

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

Location of Construction: 28 Westminister St		Owner: Balzano, Anthony		Phone:		Permit No: <b>950631</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Joe Gallant		Address: P.O. Box 126 So. Casco, ME 04177		Phone: 655-4837		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  JUN 22 1995  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 16,000.00 PERMIT FEE: \$ 100.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>A3</i> Type: <i>EB</i> <i>BOCA 93</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Addition & Deck				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <i>Shall remain condition A3</i> Zone: <i>K-3</i> CBL: <i>184-A-018-19</i> <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"/> <i>4/2/95</i>	
Permit Taken By: Mary Gresik		Date Applied For: 19 June 1995					

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 LETTER**

**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: <i>Joe Gallant</i>		ADDRESS:		DATE: <i>19 June 1995</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

**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: *6/20/95*

CEO DISTRICT 4

*K. Carroll*

COMMENTS

6-29-95 Footings in 10" x 18" poured prior to insp. (no key in FTg, but #4 Vert rebar in FTgs) ALSO center pad pour completed (set back appear OK from FTgs) D.J.

8/1/95 Framing ok - ok to Close (P)

9/11/95 Send CofO

Portion  
Entire

Approved Occ  
Single Family Dwelling w/ additional living space, bathroom & deck

Limiting Conditions

Remains a single family dwelling, one kitchen in main house only.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 28 Westminster Ave

Issued to Anthony Balzano

Date of Issue 12 September 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950631 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
w/additional living space,  
bathroom & Deck

**Limiting Conditions:**

To remain a single family dwelling, one kitchen in main house only!

**This certificate supersedes  
certificate issued**

Approved:

9/11/95 *[Signature]*  
-----  
(Date) Inspector

*[Signature]*  
-----  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

June 21, 1995

RE: 28 Westminster St.

Mr. Anthony Balzano  
28 Westminster St.  
Portland, ME 04103

Dear Sir:

Your application to construct a 24' X 24' addition and an 8' X 24' deck has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

**No Certificate of Occupancy will be issued until all requirements of this letter are met.**

1. Please read and implement items 1, 7, 9, 11, 13 and 14 of the attached building permit report.
2. This permit is being granted with the understanding that this property remains a single family dwelling. Any change of use such as creating an additional dwelling unit would require review before the Board of Appeals and must meet the criteria of Section 14-88 of the Land Use Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: M. Schmuckal, Asst. Chief of Inspection Services  
Mr. Joe Gallant, P. O. Box 126, So. Casco, ME 04077

BUILDING PERMIT REPORT

DATE: 21 June/95 ADDRESS: 28 Westminister St.  
 REASON FOR PERMIT: To Construct Addition & deck. (24x24) 6x24  
 BUILDING OWNER: Anthony Balzano  
 CONTRACTOR: Joe Gallant APPROVED: \*1 \*7 \*9 \*11 \*13 \*14  
 PERMIT APPLICANT: " " DENIED: \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL

- \* 1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- \* 7. 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. feet.
8. 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.
- \* 9. 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/1993), 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 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 I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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/1993)

\* 11. 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.

12. 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/1993)

13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

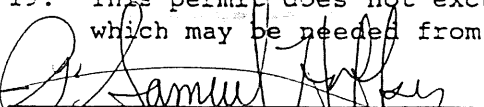
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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.

17. 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".

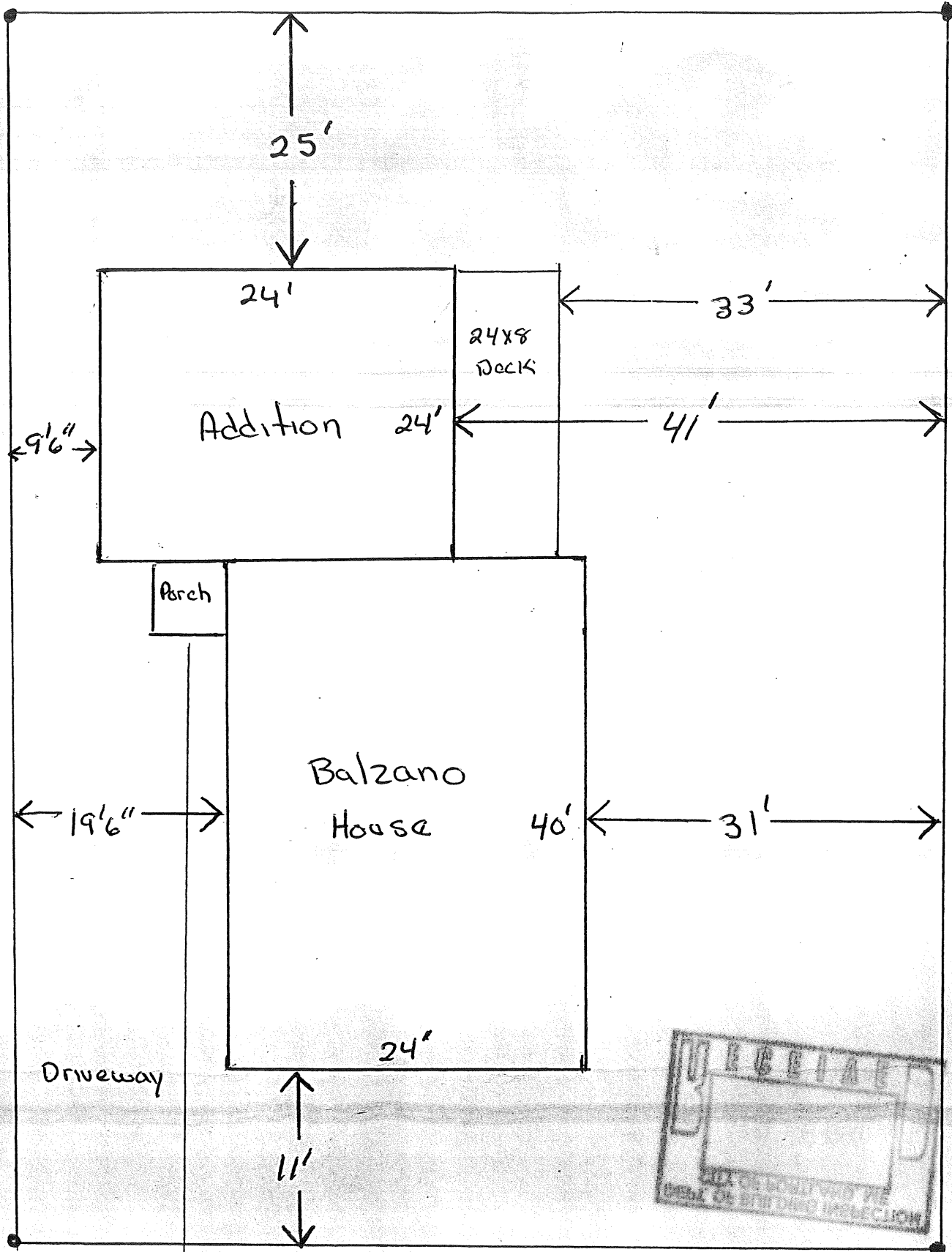
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. 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

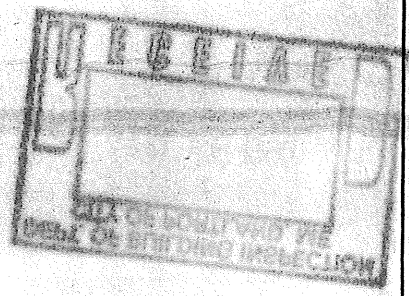
Balzano  
28 Westminister St  
Zone R-3

74.6'

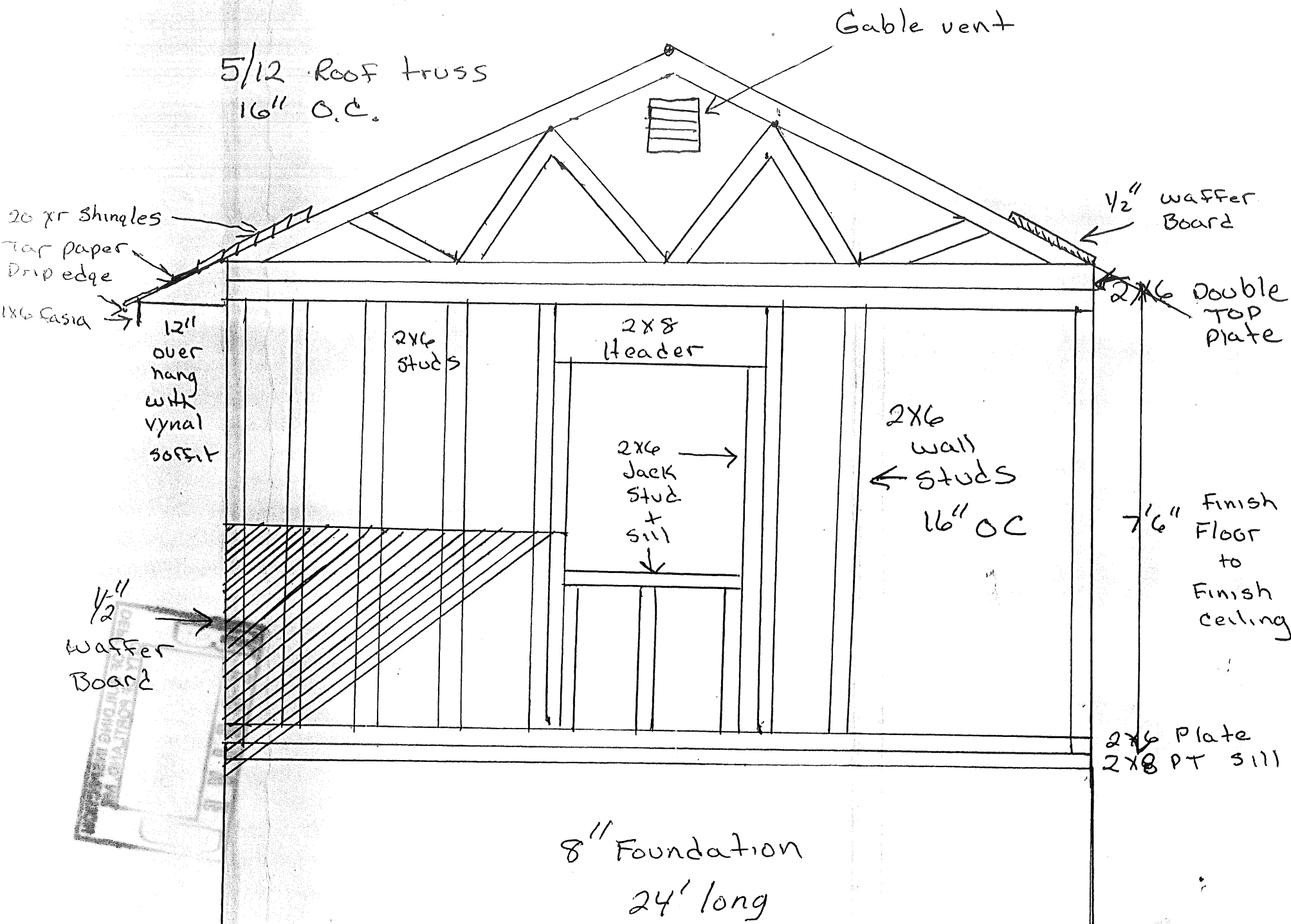


100'

100'



74.6



5/12 Roof truss  
16" O.C.

Gable vent

1/2" waffle Board

20 yr Shingles

Tar paper  
Drip edge

1x6 Casia  
12" overhang  
with vinyl  
soffit

2x6 Double  
TOP  
Plate

2x8  
Header

2x6  
studs

2x6  
wall  
studs  
16" OC

2x6  
Jack  
Stud  
+  
sill

7/8" Finish  
Floor  
to  
Finish  
ceiling

1/2"  
waffle  
Board

2x6 Plate  
2x8 PT sill

8" Foundation  
24' long



Joe Gallant

Applicant: Anthony Balzano  
Address: 28 Westminster St  
Assessors No.: 184-A-18 & 19

Date: 6/20/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - construct addition 24' x 24' and deck 24' x 9'

Sewage Disposal - City

Rear Yards - 25' - 25' shown

Side Yards - 8' - 9'6" shown & 33' shown

Front Yards - 25' - N/A

Projections -

Height -

Lot Area - 7,460# given by appl

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Condition — to remain  
A single family ONLY

Note: The floor plans could lead one to believe  
A second unit is being added, although the  
applicant said it would remain a 1-family and  
any reference to kitchen facilities are not present.

24'

8'

window

window

Window

Slider

Bedroom

Living Area

Deck

24'

Bath Closet

Bed room Closet

Door

Door

Bath

NOTE:  
PER zoning  
CAN NOT BE  
A kitchen AREA

closet

Door

Door

W

D

Tub

8'

8'

