

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

Location of Construction: 20 Arlington Street		Owner: Aaron & Lara Pratt		Phone: 761-4579		Permit No: 010093	
Owner Address: 20 Arlington Street		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Papi & Romano Builders, Inc.		Address:		Phone: 797-3381		Permit Issued:  FEB 12 2001	
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$ 60,000.00		PERMIT FEE: \$384.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOCA 99 Signature: <i>Huffer</i>	
Proposed Project Description:  Amend previous application to include renovations. <i>(all interior - per contractor)</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-3</i> CBL: 126-F-003	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK</i> 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	
Permit Taken By: Jodine		Date Applied For: February 5, 2001 gg					

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

February 8, 2001

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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:**

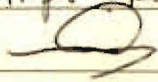

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

COMMENTS


2/9/01 - called Papi's Romano to get a list of what the changes are from the original permit -  - contractor called back - all interior, structural stuff - will take out demo 

6

6-7-01: Measured set back to found hole measured Pin for Footing O.K. Footing placement, will check found forms Monday AM Prior to concrete placement (no)

6-11-01: Checked Footing & O.K. Foundation Wall Concrete placement. (no)

6/15/01 Backfill Insp - drain, damp proof, filter, pins (sill) OK to proceed JB

9/7/01 Rear Addition Close In - OK to close 1st floor, Reconnect Hooking called water side posts under beam 

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 09 February 2001 ADDRESS: 20 Arlington Street CBL: 126-F-003

REASON FOR PERMIT: To Amend previous permit, To include renovations.

BUILDING OWNER: Aaron & Lara Pratt

PERMIT APPLICANT: CONTRACTOR Papi Romano Bldg. Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$60,000 PERMIT FEES: \$384.00


The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*6, \*11, \*13, \*15, \*19, \*26, \*27, \*29, 31, \*32, 33, 34, 35, 37

- \*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.
\*3. 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.
\*4. 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.
\*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
\*6. Precaution must be taken to protect concrete and masonry.
\*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*11. 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.
12. Headroom in habitable space is a minimum of 7'6".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
\*15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- \*19. 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/1999), 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
- 20. 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)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- \*26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. 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).
- 30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *to remain family*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \*33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*37. All requirements on previous permits shall be adhere too.

  
 Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

110.00'

100.00

5/8" IRS

DEMOLISH EXISTING GARAGE  
REMOVE FOUNDATION WALL &  
CONC. SLAB, FILL GRADE TO MATCH  
ADJACENT GRADE.

will take out A permit  
(already took down)

28'  
scaled

T7A 125 SEC 0. LOT 6  
9548 SF.

EXISTING  
PAVED  
DRIVEWAY

SPIKE SET

110.05'

N 62° 12' 20" E

BRICK SIDEWALK

0 UP#2

ASPHALT

N 62° 12' 20" E  
BRICK SIDEWALK

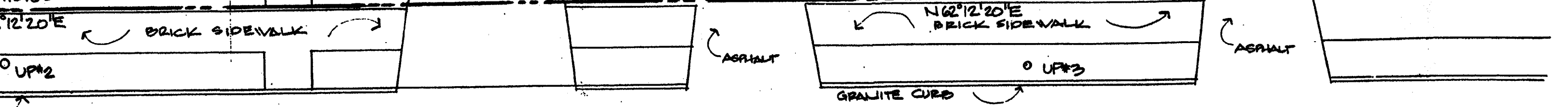
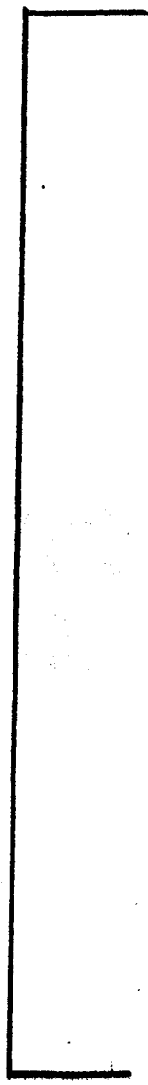
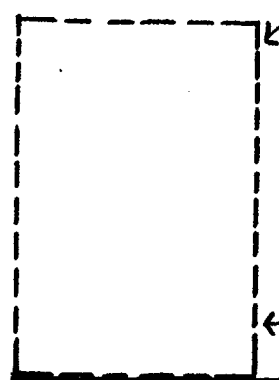
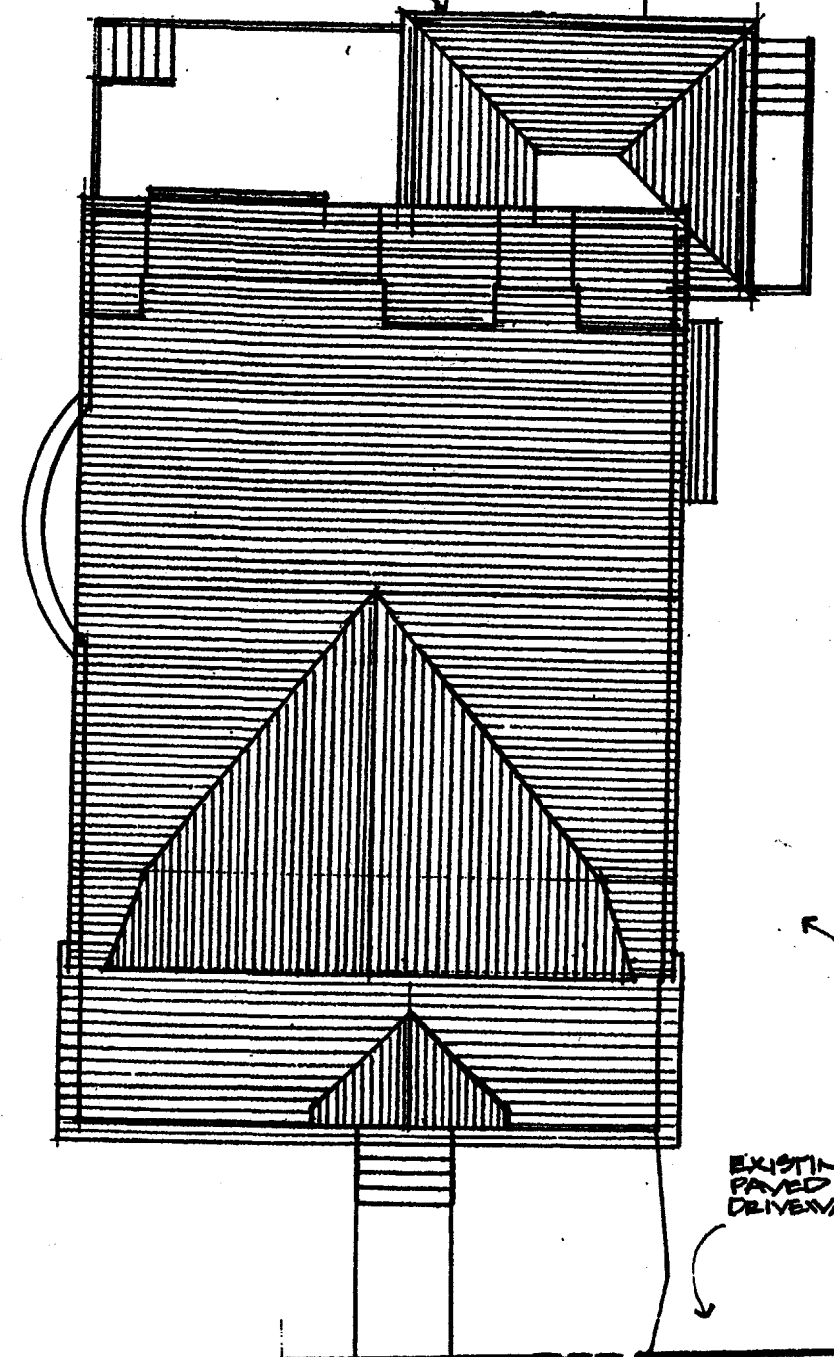
0 UP#3

GRANITE CURB

ASPHALT

100.04'

1 1/2" IPF



S63°38'40"V  
110.00'

S63°38'  
100

DEMOLISH EXISTING GARAGE  
LEAVE FOUNDATION WALL &  
CONC. SLAB, FILL GRADE TO MATCH  
ADJACENT GRADE.

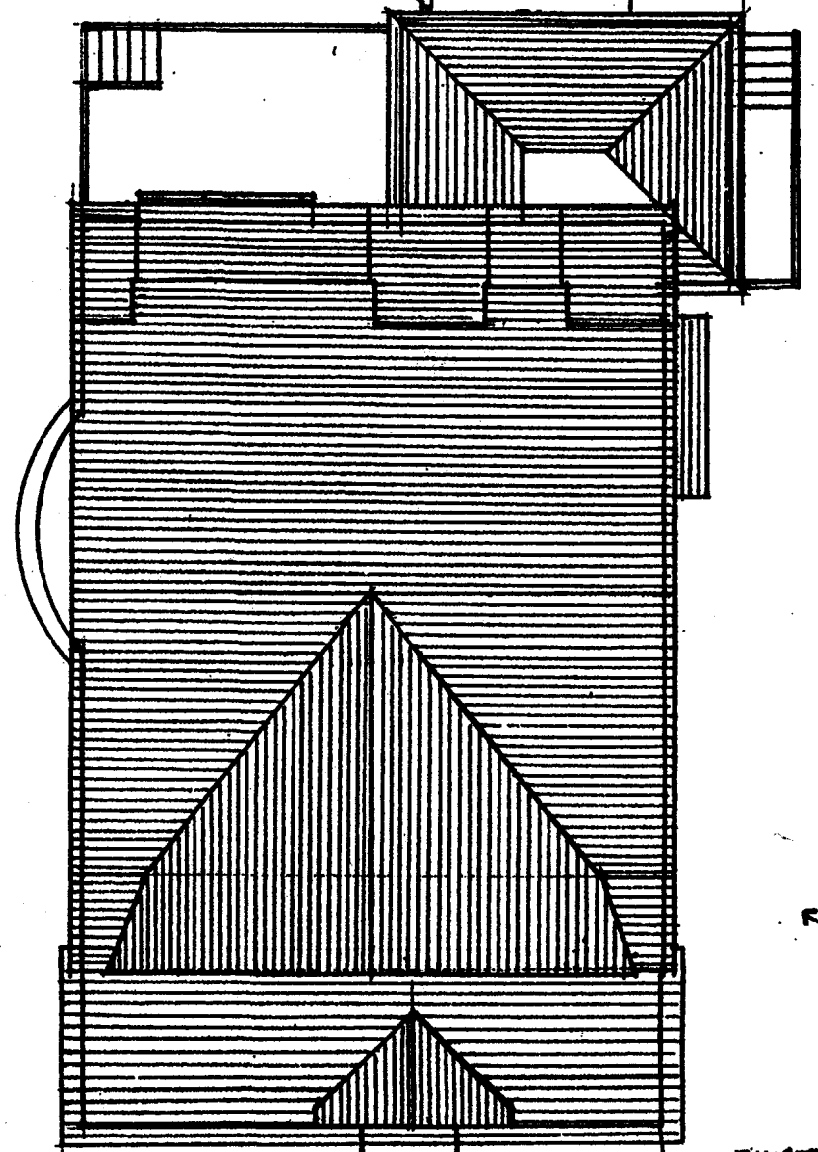
will take out A permit  
(already took down)

28'  
Sched

TA 126 SEC. PLOT 3  
10,792 S.F.

TA 125

S28°06'00"E  
99.50'



EXISTING  
PAVED  
DRIVEWAY

SPICE SET

5/8" IRS

110.05'  
N62°12'20"E

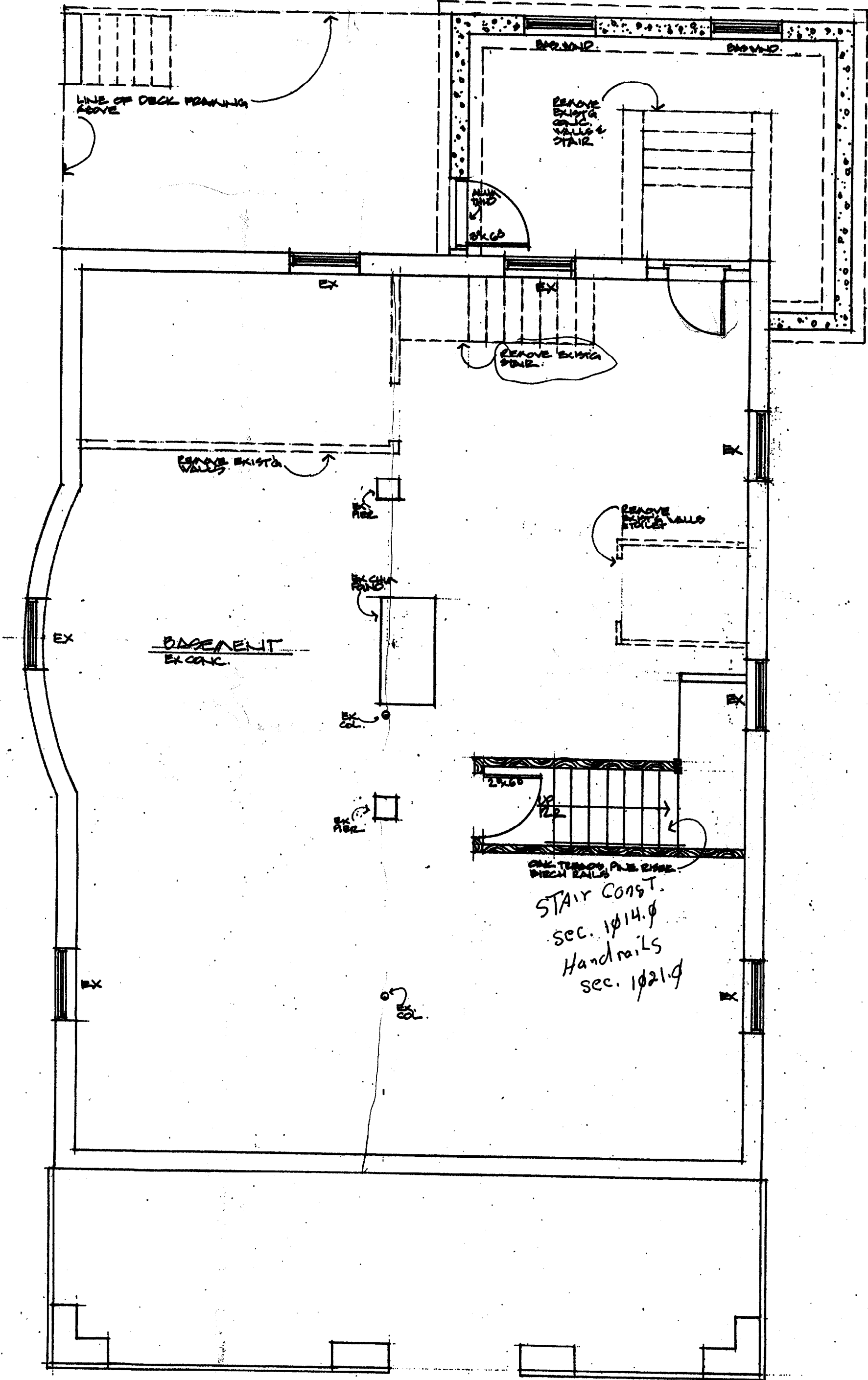
BRICK SIDEWALK

ASPHALT

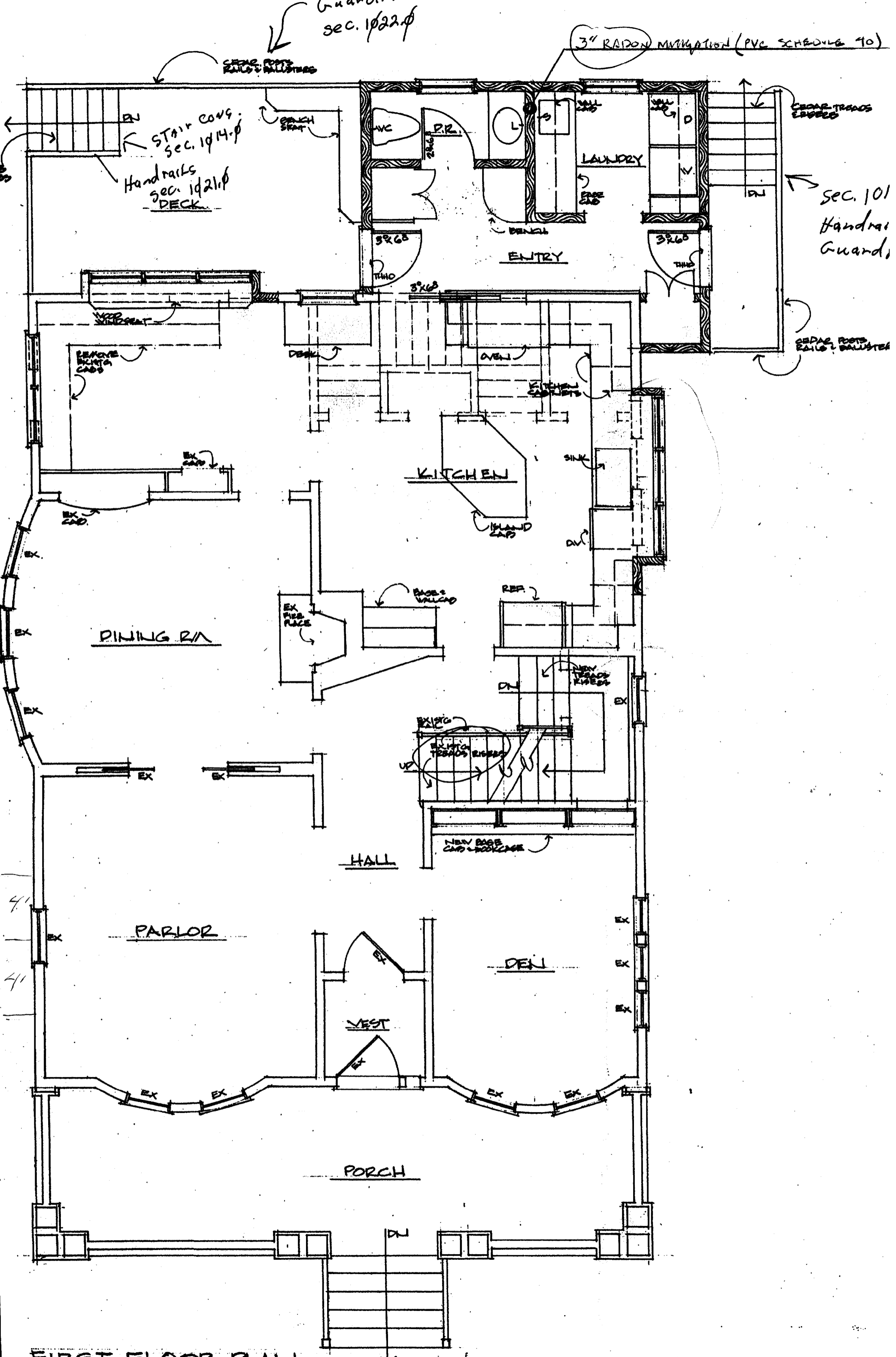
100.04'  
N62°12'20"E  
BRICK SIDEWALK

UP#2

ASPHALT CURB



BASEMENT FLOOR PLAN



Handrails  
sec. 1022.0

3" RADON MITIGATION (PVC SCHEDULE 40)

STAIR CONV.  
sec. 1014.0

Handrails  
sec. 1021.0  
DECK

sec. 101  
Handrail  
Guard

DINING RM

KITCHEN

LAUNDRY

ENTRY

HALL

PARLOR

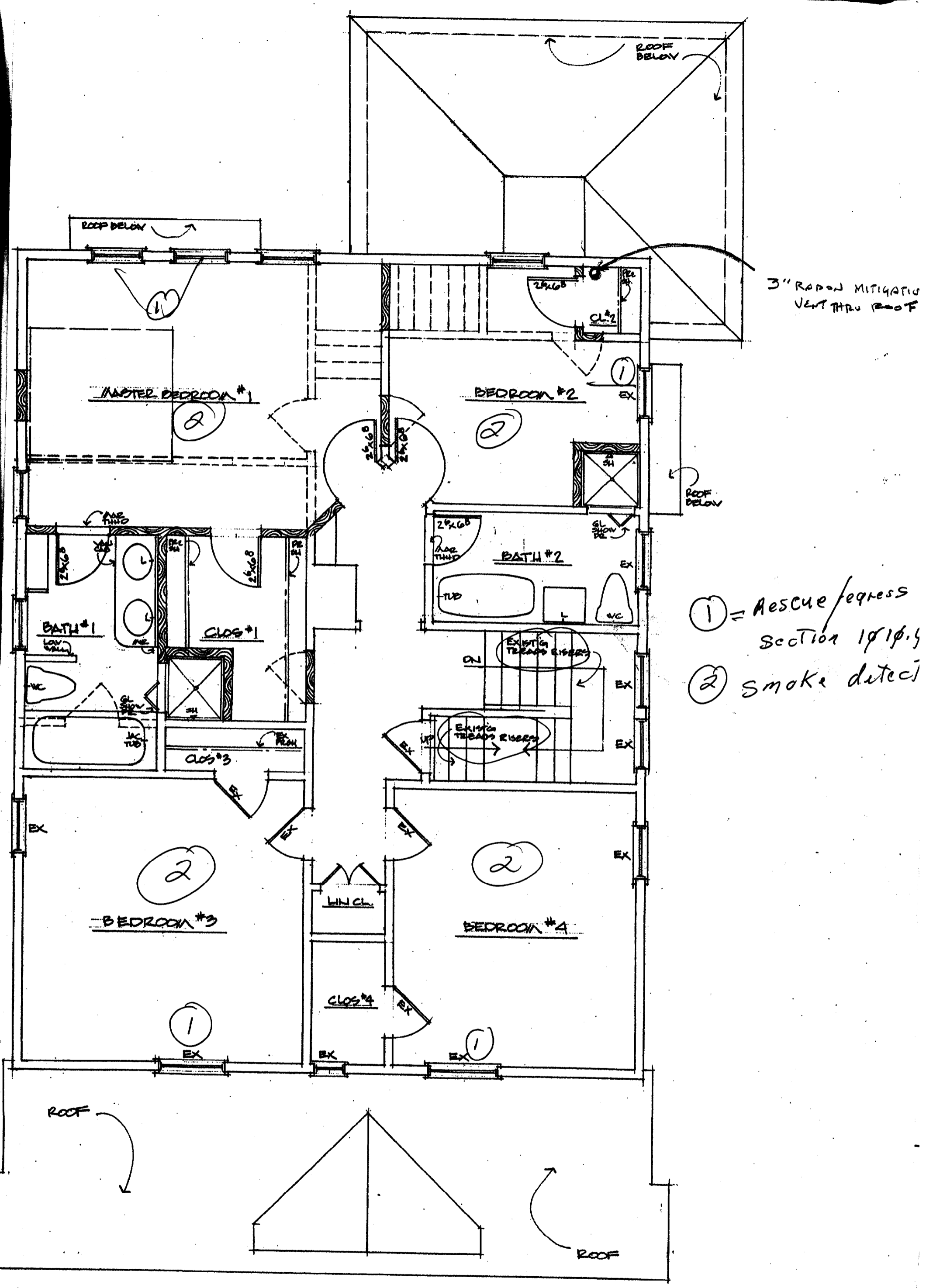
DEN

VEST

PORCH

FIRST FLOOR PLAN

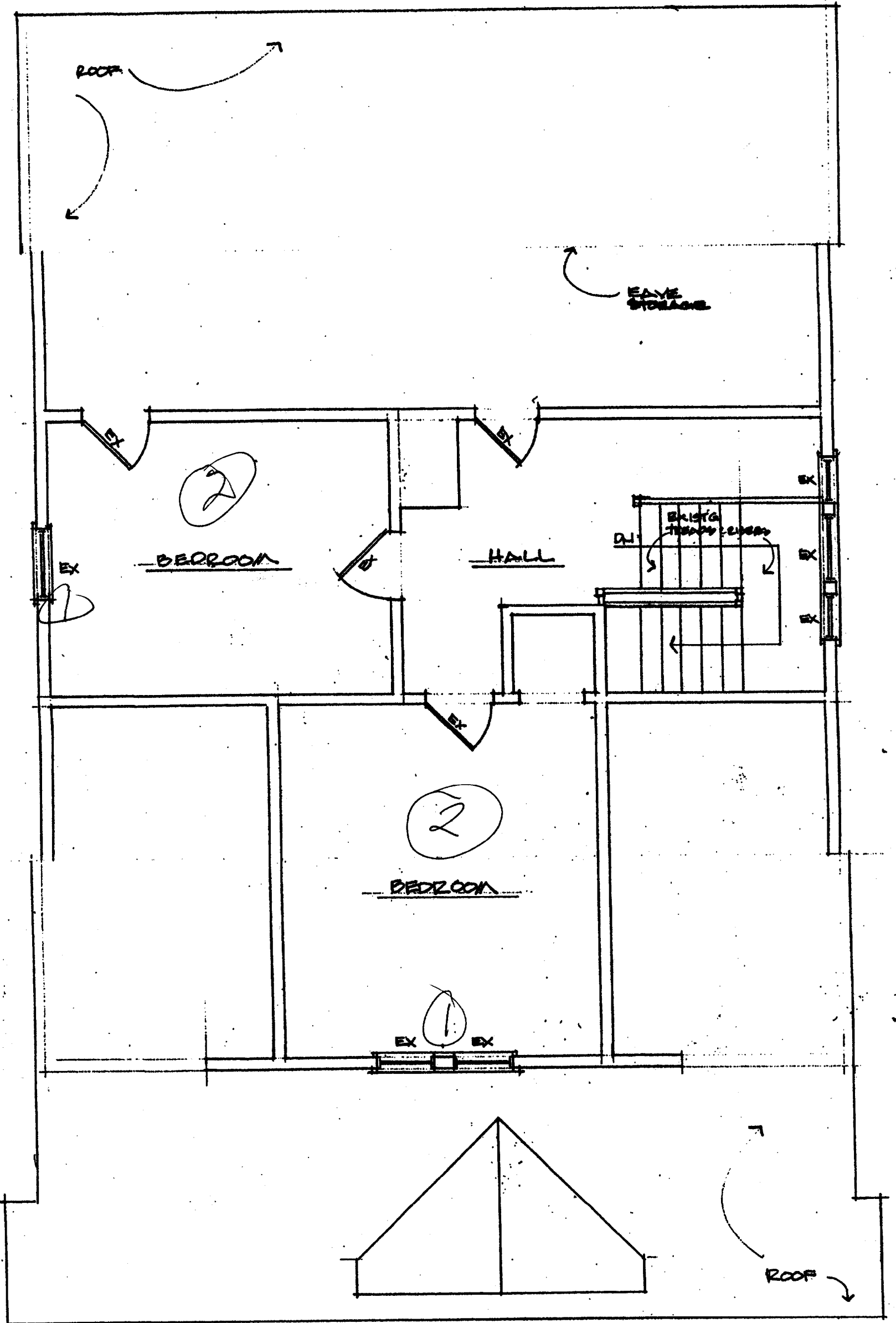




3" RADON MITIGATION VENT THRU ROOF

① = Rescue/Egress  
 Section 1910.4  
 ② = Smoke detect

SECOND FLOOR PLAN



THIRD FLOOR PLAN

BAS. FLOOR EL.

NORTH ELEVATION

EXISTING BRICK CHIMNEY

ASPHALT ROOF SHINGLES

THIRD FLOOR EL.

CEDRAR CLAPBOARD SIDING

RAKE TRIM

SECOND FLOOR EL.

ASPHALT ROOF SHINGLES

CEDRAR CLAPBOARD SIDING

FIRST FLOOR EL.

CEDRAR POSTS RAKE BALUSTERS

CEDRAR CLAPBOARD SIDING

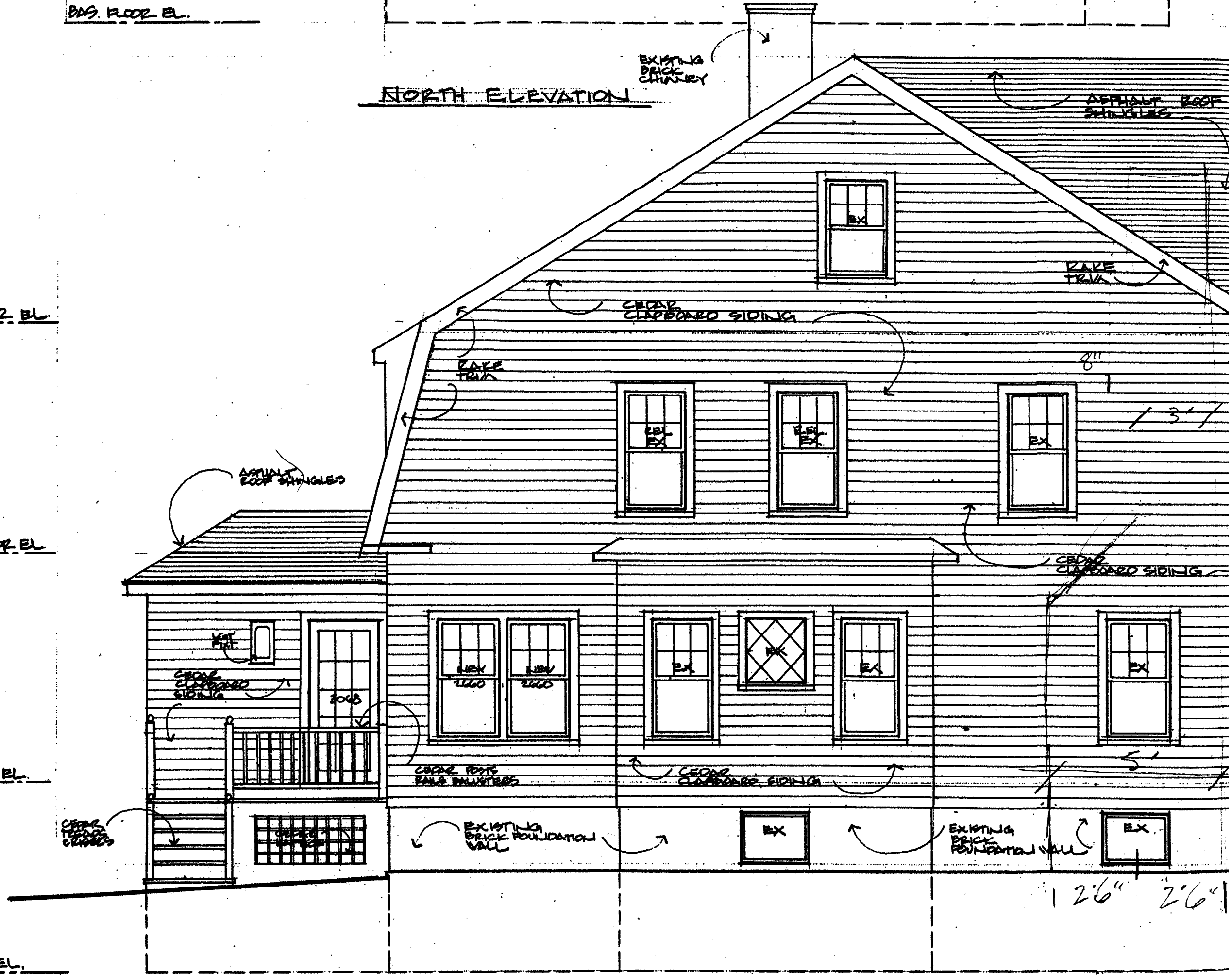
CEDRAR TRIM

EXISTING BRICK FOUNDATION WALL

EXISTING BRICK FOUNDATION WALL

BAS. FLOOR EL.

EAST ELEVATION



THIRD FLOOR EL.

THIRD FLOOR EL.

SECOND FLOOR EL.

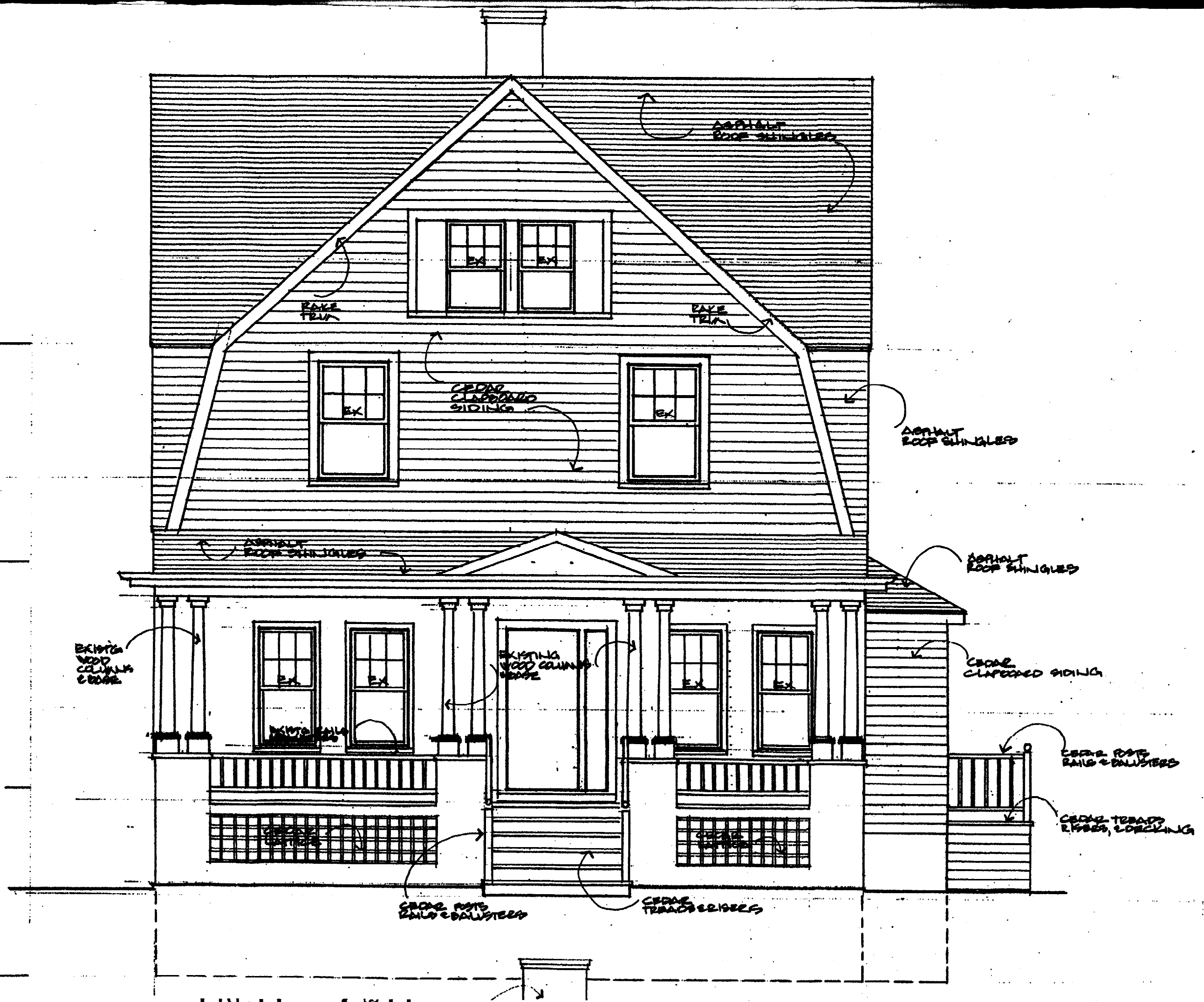
SECOND FLOOR EL.

FIRST FLOOR EL.

FIRST FLOOR EL.

BASE FLOOR EL.

BASE FLOOR EL.



117 11 11 11

THIRD FLOOR EL.

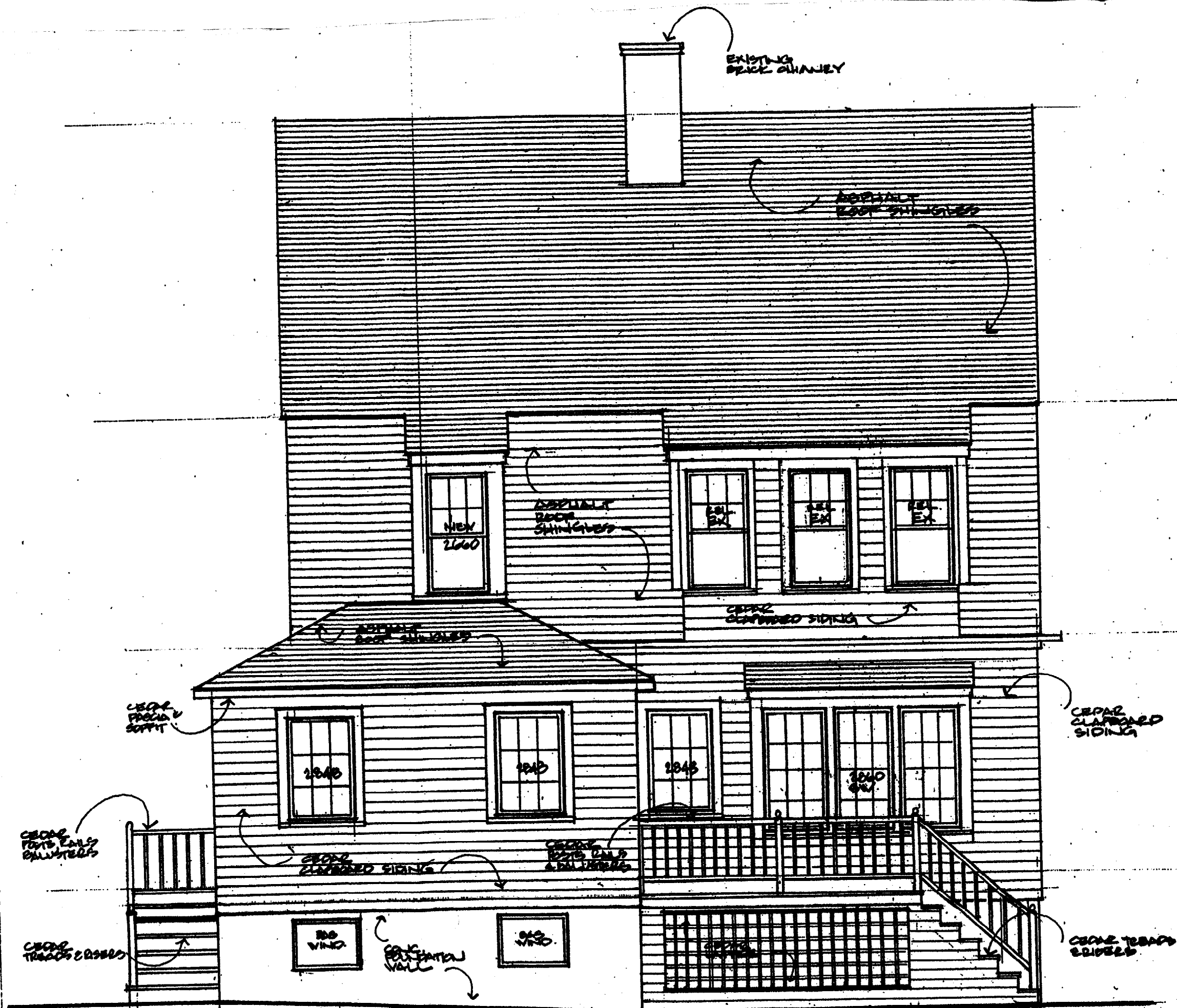
SECOND FLOOR EL.

FIRST FLOOR EL.

THIRD FLOOR EL.

SECOND FLOOR EL.

FIRST FLOOR EL.





# CITY OF PORTLAND, MAINE

## Department of Building Inspection

215 \_\_\_\_\_ 20 01 \_\_\_\_\_

Received from Papi + Romano Bldg \_\_\_\_\_ a fee

of three hundred & eighty /100 Dollars \$ 384-

for permit to install  
erect  
alter interior rehab

at 20 Almy St \_\_\_\_\_ Est. Cost \$ 100,000

126-F-003  
AC 1302

\_\_\_\_\_  
Inspector of buildings  
Per [Signature]

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy