

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

|  |  |   |  |  |  |  |  |
|--|--|---|--|--|--|--|--|
| Location of Construction:<br>600 Brighton Ave      |  | Owner:<br>Lois T. Mitchell  |  | Phone:<br>773-8639   |  | Permit No:<br>981147   |  |
| Owner Address:<br>3 Colonial Rd Ptld 04101         |  | Lessee/Buyer's Name:  |  | Phone:   |  | BusinessName:  |  |
| Contractor Name:<br>Richard Cox, Porter Maine      |  | Address:  |  | Phone:<br>625-8968   |  | <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b><br/>                 OCT 7 1998             </div> |  |
| Past Use:<br>Garage                                |  | Proposed Use:<br>Demo   |  | COST OF WORK:<br>\$ 1000<br>FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied<br>Signature:   |  | PERMIT FEE:<br>\$ 25.00<br>INSPECTION: <i>Done</i><br>Use Group: <i>U</i> Type: <i>5B</i><br>Signature: <i>[Signature]</i>                       |  |
| Proposed Project Description:<br>Demo 2 car garage |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/><br>Signature: _____ Date: _____ |  | Zoning Approval:<br><b>Special Zone or Reviews:</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |  |  |
| Permit Taken By:<br>UB                             |  | Date Applied For:<br>October 2, 1998  |  |  |  |  |  |

1. This permit application does not 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 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

October 2, 1998

|   |          |       |        |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT<br><i>Lois T. Mitchell</i> | ADDRESS: | DATE: | 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: \_\_\_\_\_

CEO DISTRICT

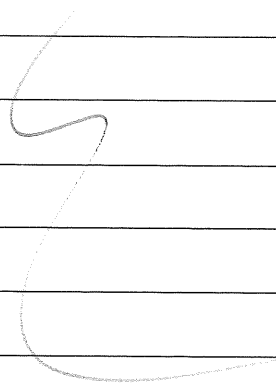
3

COMMENTS

10-13-98 Mit runs at property. Will call when demo

03/03/00 - garage is finished <sup>is being iron down</sup> & appears to have been done without damage.

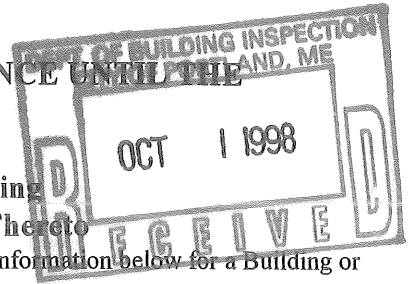
Close permit



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

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwellings  
Multi-Family or Commercial Structures and Additions Thereto**



In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <i>Garage is facing 600 Brighton Ave</i>  |                                     |   |
| Total Square Footage of Proposed Structure  | Square Footage of Lot <i>5.000</i>  |   |
| Tax Assessor's Chart, Block & Lot Number<br>Chart# <i>184</i> Block# <i>G</i> Lot# <i>3</i>   | Owner:<br><i>Lois T. Mitchell</i>   | Telephone#:<br><i>773-8639</i>                      |
| Owner's Address:<br><i>3 Colonial Rd Portland 04102</i>   | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <i>\$1,000.00</i> Fee: <i>\$25.00</i> |
| Proposed Project Description: (Please be as specific as possible) <i>Demolition of 2 car Garage which has settled to the point Garage Doors will not close &amp; whole garage is tilted</i> |                                     |   |
| Contractor's Name, Address & Telephone<br><i>Richard Cox - Porter, Maine 625-8068</i>   |                                     | Rec'd By <i>WB</i>                                  |
| Current Use: <i>Garage 2 car 18'x20'</i>  | Proposed Use: <i>Same</i>           |   |

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <i>Lois T. Mitchell</i> | Date: <i>9/23/98</i> |
|---|----------------------|

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

*MAIL TO: Lois Mitchell  
3 Colonial Rd  
Portland 04102*

LAND USE - ZONING REPORT

ADDRESS: 600 Brighton Ave DATE: 10/7/98

REASON FOR PERMIT: to demolish garage

BUILDING OWNER: Lois T. Mitchell C-B-L: 104-G-3

PERMIT APPLICANT: same

APPROVED: with conditions DENIED: \_\_\_\_\_

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The removal of this garage does not

preserve any grandfathered rights as to setbacks. Any  
New proposal for a garage shall meet today's  
Zoning Ordinance

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 7 OCT 98 ADDRESS: 600 Brighton CBL 184-G-003  
 REASON FOR PERMIT: Demo. Garage  
 BUILDING OWNER: Lois T. Mitchell  
 CONTRACTOR: Richard Cox  
 PERMIT APPLICANT: \_\_\_\_\_  
 USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1 \*29.

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)
- 2.5 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
- 2.6 Foundations anchors shall be a minimum of 1 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 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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)
5. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
3. 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", 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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)
- Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
0. 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.( Section 1014.0 )
1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
2. 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. ( Section 1018.6 )

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. Section 1010.1

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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. 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

16. 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 I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. 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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. 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/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued,

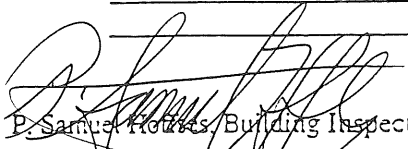
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. 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 )

28. Please read and implement the attached Land Use-Zoning report requirements.

29. *All demolition activities shall be done in accordance with Sections 110, & 3310, of the City's bldg. Code (The BOCA NATIONAL Building Code/1996).*

31. \_\_\_\_\_  
32. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
P. Samuel Hennes, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

Also: Supply photos

City of Portland  
Inspection Services Division  
Demolition Call List

Garage access - 600 Brighton Ave

Site Address: 3 Colonial Road Owner: Luis T. Mitchell  
Structure Type: 2 Car Garage Contractor: Richard Cox

| <u>UTILITY APPROVALS</u>                   | <u>NUMBER</u>  | <u>CONTACT NAME/DATE</u>                      |
|--|----------------|---|
| Central Maine Power                        | 1-800-750-4000 | <u>Ellen</u> 9/17/98                          |
| NYNEX                                      | 878-7000       | <u>No Service - N/A</u> 9/17/98               |
| Northern Utilities                         | 797-8002 X6241 | <u>Mr. Corey Street Dept.</u> 9/17/98         |
| Portland Water District                    | 761-8310       | <u>Jettie</u> N/A 9/17/98                     |
| <del>Time Warner</del><br>Public Cable Co. | 775-3431 X257  | <u>Cindy</u> will check N/A 9/18-P.M. 9/17/98 |
| Dig Safe***                                | 1-888-344-7233 | <u>L. Jia (983808424)</u> 9/17/98             |

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin)

| <u>CITY APPROVALS</u>                                       | <u>NUMBER</u>              | <u>CONTACT NAME/DATE</u>                     |
|---|----------------------------|--|
| DPW/Sewer Division(J.DiPaolo)                               | 874- <del>8300</del> X8467 | <u>Dig Safe will take care</u>               |
| DPW/Traffic Division( <sup>Larry G. S. J.</sup> K. Doughty) | 874-8300 X8437             | <u>8894 info 9/22 8:00 NA - 8:45am 9/23</u>  |
| DPW/Forestry Division(J. Tarling)                           | 874-8300 X8389             | <u>9/22 8:48 Spoke to J. Tarling 8:48am.</u> |
| DPW/Sealed Drain Permit(C. Merritt)                         | 874-8300 X8822             | <u>N/A</u>                                   |
| Building Inspections(insp required)                         | 874-8300 X8703             | <u>mary OK merlin marlin</u>                 |
| Historic Preservation                                       | 874-8300 X8726             | <u>voice mail message 9/22 8:30am,</u>       |
| Fire Dispatcher <sup>Doughty</sup>                          | 874-8300 <del>X8676</del>  | <u>OK - 9/22 - 9:05am</u>                    |

Written Notice to Adjoining Owners

| <u>ASBESTOS</u>               | <u>NUMBER</u>      | <u>CONTACT NAME/DATE</u> |
|-------------------------------|--------------------|--------------------------|
| DEP - Environmental (Augusta) | 287-2651 (Ed Antz) | <u>NA</u>                |

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:  
Demo/Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Luis T. Mitchell DATE: 9/23/98

3 Colonial Road  
Portland  
Maine 04102-2009

Resident &/or Owner  
602 Brighton Ave.  
Portland  
Maine 04102

To Whom It May Concern,

This letter is to inform you that I will be having my garage taken down.

It is scheduled to be done the week-end of October 24 & 25,1998.

I am asking permission to place the ladder on your lawn if necessary. Any debris that is on your property will be cleaned up.

Thank you for your cooperation.

*Lois Mitchell*

Lois Mitchell

773-8639



3 Colonial Road  
Portland  
Maine 04102-2009

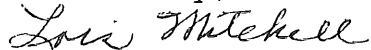
Jane Howe Haskell  
7 Colonial Road  
Portland  
Maine 04102

Dear Jane,

I want to inform you that I plan to have my garage taken down. It is scheduled to be done the week-end of October 10 & 11, 1998.

I do not anticipate that it will infringe on your property.

Sincerely,

A handwritten signature in cursive script that reads "Lois Mitchell".

Lois Mitchell



600 Brighton Ave



600 Brighton Ave



600 Brighton Ave