

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

Location of Construction: 74 Concord St		Owner: James Lindvall		Phone:		Permit No: 971222	
Owner Address: 74 Concord St		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Chadwick Corp. Builder		Address: 70 Ross, Old Orchard, 04041		Phone: 934-9797		Permit Issued: NOV 13 1997 CITY OF PORTLAND	
Past Use: single family dwelling		Proposed Use: same w/ garage & deck & addition of 2 overhangs		COST OF WORK: \$ 14,000		PERMIT FEE: \$ 90.00	
Proposed Project Description: construction of 26' x 26' garage 2 overhangs replace existing deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R3</i> Type: <i>5B</i> <i>BOCA 96</i>		Zone: <i>R-5</i> CBL: <i>130-B-3</i>	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature] 11/10/97</i>	
Permit Taken By: Meg Hall		Date Applied For: November 4, 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>to remain</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>1 unit</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

- 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..

call to pick up- 934-9797  
beeper- 681-4223

**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

<i>[Signature]</i>	<i>70 Ross Rd.</i>	<i>11/4/97</i>	<i>934-9797</i>
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
<i>[Signature]</i>			
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: *11/5/97*

*[Signature]*

CEO DISTRICT *6*  
*m. LEARY*

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		Signature:		Signature:		Zoning Approval:	
Permit Taken By: Meg Hall		Date Applied For: October 4, 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
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SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 6

COMMENTS

11-18-97 Excavating for garage lines check out OK  
Will call for foundation pour

1-20-98 Walls as been poured today

1-14-98 Work is all completed. Contractor now called for  
a framing inspector

Inspection Record

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

# BUILDING PERMIT REPORT

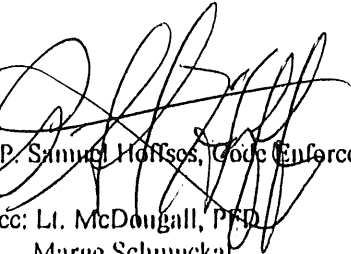
DATE: 12-NOV-97 ADDRESS: 74 Concord St.  
REASON FOR PERMIT: To Construct a 26'x26' garage (replaced deck)  
BUILDING OWNER: James Lindvall  
CONTRACTOR: Chadwick Corp. Boulder  
PERMIT APPLICANT: G. Mason APPROVAL: 4\*2\*3 8\*10\*5 26\*29  
USE GROUP U<sub>2</sub> BOCA 1996 CONSTRUCTION TYPE 5B

## 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).
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".)
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.
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.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC 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).
- 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 Hoffso, Code Enforcement  
cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant: Greg Nason

Date: 11/10/97

Address: 74 Concord St

C-B-L: 130-B-3

**CHECK-LIST AGAINST ZONING ORDINANCE**

Date - Existing - 1920

Zone Location - R-5

Interior or corner lot - Non Wood

Proposed Use/Work - construct 26' x 26' garage - replace deck with  
And front overhang Logan

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' req - 30' + shown on garage & front overhang

Rear Yard - 20' req - 27' shown on garage / 20' shown on  
12 x 12 deck

Side Yard - 8' req - 12' shown

Projections -

Width of Lot -

Height - garage is 1 story

Lot Area - ~~9420~~

11,306

2261.2 #

Lot Coverage/ Impervious Surface - 20%

Area per Family -

Off-street Parking - OK

$30 \times 33 = 990$

$14 \times 29 = 406$

$12 \times 6 = 72$

$5 \times 6 = 30$

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - NA

New 26 x 26 = 676

2174

THIS IS NOT A BOUNDARY SURVEY

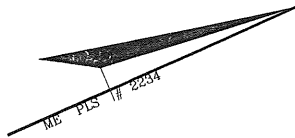
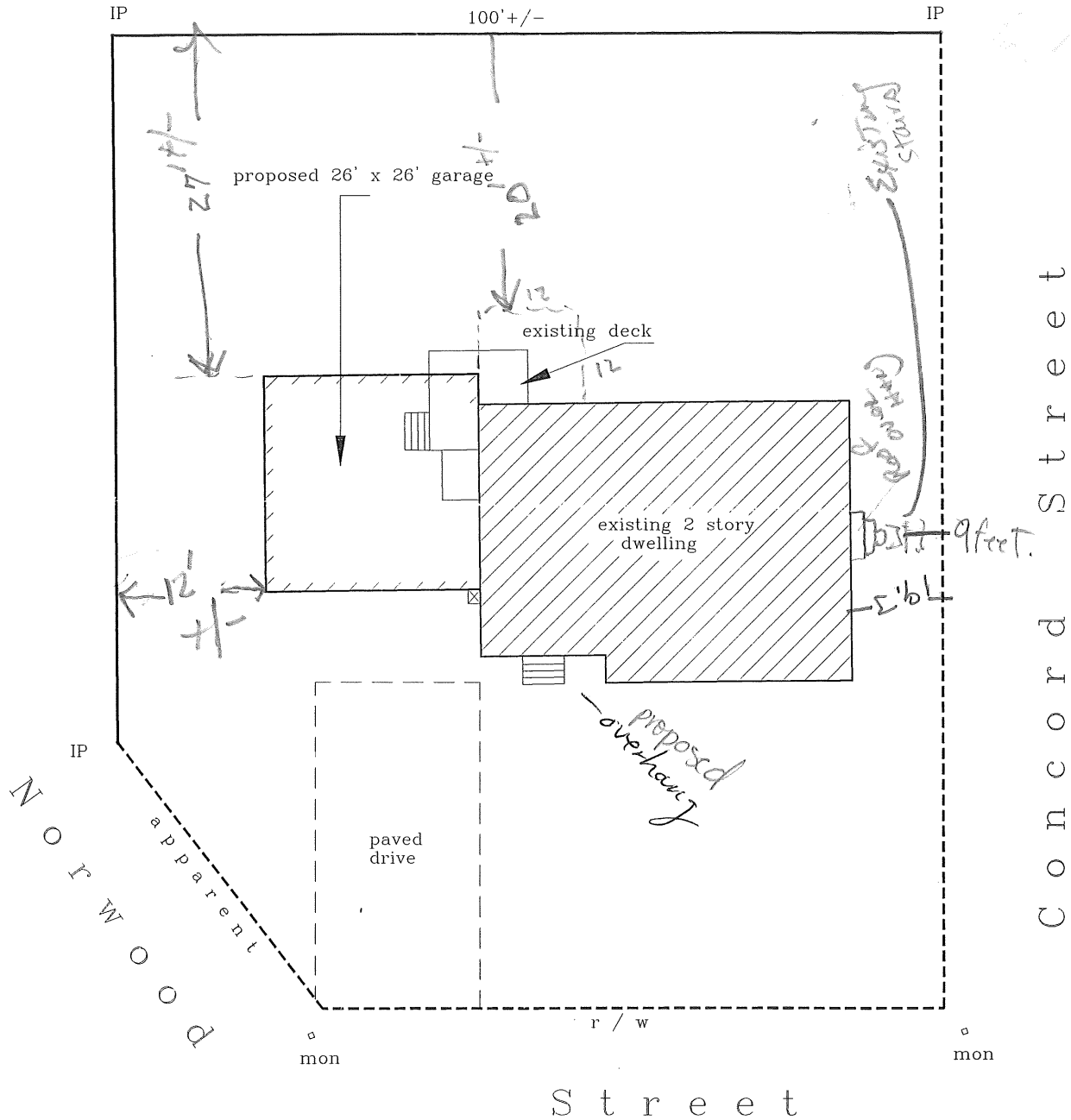
Construction Sketch: DEED BOOK 6693 PAGE 85 COUNTY Cumberland

ADDRESS: 74 Concord Street, Portland, Maine

Job Number: 163-71

Inspection Date: 9-17-97

Scale: 1" = 20'

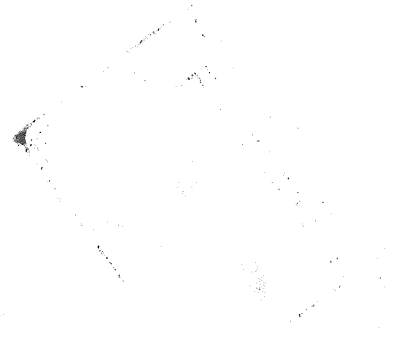


Livingston - Hughes  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Gregg  
Alison

NO  
INC





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PRELIMINARY DESIGN  
ONLY

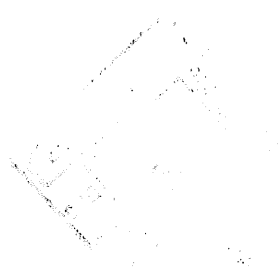
CONSTRUCTION

10/24/97

.....

.....

.....



ARCHITECTURAL DESIGN

DATE

PROJECT NO. 006



1

10/24/97  
 10:40  
 WOOD STRUCTURES  
 NO. 341  
 PROJ. 006  
 ARCHITECTURAL DESIGN  
 DATE  
 PROJECT NO. 006

10/24/97

PRELIMINARY DESIGN  
ONLY



10/24/97  
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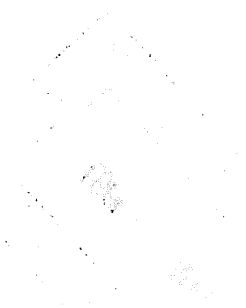
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PRELIMINARY DESIGN

CSU

WOOD STRUCTURES

6



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DEPT. OF BUILDING INSPECTION  
 CITY OF KANSAS CITY  
 10-24-97  
 11:40 AM