

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

Location of Construction: 24 Brookside Road		Owner: Albert & Vivan Rothrock		Phone: 879-0669		Permit No: <b>990614</b>
Owner Address: SAA		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: ** Maine Widdow & Sps Room		Address: 71 Portland Road, Kennebunk ME 04041		Phone:		
Past Use: single family		Proposed Use: <del>Enclose existing deck w/patio room.</del> Same		COST OF WORK: \$10,000		
Proposed Project Description:  Enclose existing deck w/patio room size 14 x 16 3 season		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature:		PERMIT FEE: \$70.00		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>JUN 15 1999</b>  <b>CITY OF PORTLAND</b> </div> Zone: <b>RE3</b> CBL: <b>156-B-010</b> Zoning Approval: _____ <b>Special Zone or Reviews:</b> <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"/>
				INSPECTION: Use Group: <b>12</b> Type: <b>5B</b> <b>BOCA 96</b> Signature: _____		
Permit Taken By: <b>UB</b>		Date Applied For: <b>June 10, 1999</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  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..

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 \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **June 10, 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 3

**BUILDING PERMIT REPORT**

DATE: 12 June 99 ADDRESS: 24 Brookside Rd. CBL: 158-B-010  
 REASON FOR PERMIT: To enclose existing deck 14x16'  
 BUILDING OWNER: Rothrock  
 PERMIT APPLICANT: M Contractor Maine Window & Sun Room  
 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, \*11, \*12, \*13, \*27, \*29, \*32, \*33, \*34, \*35, \*36, \*37, #31

- X1. 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. 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.
- X11. 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 3e4" 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)
- X12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. 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. (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. *- The 3-season patio room on the east deck shall not overhang or enlarge the deck foot print.*
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. *Your plan does not show what the existing Foundation is. You must submit this before starting work -*
35. *Maximum span of 2x8 @ 16" O.C. is 12'3" - 2x10 @ 16" O.C. max span 15'5"*
36. *The proposed roof must rest on the top plates of the dwelling exterior wall.*
37. *No work until Foundation system is approved.*

P. Samuel Hoffes, Building Inspector

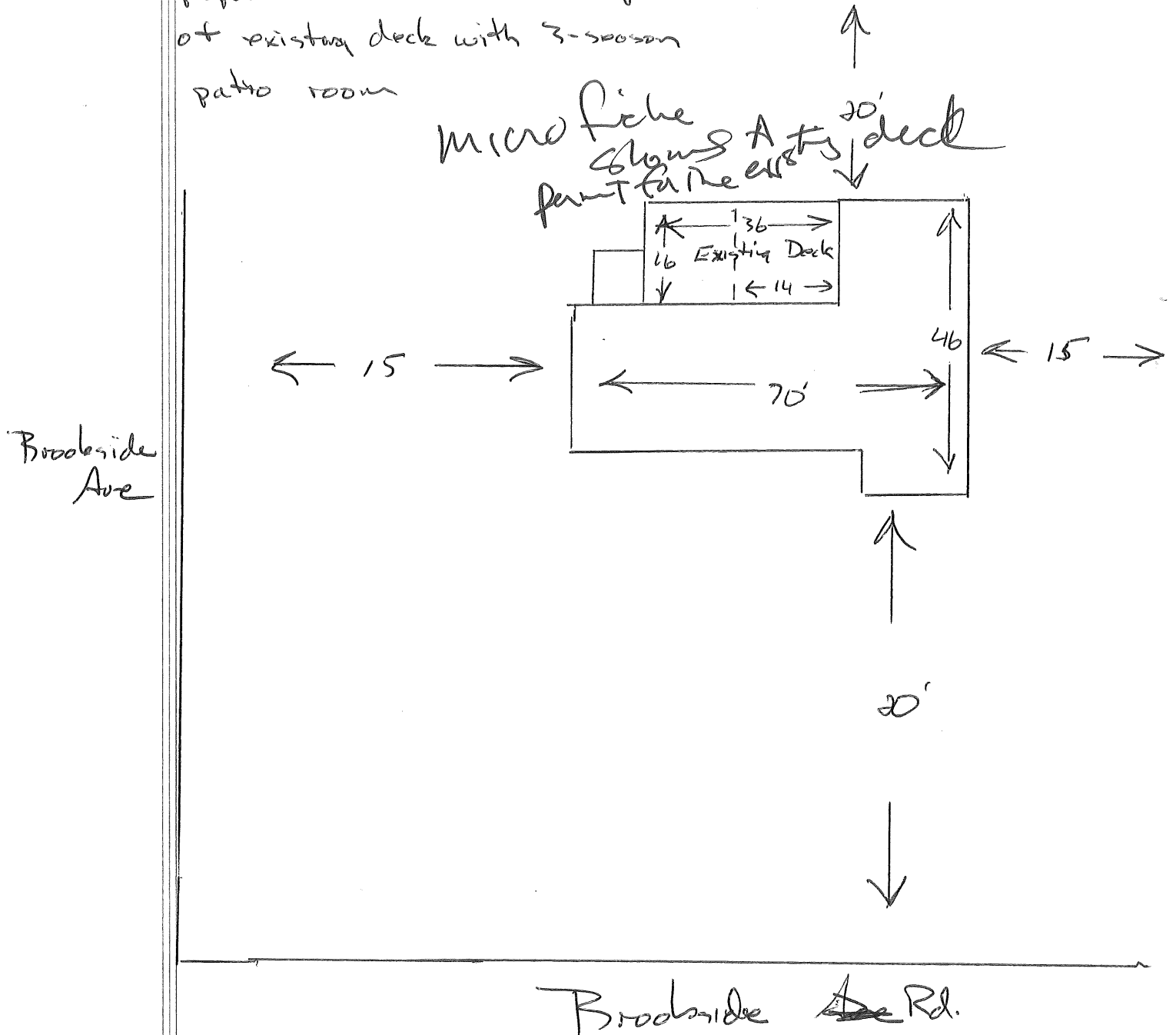
cc: L. McDougall, PFD

Marge Schmuckal, Zoning Administrator

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

Viviane Albert Rothrock  
24 Brookside Rd.  
Portland, ME 04103

proposal to enclose 14'x16' portion  
of existing deck with 3-season  
patio room





71 PORTLAND ROAD, KENNEBUNK, ME 04043

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DATE: April 16, 1999

**JOB NAME & ADDRESS:**

Albert & Vivian Rothrock  
24 Brookside Road  
Portland, Maine 04103

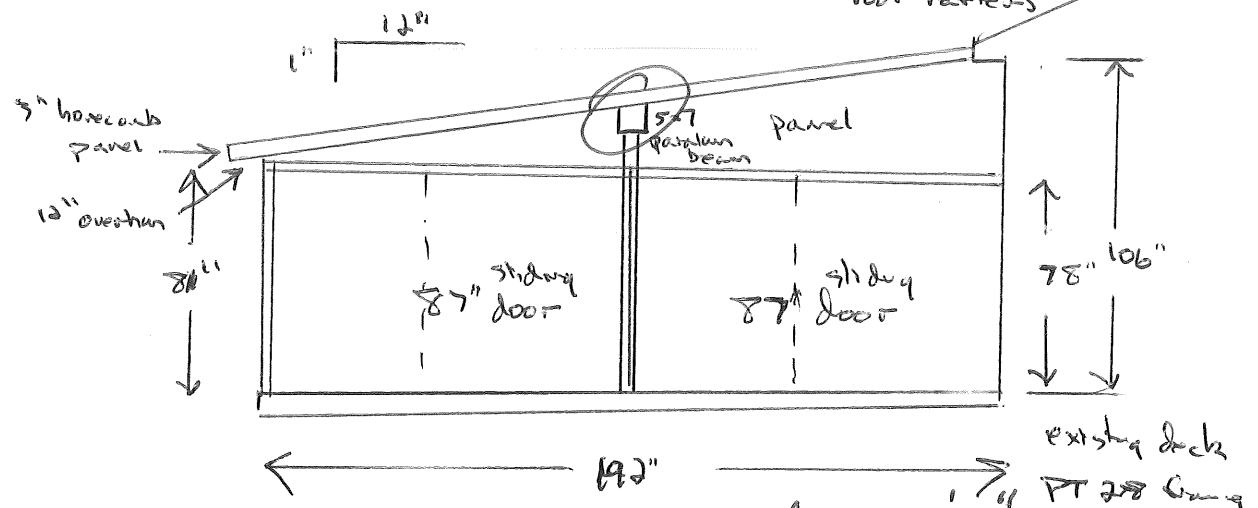
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I, Albert Rothrock, hereby authorize Maine Window & Sunroom to act as my agent to acquire a building permit for my home improvement project.

Albert Rothrock  
Signature

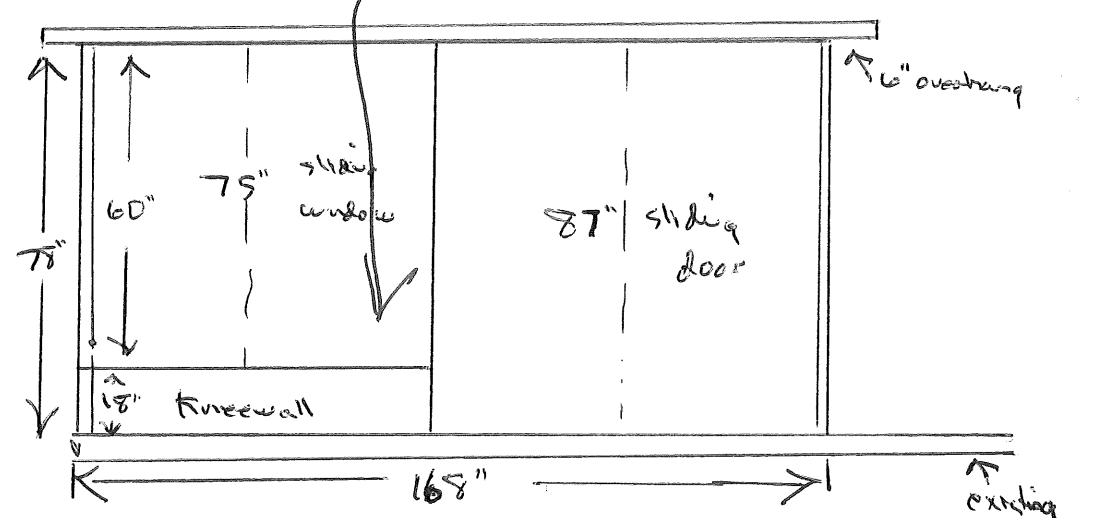
attach to  
roof rafters

side  
elevation



Headroom 76

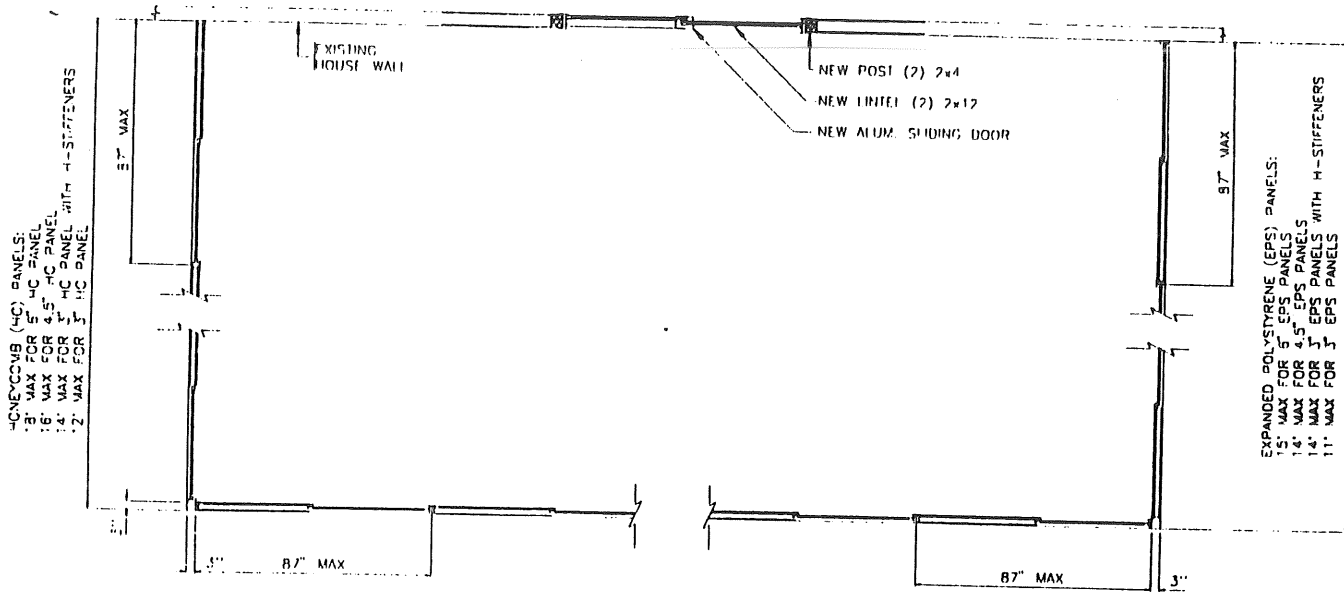
front elevation



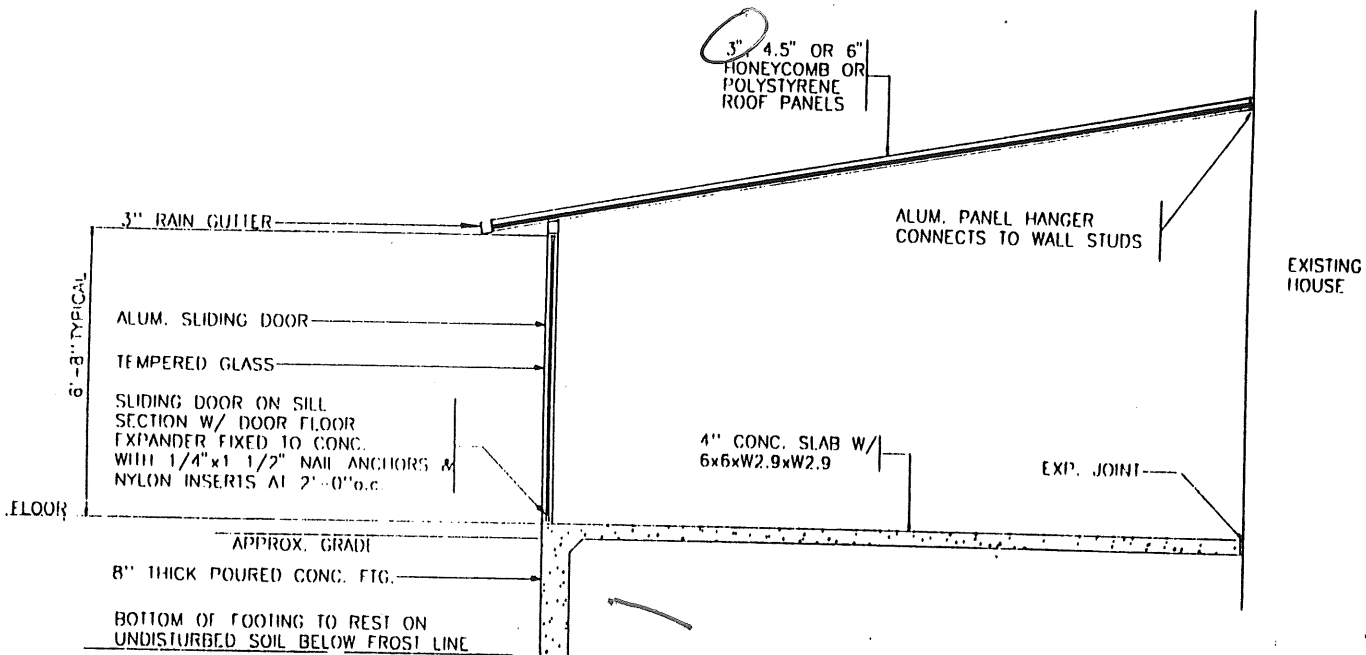
snow load = 60 lb psf OK

all framing members made with aluminum extrusions

# FIGURE 50-1 - STUDIO ROOM FLOOR PLAN



STUDIO ROOM FLOOR PLAN



STUDIO ROOM CROSS SECTION (CONCRETE FLOOR)

*2x8 deck frame  
16" o.c.*

SEE NOTES ON PAGE 5.0.2



# Betterliving<sup>®</sup>

PATIO ROOMS



"I'M SO GLAD I BOUGHT A BETTERLIVING<sup>®</sup> PATIO ROOM!"



*“The room has completely changed  
the way I enjoy the back yard!”*



B E T T E R L I V I N G

You deserve a **ROOM** where you can  
relax, unwind and **enjoy.**

Choosing a Betterliving patio room for your home is a great decision for you and your family. Your Betterliving Patio Room will be your **special place to relax** with your morning coffee, catch up on reading, or simply wind down after a hard day's work, enjoying the wrap-around view of the outdoors. You will love hosting parties without the worry of wind, rain, or irritating insects. A Betterliving Patio Room is one of the **best home improvement** investments you can make. Not only does it add a new dimension to leisure living . . .

. . . it increases the value of your home.



*"Our unused porch is now an enjoyable retreat,  
protected from the wind, rain and pesky bugs."*



P A T I O R O O M S

# "I'm so glad I bought a Betterliving Patio Room!"

*"I think it's been a wonderful investment. It's made me feel really good about the decisions I've made..."*

## REPUTATION . . .

For over 50 years we have helped homeowners just like you enjoy better living. Our reputation for integrity, quality, and reliability sets the standard for the rest of the industry. In less than a week, transform your old deck or patio into beautiful new living space that lets you enjoy the outdoors - regardless of the weather.

## QUALITY . . .

Relax in the knowledge that your Betterliving Patio Room has been manufactured under a stringent quality control program. The finest materials and workmanship ensure a superior product that is both safe and durable.

## COMMITMENT . . .

Betterliving Patio Rooms are custom designed for your home, and installed by factory-trained craftsmen. Betterliving Patio Rooms carry a Manufacturer's Warranty backed by Craft-Bilt Manufacturing Company, a leader in the home improvement industry since 1946.

## DESIGN . . .

With a wide variety of options and styles, you can design your room to meet your needs - and budget! Each patio room has permanently painted aluminum panels and framing; triple track drainage system; strong interlocks on windows and doors. Spend time relaxing - not on maintenance!

*"This room is so much more than glass, screen and aluminum . . .  
it's a whole new lifestyle..."*

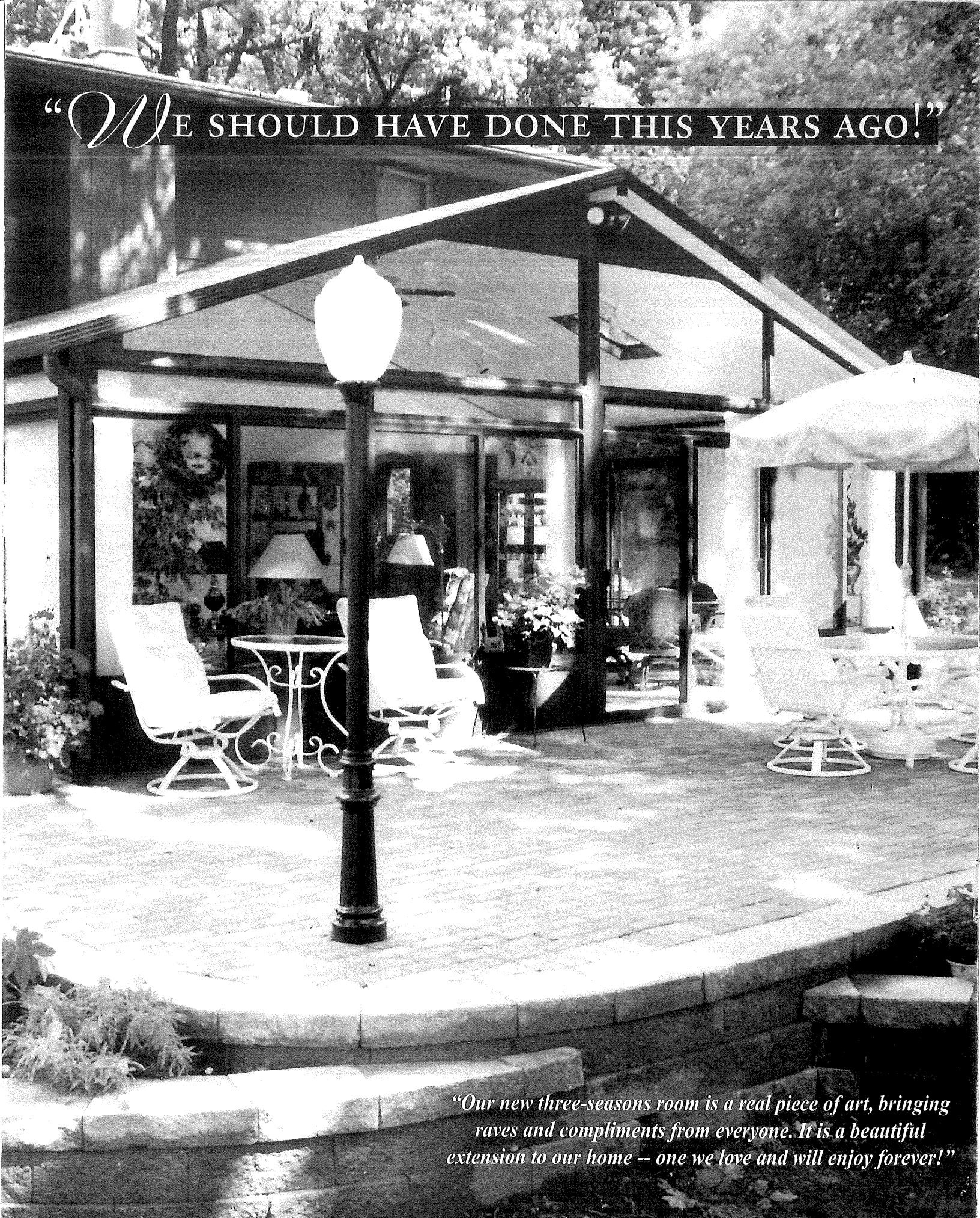


B E T T E R L I V I N G



*"It's very relaxing after a crazy day at work . . .  
I just come out here and enjoy the outdoors."*

*"We SHOULD HAVE DONE THIS YEARS AGO!"*



*"Our new three-seasons room is a real piece of art, bringing raves and compliments from everyone. It is a beautiful extension to our home -- one we love and will enjoy forever!"*

# Betterliving

PATIO ROOMS

## HOW WILL YOU ENJOY YOUR BETTERLIVING PATIO ROOM?

When you want gracious living without leaving home, nothing beats a Betterliving Patio Room. With styles and colors to complement your architecture, Betterliving turns an empty patio, deck or porch into an inviting retreat, protected from cold winds, rain, and pesky insects.

**"We looked for a long time before deciding on Betterliving. The construction was outstanding. It is everything we desired."**

*"Delighted with the room; the reality exceeded our expectations. The entire business dealings were handled by the best of professional standards. Thank you."*



... an exercise room?



... a place for grandchildren to play?



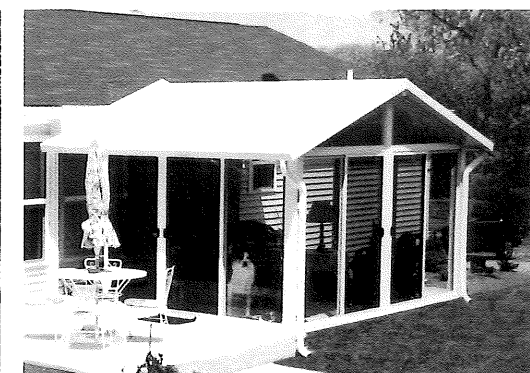
... to read the newspaper?



... to watch TV?



... to spend time with your family?



... a breakfast nook?



... a playroom?



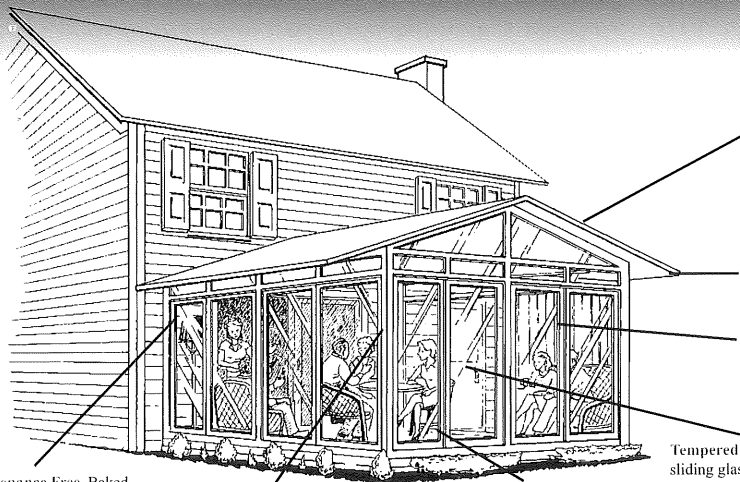
... a place to unwind and relax?

RELAX...UNWIND... ENJOY BETTERLIVING!

"We **LOVE**  
our room and so does *everyone* who sees it!"



**Betterliving**  
PATIO ROOMS



Maintenance Free. Baked on Enamel Finish

Extruded aluminum components meet building code requirements

Pre-punched weep holes and marine glazing keeps carpets and floors dry

Engineered Roof Panels fully tested by certified professional engineer to meet building code requirements and designed to carry wind and snow loads

Built in gutter system for clean roof profile

Extruded Interlocking Doors and Windows for safety and weather protection

Tempered Safety Glass in all sliding glass windows and doors. Black aluminum screens for durability and ventilation

## MANUFACTURER'S WARRANTY

*backed by Craft-Bilt Manufacturing Company, a leader in the home improvement industry since 1946.*

### BETTERLIVING ROOF PANELS

Listed with SBCCI Public Safety Testing and Evaluation Services Inc., Evaluation Report #97-32; see ICBO Evaluation Service, Inc., a subsidiary corporation of the International Conference of Building Officials, Report #ER5186; see BOCA - Building Officials and Code Administrators Evaluation Services, Inc. Report #94-68.

Subject to revisions, re-examination and possible cancellation.



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