

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

PERMIT ISSUED		Permit No: 01-0999	Issue Date: AUG 20 2001	CBL: 171 A006022
Location of Construction: 22 Wildwood Cir	Owner Name: Peck Robert R &	Owner Address: 22 Wildwood Cir		Phone: 207-772-3191
Business Name: n/a	Contractor Name: Commercial Property Maintenance	Contractor Address: PO Box 11302 Portland		Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family		Zone: R-5

Past Use: Condo Unit / Single Family	Proposed Use: Condo Unit / Single family; extend walk-in closet and add two skylights	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: Extend closet & add two skylights		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 53 PERMIT ISSUED WITH REQUIREMENTS Signature: _____ Date: _____		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 08/15/2001	Zoning Approval		
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..		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"/> Date: <i>OK with conditions 8/17/01</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

All Purpose Building Permit Application

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: 22 Wilburwood Circle, Portland

Total Square Footage of Proposed Structure <u>168</u>	Square Footage of Lot <u>5¹ acres</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>171</u> Block# <u>A</u> Lot# <u>006</u>	Owner: <u>Robert and Patricia Peck</u>	Telephone: <u>772-3191</u>
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Lessee/Buyer's Name (if Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Commercial Property Maintenance Associates P.O. Box 11302 Portland, Maine</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>84.00</u>
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Current use: Private home 775-2828

If the location is currently vacant, what was prior use: N/A

Approximately how long has it been vacant: N/A

Proposed use: Private home (Condo units)

Project description: We propose to extend the walk-in closet area 14' to accommodate an area for computer tables. Two sky light will be added.

Contractor's name, address & telephone:
Commercial Property Maintenance Associates P.O. Box 11302 Portland Me 04103

Who should we contact when the permit is ready: John Evers 775-2828

Mailing address:
P.O. Box 11302 Portland, Maine 04104 xx Call

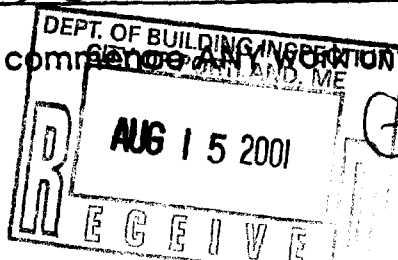
Phone: 775-2828

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>[Signature]</u>	Date:
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This is not a permit, you may not commence ANY WORK until the permit is issued



8/15/01

BUILDING PERMIT REPORT

DATE: 16 August 2001 ADDRESS: 22 Wildwood Cir CBL: 171-A-006

REASON FOR PERMIT: Extend Closet & add Two Skylights

BUILDING OWNER: Robert R. Peck

PERMIT APPLICANT: _____ (CONTRACTOR Commercial Prop. Mgt.)

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$10,000 PERMIT FEES: \$410

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: 38, 39 35, #32

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 and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

8/15

20. 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/1999), 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

21. 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)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

24. 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/1999)

25. 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".

26. 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.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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

* 30. 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).

31. 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)

32. Please read and implement the attached Land Use Zoning report requirements. *to remain a single family. No additional kitchen facilities to be added.*

33. 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.

34. Bridging shall comply with Section 2305.16.

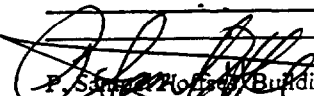
* 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. ((Safety Glazing Section 2406.0) SKYLIGHT 2405.0

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* 38. Your letter dated (no date states) 3/6" Fire rated sheet-rock - to my knowledge, there is no such rating on 3/8" / 5/8" Type X is required.

* 39. Framing of new skylight shall require special framing - framing detail shall be submitted before work is started.


P. S. [unclear] Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/00

**This permit is herewith issued, 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. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

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

SECTION 2405.0 SLOPED GLAZING AND SKYLIGHTS

2405.1 Sloped glazing: Any installation of glass or other transparent, translucent or opaque glazing material which is installed at a slope of 15 degrees (0.26 rad) or more from the vertical plane — including skylights, roofs and sloped walls — shall comply with this section.

2405.2 Allowable glazing materials: Sloped glazing shall be any of the following materials, subject to the limitations specified in Section 2405.3 and the exceptions specified in Section 2405.4:

1. For monolithic glazing systems, the glazing material of the single light or layer shall be laminated glass with a minimum 30-mil (762 μm) polyvinyl butyral interlayer, wired glass, approved *plastic* materials, heat-strengthened glass or fully tempered glass.
2. For multiple-layer glazing systems, each light or layer shall consist of any of the glazing materials specified in item 1 above.

For additional requirements for *plastic* skylights, see Section 2608.0. Glass-block construction shall conform to the requirements of Section 2118.0.

2405.3 Limitations: Where used in monolithic glazing systems, heat-strengthened glass and fully tempered glass shall have screens installed below the glazing material, subject to the exceptions in Section 2405.4, to protect building occupants from falling glass should breakage occur. The screens shall be capable of supporting the weight of the glass and shall be substantially supported below and installed within 4 inches (102 mm) of the 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.

2405.4 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 $\frac{3}{16}$ inch (5 mm) or less.
5. Screens shall not be required for laminated glass having a minimum 0.015-inch (0.38 mm) polyvinyl butyral interlayer within dwelling units of Use Groups R-2 and R-3. Such laminated glass shall not exceed 16 square feet (15 m^2) in area nor shall the highest point of the glass exceed 12 feet (3658 mm) above any walking surface.

2405.5 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 16. 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.

Exception: Curbs for skylights are not required on roofs with a minimum slope of three units vertical in 12 units horizontal (3:12) in occupancies in Use Group R-3.

SECTION 2406.0 SAFETY GLAZING

2406.1 Human impact loads: Individual glazed areas, including glass mirrors, in hazardous locations such as those indicated in Section 2406.2 shall pass the test requirements of CPSC 16 CFR; 1201, listed in Chapter 35. The requirements of this section and Sections 2406.2 and 2408.0 shall apply equally to replacement glass and new glass installation. Additional requirements as specified in Section 2408.2 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 2408.1.

Exceptions

1. Polished wired glass used in required fire-resistance rated assemblies 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 2118.0.

2406.1.1 Manufacturer's designation: Each light of safety glazing material installed in hazardous locations as defined in Section 2406.2 shall bear a manufacturer's designation.

COMMERCIAL PROPERTY MAINTENANCE ASSOCIATES, INC.

P.O. BOX 11302 • PORTLAND, MAINE 04104
(207) 775-2828

Code Enforcement Office
City of Portland
Congress Street
Portland, Maine

Ref: Building Permit for 22 Wildwood Circle

Sir/Madam

Robert and Patricia Peck of 22 Wildwood Circle have asked us to do some work them. Wildwood Circle is the street in Alden Walk Condominium complex at the end of Pheasant Hill Drive off Washington Ave near Andover College. This unit sits approximately 150 feet from the CMP power lines in the rear. It is one of 3 units in a building. It sits approximately 25 feet from the association street. Their portion of the road frontage on Wildwood Circle is approximately 50 feet

There have been a number of these projects done in this place.

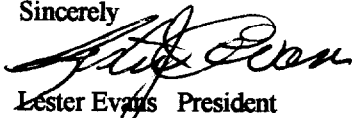
The work that we have been asked to do is to extend the existing -walk in closet over the garage 14 feet forward to the front of the garage using space that is open.

The following steps will be taken

1. The garage door will be taken down and put back up as soon as possible. Overhead door is doing this work and state that this is possible and fits all guide lines. ✓
2. Rick Goss of Radon Removal systems will relocate the existing the radon removal system ✓
3. The upright wall that is now the front wall of the existing room will be removed. ✓
4. A new platform will be constructed from the existing floor of the existing room to the front wall of the garage. It will be 2x10, 16" on center properly attached. ✓
5. The underside will be covered with 3/8 fire-rated sheet rock since there is car storage underneath ✓
6. The garage door will be reinstalled ✓
7. Insulation will be installed in the floors and all exterior walls ✓
8. 3/4 plywood will be put on the floor ready for carpet by the owner ✓
9. A 4' knee wall will be constructed 4 feet from the front wall of the garage. This wall will be 2x4 construction and insulated. This will leave stage in front and provide an extra 10 feet of room for the computer tables
10. Brian's Electric of Cumberland will be wiring the area for ~~smoke~~ detectors, lights, heat and telephone and cable. Brian will be applying for a separate permit
11. Two Vexel skylights matching the one in the bathroom will be installed ✓
12. The room will then be sheet rocked and trim installed to the owner's specifications ✓

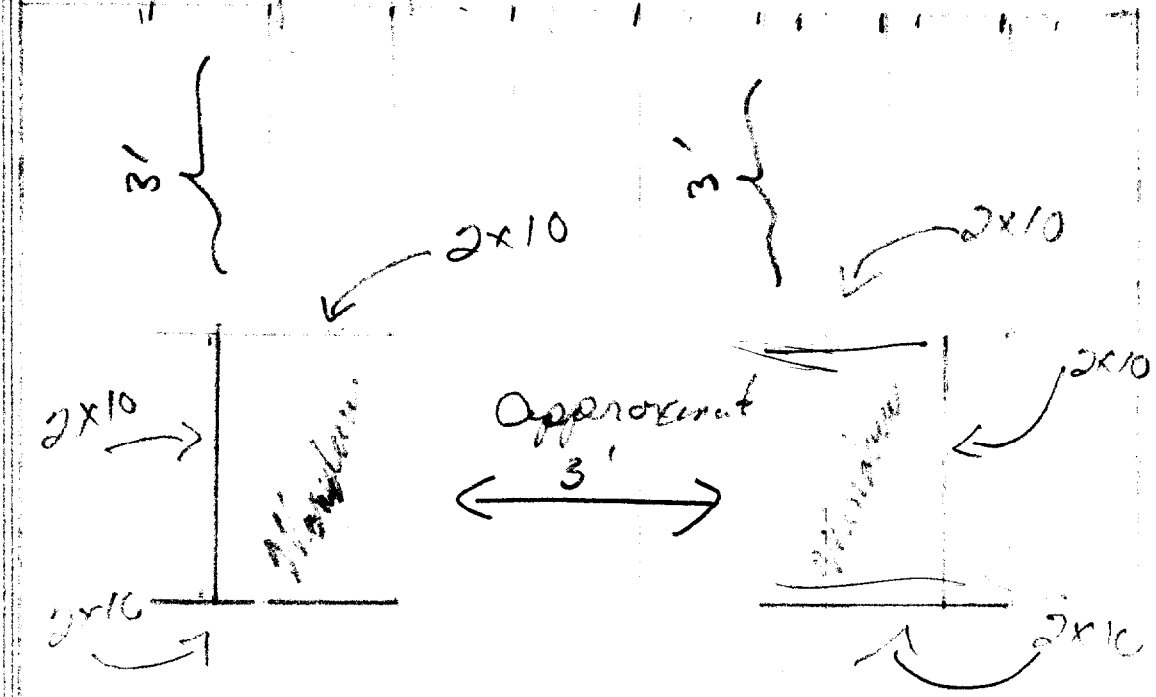
*No such thing 5/8
5/8 Type X is rated*

Sincerely



Lester Evans President
Commercial Property Maintenance Associates

22 Wildwood 8/27
171-A-6 start



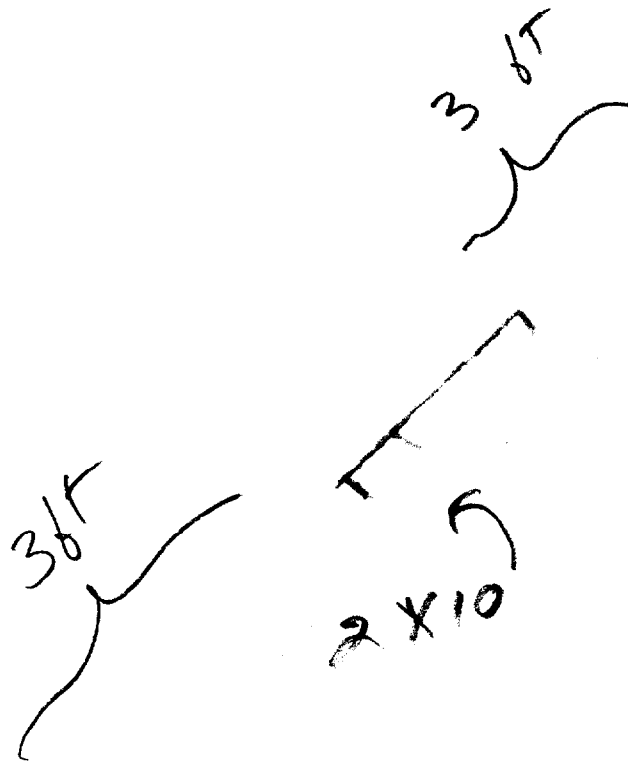
2x10
1600

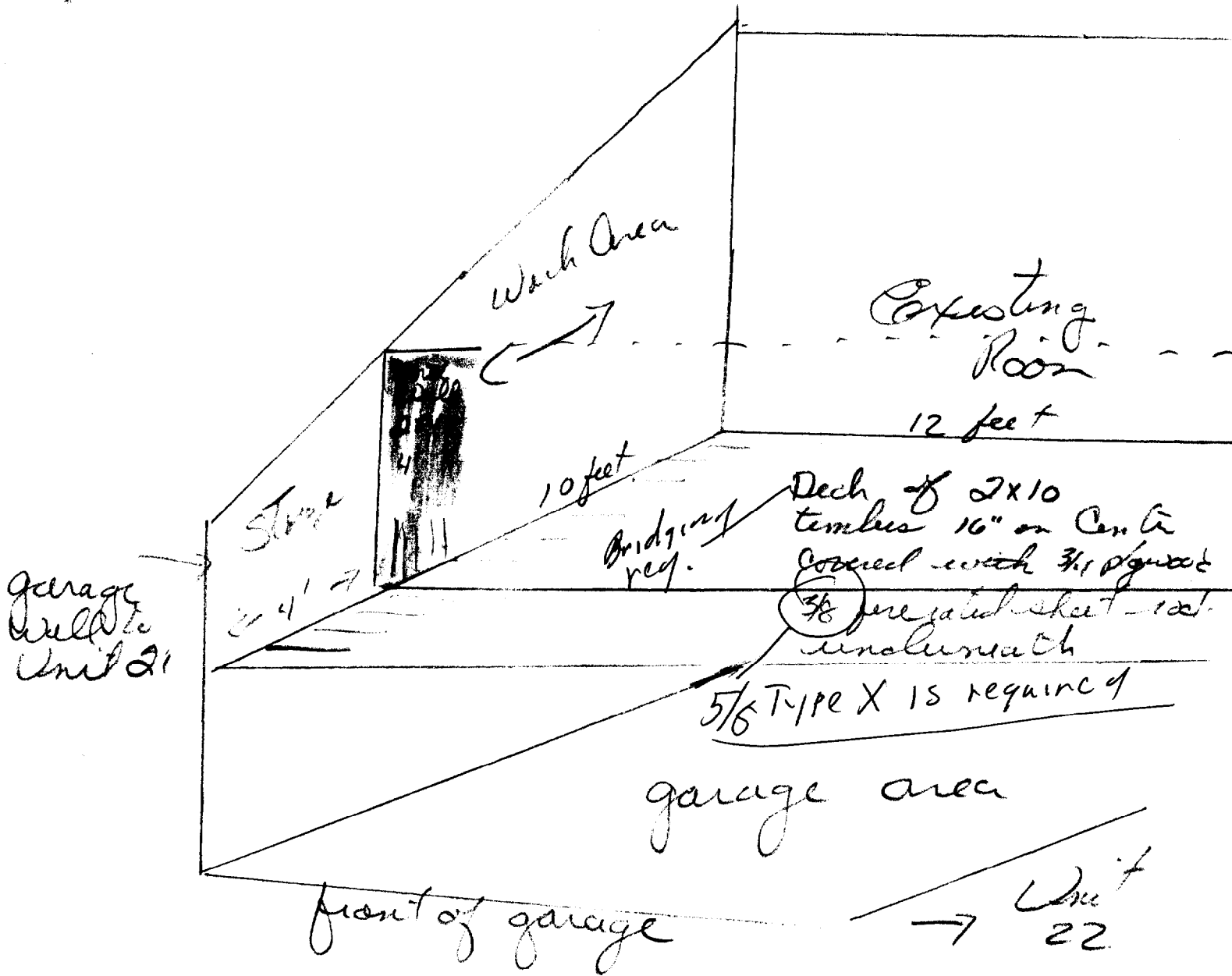
all lumber to be
2x10

3'

2x4
knee wall

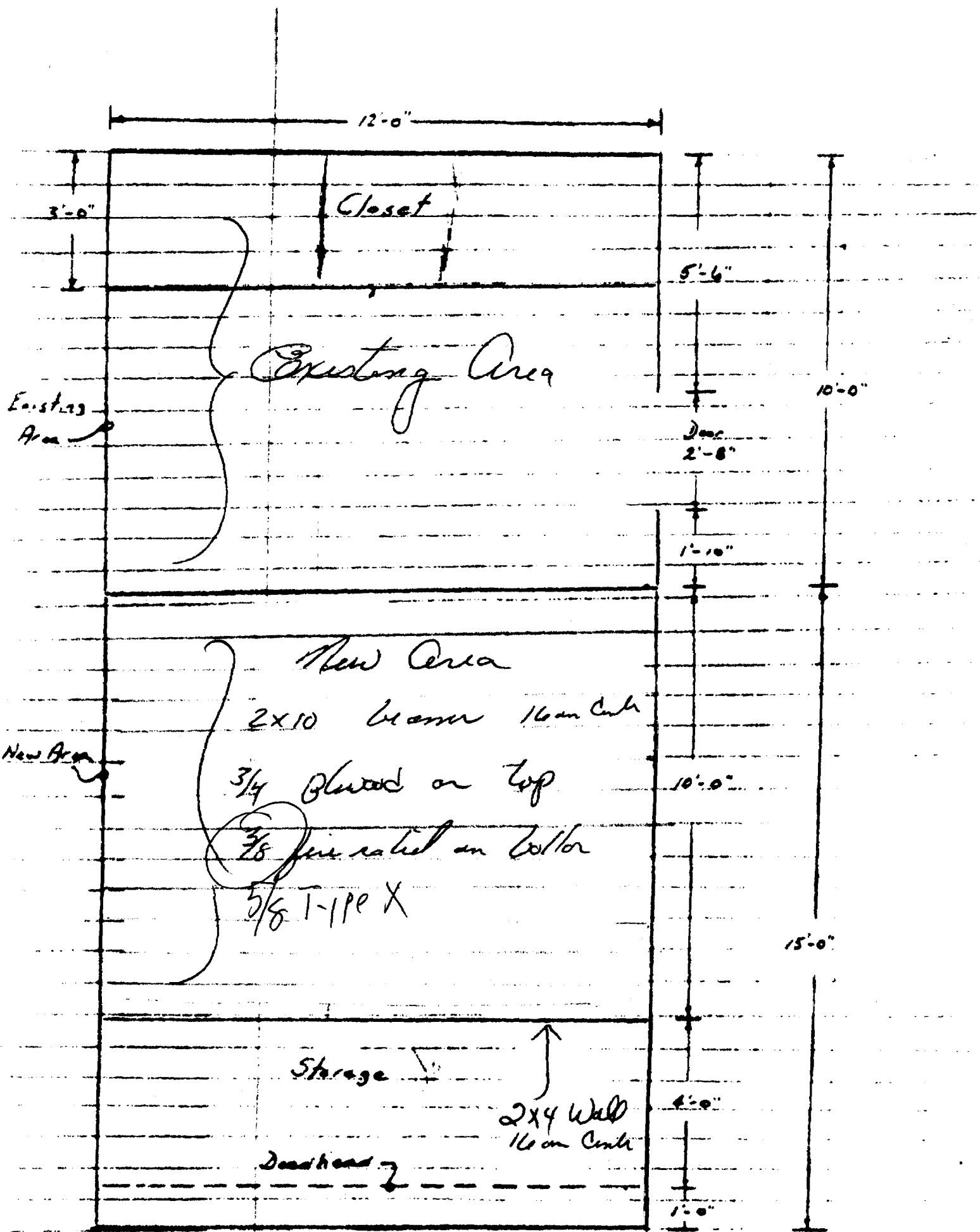
2'





yellow is new floor created by this project

blue is the knee wall



12'-0"

3'-0"

Closet

5'-6"

Existing Area

Existing Area

Beam
2'-8"

10'-0"

1'-10"

New Area

2x10 beam 16 on center

3/4 plywood on top

2x8 joist on bottom

5/8 T-1PE X

New Area

10'-0"

15'-0"

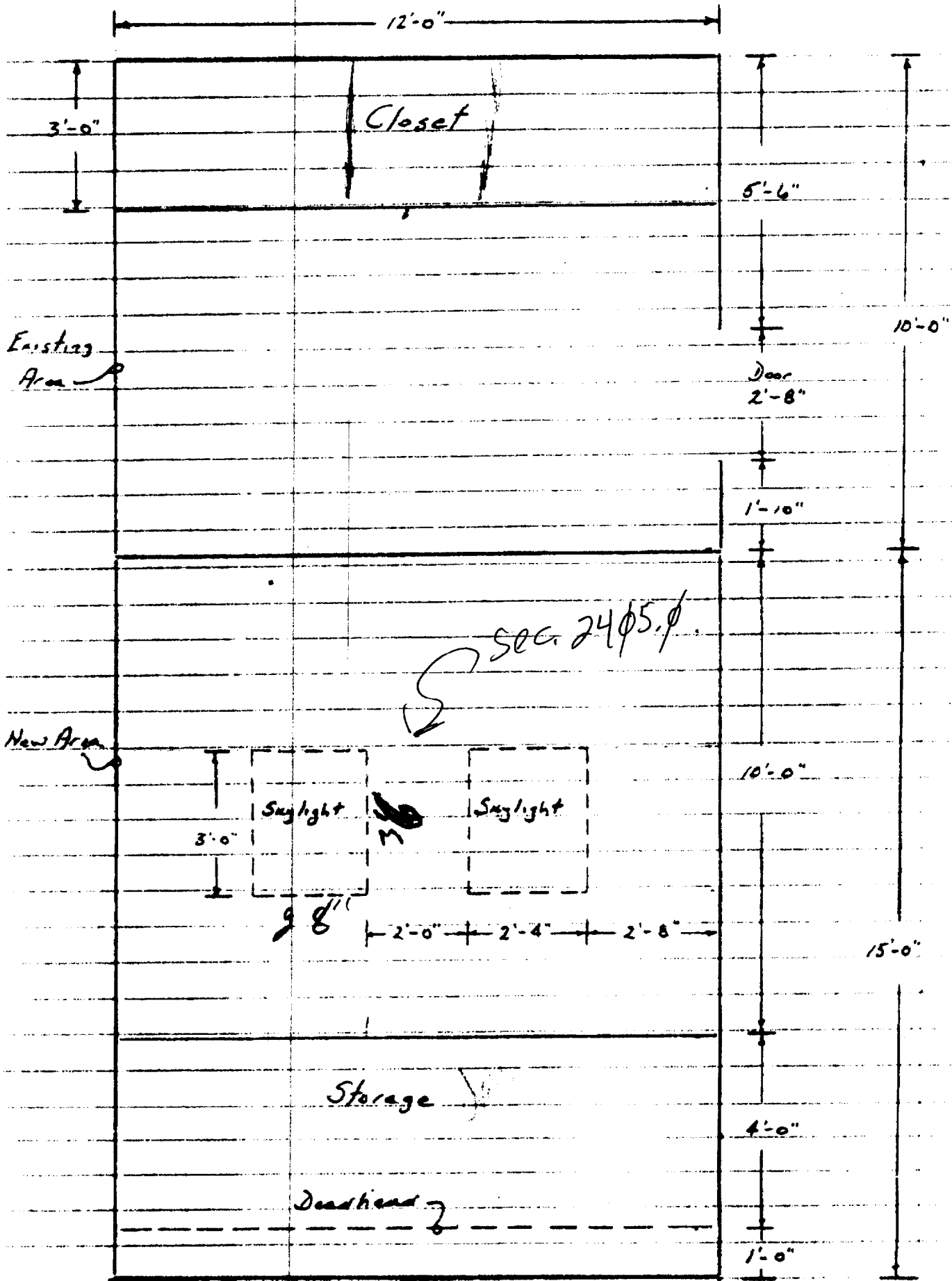
Storage

2x4 Wall
16 on center

Deadhead

4'-0"

1'-0"



Placement of 2
new Sky light
(Roof Windows)

Unit 21

Rear of Unit

Existing
Sky
Light

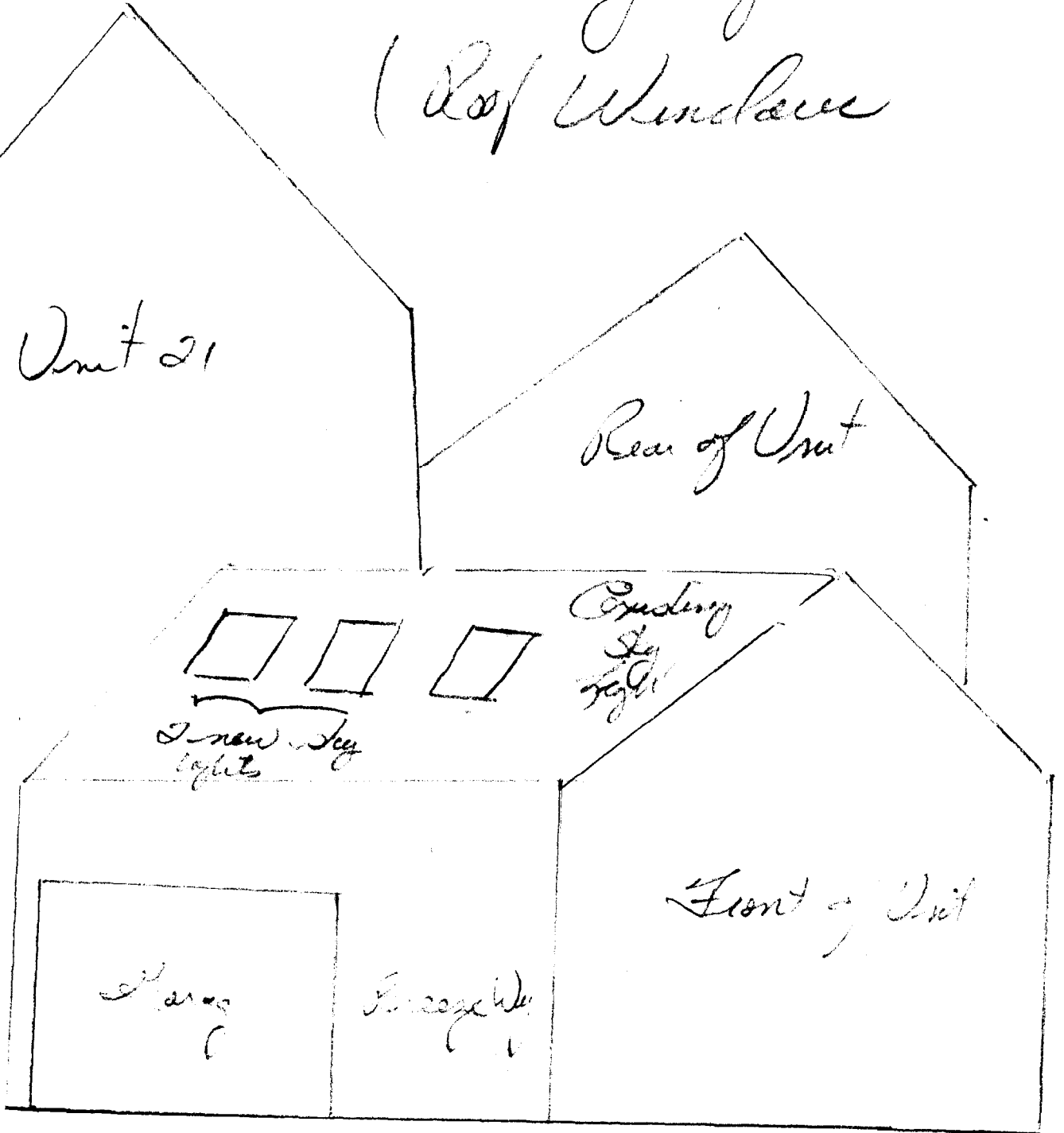
2 new Sky
lights

Front of Unit

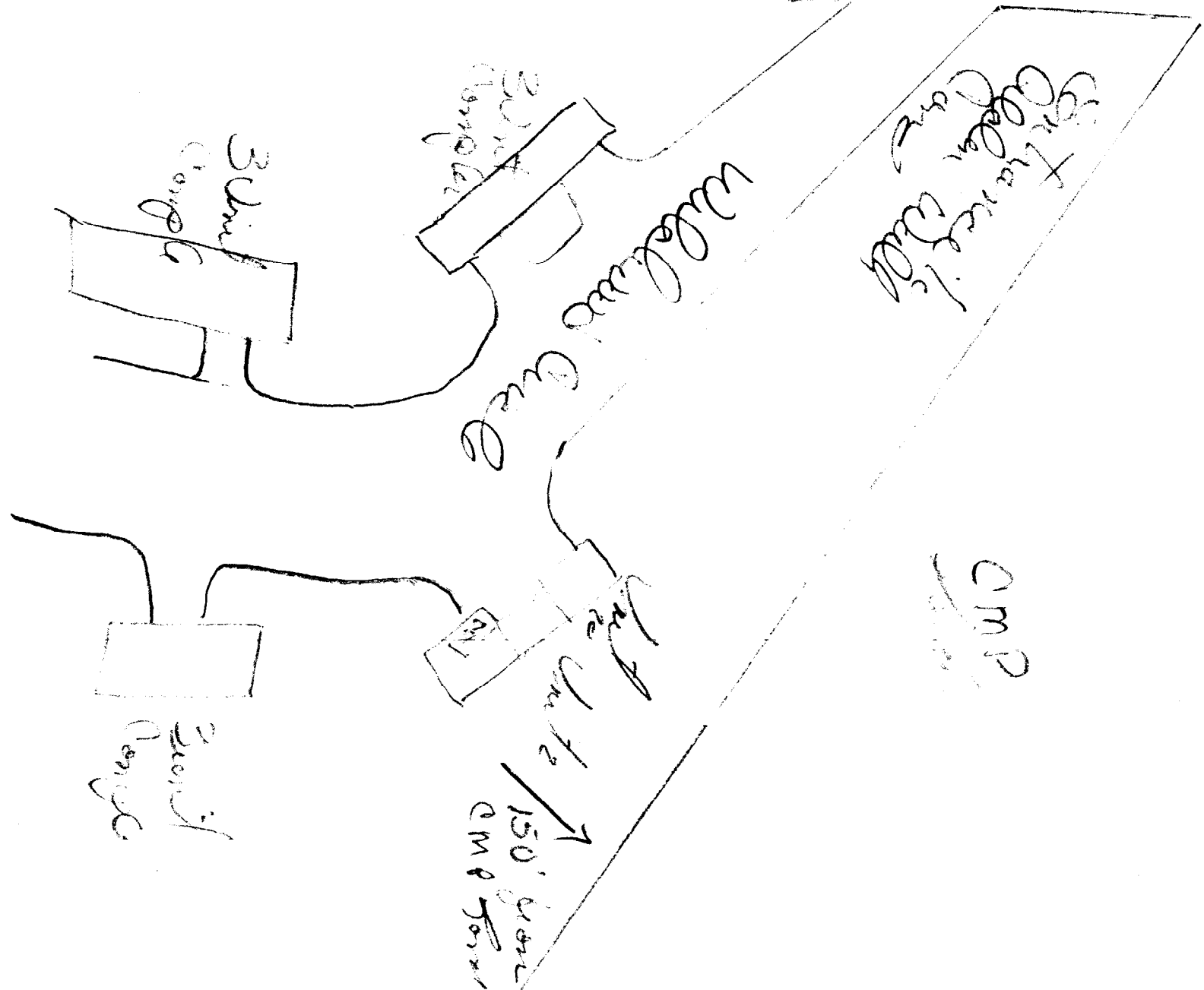
Paras
C

Freeze W.
C

Unit 21



Pleasant Hill



Two lanes of 2 roads by left

