City of Portland, Maine – Building or Use Permit Application

389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:	Owner:	Phone:
135 Murray Street	Anne Theyault	871-9065

Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:

Contractor Name:	Address:	Phone:
Don Pratt	RFD #2 Sebago Lake, ME	892-2186

Past Use:	Proposed Use:	COST OF WORK:	PERMIT FEE:
Single family dwelling	single family dwelling with addition	$ 15,000.00	$95.00
		FIRE DEPT. ☐ Approved ☐ Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 93
		Signature:	Signature:

Proposed Project Description:

build a 14' x 16' addition

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved ☐ Approved with Conditions: ☐ Denied ☐

Signature: Date:

Permit Taken By:	Date Applied For:
Victoria A. Dover	October 31, 1995

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..

PERMIT ISSUED WITH LETTER

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 OF APPLICANT: Don Pratt ADDRESS: RFD #2 Sebago Lake, ME DATE: 10/31/95 PHONE: 892-2186

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 No: 951145

PERMIT ISSUED

Permit Issued: NOV – 3 1995

CITY OF PORTLAND

Zone: R-3/R2 CBL: D-3/4

Zoning Approval:

Special Zone or Reviews:

☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

11/1/95

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT 6 A Rule

COMMENTS

2/2/96 At request of Portland Police Bureau inspection made to [redacted] determine nature of illegal unit. Owner is allowed to have additional living space but it cannot be used as a separate unit. The owner has agreed to get "after the fact" permit for this space. Tom Rowe

Inspection Record

	Type	Date
Foundation:	OK A Rowe	11/13/95
Framing:	OK A Rowe	12/15/95
Plumbing:		
Final:		
Other:		

Applicant: Anne Theriault

Address: 135 Murray St

Assessors No.: 162-D-3 & 4

Date: 11/1/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - 1985

Zone Location - R-3

Interior or corner lot -

Use - 14'X16' Addition (to remove 10'X10' rear Addition)

Sewage Disposal -

Rear Yards - 25' req — 33' shown

Side Yards - 14' req — 10'6" shown on lesser Side

Front Yards - 25' req N/A

Projections -

Height - 2 Stories

Lot Area - 7,000# per Assessors

Building Area - MAX 25% of LOT AREA = 1750# MAX

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

52'X26' = 1352

14'X16' = 224

1576#

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

condition

TO Remain A Single family

BUILDING PERMIT REPORT

DATE: November 2, 1995 **ADDRESS:** 135 Murray Street

REASON FOR PERMIT: To construct a 14' x 16' addition

BUILDING OWNER: Anne Therault

CONTRACTOR: Don Pratt **APPROVED:** SEE ITEMS 1,7,9,10,11 13,14,15

CONDITIONS OF APPROVAL

*1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

2. Precautions 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

5. 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.

6. The boiler shall be protected by enclosing wit one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.

*7. 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 square feet.

8. 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.

*9. 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/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):

   a. In the immediate vicinity of bedrooms
   b. In all bedrooms
   c. 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.

*10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)

*11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

**13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.

**14. Headroom in habitable space is a minimum of 7'6".

**15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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 for demolition permit is granted.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 2, 1995

Mr. Don Pratt
RFD #2
Sebago Lake, ME 04075

RE: 135 Murray Street
Portland, Maine

Dear Mr. Pratt,

Your application to construct a 14' x 16' addition has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. This structure is to remain a single family dwelling.

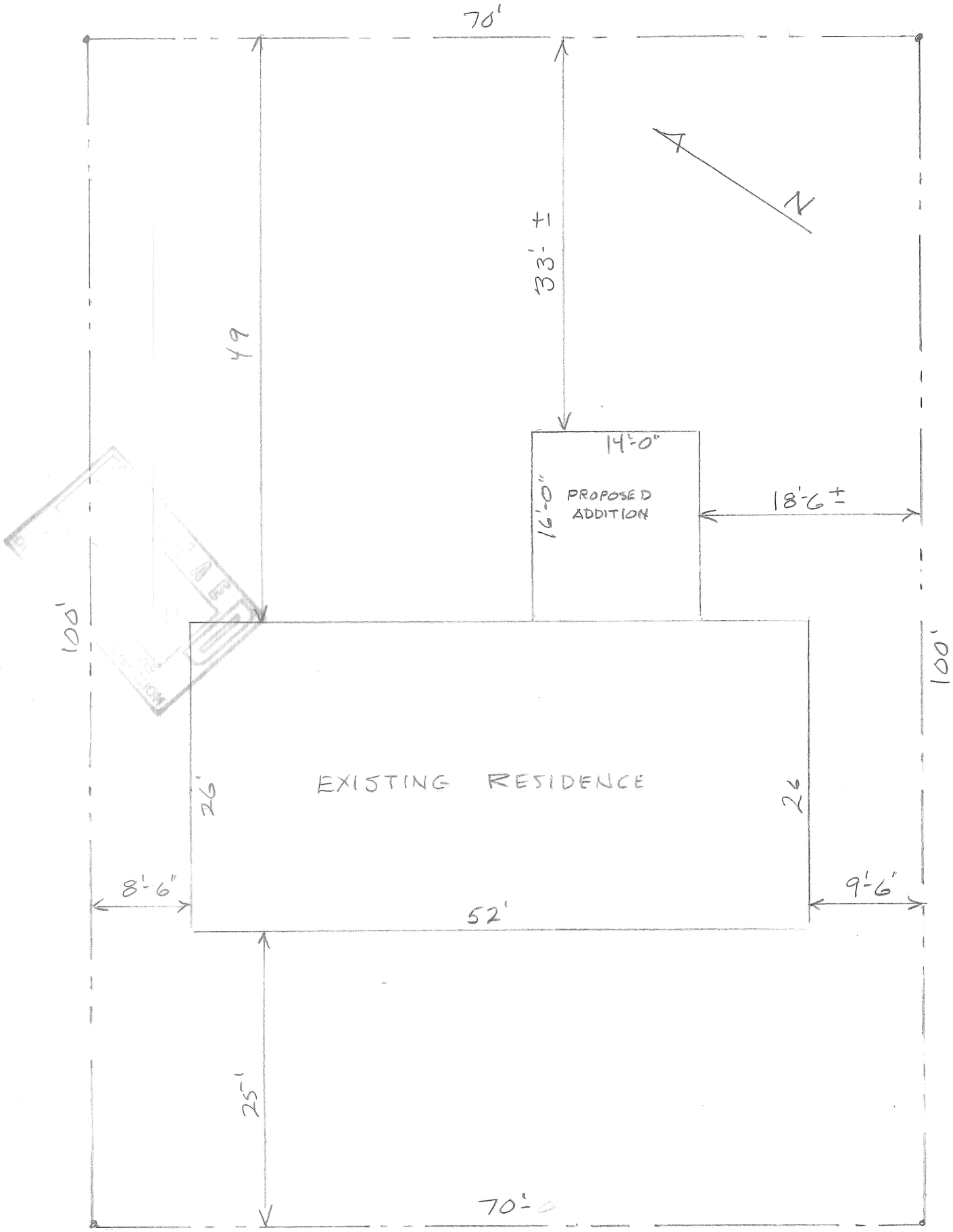
2. Please read and implement items 1, 7, 9, 10, 11, 13, 14 and 15 of the attached Building Permit Report.

3. Please read and implement attached Section 2405./Safety Glazing, of the City's Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services



PLOT PLAN SCALE 1" = 10'

ANNE THERAULT 135 MURRAY ST PORTLAND

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RPPLST6        CAMA: Real Property System -- Residential Display              11/01/95
RPP092      Parcel Id:  162- - D-003-001 01/01     Acct:  T0681796          12:13

Property Address        135 MURRAY ST
Owner Name1             THERIAULT ANNE M                    (1, 1, 1)
      Name2
Address                 135 MURRAY ST
City/State/Zip          PORTLAND                      ME  04103

Entrance Code  3   Land Use  11    # of Units    1

Route   10      Zone  R3          Nbhd  111      District   9   Prefix 1
                                                  Total Sq Ft
Utilities  2 3 4    Desc  162-D-3-4                Living Area       1,040
                          MURRAY ST 135-137
                          7000 SF


House Style   3   Year Built  1985   Total Rms  06  Total Bedrms  03

Baths Full 1  Half 1   Kitchen Remodeled 2  Bath Remodeled 2  Basement 4

Attic 1   Phy Cond 3   CDU AV   Heating Type  2 3 3     Wood/Coal Burn  0
                    Next Screen [_
RPPLST7        CAMA: Real Property System -- Residential Display              11/01/95
RPP095      Parcel Id:  162- - D-003-001 01/01     Acct:  T0681796          12:13


   LWR   1ST   2ND   3RD   AREA
A       MAIN STR          1040
B         12              0100
C         13              0312
D
E
F
G
H
I

  TOTAL AREA:       1040
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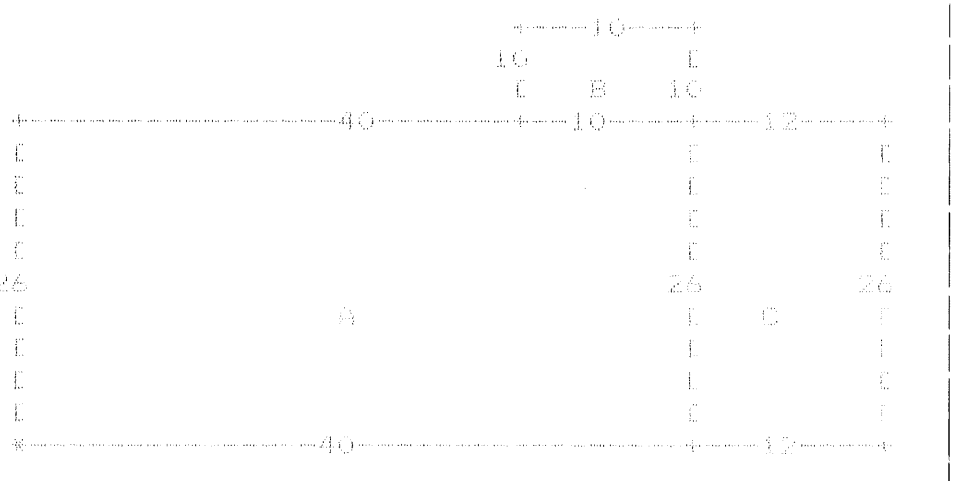


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                                                                  Return  [_
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glass. The screens shall be constructed of a noncombustible material not thinner than No. 12 B&S Gage (0.0808 inch) with a mesh not larger than 1 inch by 1 inch (25 mm by 25 mm). In a corrosive atmosphere, structurally equivalent noncorrosive screening materials shall be used. Where used in multiple-layer glazing systems as the bottom glass layer over the walking surface, heat-strengthened glass, fully tempered glass and wired glass shall be equipped with screening that conforms to the requirements specified for monolithic glazing systems.

2404.4 Exceptions: In monolithic and multiple-layer sloped glazing systems, the following exceptions apply:

1. Fully tempered glass installed without protective screens where glazed between intervening floors at a slope of 30 degrees (0.52 rad) or less from the vertical plane shall have the highest point of the glass 10 feet (3048 mm) or less above the walking surface.
2. Screens are not required below any glazing material, including annealed glass, where the walking surface below the glazing material is permanently protected from the risk of falling glass or the area below the glazing material is not a walking surface.
3. Any glazing material, including annealed glass, is permitted to be installed without screens in the sloped glazing systems of commercial or detached greenhouses used exclusively for growing plants and not open to the public, provided that the height of the greenhouse at the ridge does not exceed 20 feet (6096 mm) above grade. Greenhouse frames shall be noncombustible if the height of the sloped glazing exceeds 20 feet (6096 mm) above grade.
4. Screens shall not be required within *dwelling units* of occupancies in Use Groups R-2 and R-3 where fully tempered glass is used as single glazing or as both panes in an insulating glass unit, and all of the following conditions are met:
   - 4.1. Each pane of glass is 16 square feet (1.5 m^2) or less in area;
   - 4.2. The highest point of the glass is 12 feet (3658 mm) or less above any walking surface or other area having access thereto; and
   - 4.3. The glass thickness is 3/16 inch (5 mm) or less.

2404.5 Framing: In Types 1 and 2 construction, all sloped glazing and skylight frames shall be constructed of noncombustible materials. In buildings where acid fumes deleterious to metal are incidental to the occupancy of the buildings, approved pressure-treated woods or other approved noncorrosive materials shall be permitted for sash and frames. All sloped glazing and skylights shall be designed to meet all structural requirements for roofs specified in Chapter 11. All skylights set at an angle of less than 45 degrees (0.79 rad) from the horizontal plane shall be mounted at least 4 inches (102 mm) above the plane of the roof on a curb construction as required for the frame. Skylights shall not be installed in the plane of the roof where the roof pitch is less than 45 degrees (0.79 rad) from the horizontal.

2405.1 Human impact loads: Individual glazed areas in hazardous locations such as those indicated in Section 2405.2 shall pass the test requirements of CPSC 16 CFR, Part 1201, listed in Chapter 35. The requirements of this section and Sections 2405.2 and 2407.0 shall apply equally to replacement glass and new glass installation. Additional requirements as specified in Section 2407.2 are to be satisfied for glass used in locations where the hazard is of a continuous nature, such as glass enclosures for sporting activities as identified in Section 2407.1.

Exceptions

1. Polished wired glass used in required fireresistance rated assemblies and in the applications listed in items 6 and 7 of Section 2405.2 (glazed panels) shall comply with ANSI Z97.1 listed in Chapter 35.
2. *Plastic* glazing shall meet the weathering requirements of ANSI Z97.1 listed in Chapter 35.
3. Glass-block walls shall comply with Section 2115.0.

2405.2 Specific hazardous locations: The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in ingress and *means of egress* doors except jalousies (see Section 2402.5).
2. Glazing in fixed and sliding panels of sliding (patio) door assemblies and panels in swinging doors.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above a standing surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the walking surface.
7. Glazing in an individual fixed or operable panel, other than in those locations described in preceding items 5 and 6, which meets all of the following conditions:
   - 7.1. Exposed area of an individual pane greater than 9 square feet (0.84 m^2);
   - 7.2. Exposed bottom edge less than 18 inches (460 mm) above the floor;
   - 7.3. Exposed top edge greater than 36 inches (915 mm) above the floor; and
   - 7.4. One or more walking surface(s) within 36 inches (915 mm) horizontally of the plane of the glazing.
8. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools where the bottom edge of the glazing on

the pool side is less than 60 inches (1525 mm) above a walking surface and within 36 inches (914 mm) horizontally of a walking surface. This shall apply to single glazing and all panes in multiple glazing.

Exceptions: The following products, materials and uses shall not be considered specific hazardous locations:

1. Openings in doors through which a 3-inch (76 mm) sphere is unable to pass.
2. Assemblies of leaded glass or faceted glass and items of carved glass used for decorative purposes in locations described in Section 2405.2, items 1, 6 or 7.
3. Glazing materials used as curved glazed panels in revolving doors.
4. Commercial refrigerated cabinet glazed doors.
5. Glazing as described in Section 2405.2, item 6, where there is an intervening wall or some other permanent barrier that will prevent a person approaching the door from accidentally striking the glazing.
6. Glazing as described in Section 2405.2, item 7, where a protective bar is installed 34 inches to 38 inches (864 mm to 965 mm) above the floor on the side of the glazing having access thereto. The bar shall be capable of withstanding a horizontal *load* of 50 pounds per linear foot (74 kg/m) without contacting the glass and be a minimum of 1½ inches (38 mm) in height.
7. Outboard panes in insulating glass units and other multiple-glazed panels as described in Section 2405.2, item 7, where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) surface adjacent to the glass exterior.
8. Louvered windows and jalousies complying with the requirements of Section 2402.5.

2405.3 Glass in fire-fighter access panels: In cases where tempered glass is required in fire-fighter access panels, both panes in double glazing shall be tempered glass.

SECTION 2406.0 GLASS IN HANDRAILS AND GUARDRAILS

2406.1 Materials: Glass used as structural balustrade panels in railings shall be constructed of either single fully tempered glass, laminated fully tempered glass or laminated heat-strengthened glass. Glazing in railing in-fill panels shall conform to ANSI Z97.1 listed in Chapter 35 or shall be of an approved safety glazing material that conforms to the provisions of Section 2405.1. For all glazing types, the minimum nominal thickness shall be ¼ inch. Fully tempered glass and laminated glass shall comply with Category II of CPSC 16 CFR, Part 1201, listed in Chapter 35. Wired glass shall comply with ANSI Z97.1 listed in Chapter 35.

2406.1.1 Loads: The panels and their support system shall be designed to withstand the *loads* specified in Section 1615.8. A safety factor of 4 shall be used.

2406.1.2 Support: Each handrail or guardrail section shall be supported by a minimum of three glass balusters or shall be otherwise supported to remain in place should one baluster panel fail. Glass balusters shall not be installed without an attached handrail or guardrail.

2406.1.3 Parking garages: Glazing materials shall not be installed in railings in parking *garages* except for pedestrian areas not exposed to impact from vehicles.

SECTION 2407.0 GLAZING IN RACQUETBALL AND SQUASH COURTS

2407.1 Continuously hazardous locations: The following shall be considered continuously hazardous locations for the purposes of glazing:

1. Glazing in squash and racquetball courts which forms whole or partial wall sections.
2. Glazing in squash and racquetball courts which is used as a door or part of a door.

2407.2 Testing: Test methods and loads for individually glazed areas such as those described in Section 2407.1 shall conform to those of CPSC 16 CFR, Part 1201, listed in Chapter 35, with impacts being applied at a height from ground level of 59 inches (1499 mm) to an actual or simulated glass wall installation with fixtures, fittings and methods of assembly identical to those used in practice.

In order to be deemed acceptable, the following conditions shall be achieved for glass walls:

1. Any glass wall in a squash or racquetball court shall remain intact following a test impact.
2. The deflection of such walls shall not be greater than 1½ inches (38 mm) at the point of impact.

In order to be deemed acceptable, the following conditions shall be achieved for glass doors:

1. Glass doors shall remain intact following a test impact at the prescribed height in the center of the door.
2. The relative deflection between the edge of a glass door and the adjacent wall shall not exceed the following values for the impact test bag-drop heights:
   - 2.1. The thickness of the wall plus ⅛ inch (3 mm) for a drop height of 24 inches (610 mm).
   - 2.2. The thickness of the wall plus ¼ inch (6 mm) for a drop height of 36 inches (914 mm).
   - 2.3. The thickness of the wall plus ½ inch (13 mm) for a drop height of 48 inches (1219 mm).

Anne Marie Theriault
135 MURRAY STREET
PORTLAND, MAINE 04103

(207) 871-9065

December 10, 1996

Mr. Samuel Hoffses
Director of Building Inspections
City of Portland
City Hall
Portland, Maine 04101

Re: Building Inspection - Permit November 1995
Addition - 135 Murray Street

Dear Sam:

This letter is a follow-up to our recent conversation regarding the final inspection for the above mentioned work at my home. To my knowledge Arthur Rowe, City of Portland - Inspections, was here to inspect the foundation, framing, electrical and plumbing of the aforementioned. I personally showed Mr. Rowe the addition on January 18, 1996 at which time he stated he did not see any problems and that "it looked okay to him". I have a video tape of the addition at the time of that inspection.

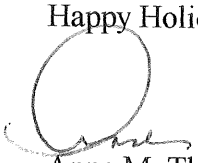
As you know, I have not been able to view any of the inspections at your office because they seem not to be available. I have left several calls for Merle Lawry who I understand now handles the properties in this area of the city, but he has not returned my phone calls. That is why I called you a few weeks ago and it is my understanding from that conversation that we agreed a final inspection has been executed and that I should be able to view the files and make copies for my records in the near future. I would like us to establish December 29, 1996 as the date for my receipt of such copies.

Let me say in closing Sam, that I have owned several properties in the City whose condition was vastly improved under my ownership. I have observed many inspections over the years. I have always worked very well with the City. This property is a private residence and I have met the schedules for inspectors. However, I do not want a file that is incorrect or unclosed with the City and I think I am being reasonable to expect that the above mentioned inspections on five occasions should have sufficiently provided the City with adequate information to complete a final inspection on a very modest addition.

If this is not in any way how you see this Sam, I would appreciate your usual diligence to call me within the week and let me know if there is any reason someone needs to come through my home again and that this be accomplished immediately so that my life can return to what it was prior to this project.

Thank you for your kind assistance.

Happy Holidays,



Anne M. Theriault

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 20, 1996

Ms. Ann Theriault
135 Murray Street
Portland, Maine 04103

RE: Building Permit #951145

Dear Ms. Theriault,

This letter is to confirm that a final inspection was conducted on the addition at the above referenced address and the building meets all City of Portland Building Code requirements.

Sincerely,

Merle Leary
Code Enforcement Officer
City of Portland