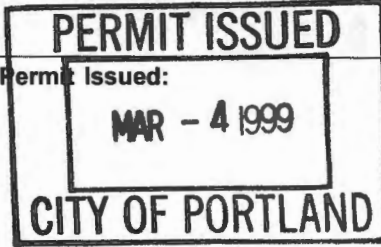


Location of Construction: 5 Bryant St		Owner: Waldron, Carter & Venens, Villa		Phone: 772-5476		Permit No: 990170	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Andrew J. Graer		Address: 167 Munsey St So. Portland, ME		Phone: 04106 767-5476		Permit Issued: MAR - 4 1999	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 7,235.00		PERMIT FEE: \$ 55.00	
Proposed Project Description: Frame, wire, insulate attic (as described on attached sheet)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>509</i>		Zone: CBL: 129-C-002	
		Signature: _____		Signature: _____		Zoning Approval:	
Permit Taken By: <i>MG</i>		Date Applied For: 24 February 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews:	
		Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				<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 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

25 February 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 3

COMMENTS

Checked framing - appears to be done per plans. TM
5/31/02 waiting for Sign off on Elec. @

OK
2/14/02

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:	OK	OK
Plumbing:	N/A	N/A
Final:		
Other:		

BUILDING PERMIT REPORT

DATE: 4 MARCH 1999 ADDRESS: 5 Bryant St. CBL 129-C-002
REASON FOR PERMIT: To make interior renovations
BUILDING OWNER: Walden - Venona, Willa
CONTRACTOR: A. J. Greer
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *6, *8, *9, *24, *26, *28, *31,

- X1. 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)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. 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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
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. (Section 1018.6)

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. Section 1010.1
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.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
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 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) Section 920.3.2.

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. Section 921.0
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. (crawl spaces & attics)
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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). (Chapter M-16)
- X 28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. This Attic space is going to be used as living will require an amendment to this permit or a new permit -

33.


P. Samuel Hoopes, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 5 Bryant St DATE: 3/3/99

REASON FOR PERMIT: Interior Renovations

BUILDING OWNER: Walden C-B-L: _____

PERMIT APPLICANT: Andrew Green

APPROVED: with conditions DENIED: _____

#1, #6, #10, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition for the artist studio space being used by the owners. A separate "Home Occupation" permit is required. Please see attached copy of the home occupation guidelines.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-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:	<i>5 Bryant Street</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>129</i> Block# <i>C</i> Lot# <i>2</i>	Owner: <i>Willie Venema Carter Waldron</i>	Telephone#: <i>772-5476</i>
Owner's Address: <i>(Same)</i>	Lessee/Buyer's Name (if Applicable) <i>N/A</i>	Cost Of Work: <i>\$7235.00</i> Fee: <i>\$ 55</i>

Proposed Project Description:(Please be as specific as possible) <i>Frame, wire insulate attic (as described on attached sheet)</i>
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Contractor's Name, Address & Telephone <i>Andrew J. Greer 167 Mussey street S. Portland 767-5489</i>	Rec'd By: <i>MY</i>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

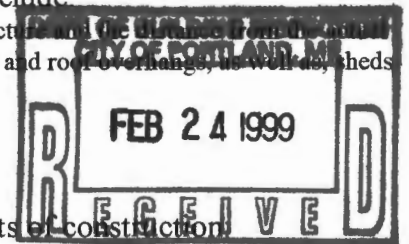
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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 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: <i>[Signature]</i>	Date: <i>2/24/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



Proposal



ANDREW J. GREER

General Contractor
167 Mussey Street
SOUTH PORTLAND, MAINE 04106
(207) 767-5489

PROPOSAL SUBMITTED TO <i>Wills, Verenna + Carter Walden</i>		PHONE <i>772-5476</i>	DATE <i>12/31/98</i>
STREET <i>5 Bryant Street</i>		JOB NAME <i>(Same)</i>	
CITY, STATE and ZIP CODE <i>Portland Me. 04103</i>		JOB LOCATION	
ARCHITECT —	DATE OF PLANS —	JOB PHONE —	

We hereby submit specifications and estimates for:

All labor and materials for attic renovation 1.) Install coil ridge vent on main house 2.) Install soffit vents in main house overhangs 3.) Install proper vents in each roof joint bay, as needed 4.) Remove existing collar ties and install new 2x6 KO at same height 5.) Build 1, 4ft knee wall, 2x6 KO construction, to run the length of the house, build the other full length knee wall 6ft tall, but joist wall, as needed, around stairwell 6.) Build down roof joists with 2x4 KO. to allow for bigger insulation, then get strapping to ceiling area 7.) Build out gable end walls with 2x4 KO. to allow for bigger insulation 8.) Install 6" insulation on all attic walls and ceiling 9.) Install all electrical devices as discussed up to code; plus 2/8' track with a total of 10 fixtures (progress lighting, model number 6280-28) 10.) Reframe window at gable end facing back yard roughly 7'-0" x 5'-6" 11.) Replace existing gable end window (facing street) with new Certainteed, white, double hung, tilt wash, no grille, vinyl replacement window 12.) Supply only, all sheetrock

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Seven thousand Two Hundred and thirty five ⁰⁰/₁₀₀ dollars (\$ *7235.00*)

Payment to be made as follows:

\$2500.00 up front, \$2500.00 after the 1st week of work, then the remaining amount of \$2235.00 due at the job completion

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 Workman's Compensation Insurance.

Authorized Signature

A. J. Greer

Note: This proposal may be withdrawn by us if not accepted within 14 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:

1/31/98

Signature

Signature

[Handwritten signatures]

Proposal



ANDREW J. GREER

General Contractor
167 Mussey Street
SOUTH PORTLAND, MAINE 04106
(207) 767-5489

PROPOSAL SUBMITTED TO <i>Willy Verreema + Carte, Walden</i>		PHONE <i>772-5476</i>	DATE <i>12/31/98</i>
STREET <i>5 Bryant Street</i>		JOB NAME <i>(Same)</i>	
CITY, STATE and ZIP CODE <i>Portland Me. 04103</i>		JOB LOCATION	
ARCHITECT —	DATE OF PLANS —	JOB PHONE —	

We hereby submit specifications and estimates for:

metal corners, joint compound, joint tape, and screws, 13.) Also install 4 access doors in both knee walls, 2 located at each end of house.

Please sign both white copies and return them copies with your check back to me.

Thanks!

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Seven Thousand Two Hundred and Thirty Five dollars (\$ *7235.00*).

Payment to be made as follows:
#2500.00 up front; #2500.00 after the 1st week of work then the remaining amount of #2235.00 due at the job completion

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 Workman's Compensation Insurance.

Authorized Signature *A. J. Greer*

Note: This proposal may be withdrawn by us if not accepted within *14* days.

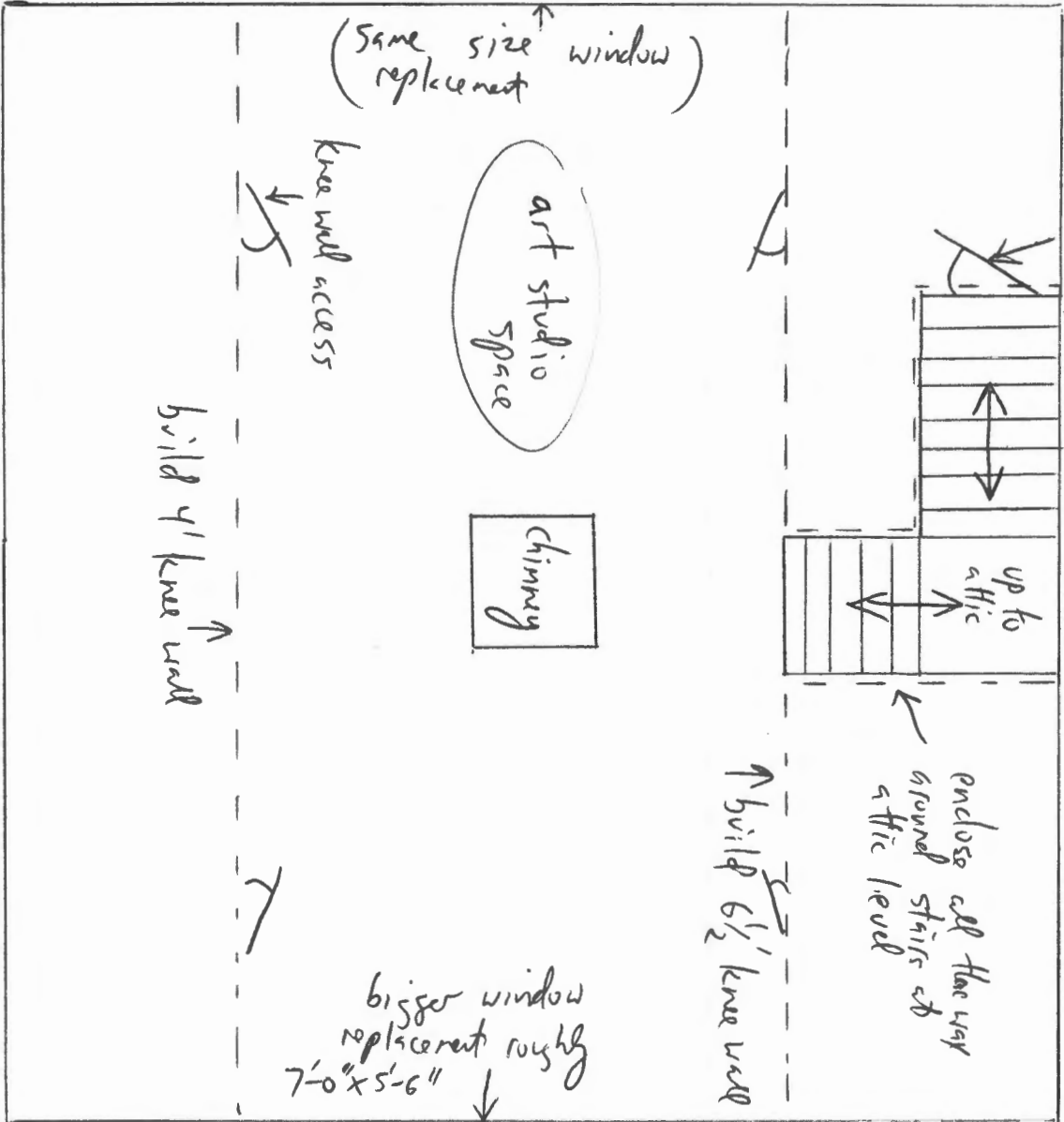
Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature *Willy Verreema*

Signature *Carte*

(Bryant street)



(Backyard)

This room will be studded insulated (with kistt face) and wired, but no sheetrock applied