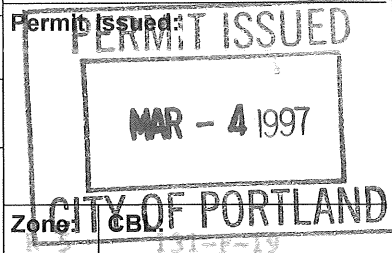


131-F-019

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

Location of Construction: 108 Glenwood Avenue		Owner: Steve Mullen		Phone: 773-0442 854-2561		Permit No: 970163	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Scot Richardson		Address:		Phone: 883-0316		Permit Issued: PERMIT ISSUED MAR - 4 1997	
Past Use: Single family dwelling		Proposed Use: same w/addition as per plans		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: construct addition as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: Vicki Dover		Date Applied For: 2/26/97					



Zoning Approval: *1-1-4*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

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

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

Steve Mullen
SIGNATURE OF APPLICANT

108 Glenwood Ave
ADDRESS:

2-26-97
DATE:

773-0442
PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT *#6*

H. Leahy

COMMENTS

4-12-97 Dnh has started on addition. Contractor never calls to check on foundation. Framing is completed & windows have been installed.

12-4-97 Dnh is all completed

Inspection Record

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

Location of Construction: 108 Glenwood Avenue		Owner: Steve Mullen		Phone: Home 773-0442 Work 854-2561		Permit No: 970163	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Scot Richardson		Address:		Phone: 883-0310		Permit Issued: PERMIT ISSUED MAR - 4 1997	
Past Use: Single family dwelling		Proposed Use: same w/addition as per plans		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: construct addition 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: <i>remain 1 family - ok</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>3/3/97</i> <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: 2/26/97				Zone: <i>R-5</i> CBL: <i>131-F-19</i>	

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..

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: *2/28/97*

D. Andrews

CEO DISTRICT *#6*

M. Leary

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

Steve Mullen *108 Glenwood Ave* *2-26-97* *773-0442*
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:
 Steve Mullen

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Applicant: Steve Mullan
Address: 109 Glenwood Ave

Date: 3/3/17
C-B-L: 131-F-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1910

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Addition & spec plans

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' req - 72' shown

Side Yard - 12' req - 24' shown

Projections -

Width of Lot -

Height - 2 story

Lot Area - 7321 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

BUILDING PERMIT REPORT

DATE: 4/March/97 ADDRESS: 108 Glenwood Ave

REASON FOR PERMIT: To Construct addition

BUILDING OWNER: Steve Mullen

CONTRACTOR: Scott Richardson

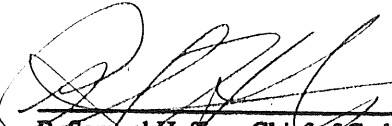
PERMIT APPLICANT: _____ APPROVAL: *1 *7 *8 *9 *10 *11 *15
DENIED: *20 *25 *26

CONDITION OF APPROVAL OR DENIAL

- X 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) UL 103.
- X 7. 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.
- X 8. Headroom in habitable space is a minimum of 7'6".
- X 9. 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.
- X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 11. 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.
12. Each apartment shall have access to two (20 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 15. 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 basementsIn 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- * 20. 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.
- 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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code
- * 25. Your application for a building permit did not have any structural plans - therefore this permit is being issued with the understanding that NO work is to begin until you have submitted and given approval to start work. Plumbing and electrical permits must also be obtained.
- 26.
- * 27.

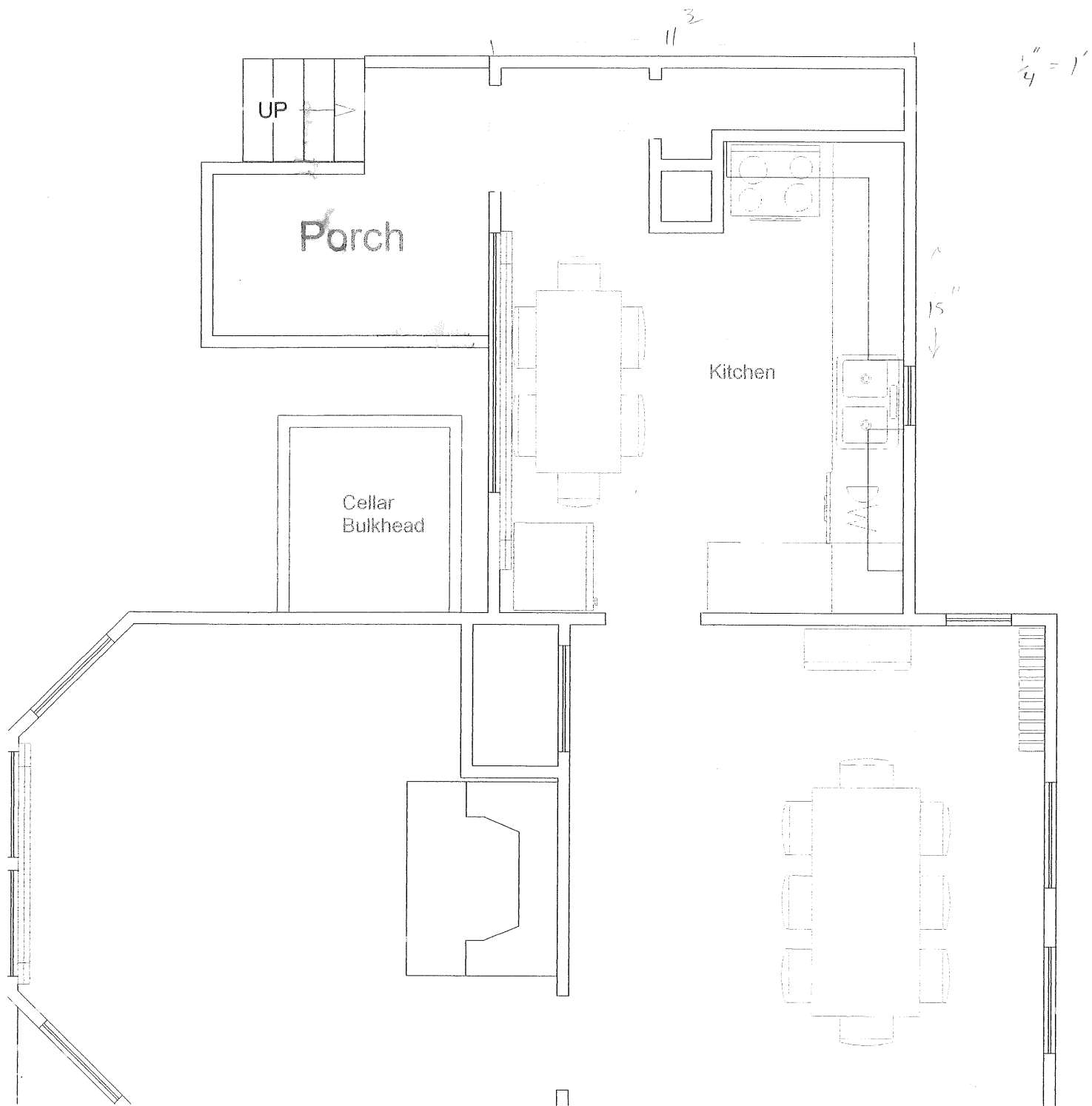


P. Samuel Hoises, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

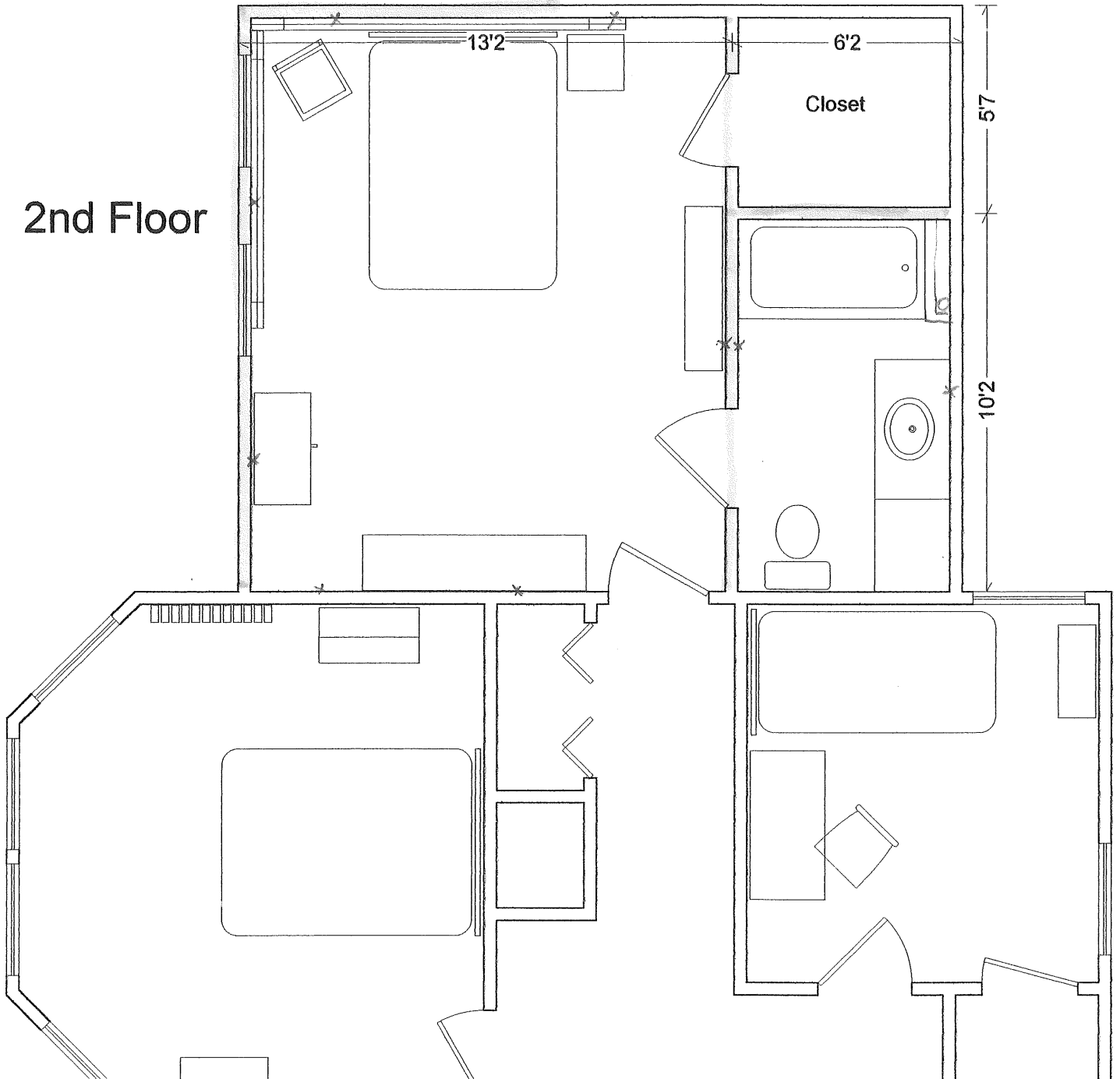
Steve Mullen

108 Glenwood Existing



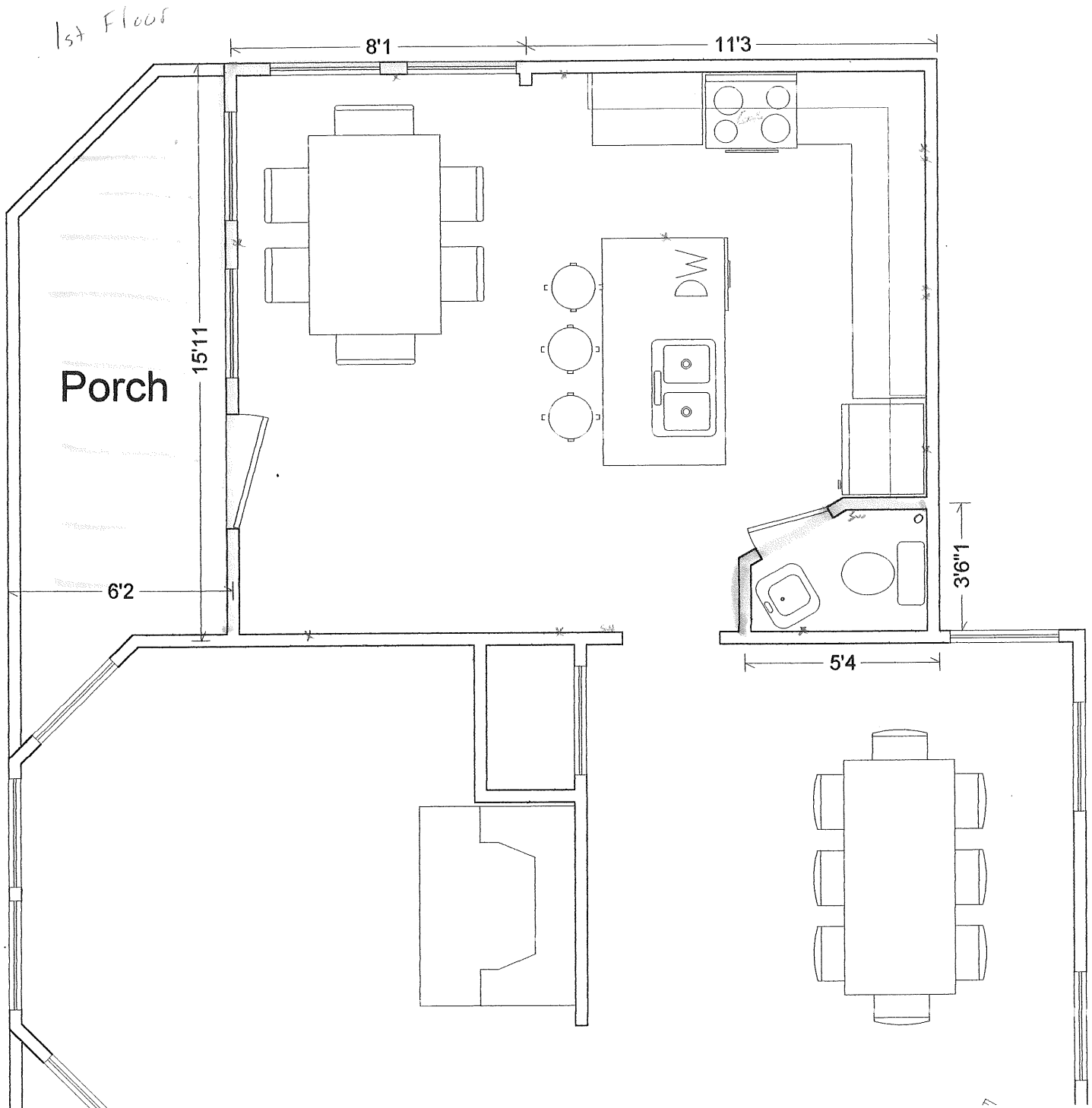
Steve Mullen
108 Greenwood Ave
2nd Floor Proposed

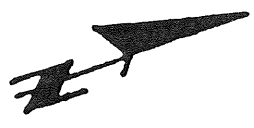
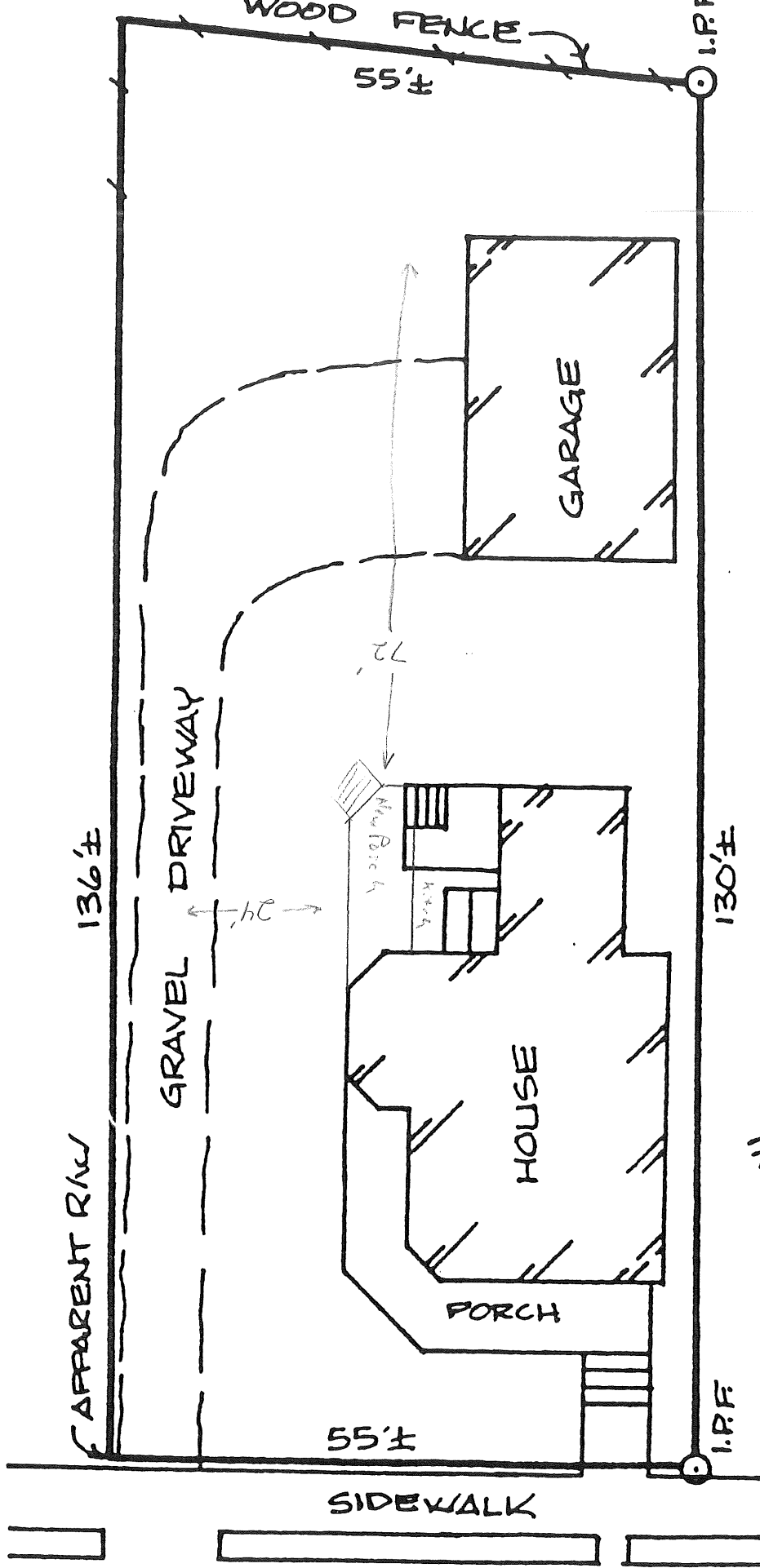
2nd Floor



Steve Mullen
108 Glenwood Ave
1st Floor Proposed

Full cellar under addition
8x8x16 concrete block with
Dow wall reinforcing + Brick
Face





Steve Mullen

108 GLENWOOD AVENUE

March 21, 1997

Steve Mullen
108 Glenwood Ave
Portland, ME 04103

P. Samuel Hoffses
Chief of Code Enforcement
City of Portland
389 Congress Street
Portland, ME 04101

Dear Mr. Hoffses,

It was a pleasure to talk with you today about our up-coming construction project. As I mentioned, I received a building permit on March 4th for a 2 story, 8x16 addition to our house.

Yesterday, when I was reviewing the documents that you sent, I was shocked to see that I had overlooked your note concerning the lack of structural plans. I'm doing most of the interior work myself and I don't have a contractor to hold my hand through this application process. Since the foundation contractor is scheduled to begin excavation on the 24th or 25th with the shell construction starting about a week later, I was very relieved when you said it wouldn't be a problem.

I have spoken with the contractors who are building the foundation and shell and have put together the information that I think you want. If you need additional info, please call me at 854-2561 (Blue Rock) where I work during the day. Lee Newman should be on-site March 24th - 28th, followed by Scott Richardson thereafter if Merlin would like to speak with them.

Thank You,



Steve Mullen

108 Glenwood Ave - Construction plan

Steve Mullen 773-0442(h) 854-2561(w)

We are adding an 8x16 2-story addition to our kitchen and bedroom

Foundation:

Contractor: Carol Newman & son (Lee Newman) 773-7762

Full basement

Footings: 12"w x 6"thick

8" block wall reinforced with "Durawall" and brick-faced above the ground line
insulated with one window

poured floor

Exterior walls

2x6 studs on 16" centers

Plywood sheathing

Clapboard exterior

Floor Joists (first and second floors)

2x10 on 16" centers (existing foundation will support the center of the floor)

2x8 joists in second floor ceiling

Roof

2x8 joists on 16" centers

Plywood sheathing with asphalt shingles

Attic is a crawl-space only

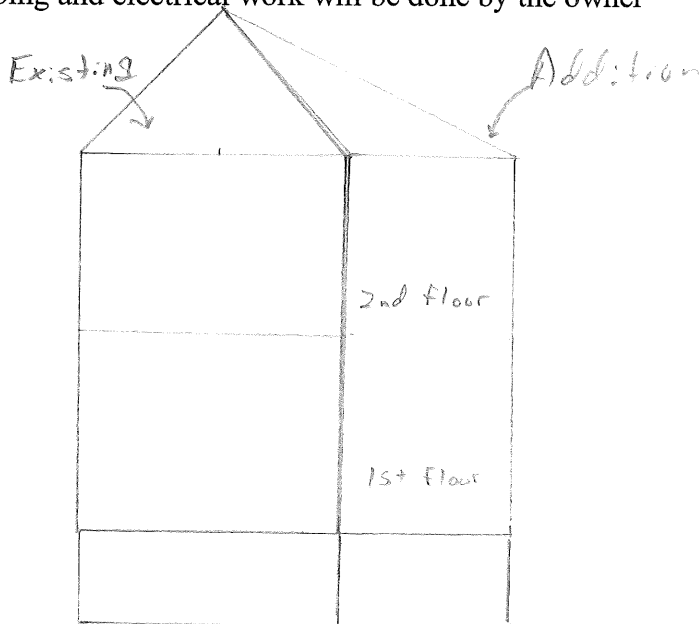
pitch is 7' height, 16' run

one half of the existing roof will be removed

Merl - Rafter size!

Shell will be built by Scott Richardson 883-0310

Plumbing and electrical work will be done by the owner



ceilings are 8' +

EXTERIOR OF SUBJECT

File No. 6652

Borrower/Client Steve & Marylee Mullen

Property Address 108 Glenwood Ave.

City Portland County Cumberland

State ME

Zip Code 04103

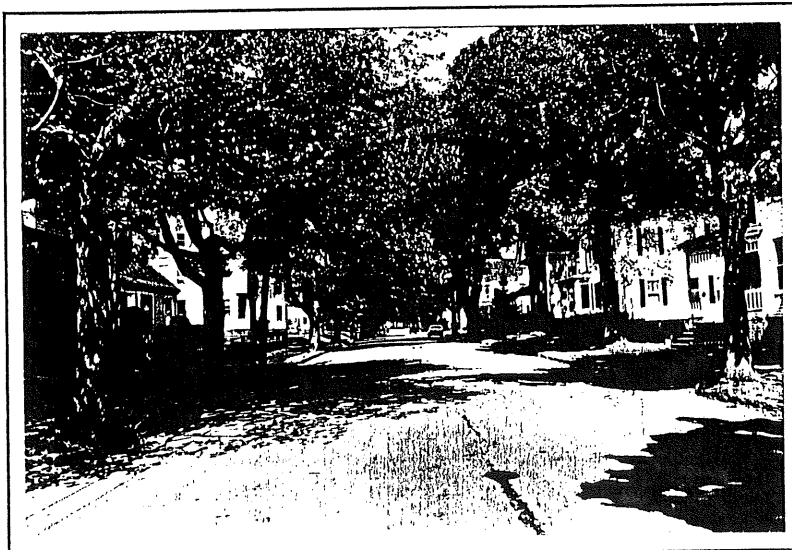
Lender Peoples Heritage Bank



FRONT



REAR



STREET SCENE