

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

980243

Location of Construction: 24XRB 24 Glengarden St		Owner: Potter, Katherine B.		Phone:		Permit No:	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Shank, Gary		Address: 15 Oak St So. Portland, ME		Phone: 04106 767-2934		Permit Issued: MAR 19 1998	
Past Use: Condo		Proposed Use: Same		COST OF WORK: \$ 8,000.00		PERMIT FEE: \$ 60.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 5	
Proposed Project Description: Construct Exterior Stairwell Make Interior Renovations (attic space)				Signature:		Signature:	
Permit Taken By: Mary Greahk		Date Applied For: 16 March 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
				Signature:		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..

3 Unreg'd
vehicle
vehicle

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

16 March 1998

SIGNATURE OF APPLICANT Gary Shank 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

CEO DISTRICT



COMMENTS

3-27-98 Met with contractor on 3-26 for preconstruction meeting. Putting in sound tubes today.

4-2-98 Sluis have been put up. System framing is complete.

4-24-98 Job is all completed according to plan.

Roof is exempt because of R-3 use group.

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 18 March 98 ADDRESS: 24 Glengarden St.
REASON FOR PERMIT: To Construct exterior stairwell (Interior Rev.)
BUILDING OWNER: Katherine B. Potter
CONTRACTOR: Gary Shank
PERMIT APPLICANT: Gary Shank
USE GROUP R-3 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, *8, *9, *10, *12, *16, *24, *26, *27, *29

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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. 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.
- X 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, 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 34" 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".
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 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")
- X 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 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. 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

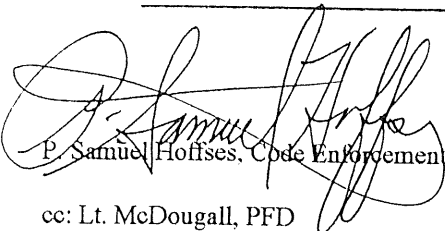
X 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

X 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

X 29. All exterior stairways and fire escapes shall be kept free of snow and ice. Exterior stairways and fire escapes constructed of materials requiring the application of weather protection products, shall be applied as often as necessary to maintain the stairways in safe condition.

32.


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Gary Shank
Address: 24 Glengarden St

Date: 3/18/98
C-B-L: 155-C-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - interior / exterior renovations to 1 family
→ stairway up ~~2~~ stories condo

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 20' req - 25' shown per plans

Rear Yard - N/A

Side Yard - 12' req - 14' + shown -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

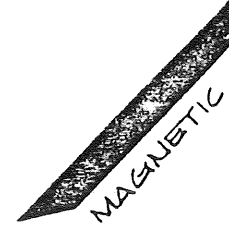
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

open exterior stairway
allowed for existing legal
units



THE BUILDER SHALL ERECT BARRIERS
 MAINTAIN SUITABLE PROTECTS WHICH THE
 AROUND ALL TREES OR SUSPECTED BY THE
 DEVELOPER MARKS AND AS CONSTRUCTION.
 CITY ARBORIST PRIOR TO AN CITY OF
 (SEE SECTION VII OF THANCE TECHNICAL
 PORTLAND SUBDIVISION OR
 SUPPLEMENT)

FINISH GRADE
 PAVEMENT BUILDUP
 AS REQUIRED

BACKFILL WITH
 EXCAVATED MAT'L.
 OR SELECT BACKFIL
 AS DIRECTED BY
 THE ENGINEER.

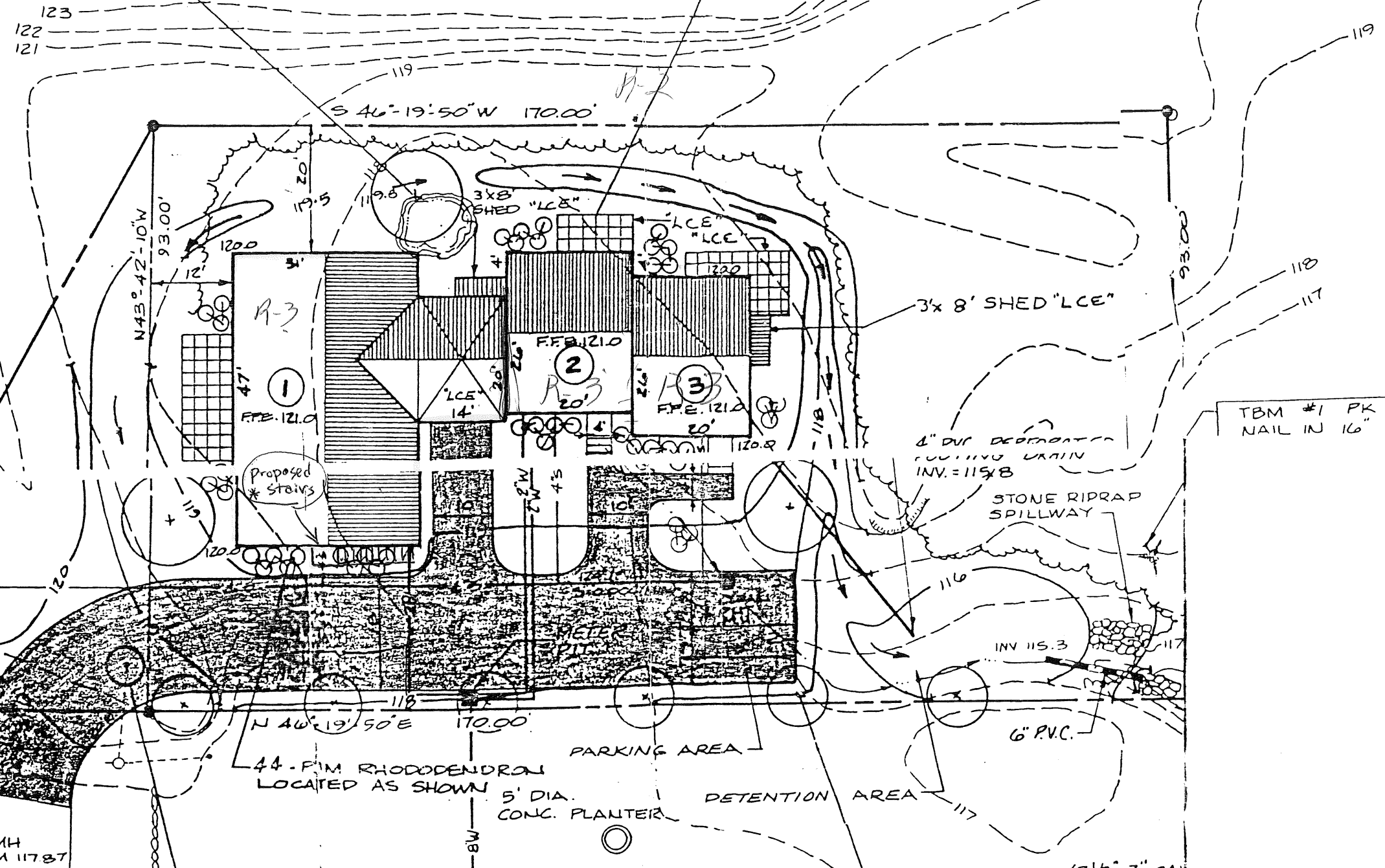
SELECT
 BACKFILL

PIPE SIZE AS
 NOTED ON PLANS

SELECT BACKFILL
 OR STONE PIPE
 BEDDING

3-MOUNTAIN ASH (2 1/2"-3" CAL.)
 LOCATED AS SHOWN

6'x12' PATIO OR DETACHED
 DECK AS SHOWN



TBM #1 PK
 NAIL IN 16"

GLENGARDEN STREET

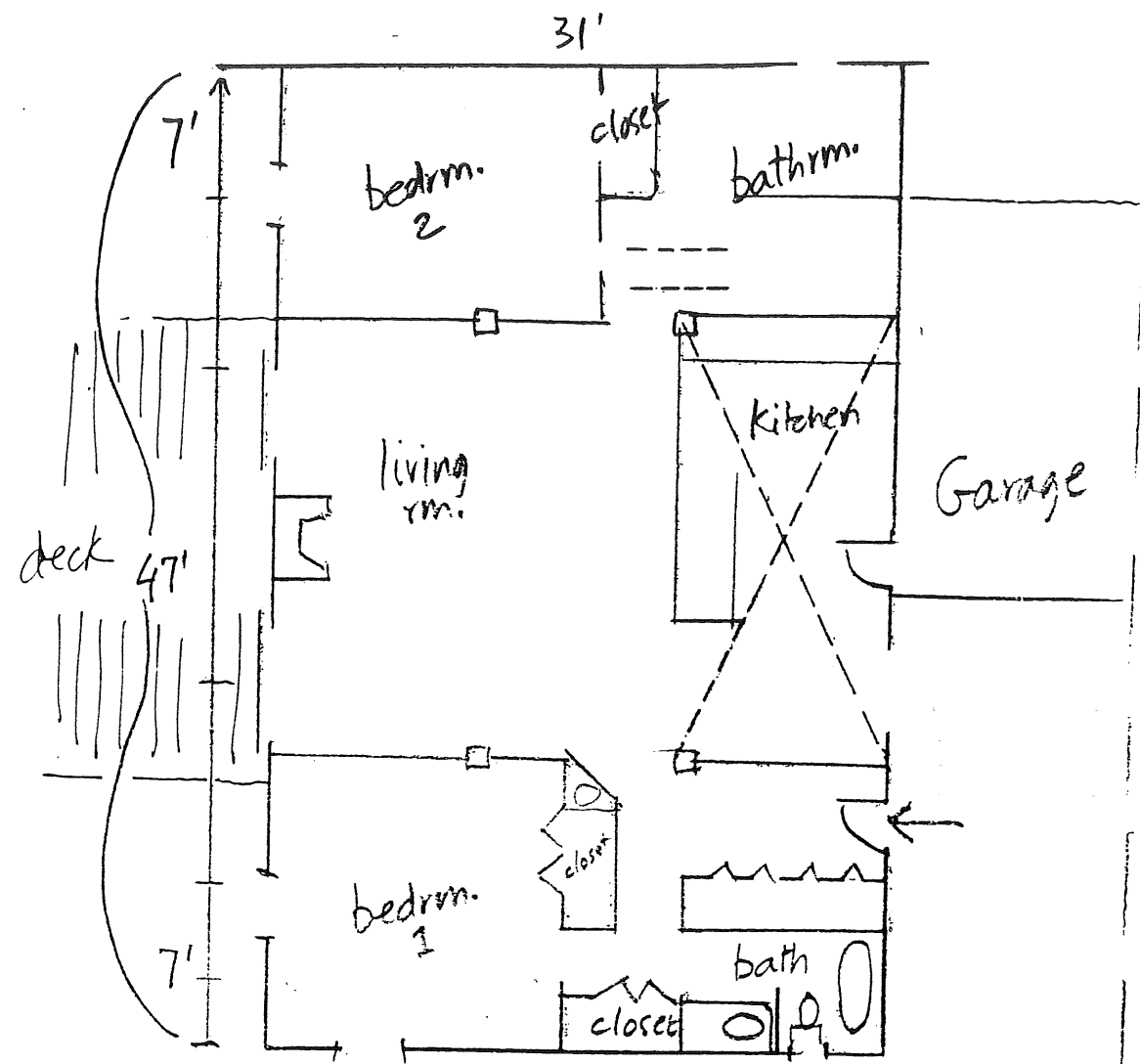
RELOCATION OF UTILITY GUY WIRE TO BE RESOLVED WITH
 UTILITY COMPANIES INVOLVED PRIOR TO SITE
 DEVELOPMENT

6-RED OAK (2 1/2"-3" CAL.)
 AT 25' O.C. AS SHOWN

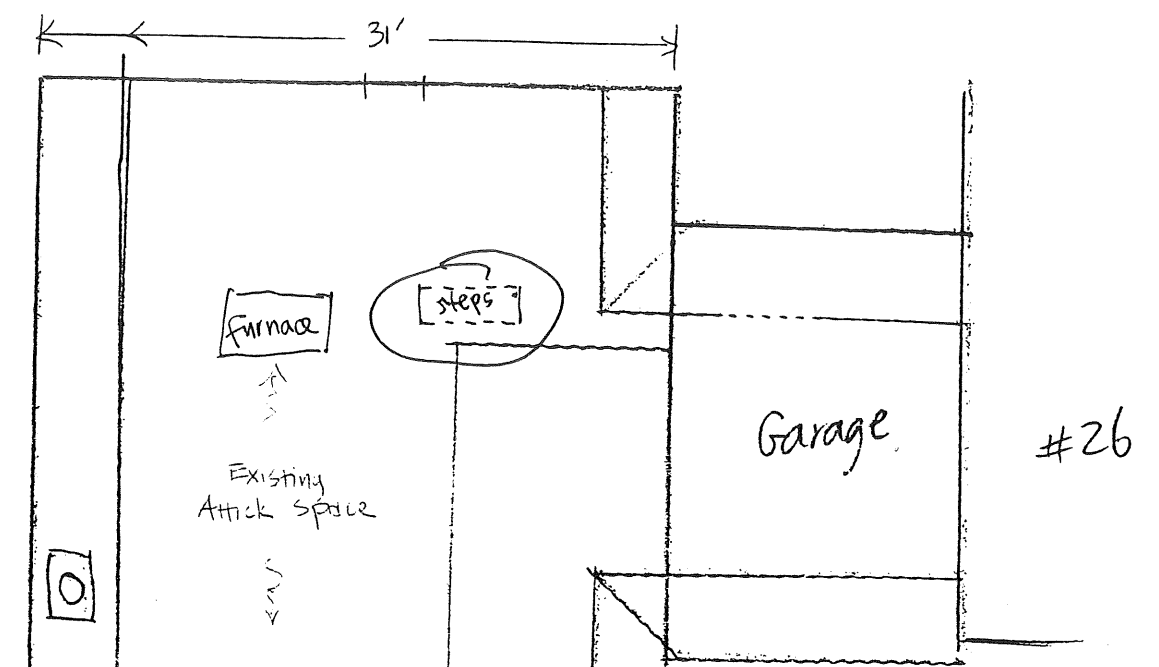
TY

For Living Swing
 Measure existing door
 (differential talk to Allow)
 Roofing over Brand -

952



Lot



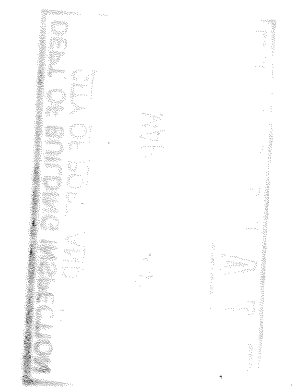
- SPECS**
- 2x10 joists 24" o.c (Existing)
 - 2x6 collar ties 91" high (Existing)
 - 3/4" Tongue & Groove plywood will be glued and screwed to existing joists
 - Existing collar ties will be strapped or sheetrocked to establish new ceiling plane
 - All new walls (partitions, kneewalls, etc.) will be 2x6

Existing Driveway x

Add Exterior stairs w/ 3'x4' covered landing
 * stairs will meet all nec. code specs (rise, run, spacing, etc)
 i.e., 7.5 mm Rise + 10" mm Run and 4" spacing between ballisters

5/4 x 6 cedar cap
 Rail design = 2x2

- landing framed w/ 2x6 P.T 16" o.c
- stringers will be 2x12 P.T
- Ballisters = 2x2 w/ 4" spacing
- Roof and landing supported w/ 4x4 P.T post
- Treads / decking = 5/4 x 6 "Trex"



Gary Shank / Builder
 15 Oak St.
 So. Portland ME 04106

Kate Potter 761-1646
 Ocean to Road (left)
 (1st) R onto Glenngarden 211
 4th on left. Grey w/ black trim