

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

Location of Construction: 86 Pitt St		Owner: Smith, Kaighn/Maynard, Audrey		Phone:		Permit No: 971243			
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: Taggart Construction		Address: P.O. Box 255 Freeport, ME 04032		Phone: 865-2281		Permit Issued: PERMIT ISSUED NOV 18 1997 CITY OF PORTLAND Zone: CBL: 117-2-015			
Past Use: 10fam		Proposed Use: Same		COST OF WORK: \$ 22,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 130.00 INSPECTION: Use Group: Type: Signature:			
Proposed Project Description: Expand Dormer/Int Reno - 3rd floor				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> 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 <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 06 November 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..

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 Peter Taggart		ADDRESS:		DATE: 06 November 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

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: 11/17/97

CEO DISTRICT

COMMENTS

11/19/97 - Framing - partial framing done - header inadequate over window - have already ~~be~~ strengthened it - now there is 3-2x6's
 Finished flr to cing will be 7-3" - OK per P. Sam Hoffses - due to the fact alot of framing is existing - due to the roof framing.

Plumbing - OK to cover.

2/10/98 - Final Insp - work complete - appears to be done per plans -
 they did relocate bathroom to opposite side of room.

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:	11/19/97 Partial	11/19/97
Plumbing:	11/19/97 OK to close	11/19/97
Final:	OK	2/10/98
Other:		

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Contractor Name: Taggart Construction		Address: P.O. Box 255 Freeport, ME 04032		Phone: 865-2281		Permit Issued: PERMIT ISSUED NOV 18 1997	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 22,000.00		PERMIT FEE: \$ 130.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 93 Type: 5B BOCA 95 Signature: <i>Hoffman</i>	
Proposed Project Description: Expand Dormer/Int Reno - 3rd floor				Signature:		Signature: <i>Hoffman</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>RS</i> CBL: 117-B-015	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK 11/13/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>with conditions</i> <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"/>	
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PERMIT ISSUED WITH REQUIREMENTS

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SIGNATURE OF APPLICANT <i>Peter Taggart</i> Peter Taggart		ADDRESS: P.O. Box 255 Freeport		DATE: 06 November 1997		PHONE: 865-2281	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Peter Taggart</i>						PHONE: 865-2281	

Action:

- Approved
- Approved with Conditions
- Denied

Date: *11/7/97*

CEO DISTRICT 5

D. Jordan

BUILDING PERMIT REPORT

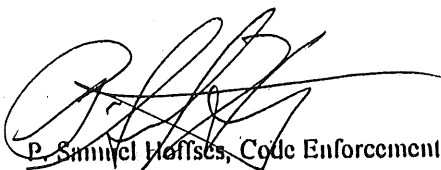
DATE: 17 Nov. 97 ADDRESS: 86 Pitt St
 REASON FOR PERMIT: Expand Dormer/INT Reno - 3rd Floor
 BUILDING OWNER: Smith - Kaighn
 CONTRACTOR: Taggart Const
 PERMIT APPLICANT: Peter Taggart APPROVAL: *1, *6, *8, *9, *10, *11, *12, *16, *26, *28, *29, *30
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 513

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 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).
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".)
- *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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical, plumbing and HVAC permits ~~must be obtained by a Master Licensed holders of their trade.~~
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- *28. 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).
- *29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. Please read and implement attached Land use - zoning report items
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Haffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuackal

LAND USE - ZONING REPORT

ADDRESS: 86 Pitt St DATE: 11/13/97
REASON FOR PERMIT: Expand Dormer - interior renovations - 3rd floor
BUILDING OWNER: ~~Peter Taggart~~ Kaughn Smith C-B-L: 117-B-15
PERMIT APPLICANT: Peter Taggart
APPROVED: with conditions DENIED: _____
5 & # 9

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 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 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 _____

~~NO~~ Additional kitchen equipment shall be installed in this area. This is not being approved for an additional dwelling unit

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

Applicant: Peter Taggart
Address: 86 Pitt St

Date: 11/13/97
C-B-L: 117-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing pre 1957

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Expand Dormer - interior renovations
3rd floor

Sewage Disposal -

Lot Street Frontage -

Front Yard - 14-436 - Allows Expansion of no more
Rear Yard - Than 80% of floor below -
Side Yard - all per submittals

Projections -

Width of Lot -

Height -

Lot Area - 6,000^{sq ft} 6,206^{sq ft}

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

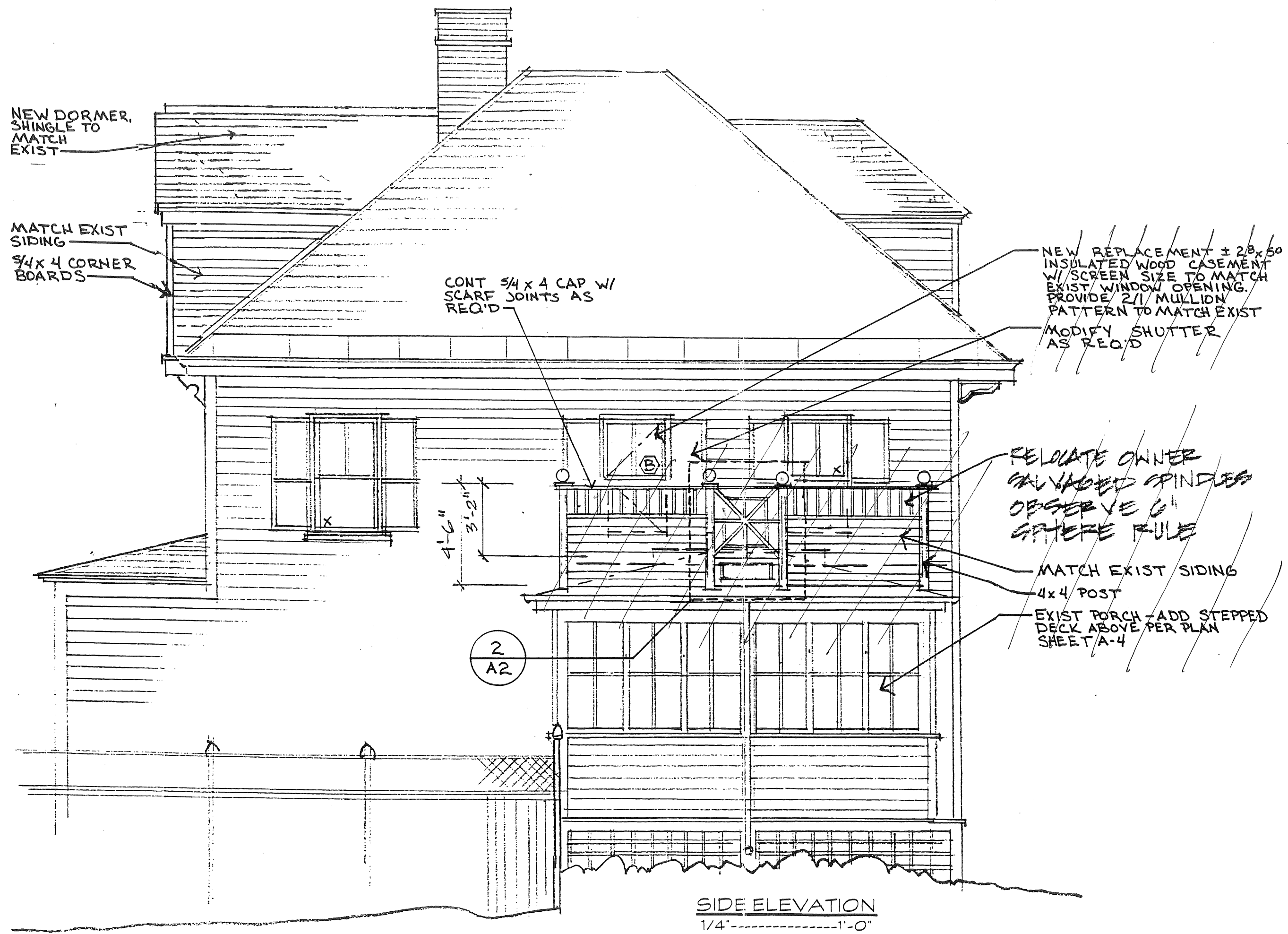
Mark Smith

MAYNARD/SMITH
86 PITT STREET
PORTLAND, ME

JOB 97026

ISSUE DATE	
PRELIM	9/2/97
APRVL	
C.D.'s	9.3.97
BID	
REVISION #	
PRINT	

A-1



NEW DORMER, SHINGLE TO MATCH EXIST

MATCH EXIST SIDING
5/4 x 4 CORNER BOARDS

CONT 5/4 x 4 CAP W/ SCARF JOINTS AS REQ'D

NEW REPLACEMENT ± 28x50 INSULATED WOOD CASEMENT W/ SCREEN SIZE TO MATCH EXIST WINDOW OPENING. PROVIDE 2/1 MULLION PATTERN TO MATCH EXIST
MODIFY SHUTTER AS REQ'D

RELOCATE OWNER GALVANIZED SPINDLES OBSERVE 6" GUTTER RULE

MATCH EXIST SIDING
4x4 POST

EXIST PORCH - ADD STEPPED DECK ABOVE PER PLAN SHEET A-4

4'-6"
3'-2"

2
A2

SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4"-----1'-0"

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Mark Seigel

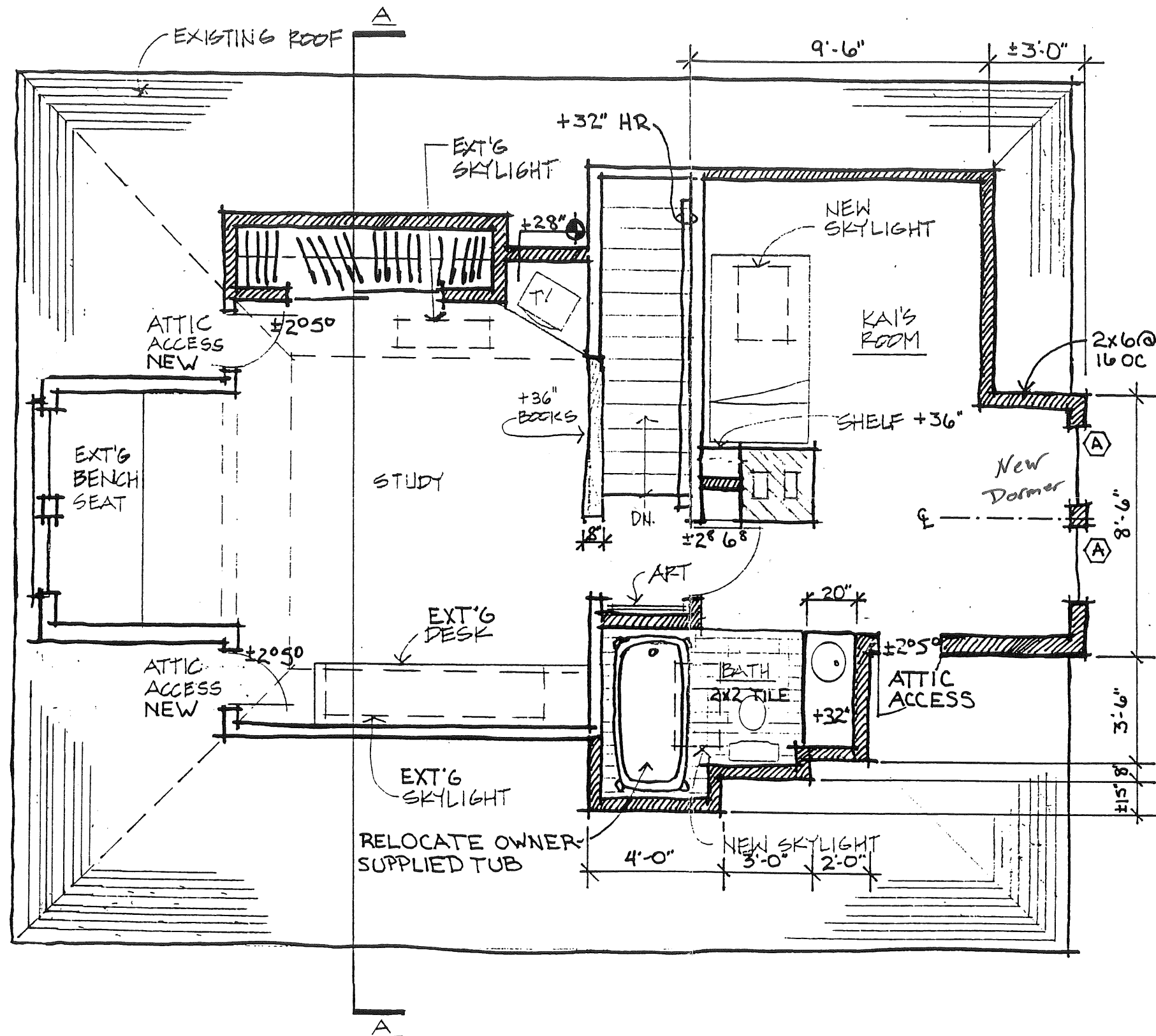
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CD's	9.3.97
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A-2

1-3" finished
flr to cing.



3RD FLOOR PLAN
1/4"-----1'-0"

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Mark Joseph

MAYNARD/SMITH
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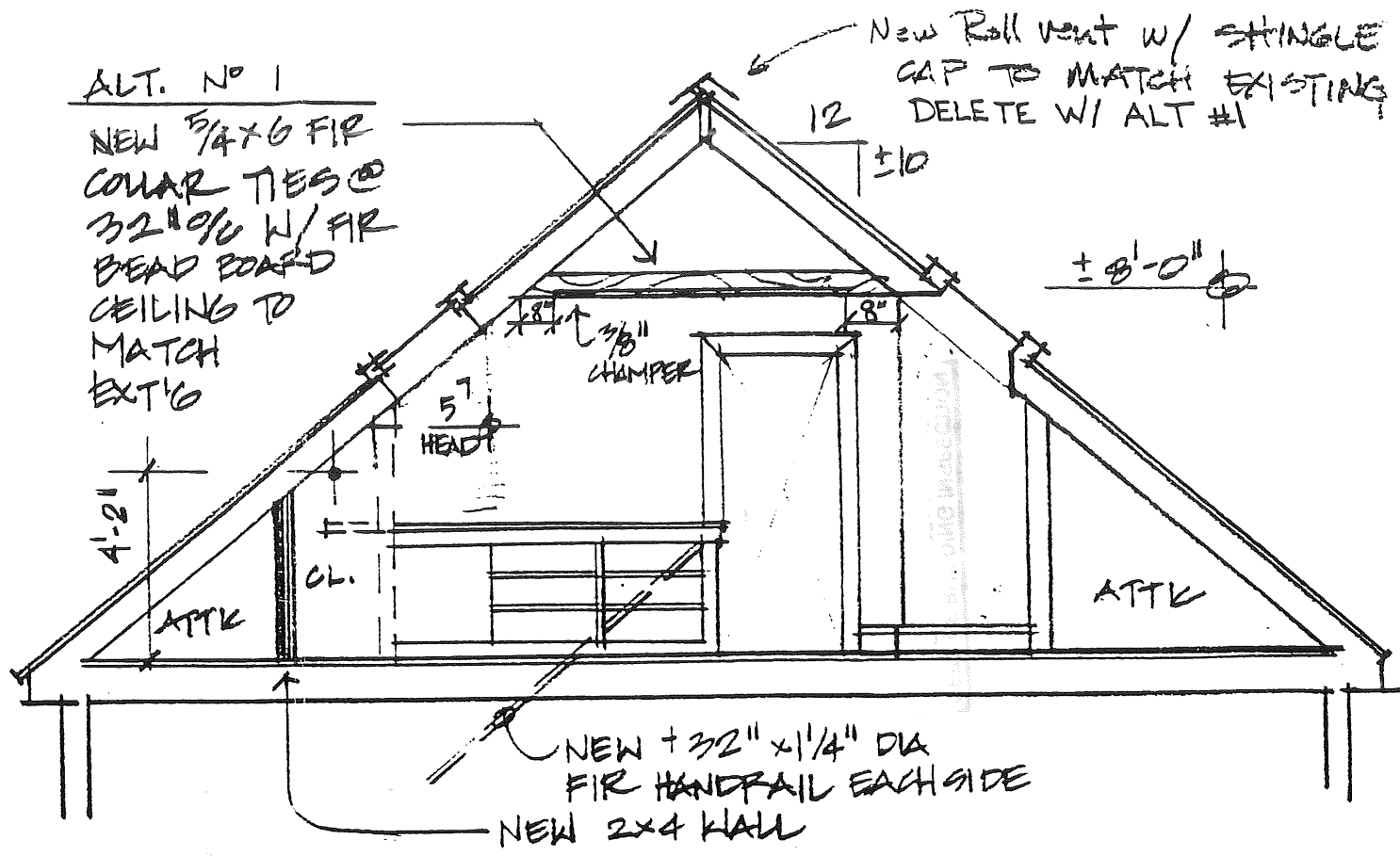
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APRVL	
C.D.'s	9.3.97
BID	
REVISION 1	
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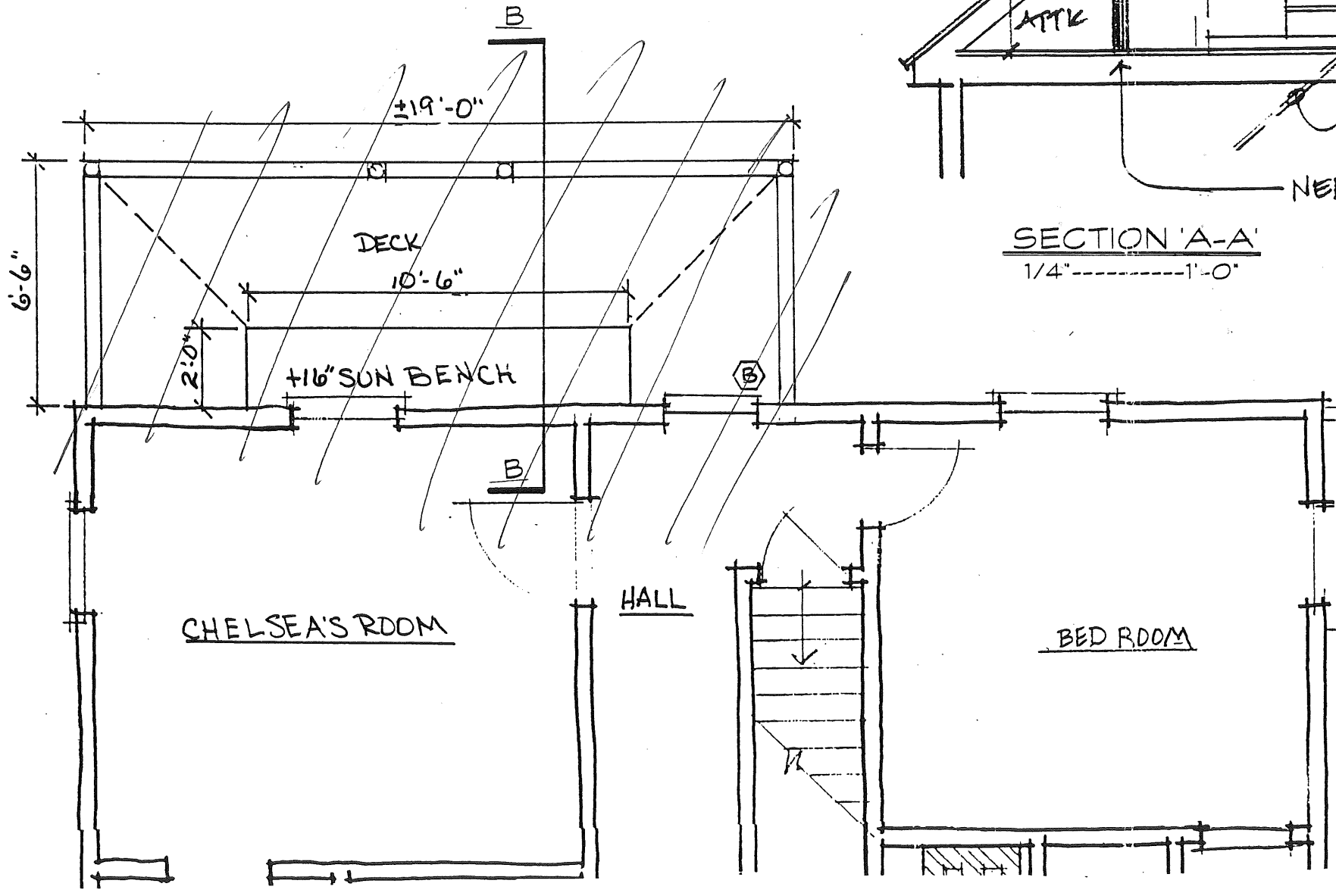
A-3

ALT. NO 1
 NEW 5/4x6 FIR
 COLLAR TIES @
 32" O/C W/ FIR
 BEAD BOARD
 CEILING TO
 MATCH
 EXT'G

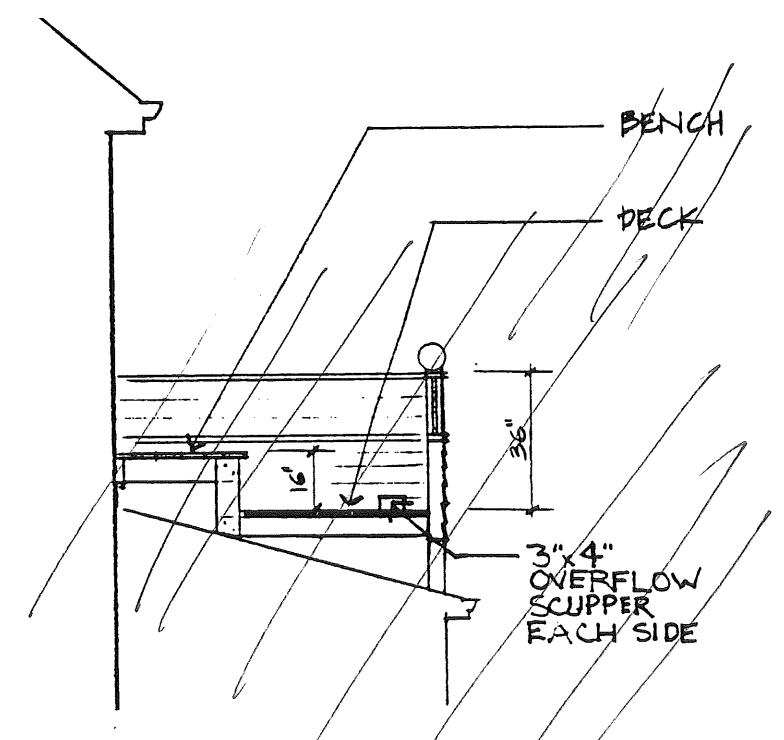
New Roll vent w/ SHINGLE
 CAP TO MATCH EXISTING
 12 DELETE W/ ALT #1



SECTION 'A-A'
 1/4"-----1'-0"



PARTIAL 2ND FLOOR PLAN
 1/4"-----1'-0"



SECTION 'B-B'
 1/4"-----1'-0"

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A-4