

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

Location of Construction: 34 Hall Street		Owner: Frank & Jean Collins		Phone: 775-6994		Permit No: <b>000093</b>	
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A			Permit Issued: FEB 11 2000 PORTLAND
Contractor Name: **Donald M. Dufresne		Address: 209 Stevens Ave. Portland, ME 04101		Phone: 329-7591 Cell 774-7591		Zone: CBL: 160-R-030	
Past Use: Single Family		Proposed Use: SAA Framer Will Cheever		COST OF WORK: \$ 34,481			PERMIT FEE: \$ 234.00
Proposed Project Description: Interior renovations to include dormers added on. access to Wellwood (3rd lot off the Rec @ 5th light from Washington) 1st right off Wellwood		Signature: Washington		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOCA 496	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>Hoffen</i>	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Date:	
Permit Taken By: UB		Date Applied For: 2-9-00				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"/>	

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..

\*\*\*Please Send To: Donald M. Dufresne  
209 Stevens Ave.  
Portland, ME 04102

*Handwritten:* Mailed New Conditions 2/5 @

**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

- Action:
- Approved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 2-9-00	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT  
UB

COMMENTS

3/29/00 for Close In Framing & Plumbing - Plumbing Rough in ok - Framing -  
upgraded rafters to 2x10s - Bedroom windows all ok - Ceiling height  
7' to match existing ok per BOCA 99 (204.1) - ? on Chimney height -  
per BOCA MECHANICAL <sup>1205.3</sup> & 211 Chimney must be 2' above height of roof (ridge peak)  
(E w/ JR & D.C.)

Inspection Record

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

# BUILDING PERMIT REPORT

DATE: 9 February 2000 ADDRESS: 34 Hall St. CBL: 160-H-030

REASON FOR PERMIT: Interior renovations / dormers

BUILDING OWNER: Frank & Jean Collins

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR: Donald M. DuFresne

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$34,481.00 PERMIT FEES: \$234.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*9, \*11, \*13, \*15, \*19  
\*27, \*29, \*32, \*34, \*31

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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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 dampproofing 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.
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 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". (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)
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) NEW STAIRS.
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 1010.4)
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

- 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
- 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. *see Attached Zoning Report*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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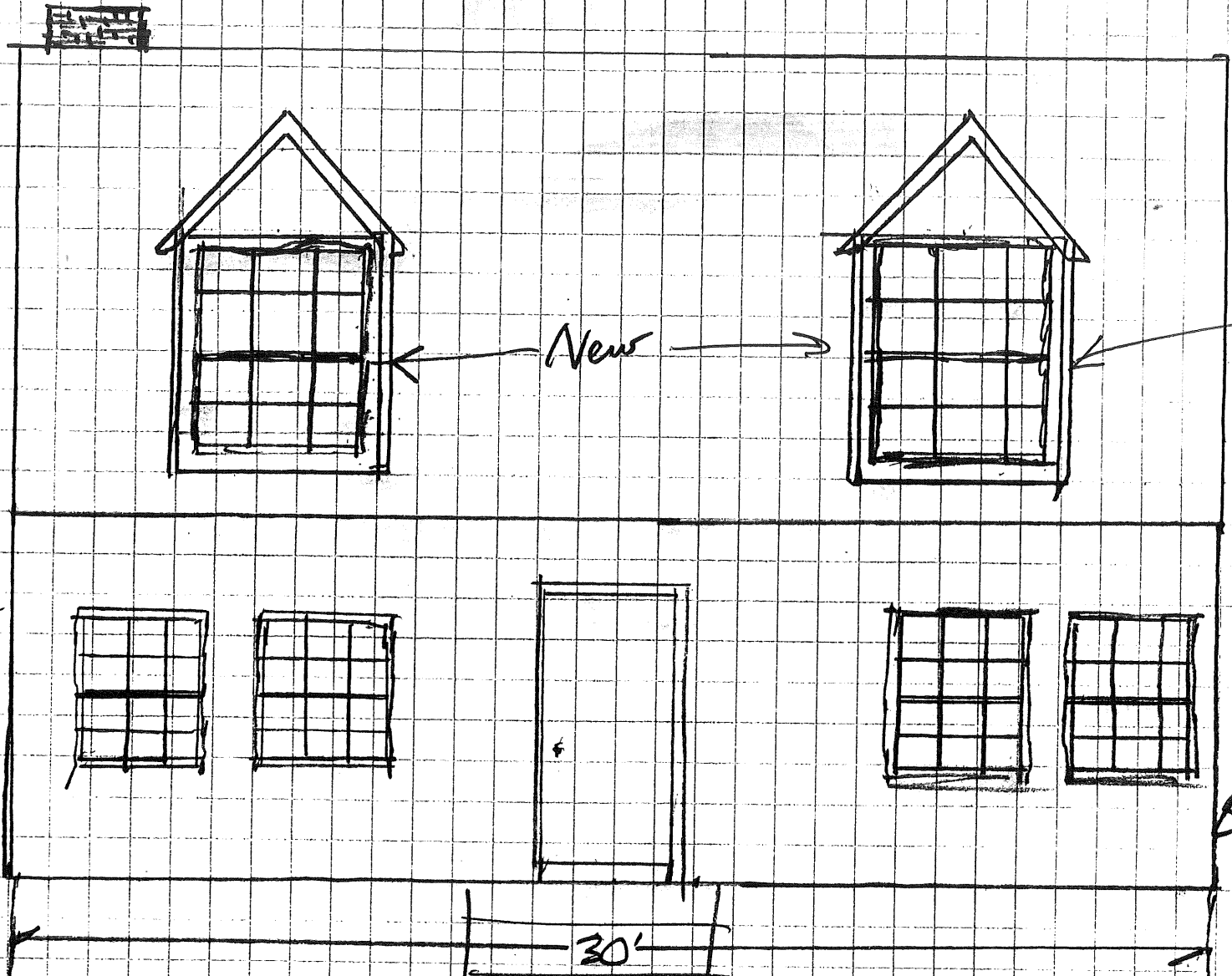
*P. Samuel*  
 P. Samuel, Building Inspector  
 cc: L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

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

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**



New

WINDOW 40/60  
CERTAINTED  
DOUBLE  
HUNG  
NEW  
CONSTRUCT.

SIDE LOT  
LINE AT  
LEAST 20 FT.

SIDE LOT  
LINE AT LEAST  
10 FT.  
EXISTING

DRIVEWAY  
EXISTING

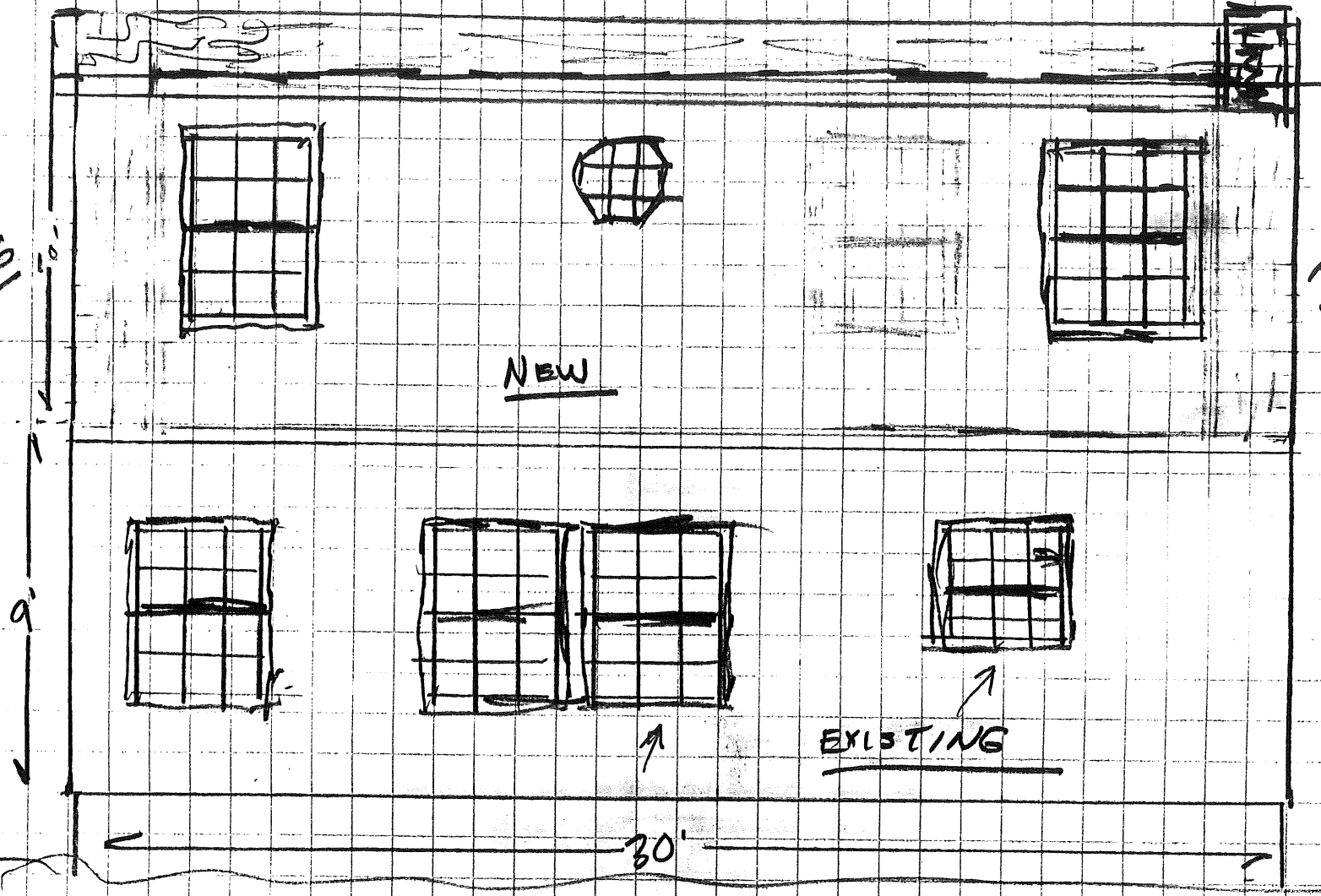
30'

Front

(Proposed)

34 HALL ST.

TRIM TO  
MATCH  
EXISTING



NEW

NEW  
SIDING,  
PREPRIMED  
CEDAR SHINGLE

EXISTING

30'

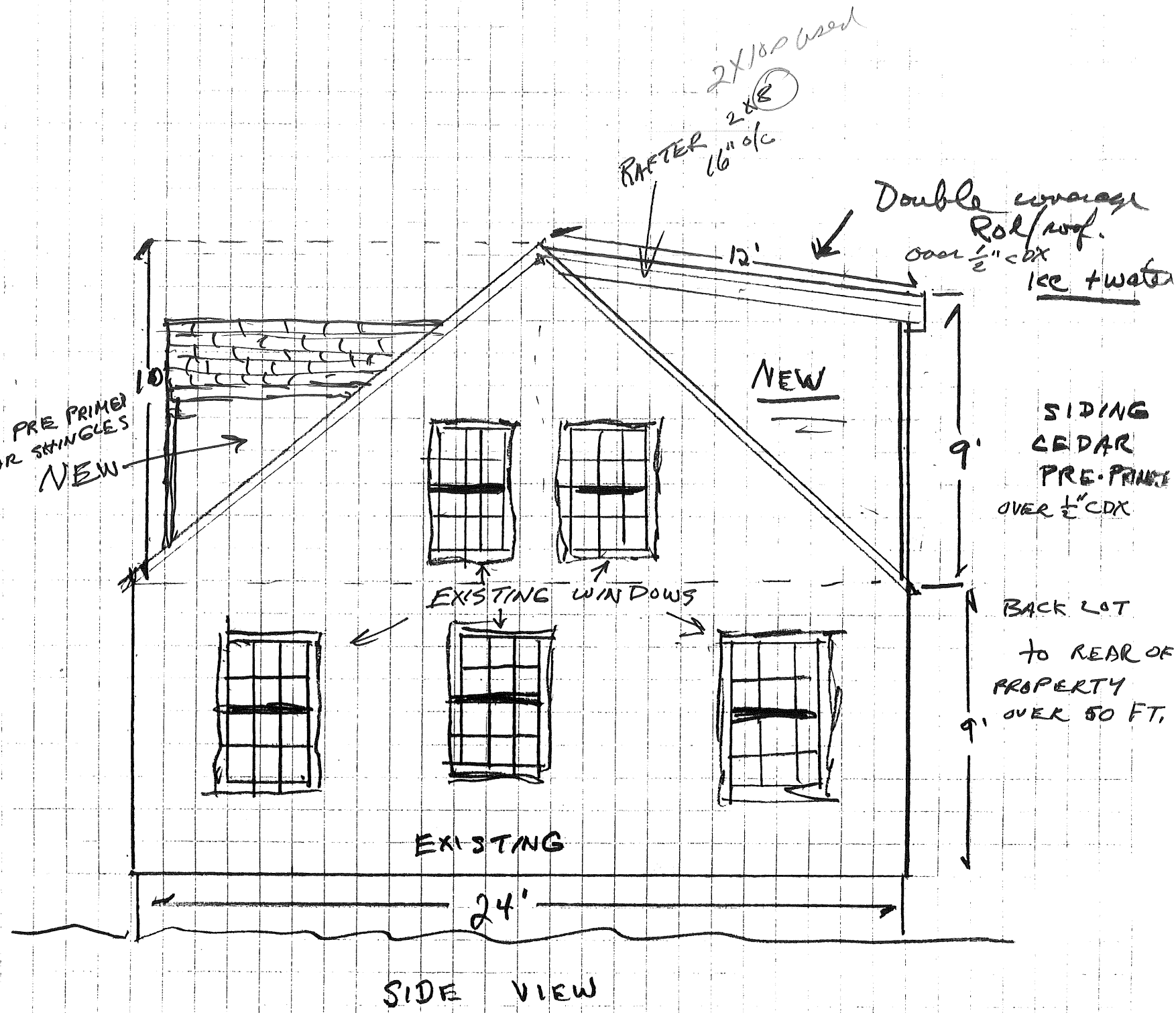
9'

20'

Room

HALL ST.  
FRONT

SIDING PRE PRIMER  
CEDAR SHINGLES  
NEW



2x10 used

RAFTER 2x8  
16" o/c

Double coverage  
Rol/roof.  
over 1/2" CDX  
ICE + water

NEW

SIDING  
CEDAR  
PRE-PRIMER  
OVER 1/2" CDX

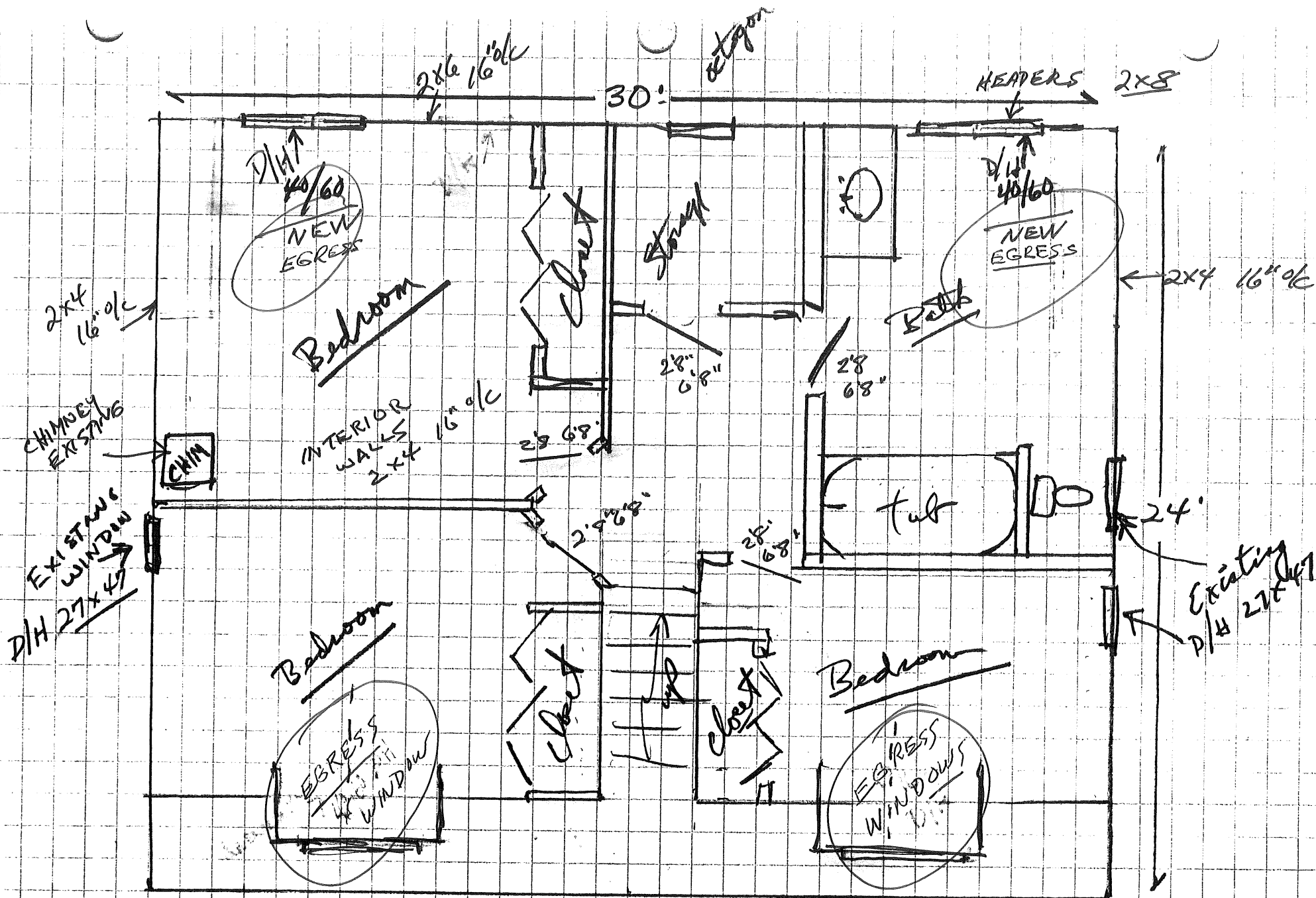
EXISTING WINDOWS

BACK LOT  
TO REAR OF  
PROPERTY  
OVER 50 FT.

EXISTING

24'

SIDE VIEW



FRONT

HALL ST



PROPOSAL

Donald Dufresne Building & Remodeling  
209 Stevens Avenue  
Portland, Maine 04102  
Tel: 207-774-7591

January 30,2000

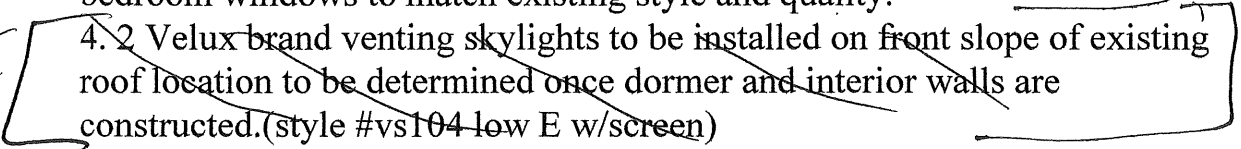
To: Jean Collins  
34 Hall Street  
Portland, Maine 04103  
Tel:Home 207-775-6334  
Work 207-879-1039

Proposal to remove section of rear roof and build a dormer on existing home at 34 Hall Street in Portland, Maine.

Specifics to include:

1. New vinyl windows across back of building(<sup>2</sup> total) to meet building codes for egress purposes to match existing in style and quality.
2. New octagon window in center of back wall.
3. 3 new vinyl replacement windows to replace existing second floor bedroom windows to match existing style and quality.
4. ~~2 Velux brand venting skylights to be installed on front slope of existing roof location to be determined once dormer and interior walls are constructed.(style #vs104 low E w/screen)~~
5. All new walls to be 2 x 6 construction, insulated.
6. Exterior siding to be cedar shingle pre-primed and trim to match existing.
7. Roofing on new roof to be double coverage rolled roofing with ice and water shield underneath.
8. Interior walls to be 2 x 4 construction with drywall covering.
9. Interior doors to be 6 panel masonite.
10. Interior moldings to match existing.
11. Electrical outlets and switches to existing codes, 1 ceiling light in each bedroom, fan/light in bath.
12. Flooring will be 1 x 10 inch pine with hand nailing square cut nails in center landing area and gun nailed in remaining areas. If hand nailing is requested in other areas an additional \$200 for labor to be added to total.

*Delote*



13. a bathroom allowance of \$3,500 which will include tub, sink, vanity, fixtures, vanity light, mirror and labor as all drainage and water now goes to the second floor.
14. All interior walls, ceilings and trim to be painted by contractor 1 coat primer and 1 finish coat. If a darker wall color is requested than an additional finish coat may be required which will be on a time and materials addition to this proposal.
15. All interior wood floors will be 1 coat of oil polyurethane finish with 2 additional coats of latex poly.
16. Final interior wall locations will be determined once roof dormer is complete.
17. This proposal does not include exterior painting or siding removal other than what is needed to add dormer to the existing structure.
18. Contractor will be responsible for all licenses from the city of Portland.

Total for all items as described above

~~\$32,081~~ 34,481.00

Anticipated construction time on site for main construction to finish of exterior siding and trim is 3 weeks. Interior partition and final work will add an additional 3 weeks to total unless delays with plumbing or electrical with may not be noticed until floor drainage is exposed. Total from start to finish is expected to be six to seven weeks.

#### Payment schedule:

1. a deposit of \$3,090. at contract signing to cover special order items.
2. \$5,160 on 1st day of construction.
3. \$4,000 when building is weather tight, roof and windows installed.
4. ~~\$6,600~~ when exterior complete(siding and all trim) \$9,000.00
5. \$5,000 when sheetrock is hung.
6. \$4,000 when pine floor is laid.
7. Remaining(\$4,231.00) due upon completion.

#### CHANGES IN THE WORK

During the course of the project, the owner may order changes in the work(both additions and deletions). The cost of these changes will be determined by the contractor.

Thank You

ADDENDUM:

#1 on Page 1 delete 1 vinyl window.

#4 on Page 1 delete velux windows and build a dog house style dormer for both front bedrooms. Double hung window shall meet building code requirements for egress purposes.

Dormer will now go directly to outside walls with trim board to stay on outside to define old roof line.

Additional amounts to do front dormer additions      \$2,400.00

Payment schedule will also change as exterior work is sub-contracted.

#6 on payment schedule will now change to \$9,000 instead of \$6,600.

New total for all work to be performed is      \$ 34,481.00

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If 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 (include Portion of Building): <b>34 HALL ST.</b>		
Total Square Footage of Proposed Structure <b>EXISTING</b>	Square Footage of Lot <b>6100</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>160</b> Block# <b>H</b> Lot# <b>30</b>	Owner: <b>FRANK &amp; JEAN COLLINS</b>	Telephone#: <b>775-6334</b>
Owner's Address: <b>34 HALL ST.</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$34,481.</b> Fee <b>\$234</b>
Proposed Project Description:(Please be as specific as possible) <b>MODIFY EXISTING 2 BEDROOM + 1/2 BATH 2ND FLOOR TO 3 BEDROOM + FULL BATH BY ADDING A FULL REAR DORMER TO THE REAR AND 2 DOG HOUSE DORMERS ON THE FRONT OF EXISTING HOME.</b>		
Contractor's Name, Address & Telephone <b>DONALD M. DUFRESNE 209 STEVENS AVE PORT. 04102</b>		774-7591 Rec'd By <b>CLB</b>
Current Use: <b>SINGLE FAMILY</b>	Proposed Use: <b>SAME</b>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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: <b>Donald M. Dufresne</b>	Date: <b>2/9/2000</b>
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Building Permit Fee: \$30.00 for the 1st \$1,000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

