

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

Location of Construction: 24 Best St		Owner: Shepard, Tracy		Phone:		Permit No: 971245	
Owner Address: SAA Pld, ME 04103		Lessee/Buyer's Name:		Phone: 874-4973		BusinessName:	
Contractor Name: A New Look		Address: One Waterhouse Rd Gorham, ME 04038		Phone: 839-5463		Permit Issued: PERMIT ISSUED NOV 18 1997	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 12,000.00		PERMIT FEE: \$ 80.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 93 Type: 5B Signature: [Signature]	
Proposed Project Description: Construct Addition (10 x 10)				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/> Imm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 06 November 1997					

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..

SCANNED PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT Tracy Shepard ADDRESS: DATE: 06 November 1997 PHONE: 874-4973

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

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

Historic Preservation

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

Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: 11/7/97

CEO DISTRICT

4

BUILDING PERMIT REPORT

DATE: 17 NOV. 92 ADDRESS: 24 Best St.
 REASON FOR PERMIT: To Construct a 10'x10' addition
 BUILDING OWNER: Tracy Shepard
 CONTRACTOR: A New Look
 PERMIT APPLICANT: owner APPROVAL: *1*2,*8,*9*10, ~~REMOVED~~
 USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
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, D, I1-4, 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".)
9. Headroom in habitable space is a minimum of 7'6".
10. 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.~~
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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

COMMENTS

11/24/97 Nework net.

11/19/98 Conversation w/owner; contractor to begin hopefully this week.

11/27/98 Framing Inspection. Flashed (2x12 ridge); w/o vented, exhaust fan vented. Have changed exterior door in kitchen to 5'0" strain/standing door to accommodate future desk. Have advised them of permit requirements. Duke B&H to pull permit. Have expressed concern regarding the need for additional ~~circulation~~ circulation for plumbing.

1/20/99 Plumbing test - air - OK. Have explained to owner, concerns regarding the unprotected plumbing under addition. She's aware - will follow w/ letter.

3/25/99 Expires w/ final reserves - 5 m.f.

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

• 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)

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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
- X28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

X30. This permit is being issued with the understanding that
the existing garage is on a Frost wall. If this is not the
case a Foundation must be installed under the proposed
addition.


P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schumackal

SHEPARD / POTLANDS

EXISTING HOME

EXISTING
10x10
ROOM

PROPOSED
10x10
BATH/LAUNDRY

EXISTING
GARAGE

ENTRANCE

DOUBLE 2x10

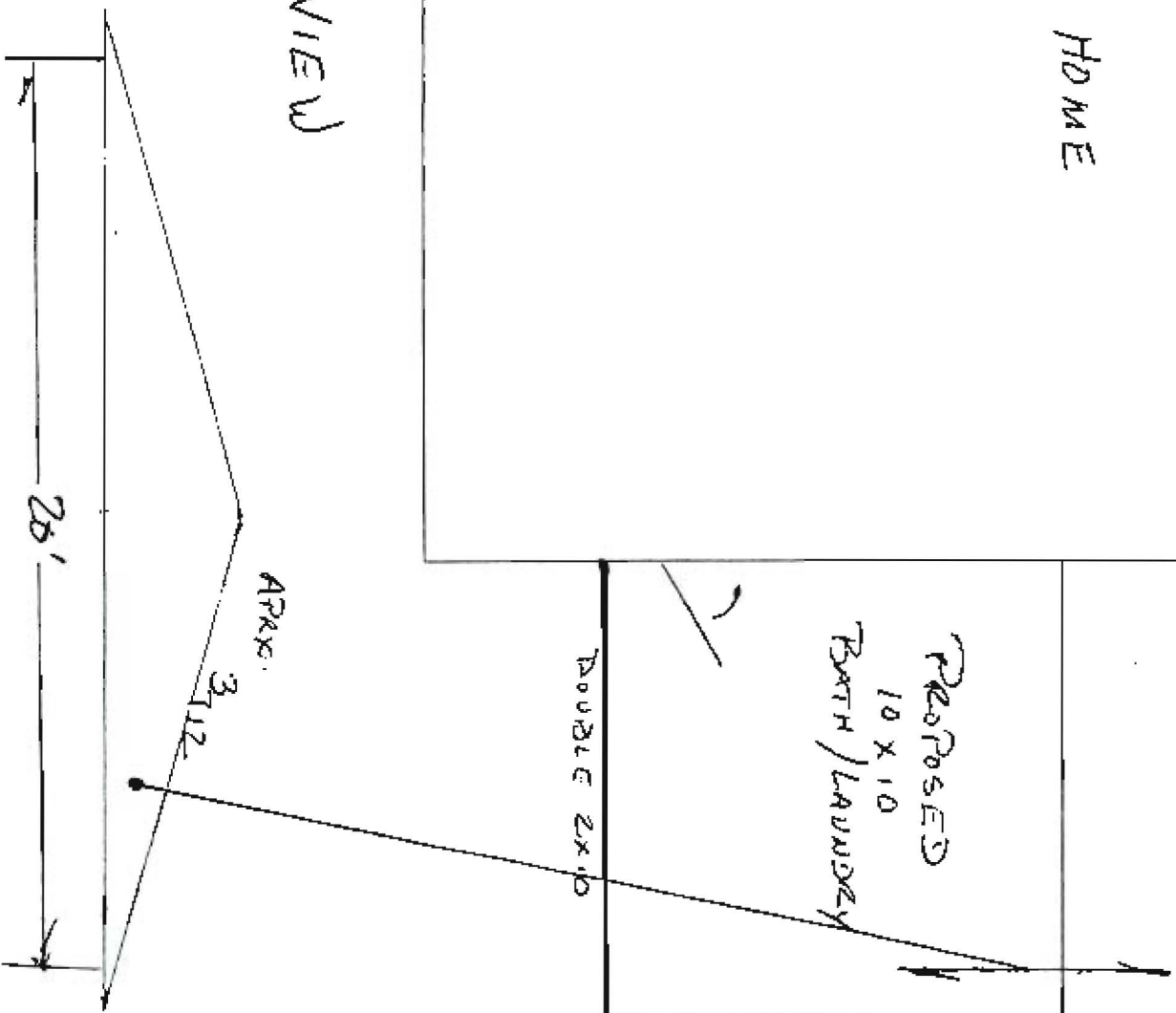
APRX.

3 1/2

FRONT

VIEW

25'



A NEW LOOK
BUILDING & REMODELING
a div. of Deck Specialties, Inc.

One Waterhouse Road
Gorham, Maine 04038
(207) 839-5463

Date: 10/25/97

Tracy Shepard
24 Best Street
Portland, Maine 04103
Tel. 874-4973

CONTRACT FOR ADDITION/REMODEL

Work Location: Same

Description of work: As follows

- * Owner to remove existing deck between home and garage
- * Construct new 10' x 10' addition between home and garage consisting of:
 - * Double 2x10 outside header between home and garage.
 - * 2x10 floor joists 16" o.c.
 - * 1/2" CDX sub floor, 3/4" tongue and groove finish floor.
 - * 2x6 wall studs 16" o.c.
 - * 1/2" CDX wall sheathing.
 - * 2x6 ceiling joists 16" o.c.
- * Remove existing roof from adjoining 10' x 10' addition and construct new roof over both sections consisting of:
 - * 2x8 rafters 16" o.c.
 - * 1/2" CDX plywood sheathing.
 - * 3/4" trim.
 - * galvanized drip edge.
 - * Ice and water sheald over entire roof.
 - * 25 year asphalt shingles.
 - * Ridge vent and soffit vents.
- * Siding to be cedar shakes with tyvek house wrap.
- * Install one vinal clad window, aprox. 40" h x 36"w.
- * Install one hollow core door for bath entrance and one hollow core door for closet. One steel exterior door.
- * Remove existing wall between kitchen and existing bath. Install header.
- * Remove bath fixtures and closet from existing bath. Re-use sink and toilet. Patch holes in floor. Sheetrock where necessary.
- * Remove existing wall between kitchen and existing 10' x 10' room. Build half wall as shown in drawing and install header.
- * Install 9" insulation in floor, 6" in outer walls and 12" in ceiling. (new section only)
- * Construct breakfast bar aprox. 6'x30" as shown.
- * Construct linen closet with shelves and adjoining shelves near sink.
- * Install 1/2" sheetrock in both 10' sections except 5/8" firecode against garage wall. Tape, finish ready for paint.

Applicant: Tracy Shepard

Date: 11/13/97

Address: 24 Beech

C-B-L: 179-G-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot - Interior mabel

Proposed Use/Work - Construct 10 x 10 Addition

Sewage Disposal -

Lot Street Frontage -

Front Yard - further back than existing on either side

Rear Yard - N/A

Side Yard - N/A

Projections -

Width of Lot -

Height -

Lot Area -

5,000^{sq} ft. shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

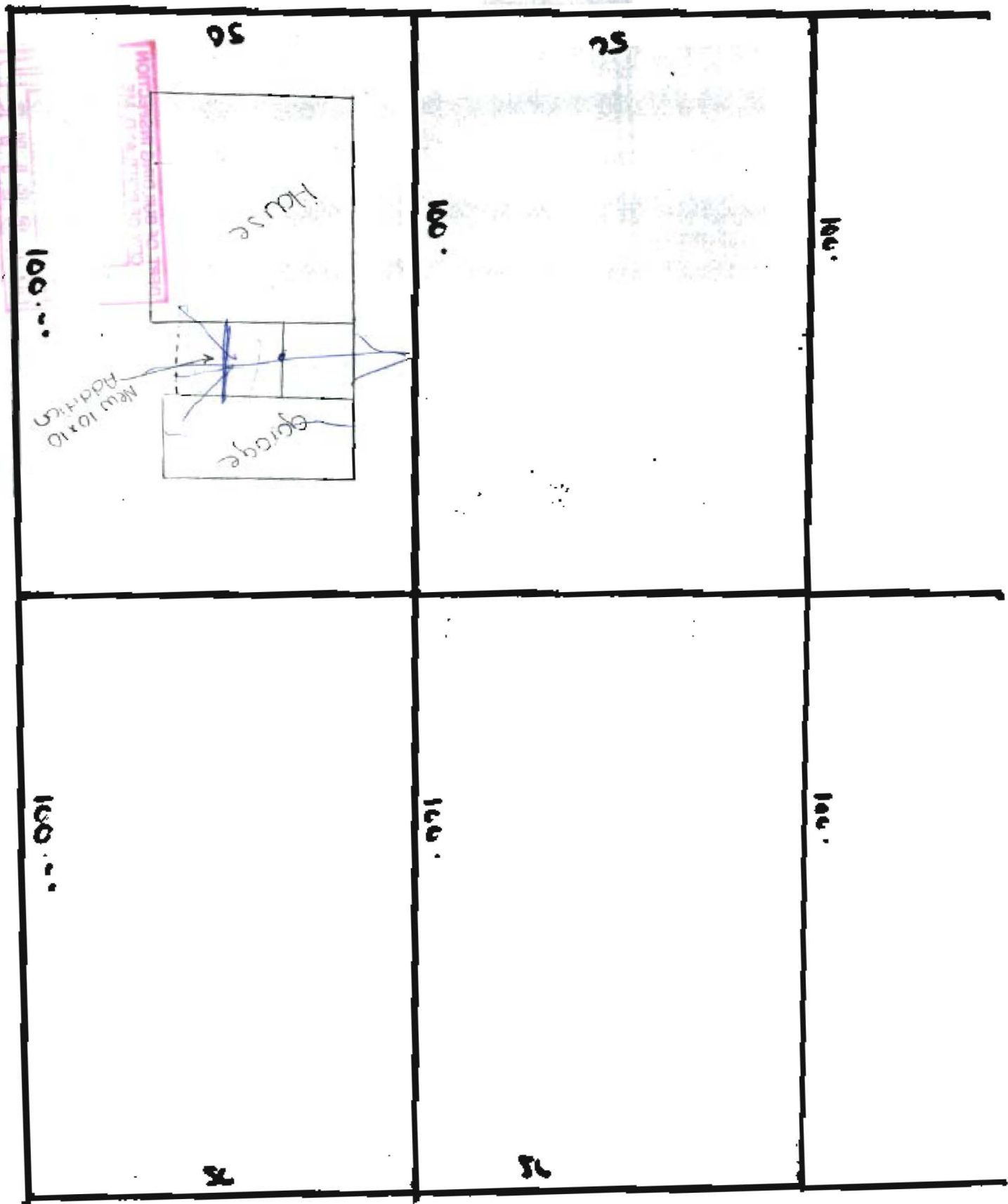
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

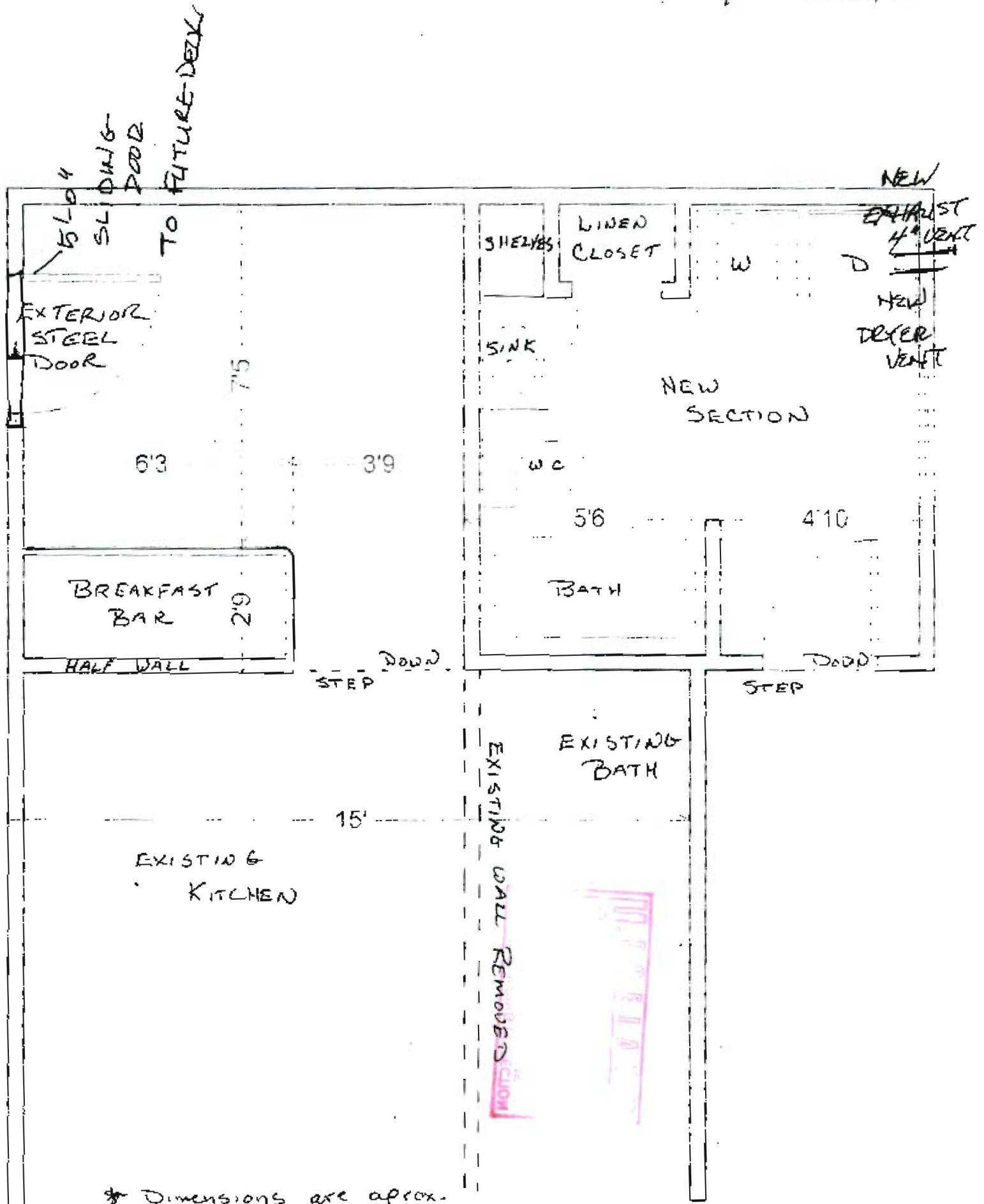
Flood Plains -

Madeline St.



Beit St.

Alba St.



* Dimensions are approx. and may vary slightly.

A NEW LOOK

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

February 2, 1998

Tracy Shepard
24 Best Street
Portland, Maine 04103

RE: Building Permit # 971245
Plumbing Permit # 6358


Dear Tracy,

The purpose of this letter is to advise that, while the City of Portland finds that the plumbing installation meets code, the City does not believe that the insulation will protect the pipes from freezing.

The City does not, will not accept responsibility for installations which fail due to freezing of pipes.

You may want to take additional steps to make certain that the installation will survive exposure to sub-freezing temperatures.

Sincerely,


Amy E. Powers
Code Enforcement Officer

SCANNED

cc: Craig Aube, Aube Plumbing and Heating, 18 Leonard Street, Portland, ME 04103
A New Look, General Contractor, One Waterhouse Rd., Gorham, ME 04038
Mike Nugent, Inspection Services Manager, City of Portland
Charles Lane, Corporation Counsel, City of Portland