

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

Location of Construction: 65 Prospect Street		Owner: Janet Anderson		Phone: 772-9500		Permit No: 980470	
Owner Address: 65 Prospect Street		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: self		Address:		Phone:		Permit Issued: MAY - 8 1998	
Past Use: 1-family		Proposed Use: 1-family		COST OF WORK: \$ 2,300 1,800		PERMIT FEE: \$ 35.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: erecting 18x20 deck on 1st floor				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> 5/7/98 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: Judy Laplante		Date Applied For: 5/4/98					

- 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.

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: _____

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: *[Signature]* ADDRESS: _____ DATE: 5/4/98 PHONE: _____
 Janet Anderson

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

CEO DISTRICT 6

COMMENTS

5-13-98 Deck has all been put up. Everything checks out ok

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 7 MAY 98 ADDRESS: 65 PROSPECT ST. 124-F-002
REASON FOR PERMIT: To Construct garage Top (roof) Deck 18'x20'
BUILDING OWNER: Janet Anderson
CONTRACTOR: OWNER
PERMIT APPLICANT: T
USE GROUP R-3 (U) BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *8 *10 *26

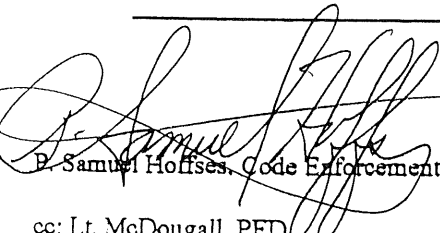
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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. 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.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Janet Anderson

Date: 5/7/98

Address: 65 Prospect St

C.B.L.: 124-F-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1877

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - erect 18x20 ^{open} Deck on top of existing garage

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

existing setbacks - is not increasing floor area - Not enclosed -

Width of Lot -

Height -

Lot Area - 45937

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

JANET A. ANDERSON

PAGE 1 (of 3)

ST. No.: 00065

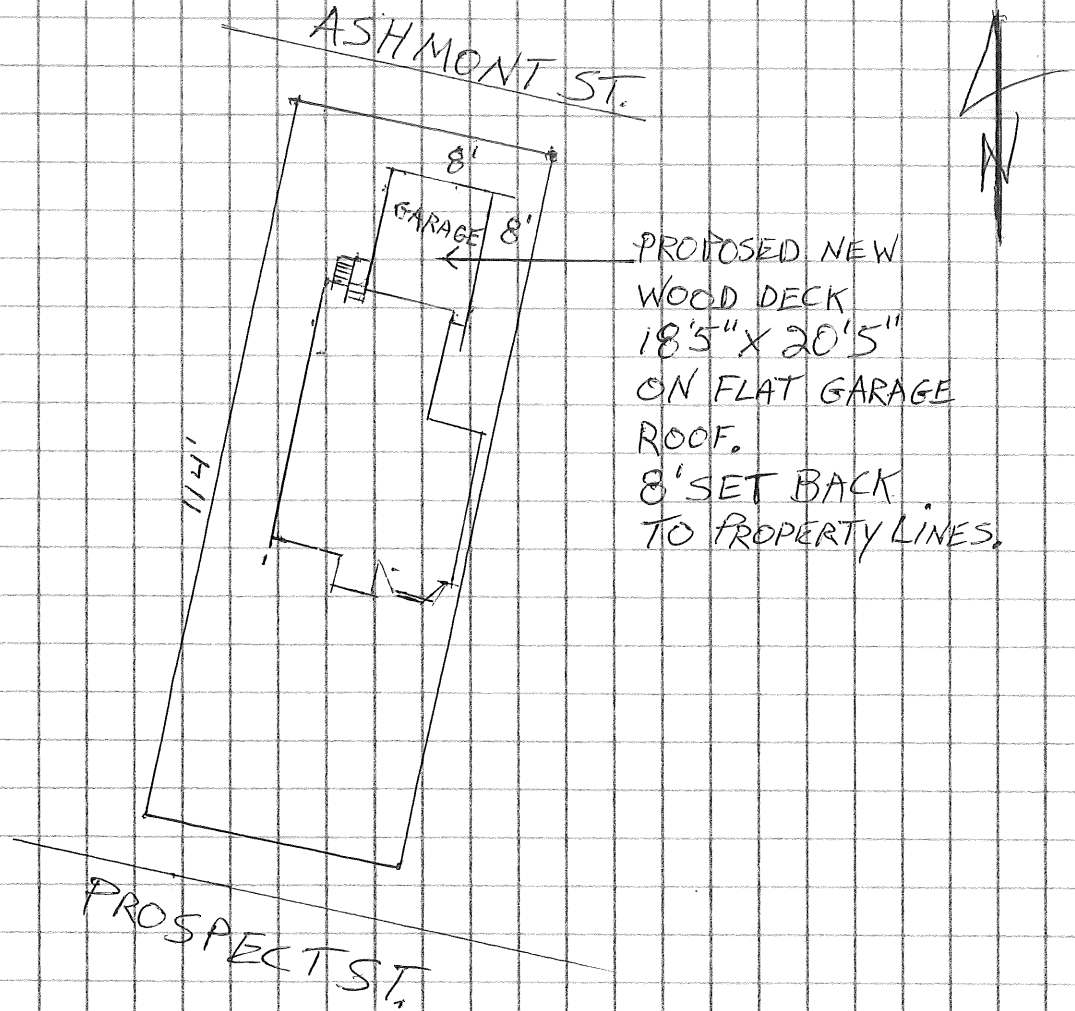
STREET: PROSPECT ST.

5.1.98

TOWN: PORTLAND, ME.

SOURCE DEED BK. 12851 Pg. 00116

SCALE: 1"=30'



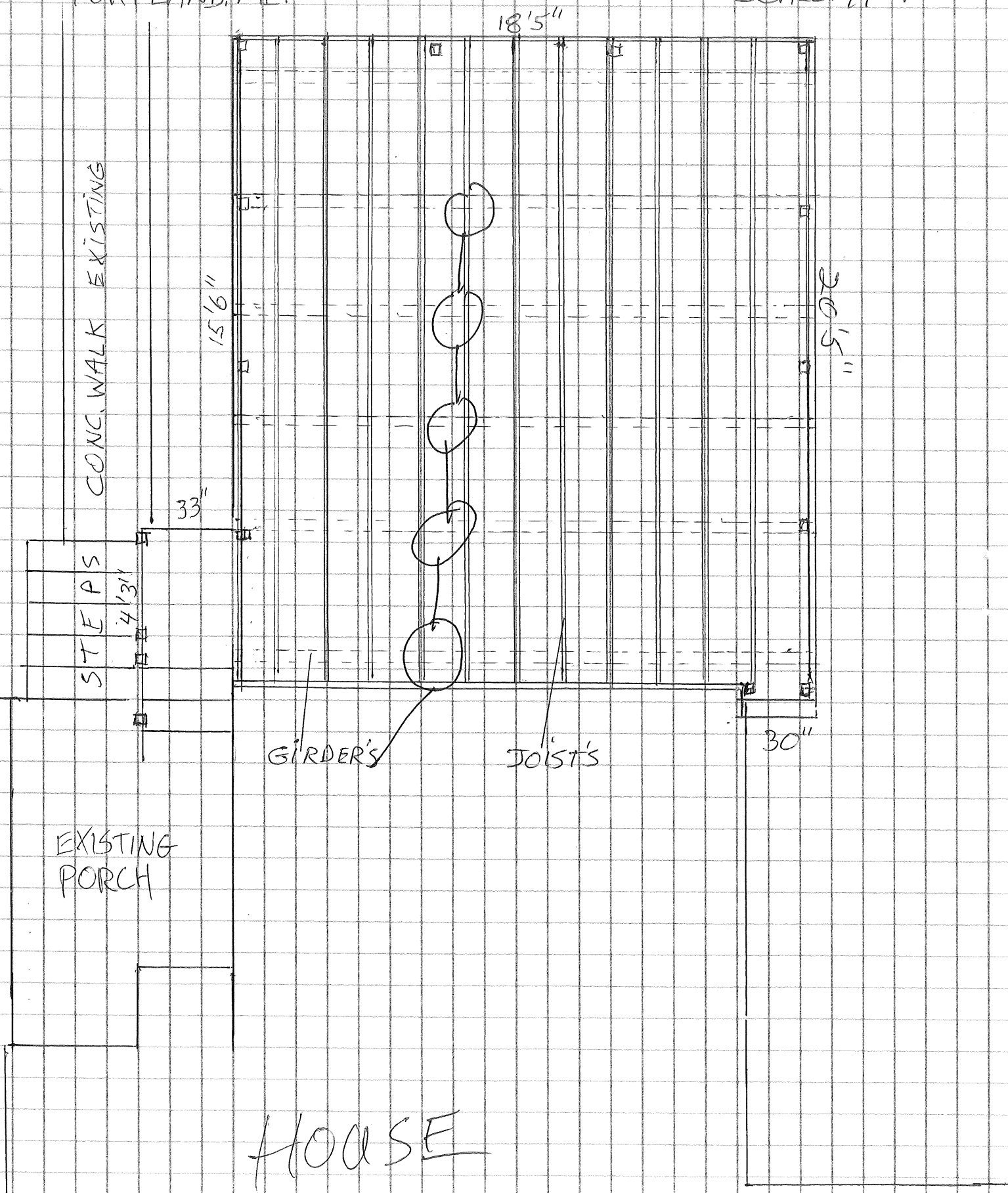
PROPOSED NEW
WOOD DECK
18'5" X 20'5"
ON FLAT GARAGE
ROOF.
8' SET BACK
TO PROPERTY LINES.

JANET A. ANDERSON
65 PROSPECT
PORTLAND, ME.

WOOD
DECK
PLAN VIEW

pg. 2
5.1.98

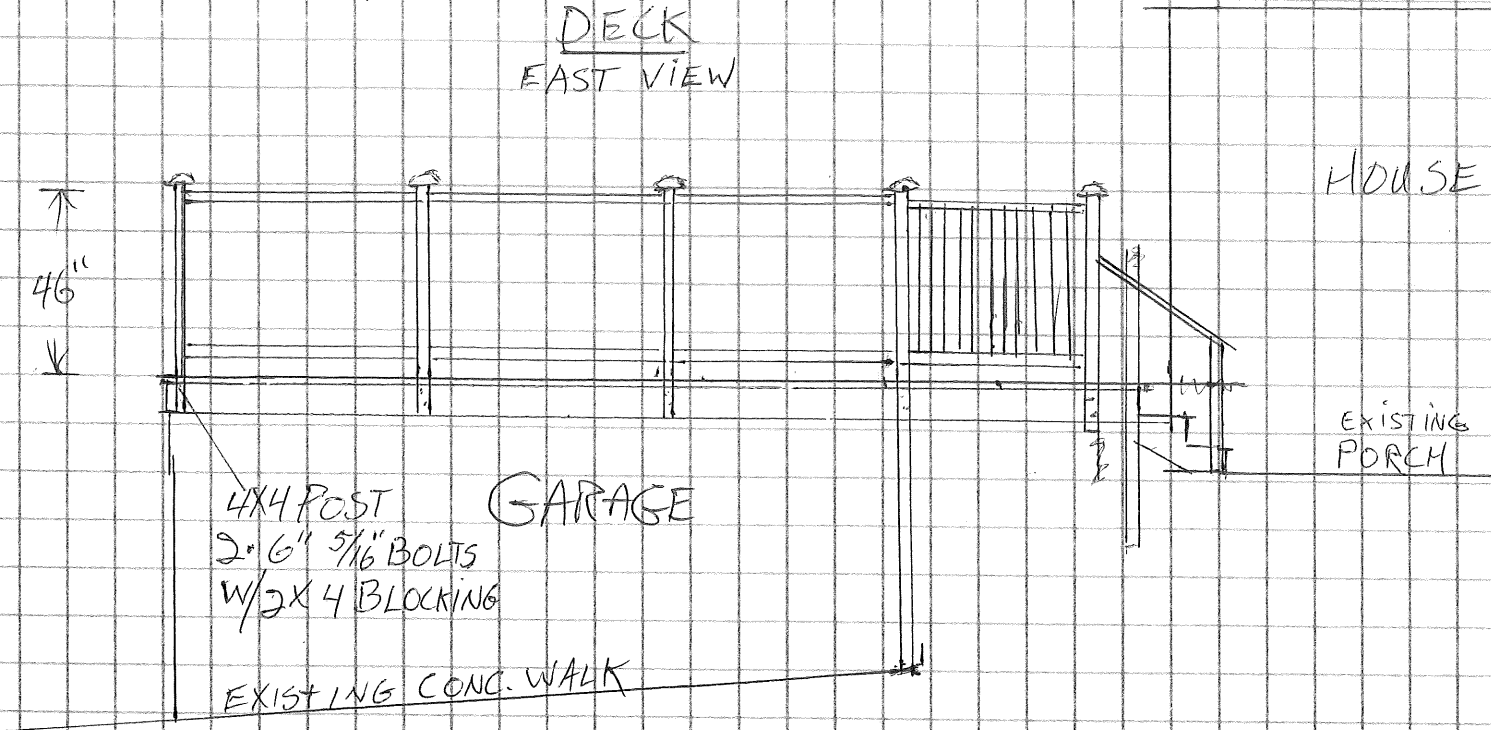
SCALE: 1/4" = 1'



JANETA ANDERSON
65 PROSPECT
PORTLAND, ME.

pg. 3
5.1.98
SCALE: 1/4" = 1'

WOOD
DECK
EAST VIEW



GARAGE HAS 1" MASONRY WALL'S.
GARAGE JOIST'S ARE 2" X 10" 1' ON CENTER.
GARAGE HAS NEW (APPROX 1 YR. OLD) RUBBER ROOF.
DECK GIRDER'S ARE 2x2x4'S LAID FLAT W/ICEDAM RUBBER ON BOTTOM.
DECK GIRDER'S ARE 44" ON CENTER STARTING 1' FROM EACH SIDE.
DECK JOIST'S ARE 18" ON CENTER, 2" X 4"
FACIA IS 5/4" X 6"
DECK IS 5/4" X 6" W/2 1/2" DECK SCREW'S
POST'S ARE 4X4 W/OFFSET 2x5/16 X 6" CARRIAGE BOLT'S, 3 1/2 #10 SCREW'S
HAND RAIL'S ARE MOLDED
PICKET'S ARE 2X2 4" ON CENTER - 2 1/2" SPACING
STEP'S ARE 7 1/2" RISER W/12 1/2" TREAD

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit 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:

Tax Assessor's Chart, Block & Lot Number			Owner:	Telephone#:
Chart#	Block#	Lot#	JANET A. Anderson	772-9504
Owner's Address:			Lessee/Buyer's Name (If Applicable)	Cost Of Work:
65 Prospect st				\$ 1,800
Proposed Project Description:(Please be as specific as possible)				
Deck				
Contractor's Name, Address & Telephone				
Brother Fred Fowartney (Same)				

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 1993 BOCA 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 distance from the actual 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.

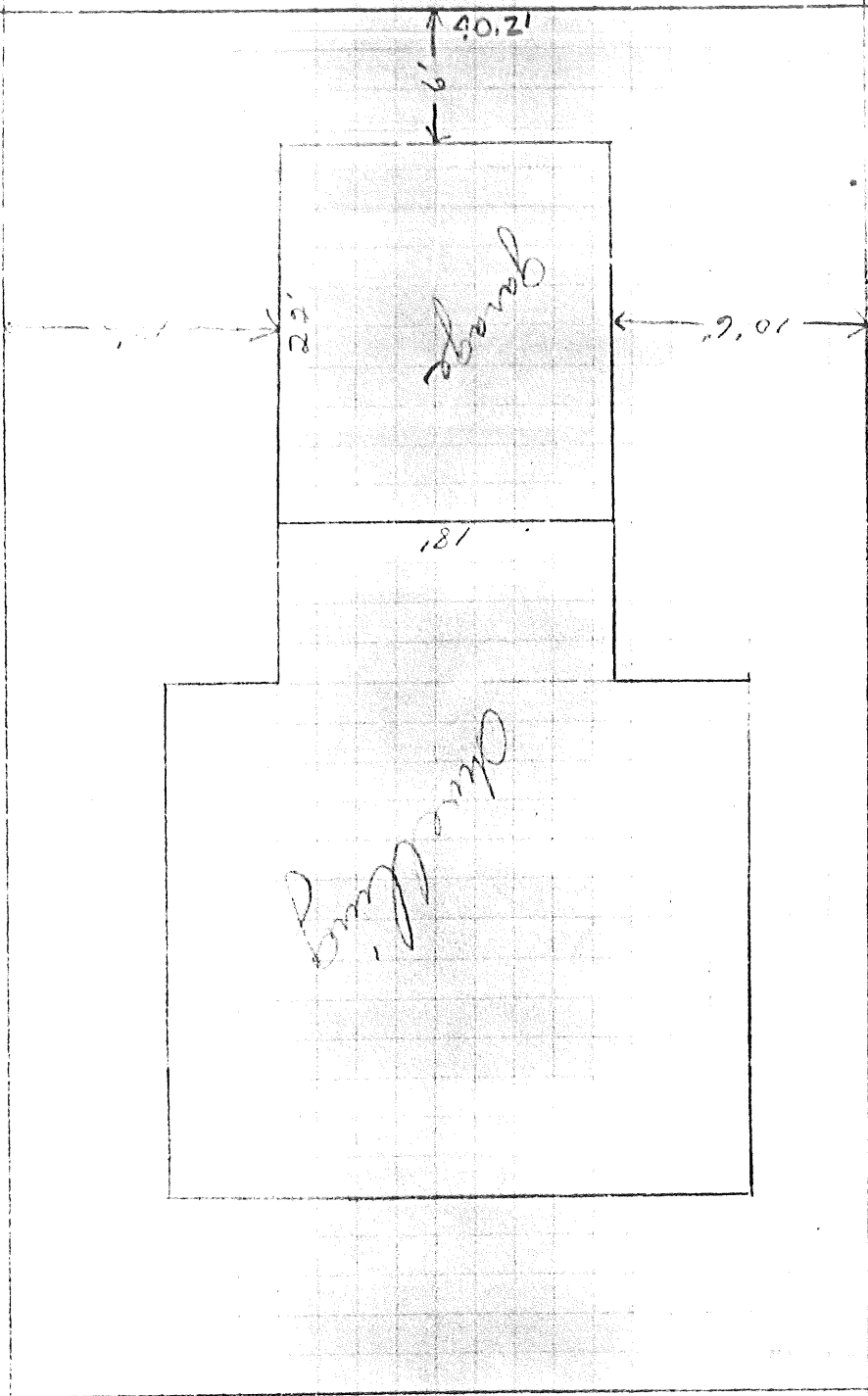
Certification

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: Janet A. Anderson	Date: 5/4/98
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Coburn St.



Req. Rear Yrd =
 25' deep
 Area of Req.
 Rear Yrd =
 $40.2 \times 25 = 1005'$
 30% of $1005' =$
 $302.5'$

Area of addition
 projecting into
 rear yard =
 $19 \times 18 = 342'$

Prospect St.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second and Third

Portland, Maine, October 12, 1954

supersedes application 9/13/54

PERMIT ISSUED
OCT 19 1954
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~repair~~ alter ~~repair~~ ~~and~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 65-69 Prospect Street Within Fire Limits? no Dist. No. _____

Owner's name and address Isabel S. Greely and Marion A. Greeley, Telephone _____
65 Prospect St.

Lessee's name and address _____ Telephone _____

Contractor's name and address J. H. Kennedy, 105 Preble St., Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Dwelling and garage No. families 1

Last use _____ " " _____ No. families 1

Material D.F. & C. No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 2,000. Fee \$ 3.00

General Description of New Work

To construct 2-car ~~brick~~ ^{brick} garage attached to rear of house.

To cut in door in brick foundation wall to give access to garage and to provide door and frame as provided for in Section 203c4 of the Building Code

Permit Issued with Letter

Appeal sustained 10/15/54

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO ~~work~~ J. H. Kennedy**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate 8' Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 10" collar no

Material of underpinning _____ Height _____ Thickness _____

Kind of roof flat Rise per foot _____ Roof covering tar and gravel

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat fuel

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts _____ Sills 4x6 Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor asphalt, 2nd _____, 2nd _____, roof 2x10

On centers: 1st floor _____, 2nd _____, 2nd _____, roof 12"

Maximum span: 1st floor _____, 2nd _____, 2nd _____, roof 18"

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated 0

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

Miscellaneous

Will work require disturbing of any trees on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Isabel S. Greely and Marion A. Greeley

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
10/15/54*

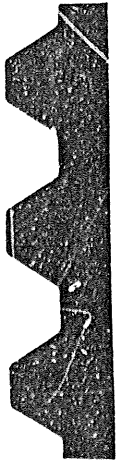
54/62

October 12, 19 54

To the Board of Appeals:

Your appellant, Marion A. & Isabel S. Greely, who ^{are} ~~are~~ the owners of property at 65 Prospect Street, respectfully petition the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for construction of one story addition, 18 feet by 22 feet, for garage purposes on the rear of the dwelling on this property is not issuable because the addition would be located closer to the line of Ashmont Street than the wall of the house on the same lot and than those of the existing dwellings on the adjoining lots on either side, contrary to Section 15A6 of the Ordinance and would be located only about six feet from that street line instead of the required minimum of 25 feet; and because the addition would occupy more than 30 per cent of the area of the required rear yard.



The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Isabel S. Greely
Appellants

After public hearing held on the 15th day of October, 19 54

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

William H. O'Brien
Harry K. Torrey
Herbert E. Spout
John W. Lake
Edward J. Colley
BOARD OF APPEALS