

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

Location of Construction: <b>06 Edwards Street</b>		Owner: <b>Noyes, Louise</b>		Phone:	Permit No: <b>971241</b>
Owner Address:		Lessee/Buyer's Name: <b>Paul and Paul Grand</b>		Phone: <b>828-3901</b>	
Contractor Name: <b>Paul Grand</b>		Address: <b>06 Edwards Street</b>		Phone: <b>828-3901</b>	Permit Issued: <b>PERMIT ISSUED</b> <b>NOV 18 1997</b> <b>187-C-018-001</b> <b>CITY OF PORTLAND</b>
Past Use: <b>1-Family</b>	Proposed Use: <b>1-Family w/addition</b>	COST OF WORK: <b>\$ 3,000</b>	PERMIT FEE: <b>\$ 45.00</b>	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description: <b>remove old porch construct new (8' x 10')</b> <b>make interior renovations adding new bath</b>		Signature:		Signature:	
Permit Taken By: <b>Sherry Pinard</b>		Date Applied For: <b>November 12, 1997</b>			

Zoning Approval: **187-C-018**

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**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: \_\_\_\_\_

**(CBL)-187-C-018-001**

**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

*Paul Grand*

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

COMMENTS

11-26-97- / 12" sonic tubes @ 4' by Contractors Verbal not inspected  
3 member 2x12 Corry / Beam @ rear / Pump Feeds OK @ 80 lbs. -  
Wet water test. In drains / Back Vent. / 2x8 @ 16 oc / 2x8 fl joists 16" oc  
Slider @ rear / will have 2x10 header /

1-14-98- Buildair Insp completed OK / smoke Det. In / not powered but  
in / Plumbing OK / Rear stairs OK / Treads & Risers OK  
3-24-98 Not complete

12/16/99- work now complete - stairs ok - smokes are powered - Turn  
Close out

Inspection Record

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



Applicant: Paul Garand  
Address: 86 Edwards ST.

Date: 17 Nov, 97  
C-B-L: 187-C-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 17-Nov. 97

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - remove old porch const, new 8'x10' (interior bathroom)

Sewage Disposal - public

Lot Street Frontage - 66±

Front Yard - 20±

Rear Yard - 25±

Side Yard - 13±

Projections -

Width of Lot - 66±

Height - 1'

Lot Area - 7920±

Lot Coverage/ Impervious Surface - Garage 334± House 768± - porch 128±  
TOTAL 1230± 16.5%

Area per Family - 6500±

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A.

OK  
[Signature]

17/Nov/97 [Signature]

# BUILDING PERMIT REPORT

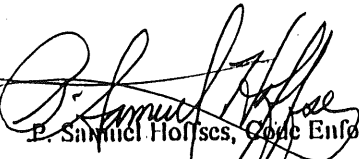
DATE: 17 Nov. 97 ADDRESS: 86 Edwards ST.  
REASON FOR PERMIT: Demo. Porch rebuild 8'x10' porch / interior renovations  
BUILDING OWNER: Paul & Sue Garand  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: \*1, \*2, \*3, \*8, \*16, \*26, \*28, \*29  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

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)
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".)
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.
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 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)

- 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X26. All electrical, plumbing and HVAC permits ~~must be obtained by a Master Licensed holders of their trade.~~
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- X28. 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).
- X29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_

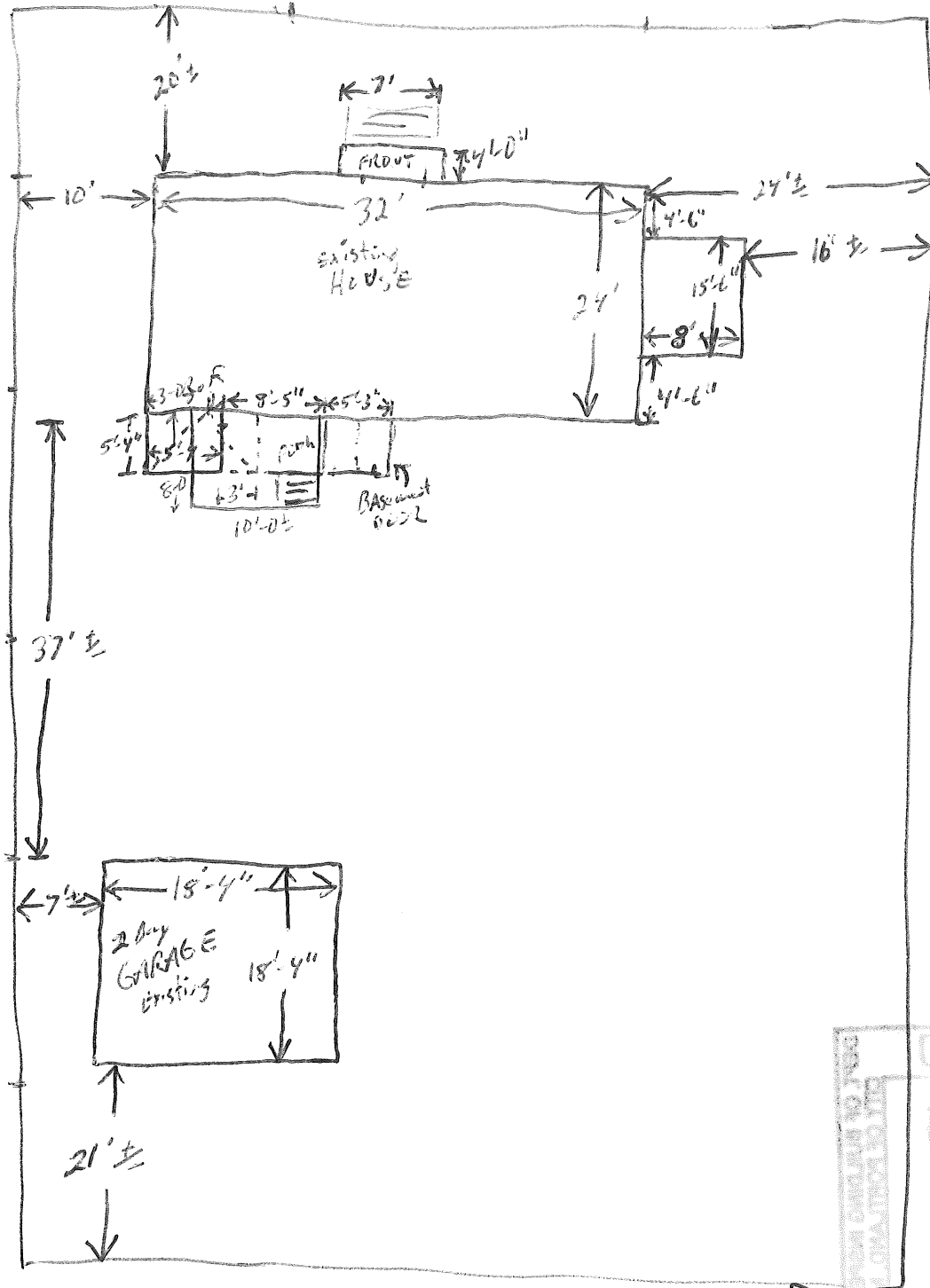
  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuickal

86 Edwards st. Portland ME 04102

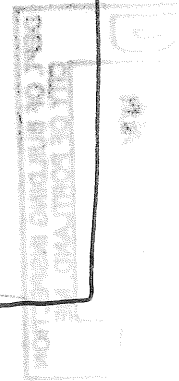
Existing Plot Plan

66' ±

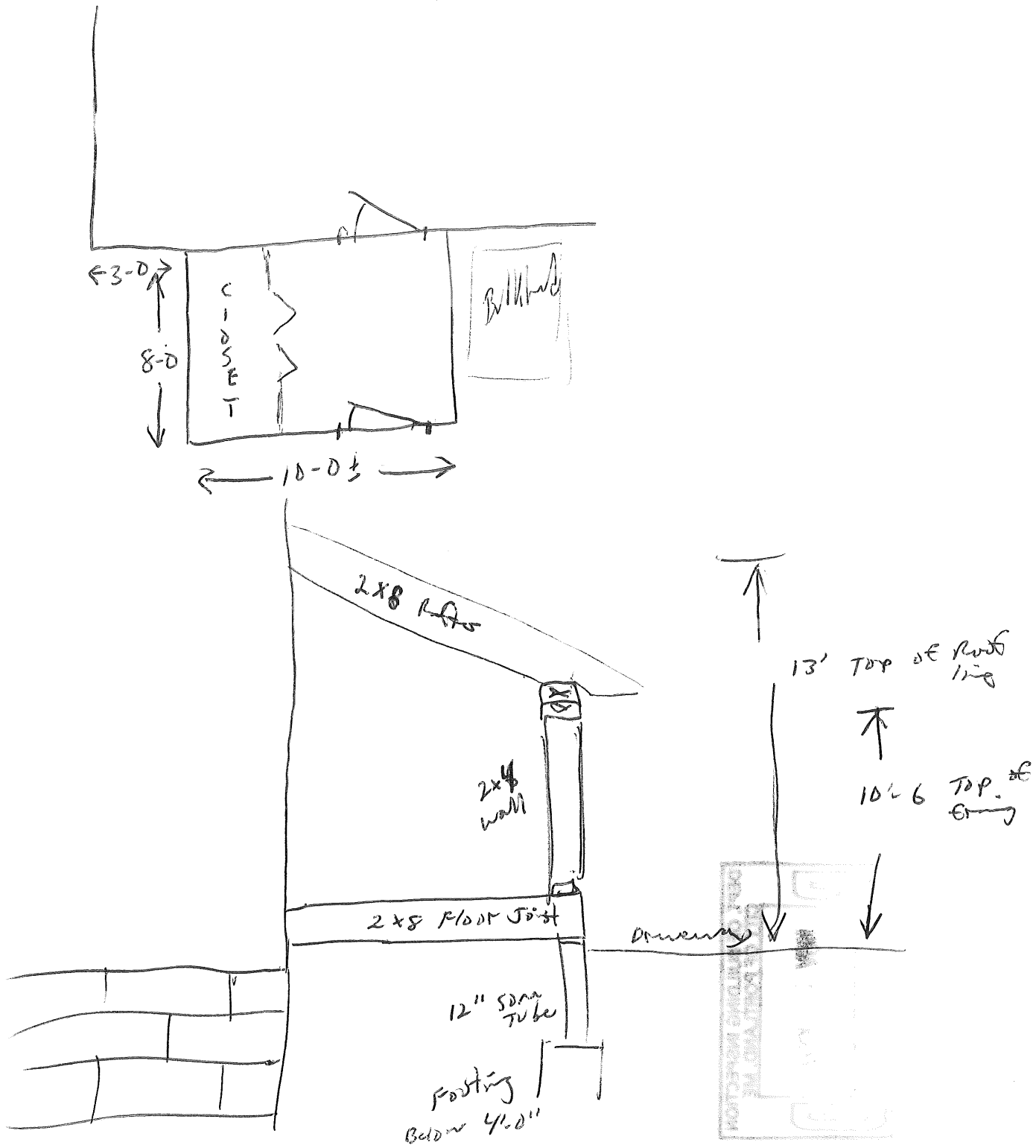


20' ±

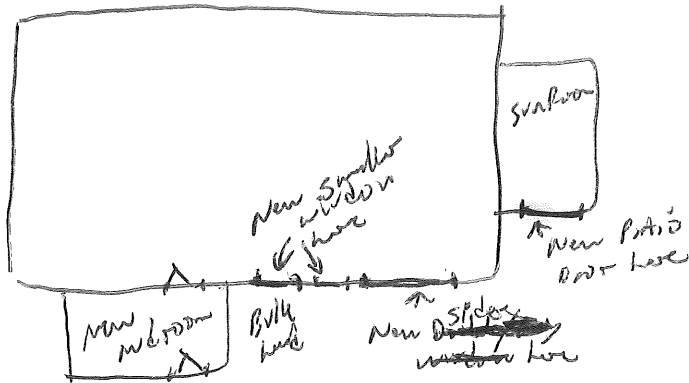
\* - New Addition to replace the old porch



new proposed Mudroom

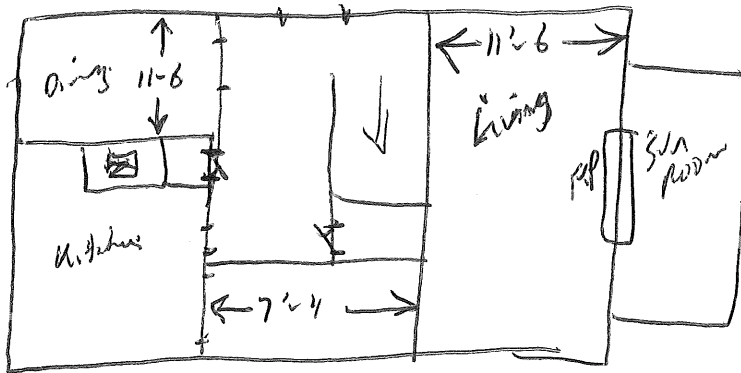




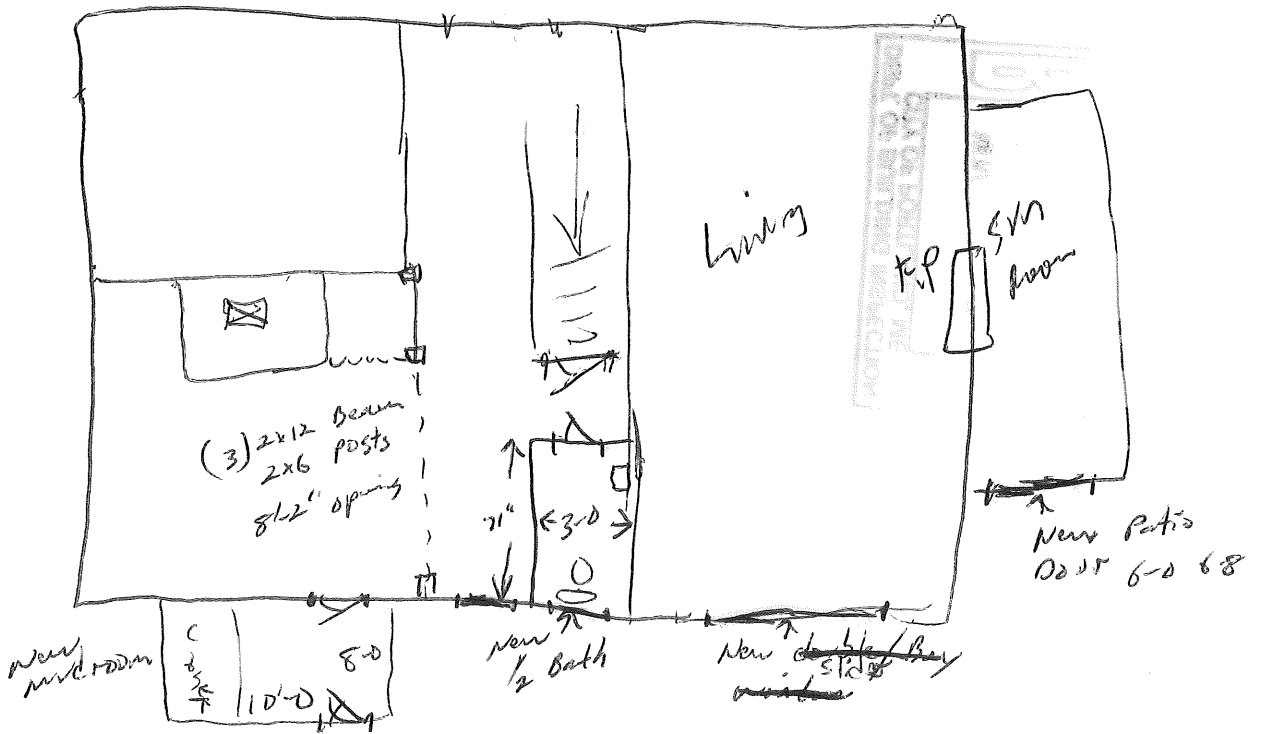


32 Existing 1st Floor Layout

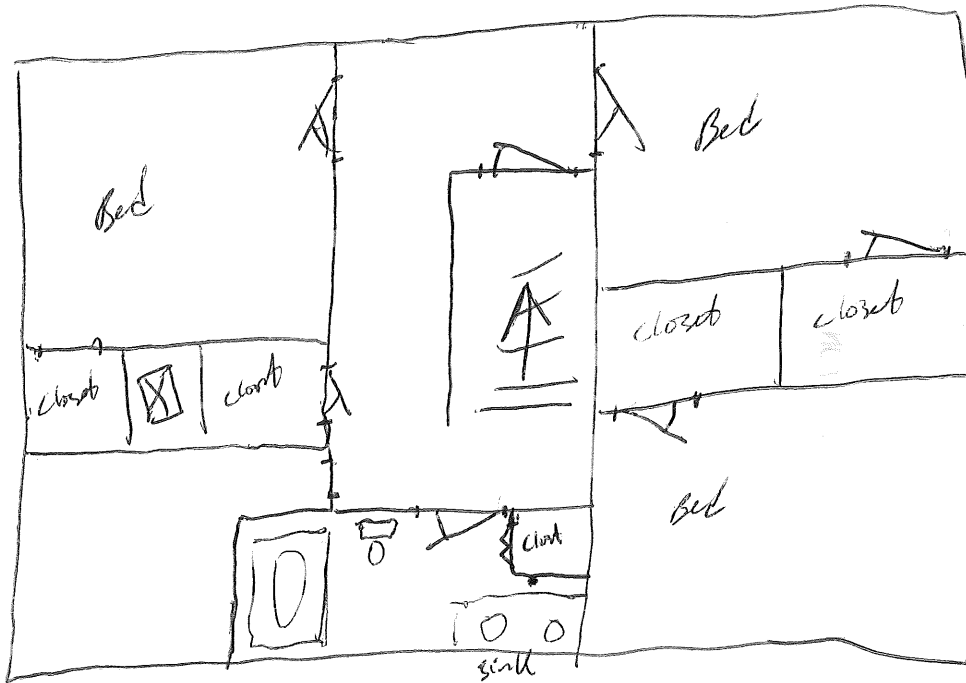
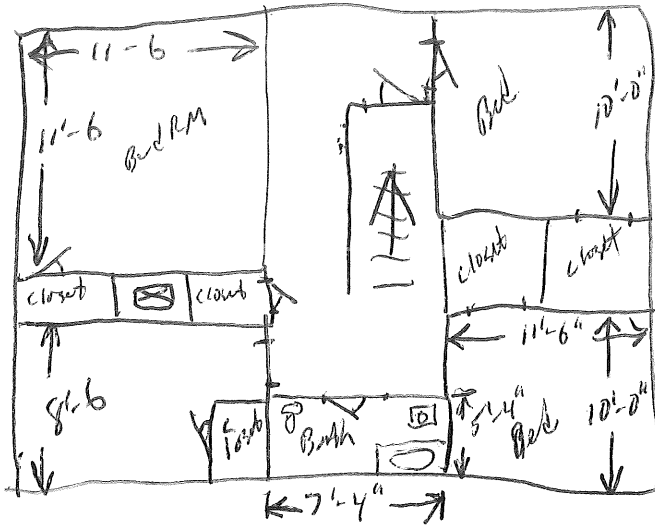
24



1st Floor New Layout



# 2<sup>nd</sup> Floor Layout



New Bath Room  
w/ Shower

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

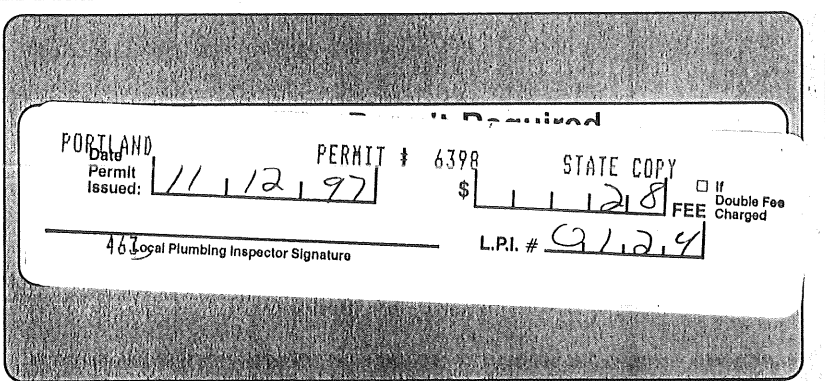
## PROPERTY ADDRESS

Town Or Plantation: Portland  
Street Subdivision Lot #: 86 Edwards st.

## PROPERTY OWNERS NAME

Last: Garand First: Paul

Applicant Name: \_\_\_\_\_  
Mailing Address of Owner/Applicant (If Different): 86 Edwards st. Portland 04102



## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 10/12/97

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature \_\_\_\_\_

Date Approved \_\_\_\_\_

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type Of Structure To Be Served:

- 1.  SINGLE FAMILY DWELLING
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER — SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- 1.  MASTER PLUMBER
- 2.  OIL BURNERMAN
- 3.  MFG'D. HOUSING DEALER / MECHANIC
- 4.  PUBLIC UTILITY EMPLOYEE
- 5.  PROPERTY OWNER

LICENSE # \_\_\_\_\_

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p><b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p><b>OR</b></p> <p><b>HOOK-UP:</b> to an existing subsurface wastewater disposal system.</p> <p><b>PIPING RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.</p> <p><b>OR</b></p> <p>TRANSFER FEE [\$6.00]</p>		Hosebibb / Silcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	3	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	<b>Fixtures (Subtotal) Column 2</b>		7	<b>Fixtures (Subtotal) Column 1</b>
<p><b>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</b></p>				<b>Fixtures (Subtotal) Column 2</b>
				<b>Total Fixtures</b>
			\$	<b>Fixture Fee</b>
			\$	<b>Transfer Fee</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>
		\$ 28	<b>Permit Fee (Total)</b>	