

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

Location of Construction: 30 Best St		Owner: Joseph A Kearney		Phone: 775-1038	Permit No: 970829
Owner Address: 30 Best St - Portland ME 04103		Lessee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG - 4 1997 CITY OF PORTLAND </div>
Contractor Name: Roger Carignan		Address: 2014		Phone: 775-1038	
Past Use: 1 unit in condo bldg 4 porch	Proposed Use: 1-condo unit 4 extended porch		COST OF WORK: \$ 3000	PERMIT FEE: \$ 35	Zoning Approval: OK - 8/1/97 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"/>
		<input type="checkbox"/> FIRE DEPT. Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: enlarge existing porch		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: L Chase		Date Applied For: 1/29/97			

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

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: *[Signature]* ADDRESS: _____ DATE: 7/12/97 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: *[Signature]*

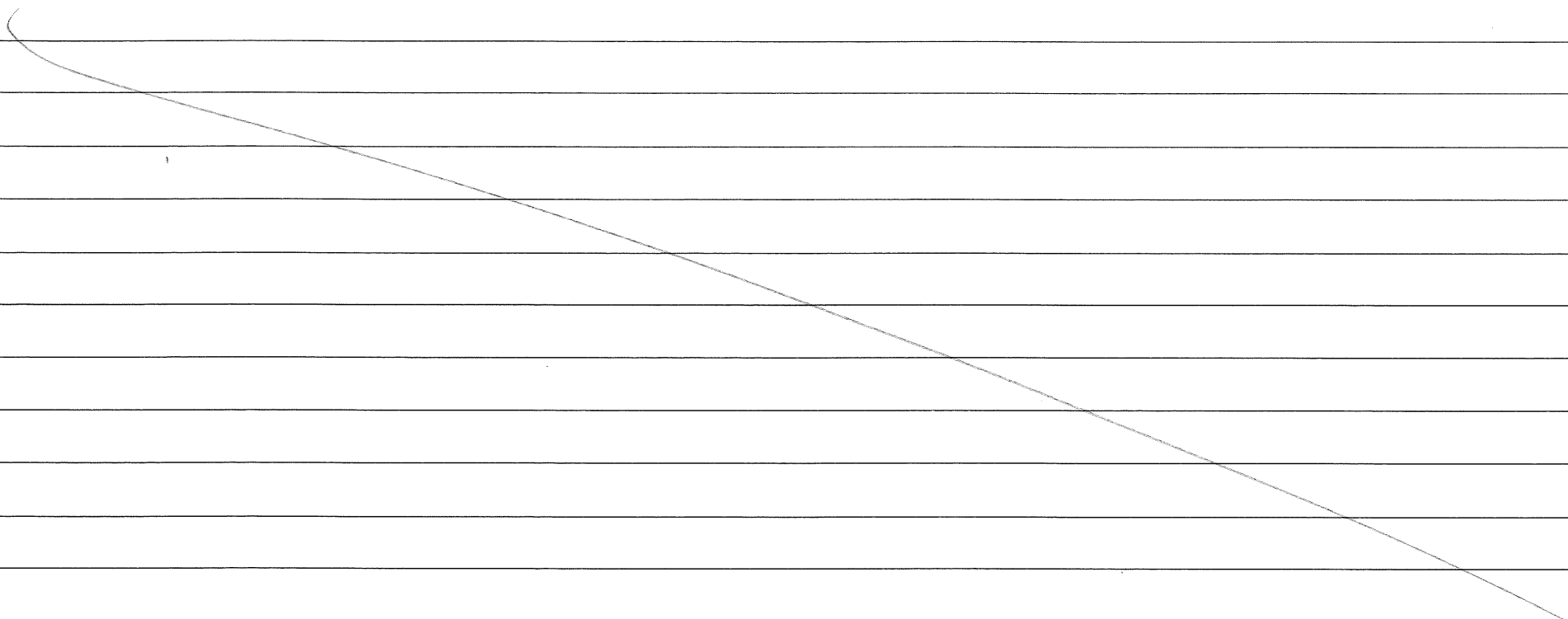
CEO DISTRICT: 4

COMMENTS

8/28/97 sonar tube inspection previously done.

Have some misc guards & ballusters to add yet.

10/01/97 Deck and rails constructed per submitted.



Inspection Record

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

Location of Construction: 30 Best St		Owner: Joseph A Keaney		Phone: 775-4098	
Owner Address: 30 Best St- Ptld ME 04103		Lessee/Buyer's Name:		Phone:	
Contractor Name: Roger Carignan		Address: Ptld		Phone: 772-1052	
Past Use: 1 unit in condo bldg w porch		Proposed Use: 1-condo unit w extended porch		COST OF WORK: \$ 3000	
Proposed Project Description: enlarge existing porch		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 35	
		Signature:		INSPECTION: Use Group: A3 Type: 5B BOCA 96 Signature: <i>[Signature]</i>	
Permit Taken By: L Chase		Date Applied For: 7/29/97			

Permit No: 970829

PERMIT ISSUED

Issued:
AUG - 4 1997

CITY OF PORTLAND

Zone: CBL: 2-5 134-D-9410

Zoning Approval: *[Signature]* 8/1/97

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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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: 7/30/97

[Signature]

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

Joseph A Keaney
 SIGNATURE OF APPLICANT ADDRESS: DATE: 7/29/97 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 4
A. Powell

BUILDING PERMIT REPORT

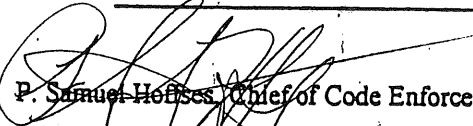
DATE: 1 Aug. 97 ADDRESS: 80 BEST ST.
REASON FOR PERMIT: Enlarge existing porch
BUILDING OWNER: Joseph A Kearney
CONTRACTOR: Roger Carigan
PERMIT APPLICANT: owner APPROVAL: * 1, * 2, * 8 * 10 ~~DENIED~~

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. 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.
- 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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. _____
- 28. _____
- 29. _____


P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Kimberly Kearney
Address: 80 Best St

Date: 8/1/97
C-B-L: 134-D-9210

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~ 1975

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - extend porch

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 20' req or average (no closer than 14' shown)

Rear Yard - 20' req - 20' shown original Blags

Side Yard - 8' req - 30' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

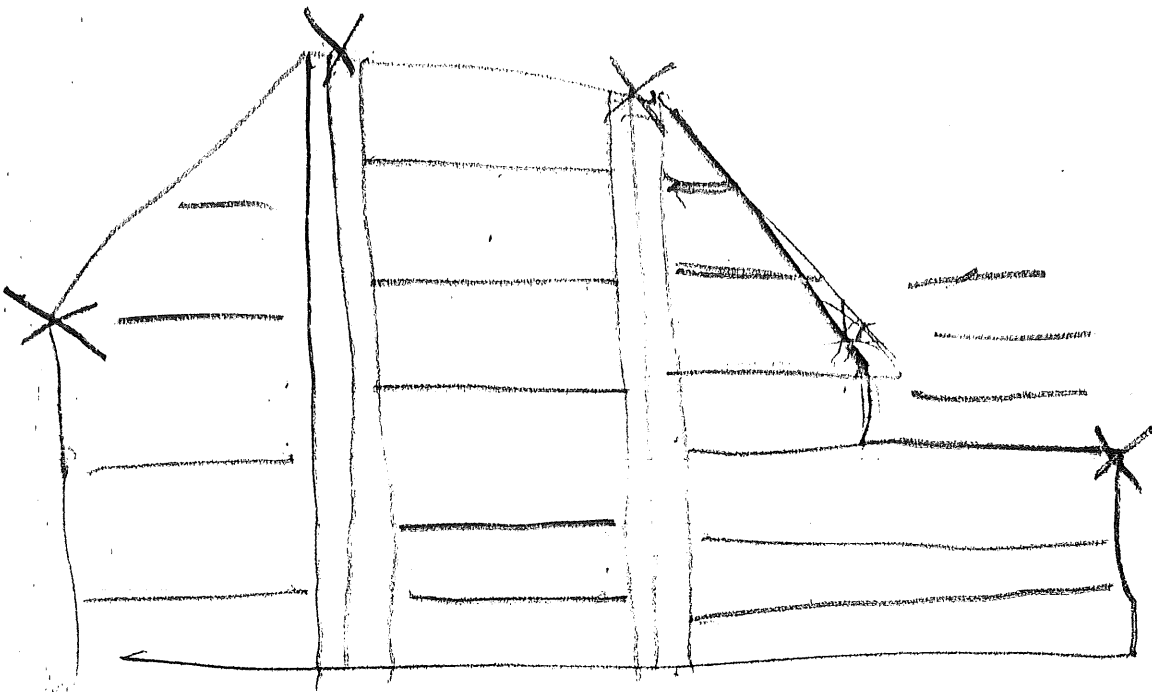
Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C.

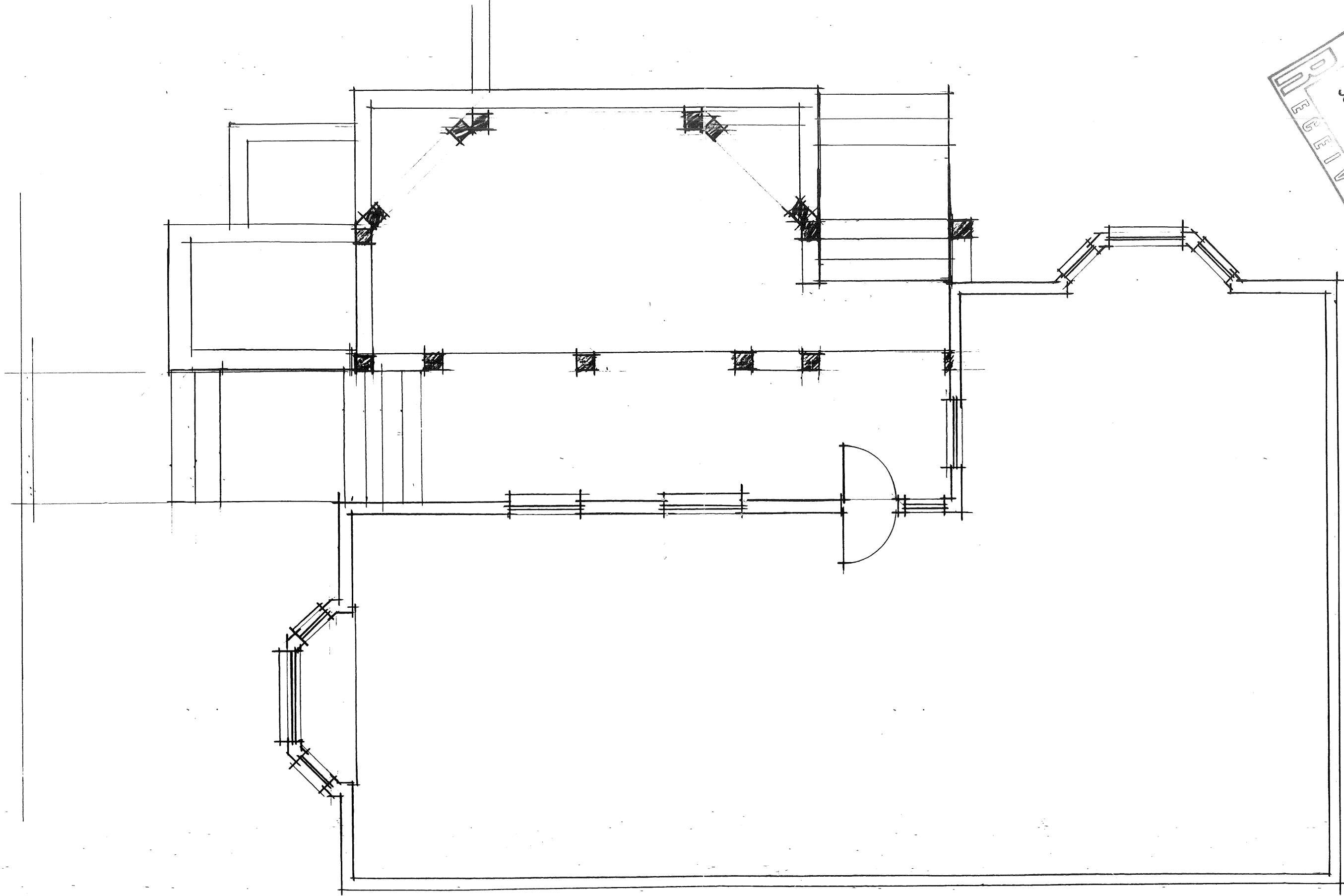


9 x 6
5/4

2 x 8

16' 0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 29 1897
RECEIVED



SEE PLAN ENTITLED: "PLAN OF LAND AT DEERING CENTER" FOR ELZA RICHARDSON DATED MAY 1923 RECORDED C.C.R.D. BOOK 15 PAGE 23

TH.L. AMES 6637/54

JOHN A. MOREHEAD 684/336

JOHN A. AMATO PB 2146/190

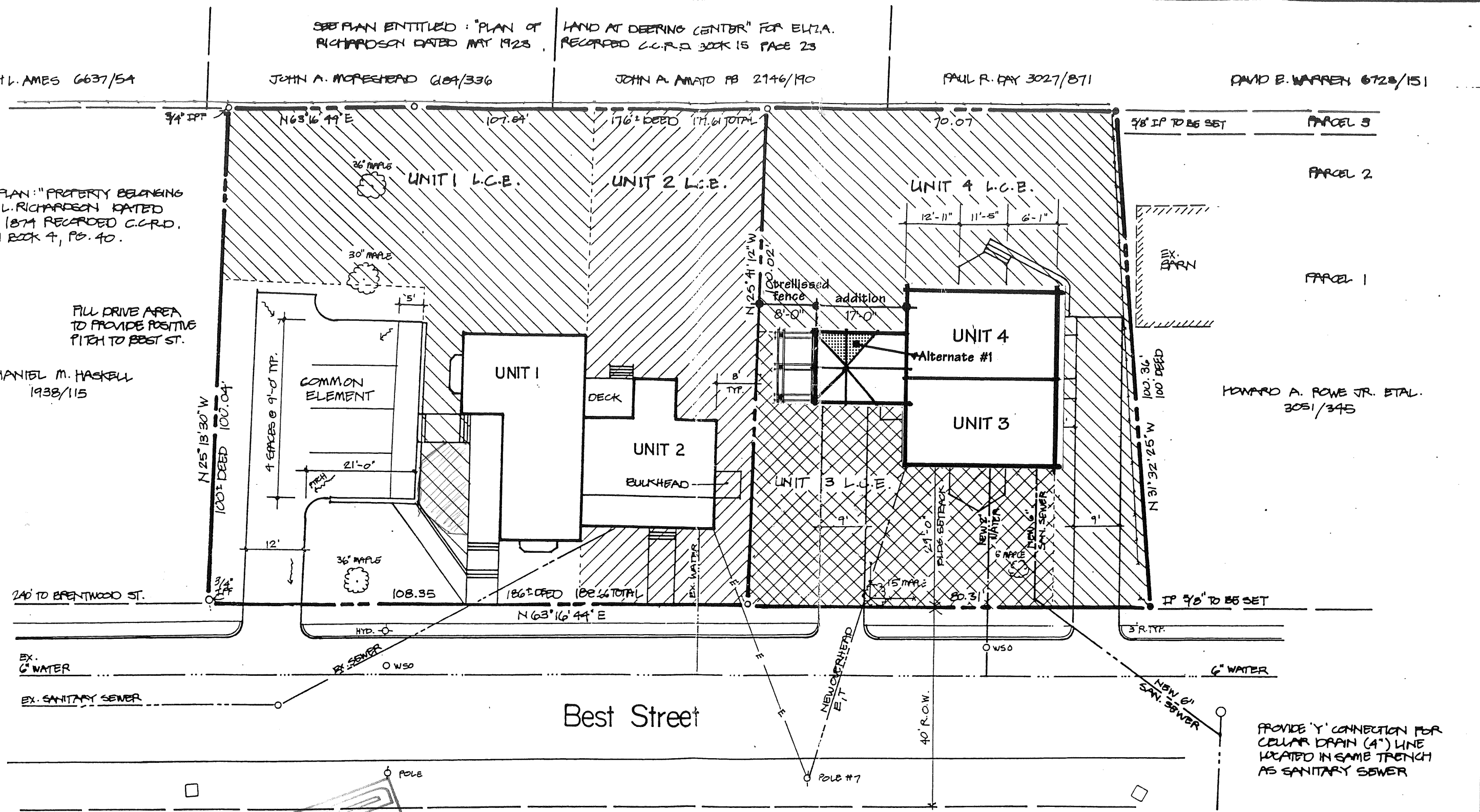
PAUL R. DAY 3027/871

DAVID E. WARREN 6728/151

PLAN: "PROPERTY BELONGING A.L. RICHARDSON DATED V. 1874 RECORDED C.C.R.D. BOOK 4, PG. 40.

FILL DRIVE AREA TO PROVIDE POSITIVE PITCH TO BEST ST.

THANIEL M. HASKELL 1938/115



MarilynLeivian Architect

 MarilynLeivian Architect

 MarilynLeivian Architect

 MarilynLeivian Architect

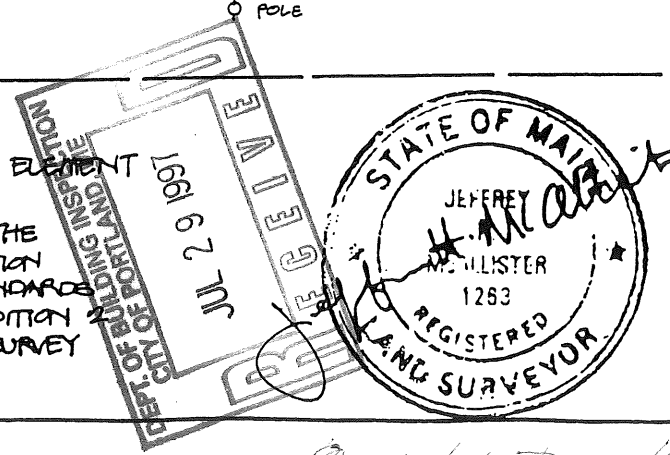
84 BEST STREET • Alterations

Portland • Maine
 Site Plan
 1" - 20'-0"

9.15.96


L.C.E. = LIMITED COMMON ELEMENT

THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A CATEGORY 1 CONDITION STANDARD BOUNDARY SURVEY



CONDOMINIUM PLAT
 80-86 BEST ST. PORTLAND, ME.

for: RICHARDSON FARM CONDOMINIUM

Date: 11-20-86	Job No. 1749
Drn: RTZ	Field Book: 159
Scale: 1" = 20'	Sheet 1 of 1
 LAND USE CONSULTANTS Land Planners Engineers Surveyors 17 Commercial Street Portland, Me 04101 207 772-8392	

.....
 These drawings are schematic in nature and are for layout information. All existing conditions shall be verified by the contractor. These drawings are the exclusive property of the Architect.

Sheet No. 1 of 4

REVISED SITE PLAN 9.15.96
 changes to UNIT #3

addition