

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

Location of Construction: 183 Craigie St <i>X</i>		Owner: E.L. Goodman		Phone: 775-5207		Permit No: 960328	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: R. J. Builders		Address: 22 Stroudwater Pl., Westbrook		Phone: 854-2700		PERMIT ISSUED MAY - 2 1996	
Past Use: Single Fam		Proposed Use: single fam w/Int-ext reno		COST OF WORK: \$20,000.00		PERMIT FEE: \$126.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>DOC 8/21/96</i>	
Proposed Project Description: Int/Ext reno as per plans				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>120-5-96</i> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map <input type="checkbox"/> minor <input type="checkbox"/> major	
Permit Taken By: Vicki Pover		Date Applied for: April 24, 1996		Signature:		Date:	

1. This permit application doesn't 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.

Mail to owner

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: *Richard Jacobson* ADDRESS: DATE: *4-25-96* PHONE:

RESPONSIBLE PERSON IN CHARGE: WORK TITLE: PHONE:
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
WITH LETTER**

- Zoning Appeal:
- ☐ Variance
 - ☐ Miscellaneous
 - ☐ Conditional Use
 - ☐ Interpretation
 - ☐ Approved
 - ☐ Denied

- Historic Preservation:
- ☐ North District or Landmark
 - ☐ Does Not Require Review
 - ☐ Require Review

- Action:
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied

Date: *4/25/96*

CEO DISTRICT **5**

COMMENTS

5-11-76 ~~Discontinuing~~ ~~Kitchen~~ area
 8' make living space in
 garage area - with
 entry

5/24/76 Checked framing
 in garage near Deck
 roof OK checked rooms throughout
 entry

7/30/76 Installed interior
 cedar installed on living bedroom,
 interior with kitchen cabinets
 nearly complete, still working on
 1/2 bath. entry

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May , 1996

Mr. Eli Goodman
199 Craigie Street
Portland, Maine 04102

RE: 199 Craigie Street

Dear Mr. Goodman,

Your application to make interior/exterior renovations has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

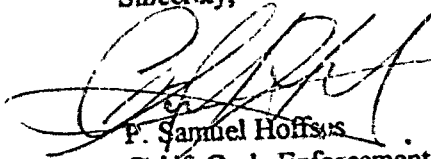
No Certificate of Occupancy will be issued until all requirements of this letter are met.

Building Code Requirements

1. This permit is being issued with the understanding that this building remain a single family dwelling.
2. The proposed attached screened in porch must either be on a minimum 8" x 4" frost wall or on designed piers.
3. Before any work begins, a complete framing detail must be submitted to this office for approval.
4. Please read and implement items 1, 9, 11, 13, 14 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst. C, Code Enf Div

BUILDING PERMIT REPORT

DATE: May 1, 1996

ADDRESS: 199 Craigie

REASON FOR PERMIT: Make interior and exterior renovations

BUILDING OWNER: Eli Goodzan

CONTRACTOR: R. J. Builders

APPROVED: See items 1, 7, 9, 11
13, 14, and 16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from inspection services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, R-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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-2 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7' 0".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the city's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services

Applicant: Richard Jacobson
Address: 199 Craigie Street
Assessors No.: ~~120-C-910~~ 120-C-910

Date: 4/30/96

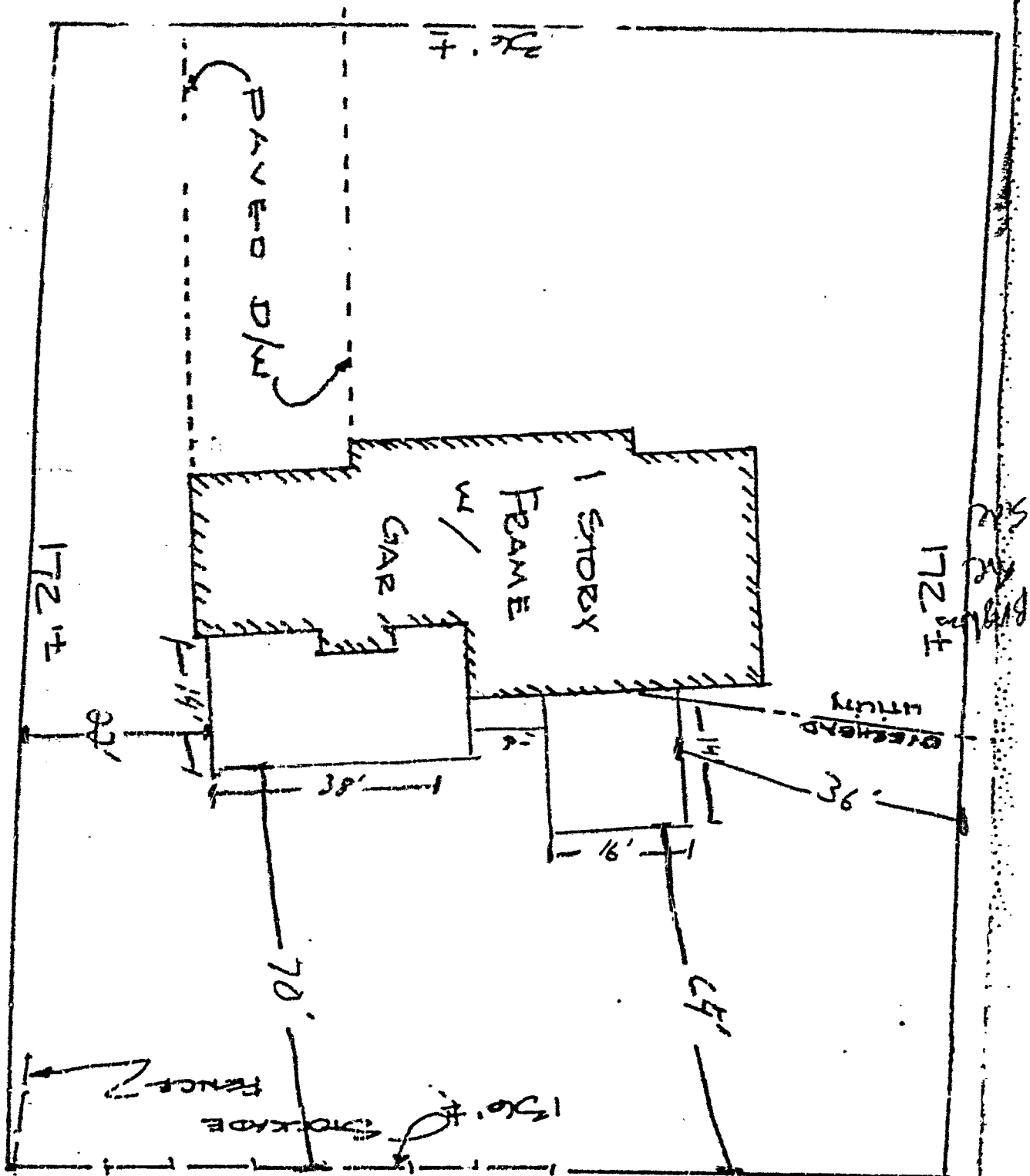
CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1956 existing
Zone Location - R-3
Interior or corner lot - ~~Interior~~ 322-334 Brighton Ave
Use - exterior additions & interior work
Sewage Disposal - City
Rear Yards - 25' req. - 64' shown
Side Yards - 0' req. on N side of side → 22' shown / 20' req. on side of side of 365'
Front Yards - 25' req. - N/A
Projections -
Height - what is submitted looks like 1 Story
Lot Area - ~~23,556~~ 23,556 # per assessors
Building Area - MAX lot coverage 2.5% or 5,889 # MAX
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking - Existing
Loading Bays -

Site Plan - N/A
Shoreland Zoning - N/A
Flood Plains -

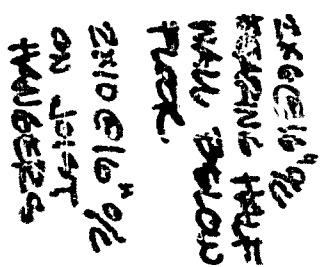
Existing	New
24 x 25 = 600	4 x 16 = 64
14 x 28 = 392	4 x 9 = 36
37 x 43 = 1591	14 x 38 = 532
12 x 18 = 216	new 792
4 x 19 = 76	
3 x 10 = 30	
28614	2861 792 36534

CREATING



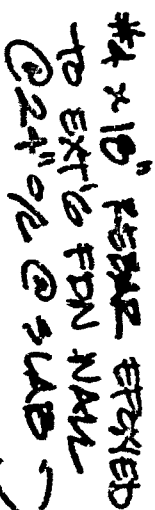
23392#

PLIST PLON



EXISTING HOUSE

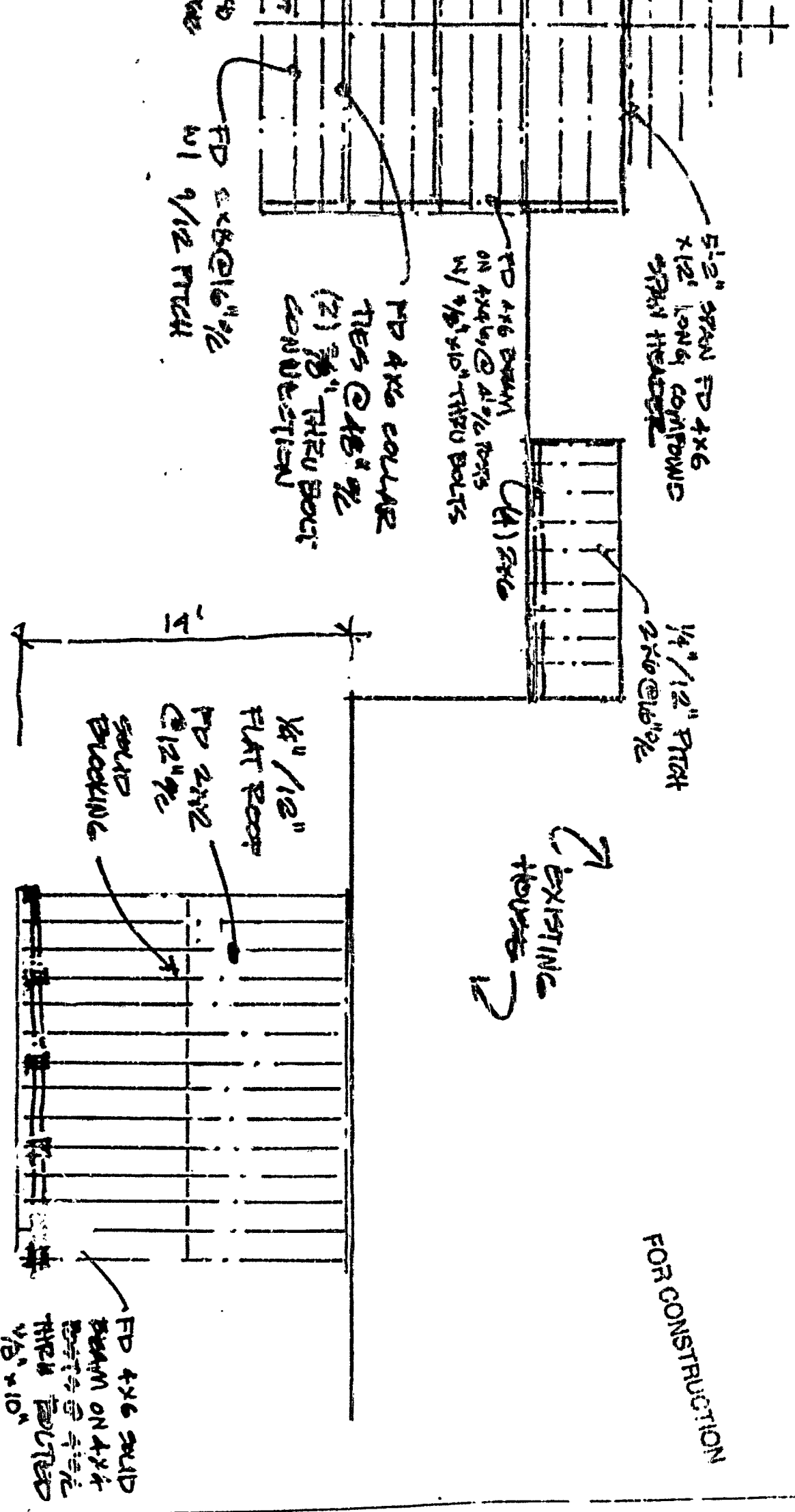
FOR CONSTRUCTION



4. 3000 Ppt
Filter with
conc. GLAB

8. THICKENED
EDGES

ROOF FRAMING PLAN
1/8" = 1'-0"



FOR CONSTRUCTION

© COPY

Drawn by: [illegible]

Checked by: [illegible]

Date: [illegible]

Scale: [illegible]

Sheet: [illegible]

ODMAN RESIDENCE
 Craigie Street

FOR CONSTRUCTION

Residential Home Improvement Specialist

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

Location of Construction: 99 Craigie St. <i>X</i> <i>Close</i>		Owner: Eli Goodman		Phone: 775-5207		Permit No: 960328	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: R. J. Builders		Address: 22 Stroudwater Pl., Westbrook		Phone: 854-2700		PERMIT FEE: \$120.00	
Proposed Use: Single Fam		Proposed Use: single fam w/int-ext reno		COST OF WORK: \$20,000.00		INSPECTION: Use Group <i>23</i> Type <i>2</i>	
Proposed Project Description: Int/Ext reno as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature:		Signature:	
Permit Taken By: Vicki Dover		Date Applied For: April 24, 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>condition 10</i> <i>main 10m 10m</i>	
This permit application doesn't 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.		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:		Date:	
Mail to owner		CERTIFICATION		Zoning Appeal		Special Zone or Reviews:	
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, I am a permit for work described in the application 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		DATE: <i>4-25-96</i> <i>4/26/96</i>		Zoning Appeal		Special Zone or Reviews:	
SIGNATURE OF APPLICANT: <i>Richard Jacobson</i>		ADDRESS:		PHONE:		Zoning Appeal	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:		Zoning Appeal		Special Zone or Reviews:	

PERMIT ISSUED
Permit Issued:
MAY - 2 1996
CITY OF PORTLAND

PERMIT ISSUED WITH LETTER

Zone: *23* CBL: *12-5-96*

Special Zone or Reviews:

☐ Shoreland *OK*

☐ Wetland

☐ Flood Zone *4/30/96*

☐ Subdivision

☐ Site Plan ☐ major ☐ 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: *4/26/96*

CEO DISTRICT **5**

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

5-11-86 Demolition of kitchen area
to make living space in
garage area - with
interior

8/24/86 Checked framing
in garage area, Deck
roof OK checked rooms throughout
interior

7/30/86 Inspected interior
cedar installed on living bedroom,
interior with kitchen cabinets
nearly complete, still working on
1/2 bath. moving

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 1, 1996

Mr. Eli Goodman
199 Craigie Street
Portland, Maine 04102

RE: 199 Craigie Street

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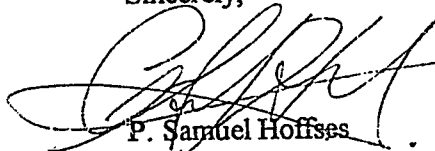
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If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst. C, Code Enf Div

DATE: May 1, 1996 ADDRESS: 199 Craigie
 REASON FOR PERMIT: Make interior and exterior renovations
 BUILDING OWNER: Eli Goodman
 CONTRACTOR: R. J. Builders APPROVED: See items 1, 7, 9, 11
 13, 14, and 16

CONDITIONS OF APPROVAL

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16. All construction and demolition debris must be disposed at the city's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-131 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".
18. The builder of a facility to which section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the city office.

P. Samuel Hoffses
Chief, Inspection Services

Address: 171 Craigie Street
Assessors No.: ~~120-C-910~~ 120-C-910

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1956 ENST
Zone Location - R-3
Interior or corner lot - ~~Interior~~ 322-334 Brighton Ave
Use - exterior additions & interior work
Sewage Disposal - City
Rear Yards - 25' req. - 64' shown
Side Yards - 0' req. on non side St side → 22' shown / 20' req. on side St side yd 36' shown
Front Yards - 25' req. - N/A
Projections -
Height - what is submitted looks like 1 Story
Lot Area - ~~23,556~~ 23,556 sq ft per assessors
Building Area - MAX lot coverage 25% or 5,889 sq ft MAX
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking - existing
Loading Bays -

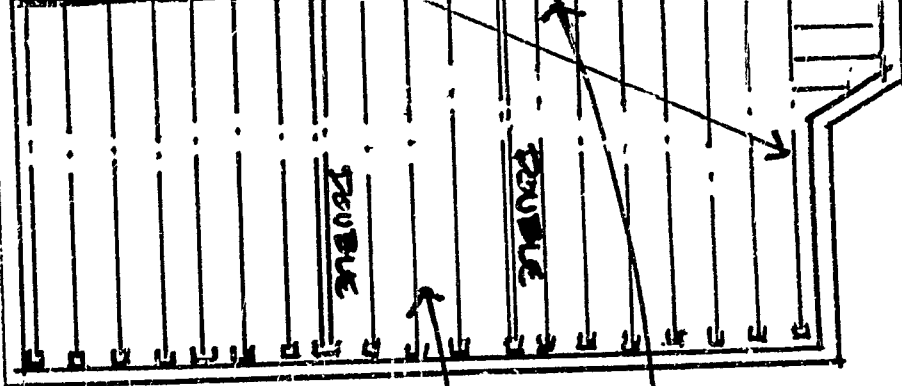
Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

Existing	New
24 x 25 = 600	14 x 16 = 224
14 x 28 = 392	4 x 9 = 36
37 x 43 = 1591	14 x 38 = 532
12 x 18 = 216	new 792
4 x 11 = 44	2861
3 x 6 = 18	792
2861	3653

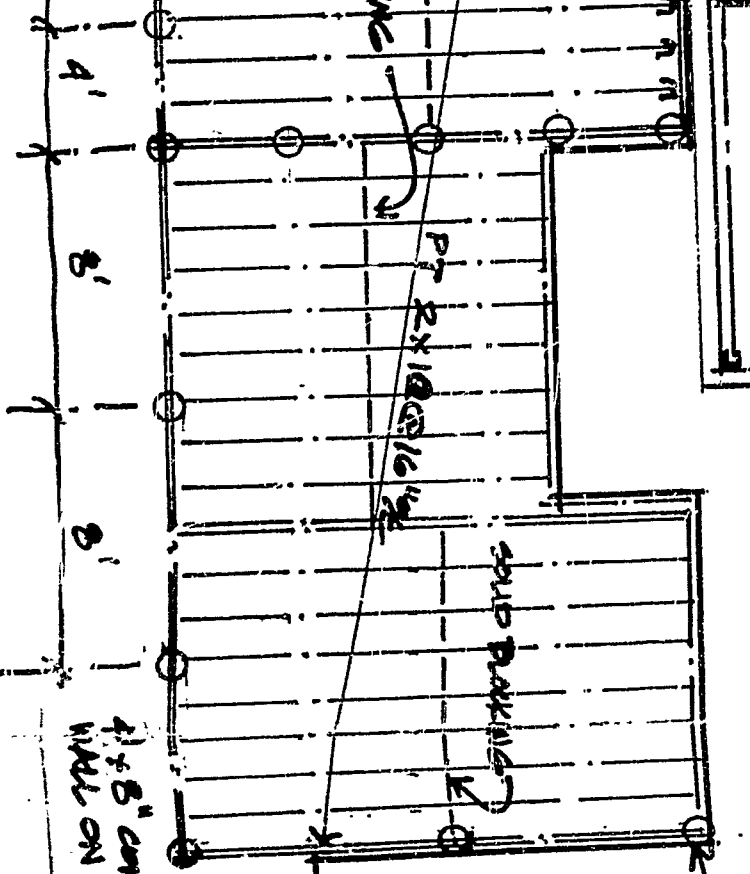
MINING & SLAB PLAN FIRST FLOOR



2x6 @ 16" o/c
BEARING HALF
WALL BELOW
FLOOR.
2x10 @ 16" o/c
ON JOIST
HANGERS

EXISTING HOUSE

FOR CONSTRUCTION



10" DIA. SOUTHERN
PINE 4'-6" OR LARGER

#4 x 10" REBAR STOKED
TO EXIST. FND. WALL
@ 24" o/c @ SLAB

4' x 8" CONC. FOOT
WALL ON 16" x 12" PILES

4' x 3000 PSI
FIBER MESH
CONC. SLAB

8" THICKENED
EDGE

GOODMAN RESIDENCE



© C O P
Revised or new
contents of this
plan are
void when re-
vised or new
PORT CITY, VA

96
SHEET
TITLE

