

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

185-D-046

Location of Construction: 17 Wolcott St		Owner: Eileen Doyle		Phone: 780-6551		Permit No: 941281	
Owner Address: Portland, ME 04102		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Lea Wilson & Sons		Address:		Phone:		Permit Issued: PERMIT ISSUED NOV 30 1994	
Past Use: 1-1am		Proposed Use: Same		COST OF WORK: \$ 9,000.		PERMIT FEE: \$ 65.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: 5B MOC 93	
Proposed Project Description: Demo & Rebuild garage - to larger size				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>14-133</i>	
				Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		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: Mary Gresik		Date Applied For: 29 Nov 94		Signature:		Date:	

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 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 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

Eileen M Doyle 29 Nov 94
SIGNATURE OF APPLICANT Eileen Doyle ADDRESS: DATE: 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: *11/30/94*

CEO DISTRICT 4
M. Carroll

COMMENTS

done w/out inspection

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

BUILDING PERMIT REPORT

DATE: 30/Nov/94 Address 17 Walcott St.

REASON FOR PERMIT: Demo/rebuild garage.

BLDG. OWNER: Eileen Doyle

CONTRACTOR: J. & Wilson & Sons APPROVED

PERMIT APPLICATE: *1 *2 *13 *16 DENIED

CONDITION OF APPROVAL OR DENIAL:

- X 1. Before concrete for foundation is placed, approvals from ~~Public Works~~ Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
- X 2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

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 building code 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.

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. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

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

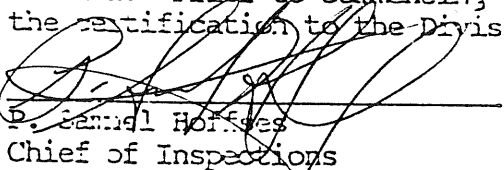
14. Headroom in habitable space is a minimum of 7'6".

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

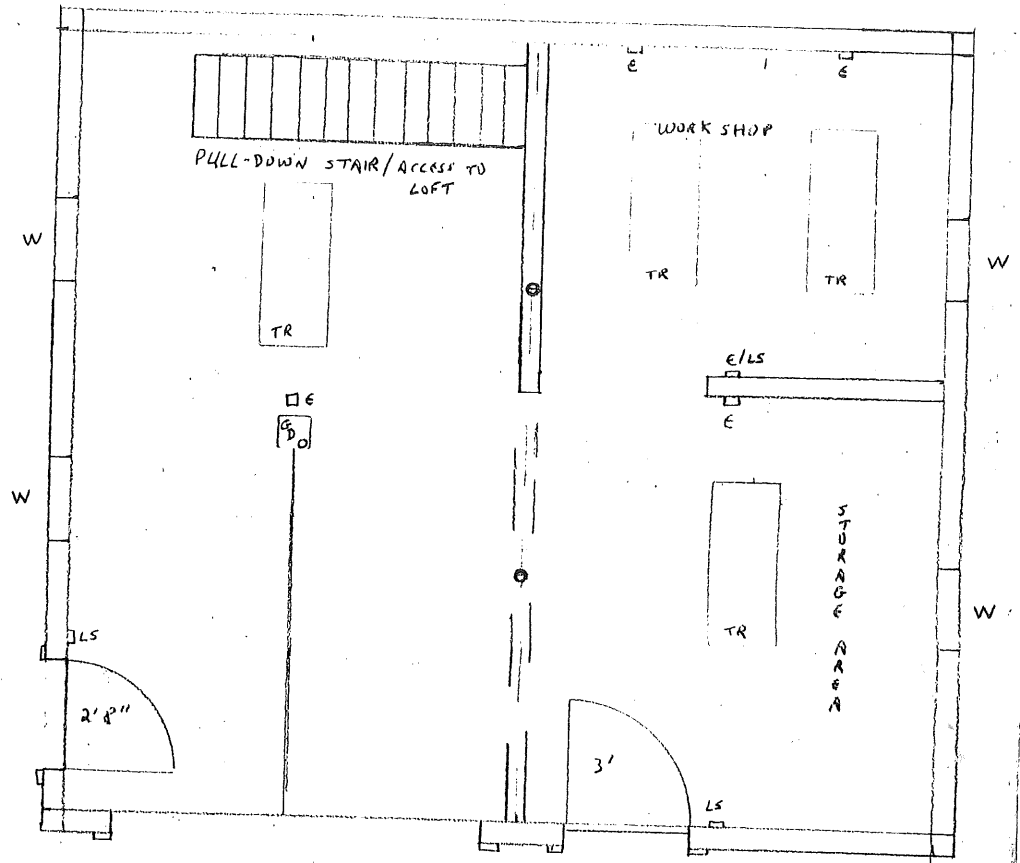
X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-105 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.


D. Samuel Hoffes
Chief of Inspections

/dmm 01/14/94 (redo w/additions)



Floorplan

slab-foundation

10" on sides -
 4" center
 wire mesh Reinforcement
 18" Deep

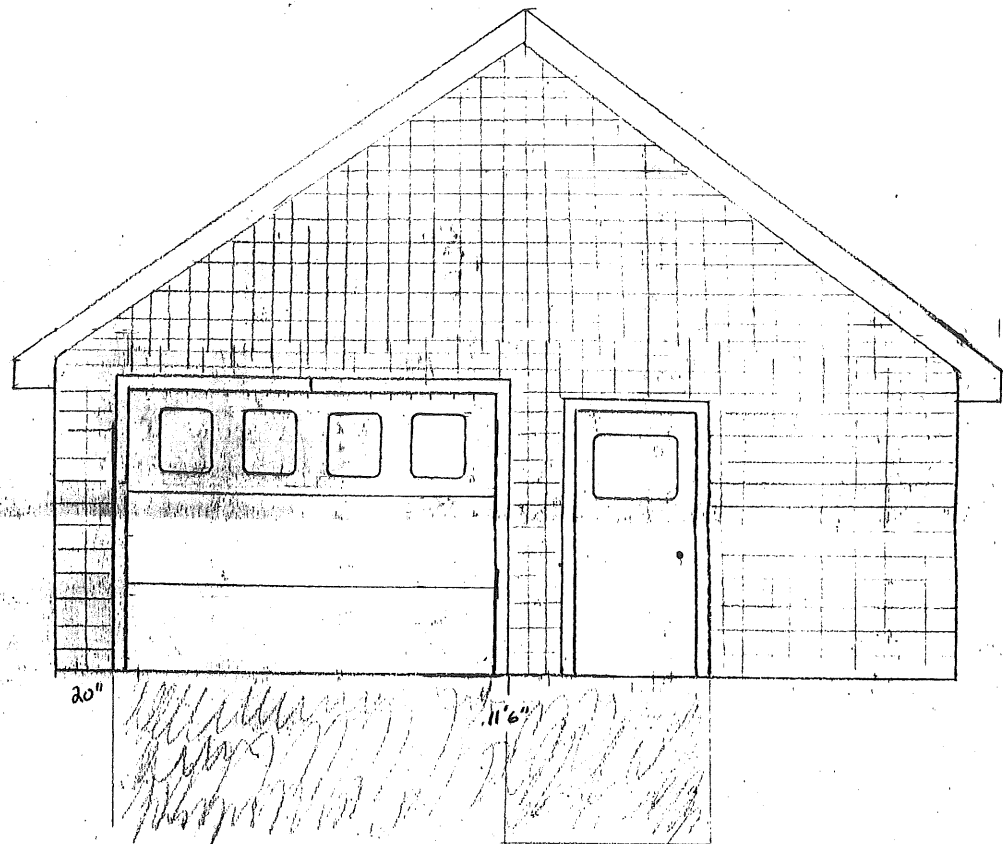
Outside dimensions 22'w x 20'D

Inside ~21'w x 19'D

- Notes
- E = electrical outlet (2x2)
 - TR = 4'x2' TRAPPER (already have)
 - GDO = Garage door opener (already have)
 - E/LS = Elec outlet + light switch
 - LS = Light switch
 - w = window

Roof area: 2 sides x 15' x 24' (1' cave each side)
 = 720 sq ft

Front elevation

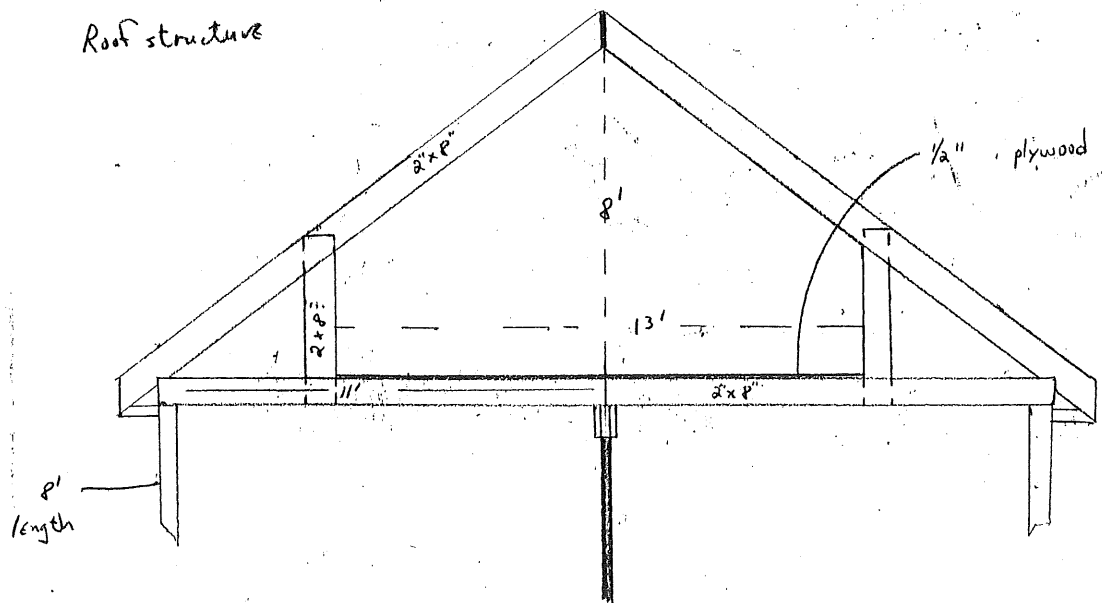


Shingle exterior

Scale $\frac{1}{8}'' = 2'$
 $\frac{1}{4}'' = 1'$

Garage door = 9' w x 7' h. (approx. equal to existing door)
 Doors = 6'6" h x 3' w.

Roof structure

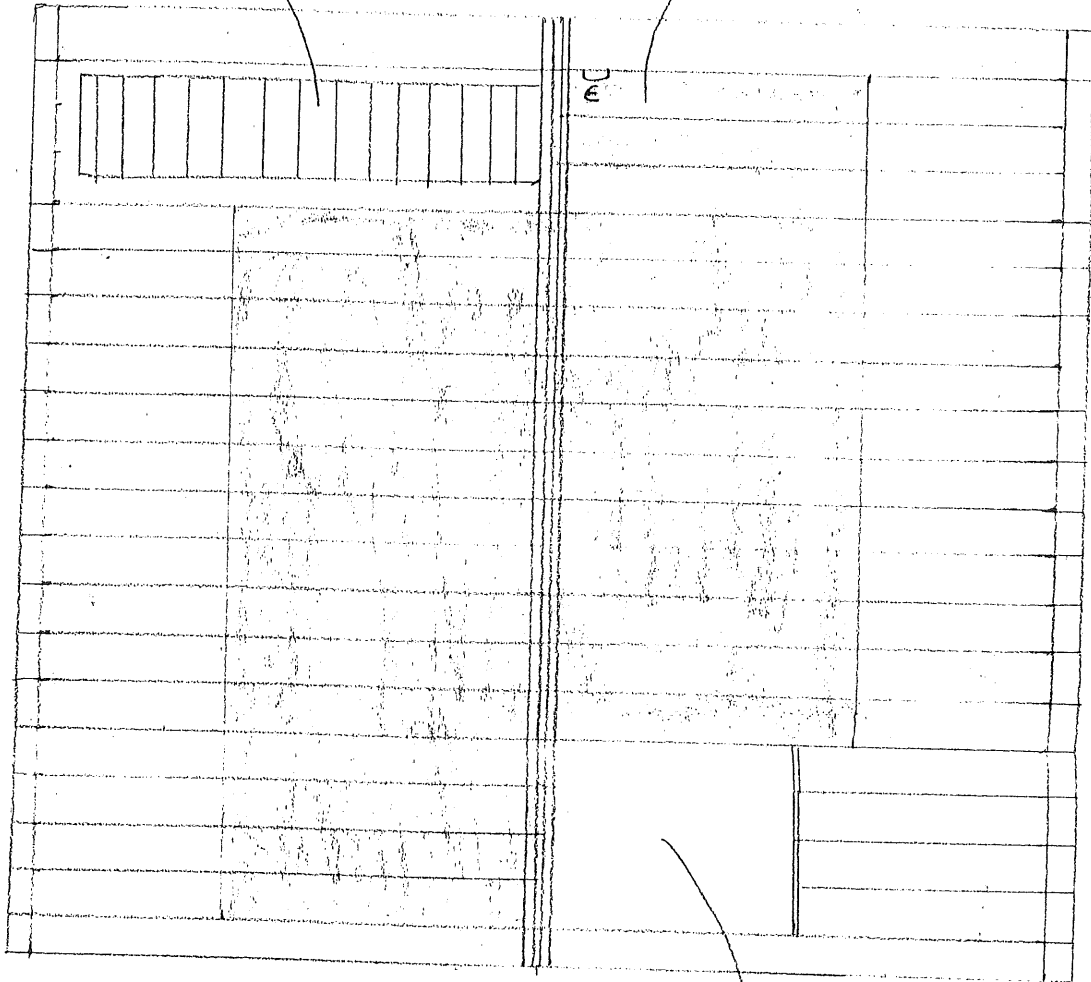


8' length

1 30
 1 =
 1/1'

Pull down stairs

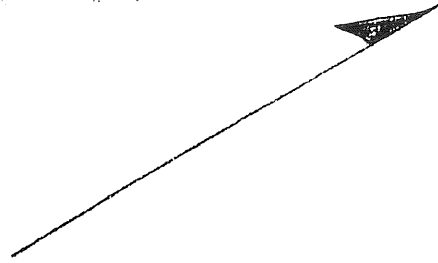
Loft storage
area
(Floor)



Loft plan

Pulley lift area
4' x 5'

I hereby certify to Maine Savings Bank and its title insurer that this plan depicts the results of a current examination of the premises described in Book 4782, Page 117 of the Cumberland County Registry of Deeds and that all easements, encroachments and buildings are located on the ground as shown thereon.



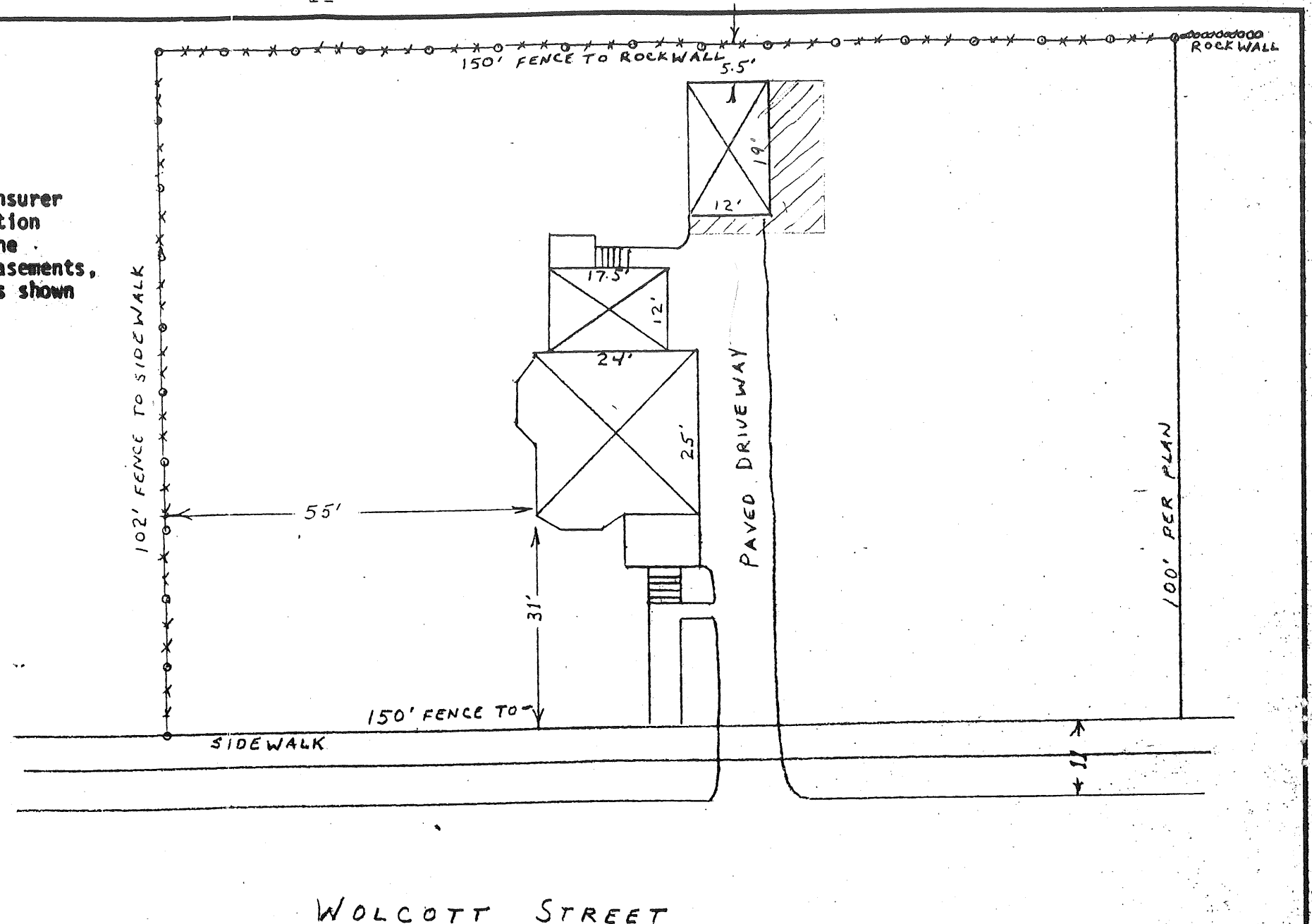
NOTES:

This plan was not made from an instrument survey and is not for recording purposes. The plan shows conditions existing as of the date shown hereon. Certification is for mortgage purposes only. Property lines as shown are apparent only.

2. In accordance with The Department of H.U.D. Federal Insurance Administration Maps this lot is not within a flood Hazard zone.

3. The town code enforcement officer knows of no apparent zone violation at the time of construction.

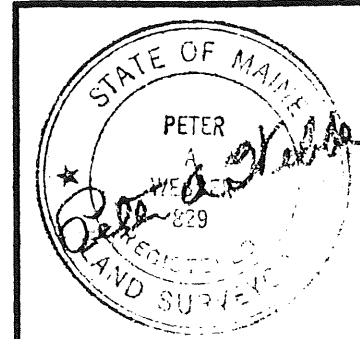
Remarks: _____



Fold line

Fold line

TELETYPE POST N42165



MORTGAGE CERTIFICATION DRAWING		
FOR: MAINE SAVINGS BANK		
PROPERTY OF ROBERT T. ANDERSON & NANCY A. HASENFUS 17 WOLCOTT STREET, PORTLAND, MAINE		
SCALE: 1" = 20'	INSTITUTION	DRAWN BY: P.A.W.
DATE: 5-26-84		FILE NO.:
FOR: EILEEN DOYLE & JAMES FECTEAU		
SURVEYOR Peter A. Webber, R.L.S. 0829 Scarborough, Maine		DRAWING NUMBER 19840526 D