

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

| | | | | | | | |
|---|--|---|--|--|--|---|--|
| Location of Construction: 103 Read Street | | Owner: John and Cynthia Sargent | | Phone: 773-0660 | | Permit No: 961219 | |
| Owner Address: SAA Portland 04103 | | Leasee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: | | Address: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: DEC 12 1996 CITY OF PORTLAND </div> | |
| Past Use: Multi family | | Proposed Use: Same w/garage addition | | COST OF WORK: \$ 840.00 PERMIT FEE: \$25.00 | | | |
| Proposed Project Description: Garage addition as per plans | | PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | Signature: <i>[Signature]</i> Date: | | Zoning Approval: Zone: R-3 CBL: 141-J-014 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"/> | |
| Permit Taken By: Vicki Dover | | Date Applied For: 12/4/96 | | | | 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 | |

1. This permit application doesn't 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 TO OWNER

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 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]
 SIGNATURE OF APPLICANT John Sargent
 103 Read Street, Portland 04103 773-0660 12/4/96
 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 WITH REQUIREMENTS

CEO DISTRICT #6
[Signature]

COMMENTS

12-20-96 Framing is being done.

3/6/02 Completed.

A/low

Inspection Record

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

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| Contractor Name: | | Address: | | Phone: | |
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| | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group <i>S1</i> Type: <i>SM</i> | |
| Proposed Project Description: Garage addition as per plans | | Signature: <i>[Signature]</i> | | Signature: <i>[Signature]</i> | |
| Permit Taken By: Vicki Dover | | Date Applied For: 12/4/96 | | | |

PERMIT ISSUED

DEC 12 1996

CITY OF PORTLAND

Zone: *R-3* CBL: *141-5-014*

Zoning Approval: *[Signature]* *12/9/96*

Special Zone or Reviews:

Shoreland *MAX. of 3und*

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

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[Signature] 103 Read Street, Portland 04103 773-0660 12/4/96
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: *12/5/96*

[Signature]

CEO DISTRICT *#6*

M Leary

BUILDING PERMIT REPORT

DATE: 12/11/96 ADDRESS: 103 Reed St

REASON FOR PERMIT: addition

BUILDING OWNER: John Sargent

CONTRACTOR: _____

PERMIT APPLICANT: John Sargent APPROVAL: * / *

~~DENIED:~~ _____

CONDITION OF APPROVAL OR DENIAL

1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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)
5. **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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (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
14. 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) 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.

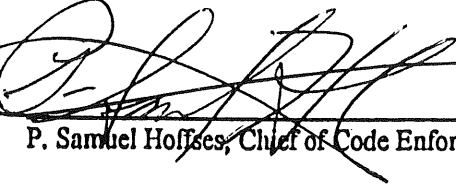
- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- 17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 18. 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.
- 19. 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".
- 20. 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.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

22. _____

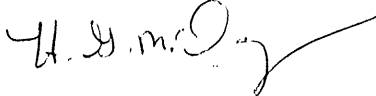
23. _____

24. _____

25. _____


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD



Applicant: John Sargent

Date: 12/9/96

Address: 103 Read St

C-B-L: 141-J-14 & 3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Addition on the garage

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 120' shown

Side Yard - 8' req - 12' & 64' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

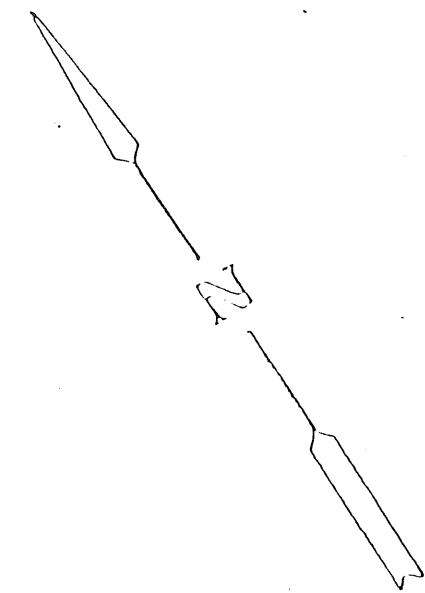
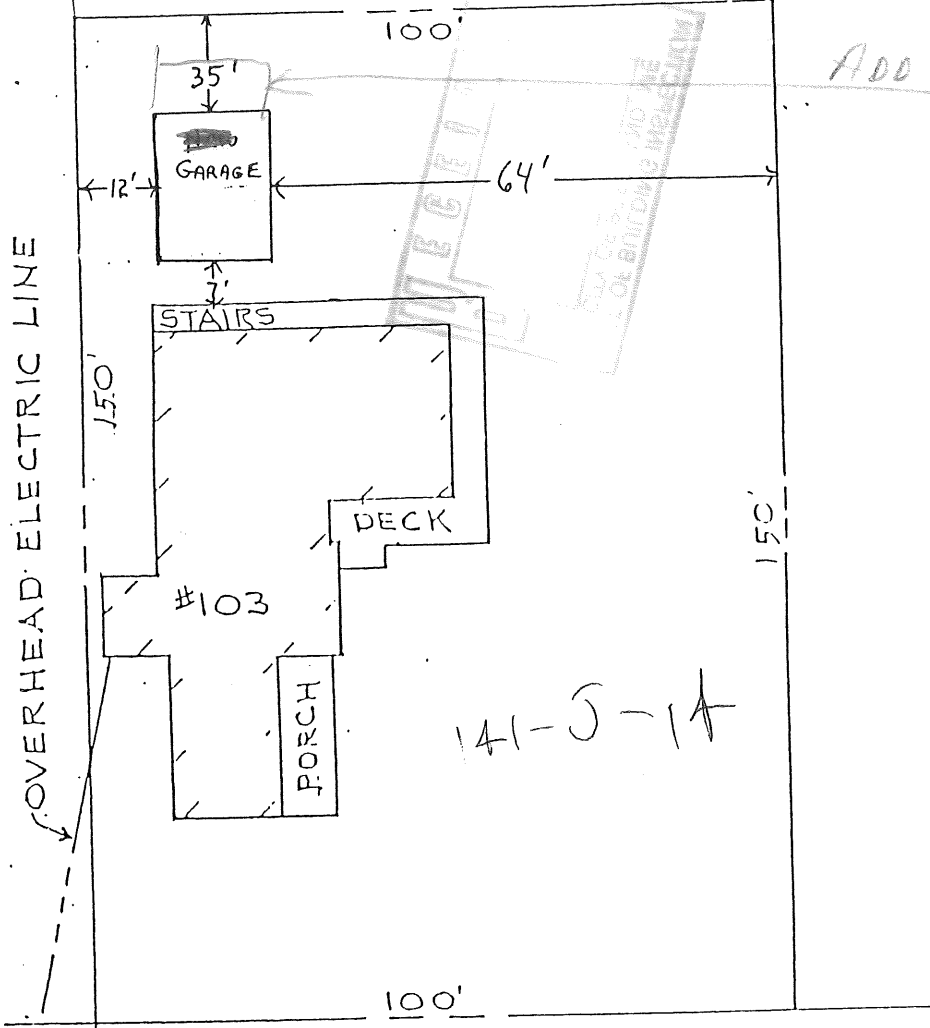
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Also owned by
SARGENT 141-J-3

Herbert P. Gray



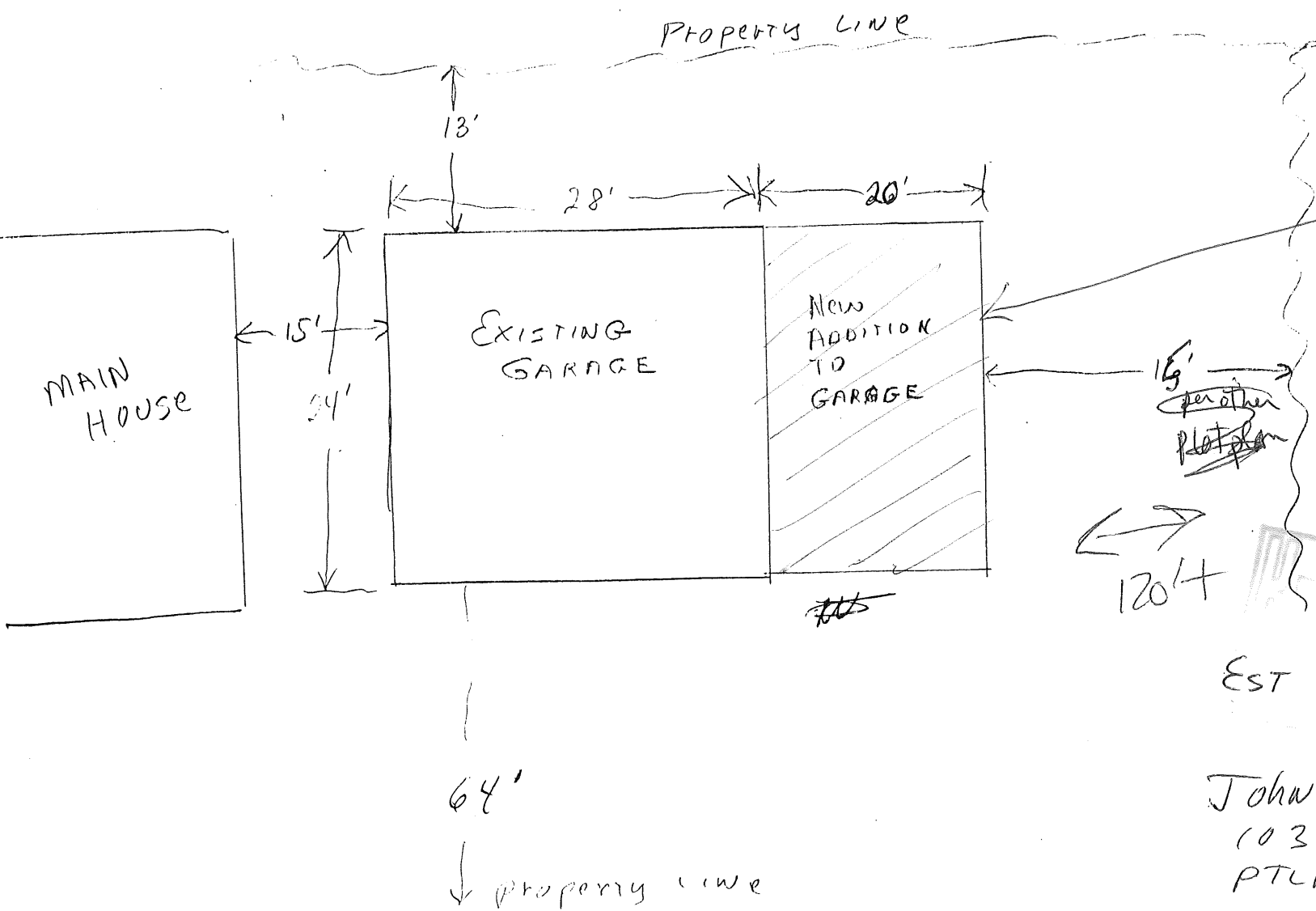
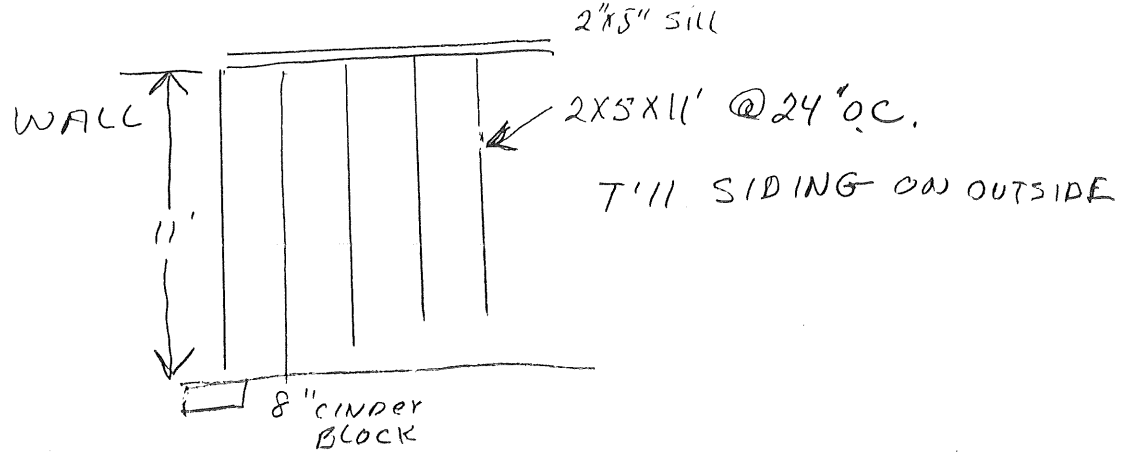
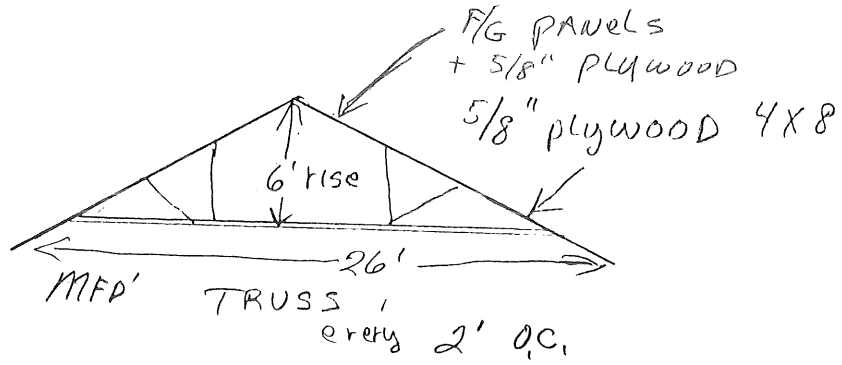
SCALE 1"=30'

READ STREET

Purpose:

To ENCLOSE BOATS THAT
ARE PRESENTLY IN YARD.

JOHN SARGENT #2
103 READ ST
PTLD ME 04103



will enclose BOATS that are in YARD.

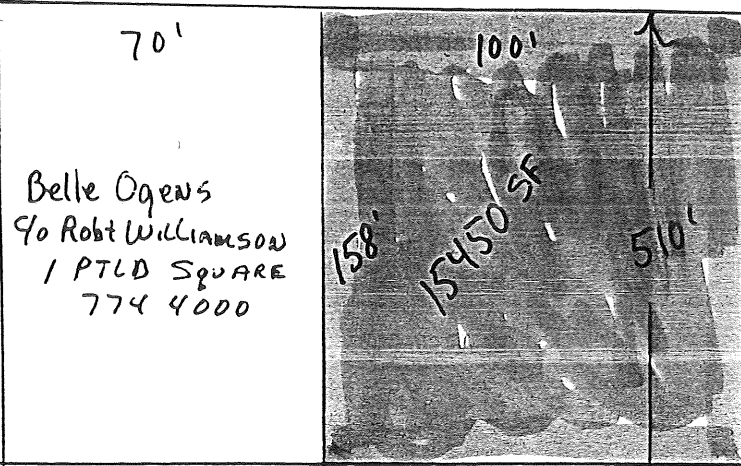
Mr Sargent also owns ~~the~~ the rear piece of property 150' in depth
 EST COST MATS \$840.00

15' per other plat plan
 120'4"

JOHN SARGENT #1
 103 READ ST
 PTLD ME 04103
 773 0660

CANDY'S

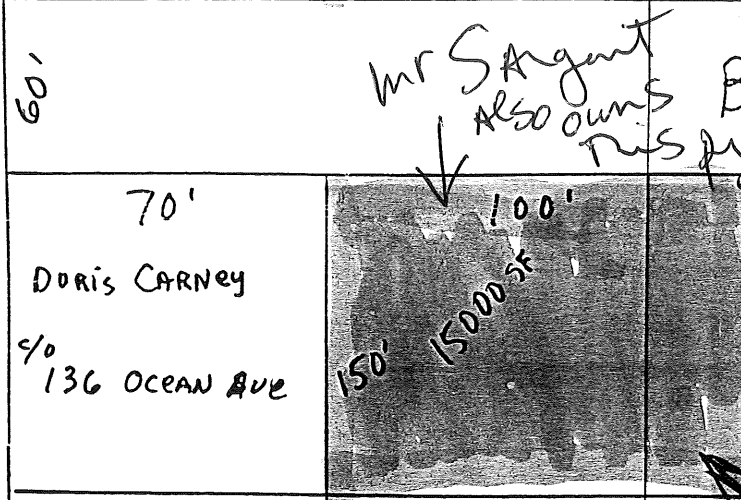
PROPOSED STREET



DORIS CARNEY →

GLENGARDEN

50'



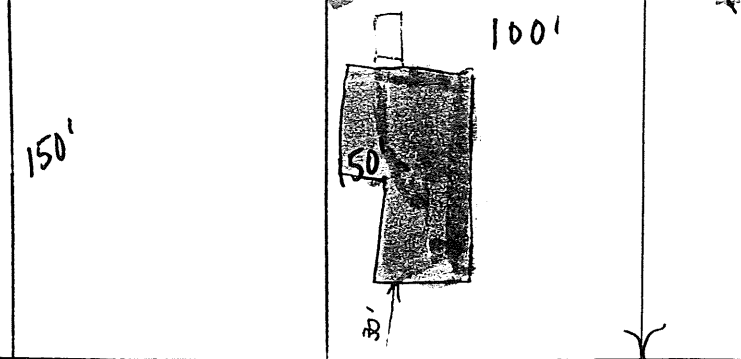
Mr Sargent also owns this property

BAY STREET

V. LAPOMARDA →

A Litrocapas 774 8486 →

PROPOSED STREET



North

103 READ ST.

READ STREET

← 1200' →