

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

179-6-016

Location of Construction: 14 1/2 St		Owner: Shapard, Frank		Phone:		Permit No: <b>971245</b>	
Owner Address: 14 1/2 St, Portland, ME 04103		Lessee/Buyer's Name:		Phone: 874-4073		BusinessName:	
Contractor Name: Frank Shapard		Address: 14 1/2 St, Portland, ME 04103		Phone: 874-4073		Permit Issued: <b>PERMIT ISSUED</b> NOV 18 1997	
Past Use: None		Proposed Use: None		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b>	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: None				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
Permit Taken By: Frank Shapard		Date Applied For: 10 November 1997				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	

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..

**PERMIT ISSUED WITH REQUIREMENTS**

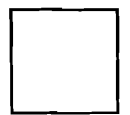
**CERTIFICATION**

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 *Frank Shapard* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



## BUILDING PERMIT REPORT

DATE: 17 NOV, 97 ADDRESS: 24 Best St.  
REASON FOR PERMIT: To Construct a 10x10' addition  
BUILDING OWNER: Tracy Shepard  
CONTRACTOR: A New Look  
PERMIT APPLICANT: owner APPROVAL: \*1\*2,\*8,\*9\*10, REMOVED  
USE GROUP R-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, 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".)
- \*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

**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 ceder 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<sup>sq</sup> ft shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Riba St.

100'

100'

100'

100'

100'

100'

Best St.

garage

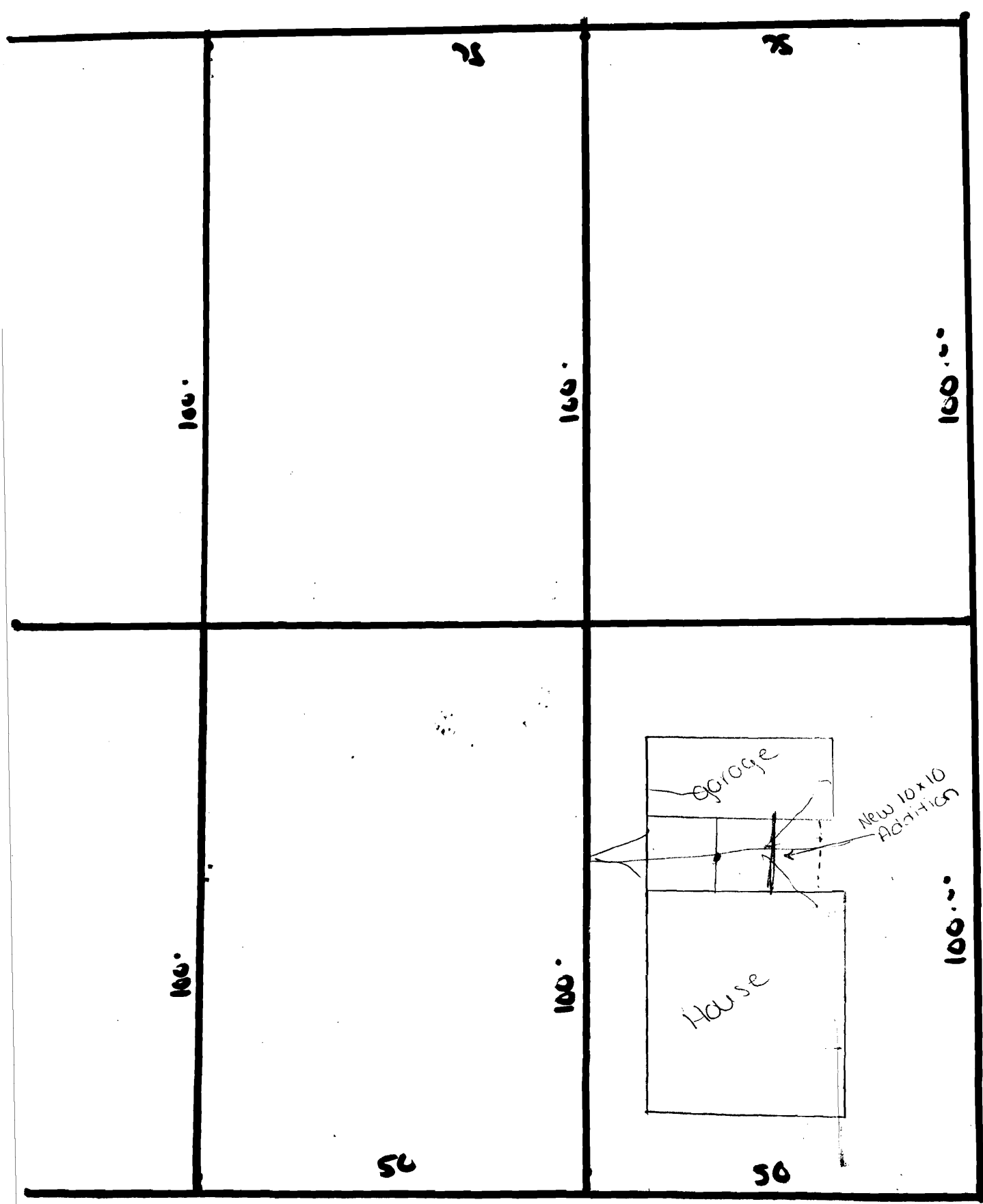
New 10x10  
Addition

House

50

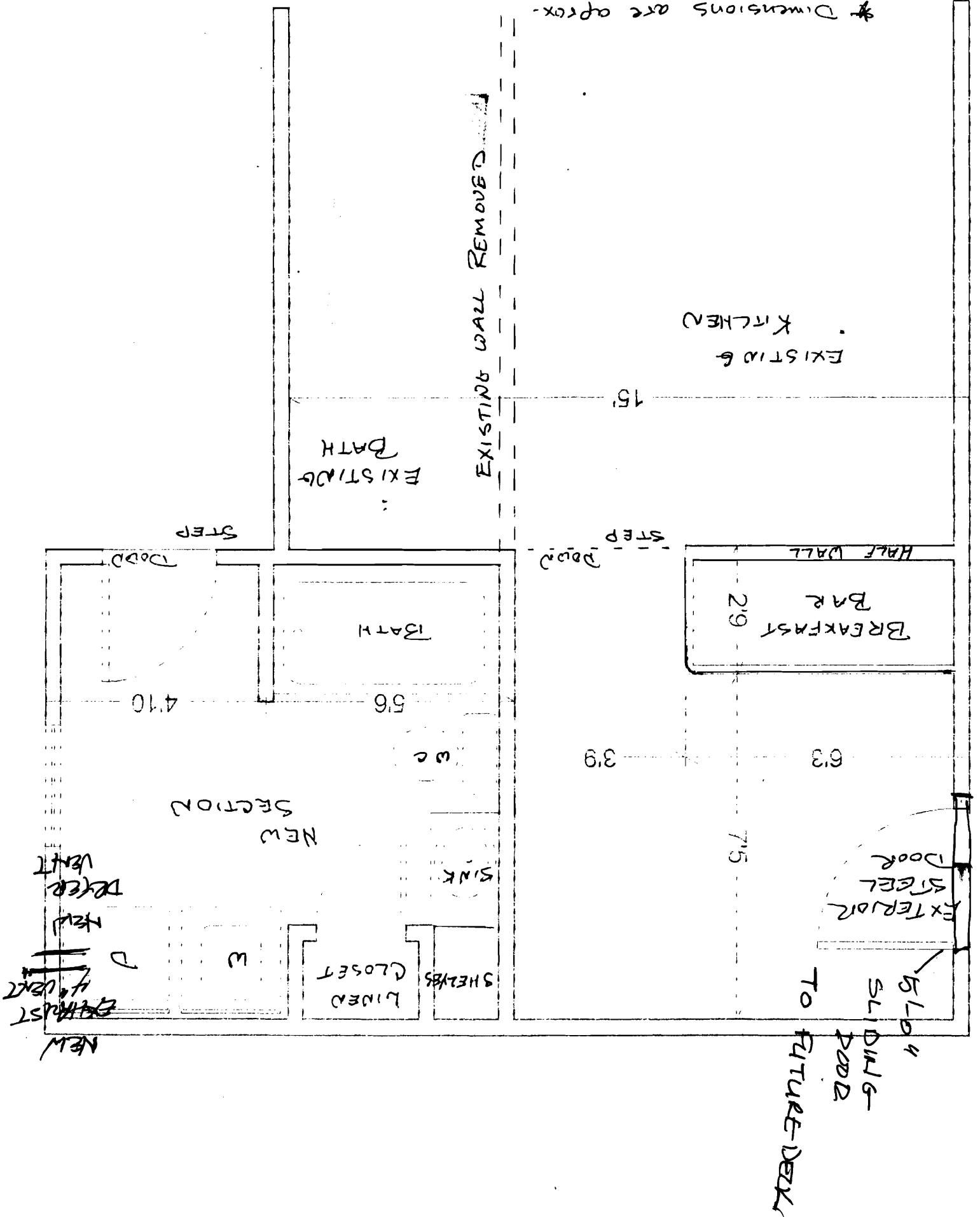
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Madeline St.



A NEW LOOK

\* Dimensions are approx- and may vary slightly.



Dimensions of existing walls

SHEPARD/ROSLANDS

EXISTING HOME

EXISTING  
10x10  
ROOM

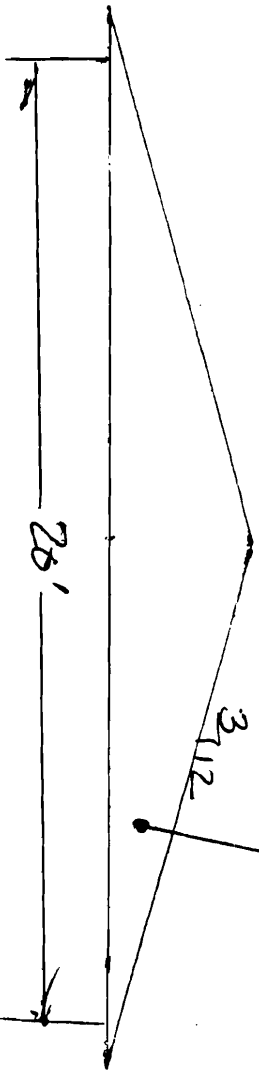
PROPOSED  
10x10  
BATH/LAUNDRY

DOUBLE 2x10

EXISTING  
GARAGE

ENTRANCE

FRONT VIEW



COMMENTS

11/24/99 No work yet.

11/29/99 General Electric Appliances, contractor to begin installation of these units.

1/29/98 Framing Inspection, Flashed (2x12 ridge), w/10 vented, exhaust fan vented. Have changed opinion done in kitchen to 5'0" return/plating above to accommodate future deck. Have advised that of permit requirements.

Due to get to pull permit. Have explained concern regarding the need for additional ~~work~~ ventilation for plumbing.

1/29/98 Plumbing test - All OK. Have explained to owner, concerns regarding the unprotected plumbing under addition. She's aware - will follow up w/letter.

3/25/88 Expires in final reserves. SMH.

Type Inspection Record Date

- Foundation: \_\_\_\_\_
- Framing: \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Final: \_\_\_\_\_
- Other: \_\_\_\_\_