

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

Location of Construction: 122 Joanne St		Owner: Richard Inness		Phone: 773-8315		Permit No: <b>260918</b>
Owner Address: 122 Joanne St Portland ME 04102		Leasee/Buyer's Name:		Business Name:		
Contractor Name: Philbuilt		Address: 71 East Valentine St		Phone: 856-6042 870-9457 pgr		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  SEP 19 1996  <b>CITY OF PORTLAND</b>                  Zoning Dept.             </div>
Past Use: 1-fam w garage under		Proposed Use: 1-fam w garage under w garage attached		COST OF WORK: \$ 18,000 PERMIT FEE: \$ 110 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		
Proposed Project Description: construct attached garage & make two windows		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		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"/>		
Permit Taken By: L. Chase		Date Applied For: 9/12/96		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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 9/13/96		

**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 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: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

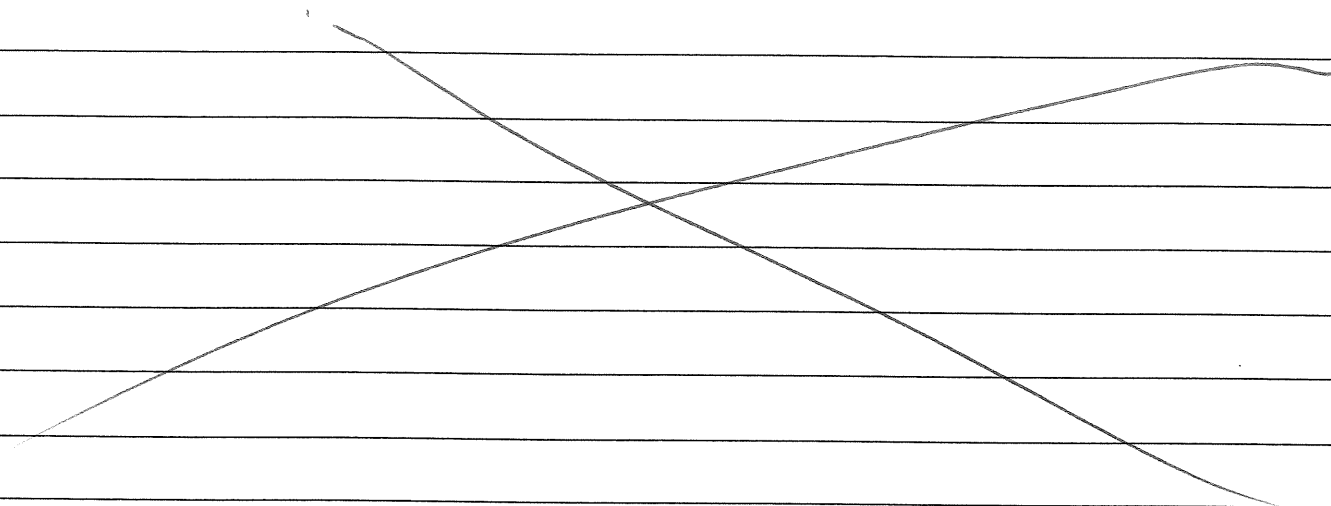
CEO DISTRICT 4

COMMENTS

9/26/96 Setbacks met by 3/4", Wall formed and poured w/ no notification of inspection request by contractor. Blue Rock Concrete supplier.

~~###~~

2/5/97 Project completed without notifications from contractor for inspections.



Inspection Record

	Type	Date
Foundation:	Already poured	9/26/96
Framing:		
Plumbing:		
Final:		
Other:		

Location of Construction: 122 Jeanne St		Owner: Richard Inness		Phone: 773-8315		Permit No: <b>960918</b>
Owner Address: 122 Jeanne St- Ptld ME 04102		Leasee/Buyer's Name:		Phone:		
Contractor Name: Philbuilt		Address: 71 East Valintine St		Phone: 856-6042 870-9457 pgr		Permit Issued: SEP 19 1996 CITY OF PORTLAND
Past Use:  1-fam w garage under		Proposed Use: Westbrook ME 1-fam w garage under & garage attached		COST OF WORK: \$ 18,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		
Proposed Project Description:  construct attached garage & make two windows		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>OK 9/16/96</i> 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"/>		
Permit Taken By: L Chase		Date Applied For: 9/12/96				Zone: <i>R-3</i> CBL: <i>180-I 005</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

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 REQUIREMENTS

**CERTIFICATION**

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SIGNATURE OF APPLICANT: *Philbuilt* ADDRESS: \_\_\_\_\_ DATE: 12 SEP 96 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: 9/13/96

*D. Andrews*

CEO DISTRICT 4  
*A. Powers*

BUILDING PERMIT REPORT

DATE: 17/Sept/96 ADDRESS: 122 Jeanne ST.

REASON FOR PERMIT: To Construct attached garage.

BUILDING OWNER: Inness

CONTRACTOR: Ph/built.

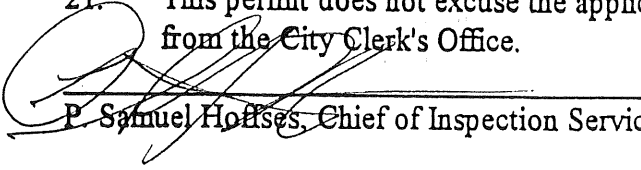
PERMIT APPLICANT: 11 11 APPROVAL: \*1 \*4 \*5 \*6 \*18  
DENIED: 1 1 1

CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from ~~the Development Review coordinator and~~ Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution 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.
- X 4. 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)
- X 5. Guardrail & 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.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a swelling unit, including basementsIn 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)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. 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)
- ~~18.~~ 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 or demolition permit is granted.
19. 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".
20. 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.
21. 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 of Inspection Services

Applicant: Philbuilt  
Address: 122 Jeanne St

Date: 9/16/96  
C-B-L: 180-I-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1959

Zone Location - R-3

Interior or corner lot - corner of Phipps

Proposed Use/Work - construct attached garage & install 2 windows

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req. / N/A

Rear Yard - 25' req. - 21'9" shown - \*using Sec. 14-433 #3(b) that allows up to 5' into rear yard - ok

Side Yard - 8' req. - 8' shown - revised plans so the 8' would be met

Projections -

Width of Lot -

Height -

Lot Area - 8,843 sq ft per assessor

Lot Coverage/ Impervious Surface - 25% MAX of 2210.75

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

8 x 28 = 224  
28 x 50 = 1400  
8 x 13 = 104  
28 x 18 = 504  
+ 4 x 5.5 = 22  
-----  
2232  
- 4 x 20 indent = 80  
-----  
2152 #1  
2174

NEAR MAXIMUM of lot coverage

Phil Murray / Philbuilt  
71 E. VALENTINE  
WESTBROOK, ME  
04092  
(207) 856-6042  
870-9457 PAGER

16 SEP 96

MARGE SCHMUCKAL

DEAR MARGE,

THREE COMPELLING REASONS WHY GARAGE ENCROACHES  
ON REAR SETBACK:

- ① DESIGN MAINTAINS ROOF RIDGE LINE SAME AS HOUSE
- ② DESIGN AVOIDS EXISTING WINDOW IN HOUSE
- ③ ROOM IN GARAGE FOR ENTRY TO HOUSE & STORAGE SPACE IN GARAGE.

I HOPE THIS IS SUFFICIENT TO GRANT PERMISSION FOR  
ENCROACHMENT INTO REAR SETBACK AS STATED ON  
PAGE A1 OF PDM, TO WIT: 3'3" ENCROACHMENT,  
LEAVING A SETBACK OF 21'9".

SINCERELY,

Phil Murray  
OWNER / PHILBUILT

OK for Sec  
14-433P3(b)