

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

Location of Construction: 106 Gleckler Rd. Portland 04103		Owner: * Gerard P. Conley Sr.		Phone: (207) 772-2330	
Owner Address: *106 Gleckler Rd. Portland 04103		Lessee/Buyer's Name:		Phone:	
Contractor Name: Falabella Building & Remodeling		Address: RFD #2 Box 466 West Buxton 04093		Phone: (207) 727-3484	
Past Use: Single Family		Proposed Use: Same		BusinessName:	
Proposed Project Description: Construct Deck & Shed		COST OF WORK: \$ 5,300.00		PERMIT FEE: \$ 45.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: (U) Use Group R-3 Type: 5B BOCA 96	
		Signature:		Signature: <i>Heffer</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Date:	
		Approved with Conditions: <input type="checkbox"/>			
		Denied <input type="checkbox"/>			
Permit Taken By: U.B.		Date Applied For: May 13th, 1999			

Permit No: **990481**

PERMIT ISSUED

Permit Issued: **MAY 17 1999**

CITY OF PORTLAND

Zone: **CBL: 141-D-026**

Zoning Approval: *15/MAY/99* **OK.**

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Appoved
 Approved with Conditions
 Denied

Date: _____

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 _____ ADDRESS: _____ DATE: May 13th, 1999 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

CEO DISTRICT 2

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: 106 Gleckler Road 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>141</u> Block# <u>D</u> Lot# <u>006</u>			Owner: <u>GERARD P Conley, Sr.</u>	Telephone#: <u>772-2330</u>
Owner's Address: <u>106 Gleckler Road 04103</u>		Lessee/Buyer's Name (If Applicable)		Cost Of Work: Fee <u>\$ 5300.00</u> <u>\$45-</u>
Proposed Project Description: (Please be as specific as possible) <u>See Attached (12x16 Deck +) (Shed 10x16)</u>				
Contractor's Name, Address & Telephone <u>FALABELLA Building & Remodeling</u> owner doesn't know <u>RFD #2 Box 466 w/ Dexter 05403</u> <u>UB DOUGLAS</u> <u>207-737-3484 Falabella</u>				

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 distance from the actual 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.

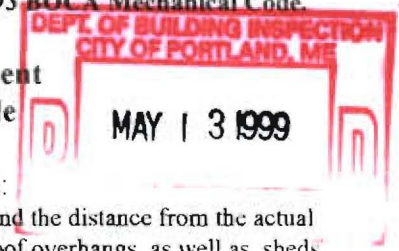
Certification

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: Gerard P Conley Sr Date: 5/11/99

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APAS\FD WPD



BUILDING PERMIT REPORT

DATE: 15 MAY 99 ADDRESS: 106 Glecker Rd. CBL: 141-D-026
 REASON FOR PERMIT: To Construct deck & shed.
 BUILDING OWNER: Gerard Conley
 PERMIT APPLICANT: ↑ Contractor Falabella Building & Remodeling
 USE GROUP A-3 (U) BOCA 1996 CONSTRUCTION TYPE 5B

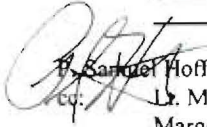
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *11, *13, *29, *32, *34, *35

- 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, approval from ~~the Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. 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
4. 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)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. 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 36" 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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)
16. 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)
17. 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)

18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. 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.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. Framing must be Fasten To Foundation.
- *35. The proposed Foundation Piers must be a minimum of 4' below grade.
- 36.


 P. Sankel, Building Inspector
 cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

MAINE REVENUE SERVICES

Property Tax Division
24 State House Station
Augusta, Maine 04333



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX

DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP Portland	COUNTY Cumberland	BOOK (REGISTRY USE ONLY)	PAGE
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GRANTEE (BUYER)

2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Conley, Gerard P., Sr.	007 22 15528
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3. NUMBER AND STREET 106 Gleckler Road	CITY OR TOWN Portland	STATE AND ZIP CODE ME 04103
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GRANTOR (SELLER)

4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Conley, Donald J.	007 28 8272
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5. NUMBER AND STREET 3042 Sawyer Trail	CITY OR TOWN Marietta	STATE AND ZIP CODE GA 30066
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PROPERTY	6. TAX MAP & LOT NUMBER (Required)	<p>Warning to Buyer!</p> <p>If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.</p> <p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)	
	7. DATE OF TRANSFER MO. DAY YR. (Use numerals) 3 9 99	

CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <u>If exempt, complete line 9</u>	
	FULL CONSIDERATION \$ 0 .00	TAXABLE CONSIDERATION \$ 0 .00

EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C) Intra-family transfer
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SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) PLEASE EXPLAIN. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.	<input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input checked="" type="checkbox"/> consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub§ 3-A
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OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.			
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
	<i>Gerard P. Conley</i>	3-9-99	<i>Donald J. Conley</i> Donald J. Conley	3-9-99

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at 106 Gleckler Road, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, located in Portland in the County of Cumberland and State of Maine, and being Lot No. 100 as shown on the Plan of Woodfords Park, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 32, to which reference is made for a complete description.

Meaning and intending to convey and hereby conveying the same premises conveyed to Donald J. Conley by deed of Thomas J. Conley, Jr. dated January 31, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10051, Page 277.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAY 12 AM 9:57

CUMBERLAND COUNTY

John B O'Brien

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Donald J. Conley, of Marietta, County of Cobb and State of Georgia, for valuable consideration received, hereby grants to Gerard P. Conley, Sr. of Portland in the County of Cumberland and State of Maine, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 106 Gleckler Road, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of March, 1999.

Joakim P. [Signature]
Witness

Donald J. Conley [Signature]
Donald J. Conley

STATE OF GEORGIA
Cobb, ss.

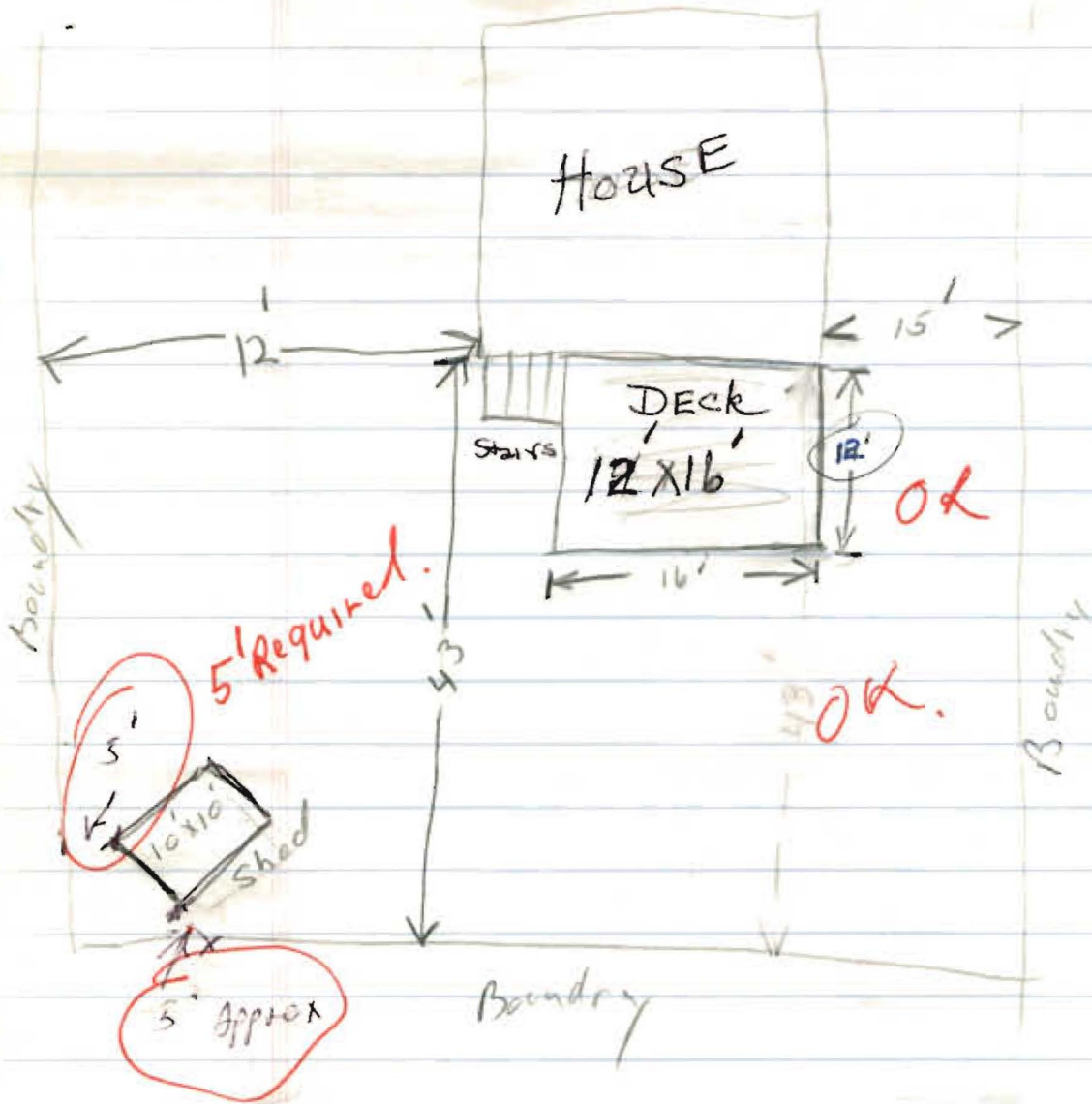
On March 9, 1999, personally appeared the above-named Donald J. Conley and acknowledged the foregoing deed to be his free act and deed.

Before me,

Mary Ann Graham [Signature]
Notary Public
Mary Ann Graham, Cobb County, Georgia
My Commission Expires April 6, 2002
Mary Ann Graham
Type or Print Name

MAINE REAL ESTATE TAX PAID

Cleckler Road



- materials
- Porch P.T.
 - Fram Joist 2 x 8 x 14'
 - sons tubes 4

- Shed
- 4 - sons tubes

Total Value
Between Both
~~\$6000~~
\$5300

