

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

Location of Construction: 74 Craigie St. 04102		Owner: Vincent & Ramona Marcisao		Phone: cell-653-6702 774-5005/828-0920(w)		Permit No: 991284
Owner Address: 74 Craigie St. 04102		Lessee/Buyer's Name:		Phone:		
Contractor Name: Vincent Marcisao Jr.		Address: Box 24 Portland 04102		Phone: 828-0920		Zone: CBL: 187-A-037
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 25,000.00		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
Proposed Project Description: 2nd Story Addition				Signature:		
				Signature:		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
Permit Taken By: UB		Date Applied For: GD		November 9, 1999		
						Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied

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..

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

November 9, 1999

SIGNATURE OF APPLICANT 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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT 3

COMMENTS

11/22/99 - pre construction meeting with Vinny Mancuso - went over requirements for Footing - framing - electrical - plumbing & final inspection - was informed of stair requirements of 10 inch net & 7 3/4 max rise - he took notes - discussed egress window size - he took notes - went over plans & physical dimensions of building - Good meeting. Tom M

12/20/99 - DID FRAMING INSPECTION - must fireproof electrical wire hulas in wood furr garage - did electrical w/ Mike C - OK to close in - windows meet egress and all framing done to code TMM

03/03/00 - DID Final inspection - above items were taken care of - stairs look good and all work complete - no issues in regard to permit requirements found. TMM

Close out

Inspection Record

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
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: 74 CRAIGIE STREET - PORTLAND, MAINE 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>187</u> Block# <u>A</u> Lot# <u>037</u>	Owner: <u>VINCENT L. MARCISSO, JR</u> <u>RAMONA M. MARCISSO</u>	Telephone#: <u>7745005 (H)</u> <u>828-0920 (W)</u> CELL: <u>603-6702</u>
Owner's Address: <u>74 CRAIGIE STREET</u> <u>PORTLAND, MAINE 04102</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$25000</u> Fee: <u>\$100</u>
Proposed Project Description: (Please be as specific as possible) <u>to the sun room & garage</u> <u>1-fam 2nd story add. SEE ATTACHED</u>		<u>174.00</u> <u>180.00 - pre cut</u>
Contractor's Name, Address & Telephone <u>* Vincent Marcisso Jr Box 24</u> <u>Portland Diversified Bldg. Thompson Pt. Pt. Me. 04102</u>		Rec'd By: <u>WB 828 0920</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

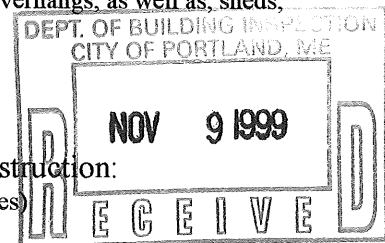
4) Building Plans (Sample Attached)

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: V. Marcisso Jr. Date: 11-9-99

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

LAND USE - ZONING REPORT

ADDRESS: 74 Craigie

DATE: 11/10/99

REASON FOR PERMIT: 2nd Story Addition over garage area for a Game Room for his family

BUILDING OWNER: MARCISSO

C-B-L: 187-A-37

PERMIT APPLICANT: owner

APPROVED: with conditions

DENIED: _____

#1, #6, #10

CONDITION(S) OF APPROVAL

revised 11/10/99

1. This permit is being approved on the basis of ^{revised} plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
11. Other requirements of condition _____

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 10 Nov. 99 ADDRESS: 74 Craigie St. CBL: 187-A-037
 REASON FOR PERMIT: Add. 100 Second Floor
 BUILDING OWNER: Vincent & Ramona Marcissó
 PERMIT APPLICANT: _____ /CONTRACTOR _____
 USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: \$25,000.00 PERMIT FEES: \$180.00

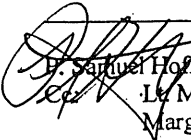
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *29, *32, *33, *34, #31

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. 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
4. Foundations anchors shall be a minimum of 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
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
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 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). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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 1010.4)
16. 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)
17. 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)
18. 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)

- *19. 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 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
- 20. 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)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- 30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *- see Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


 D. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

See reSubmitted
plot plan 11/18/99.

Neigh
ping
Does
not go past
EXISTING
Bldg

OK

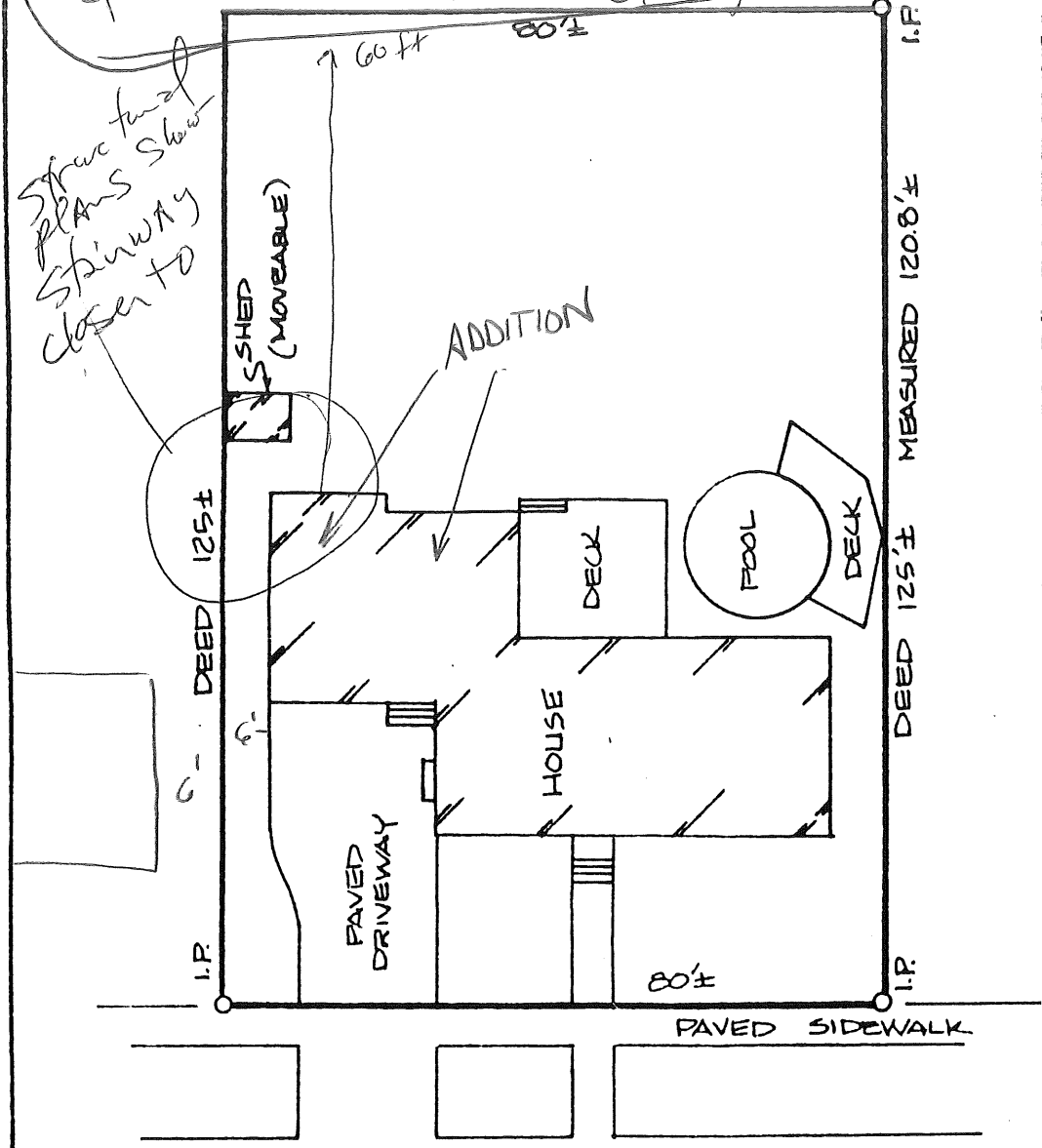
2-3 Zone

$$80' \times 125' = 10,000'$$

Section 14-436 Allows

80% expansion of
what the 1st floor
footprint is —

even if setbacks are
lawfully Non conforming



CRAIGIE

STREET

ADDITION AND RENOVATION
74 CRAIGIE STREET

DESCRIPTION

Addition and renovation to an existing three bedroom ranch that has an attached sunroom, mudroom and one car garage located at 74 Craigie Street.

The existing house consists of approximately 1760 square feet of area.

The addition will consist of a 360 square foot family room over the garage and a 240 square foot bedroom over the existing sunroom for a total renovation of approximately 600 square foot.

FMC CADD engineering resource center 75 Bishop Street Portland Me will design the project.

The owners Vincent L Marcisso Jr. and Ramona Marcisso will be the General Contractors

Major subs will be Site work, Carpentry and Mechanical electrical.

All work will confirm to local and national building codes.

7745005

WK '8280920

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated on the Westerly side of Craigie Street in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

Beginning on the Westerly side of Craigie Street at a point which is 280 feet measured thereon Northerly from the most Southerly corner of Lot #58 as delineated on the Plan recorded in the Cumberland County Registry of Deeds in Plan 13ook 11, Page 87: thence at right angles to said Westerly sideline of Craigie Street in a general Westerly direction 125 feet, more or less, to the rear of Lot #54 as shown on said Plan; thence Northerly 80 feet by the rear lines of said Lot #54 and Lot #53 to a point: thence parallel to the first described-course and Easterly 125 feet, more or less, to said Westerly sideline of Craigie Street; thence Southerly by said Westerly sideline of Craigie Street 80 feet to the point of beginning.

Being the stone premises conveyed to Vincent L. Marcisso, Jr. and Ramona M. Marcisso by Warranty Deed of Marilyn S. Alpren, dated February 9, 1987 and recorded at the Cumberland County Registry of Deeds in Book 7631, Page 285.

* * * *

FACSIMILE COVER SHEET

Portland Diversified Services, Inc.
P.O. Box 1869
Thompsons Point Building 4
Portland, ME 04104

207-828-0920
207-828-0823 fax

SEND TO	
Company Name <i>City Hall</i>	From <i>Vincent Marcisio</i>
Attention <i>Marg. % Gina</i>	Date <i>Thurs. 11-18-99</i>
Fax Number <i>874-8716</i>	Phone Number <i>828-0920</i>

Urgent Reply ASAP Please Comment Please Review For Your Information

RE: *Changes to 74 Craigie St.*

Total pages, including cover sheet:

COMMENTS

Please find attached changes per your request to the back stairway. Hoping to pick up the building permit today if possible. Please call ASAP. 828-0920 office 653-10702 Cell/Voice-mail

11/18/99

FMC CADD DRAFTING
SERVICES INC.
75 BISHOP STREET, SUITE 3
PORTLAND, ME 04103
(207) 878-8511 FAX(207)878-8515

.....
facsimile transmittal

To:	VINCENT MARICSSO	Fax:	828-0823
From:	JASON @ F.M.C	Date:	11/17/99
Re:	FOR REVIEW	Pages:	3 pages INCLUDING THIS ONE
CC:			
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

.....
**HERE ARE THE OUTSIDE STAIR REVISION TO YOUR ADDITION. IF YOU HAVE ANY CHANGES OR
QUESTIONS PLEASE FEEL TO CALL.**

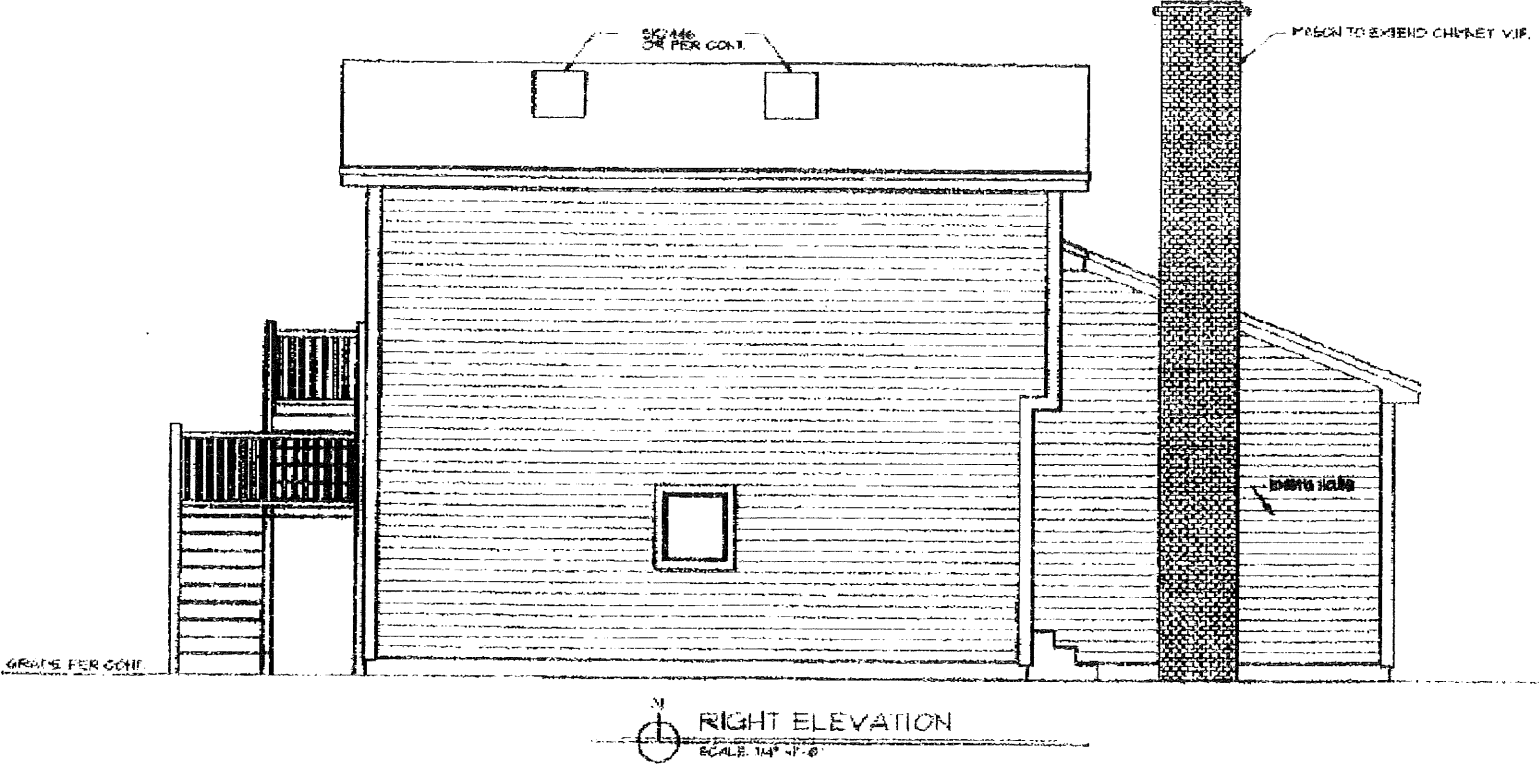
Thank you
Jason Roy

.....
11/18/99

FROM : PDS STEAMATIC OUT CRETE
100-17-1999 16:55

FAX NO. : 207 828 0823
PDC CAD DRAFTING INC.

Nov. 18 1999 11:52AM P3
207 828 6515 P.02



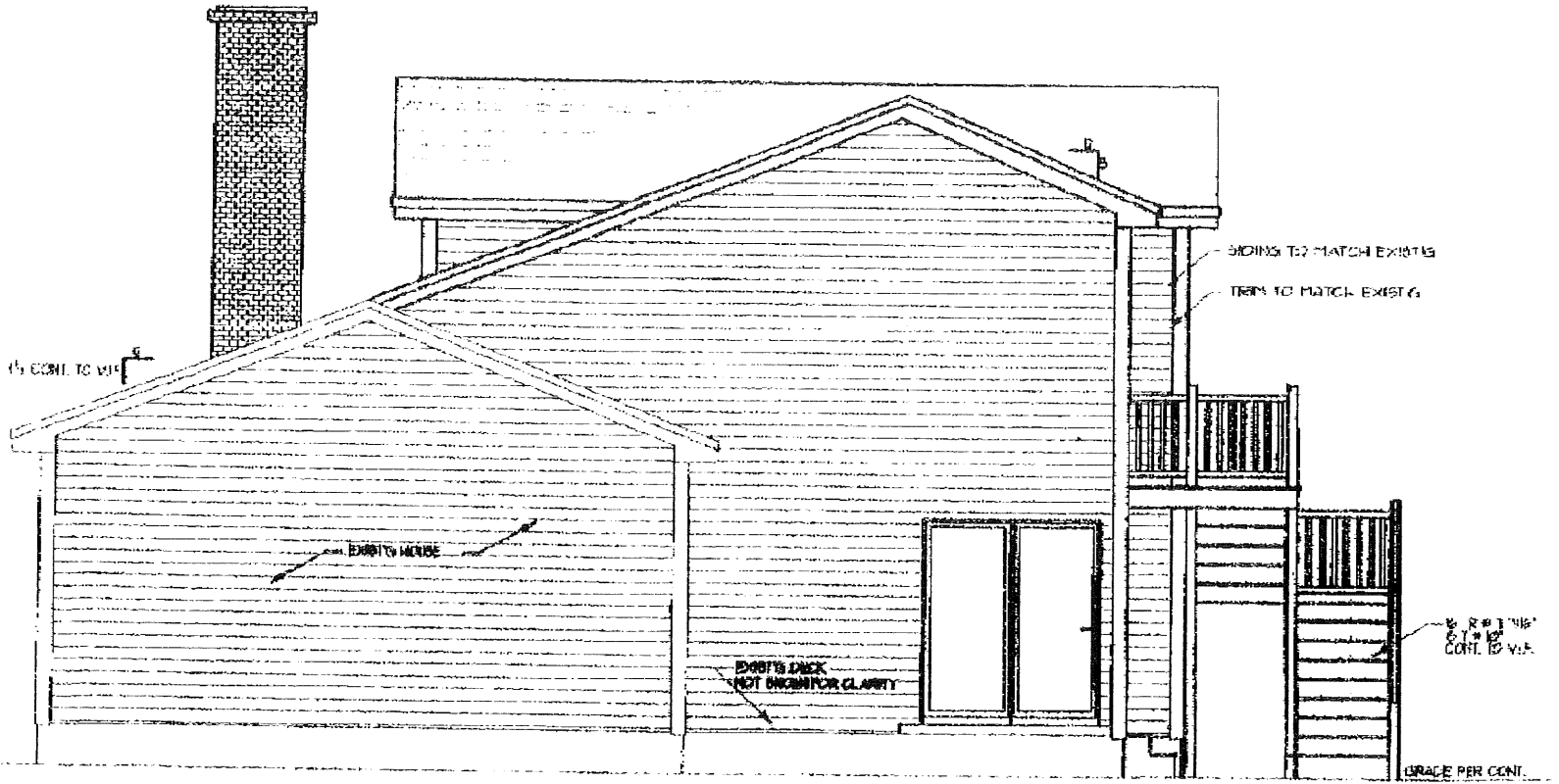
11/18/99

FROM : PDS STEAMATIC OUT CRETE
1-800-27-1999 17:00

FAX NO. : 207 828 0823
FMC CAD DRAFTING INC.

Nov. 18 1999 11:52am 94
207 878 8515 F.03

11/18/99

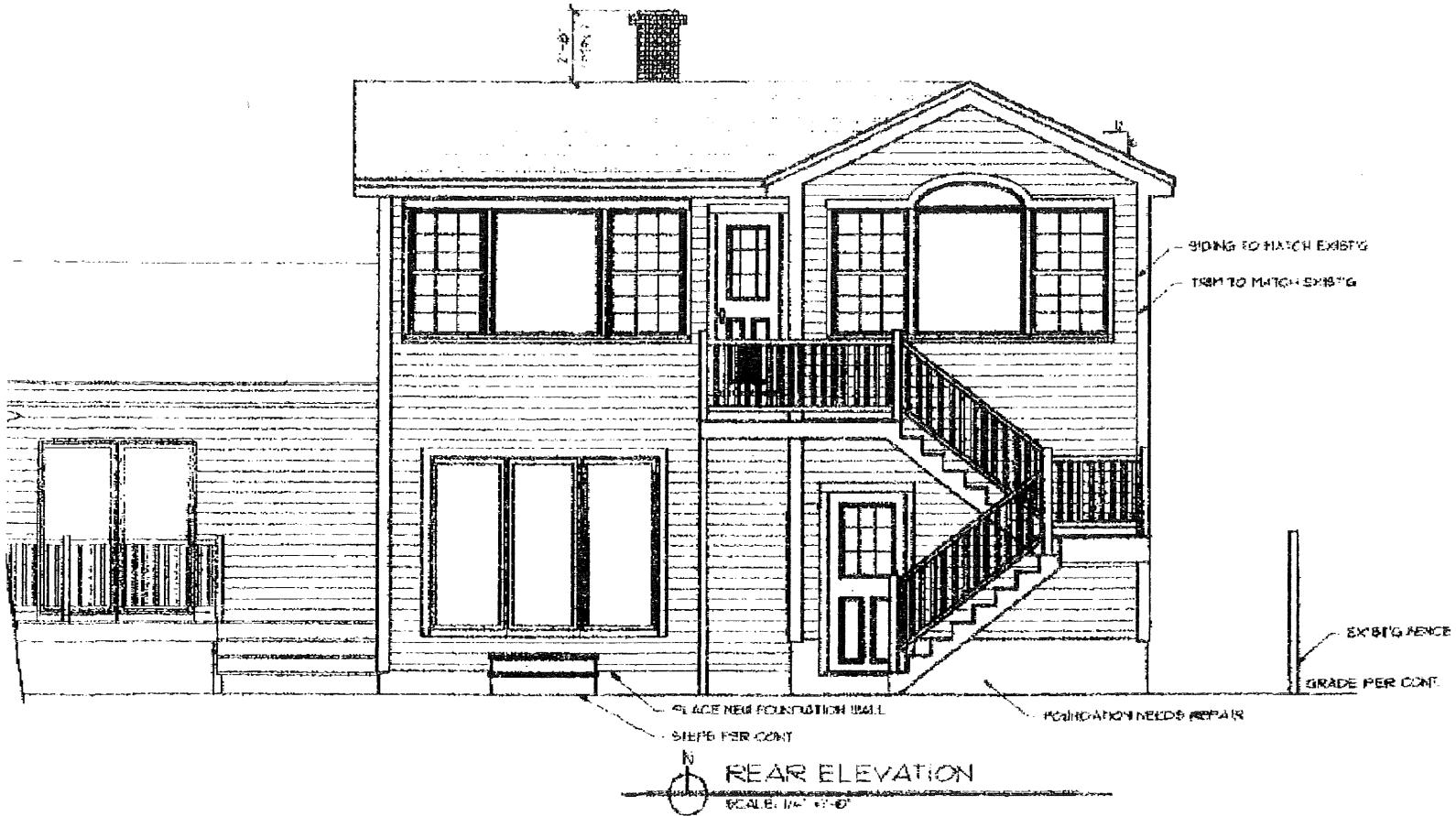


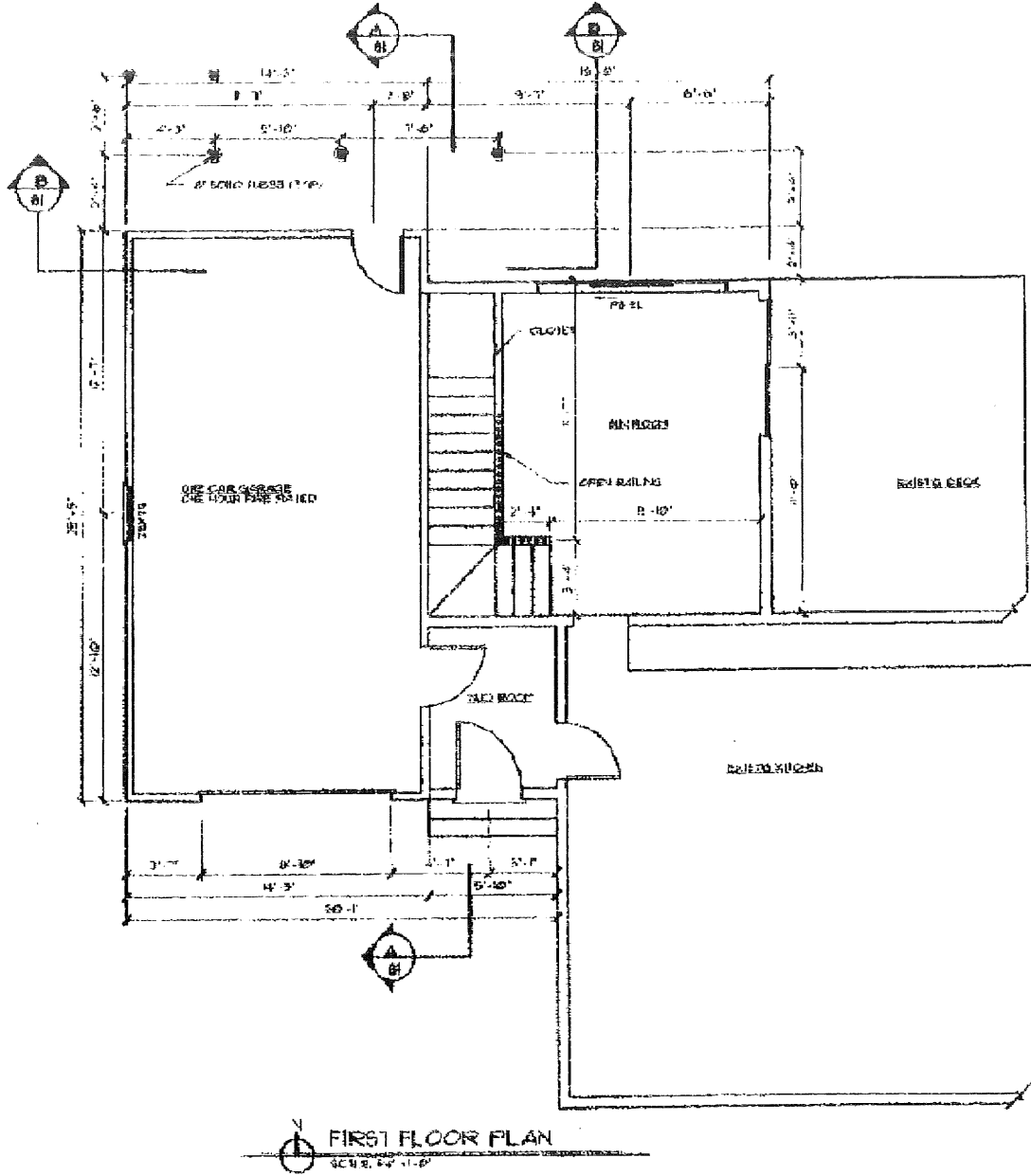
 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Nov. 16 1999 11:53AM P5
207 876 8515 P.04

FROM : PDS STEPHENIC CUT CRETE
NOV-17-1999 17:181
FAX NO. : 207 628 0823
FHC CADD DRAFTING INC.

65/81/11
11/18/99



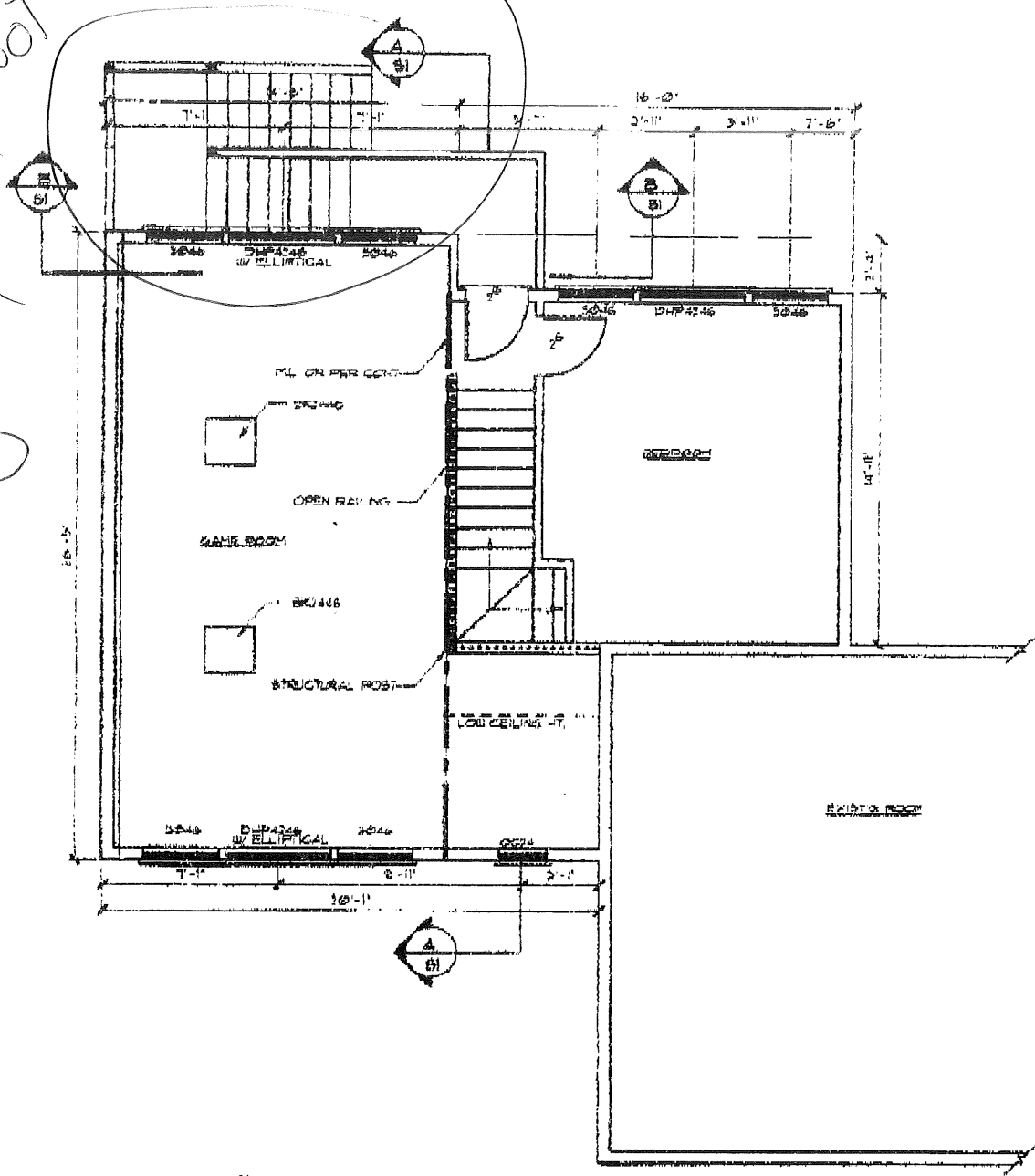



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL P. 03

11/18/99

*Does not
extend
beyond
blows*

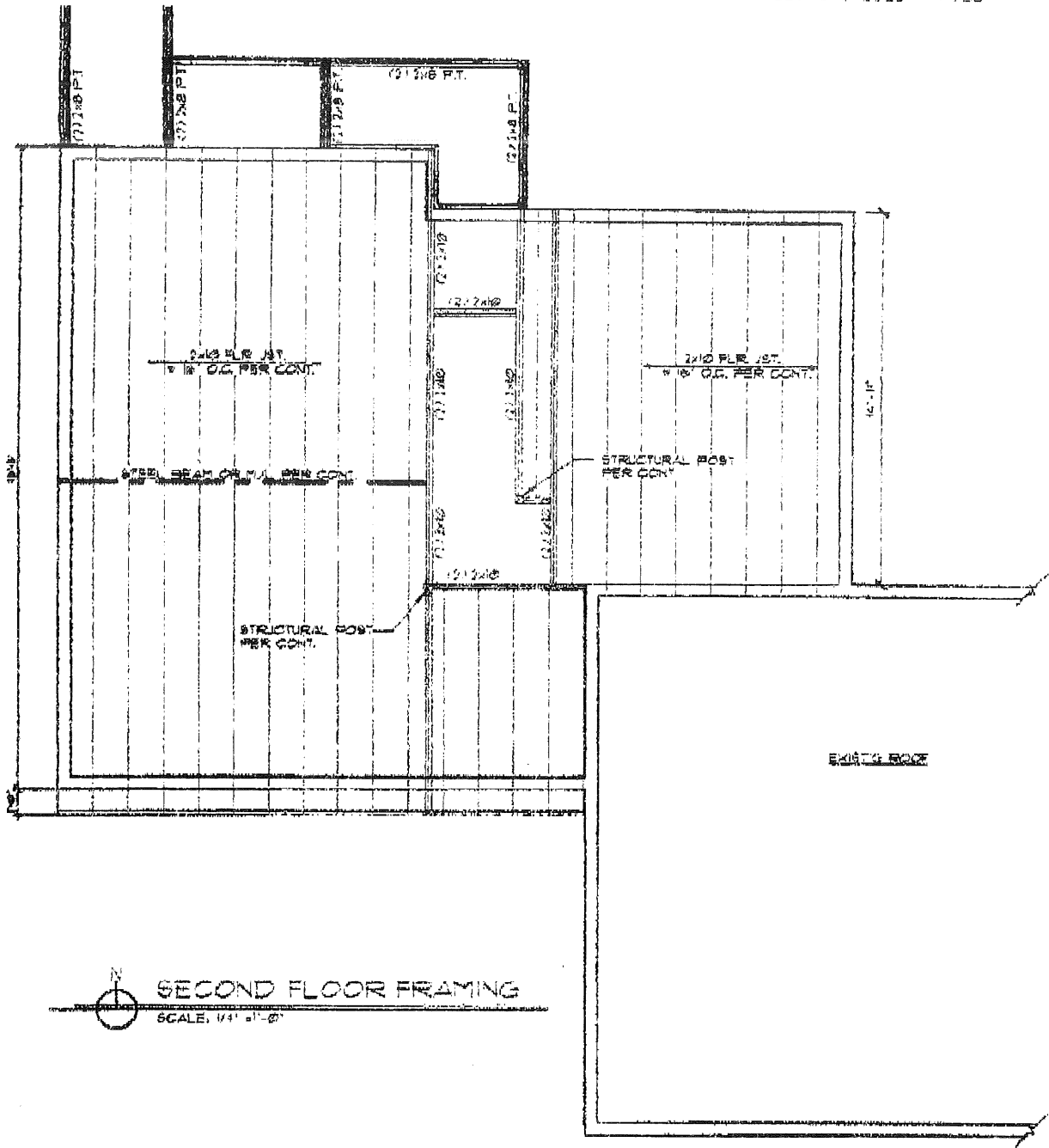


 SECOND FLOOR PLAN
NOV 17 1999

*Revised
plot plan*

*all -
using 14-133*

received 11/18/99



 **SECOND FLOOR FRAMING**
SCALE: 1/4" = 1'-0"

11/18/99

Nov. 18 1999 11:54AM P6
207 879 8515 F.06

FAX NO. : 207 828 0823
PMC CAD DRAFTING INC.

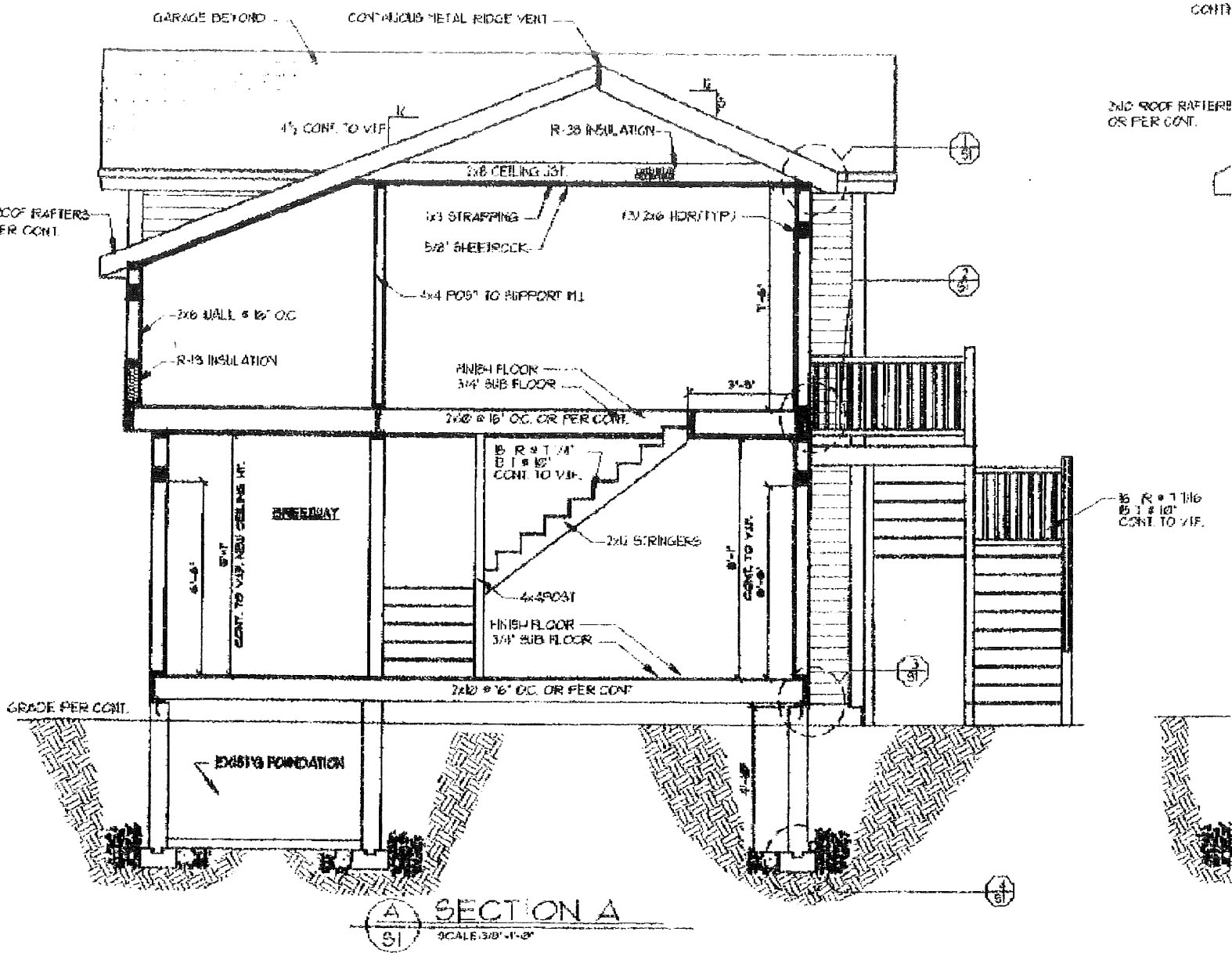
FROM : PDS STEAMATIC CUT CRETE
NOV-17-1999 17:01

66/01/11

CONT'D

2ND ROOF RAFTERS
OR PER CONT.

15 R # 116
15 # 1 1/2"
CONT. TO V.I.F.



A SECTION A
SCALE 3/8" = 1'-0"