

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

Location of Construction: 70 Edgemoor Ave		Owner: [Handwritten Name]		Phone:		Permit No: 970892	
Owner Address: [Handwritten Address]		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: [Handwritten Name]		Address: [Handwritten Address]		Phone: [Handwritten Phone]		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 18 1997 CITY OF PORTLAND </div>	
Past Use: [Handwritten]		Proposed Use: [Handwritten]		COST OF WORK: \$ [Handwritten]			
Proposed Project Description: [Handwritten Description]				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Signature:		Date:	
				Zoning Approval: [Handwritten]		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 <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Imm <input type="checkbox"/>	
Permit Taken By: [Handwritten]		Date Applied For: 14 August 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			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: [Handwritten Signature] ADDRESS: [Handwritten Address] DATE: [Handwritten Date] PHONE: [Handwritten Phone]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Handwritten Title] PHONE: [Handwritten Phone]

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

CEO DISTRICT

COMMENTS

4-13-98

P. H. H. H.

Plumber - no show from ~~contractor~~ contractor on site. Hire to be in agreement for changes.

3-26-07 No final inspection requested. ER PINED, SMIL.

Foundation: _____ Type _____ Inspection Record _____ Date _____

Framing: _____ Type _____ Inspection Record _____ Date _____

Plumbing: _____ Type _____ Inspection Record _____ Date _____

Final: _____ Type _____ Inspection Record _____ Date _____

Other: _____ Type _____ Inspection Record _____ Date _____

BUILDING PERMIT REPORT

DATE: 18 Aug 97 ADDRESS: 95 Edgeworth ST.
REASON FOR PERMIT: To complete addition, 22'x8' + 15'x12'
BUILDING OWNER: John Griffin
CONTRACTOR: Frank P. Fathy
PERMIT APPLICANT: ↑ APPROVAL: *1, *2, *6, *8, *9, *10, *11, *12 ~~DENIED~~
A16, *21, *26, *27

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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 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)
- X6. 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) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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, II-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.
- X9. Headroom in habitable space is a minimum of 7'6".
- X10. 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.
- X11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X12. 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.
- X16. 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
 - 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

Applicant: Frank Piffari

Date: 8/15/97

Address: 95 EDGEWORTH

C-B-L: 181-B-21-22-23

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1923

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - foundation permit already applied for 97/0228 3/20/97
for GARAGE 24x26 & Addition 2 Story

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 28' & 30' shown

Side Yard - 9' for garage
14' for Addition

Projections -

Width of Lot -

Height - garage 1 story / Addition is 2 stories

Lot Area -

13,500 sq ft

Lot Coverage/ Impervious Surface - see foundation sheet

Area per Family -

Off-street Parking -

12 x 21

Loading Bays -

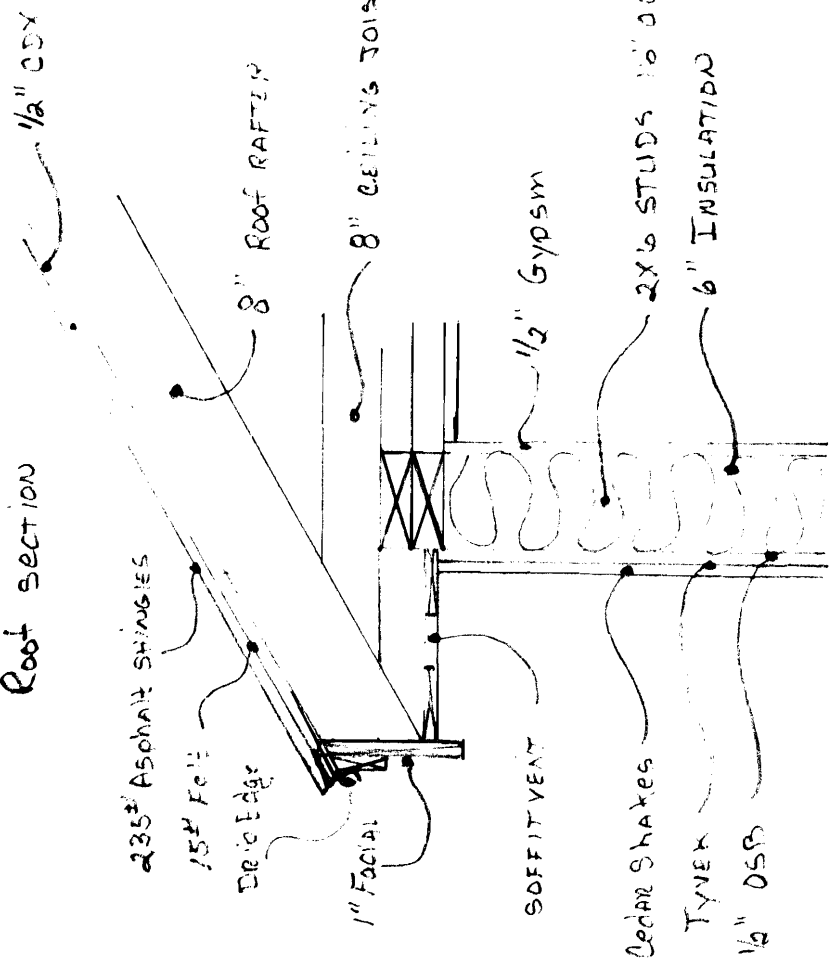
25 x 33

Site Plan - N/A

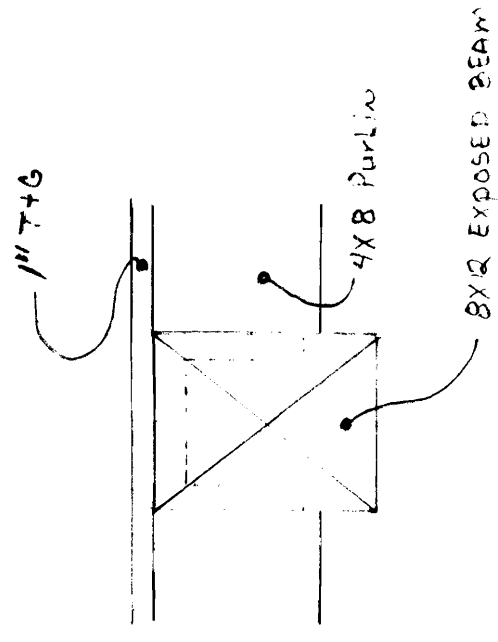
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Root section

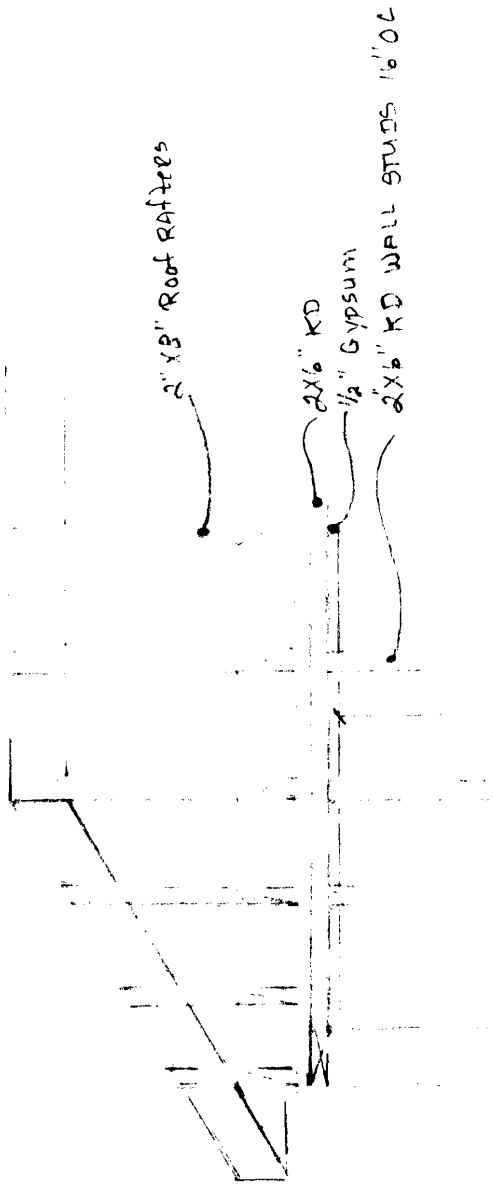


Beam Section



10/11

John + Tony
 Framing Detail
 (NOT TO SCALE)

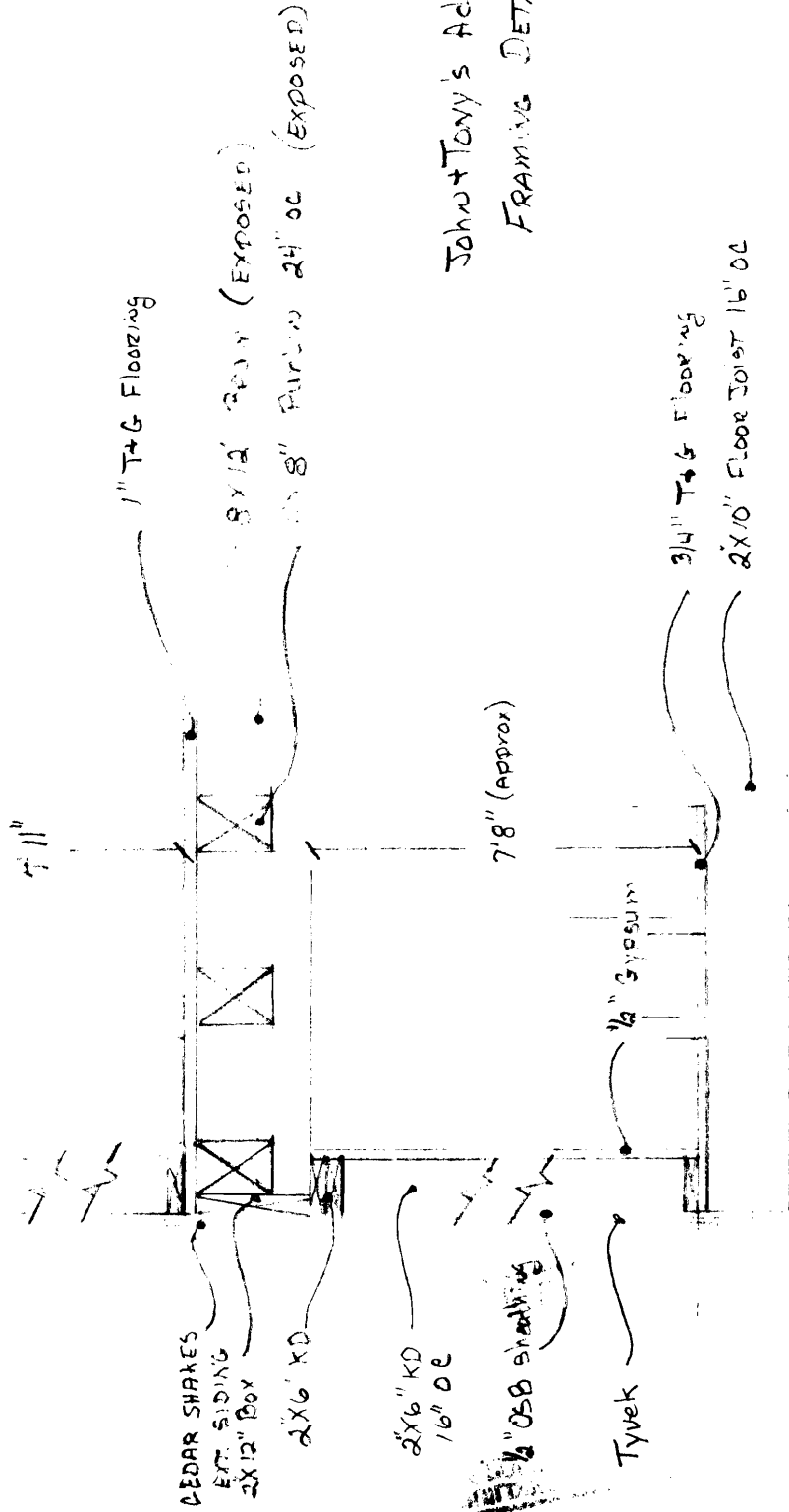


2" X 8" ROOF RAFTERS

2X6" KD

1/2" Gypsum

2X6" KD WALL STUDS 16" OC



1" T+G Flooring

8 X 12" joist (EXPOSED)

2 X 8" FLOOR JOIST 24" OC (EXPOSED)

7'8" (Approx)

3/4" T+G Flooring

2X10" FLOOR JOIST 16" OC

CEDAR SHAKES
EXT. SIDING

2X12" BOY

2X6" KD

2X6" KD
16" OC

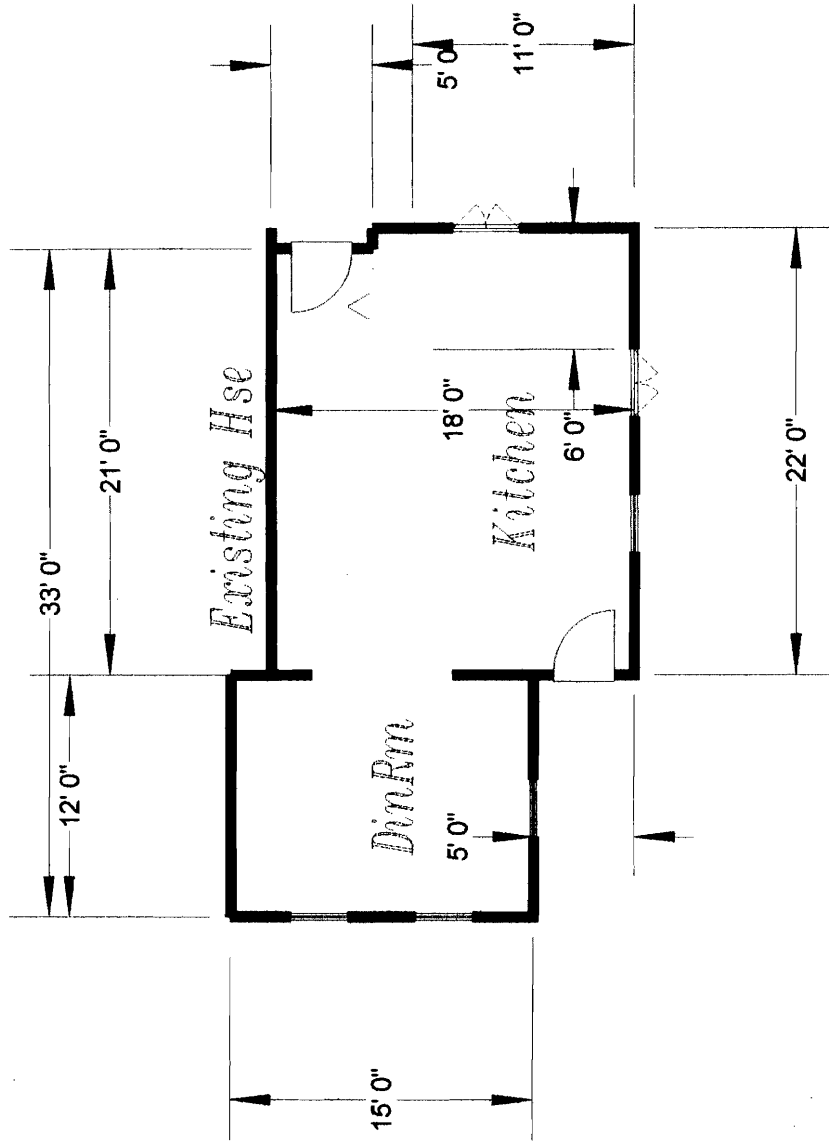
1/2" OSB Sheathing

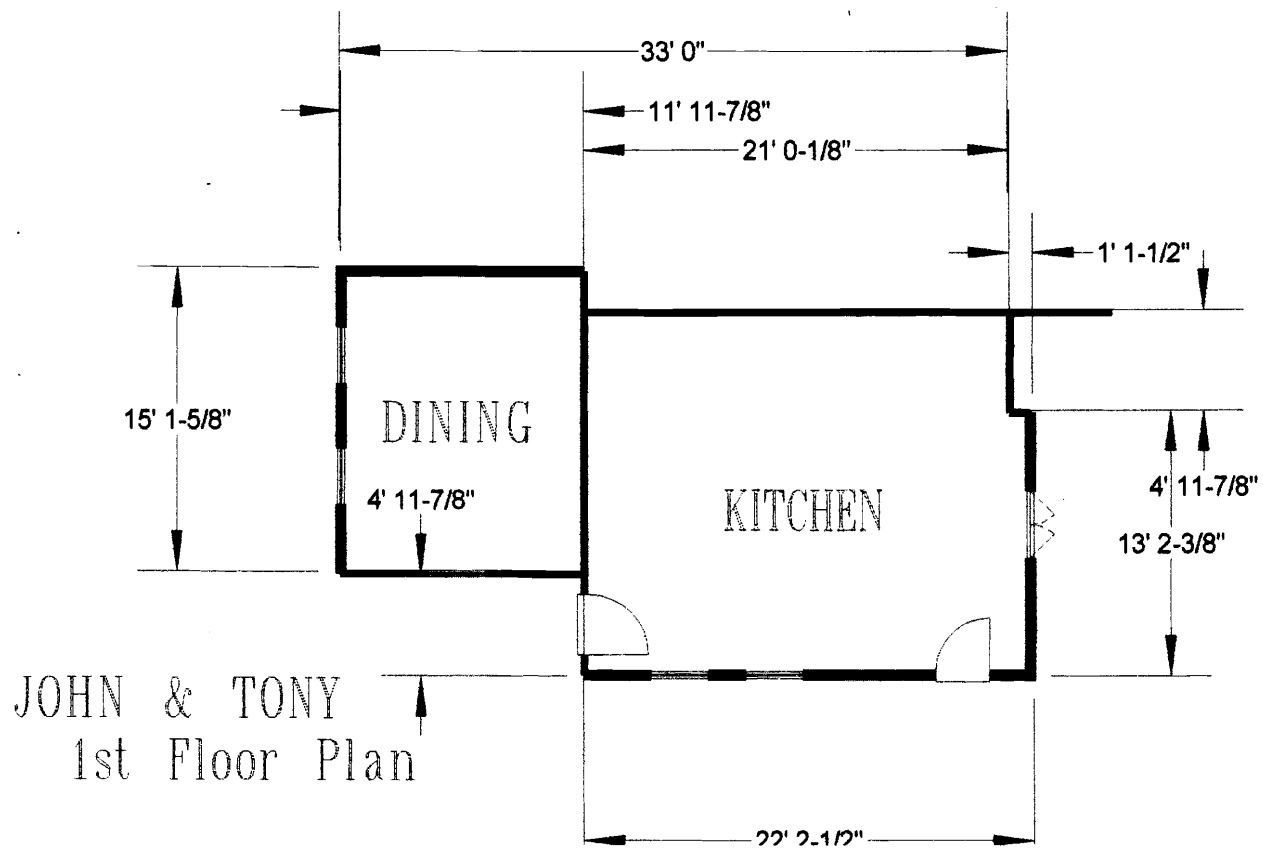
Tyvek

1/2" Gypsum

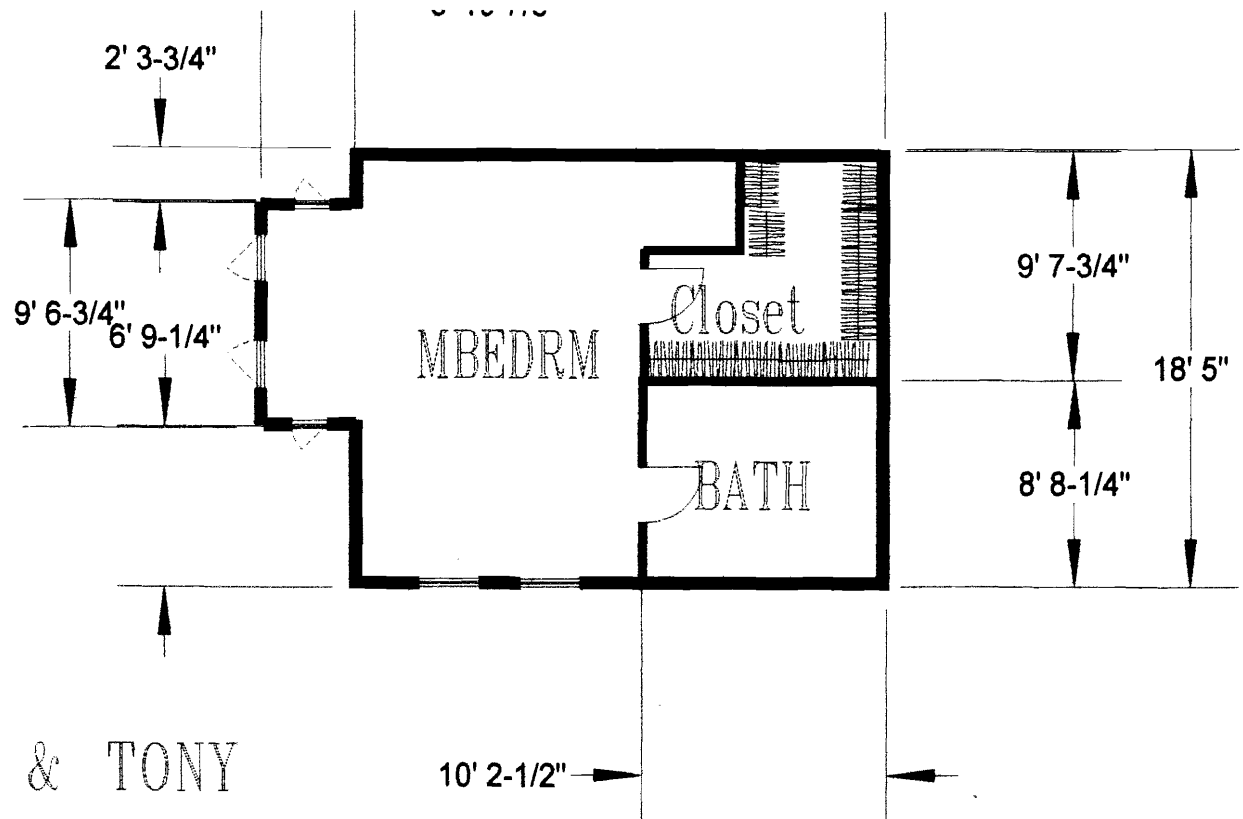
John + Tony's Addition
FRAMING DETAIL

NOT TO SCALE

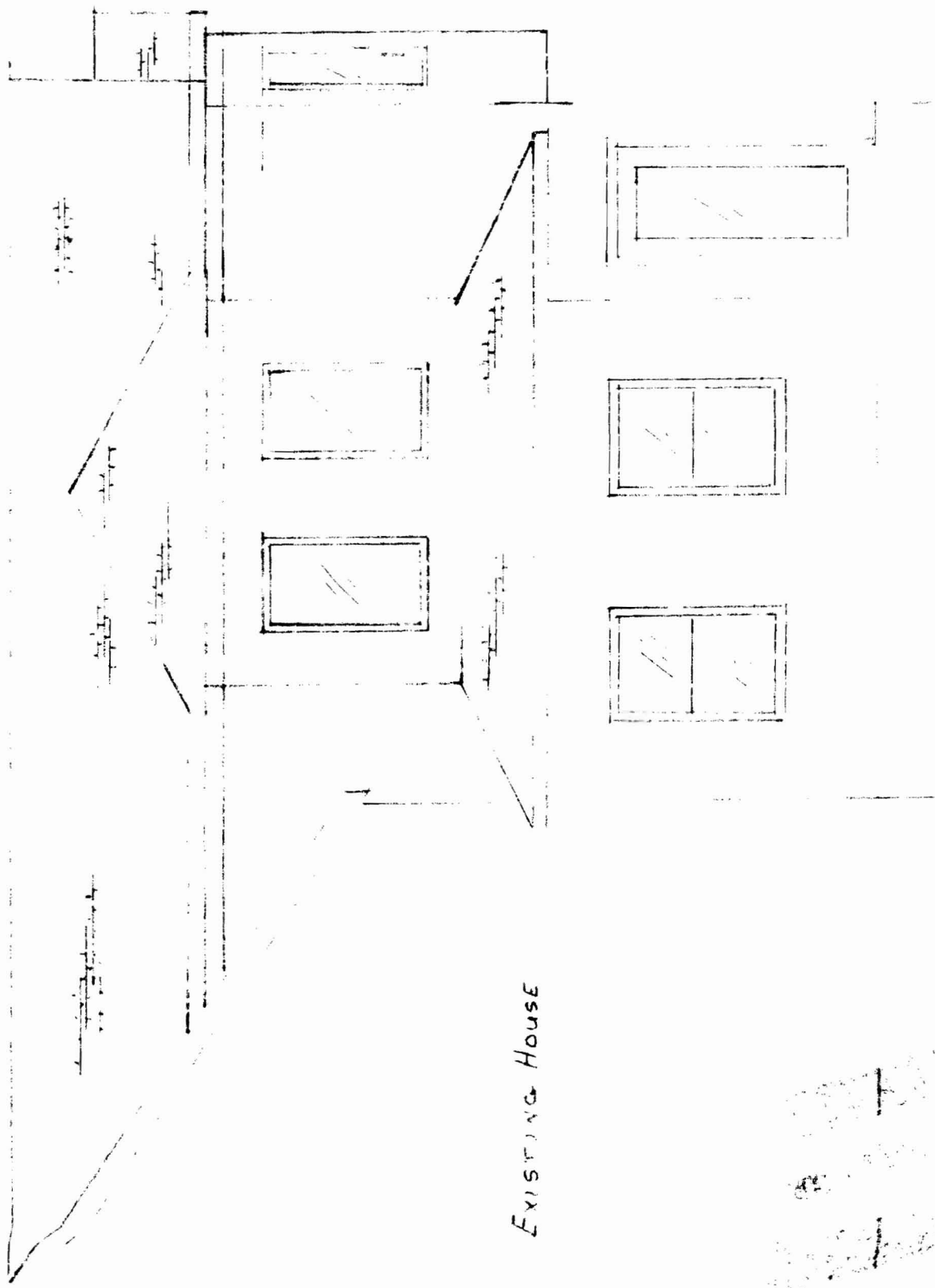




JOHN & TONY
1st Floor Plan



JOHN & TONY
 2nd Floor Plan



EXISTING HOUSE

SOUTH ELEVATION

ARCHITECT
1910