

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

Location of Construction 199 Congress St. <i>X Act</i>	Owner: Bill 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: 854-2730	<b>PERMIT ISSUED</b>
Past Use: Single Fam	Proposed Use: single fam w/int-ext reno	COST OF WORK: \$20,000.00	PERMIT FEE: \$120.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>DOC 43</i> Signature: <i>DOC 43</i>
Proposed Project Description:  Int/Ext rero as per plans		Action: Approved Approved with Conditions Denied	Date: <i>4/24/96</i>
Permit Taken By: Vicki Rover	Date Applied for: Apr 24, 1996	PEDESTRIAN ACTIVITIES DISTRICT (PAD)	

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

*4-25-96  
6126496*

SIGNATURE OF APPLICANT <i>Richard Jacobson</i>	ADDRESS: R.J. Builders	DATE: <i>4-25-96</i>	PHONE: <i>6126496</i>
RESPONSIBLE PERSON IN CHARGE	WORK, TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector	PHONE:	

**PERMIT ISSUED**

Permit Issued:  
**May - 2 1996**

**CITY OF PORTLAND**

Zone: CB-1  
CB-1 120-5-910

Zoning Approval:  *4-25-96*

Special Zone or Review:

Shoreland

Wetland

Flood Zone *4-25-96*

Subdivision

Site Plan *4-25-96*

Major  Minor  None

**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

*4-25-96*

CEO DISTRICT

*5*

*Per W*

## COMMENTS

5/21/96 Demolition of interior kitchen  
& make living space in  
garage area with  
stability

5/24/96 Checked framing  
in garage area. Deck  
roof OK checked rooms throughout  
area

7/30/96 Inspected interior  
cedar installed on ~~ceiling~~ <sup>ceiling</sup> bedroom,  
interior WIP kitchen cabinets  
nearly complete, still working on  
1/2 bath. awaiting

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

Inspection Services  
P. Samuel Hoffs  
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

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,

A handwritten signature in black ink, appearing to read "P. Samuel Hoffs".

P. Samuel Hoffs  
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 Goodman

CONTRACTOR: R. J. Builders

APPROVED: See items 1, 7, 9, 11  
13, 14, and 15

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 suitable 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 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/1991)
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, 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 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/1991)
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 4554-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 Craige Street  
Assessors No.: ~~120-C-910~~ + 120-C-910

Date: 4/30/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - 4/30/96

Zone location - R-3

Interior or corner lot - 322-334 Brighton Ave

Use - Exterior additions & interior work

Sewage Disposal - City

Rear Yards - 25' reg - 14' shdn.

Side Yards - 8' reg on N side & 5' side → 22' shown / 20' reg on S side & 5' side → 25'

Front Yards - 25' reg. N/A

Projections -

Height - what is submitted looks like 1 story

Lot Area -

~~23,556 sq ft~~ <sup>23,556 sq ft</sup> ~~in Assessors~~ <sup>in Assessors</sup>

Building Area - MAX lot coverage 25% or ~~5,889 sq ft~~

Area per Family -

Width of Lot -

Lot Frontage -

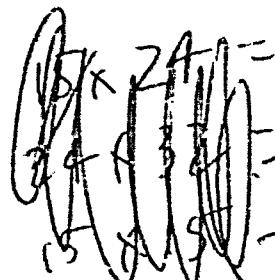
Off-street Parking - ~~Existing~~

Loading Bays -

Site Plan - N/A

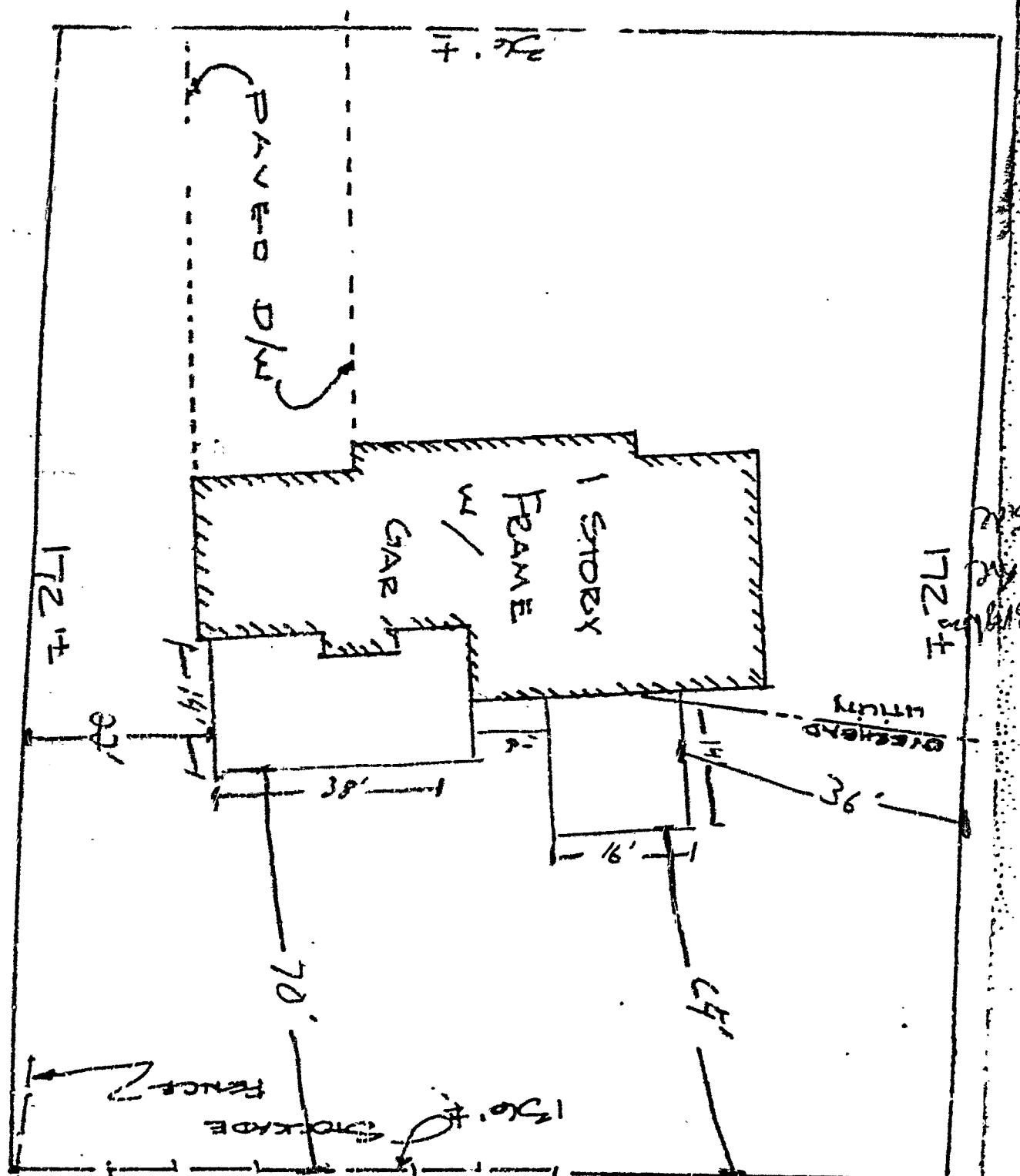
Shoreland Zoning - N/A

Flood Plains -



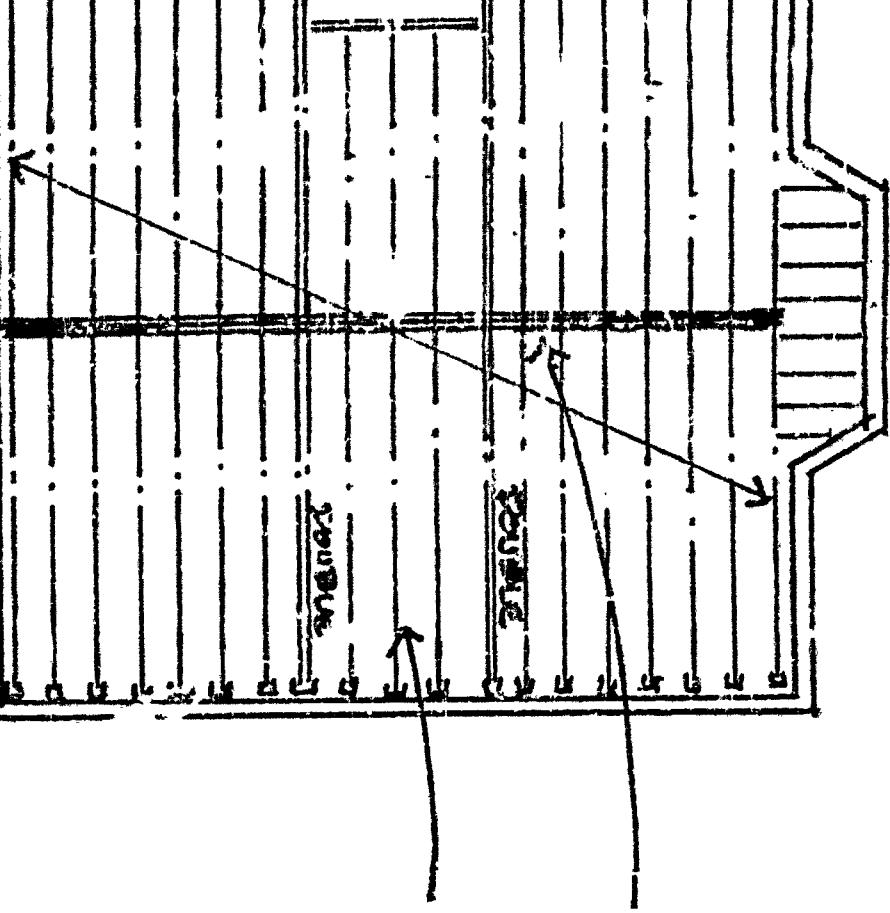
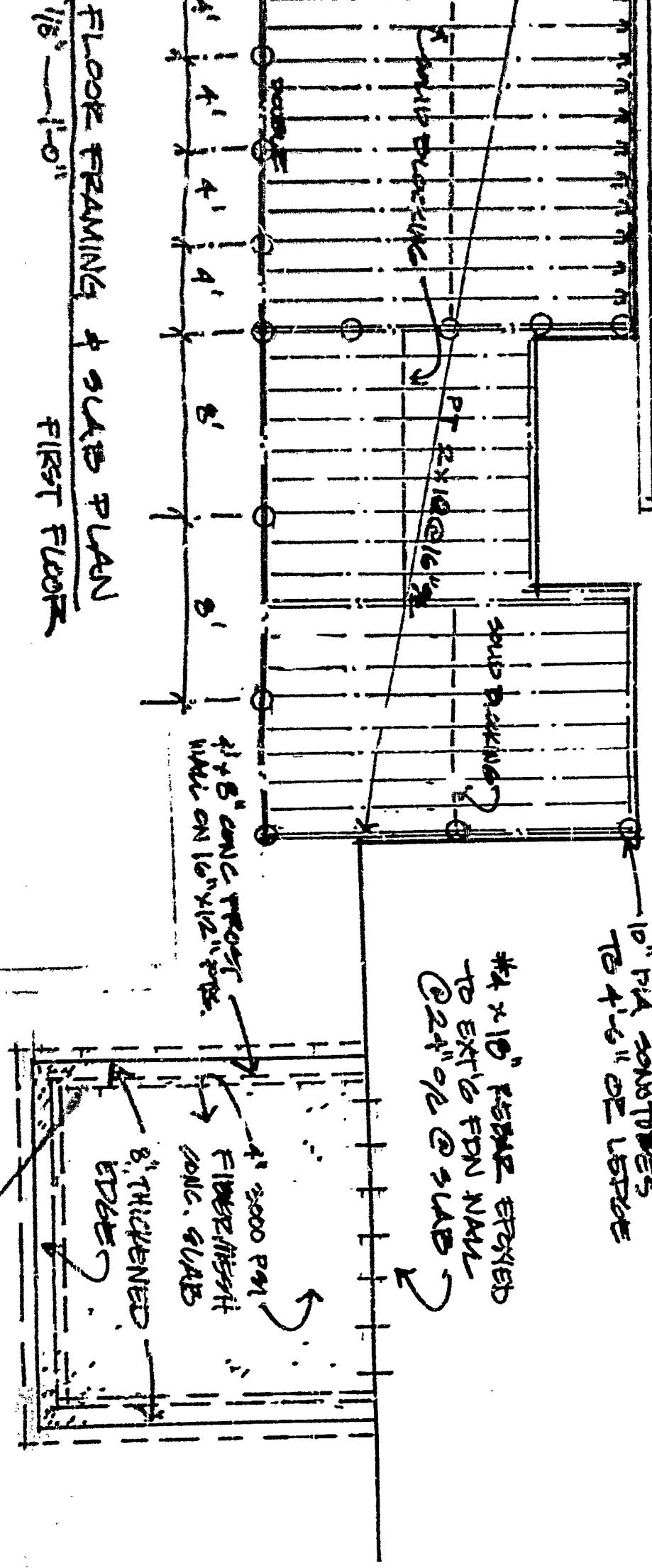
Existing	New
$24 \times 25 = 600$	$14 \times 16 = 224$
$14 \times 28 = 392$	$4 \times 9 = 36$
$37 \times 43 = 1591$	$14 \times 38 = 532$
	<del>new 792</del>
$12 \times 18 = 216$	
$4 \times 19 = 76$	
$3 \times 6 = 18$	
	$2,561 - 792$
	$28614 - 3653$
	$3653 \text{ sq ft}$

## CE A1C 14



23292

FLOOR FRAMING & SUB PLAN  
1/8" = 1'-0"



EXISTING HOUSE  
FOR CONSTRUCTION  
2x10 @ 16" O.C.  
on joist  
Hilbergs

© CO  
House of  
Design  
and  
Drafting  
Services

R  
R  
BUILDERS

## FOR CONSTRUCTION

5-2" SWAN TO 4x6  
X 12' LONG COMPOUND  
SPLIT THEATRE  
14" / 12" PRATT  
2x10 C16" 2x

ON 4" X 4", @ 4 1/2" POTS  
W/ 1/2" X 10" TRIPOL BOLTS

FB 4th column  
TIES @ 16" 12  
(2) " 12" THRU  
CONVENTION

FD 288016 1/12 MARCH

12" / 12" FLAT ROOF

FD 4x6 solid  
beam on 4x4  
post to joist  
HDL 10"

1000' - 81

16.

	1000	1000
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ODMAN RESIDENCE  
Cragie Street  
ME 01103

112



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

Location of Construction: 99 Carnegie St X (106)	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	
Proposed Use: Single Fam	Proposed Use: Single fam w/int-ext reno	COST OF WORK: \$20,000.00	PERMIT FEE: \$120.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: DOC 123456789
		Signature:	Signature:
<b>PEDESTRIAN ACTIVITIES DISTRICT (PAD)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:			
Permit Taken By: Vicki Dover	Date Applied For: April 24, 1996	Zoning Approval: <input type="checkbox"/> main <input type="checkbox"/> non-res Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> F.C. Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm	
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 checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 4/25/96 4/26/96			
SIGNATURE OF APPLICANT: Richard Jacobson R.J. Builders		ADDRESS:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		PHONE:	PHONE:

## COMMENTS

5/24/96 Demolition of Stein kitchen  
area  
to make living space in  
garage area with  
stairs

5/24/96 Cleared framing  
in garage area. Deck  
roof OK checked rooms throughout

7/30/96 Inspected interior  
cedar installed on <sup>new</sup> ceiling, beams,  
interior WIP kitchen cabinets  
nearly complete, still working on  
1/2 bath. awaiting

## 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 1, 1996

Mr. Eli Goodman  
199 Craigie Street  
Portland, Maine 04102

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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 16CONDITIONS OF APPROVAL

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19. This permit does not excuse the applicant from obtaining any license which may be needed from the city inspection office.

P. Samuel Hoffses  
Chief, Inspection Services

Address: 197 Craigie Street

Assessors No.: ~~120-8~~ + 120-C-910

CHECK LIST AGAINST ZONING ORDINANCE

Date - 1956 Existing

Zone Location - R-3

~~Interior or corner lot~~

322-334 Brighton Ave

Use - Exterior Additions & interior work

Sewage Disposal - City

Rear Yards - 25' reg. - 64' shown

Side Yards - 8' reg. on Non side & side  $\rightarrow$  22' shown, 20' reg. on side & side  $\rightarrow$  36' shown

Front Yards - 25' reg. - N/A

Projections -

Height - what is submitted looks like 1 Story

Lot Area -

~~1600~~ 23,556<sup>4</sup> for Assessors

Building Area - MAX lot coverage 25% or 5,889<sup>4</sup> max

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - Existing

Loading Bays -

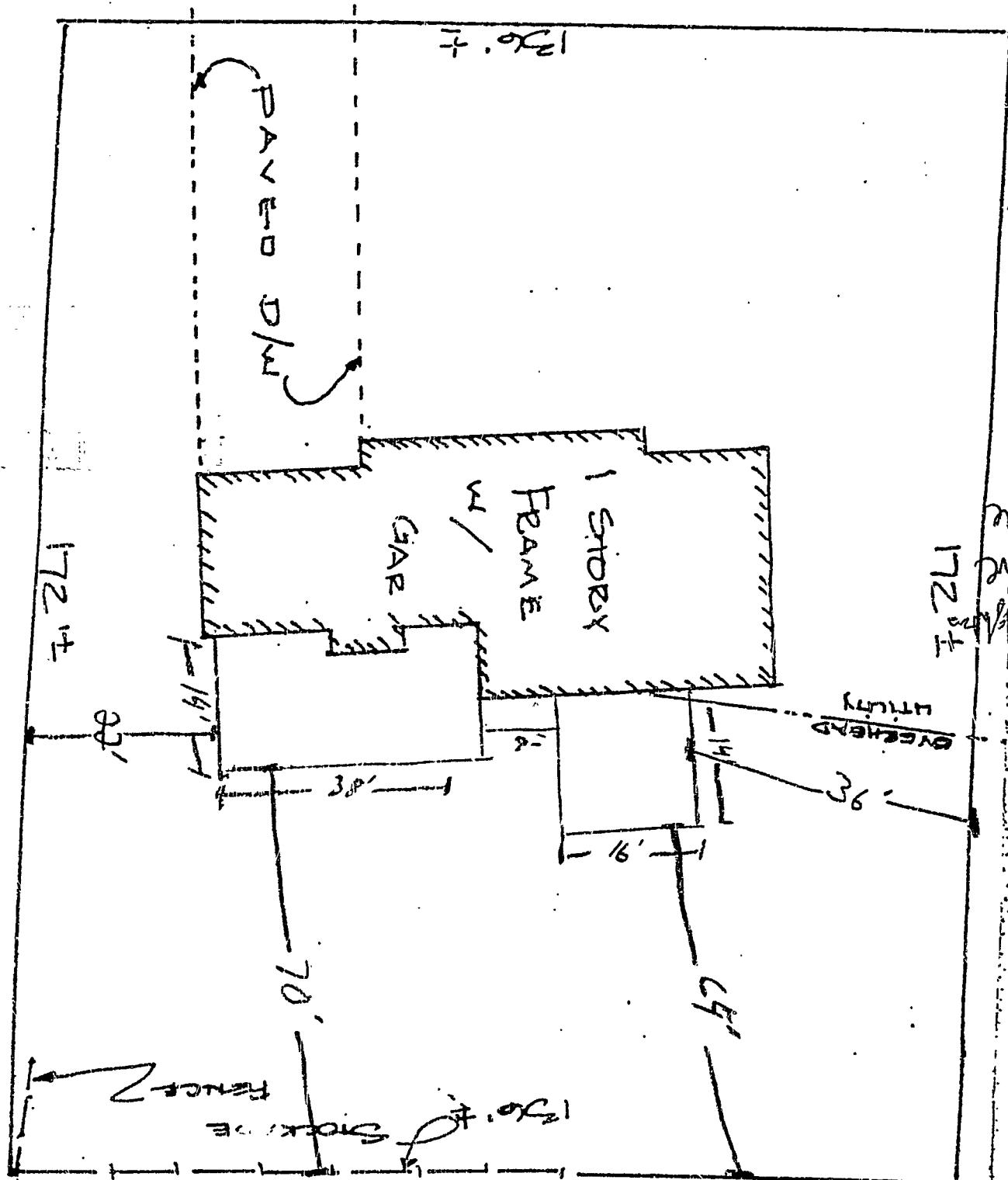
Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

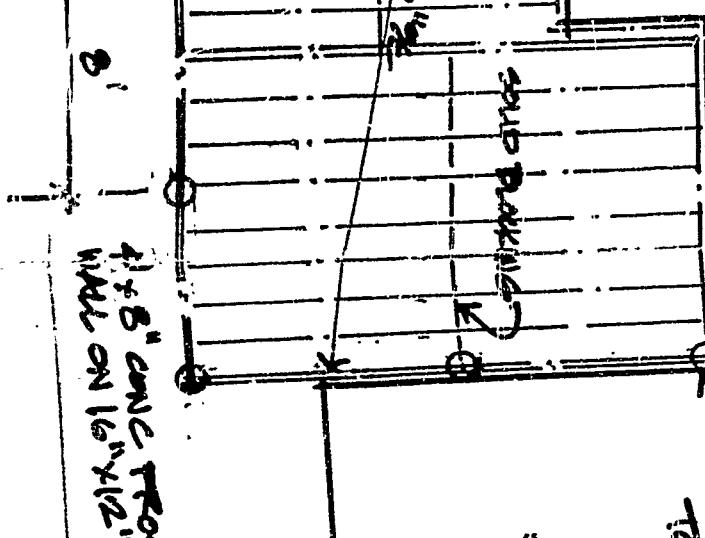
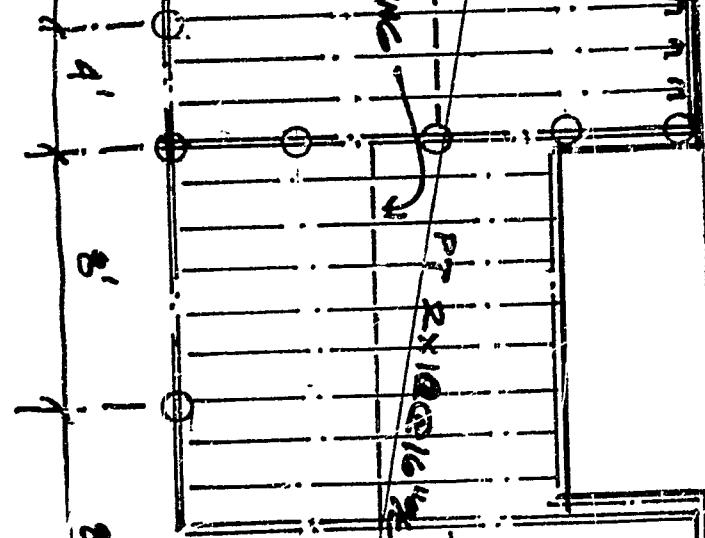
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$12 \times 18 = 216$	new 792
$4 \times 11 = 44$	
$3 \times 6 = 18$	
	286.1 <sup>4</sup>
	792
	365.3 <sup>4</sup>

CEAICIE



23292

MAIN & STAIR PLAN  
FIRST FLOOR



4' x 8' CONC FRONT WALL  
ON 16" x 1/2" P.I.T.  
FIBERGLASS  
GEL. SLAB  
8" THICKENED  
EDGES

10" PIA CONTOURS  
TO 4" x 6" OR 6" x 6"

#4 x 18" REBAR SPACED  
TO EXT 6' FROM WALL  
@ 24" O.C @ SLAB

GOODMAN RESIDENCE

© C.O.P.  
Revised on  
currents of  
not perm  
permits

RJ  
BUILDERS

