

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

Location of Construction: 86 Vannah Ave		Owner: Kathleen & Jeffrey Cole		Phone: 772-1013	Permit 950898
Owner Address:		Leasee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR 28 1995 CITY OF PORTLAND </div>
Contractor Name: Kevin Kelly Builder		Address: 202 Washington Ave Ptd, ME 04108		Phone: 773-6285	
Past Use: 1-fam		Proposed Use: Same w/renovations		COST OF WORK: \$ 5,000.00 PERMIT FEE: \$ 45.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type 5B 130CA93 Signature: <i>Holmes</i>	
Proposed Project Description: Raising roof & changing pitch to create living space (bedroom)		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: Zone: <i>R-3</i> CBL: 128-C-017 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: 26 April 1995			

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

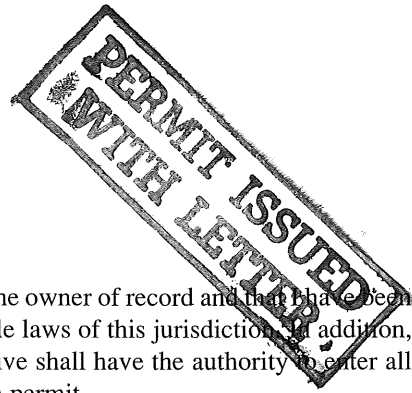
Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *4/26/95*



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 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 <i>Nancy Kelly</i>	ADDRESS:	DATE: 26 April 1995	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 6

COMMENTS

3/21/96 Nearly completed. 1. handrail on stairs is needed.
2. guard rail at top of stairs is needed.

Inspection Record		Date
Type	<i>P/A</i>	
Foundation: _____		_____
Framing: _____		_____
Plumbing: _____		_____
Final: _____		_____
Other: _____		_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 28, 1995

RE: 86 Vannah Ave., Portland

Kevin Kelly Builder
202 Washington Ave.
Portland, ME 04103

Dear Sir:

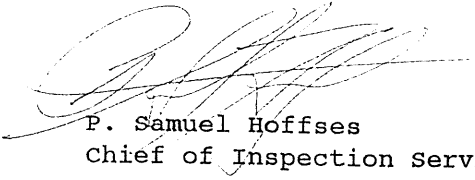
Your application to raise roof, changing pitch of roof to create living space (bedroom), has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable state and federal laws.

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

1. This building must remain a single family dwelling.
2. Your submitted plan does not show the size or spacing of the existing floor joist. The floor joist must carry a live load of 40 PSF.
3. Please read and implement items 7, 9, 11, 14, 15 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 of Inspection Services

/el

cc: Marge Schmuckal, Asst. Chief of Inspection Services

BUILDING PERMIT REPORT

DATE: 28/ APR / 95 ADDRESS: 86 Vanna Ave.

REASON FOR PERMIT: Raise roof, change pitch.

BUILDING OWNER: Kathleen & Jeffrey Cole

CONTRACTOR: Kevin Kelly APPROVED: _____

PERMIT APPLICANT: _____ DENIED: 7, 9, 11, 14, 15, 16

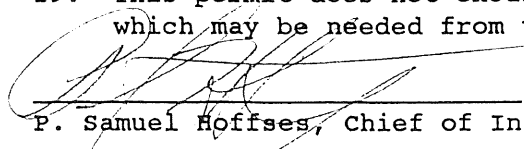
CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution 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 sq. 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

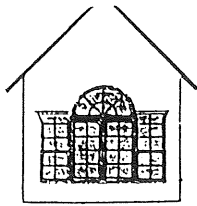
1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

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.

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 & 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
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 or 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 of Inspection Services

/el 3/16/95



202 Washington Avenue
Portland, ME
773-6285

Proposal Submitted To <u>Jeff - Kathy Cole</u>	Phone <u>772-1013</u>	Date <u>4/22/95</u>
Street <u>86 Vannah</u>	Job Name <u>Same</u>	
City, State and Zip Code <u>Portland Me 04103</u>	Job Location <u>Same</u>	
Architect	Date of Plans	Job Phone

We hereby submit specifications and estimates for:

Raising 7/12 Pitch roof to 12/12
pitch roof. Frame two future skylites TPS 308 (RO 30"x55")
Extend Chimney two feet above new roof, Extend Roof vent also
Add two windows one in each gable, one Vinyl Egress window 40/60
Roof shingles as fr.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of Five thousand dollars (\$ 5000.00). Payment to be made as follows:
1/2 up front Rest when Finished

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

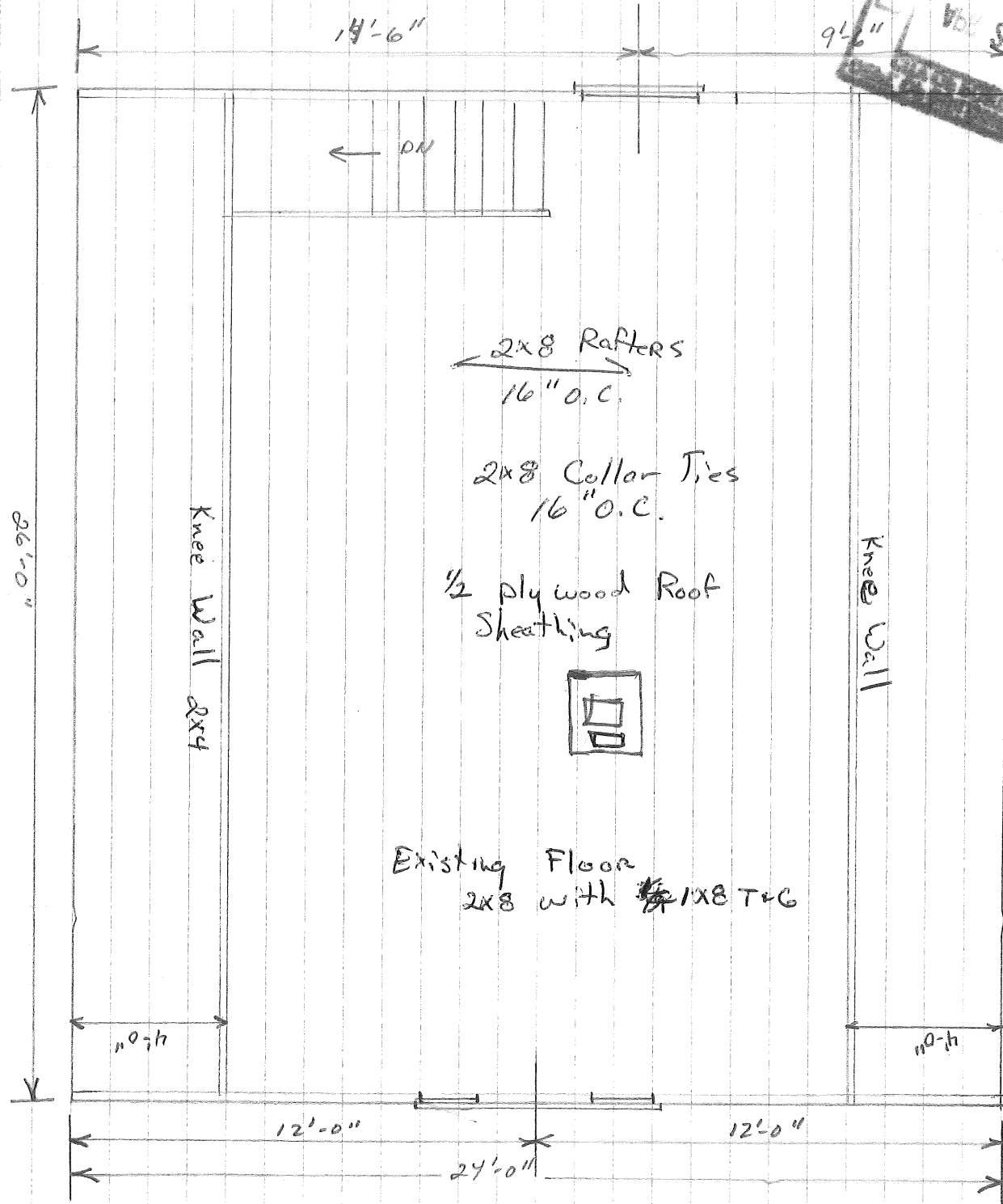
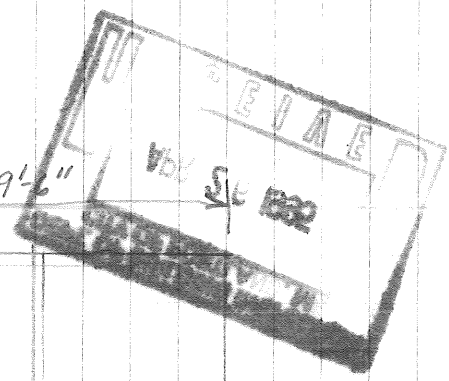
Authorized Signature Kathleen Cole

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: April 22 1995
 Signature: Kathleen Cole Signature: Kevin D Kelly

3rd Floor Plan



14'-6"

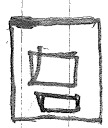
9'-6"

DN

2x8 Rafters
16" O.C.

2x8 Collar Ties
16" O.C.

1/2 plywood Roof
Sheathing



Existing Floor
2x8 with 1x8 T&G

Knee Wall 2x4

Knee Wall

26'-0"

11'-0"

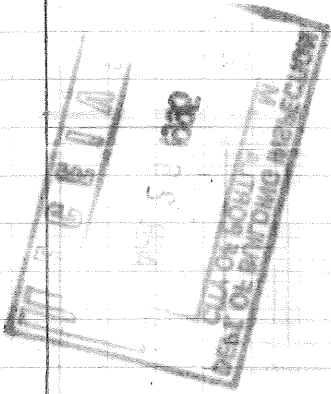
11'-0"

12'-0"

12'-0"

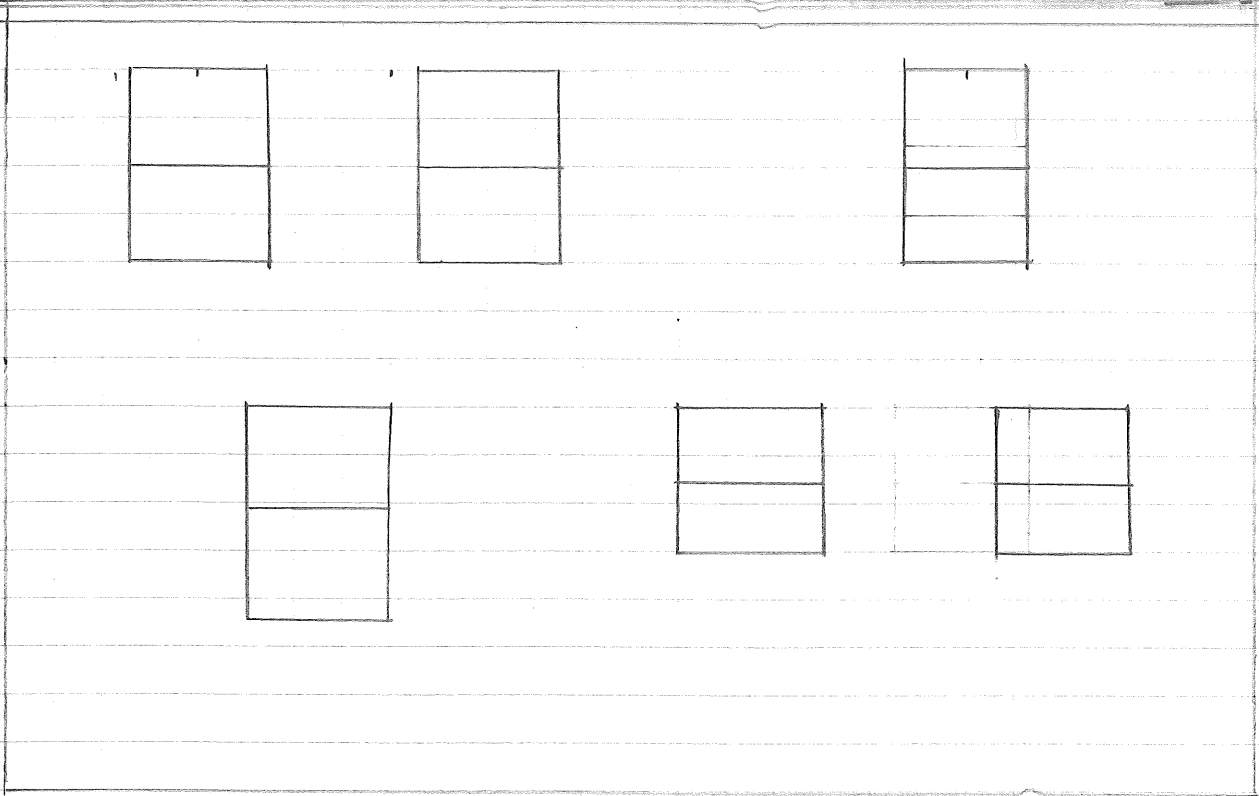
24'-0"

ROOF



Attain

New 12/12 Gable
Roof



REAR ELEVATION

Ridge Vent

2x8 Collar Ties

40/60

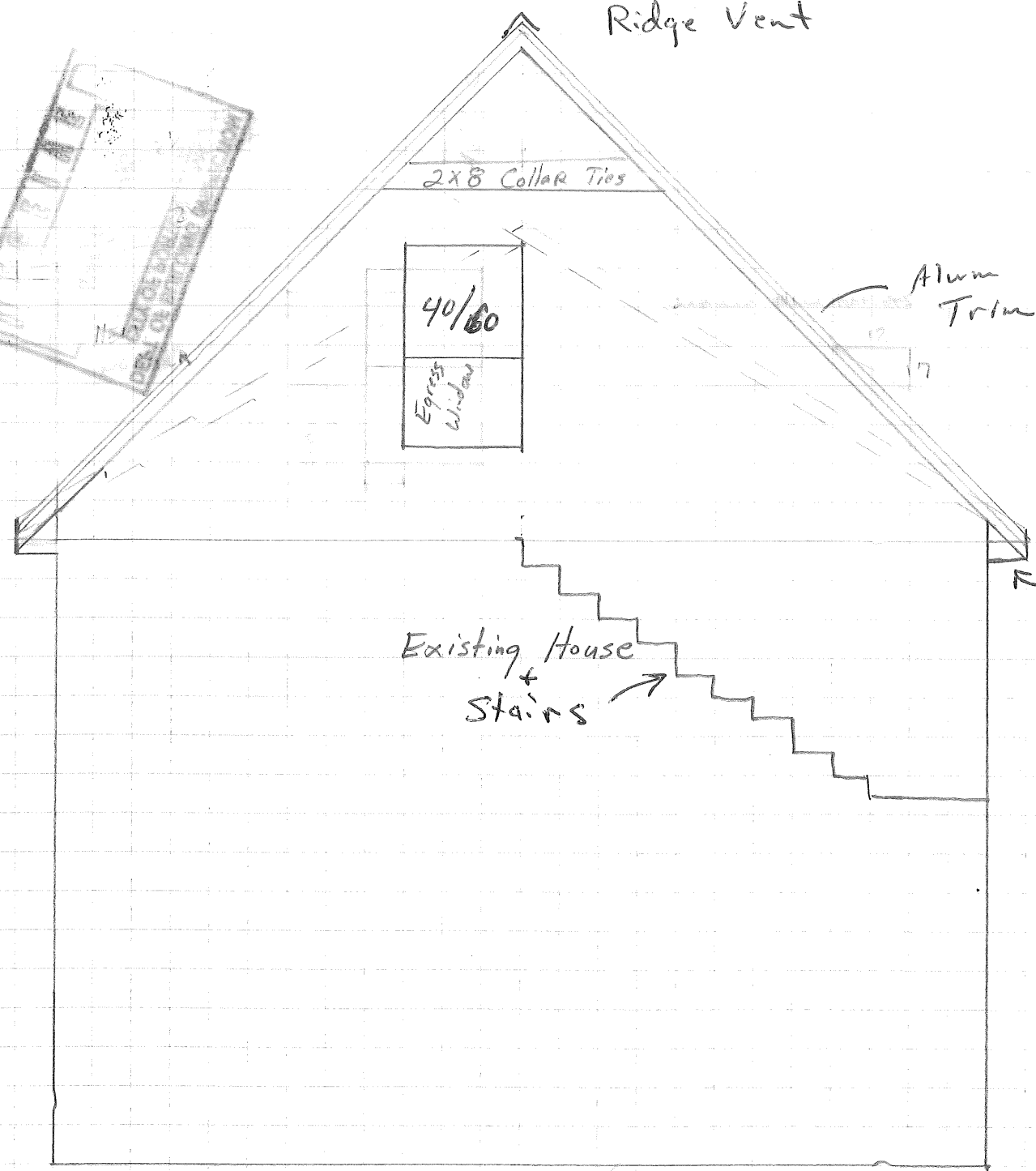
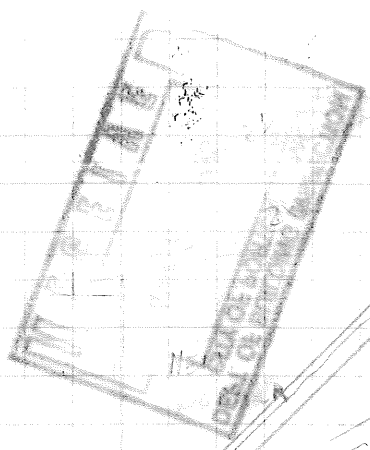
Egress Window

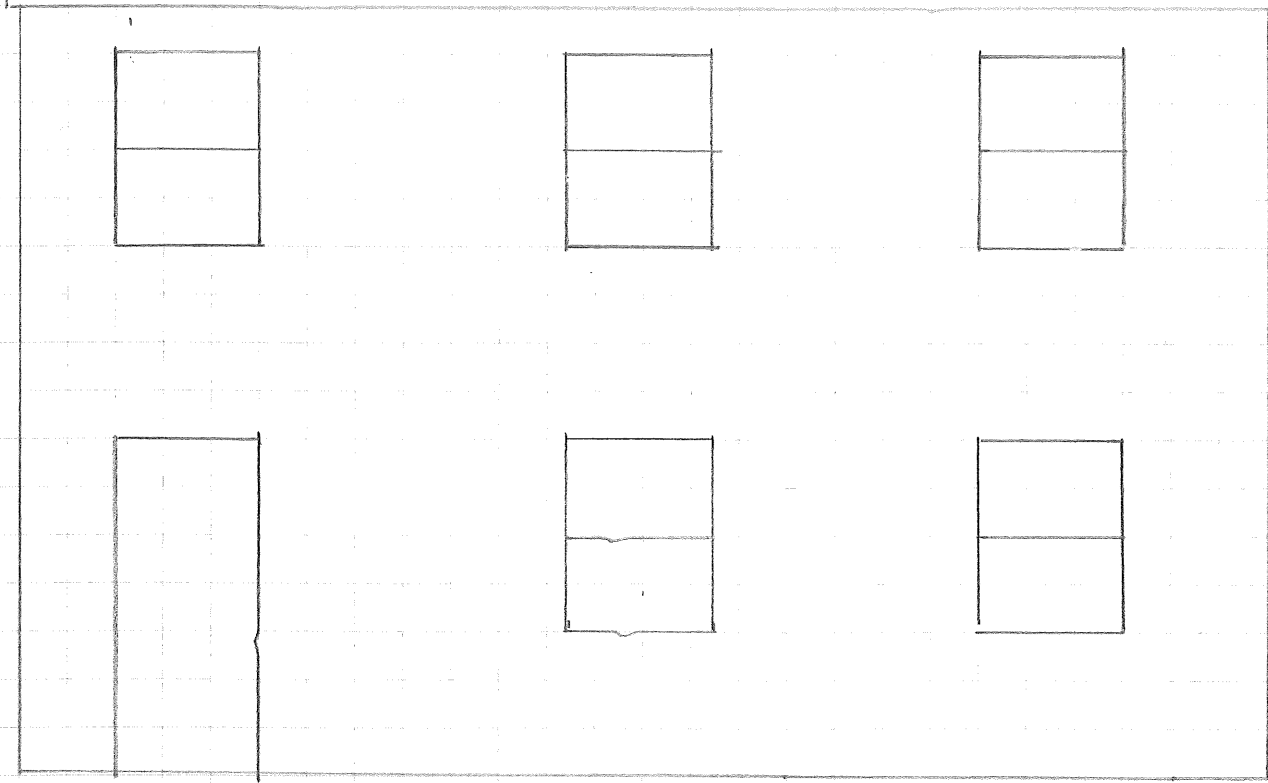
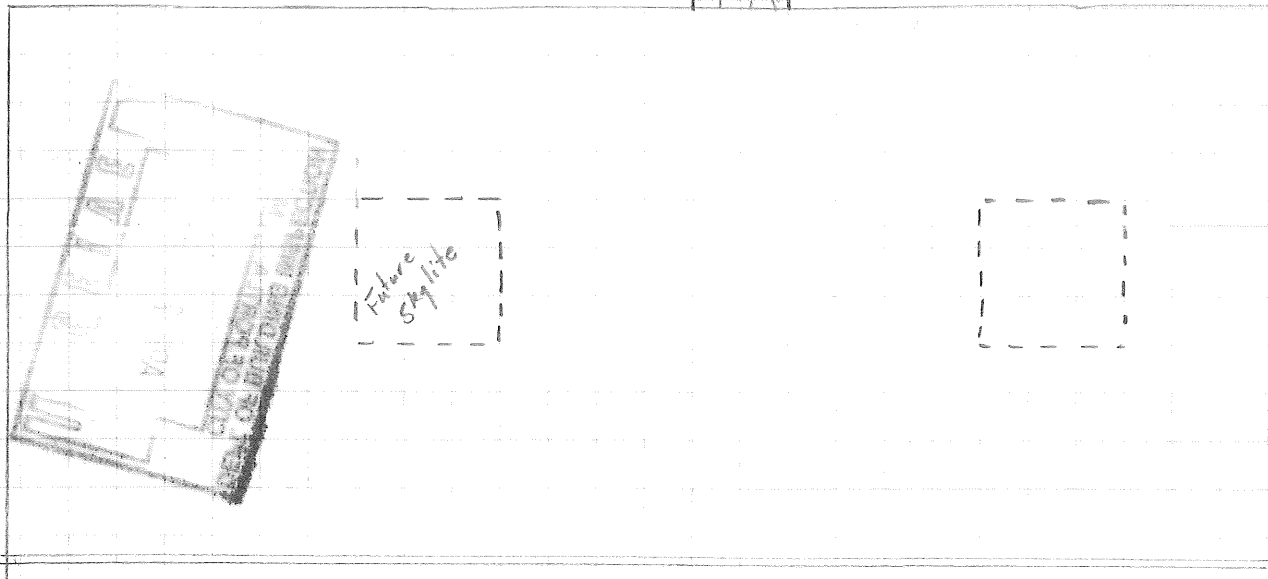
Alum Trim

Vinyl Soffit

Existing House + Stairs

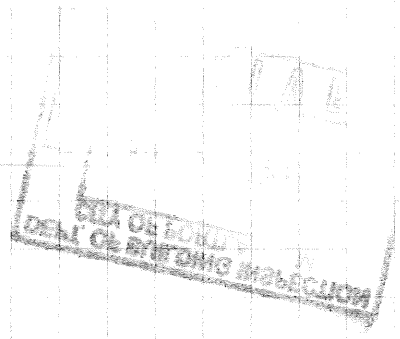
South Driveway Side





FRONT

1/4" 1/2" 2x10 Ridge
 46/48' 2x8 RAFTERS
 26 sht 1/2 ply Pine
 30 lbs Shingles 15yr white w/Green
 1-40/60 Egress Windows Vinyl w/Grilles
 1 Roll 2sq Ice & Water (Bird)
 1 Roll #3 Felt
 2x4 30/87" 12/12' 3/16'
 1-Roll Ridge Vent 25'
 1x 2x6 4/14"
 1 Roll 24"x50' Alum White
 8" Drip Edge Alum 14pcs
 1 tube white Caulking Phenol
 White Alum nails 2# lbs
 Smooth White Siding 8" 1 1/2 sq Vinyl
 F channel 5 pcs
 5# 1/4 Roofing Nails
 J Channel 4 pcs
 Finish Strips 2 pcs
 Soffit Vent 5 pcs
 Insulation 6"x15" KRAFT FACE
 1/2 x 4 x 12 sheetrock 14 shts

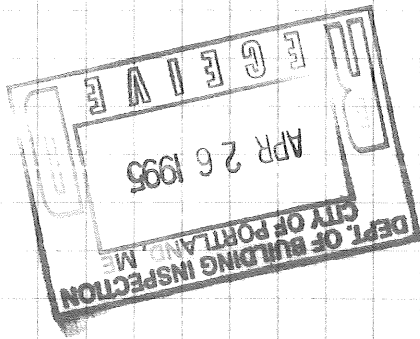


1300 sq Ft } \$500

Labor \$2130.00
 500.00

 2630.00

\$4500



WORK total labor material.

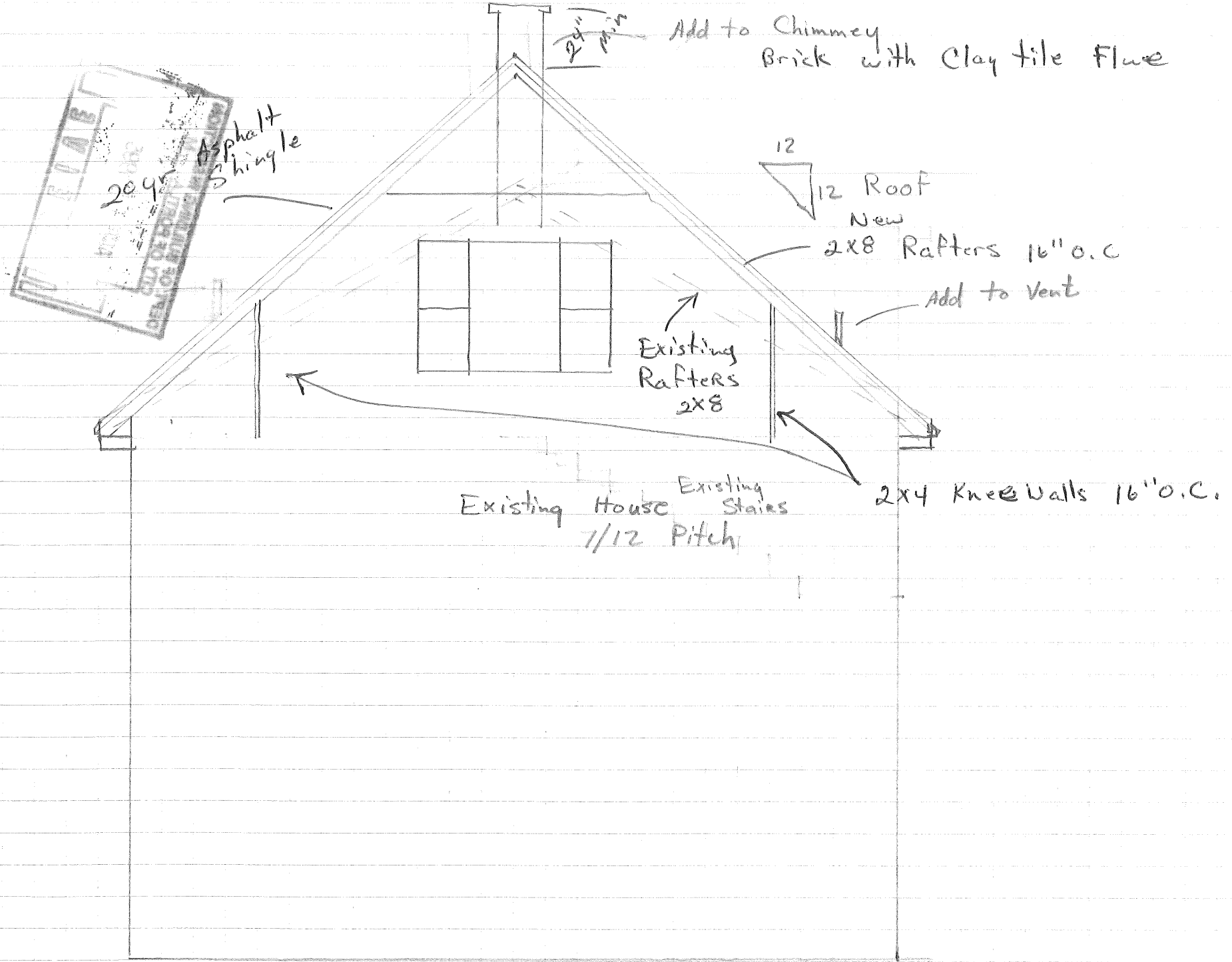
25 1,000
S each add 1,000

2x8 16" o.c.
2x10 Ridge

size of rafters and spacing
more sp

Gable Walls 2x4
16" o.c.
4" /

framing of Gable window



North Side