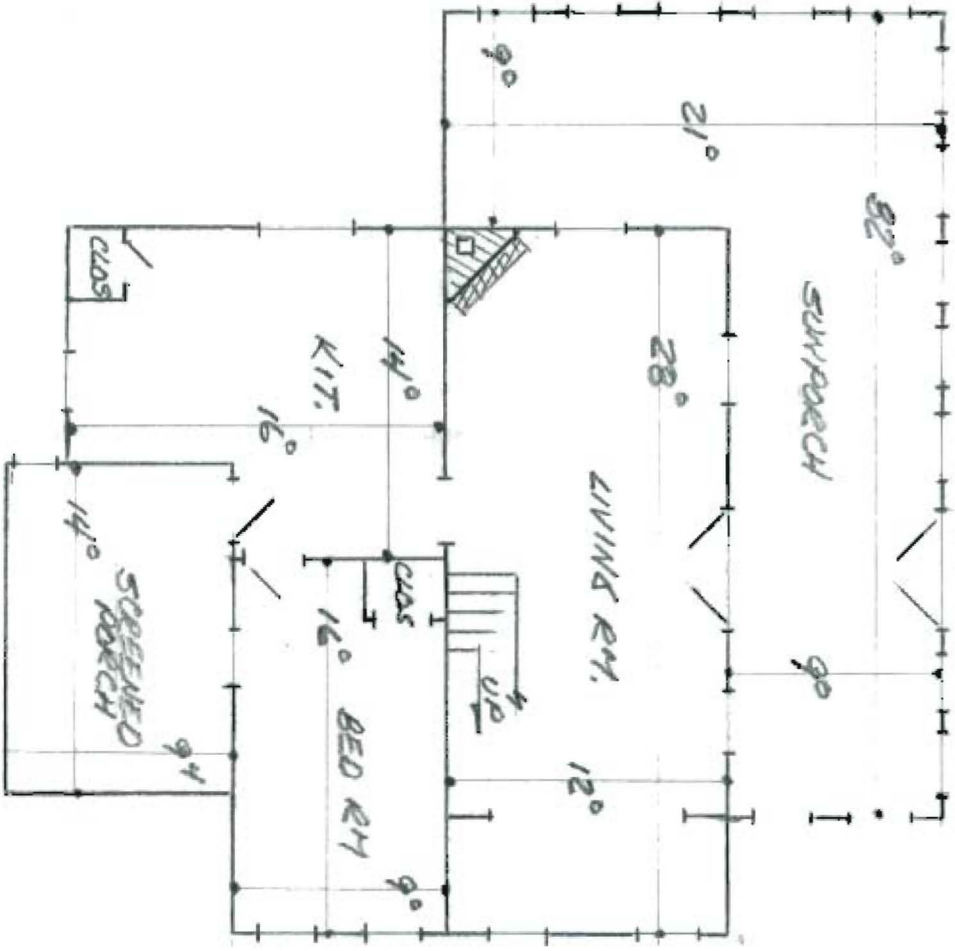


598.5-10
 628

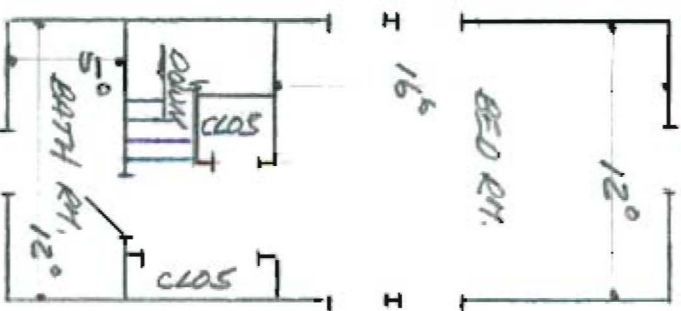
TYP. SECTION
 SCALE: 1/4" = 1'0"

PREPARED &
 OF SUNROOM
 OF ENCL. DR.

SHT. # 3 OF 4



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PREPARED ENDSDAHL
(ALL EXISTING)



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMED ENKDRHL

ELECTRICAL PERMIT

City of Portland, Me.



092-F-004

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 5-14-99

Permit # 4548

LOCATION: 14 Brook Lane Peaks Island

OWNER Richard Engdahl ADDRESS _____

								TOTAL EACH FEE	
OUTLETS	Telephone		Data		CATV				.20
	Receptacles	15	Switches	4	Smoke Detector	1	15	.20	3.00
FIBER OPTICS								15.00	
FIXTURES	incandescent	2	fluorescent				2	.20	.40
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800		15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(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	Dryers			2.00	
DISPOSALS	Dishwasher		Compactors		Others (denote)	1	1	2.00	2.00
	MISC. (number of)	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	
		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	5.40
TOTAL AMOUNT DUE									25.00
MINIMUM FEE/COMMERCIAL 35.00						MINIMUM FEE		25.00	

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME William Flynn MASTER LIC. # 4548
 ADDRESS 24 Centennial St. Peaks Island 04108 LIMITED LIC. # _____
 TELEPHONE 756-4588 cell ph 766-2780

SIGNATURE OF CONTRACTOR *William Flynn*