

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

Location of Construction: 78 Madeline St		Owner: Chris Chedler		Phone: 774-9000		Permit No: 990836
Owner Address: 78 Madeline St Portland		Lessee/Buyer's Name:		Phone:		
Contractor Name: ***Thomas Soulier		Address: Rte 1, Scarborough		Phone: call 450 0930		Permit Issued: AUG 9 1999
Past Use: 1-Family		Proposed Use: Same		BusinessName:		
Proposed Project Description: *** Construct Addition		COST OF WORK: \$ 24,000		PERMIT FEE: \$ 168.00		Zone: CBL: 150-C-10
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 512 300996 Signature: [Signature]		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Signature: _____		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"/> mm <input type="checkbox"/>
		Action: Approved with Conditions: <input type="checkbox"/>		Date: _____		
Permit Taken By: SP		Date Applied For: August 5, 1999		SP		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.

EXPIRED

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 _____ ADDRESS: _____ DATE: August 10, 1999 _____ PHONE: _____

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

CEO DISTRICT 3

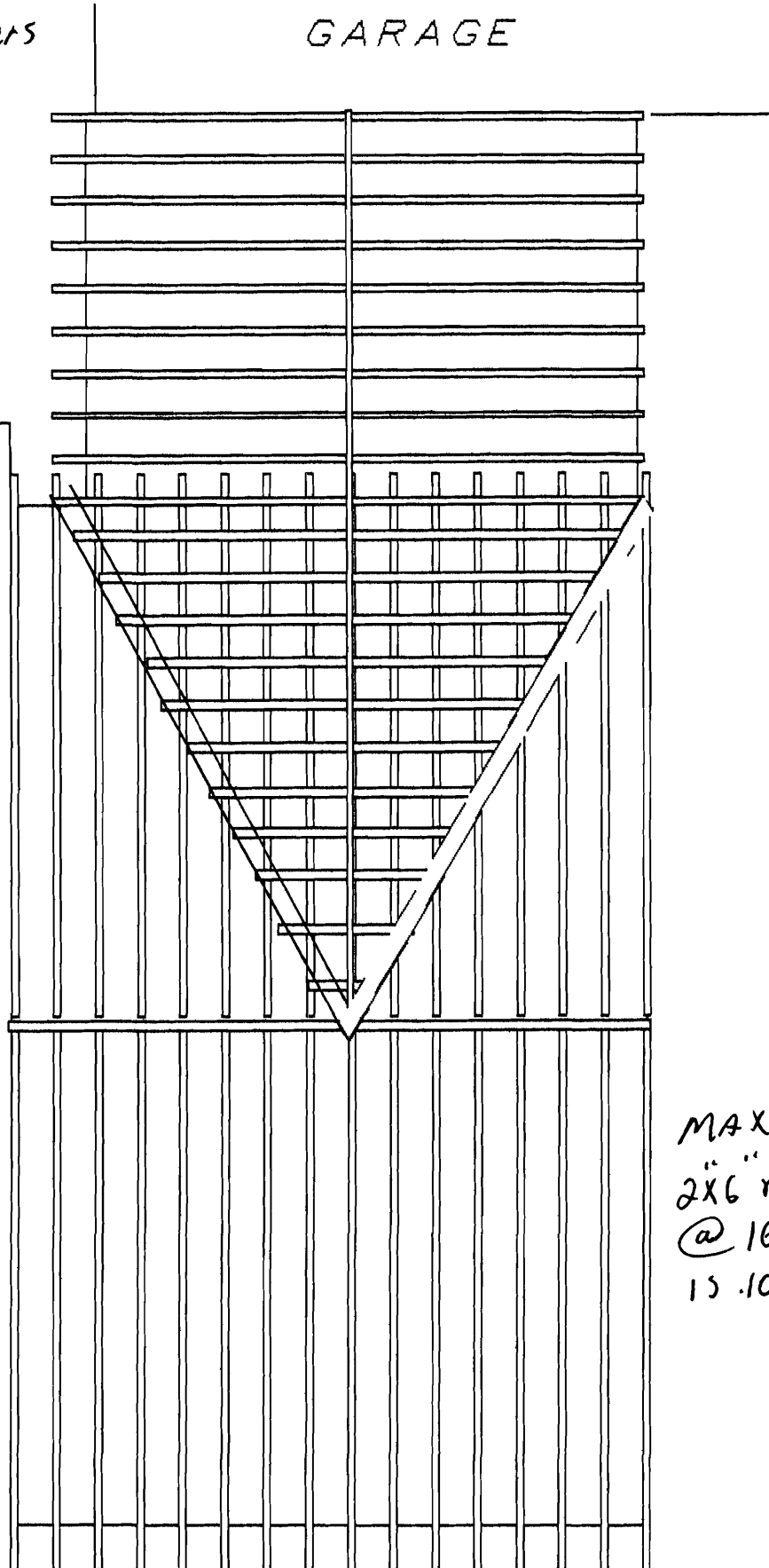
MAX. SPAN 2"X6" rafters
@ 16" O.C. IS 10'8"

GARAGE

2X6 RAFTERS
16" O.C.

2X8 RIDGE

HOUSE



MAX. SPAN
2"X6" rafters
@ 16" O.C.
IS 10'8"

ROOF FRAMING

GARAGE

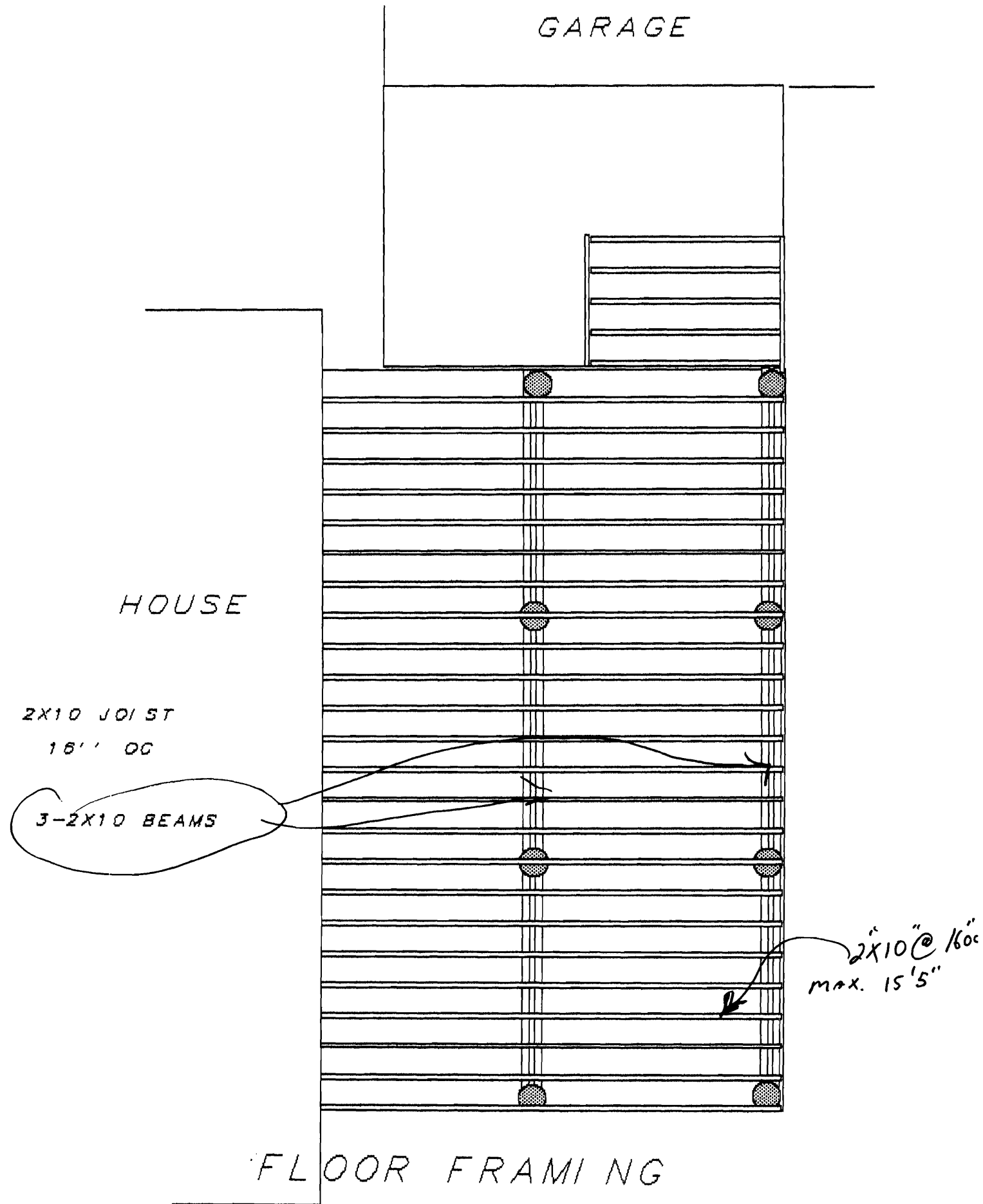
HOUSE

2X10 JOIST
16" OC

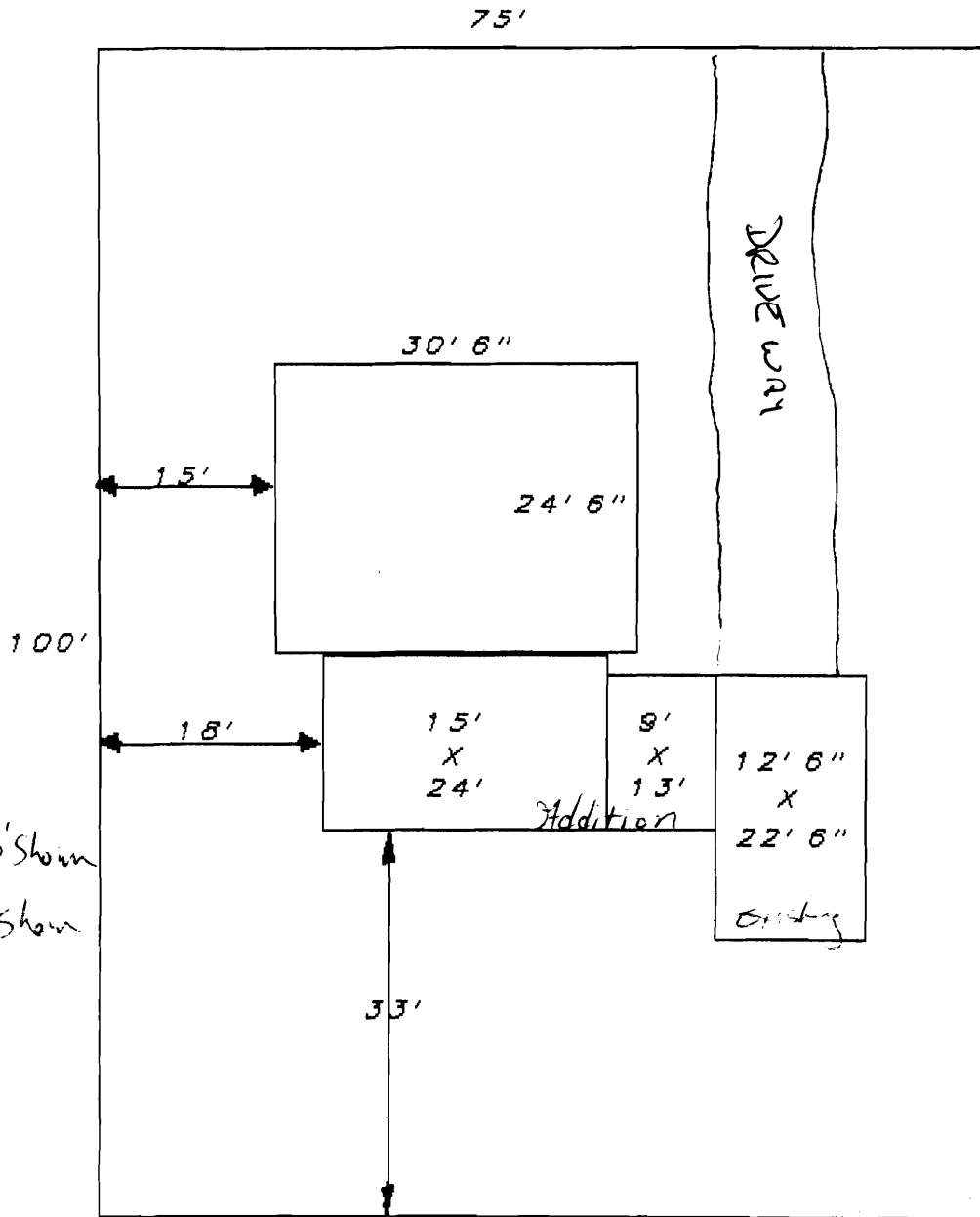
3-2X10 BEAMS

2X10 @ 16"
max. 15'5"

FLOOR FRAMING



SCALE + 1/16" = 1'



1 story

REAR: 25' reg - 33' show
 side: 8' reg - 18' show

$$7500' \times 25\% = 1875$$

PLOT PLAN

$$24.5 \times 30.5 = 747.25$$

$$15 \times 24 = 360.00$$

$$9 \times 13 = 117.00$$

$$12.5 \times 22.5 = 281.25$$

$$(1505.50)$$

id

THOMAS HASSLER
CARPENTER
2 MAYFLOWER DR.
SCARBOROUGH ME.04074
885-5907

PAGE 1 OF 1

DATE APRIL, 22 99

PROPOSAL

PREPARED FOR;
CHRIS CHANDLER
MADELINE ST
PORTLAND, ME

24' X 15' FAMILY ROOM
9' X 13' MUD ROOM - 1/2 BATH

I WILL SUPPLY ALL LABOR AND MATERIALS NEEDED TO COMPLETE THE MUD ROOM AND FAMILY ROOM ADDITION.

ROUGH CARPENTRY;

FRAMING, ROOFING, EXTERIOR TRIM, SIDING, STRAPPING, EXTERIOR DOORS AND WINDOWS, INSULATION, SHEETROCK.

FINNISH CARPENTRY;

HANG AND TRIM ALL DOORS, BASEBOARD, WINDOW CASING, CLOSET SHELVES .

CARPENTRY PRICE.....\$19,124.00
FLOORING ALLOWANCE.....\$1,000.00
ELECTRIC ALLOWANCE.....\$1,000.00
PLUMBING ALLOWANCE.....\$3,000.00

TOTAL PRICE.....\$24,124.00 ✓

NO PAINTING IS INC. IN THIS PRICE.

BUILDING MATERIALS

1ST FLOOR JOIST.....2 X10 SPRUCE 16"OC ✓ @16" o.c. max. spacer = 15' 1"
WALL FRAMING.....2 X 6 SPRUCE 16" OC ✓
WALL SHEATHING.....7/16" OSB ✓
FLOOR SHEATHING.....3/4 T&G OSB ✓
SIDING.....VINYL ✓
RAFTERS.....2 X 6 SPRUCE @16" o.c. 70'-8" MAX.
ROOF SHEATHING.....7/16 OSB ✓
ROOFING.....ASPHALT SHINGLES ✓
WINDOWS.....DOUBLE HUNG WITH SCREENS ✓
EXTERIOR DOORS.....INSULATED STEEL ✓

Foundation
See pier requirements,
Tom Hall

LAND USE - ZONING REPORT

ADDRESS: 70 Madeline St DATE: 8/6/99

REASON FOR PERMIT: Construct Addition

BUILDING OWNER: Chris Chandler C-B-L: 180-C-10

PERMIT APPLICANT: Thomas Hessler

APPROVED: with condition DENIED: _____

#1, #6, #10 CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

**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: 78 Madeline St

Tax Assessor's Chart, Block & Lot Number Chart# <u>180</u> Block# <u>C</u> Lot# <u>010</u>		Owner: <u>Chris Chancellor</u>	Telephone#: <u>774-9000</u>
Owner's Address: <u>78 Madeline St Portland</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$24,000</u> Fee <u>\$168.⁰⁰</u>
Proposed Project Description:(Please be as specific as possible) <u>Family Room Addition with mud Room & 1/2 Bath</u>			
Contractor's Name, Address & Telephone <u>Thomas Hester 2 Mayflower dr 74 Scarborough ME 04074 885-5907</u>		Rec'd By: <u>SP</u>	

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: Thomas Hester Date: 8/3/99

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

STATE OF TEXAS

:

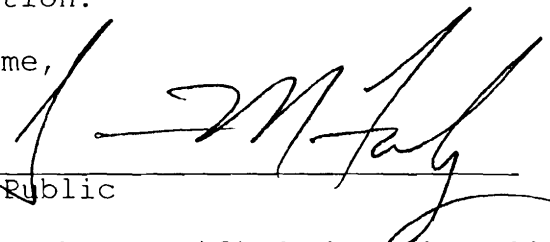
: ss

COUNTY OF DALLAS

:

Personally appeared the above named Randy L. Conatser, Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,


Notary Public

It is hereby certified that the address of the within named grantee is:

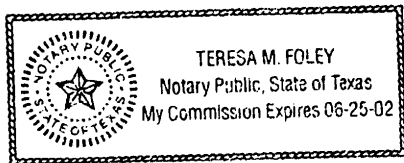
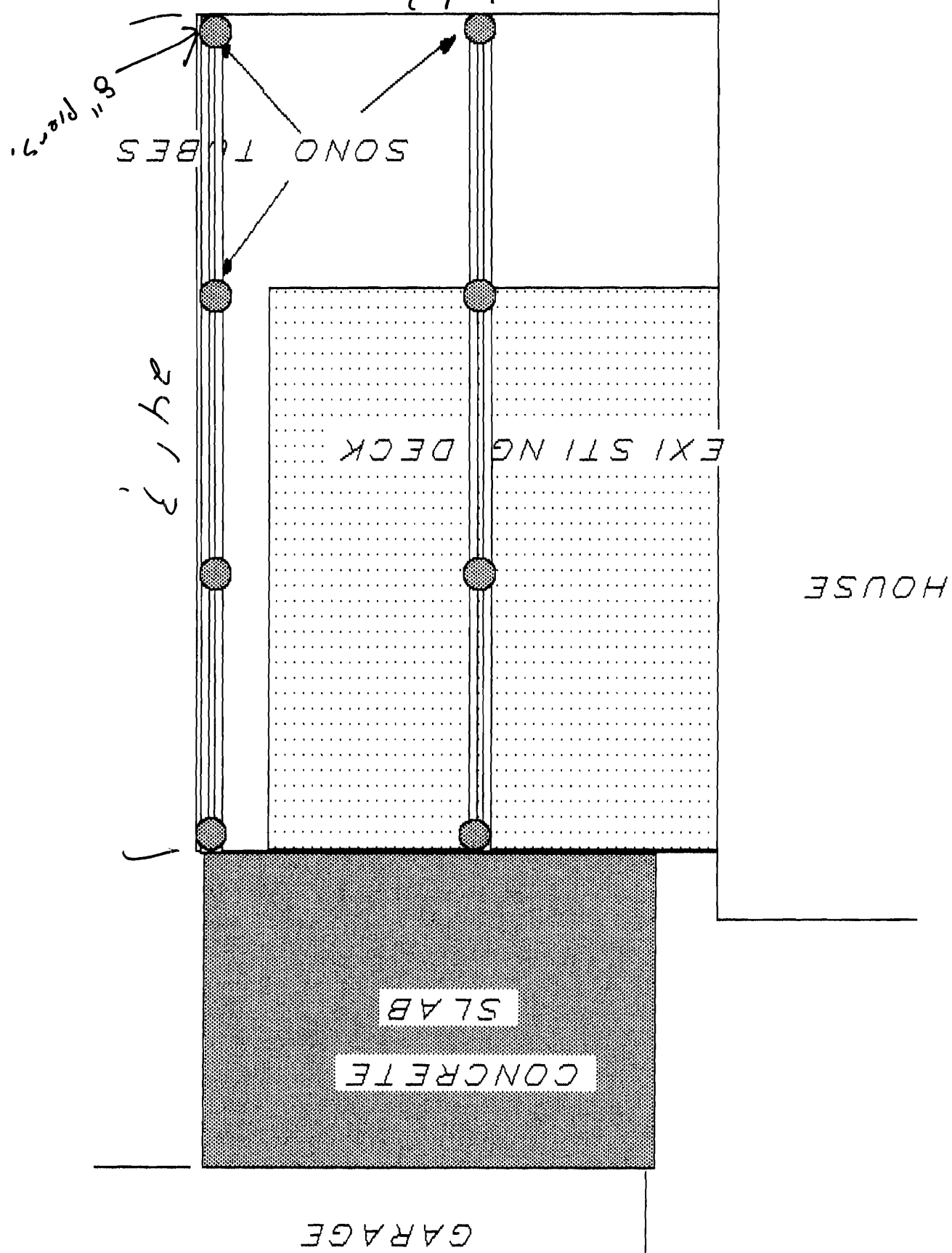


Exhibit "A"

A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Madeline Street, in the City of Portland, County of Cumberland and State of Maine, being lot numbered 24 and the northwesterly half of lot numbered 25 on Plan of Deering Center, recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 23, and having a frontage on Madeline Street of seventy-five (75) feet and extending back southwesterly at right angles one hundred (100) feet.

Scale 1/4" = 1'-0"



BUILDING PERMIT REPORT

DATE: 6 Aug 99 ADDRESS: 78 Madeline St CBL: 180-C-010
 REASON FOR PERMIT: To Construct addition 15'x24' - 9'x13'
 BUILDING OWNER: Chris Chadler
 PERMIT APPLICANT: _____ / Contractor Thomas Hassler
 USE GROUP R-3 CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$24,000 - \$168.00
 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 are met: *1, *2, *3, *8, *11, *13, *15
*26, *27, *29, *30, *32, *33, *35, *36, *37, *38, *39, *31
 Approved with the following conditions:

- *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. 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 from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", 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 3e4" 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)
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 1/4" 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. 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 1018.6)
16. 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)

COMMENTS

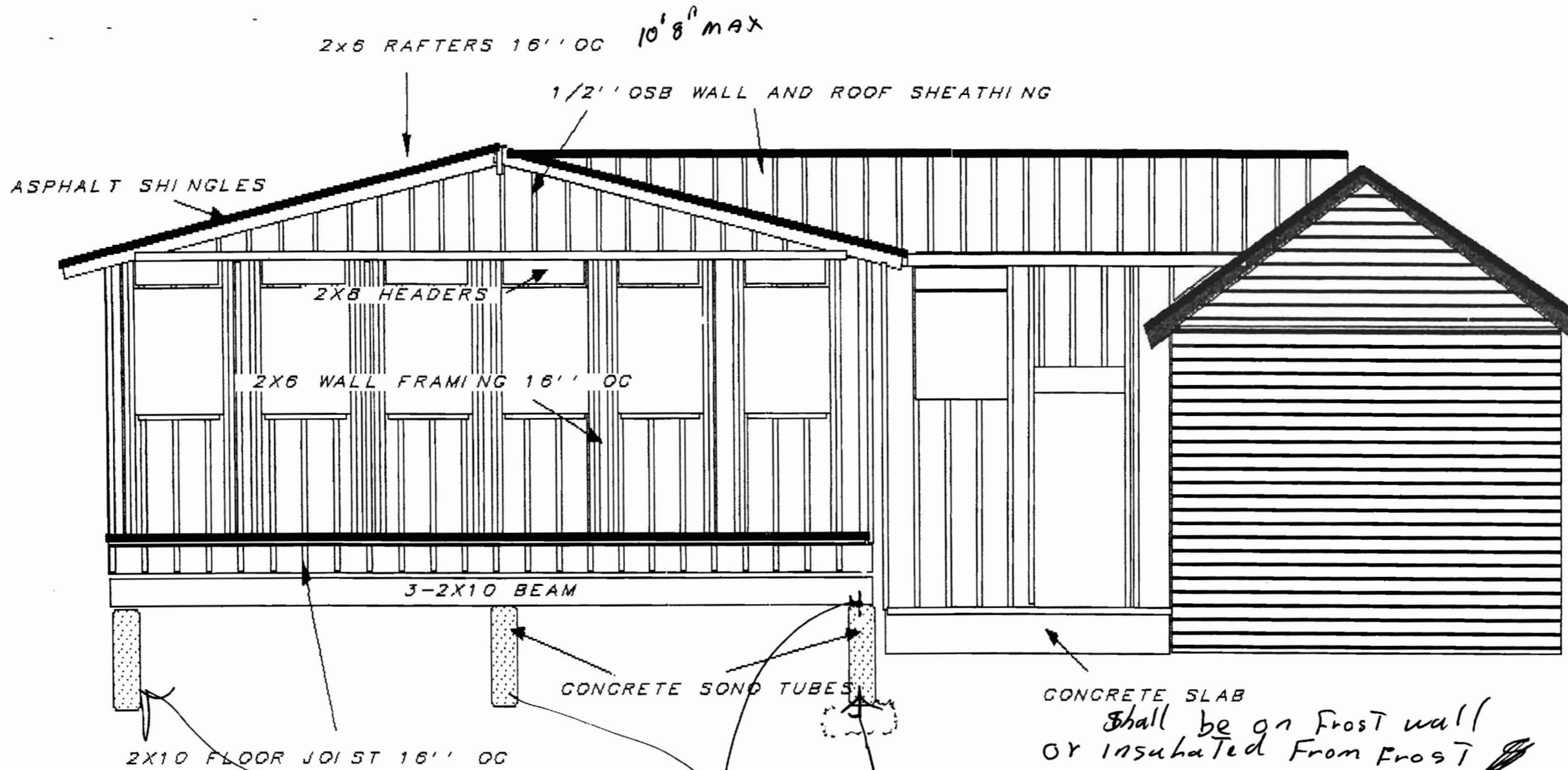
8-13-99 was missing one Tape on Left Side will call
Back when it is done in. (T.R.) Set Back OK

8-16-99 called Tom H. 7:35 AM asked him to bring in Revised
Foundation plan this AM (T.R.)

9-10-99 Did Framing Inspection stairs From one level to another
Need to be recut to have a 10" net tread all headers are in place
Ridge Insulation still needs to be installed to protect slab on
Driveway side. Explained Separation on Garage 5/8" Rock on Both
Sides T.R.

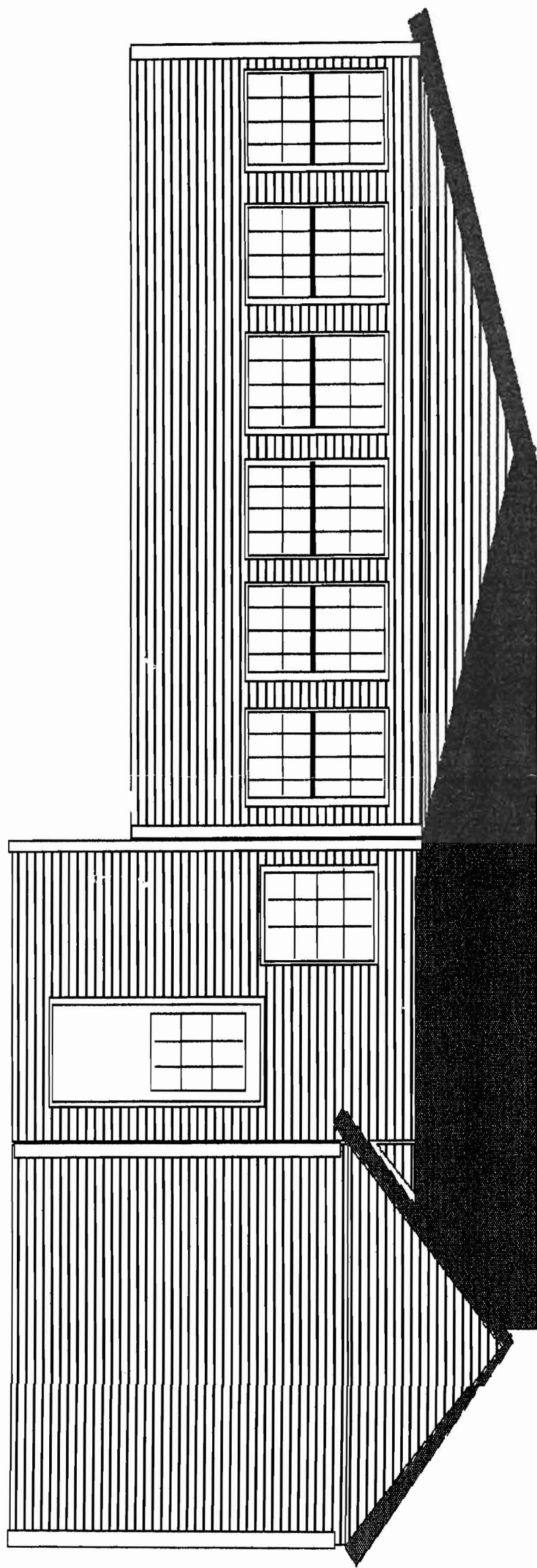
3-25-09 NO Final Requested, Permit EXPIRES - SMH

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

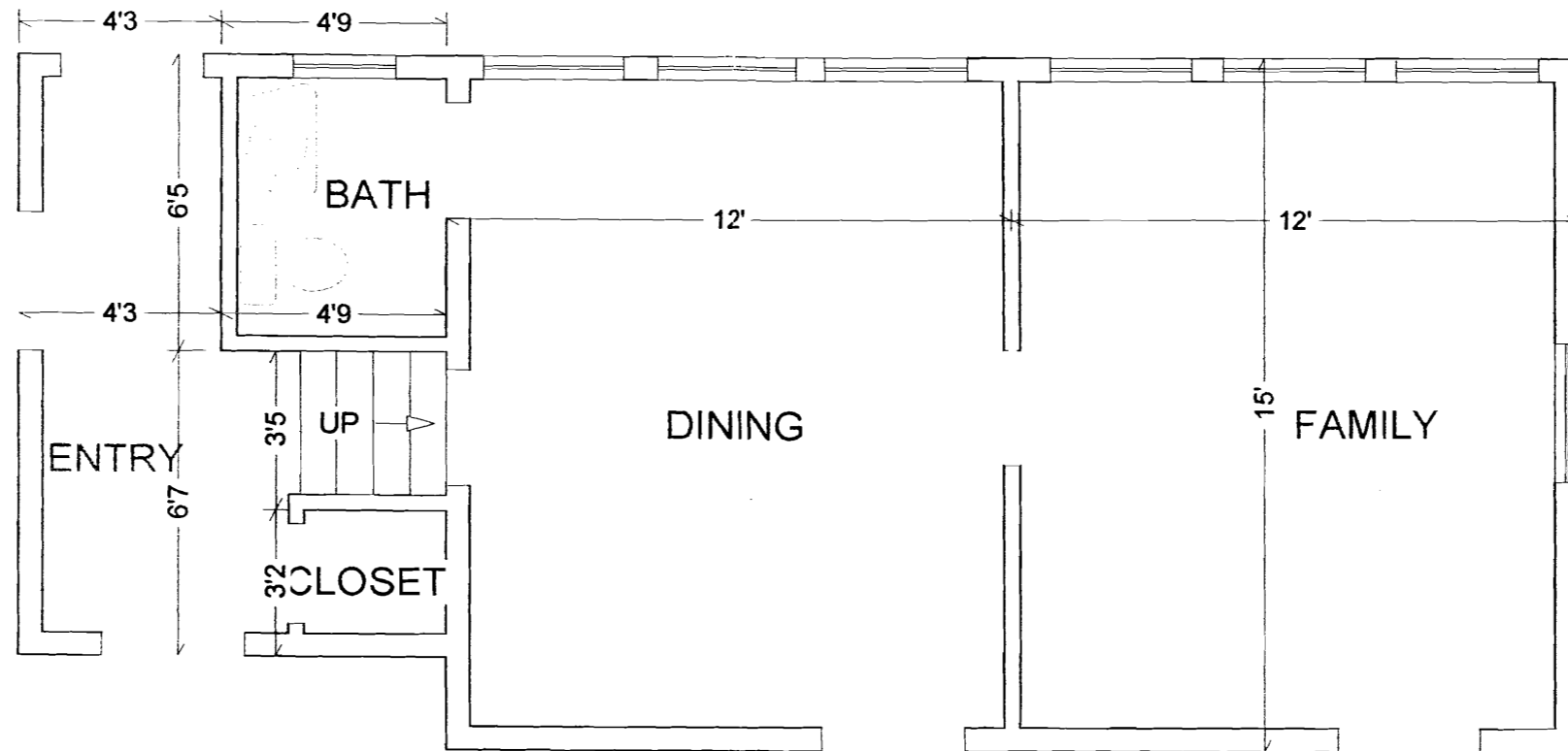


Fasterer
between pier
and Framing

Piers shall be
Placed on Footings 16x12 min.
with anchor connecting the
Footing and pier - 4' below grade.



SCALE 1/4" = 1'0"



**CHANDLER ADDITION
FLOOR PLAN**

LIVING AREA
477 sq ft

THOMAS HASSLER
CARPENTRY
SCARBOROUGH, ME. 04074

78 MADELINE ST.
PORTLAND, ME.