

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

Location of Construction: 103 Clinton St		Owner: Joseph M. Hochadel		Phone:	Permit No: 971227
Owner Address: 103 Clinton St		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Highland Builders		Address: 13 Pine Drive, Windham, 04062		Phone: 892-5775	
Past Use: single family dwelling		Proposed Use: same w/ construction of deck & sitting room		COST OF WORK: \$ 15,000 PERMIT FEE: \$ 95.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R-3</i> Type: <i>5B</i> Signature: <i>Hoffman</i>	
Proposed Project Description: construction of deck & sunroom		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <i>R-5</i> CBL: <i>136-B-10-1</i> Zoning Approval: <i>OK 11/2/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>to remain</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>1-family</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Meg Hall		Date Applied For: November 4, 1997			

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..

mail at-
103 Clinton St
Portland, ME 04103

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] 13 Pine Dr. Windham ME 04062 11/4/97 892-5775
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

PERMIT ISSUED
 Permit Issued:
NOV 13 1997
CITY OF PORTLAND

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: *11/5/97*

CEO DISTRICT **6**
M. Leahy

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

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Owner Address: 103 Clinton St		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: highland builders		Address: 13 Pine Drive, Windham, 04092		Phone: 892-5775		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV 13 1997 CITY OF PORTLAND </div>	
Past Use: single family dwelling		Proposed Use: same w/ construction of deck & sitting room		COST OF WORK: \$ 15,000		PERMIT FEE: \$ 95.00	
Proposed Project Description: construction of deck & sunroom				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 8-3 Type 514 BOCA 96	
				Signature:		Signature:	
Permit Taken By: Meg Hall				Date Applied For: November 4, 1997			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Special Zone or Reviews:	
Action:		Approved <input type="checkbox"/>		Approved with Conditions <input type="checkbox"/>		Denied <input type="checkbox"/>	
Signature:				Date:			

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SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: *13 Pine Drive, Windham, ME 04092* DATE: *11/12/97* PHONE: *892-5775*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

- 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: *11/12/97*

CEO DISTRICT 6

COMMENTS

11-19-97 Frost wall has been poured
12-2-97 Addition is all suspended
1-14-98 Work is all complete



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

BUILDING PERMIT REPORT

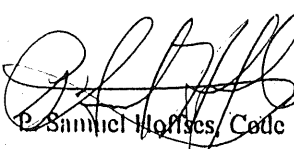
DATE: 12/Nov/97 ADDRESS: 103 CLINTON ST.
REASON FOR PERMIT: To Construct deck & sunroom
BUILDING OWNER: Joseph M. Hochadel
CONTRACTOR: Highland Builders
PERMIT APPLICANT: Scott H's APPROVAL: *1, *2, *3, *9, *10, *25, *26
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 513

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, I-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 Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Scott FAALS

Date: 11/12/97

Address: 103 Canton St

C-B-L: 136-B-10 & 11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1979

Zone Location - R-50

Interior or corner lot -

Proposed Use/Work - construct a deck & Sun Room

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' req. - 30' shown

Rear Yard - 20' req. 25' shown

Side Yard - ~~10'~~ - ^{deck} situated between a house & a garage

Projections - ^{front} 8' req. sunroom shows 10' on side

Width of Lot -

Height -

Lot Area -

9,708 sq'

Lot Coverage/ Impervious Surface - 26% of 1941.6

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

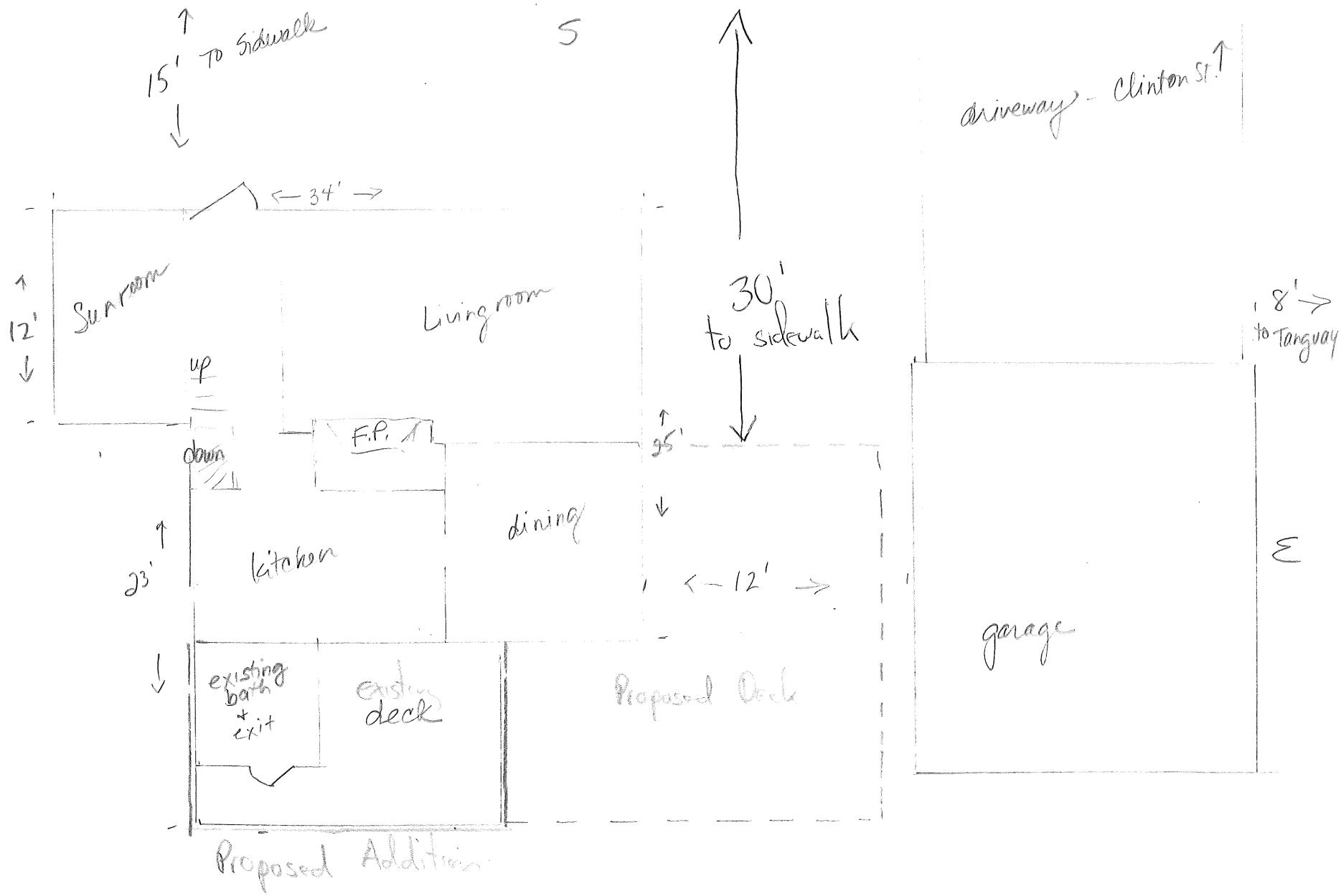
Shoreland Zoning/ Stream Protection -

Flood Plains -

$36 \times 27 = 972$
 $8 \times 12 = 96$
 $12 \times 22 = 264$
 garage $20 \times 24 = 480$

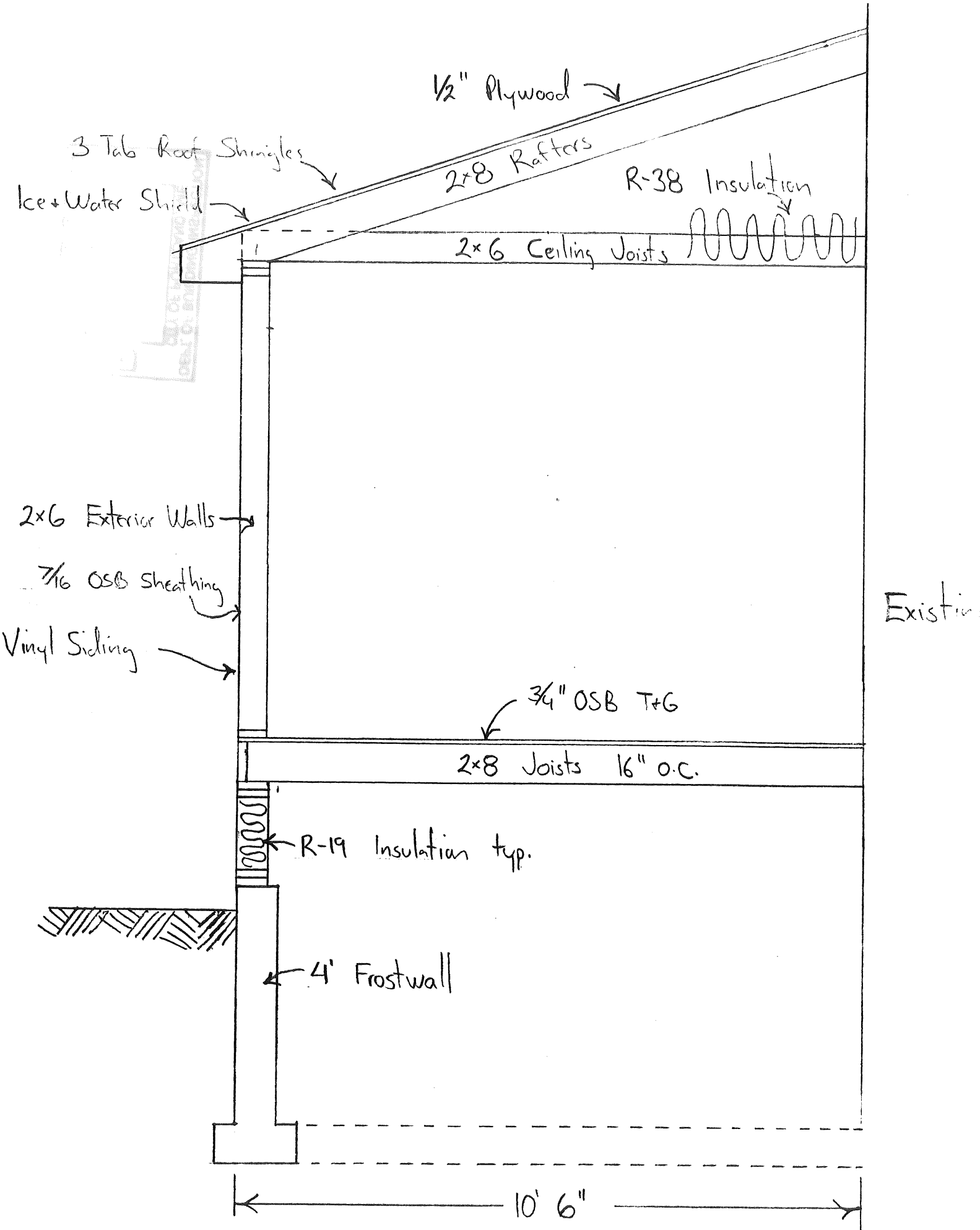
1812

1/8" = 1'



25' plus TO rear of yard

103 Clinton St. = B. Gould Hochadel
N



CROSS SECTION $\frac{1}{2}" = 1'$

BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

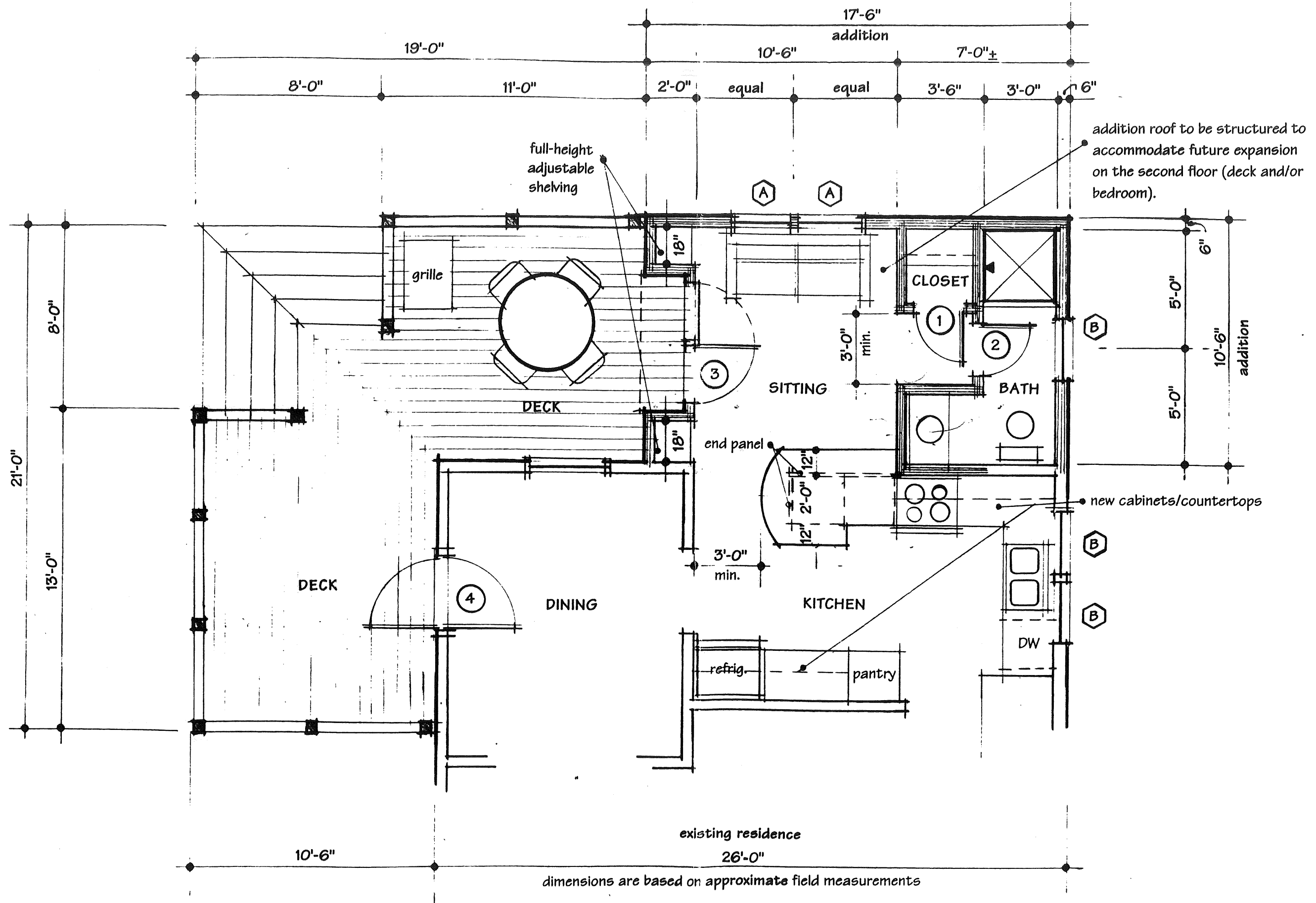
- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

<u>Foundation</u>	<input checked="" type="checkbox"/>	Frost wall, min 4' below grade
	<input checked="" type="checkbox"/>	Stone tubes, min 4' below grade, 6" min on footing, hard pan or bedrock
	<input type="checkbox"/>	Other
<u>Sill</u>	<u>6'</u>	Distance between foundation supports
<u>Joist Size</u>	<input type="checkbox"/>	2x6
	<input checked="" type="checkbox"/>	2x8
	<input type="checkbox"/>	2x10
<u>Joist Span</u>	<u>10.5'</u>	
<u>Distance Between Joists</u>	<input checked="" type="checkbox"/>	16"oc
	<input type="checkbox"/>	24"oc
	<input type="checkbox"/>	Other
<u>Decking</u>	<input checked="" type="checkbox"/>	5/4
	<input type="checkbox"/>	Other/explain
<u>Stair Construction</u>	<input checked="" type="checkbox"/>	10" min tread
	<input checked="" type="checkbox"/>	7 3/4" max riser
<u>Guard Height</u>	<input checked="" type="checkbox"/>	36"
	<input type="checkbox"/>	42"
<u>Balusters</u>	<input checked="" type="checkbox"/>	/under 4"

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36", all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

Open guards shall have balusters or be of a 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.



addition roof to be structured to accommodate future expansion on the second floor (deck and/or bedroom).

new cabinets/countertops

The • GOULD RESIDENCE •
 103 Clinton Street Portland • Maine
 Kitchen/Deck Alterations • Schematic Plan
 1/4" = 1'-0" 9•19•97

.....
 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.

DIVISION 1 • General Requirement

The project consists of a 185 SF addition to an existing residence in Portland, Maine. The project includes Kitchen Renovations and new addition including Sitting Room with adjacent Closet and Bath. A new 300 SF deck connects with the adjacent existing Dining Room. The addition will be constructed on a full-foundation. It is the responsibility of the Owner to procure professional engineering services for areas of questionable structural integrity or as may be requested by local code enforcement officials.

It is the responsibility of the Contractor to comprehensively familiarize him/herself with existing site conditions. Any potential and/or real conflicts which may have an impact on the proposed addition/renovations shall be brought to attention of the Owner promptly.

It is the responsibility of the Contractor to meet all local building codes and regulations. It is the responsibility of the Contractor to obtain any/or all permits required to perform and complete the work.

DIVISION 2 • Sitework

As required to complete the work. The Contractor shall restore the site to its original condition upon completion of his/her work.

DIVISION 3 • Concrete

As required to complete the work. Including • but not limited to • addition and deck foundation(s).

DIVISION 4 • Masonry ... not applicable.

DIVISION 5 • Metals

As required to complete the work. Including • but not limited to • metal fasteners, flashing, etc..

DIVISION 6 • Wood and Plastics

As required to complete the work. Including • but not limited to • rough carpentry, finish carpentry, etc.

- **Exterior Wood Siding and Trim:** Profile and finish to match existing.
- **Interior Wood Trim:** Profile and finish to match existing.
- **Adjustable Shelving:** 3/4" birch veneer plywood, edge-banded, painted.

DIVISION 7 • Thermal and Moisture Protection

As required to complete the work. Including • but not limited to • waterproofing, dampproofing, foundation drain(s), vapor barrier(s), air barrier(s), insulation, firestopping, roofing, flashing and sheet metal, joint sealers, etc.

- **Flat Roof** ($\leq 4:12$ pitch): Install EPDM membrane roof for weather-tight conditions. Isolate membrane roof materials from adjacent roofing/siding materials, as per manufacturer recommendations.
- **Sloped Roof** ($\geq 4:12$ pitch): Fiberglass roofing shingle. 30" (minimum) ice and water shield at eaves.
- **Roof Insulation:** Full-thickness batt insulation with air venting panels at roof deck and moisture barrier on interior.
- **Wall Insulation:** Full-thickness batt insulation with moisture barrier on interior.
- **Air Barrier:** Exterior walls sheathing shall be covered with air barrier similar to Tyvek.

DIVISION 8 • Doors and Windows

As required to complete the work. Including • but not limited to • doors, hardware, windows, screens, etc.. Hardware as selected by Owner (provide hardware allowance).

DOORS: New doors to match existing in profile and finish (and height if other than 6'-8").

- **1 Closet Door:** Match existing in profile and finish. 2'-0"W
- **2 Bath Door:** Match existing in profile and finish. 2'-4"W
- **3 Sitting Room Door:** w/insect screen, similar to: Anderson FWH50611SAL 5'-0"x7'-0"
- **4 Dining Room Door:** w/insect screen, similar to: Anderson FWH29611AR 2'-8"x7'-0"

WINDOWS: Windows shall be equal to Anderson Perma-Shield Narrolline (white) vinyl clad windows, including insect screens.

- **A Double-Hung Window** with structural mullion, similar to: Anderson 2842 2'-10"x4'-5"
- **B Double-Hung Window** with structural mullion, similar to: Anderson 2032 2'-2"x3'-5"

DIVISION 9 • Finishes

As required to complete the work. Including • but not limited to • gypsum wallboard, painting, floor (re)finishing, etc. Selection of finishes shall be by the Owner.

- **Walls/Ceilings:** Gypsum Wallboard, painted.
- **Interior Wood Trim:** Painted.
- **Hardwood Flooring:** Kitchen/Sitting Room (including Closet) shall have flooring as selected by Owner.
- **Ceramic Mosaic Tile:** Bath shall have tiles as selected by Owner.

DIVISION 10 • Specialties

As required to complete the work. Including • but not limited to • storage/closet shelving (adjustable), etc.

DIVISION 11 • EQUIPMENT... not applicable

DIVISION 12 • FURNISHINGS... not applicable.

DIVISION 13 • SPECIAL CONSTRUCTION... not applicable.

DIVISION 14 • CONVEYING SYSTEMS... not applicable.

DIVISION 15 • Mechanical Systems

As required to complete the work. Including • but not limited to • basic mechanical materials and methods for plumbing and heating/ventilation. Heating/ventilation compatible with existing system and/or converted as directed by the Owner. The Sitting Room shall have a floor register at new patio doors. Kitchen shall have kickspace heater(s) w/fan, one facing each direction (Kitchen/Sitting).

DIVISION 16 • Electrical

As required to complete the work. Including • but not limited to • basic electrical materials and methods, lighting, controls, etc.

- **Light Fixtures:** As selected by Owner. Provide allowance.

MarilynLeivian Architect
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The • GOULD RESIDENCE •
103 Clinton Street
Portland • Maine
Outline Specifications
9•19•97

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