

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

Location of Construction: 35 Fallbrook St		Owner: Glen D. Dyer		Phone: 761-8012		Permit No: 990092 PERMIT ISSUED Permit Issued: FEB 9 1999 CITY OF PORTLAND Zone: CBL: 161-2-007 R-5		
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: Bob Burkhardt		Address: 156 Bolton St Ptld, ME 04102		Phone: 773-8736				
Past Use: 1-fau		Proposed Use: Same		COST OF WORK: \$ 13,500.00			PERMIT FEE: \$ 90.00	
Proposed Project Description: Extend 2nd floor XXXX 1st fl, install stairs to 2nd fl Move side door to rear & replace flat roof w/pitched		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: 3 Type: 52 MOCA 96 Signature:		Zoning Approval:		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland MA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone 7-1-C <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
				Permit Taken By: SP		Date Applied For: 25 January 1999		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

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

44

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

25 January 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT

2

COMMENTS

2/16/99 - Pre Construction meeting w/owner on site -
discussed stairs - (stringer cut 10" + 7³/₄") headroom
min. 6'-8" in all parts. Also framing & plumbing.

Some framing done - stairs - need to fix 1st riser -
re doing floor -
Framing OK - no plumbing in yet.

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

BUILDING PERMIT REPORT

DATE: 26 January 1999 ADDRESS: 35 Fallbrook ST. CBL 161-E-007
REASON FOR PERMIT: BB MAKE RENOVATIONS 1ST & 2ND FLOOR
BUILDING OWNER: Glen D. Dyer
CONTRACTOR: Bob Burkhardt
PERMIT APPLICANT: ↑
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, *6, *8, *9, *10, *11, *12, *16, *24, *26, *29,
*30 #20

- ~~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, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
- ~~X~~ 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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)
The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

Any 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)

- 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. Section 1010.1
- 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.) Section 710.0
- 15. 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

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 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

- 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. Section 921.0
- 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. (crawl spaces & attics)

X 24. 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.

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).

27. 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)

X 28. Please read and implement the attached Land Use-Zoning report requirements. - to remain Family - sep. permit req. for 2 family - NO additional


X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code. Kitchen equipment allowed

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31. _____

32. _____

33. _____


P. Samsel-Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

Applicant: Glen Dyer
Address: 35 Fallbrook St

Date: 2/9/99
C-B-L: 161-E-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1940 1 family

Zone Location - R-5 zone

Interior or corner lot - Alfu Alfu - extend 2nd floor - install stairs to 2nd floor

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' req - 20' shown

Side Yard - existing is ~3'-4' on left - 20' on right - proposing NO closer to line on side
↑ 14-433 Allows

Projections -

Width of Lot -

Height - 2 story

Lot Area - 6,000 sq ft - 6,050 sq ft shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - OK

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

Flood Plains - panel 7

OK per 14-436
conforming AS to Land
Area - can expand 2nd
floor to 80%

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

35 FALL BROOK STREET
BATHS, MAINE

No. 737-14

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning *
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.
BOOK 7402 PAGE 154 COUNTY CUMBERLAND

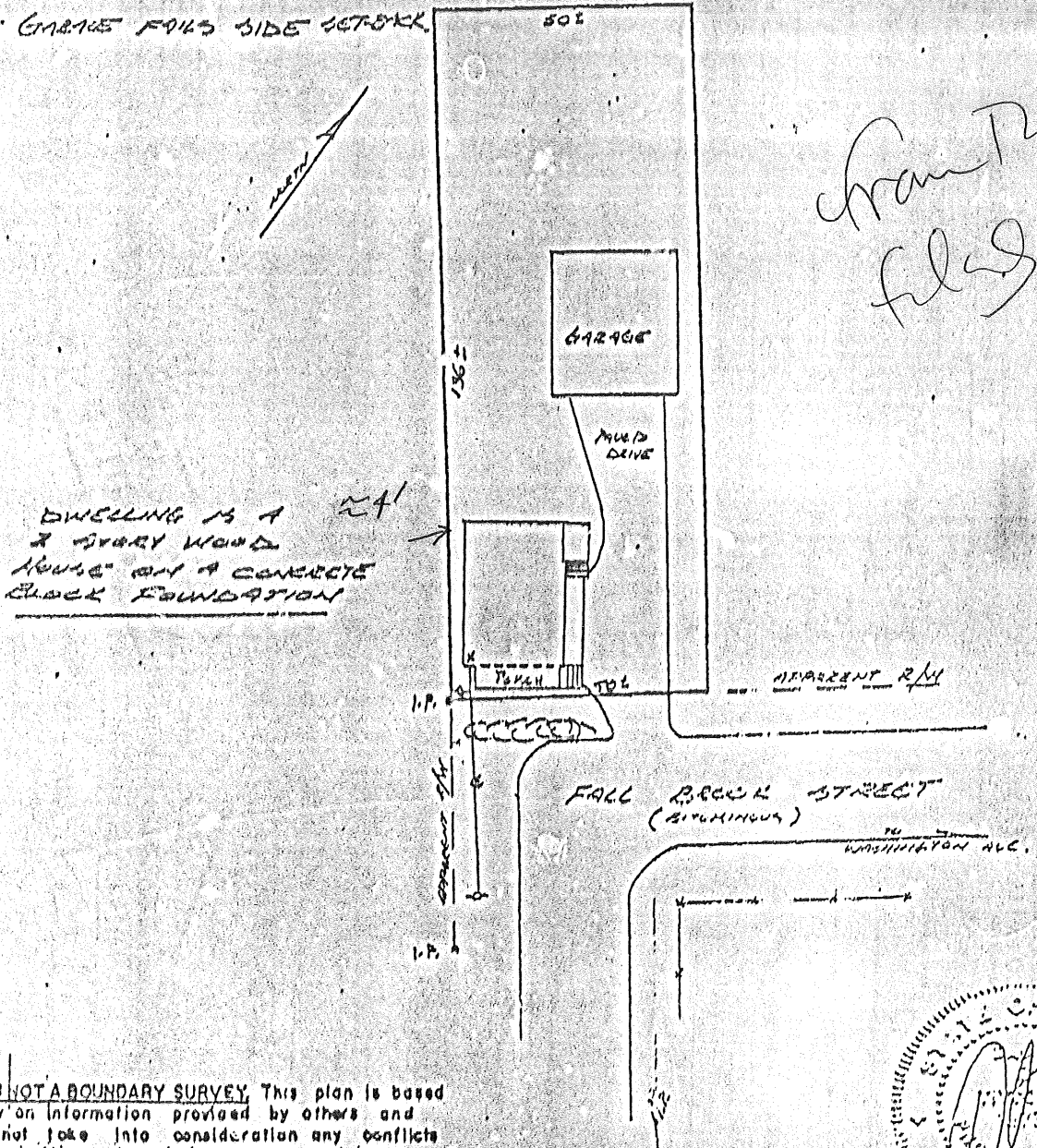
BUYER: GLEN DYER

PLAN BOOK _____ PAGE _____ LOT _____

SELLERS: ROBERT DAVID
JULIE DIPIRANTONIO

Note: SEE ARCHITECT'S
CONTRACT SHEET.

* GARAGE FOLDS SIDE SETBACK.



*Frankie
filed*

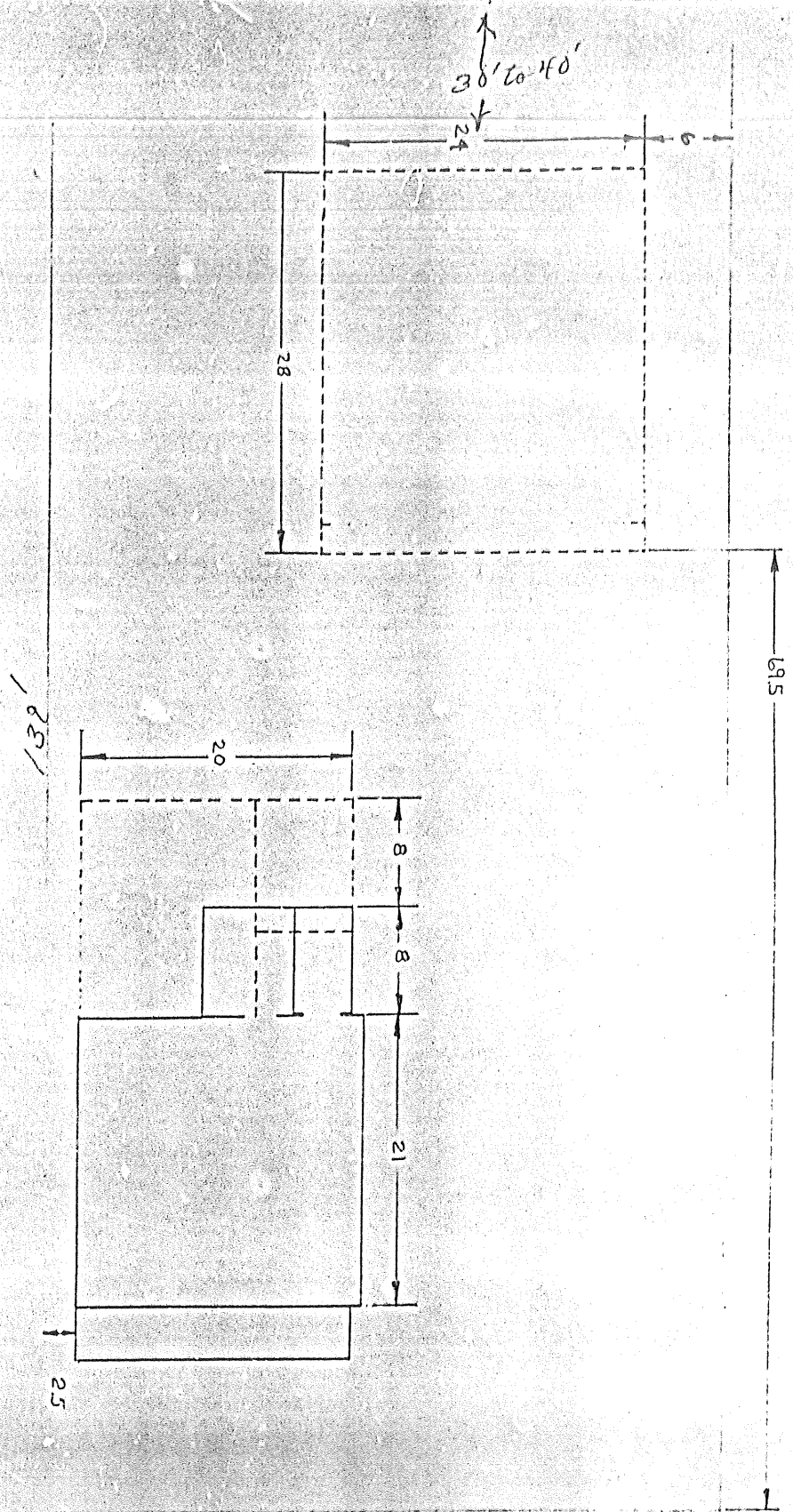
THIS IS NOT A BOUNDARY SURVEY. This plan is based
strictly on information provided by others and
does not take into consideration any conflicts
which existing descriptions may contain.
This plan was not made from an instrument survey.
The certifications are for mortgage purposes only.
This plan applies only to conditions existing as of
the date shown hereon. This plan is not for recording.

Date 09-01-93 Scale 1"=30'

RP TITCOMB ASSOCIATES, INC. Palmouth, Maine

Drawn By *ed*





FALLBROOK STREET

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: 35 Fallbrook St. Portland, Me. 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>161</u> Block# <u>E</u> Lot# <u>7</u>	Owner: <u>Glen D. Dyer</u>	Telephone#: <u>(207) 761-8012</u>
Owner's Address: <u>Same</u>	Lessee/Buyer's Name (If Applicable) <u>None Applicable</u>	Cost Of Work: <u>\$ 13,500</u> Fee <u>\$ 90</u>

Proposed Project Description: (Please be as specific as possible)
Extend 2nd Fl over 1st Fl, Install Stairs to 2nd Fl Move Side Door to rear & Replace Flat Roof w/ Pitched.

Contractor's Name, Address & Telephone: Bob Burkhardt 156 Bolton St. P.Hd., Me. 04102 (207) 773-8736 Rec'd By: [Signature]

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)

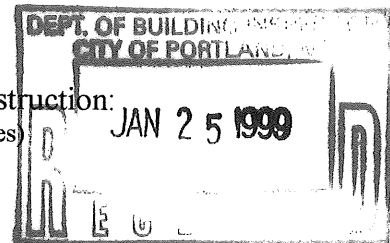
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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: [Signature] Date: 1/15/99

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

70671E

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS THAT, we, ROGER W. DAVIS single, of 301 E. Market Street, Jeffersonville, Indiana, and JULIE A. DIPIETRANTONIO (F/K/A Julie A. Davis), single, of 35 Fallbrook Street, Portland, County of Cumberland and State of Maine, for consideration paid, grants to GLEN D. DYER, a single person, of 42 Munjoy Street, Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS SCHEDULE "A"

Meaning and intending to describe and convey the same premises conveyed to the grantors by deed of Richard L. Nelson and Lauren B. Nelson, recorded in the Cumberland County Registry of Deeds at Book 7402, Page 134.

Dated this 29th day of October, 1993.

[Signature]
Witness to both

[Signature] BK 10850-42
Roger W. Davis by Stephen C. Lunt
Attorney in Fact

[Signature]
Julie A. DiPietrantonio

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned officer, this 29th day of October, 1993, the above named Roger W. Davis by Stephen C. Lunt, Attorney in Fact and Julie A. DiPietrantonio and acknowledged the foregoing instrument to be their free and voluntary act and deed.

[Signature]
Notary Public / Justice of the Peace

Commission Expiration:

KIMBERLY A. PROVENCHER
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV: 5, 1999

SCHEDULE A
GLEN D. DYER

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Fallbrook Street, in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at the point of Fallbrook Street at the land of one Leighton being the southwesterly corner of land formerly belonging to one Jennie R. Stoddard; thence northeasterly along said Fallbrook Street 50 feet to a point; thence at right angles to Fallbrook Street in a general northwesterly direction approximately 136 feet to a proposed street; thence southwesterly along said proposed street 50 feet to a point; thence in a general southeasterly direction and keeping a distance of 50 feet from the aforesaid northeasterly line of lot hereby described to the point of beginning.

Recorded
Cumberland County
Registry of Deeds
10/29/93 02:55:37PM
John B. O'Brien
Register

H & S TITLE SERVICES INC
75 MARKET ST
PORTLAND, ME 04101



Regal

Renovations & Design

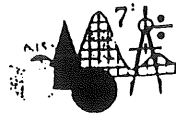


(207) 773-8736

Mr. & Mrs Glenn Dyer
35 Fallbrook ST
Portland, Me
761-8012

PROPOSAL

1. Close in back right hand quarter of the 2nd floor. (2X8 floor joists, 2X4 walls) Sheath and side to match existing house.
2. Remove existing roof structure and re-frame with 2X10 16" on center matching pitch on roof over front porch. approx 6-12 pitch.
3. Roof new roof with 25 year 3tab asphalt fiberglass shingles. (Bird Seal-King) Trim out eaves and rake gables with pine. Prime to paint.
4. Install #1 30"X48" fixed sky light in master bedroom.
5. Insulate rafters and walls on new construction and ventilate properly.
6. Sheetrock ceilings and walls of new construction up to primer paint.



Regal

Renovations & Design



(207) 773-8736

7. Install new exterior side entrance door and storm door to new location.
8. Build new landing and stairs from new side door entrance.
9. Build set of interior stairs ascending to 2nd floor guest bedroom.
10. Install new interior door at top of new stairs.
11. Install baseboard and all interior trim moldings on new construction where needed.
12. Install #2 new double hung insulated glass windows in new stairway area (customer to decide on location)
13. Build up chimney if necessary and re-lead for flashing.
14. Install under layment in old bathroom area. Prep stairs for carpet.
15. Finish off existing walls upstairs to new roof pitch inside. (Ceilings will be cathedral)
16. Electrical light fixtures and switches installed over new interior stairs at top of landing inside. Outside on new landing.



Regal

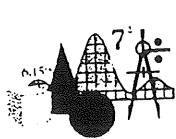
Renovations & Design



(207) 773-8736

17. Remove all debris from site.
18. Complete job within time estimated.
19. All workmanship is guaranteed for up to 7 years.
20. Total Price includes all labor and materials.

Total Price: ~~\$14,300.00~~
\$13,500.00 RPB.

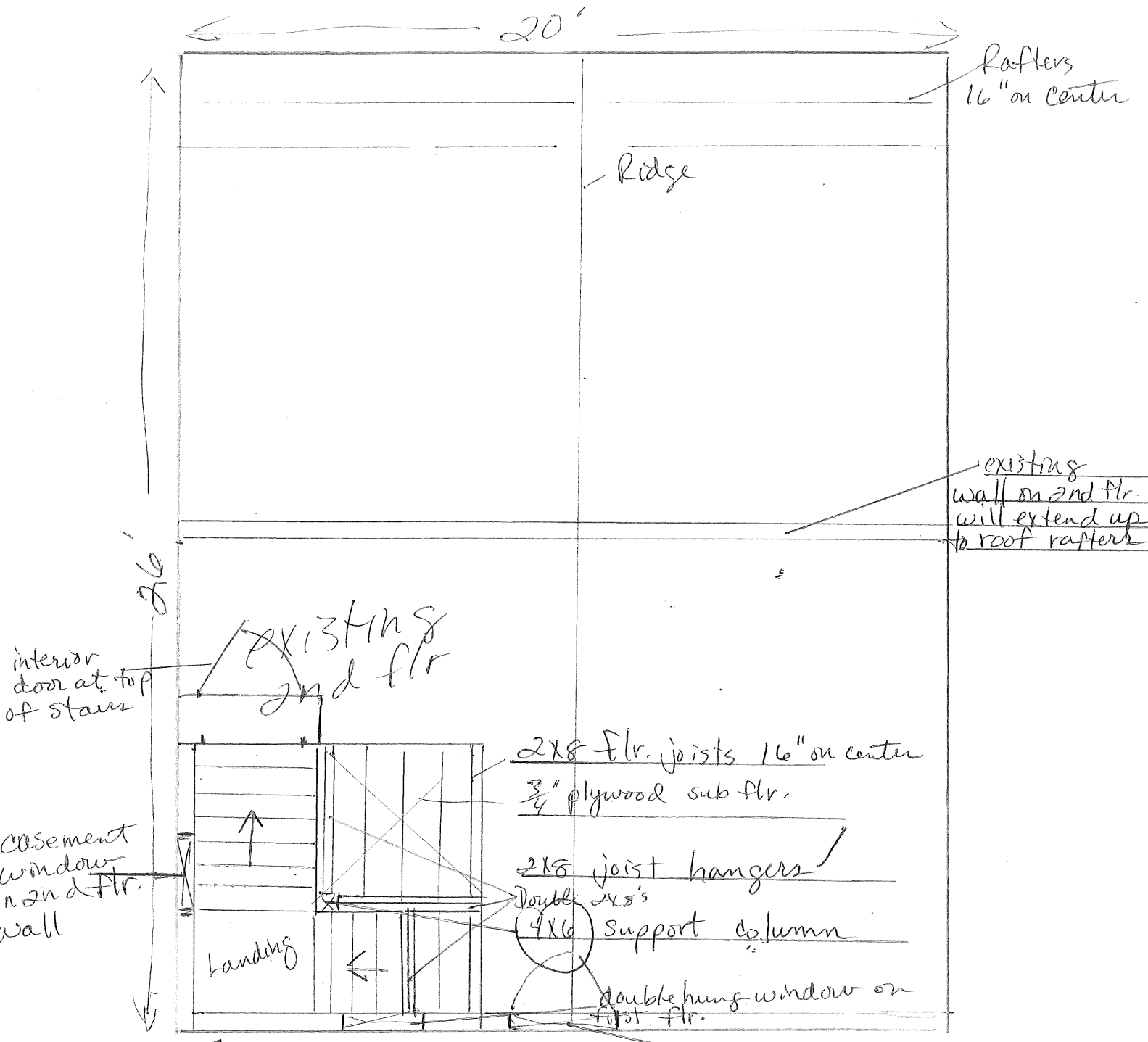


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Renovations & Design

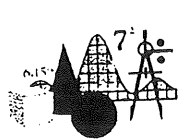


(207) 773-8736



Frame in back corner of 2nd floor incorporating it into second flr. (frame in stair well as shown)

exterior door on first flr.

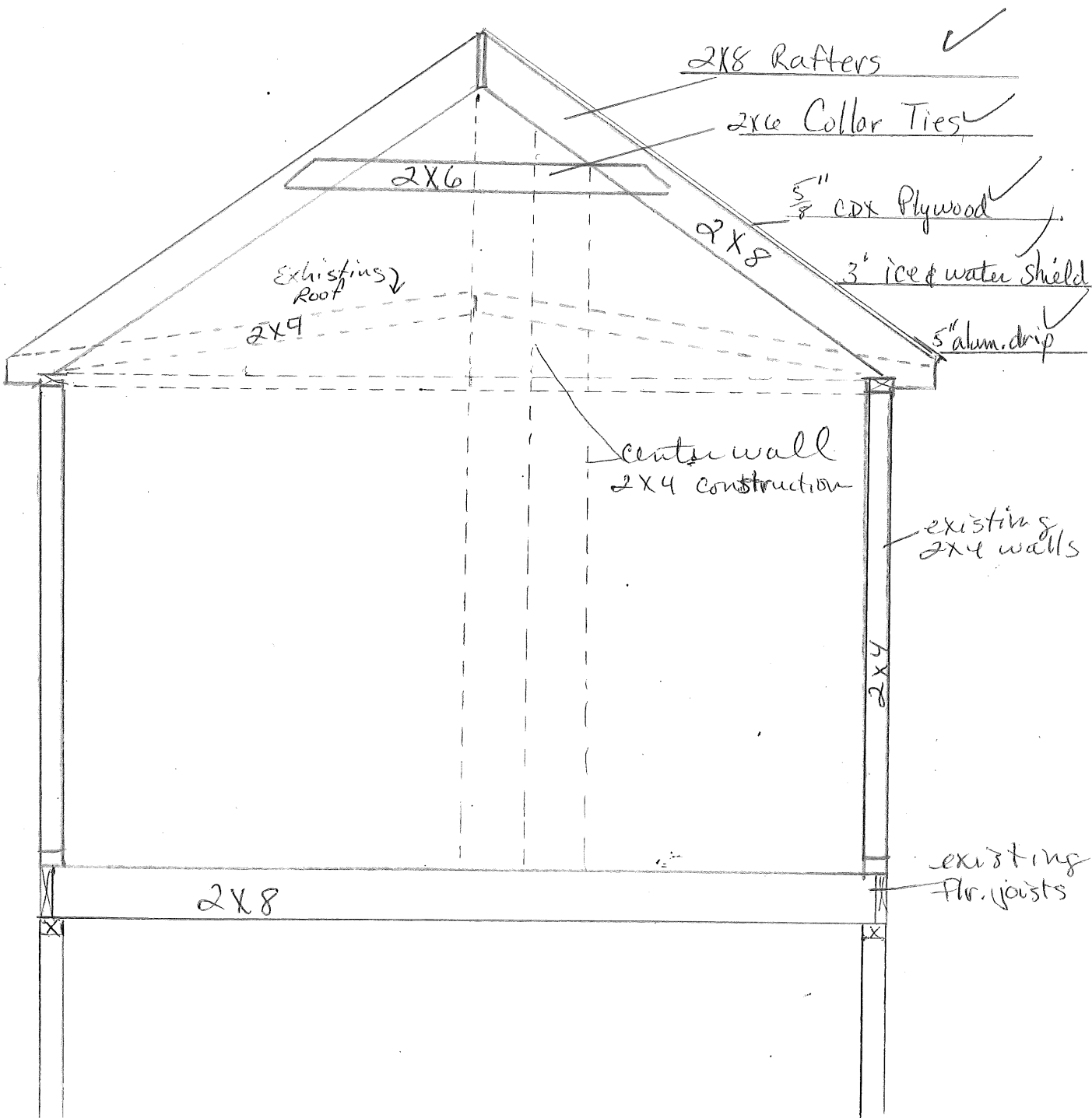


Regal

Renovations & Design

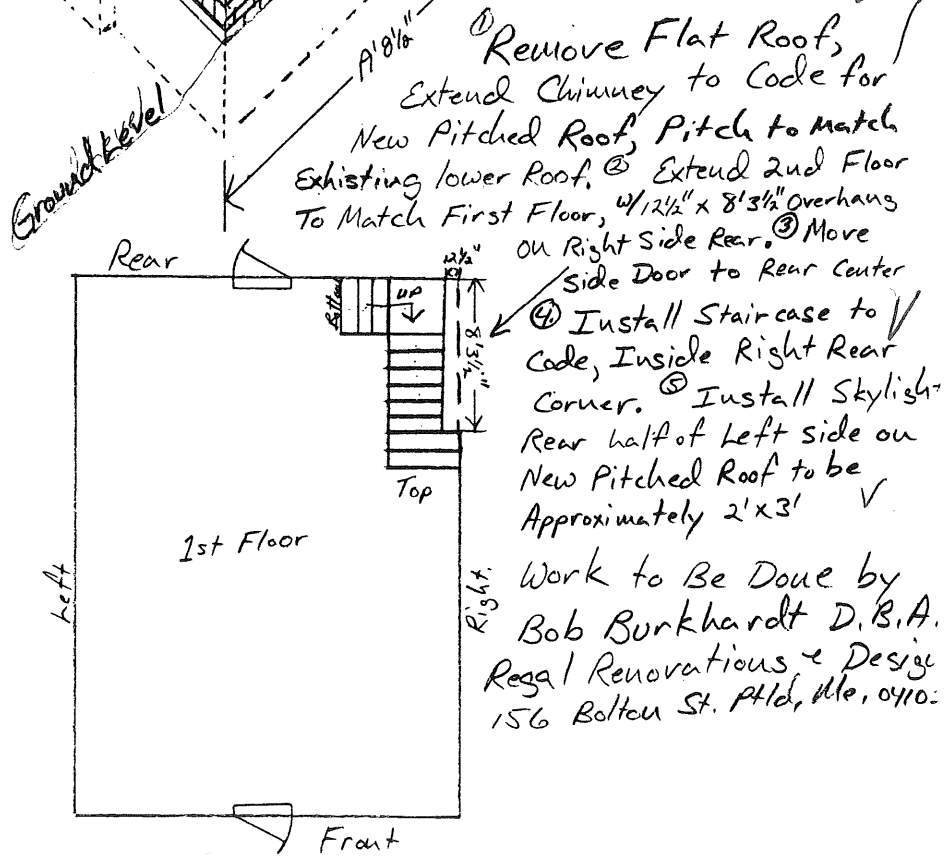
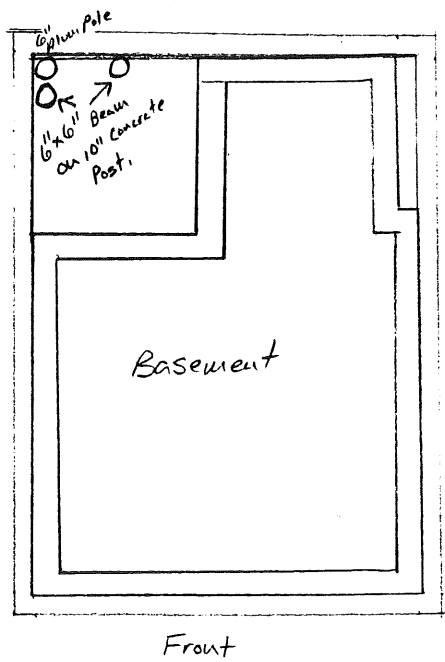
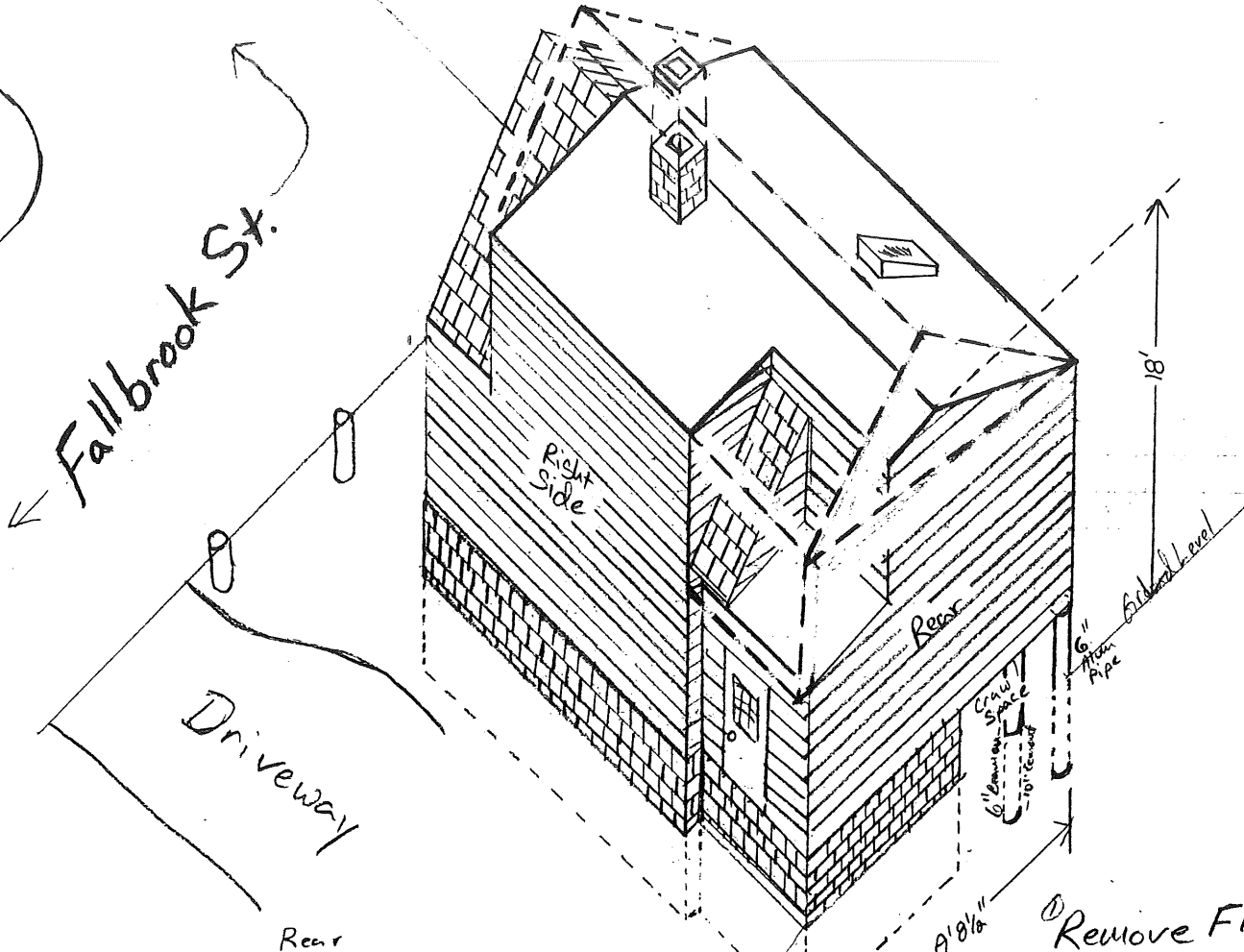


(207) 773-8736



Glen Dyer
 35 Fallbrook St.
 P.H.D., Me. 04103

Jan, 15, 1997
 Not to Exact
 Scale
 Approx... 1/16" = 1'



- ① Remove Flat Roof, Extend Chimney to Code for New Pitched Roof, Pitch to match Existing lower Roof.
- ② Extend 2nd Floor To Match First Floor, w/ 12 1/2" x 8 3/4" Overhangs on Right Side Rear.
- ③ Move side Door to Rear Center
- ④ Install Staircase to Code, Inside Right Rear Corner.
- ⑤ Install Skylight Rear half of Left side on New Pitched Roof to be Approximately 2' x 3'

Work to Be Done by
 Bob Bunkhardt D.B.A.
 Regal Renovations & Design
 156 Bolton St. P.H.D., Me, 0410.