

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070013

This is to certify that PERRY SCOTT M & CAMERON A PERRY/Home owner

has permission to Raise existing house to add new foundation raise roof on 2nd floor & 11/2 addition on rear

AT 78 EDGEWORTH AVE

183 B021001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

4/24/07 *Chety Ish*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

APR 24 2007

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0013	Issue Date:	CBL: 183 B021001
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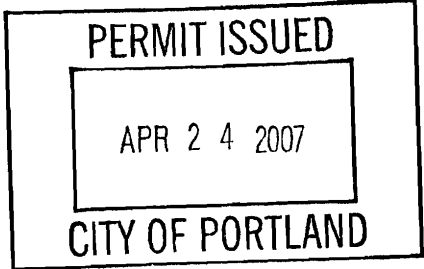
Location of Construction: 78 EDGEWORTH AVE	Owner Name: PERRY SCOTT M & CAMERON	Owner Address: 78 EDGEWORTH AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family - Raise existing house to add new foundation, raise roof on 2nd floor & 11/2 addition on rear <i>sky</i>	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 5
Proposed Project Description: Raise existing house to add new foundation, raise roof on 2nd floor & 11/2 addition on rear <i>sky</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>513</i> <i>IRG 2007</i>	
		Signature: <i>[Signature]</i>		

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i> Date:

Permit Taken By: dmartin	Date Applied For: 01/04/2007	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>Section 14-436e allows 50% increase using 97%.</i> <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: <i>4/6/07 ABN</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 Date:	Historic Preservation <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 <i>ABN</i> Date:
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date 4.24.07

[Signature]
Signature of Inspections Official

Date

CBL: 183B 21

Building Permit #: 070013

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0013	Date Applied For: 01/04/2007	CBL: 183 B021001
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Location of Construction: 78 EDGEWORTH AVE	Owner Name: PERRY SCOTT M & CAMERON	Owner Address: 78 EDGEWORTH AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

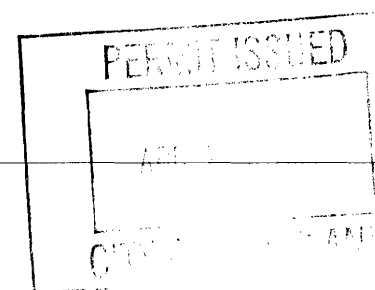
Proposed Use: Single Family - Raise existing house to add new foundation, raise roof on 2nd floor & 1 1/2 story addition on rear	Proposed Project Description: Raise existing house to add new foundation, raise roof on 2nd floor & 1 1/2 story addition on rear
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/06/2007**Note:** Section 14-436(a) allows a 50% increase of second floor. First floor footprint is 734.88 sf. 50% is 367.44 sf. Adding 355 sf which is 97% of allowable increase. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 04/24/2007**Note:** **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Fastener schedule per the IRC 2003
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) The attic scuttle opening must be 22" x 30".

**Comments:**

1/5/2007-amachado: Spoke to John Leisure. The addition is considered two stories so it needs to meet the 14' side setback. Section 14-436(a) allows the 50% increase over the original footprint, but the additional floor area is created in the upper most floor and the existing roof configuration is to be preserved as much as possible. This plan is creating an attic over the exiting upper most floor. John said that he would come in Monday to go over this.

1/8/2007-amachado: Met with John Leisure and Scott Perry. Showed them why I had to deny permit as submitted. John will bring in revised plans.

Location of Construction: 78 EDGEWORTH AVE	Owner Name: PERRY SCOTT M & CAMERON	Owner Address: 78 EDGEWORTH AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

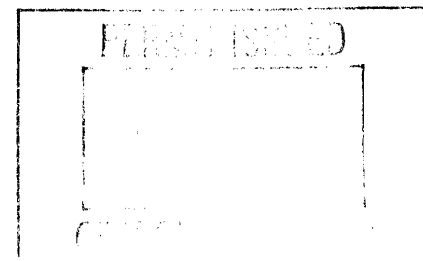
1/10/2007-amachado: John Leisure brought in revised plans but the proposed roof still does not meet the intent of section 14-436(a) of the ordinance. Chris Hanson is scheduling an appointment to go out and inspect the existing space.

2/21/2007-amachado: John Leasure submitted new plans on 2/16/07. They still do not meet section 14-436(a) of the ordinance. The ridge of the roof has to stay at the same height and the space can be increased by adding dormers. The new proposal increases the height of the ridge of the roof about 6'. I left a message with John Leasure.

3/13/2007-amachado: Chris and I met with Scott Perry. We went over previously submitted plans and showed Scott what was allowable under section 14-436(a) of the ordinance. Scott faxed over drawings that meet the ordinance. Now he needs to submit all the necessary plans.

3/23/2007-amachado: John Leisure brought in new revised plans. The dormers and roof line work on the front but right now the addition is two stories because the area on the second floor is more than 2/3 the area below. It does not meet the setbacks for a two story addition. I talked to John Leisure and Scott Perry about it.

4/6/2007-amachado: Received revised plans that meet all the zoning requirements.



78 4/10/07
edge work.

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	O.K.			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	O.K.			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A.			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" o.c.			
Lally Column Type (Section R407)	N/A			
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	—			
Sill/Band Joist Type & Dimensions	2x6 P.T.		* not labeled	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Slab/utility Rm existing -			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing.			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Utility 4/12 2x12 160.0 5/12 2x12 flat	R-value 38 * VL - 5/4 x 11/4 need specs * flat roof 2x12's ? *
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Advantek roof 1/2 Adv. Sheathing	
Fastener Schedule (Table R602.3(1) & (2))	PRC. 2003	
Private Garage (Section R309) Living Space ? (Above or beside)	UTILITY Bldg. ? Needs 5/8"	NOT Garage.
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	yes.	
Emergency Escape and Rescue Openings (Section R310)	22x30 (Pull down stairs)	
Roof Covering (Chapter 9)	Asphalt & Rubber	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	✓	
Chimney Clearances/Fire Blocking (Chap. 10)	✓	
Header Schedule (Section 502.5(1) & (2))	Header sch.	Need specs on steel
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 R-19	

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	1 Utility Rm.	
Interior	1	
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4 10"	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	✓	
Smoke Detectors (Section R313) Location and type/Interconnected	✓	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	✓	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	N/A.	



General Building Permit Application

PERRY

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: 78 EDGEWORTH ST, PORTLAND, ME.		
Total Square Footage of Proposed Structure NEW = 329 SF EXIST = 697 SF } 1,026 SF		Square Footage of Lot 4,095 SF
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 78	Owner: MR. SCOTT PERRY 78 EDGEWORTH ST PORTLAND, MAINE	Telephone: CELL 671-8413
Lessor/Owner's Name (If Applicable) OWNER MR. SCOTT PERRY	Applicant name, address & telephone: JOHN H. LEASURE ARCH'T, INC. SIX Q ST. SO. PORTLAND, ME 767 4600	Cost Of Work: \$ 30,000 Fee: \$ 291. C of O Fee: \$ —
Current Specific use: RESIDENTIAL		
If vacant, what was the previous use? N.A.		
Proposed Specific use: RESIDENTIAL - OWNER/CONTRACTOR		
Project description: RAISE EXIST. RES. - INSTALL FDN. & BASEMENT - ADD UTILITY BLDG @ REAR - REMOVE EXIST. ROOF/FRAMING - CONSTRUCT NEW ROOF - 2ND FLR - BR'S/BATH/LAUNDRY - 1/4 NEW STAIR FROM NEW BSMT TO 2ND FLOOR		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: JOHN H. LEASURE		
Mailing address: Phone: 767 4600		
Please submit all of the information outlined in the Commercial Application Failure to do so will result in the automatic denial of your permit.		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME RECEIVED
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov , stop by the Building Inspections office, room 315 City Hall or call 874-8703.		
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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:		Date: JAN 3, 2007

This is not a permit; you may not commence ANY work until the permit is issued.



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

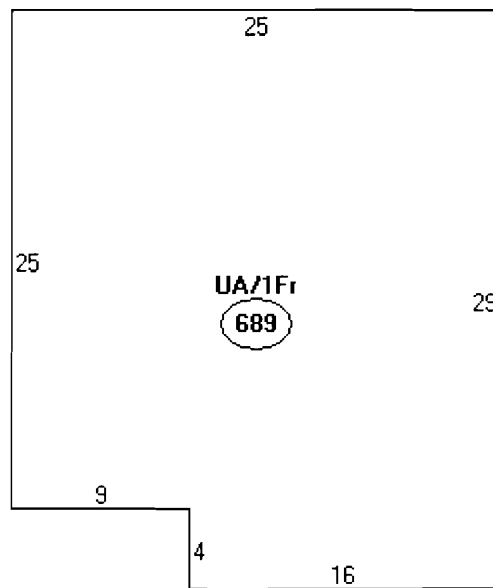
If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



Descriptor/Area

A: UA/1Fr
689 sqft

$$4 \times 16 = 64$$

$$25.25 \times 25.5 = 643.88$$

$$6 \times 4.5 = 27$$

$$\text{addition} = 14 \times 24 = 336$$

$$\underline{1070.88}$$

going upon original footprint
Section 14-436(a) - not meet load
area per dw.

first floor footprint.

~~734.88~~

50% 367.44 increase allowed.

$$\text{adding } 7.5 \times 16 = 120$$

$$4 \times 25 = 100$$

$$9 \times 9 = 81$$

$$9 \times 6 = 54$$

315 ok.
97%

R3

$$\text{lot size} = 4095$$

$$\text{lot coverage} = 1433.25 (35\%) - 1070.88 \text{ ok.}$$

front 25' req. - addition 52.5' scaled

rear 25' req. - 25' scaled

side 1 1/2 stories - area of dormer exactly 2/3 of area below. 224' ϕ
8' req. (16x14) 2/3 (14x24)

- right 8'

- left 13'

max height. - 22.25' - 38' max
ok.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	183 B021001
Location	78 EDGEWORTH AVE
Land Use	SINGLE FAMILY
Owner Address	PERRY SCOTT M & CAMERON A PERRY 78 EDGEWORTH AVE PORTLAND ME 04103
Book/Page	23998/001
Legal	183-B-21 EDGEWORTH AVE 78 4095 SF

Current Assessed Valuation

Land	Building	Total
\$52,500	\$62,700	\$115,200

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1937	Cape	1	689	0.094	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	Unfin	Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1975	6X6	D	F

Sales Information

Date	Type	Price	Book/Page
05/25/2006	LAND + BLDING	\$115,200	23998-001
03/06/2000	LAND + BLDING		15352-114

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!



26-6
8
28-6

existing approx 22-6

Add 6' hgt - beyond scope.

City of Portland, Maine
Code of Ordinances
Sec 14-435

Land Use
Chapter 14
Rev. 2-21-01

Standard Percolation Test Rate of Percolation (minutes)	Lot Area Required (square feet)
2	7,800
3	8,400
4	8,800
5	9,100
10	10,500
15.....	11,800
30	13,800
45	15,500

(Code 1968, § 602.19.N).

Sec. 14-436. Building extensions.

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

- (a) For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988: The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint.

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

) Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

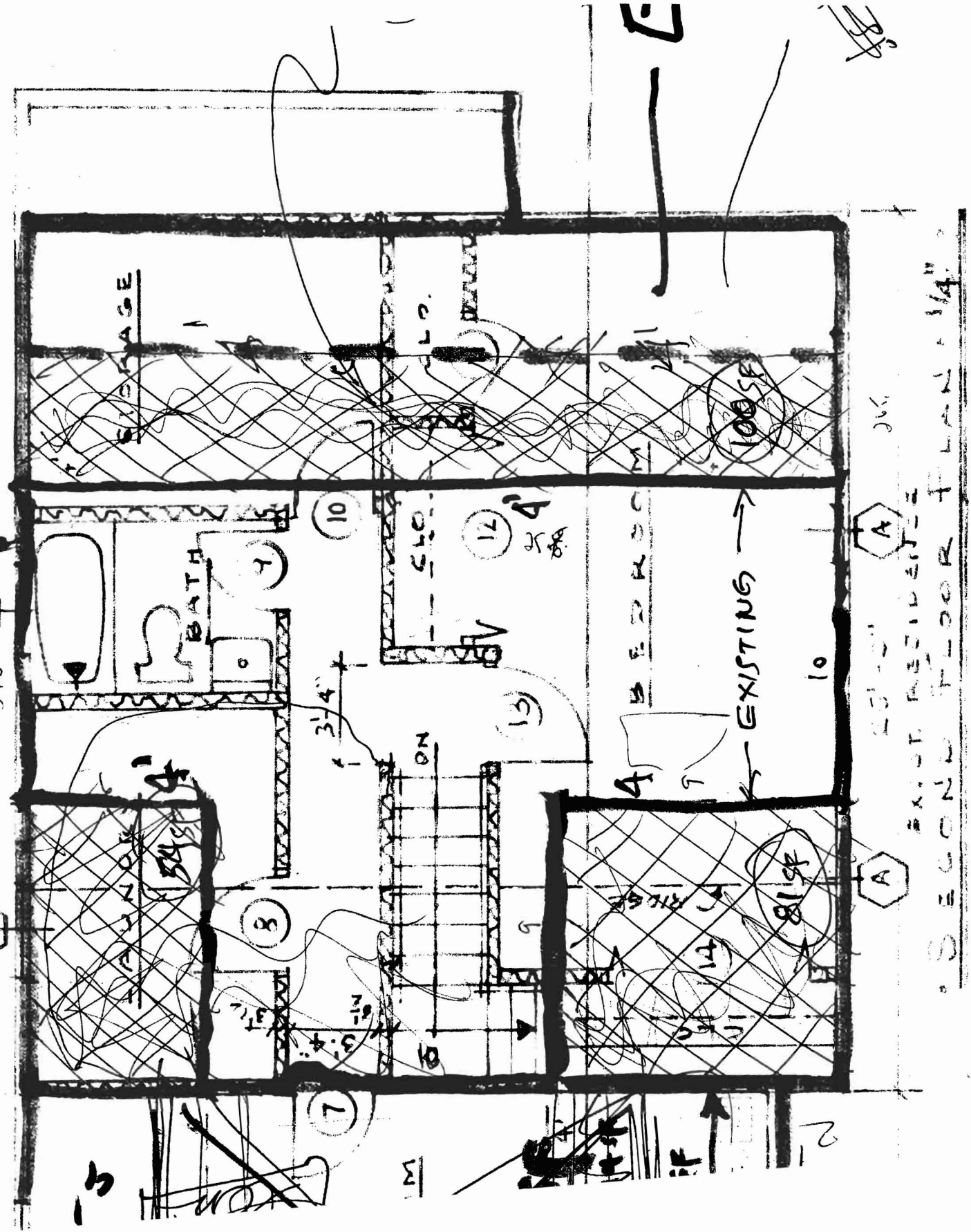
(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

EXISTING 25' x 10' = 250
 10' x 4' = 40
 340

W-T-Y



EXISTING RESIDENTIAL
 SECOND FLOOR PLAN 1/4"

306

A

A

2

100 SF

EXISTING

81 SF

10

10

12

8

7

13

WARDROBE

STAIRCASE

BATH

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.

CL.