

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

Location of Construction: 39 Hastings St		Owner: Beckett, Geoffrey		Phone: 761-4484		Permit No: 980719	
Owner Address: SAA 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: JUL - 2 1998 CITY OF PORTLAND	
Past Use: 1-fan		Proposed Use:		COST OF WORK: \$ 1,400.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 53 Boc 4 Signature: Hoff	
Proposed Project Description: Erect Shed (8 x 12)				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 185-A-001	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: SP		Date Applied For: 30 June 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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 30 June 1998	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



COMMENTS

8/6/98 Inspected Shed & lot lines Met with owner,
2x4 construction Gambrel style

~~_____~~
Mung

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 2 July 98 ADDRESS: 39 Hastings ST (185-A-001)
REASON FOR PERMIT: 8x12 shed
BUILDING OWNER: G. Beckett
CONTRACTOR: SAA
PERMIT APPLICANT: T
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, *2, *2C

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval 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.
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)
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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 basementsIn 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)
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.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
32. _____



P. Samuel Hoffses Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

NOTEIf 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: 39 Hastings Street Portland ME 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>185</u> Block# <u>A</u> Lot# <u>001</u>		Owner: <u>Barbara K Sorenson</u> <u>Gabrielle Beckett</u>	Telephone#: <u>207-761-4484</u>
Owner's Address: <u>39 Hastings St</u> <u>Portland ME 04102</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$1400</u> Fee <u>\$25[@]</u>
Proposed Project Description:(Please be as specific as possible) <u>Shed 8x12 (purchased) pre fab Home Dept + assembled on site</u>			
Contractor's Name, Address & Telephone <u>Home Dept</u>		Rec'd By: <u>[Signature]</u>	

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 you 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

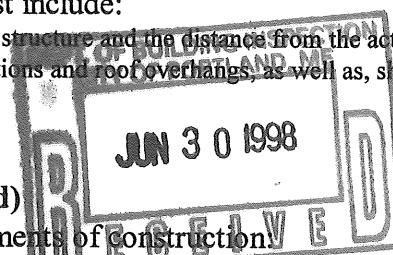
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Barbara K Sorenson Date: 6/20/98

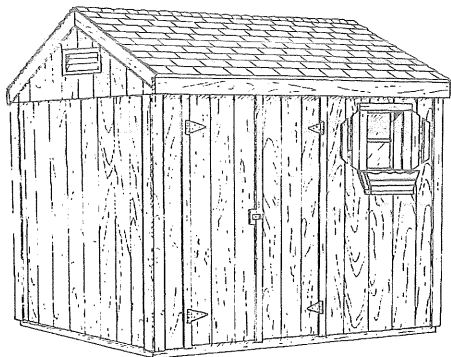
Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



THE HOME DEPOT

SKU 335-406

Finest Quality Sheds "Delivered, Built, Guaranteed"

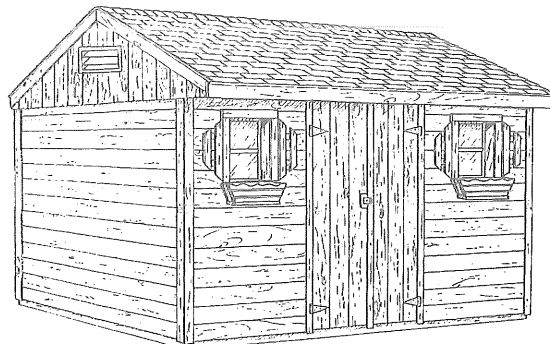


"The New Yorker"

Shown as 8x10, texture 1-11
with a peak roof

The New Yorker includes:

- 40" double door
- One window w/shutters & flower box

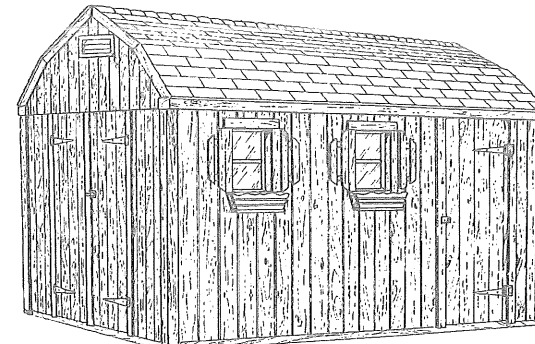


"The Bostonian"

Shown as 8x12, tongue & groove pine with an
extended front gable roof

The Bostonian includes:

- 40" double door
- Two windows w/shutters & flower boxes



"The Portsmouth"

Shown as 8x14, tongue & groove cedar
with a gambrel roof

The Portsmouth includes:

- 40" double door and 26" single door
- Two windows w/shutters & flower boxes

FREE pressure treated floor joists! FREE louvered gable vents!
Your choice of roof style and shingle color at NO ADDITIONAL CHARGE!

NEW YORKER PRICING

*Sizes Avail.	T 1-11	Pine	Cedar
8x8	\$895.00	\$1025.00	\$1325.00
8x10	\$1145.00	\$1225.00	\$1505.00
10x10	\$1445.00	\$1585.00	\$1825.00

BOSTONIAN PRICING

*Sizes Avail.	T 1-11	Pine	Cedar
8x12	\$1315.00	\$1425.00	\$1775.00
8x14	\$1555.00	\$1785.00	\$2025.00
8x16	\$1765.00	\$2025.00	\$2275.00
10x12	\$1625.00	\$2025.00	\$2205.00
10x14	\$1885.00	\$2205.00	\$2425.00
10x16	\$2115.00	\$2495.00	\$2885.00

PORTSMOUTH PRICING

*Sizes Avail.	T 1-11	Pine	Cedar
8x12	\$1385.00	\$1485.00	\$1835.00
8x14	\$1625.00	\$1845.00	\$2085.00
8x16	\$1835.00	\$2085.00	\$2335.00
10x12	\$1695.00	\$2085.00	\$2265.00
10x14	\$1955.00	\$2265.00	\$2485.00
10x16	\$2175.00	\$2555.00	\$2945.00

Options for All Sheds

Pressure treated floor.....	\$1.20/sq. ft.
4' Storage loft for 8' wide sheds	\$65.00
4' Storage loft for 10' wide sheds	\$80.00
Upgrade to 54" Double Door*	\$44.00
Upgrade to 66" Double Door**	\$84.00
Upgrade to 78" Double Door**	\$114.00
4' Pressure treated ramp	\$44.00
Window screen (each)	\$13.00

*54" Double Doors not available on 8x8 New Yorker

**66" & 78" Double Doors not available on any New Yorker or 8x12 Bostonian

All sheds come complete from shingled roof to concrete block supports! Skilled craftsmen completely assemble your shed on site. Any questions? Contact your local Home Depot.

FREE DELIVERY AND ASSEMBLY TO MOST AREAS!

Please check with your local Home Depot to see if you qualify for free delivery.

**All dimensions are approximate.*

MA/NH/ME/RI 2/98

Shed Construction

SIDING

- Wood has different characteristics including knots & color variations, none of which detract from the quality of your shed.

TEXTURE 1-11

- Rustic looking
- 4'x8' sheets provide rigid construction
- Durable

PINE

- Most popular material
- Withstands all types of weather
- Classic tongue & groove (horizontal)
- Affordably priced

CEDAR

- Classic tongue & groove (vertical)
- Durable and weather resistant
- Pleasant aroma naturally repels insects
- Ages beautifully and resists rotting
- One of the most stable types of lumber, resists warping and buckling

WALLS

- 2x4 construction, 24" on center (horizontal siding)
- 2x4 horizontal construction (vertical siding)
- All galvanized nails and hardware included
- Wall height = 71" Extended front gable front wall = 75"

ROOF

- 7/16" OSB
- 2x4 construction, 24" on center
- Self-sealing asphalt shingles with 20 year warranty

ROOF HEIGHTS

- 8' wide peak = 8'3" • 8' wide gambrel = 9'
- 10' wide peak = 8'11" • 10' wide gambrel = 9'5"

FLOOR

- 5/8" OSB tongue and groove
- Pressure-treated floor joists standard
- Optional pressure-treated plywood available
- 2x4 construction, 16" on center for 8' wide units
- 2x6 construction, 16" on center for 10' wide units

WINDOWS

- Windows include flower boxes & shutters

DOORS

- 40" double door, standard
- Optional double doors up to 78"

CONCRETE BLOCK SUPPORTS

- 4 corners
- Front middle supports
- Back middle supports

Site Requirements

When selecting your site please consider the following factors:

CLEARANCE

Shed site needs to be located at least 3' from any fences, trees, etc. Please remove tree branches or other obstacles 3' around perimeter of shed and 12' above. **Note additional charges.*

LAND GRADE

Land must have less than a 6" slope, with no protruding rocks or stumps in the area. **Note additional charges.*

ACCESS

Shed is delivered in prefab sections; clear access to site is necessary – stairs, narrow walkways, fences, gates, shrubs, etc. may present difficulties and should be brought to the attention of the manufacturer prior to delivery. **Note additional charges.*

LAND QUALITY

Consider other factors when choosing your site including proper drainage, firmness of earth, etc.

PERMITS

Permits are the sole responsibility of the homeowner.

*ADDITIONAL CHARGES

Shed site must be 150' (feet) or less from where a large tractor-trailer can park. Shed site 150'-300' from parking area will be a \$50.00 fee. Any sites further than 300' please contact our main office.

If any of the above site requirements are not met, a charge will be incurred by the customer.

Once your delivery/installation is scheduled by THE MANUFACTURER, postponement or redelivery will result in a fee.

Unique 10-Year Warranty

THE MANUFACTURER warranties labor, materials and structural soundness for 10 years with proper maintenance. Roof shingles are guaranteed for 20 years. This warranty does not include windows, doors, alterations, natural disasters, fire, flood, windstorm or neglect. Customer must stain/preserve building within 60 days of delivery. No other guarantee is expressed or implied by any employee or sales agent. THE MANUFACTURER recommends that cedar buildings and doors on all units be sealed on both the interior and exterior.

About Delivery

- THE MANUFACTURER will acknowledge the receipt of your order by phone or by mail.
- THE MANUFACTURER will schedule delivery by contacting customer 1 to 2 weeks in advance.
- Delivery times fluctuate according to seasonal volume. Please ask your Home Depot associate for the current delivery time frame.
- Shed delivery date and installation date may differ.

How to Order Your Shed

Please make the following selections:

Shed style: (refers to door & window layout)

- The New Yorker The Bostonian
 The Portsmouth

Shed size: _____ x _____

Siding:

- Texture 1-11 Vertical Cedar
 Horizontal Pine

Roof style:

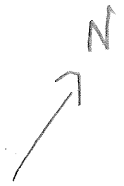
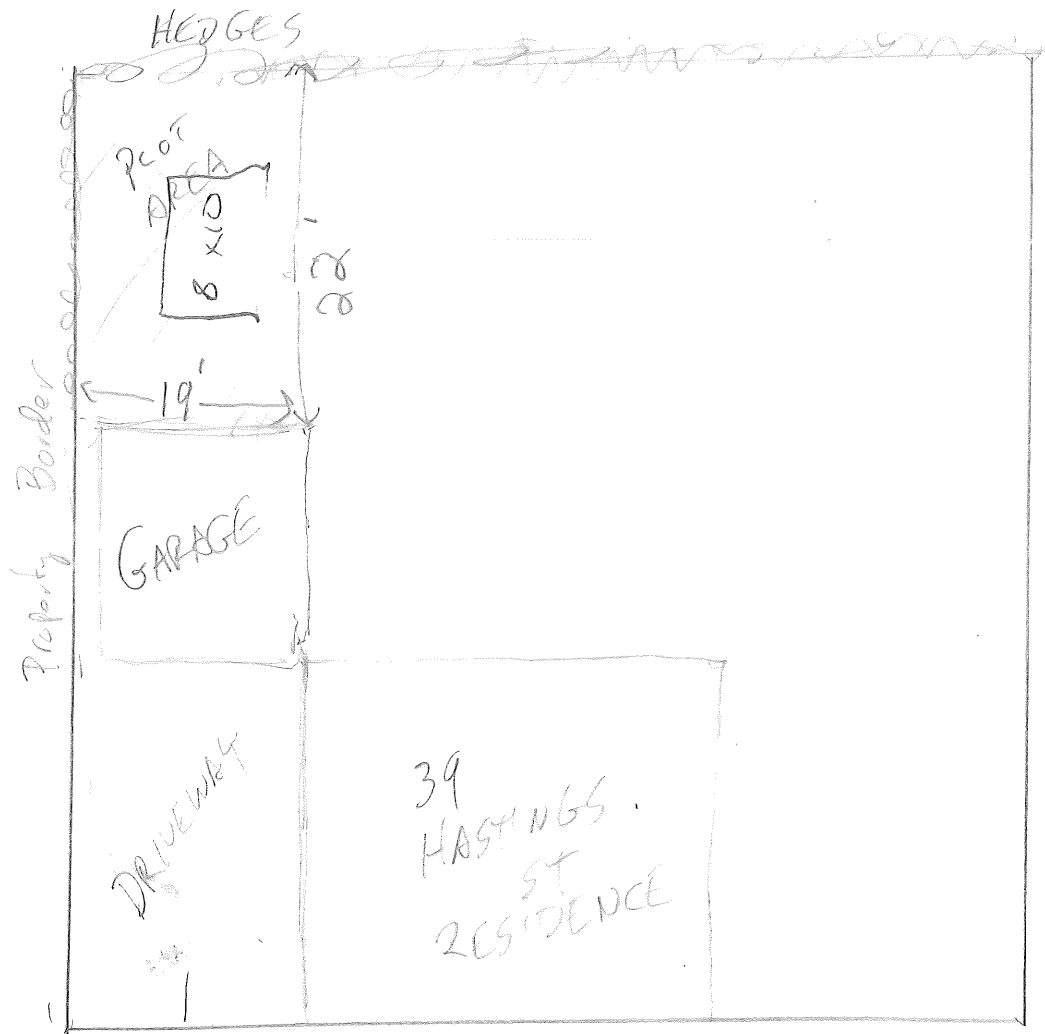
- Gambrel Peak
 Extended Front Gable

Shingle color:

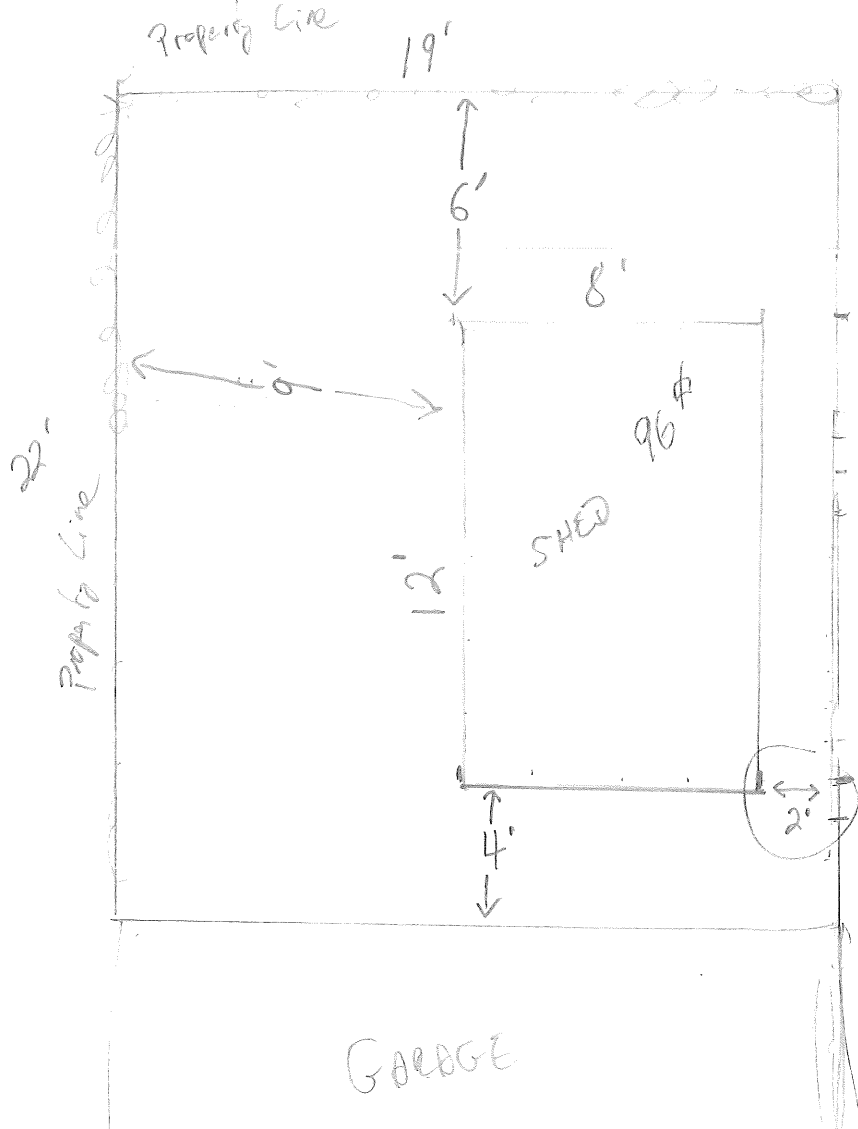
- Black Brown Gray

Options:

- 4' Storage Lofts 8' Shed 10' Shed
 Door Enlargement 54" 66" 78"
 4' Pressure Treated Ramp
 Pressure Treated Plywood Floor
 Window Screens (note quantity) _____



PLOT AREA
19' x 22'



R-3 Zone
 Shed Area 100# or less
 maybe 5' from the rear
 And side lot lines
 N

Actual lot
 goes much further
 over - Not just
 2'

GARAGE

Plot AREA