

PERMIT ISSUED

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

Permit No: 01-0704	Issue Date: JUL - 2 2001	CBL: 181 B020001
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Location of Construction: 85 Edgeworth Ave	Owner Name: Jean Katherine J	Owner Address: 85 Edgeworth Ave Portland, ME 04101	Phone: 207-879-2575
Business Name: n/a	Contractor Name: Labbe, Burt	Contractor Address: 5 Brookfield Estates Turner	Phone: 2072252682
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Same: Minor Alterations to Include adding a Dormer. Call Leo at 879-2575 when ready.	Permit Fee: \$48.00	Cost of Work: \$4,000.00	CEO District: 3	4,500 <sup>+</sup> const 1937
Proposed Project Description: Minor Building Alterations to Include Adding A New Dormer.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 19-3 Type: 59	

Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: cjh	Date Applied For: 06/15/2001	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: 6/29/01	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
	<i>Section 17-436</i> <i>Not more than 50% increase</i> <i>OK</i>	<i>PERMIT ISSUED WITH REQUIREMENTS</i>	<i>PERMIT ISSUED WITH REQUIREMENTS</i>

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

## 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: 85 EDGEWORTH AVE		
Total Square Footage of Proposed Structure	Square Footage of Lot 4,500	
Tax Assessor's Chart, Block & Lot Number Chart# 181 Block# B Lot# 20	Owner: Katherine Mathieu	Telephone#: 207-879-2575 ask for Leo Mathieu
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 4,000 <del>labor + materials</del> <del>Fee: 40.00</del>
Current use: primary residence S/F		
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:		
Proposed use: Build Dormer		
Project description: SAME		
Contractor's Name, Address & Telephone:		
Applicants Name, Address & Telephone: Bert Labbe, 5 Brookfield Estates, Turner, ME 04282 225-2682 Katherine + Leo Mathieu 879-2575		
Who should we contact when the permit is ready: Leo Mathieu		
Telephone: 207-879-2575		
If you would like the permit mailed, what mailing address should we use: will pick up		
Rec'd By: CH 6/15		

BUILDING PERMIT REPORT

DATE: 16 June 2001 ADDRESS: 85 Edgeworth Ave. CBL: 181-0-020  
 REASON FOR PERMIT: Demol (construct)  
 BUILDING OWNER: Katherine J. Jean  
 PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR Burt Labbe)  
 USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 400,000 PERMIT FEES: 9800

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: \*1, \*16, \*20, \*27, \*28  
\*30, \*32, \*33, \*34, \*36

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)
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 1/2" 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 (508)mm, 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)

6/15

- \* 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 72 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) *To remain a single family dwelling*
- 32. Please read and implement the attached Land Use Zoning report requirements.
- \* 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)
- \* 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).

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*[Signature]*  
 P. Sanders/Hobbes, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*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**

# PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE <u>5/29/01</u>

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <u>Kate &amp; Leo Mathieu</u>	ADDRESS <u>85 Edgewood Edgeworth</u>
ADDRESS	CITY, STATE <u>Portland Me.</u>
CITY, STATE	DATE OF PLANS
PHONE NO. <u>519-2575</u>	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

materials

- ✓ 2x6x12 - 30
- ✓ 2x6x14 - 3
- ✓ 15x4x8 - waferboard - 21
- ✓ 2 windows approx. 32" x 48" V - OSK
- ✓ 2x10x14 - 20
- ✓ 2x4x14 - 8
- ✓ 1x6x14 - 4
- ✓ ice + water shield - 2 5.50
- ✓ 13 Bundles roof shingle 00.00 - 2
- ✓ Drip edge - 6
- ✓ 1 roll 50'x8" flashing
- ✓ Box Sp for bartick nail gun

Price for labor only. \$1300.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Dollars (\$ \_\_\_\_\_)

with payments to be as follows

Any alterations or deviation from above specifications involving extra costs will be credited only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted \_\_\_\_\_

Per \_\_\_\_\_

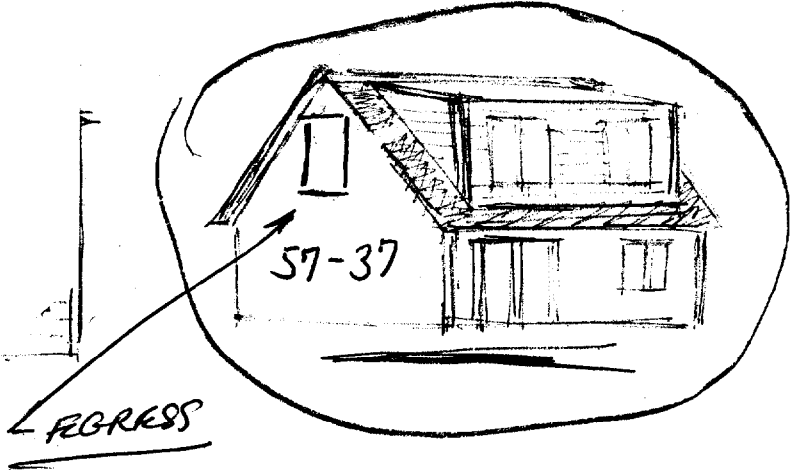
Note - This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

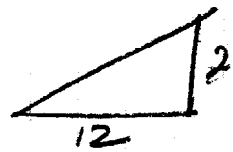
### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_





EXISTING  
NO CHANGE

RIDGE FLASHING BY ROOF MANUFACTURER  
BY CERTAINTEED

1X12 RIDGE BOARD

6" KRAFT FACED F/G INSULATION

2X8 COLLAR TIES @ 16" OC (EXISTING)

1X3 STRAPPING  
16" O.C.

1/2" GWB INTERIOR FINISH

5/8" CDX PLYWOOD ROOF SHEATHING

LIFETIME  
METAL ROOF  
2X12" - 16" O.C.  
ROOF RAFTERS

TRIM 1X6 / CRASS  
GWB  
FULL LAYER OF BITUMASTANE

GALV. DRIP  
EDGE

4 1/2" CROWN MOLDING  
(SEE DETAIL 3  
BELOW)

(2) 2X6 TOP PLATES

TRIPLE 2X6 HEADER

1X4 #2 PINE TRIM

18' 12"  
9' 4"  
4' 8"

2X6 STUD WALL

TYPAR

1/2" OSB EXTERIOR SHEATHING

6" KRAFT FACED F/G BATT INSULATION R-19

1/2" GWB INTERIOR FINISH

1X6 #2 PINE BASE TRIM

UNDERLAYMENT (EXISTING)

3/4" T&G CDX PLYWOOD SUBFLOOR (EXISTING)

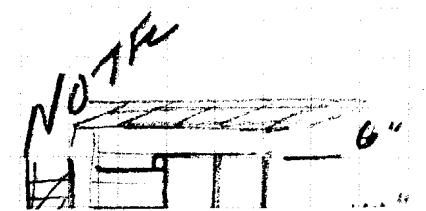
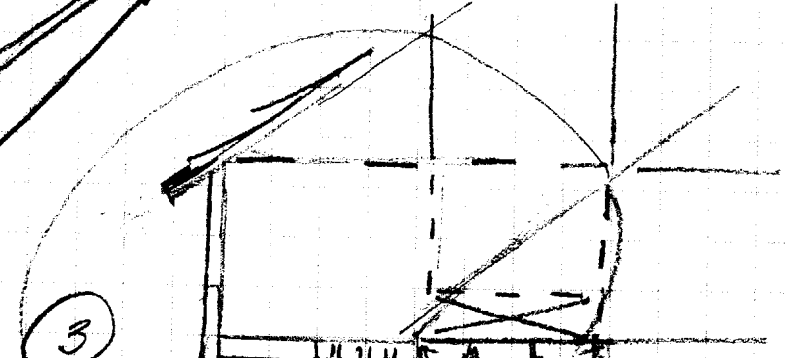
2X10 SPF FLOOR JOIST 12" OC (EXISTING)

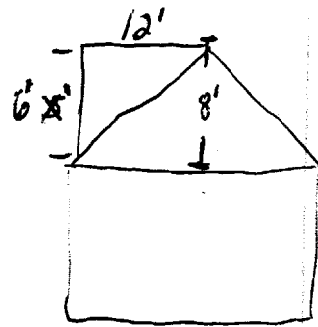
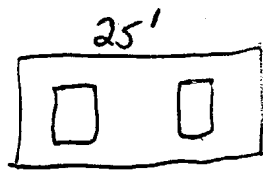
(25) PINE  
CLAPB'DS  
15-20 Bundles

2X6 SILL

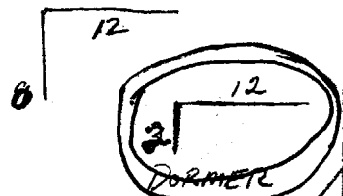
NO CHANGE

1X6 FASCIA  
1X5 SOFFIT  
2" ALUMINUM  
VENT STRIP





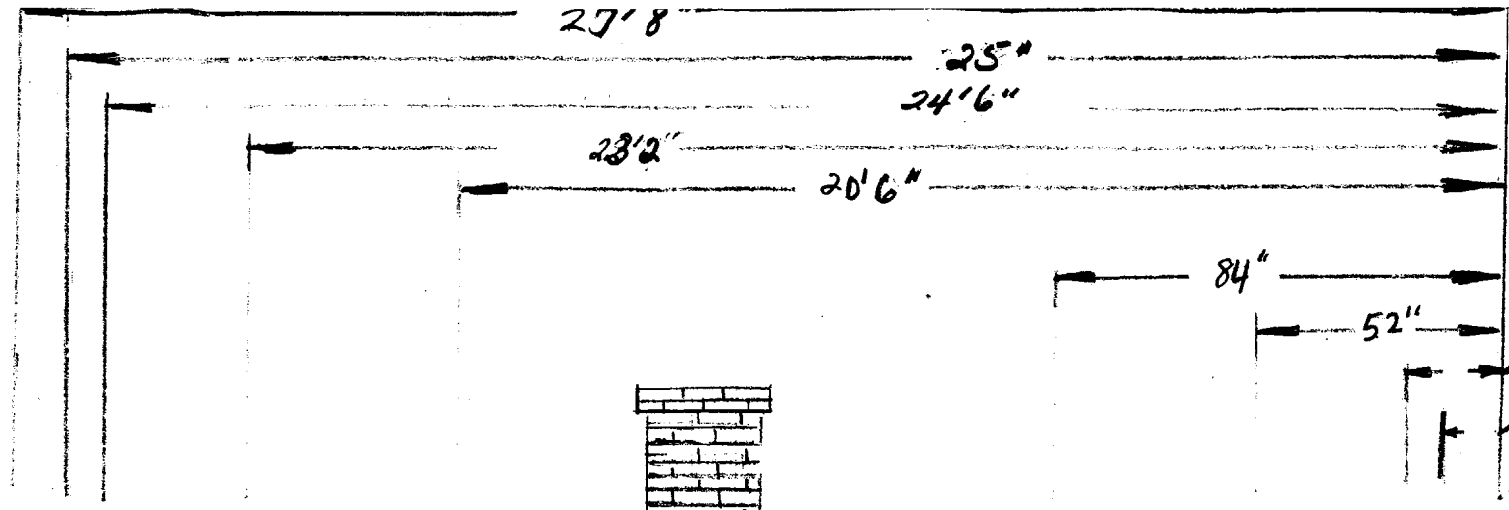
EXISTING ROOF



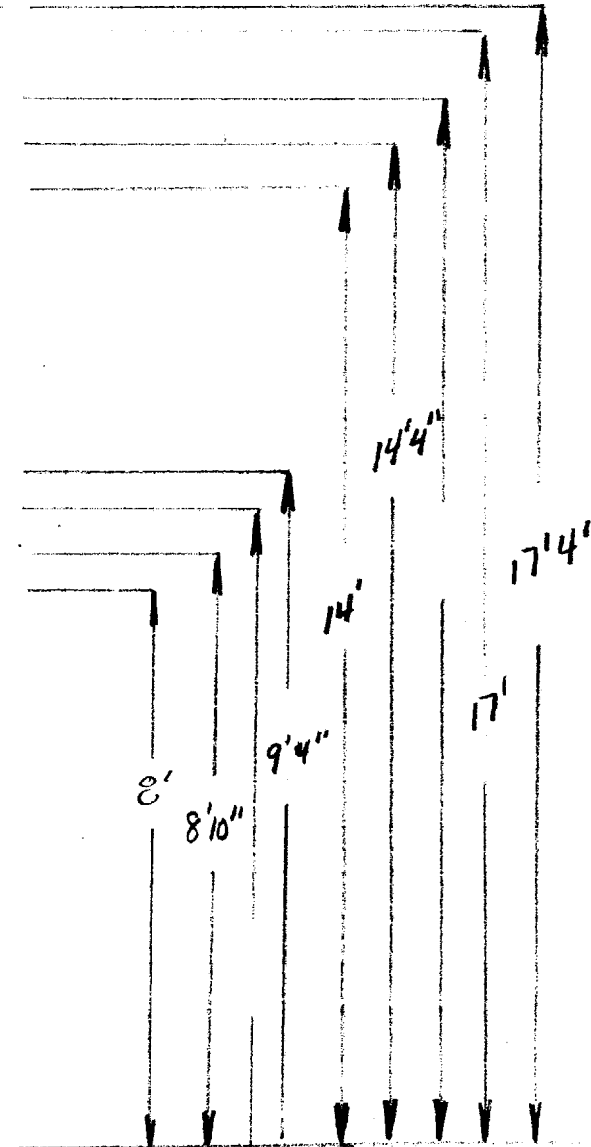
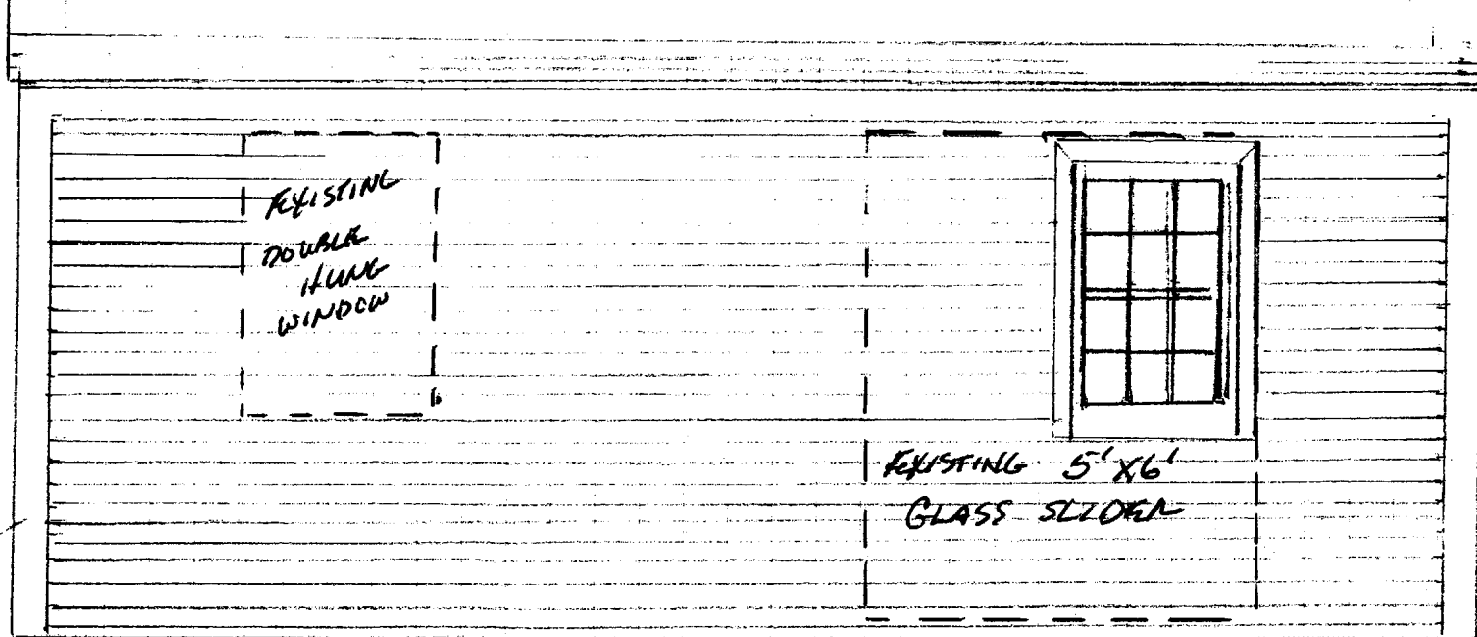
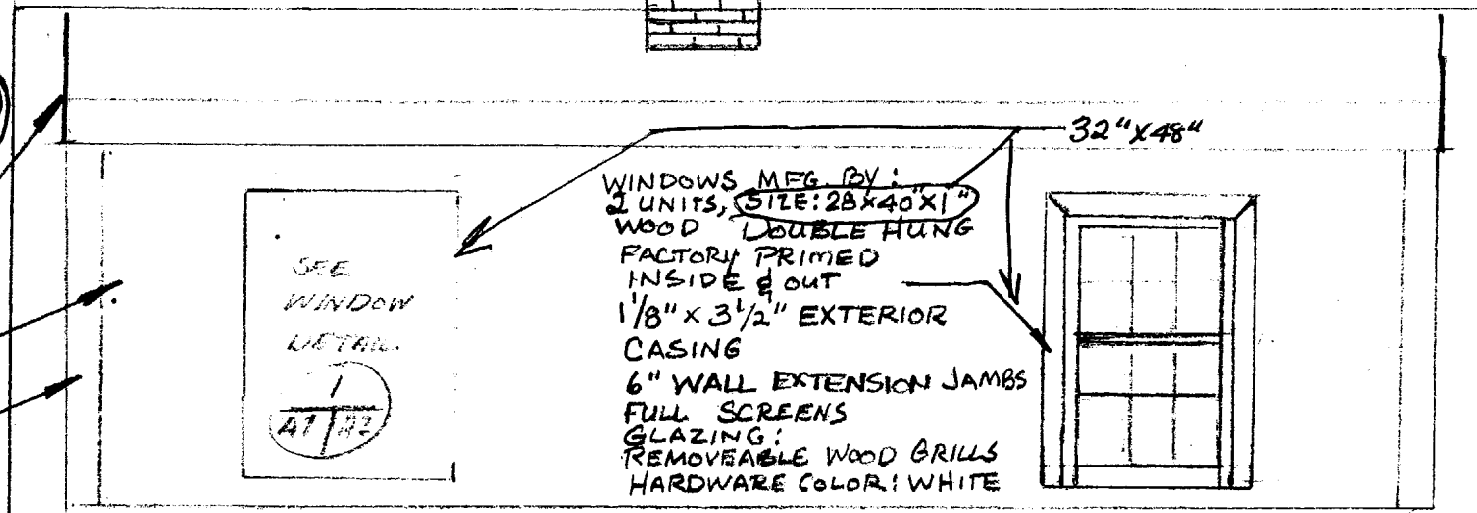
FLAT RAKE TRIM

PINE CLAPBOARDS  
EXPOSURE TO  
MATCH EXISTING  
1" X 6" OUTSIDE  
CORNER TRIM

1" X 6" OUTSIDE  
CORNER TRIM



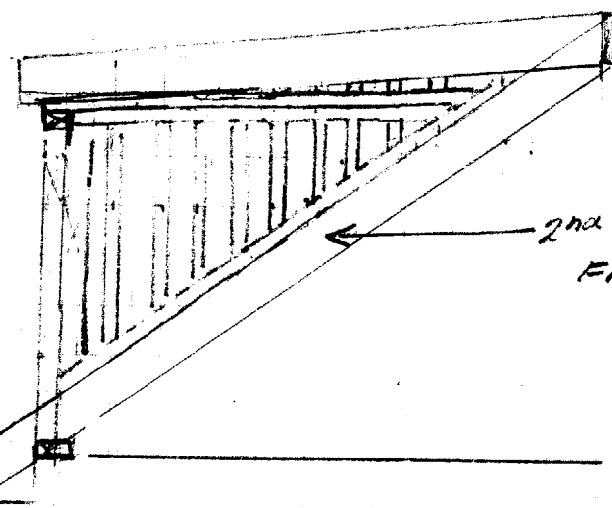
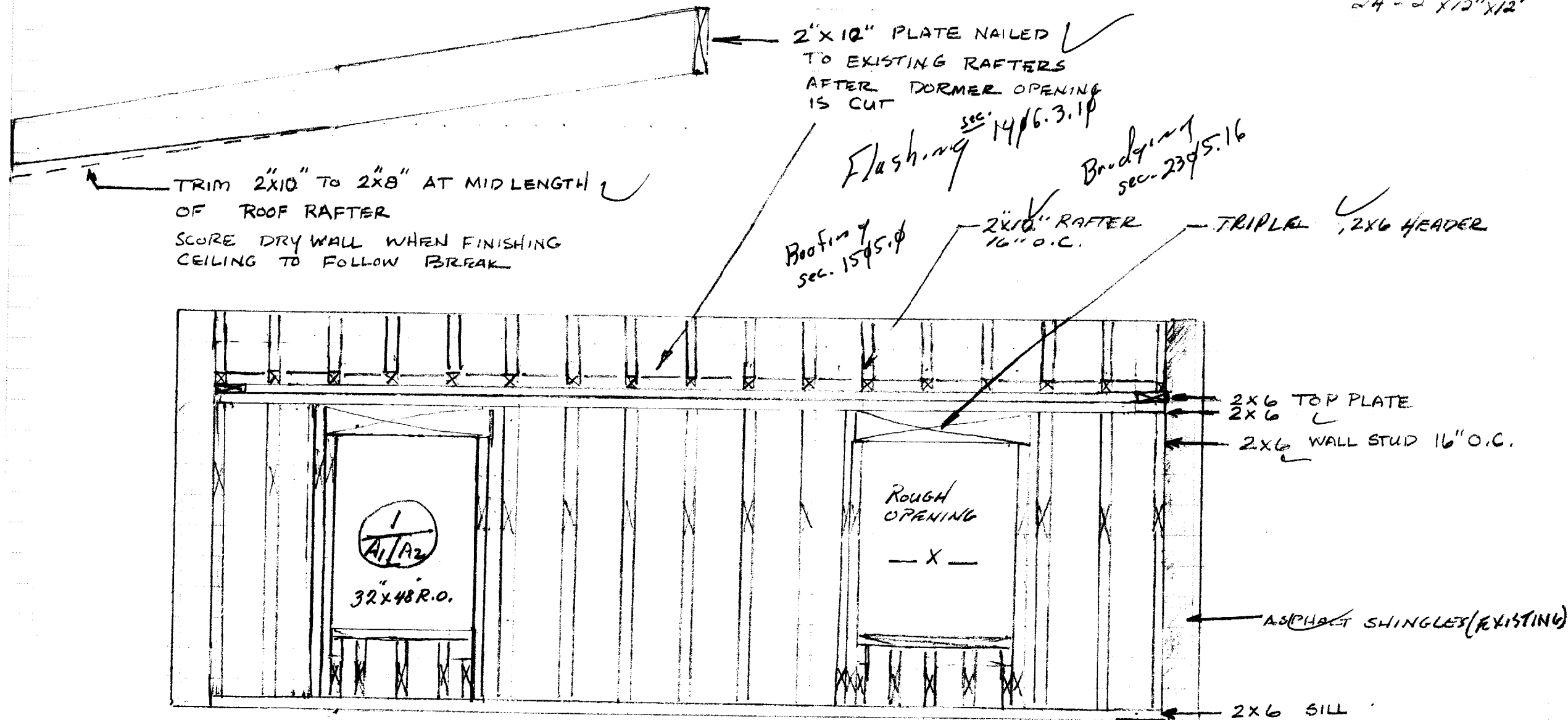
COPY  
MAKE  
DIMENSIONS  
& NOTES IN RED



Kate & Leo's Dormer  
David Vance  
Drawg #01-01 Rev. # 0  
5-23-01 Sheet # A-1  
Elevation



20 - 2"X6"X8'  
24 - 2"X12"X12'



10 - 2"X6"X8'  
4 - 2"X4"X4'  
4 - 2"X6"X12'

10 - 4'X8' PLY OSB 5/8 - WALL ✓  
12 - 4'X8' PLY CDX 5/8 - ROOF ✓

2nd RAFTER 16" O.C. IN ✓  
FROM OUTSIDE RAFTER

Kate & Leo's Dormer  
David Vance  
Drawg # 01-01 Rev #1  
6-13-01 Sheet A-2  
Framing  
NO SCALE