

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

| | | | | | |
|--|--|---|--|---|---|
| Location of Construction: 95 Edgeworth Ave | | Owner: Oliver, Haven | | Phone: | Permit No: 970228 |
| Owner Address: | | Lessee/Buyer's Name: John Griffin/Tony Koen | | Phone: | Business Name: |
| Contractor Name: Frank Piffath | | Address: 31 Main St Gorham, ME 04038 | | Phone: 839-5326 | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 20 1997 CITY OF PORTLAND </div> |
| Past Use: 1-fam | | Proposed Use: Same | | COST OF WORK: \$ 7,200.00 PERMIT FEE: \$ 55.00 | |
| | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| Proposed Project Description: Construct Garage (24 x 26) Install foundation for addition 490 Sq Ft | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | Signature: _____ Date: _____ Signature: _____ Date: _____ | |
| Permit Taken By: Mary Gresik | | Date Applied For: 14 March 1997 | | Zone: R-3 CBL: 181-B-021,022 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"/> | |

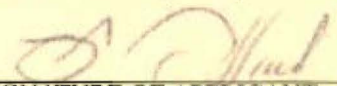
- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

SCANNED

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 Piffath ADDRESS: 31 Main St Gorham, ME 04038 DATE: 14 March 1997 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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

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

- Action:
- Approved
 - Approved with Conditions
 - Denied

Date: 3/18/97

CEO DISTRICT 4

COMMENTS

Slab Air

3/27/97 Contractor has added 'addition' and done blockwork without contacting us for inspection of setbacks. Have discussed the setbacks for side and rear yard. I have told him that it is mandatory he contact us for any inspections in the future.

4/10/97 Contractor has blocked foundation walls for addition and is starting to add floor joists, etc. Nothing further on garage. Stopgap exterior paving on, w/ sheeting also. 10/31/97 Nothing further on garage - not available (contractor)

3-26-09 No June inspection required - EXPIRES 5/14

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

BUILDING PERMIT REPORT

DATE: 19 Mar 97 ADDRESS: 95 Edgeworth Ave

REASON FOR PERMIT: To Construct garage / Foundation For Addition

BUILDING OWNER: Haven Oliver

CONTRACTOR: Frank Piffath

PERMIT APPLICANT: _____ APPROVAL: X 1, *5, *6
DISESED: _____

CONDITION OF APPROVAL ORIGINAL

- *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)
- X 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) UL 103.
7. 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

Applicant: Frank Puffata
Address: 95 Edgeworth Ave

Date: 3/19/97
C-B-L: 181-B-21, 22, 23

CHECK-LIST AGAINST ZONING ORDINANCE

Date - EXISTS 1923

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct 24'x26' garage in addition

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 28' & 38' shown

Side Yard - 8' for garage - 18' shown
14' for Addition - 40' shown

Projections -

Width of Lot -

Height - garage 1 story / Addition is 2 stories

Lot Area - 13,500 #

Lot Coverage/ Impervious Surface - 25% = 3375 # MAX

Area per Family -

Off-street Parking -

Loading Bays -

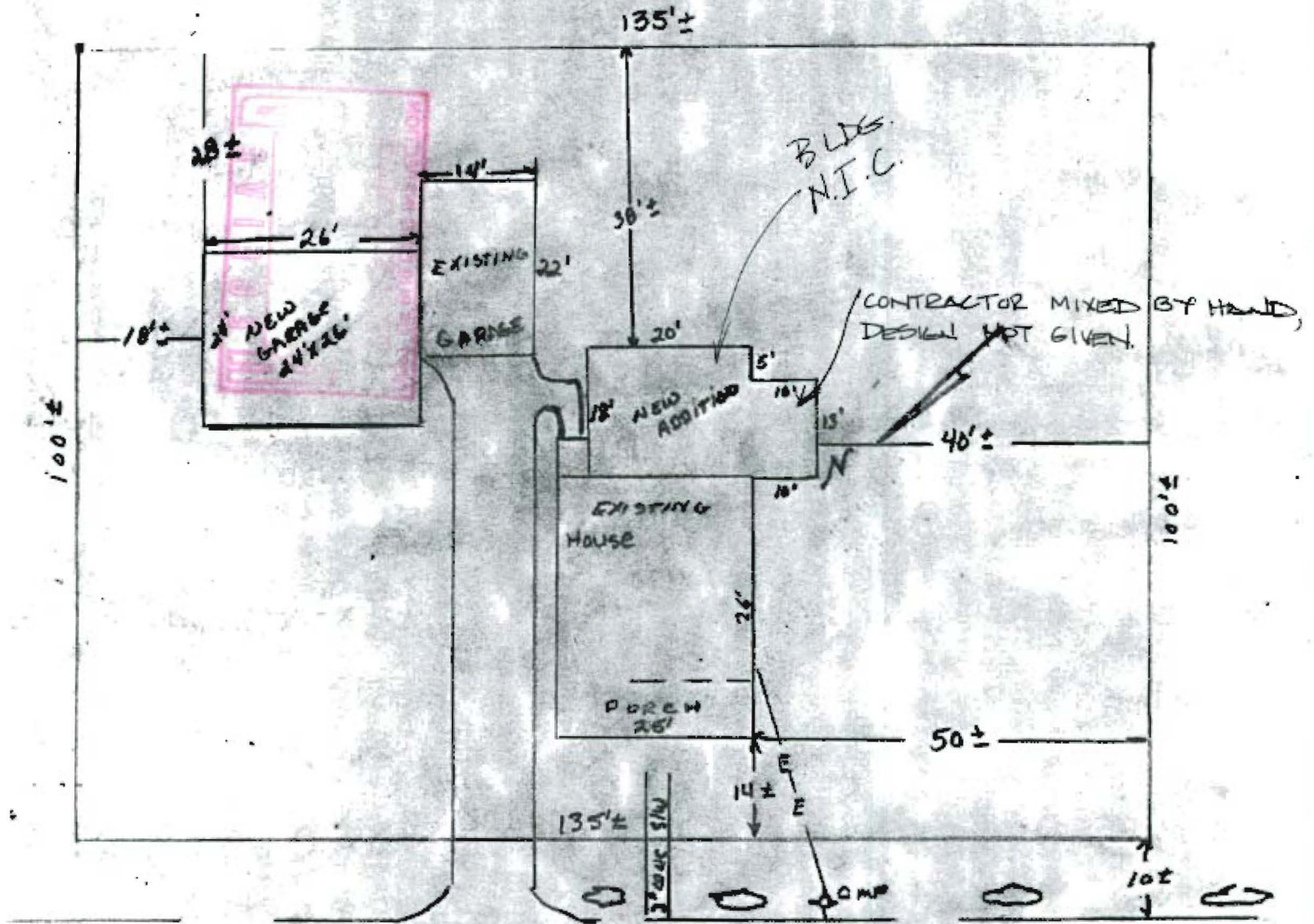
Site Plan - N/A

Shoreland Zoning/ Stream Protection -

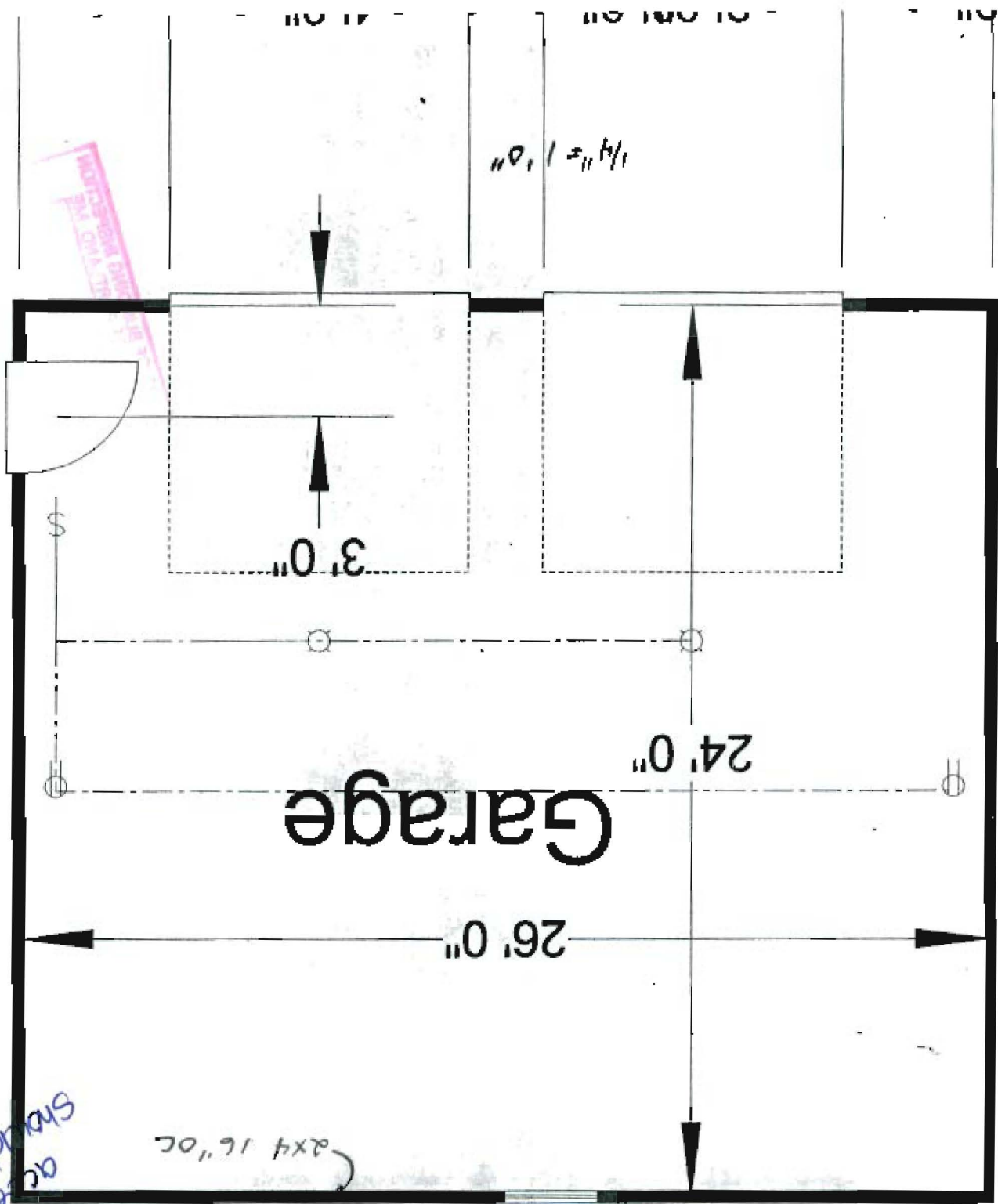
Flood Plains -

25x33 = 825
12x25 = 300
New 24x26 = 624
" 18x30 = 540

TRIPLE LOT

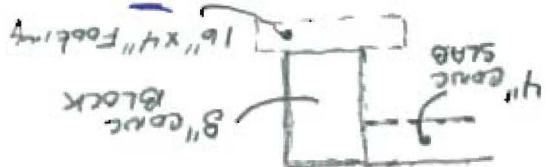


EDGEWORTH AVE.



Roof: 5/12 PITCH ROOF 2x4T TRUSSES
 2' OC. 2x5# ASPHALT SHINGLES
 WALLS: 2x4 FRAME w/ 1/2" OSB SHEATHING
 TYPAR + CEDAR SHAKE SIDING

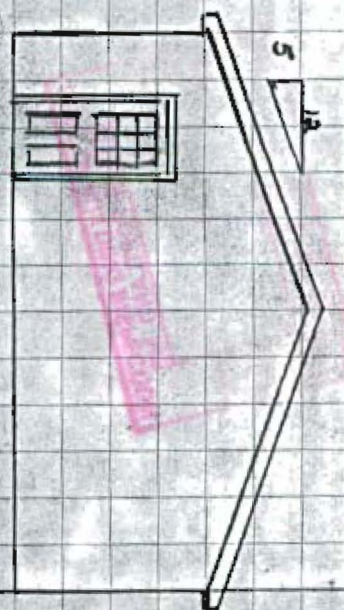
FOUNDATION: 16" X 4" FOOTING
 8" CONCRETE BLOCK WALL



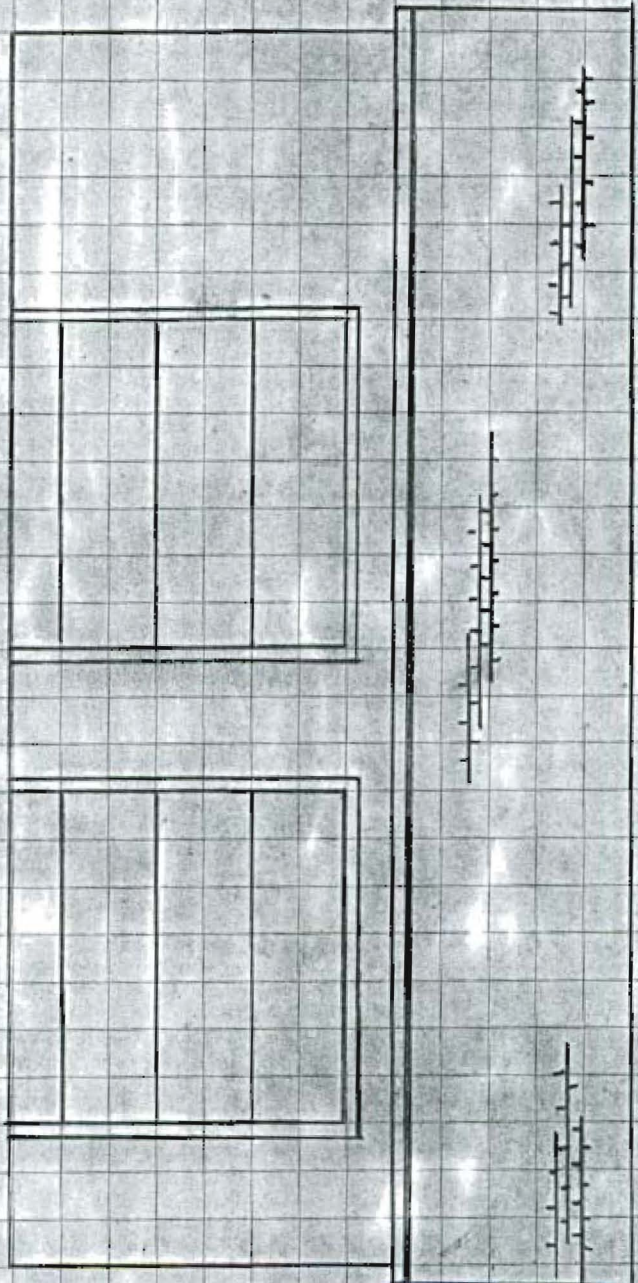
not acceptable
 should be 8"

WATERPROOF GARAGE FLOOR

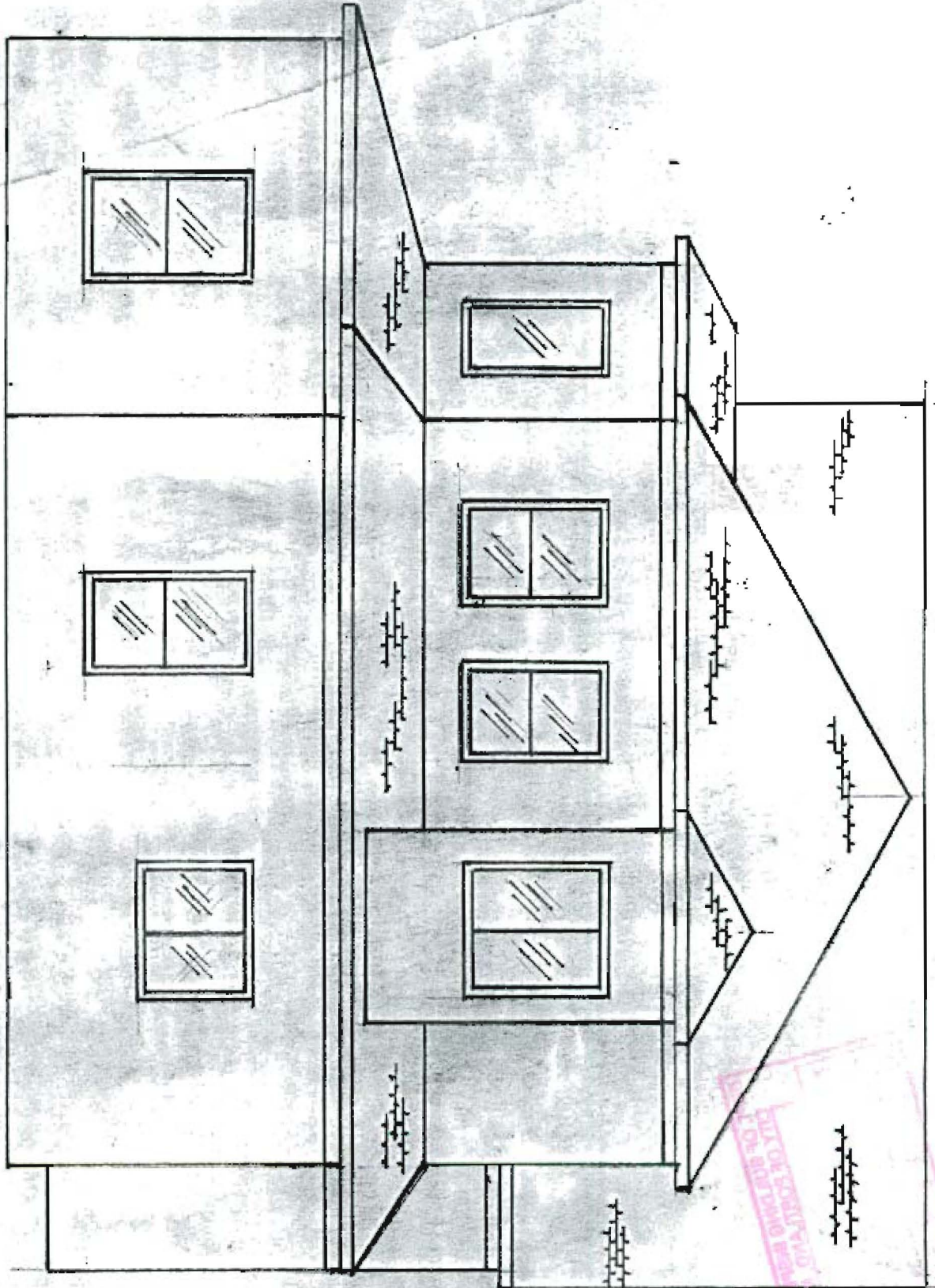
14'0" = 14'



SIDE ELEVATION
 $1/8" = 1'$



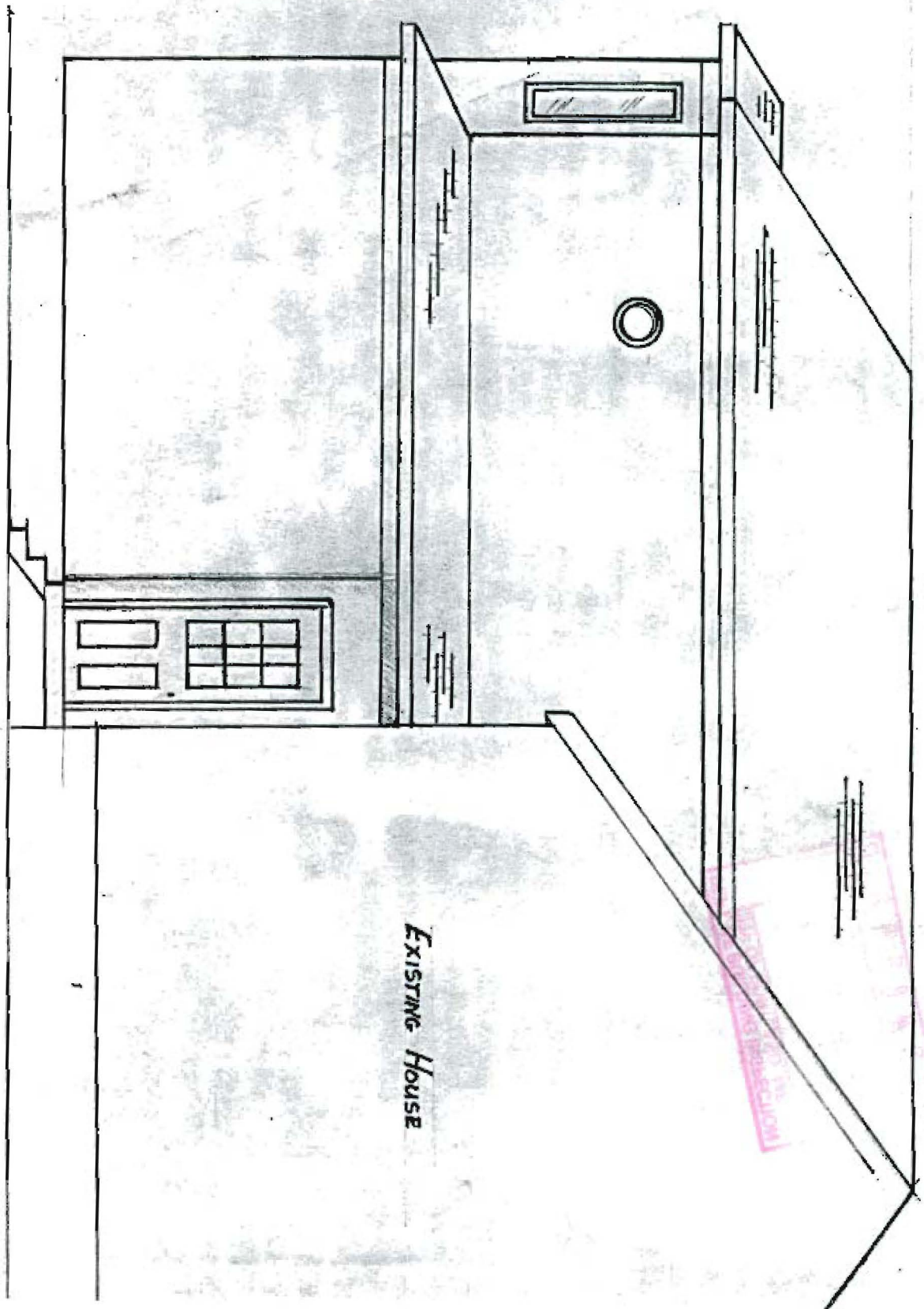
FRONT ELEVATION
 $1/4" = 1'$



EAST ELEVATION
1/14/21

NOTHING SHOWN TO BE
CONSIDERED AS A GUARANTEE TO THE
OWNER

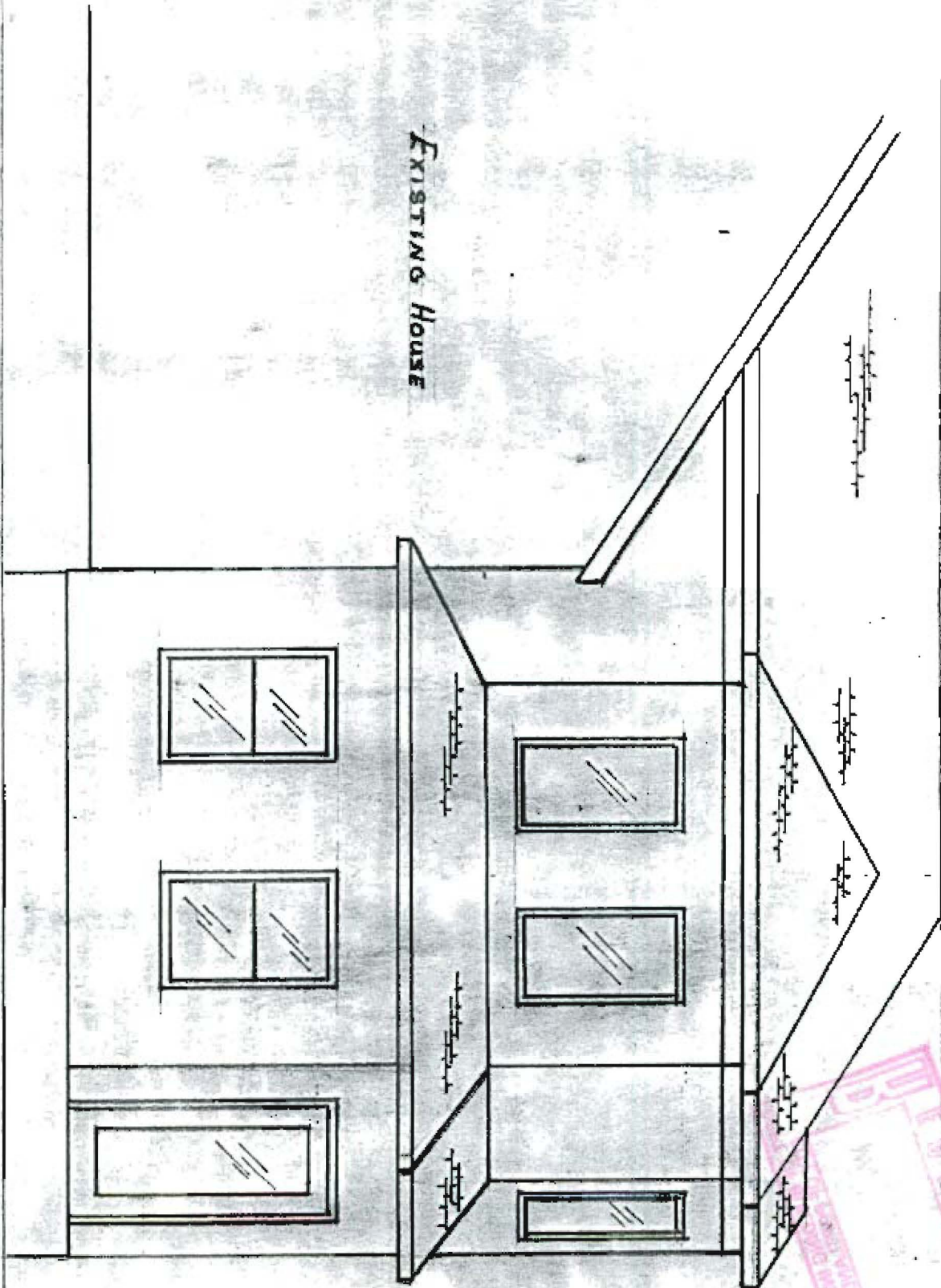
NORTH ELEVATION
1/4" = 1'



Existing House

RECEIVED FOR THE
INSPECTION

EXISTING HOUSE

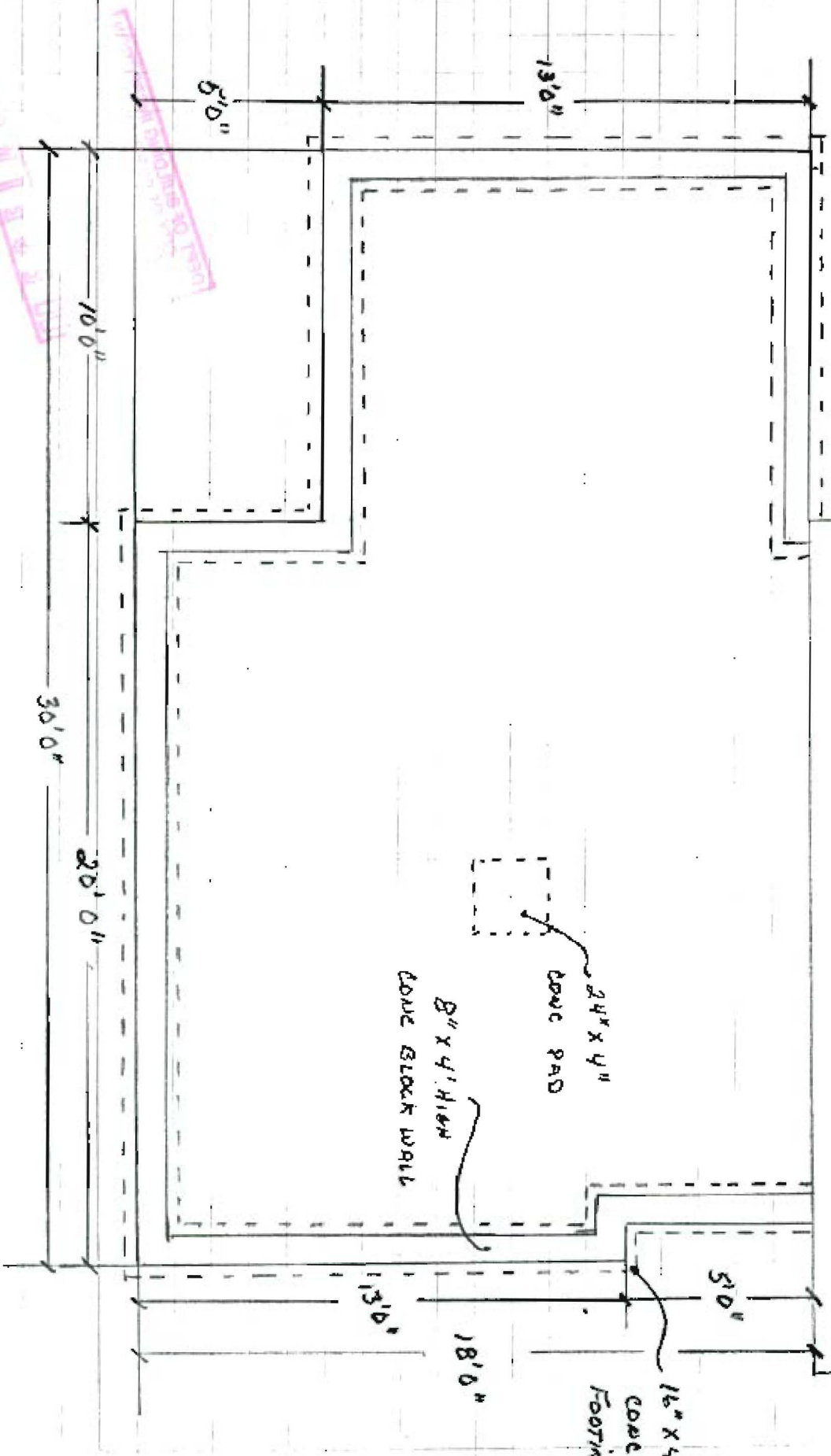


SOUTH ELEVATION
1/4" = 1'

REGISTERED ARCHITECT
R. G. LITTLE
1914

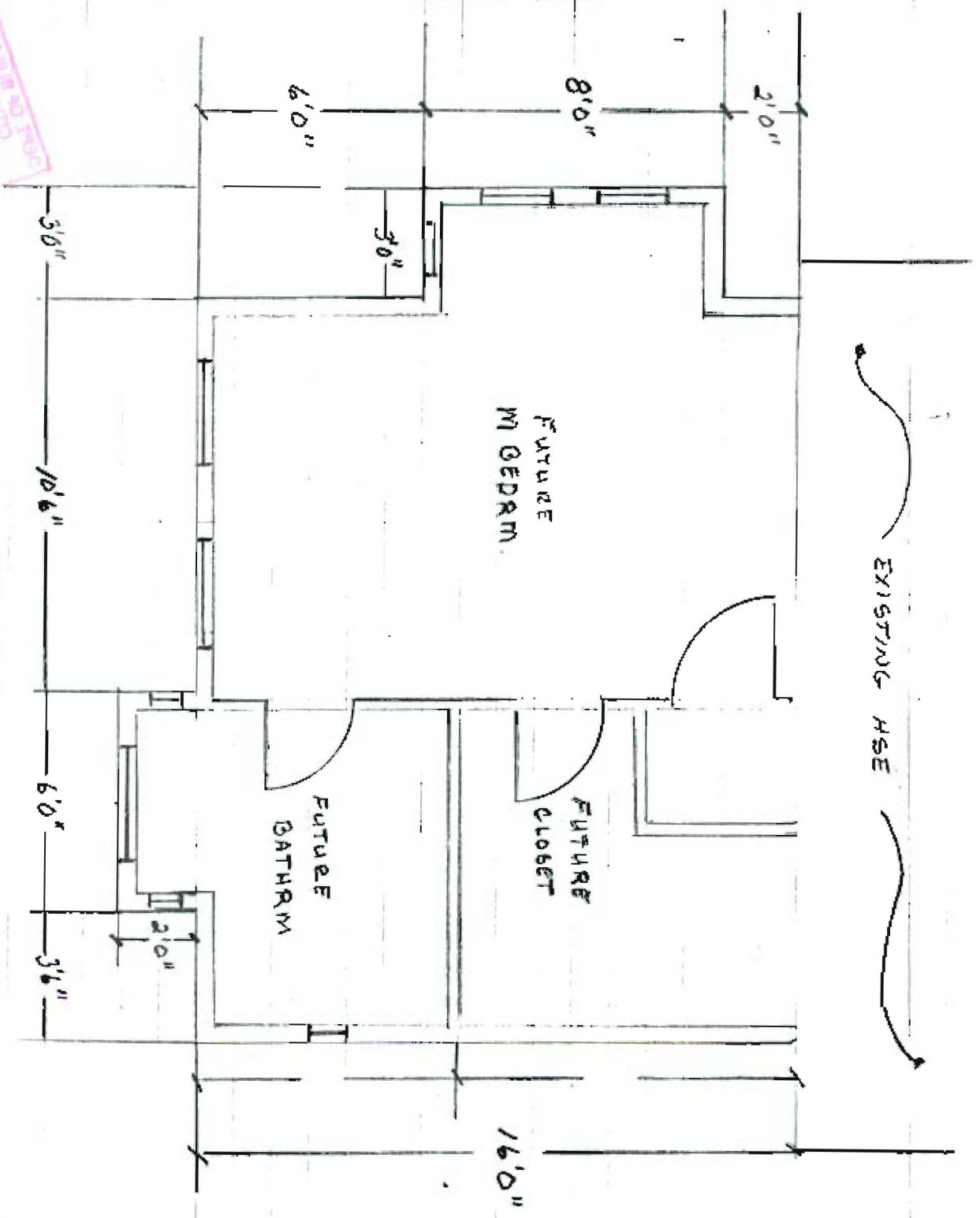
FOUNDATIONS
1/4" = 1' 0"

EXISTING HSE



2ND FLOOR
14" = 1'0"

2ND FLOOR
14" = 1'0"



EXISTING HSE

FUTURE
M GEDRM

FUTURE
CLOSET

FUTURE
BATHRM

