

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

Location of Construction: 370 Baxter Blvd		Owner: Harrisburg, Saralee & Robert		Phone: 772-7383 1-800-343-1818		Permit No: 970995	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Bill Nemers - Architect		Address:		Phone: 774-3683		Permit Issued: SEP 15 1997	
Past Use: Single Fam dwelling		Proposed Use: Same w/additions & ren		COST OF WORK: \$50,000.00		PERMIT FEE: \$270.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 2 Signature: [Signature]	
Proposed Project Description: Additions & renovations as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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: Vicki Dover		Date Applied For: 9/5/97		Signature:		Date:	

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..

Call B. Nemers for P/U

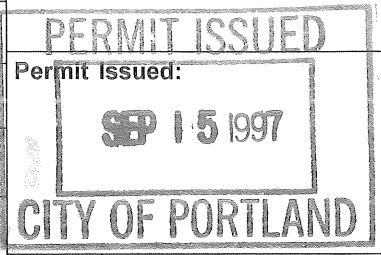
**PERMIT ISSUED WITH REQUIREMENTS**

**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 <i>[Signature]</i> Robert Harrisburg		ADDRESS: 370 Baxter Blvd, Portland		DATE: 9/5/97		PHONE: 772-7383	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_



Zone: R-3 CBL: 120-J-35-35  
Zoning Approval: 9/12/97  
Special Zone or Reviews: PA Sec 1A-4%

**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: \_\_\_\_\_

CEO DISTRICT 1

COMMENTS

10-22-97 No work yet

1-12-98 Framing is completed

1-22-98 Sprinklers are up for foundation addition. This is within perimeter of house

1-30-98 Foundation has been waterproofed & crushed stones put down.

2-25-98 Met contractor. Still working on framing. Roof line is to be changed.

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: OK 4/11

2-25-98

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

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128-J-035

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Proposed Project Description:  Additions & renovations as per plans		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type: 573 BoCS 96	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: [Signature] Date:	
Permit Taken By: Vicki Dover		Date Applied For: 9/5/97		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 9/12/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland per Sec <input type="checkbox"/> Wetland 14-436 <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"/>	

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SIGNATURE OF APPLICANT: [Signature] Robert Harrisburg  
 ADDRESS: 370 Baxter Blvd, Portland DATE: 9/5/97 PHONE: 772-7383

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Appoved
  - Approved with Conditions
  - Denied

Date: 9/5/97

[Signature] IDA  
 CEO DISTRICT 6 Leary

# BUILDING PERMIT REPORT

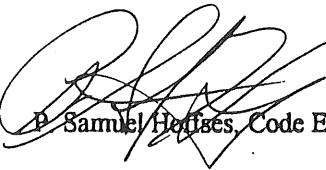
DATE: 15 Sept. 197 ADDRESS: 370 Baxter Blvd.  
REASON FOR PERMIT: To Construct additions/make Renovations  
BUILDING OWNER: Harrisburg - Saree & Robert  
CONTRACTOR: B. H. Nemers  
PERMIT APPLICANT: Robert Harrisburg APPROVAL: \*1, \*2, \*8, \*9, \*10, \*11, \*12, \*16 DENIED 2, 5, 6, 9  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

- \* 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) U.L. 103.
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. 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.
- \* 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.
- \* 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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- X 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_



P. Samuel Hodges, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant: Sprake & Robert Harrisburg  
Address: 370 Baxter Blvd.

Date: 9/11/97  
C-B-L: 128-J-35 → 37

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct additions / make renovations

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

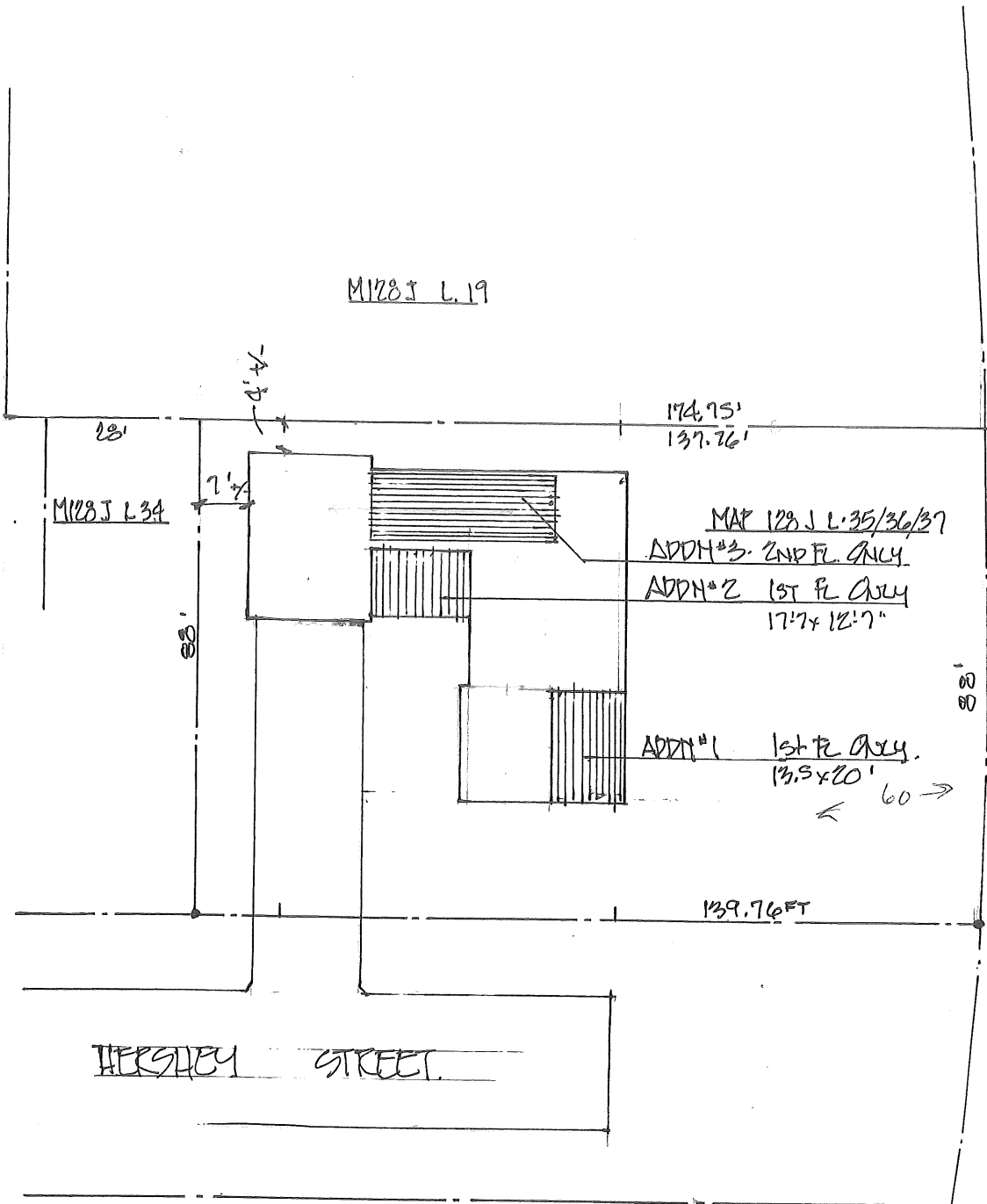
Shoreland Zoning/ Stream Protection -

Flood Plains -

using See 14-436  
still in effect  
for fill in

N/A over 75' from high water

Received  
9/13/97



SITE PLAN of HARRISBURG LOT. 1"=30'  
370 BAXTER BLVD. FERRAND ME

WILLIAM NEMMERS ARCH



WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3683.

September 4 1997

Mr. Sam Hoffses, Building Inspector  
City of Portland  
Congress St.  
Portland, Maine 04101

Re: Harrisburg Residence  
1 Hershey St. Portland

Dear Sam,

With this letter I am submitting two copies of the construction plans for the renovation of this house which fronts on Hershey Street and also Baxter Boulevard. The renovation calls for the filling in of two segments, neither of which expand the building closer to the lot lines or are in setback areas.

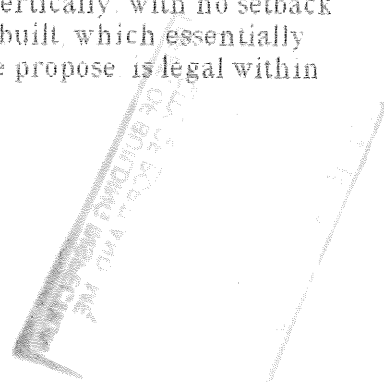
A third portion of the construction adds a second floor bedroom wing on the back of the house. The exact location of the lot line on this North side of the house is in dispute and is in the process of being surveyed, but it is close to the building, maybe 6 feet (+/-).

Our reading of the code, however, specifically under section (14 • 436) is that if the house is pre-1957 which this house is, then the city assumes that it was built in accordance with the zoning ordinance in effect at that time, and is therefore legal. Also, this provision states that the building can be enlarged vertically, with no setback requirements other than those in effect when the house was built, which essentially means that vertical expansion of the existing first floor, as we propose, is legal within the current code.

Thank you.

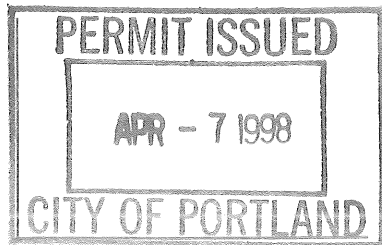
A handwritten signature in black ink, appearing to read 'William Nemmers', written in a cursive style.

William Nemmers





980317



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. one
Portland, Maine, R. Zone

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 02 April 1998 128-J-035

The undersigned hereby applies for amendment to Permit No. 970995 pertaining to the building or structure comprised in the original application 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 370 Baxter Blvd Within Fire Limits? Dist. No.
Owner's name and address Harrisburg, Saralee Telephone
Lessee's name and address Telephone
Contractor's name and address Bob Harrisburg SAA Telephone
Architect Bill Nemmers 774-3683 Plans filed No. of sheets
Proposed use of building 1-fam No. families
Last use Same No. families
Increased cost of work -0- Additional fee 25.00

Description of Proposed Work

Reconfigure Roofline as per plans

Handwritten notes: JLC, D.P.

Call Bill For P/U 774-3683

Handwritten signature of Bill Nemmers

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber - Kind Dressed or full size?
Corner posts Sills 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.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: [Handwritten signature] 4/3/98

Signature of Owner

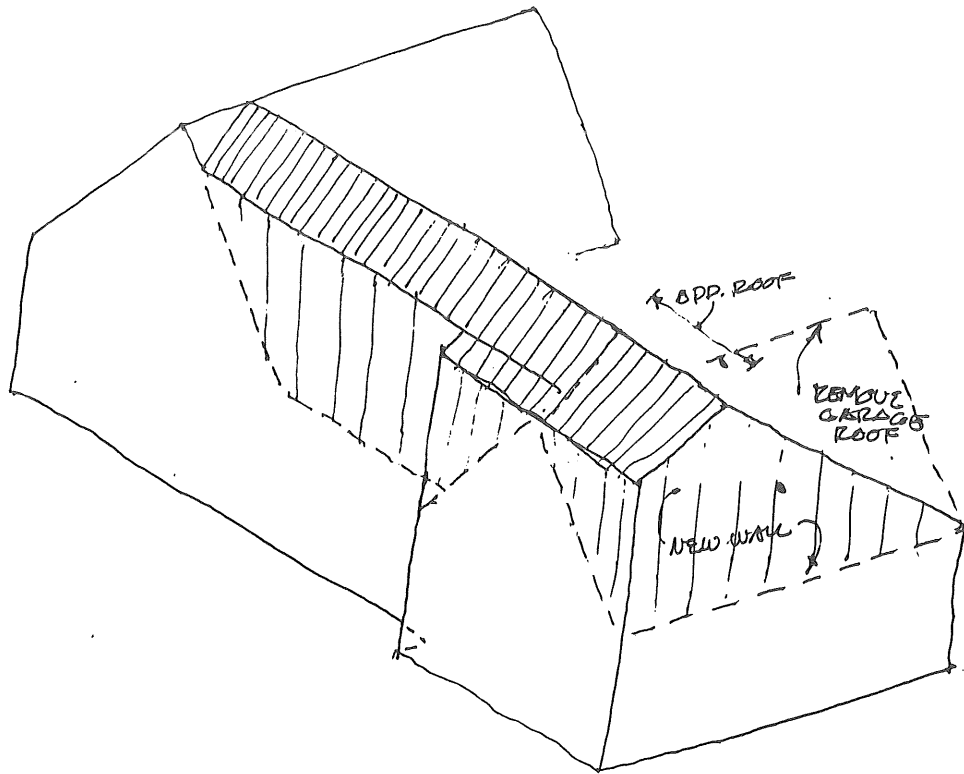
Approved:

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

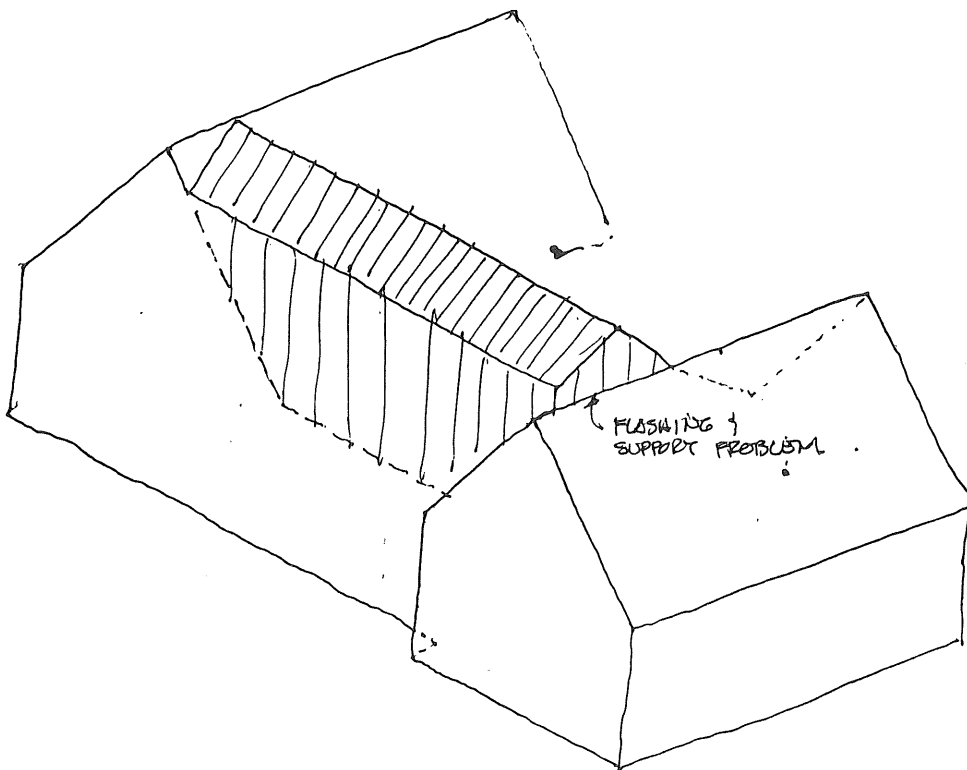
FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

Inspector of Buildings

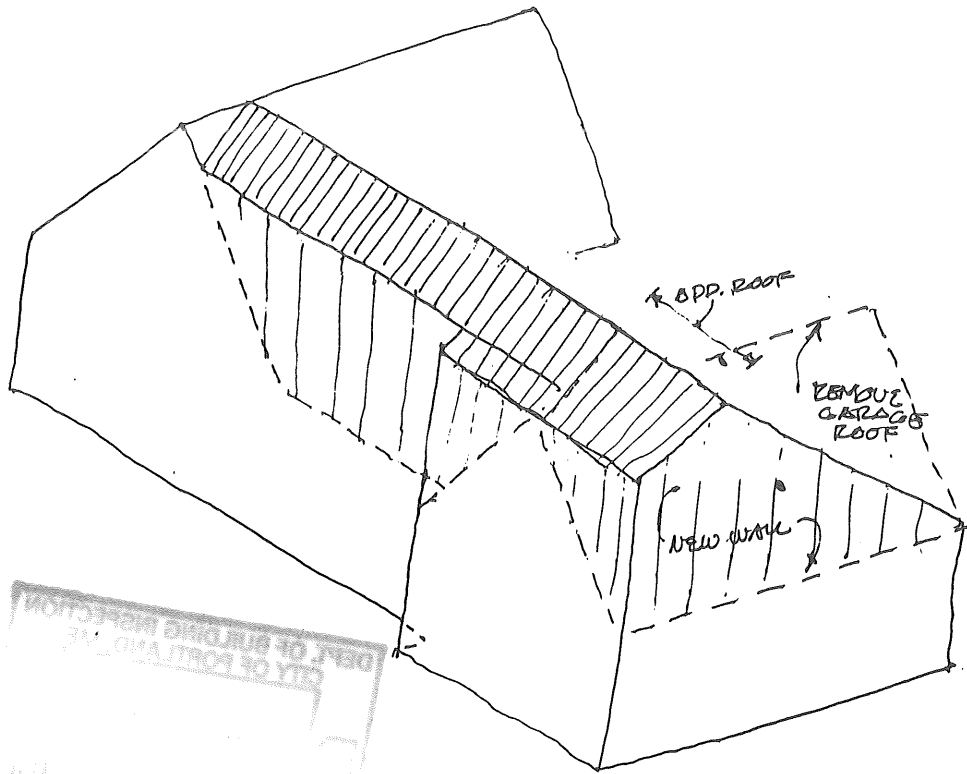
Handwritten number 6 and signature



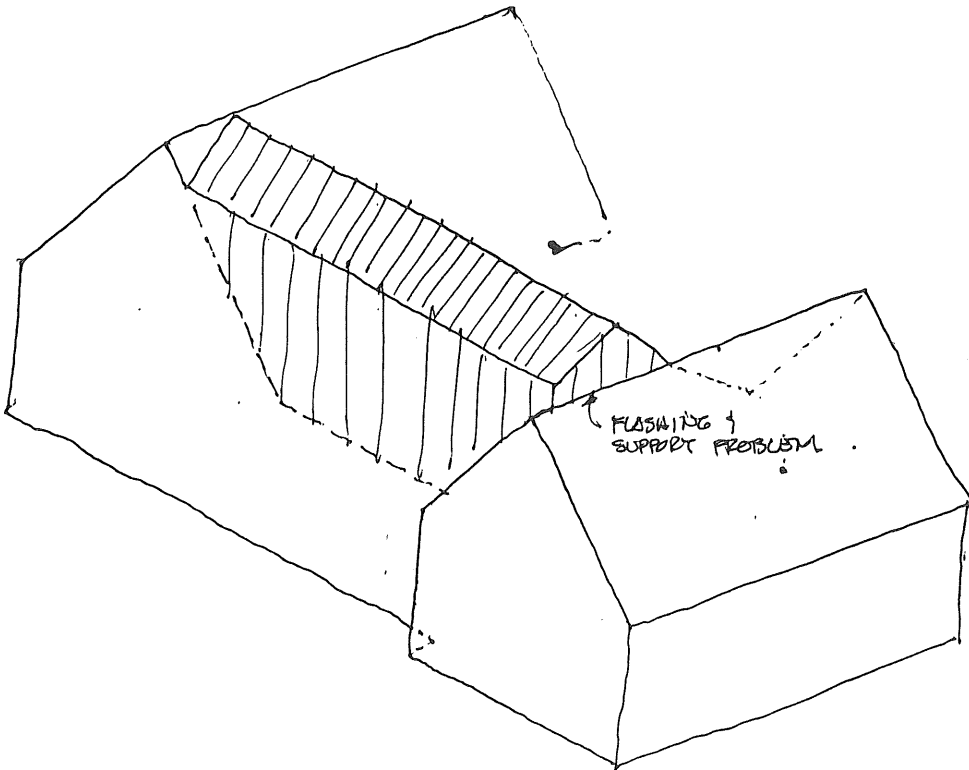
HARRISBURG RESIDENCE  
2ND FLOOR REAR AS AMENDED. N.T.2



HARRISBURG RESIDENCE  
2ND FLOOR REAR AS PERMITTED



HARRISBURG RESIDENCE  
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