

**City of Portland, Maine – Building or Use Permit Application** 329 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: *48 Bradley St. Portland 04102		Owner: * Jennifer Kinney		Phone: 775-5952		Permit No: <b>991262</b>	
Owner Address: Same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Kinney Construction		Address: 452 Colon Rd. Westford, MA 01886		Phone: 978-692-4687		Permit Issued: NOV 15 1999	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$10,000.00		PERMIT FEE: \$84.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: U Type: 53	
				Signature: _____		Signature: _____	
Proposed Project Description: Demolish Existing Garage/Replace Garage & Deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____		Date: _____	
Permit Taken By: MN		Date Applied For: GD November 9, 1999					

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..

Call Jennifer For Pick UP 775-5952

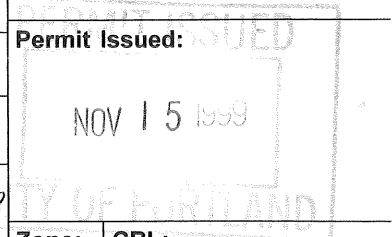
**CERTIFICATION**

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: November 9, 1999 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



Zone: \_\_\_\_\_ CBL: 188-A-025

Zoning Approval:

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



*Handwritten mark: X 3*

COMMENTS

11/22/99 - Checked Footings - OK - have neighbors written permission to replace existing garage without regards to setbacks per zoning requirements - checked smear tubes for new punch are over 4 ft deep and placed where plans show. Tom M.

12/3/99 - checked foundation and found no issues - Ready to start framing TMM

03/03/99 - Framing finished & closed in - no framing inspection done - exterior work still to do.

01/16/04 - work has been completed & appears to meet the requirements of the permit. Tom M

Close out

CBL # 188-A-25  
permit # 991262

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

BUILDING PERMIT REPORT

DATE: 10 NOV. 99 ADDRESS: 48 Bradley St CBL: 188-A-025

REASON FOR PERMIT: Demo existing garage build new garage & add deck to Dwe.

BUILDING OWNER: J. Kinney

PERMIT APPLICANT: CONTRACTOR Kinney Const.

USE GROUP: U CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 10,000.00 PERMIT FEES: \$8400

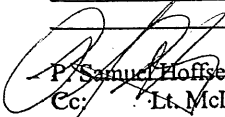
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*4, \*6, \*11, \*22, \*29, \*32, \*33, \*34, \*36, \*37

- 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.
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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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).
- X 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.
- X 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*
- X 32. Borjng, 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.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- X 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).
- X 36. *Connector shall be used between Foundation piers and columns on deck also between columns and deck Framing.*

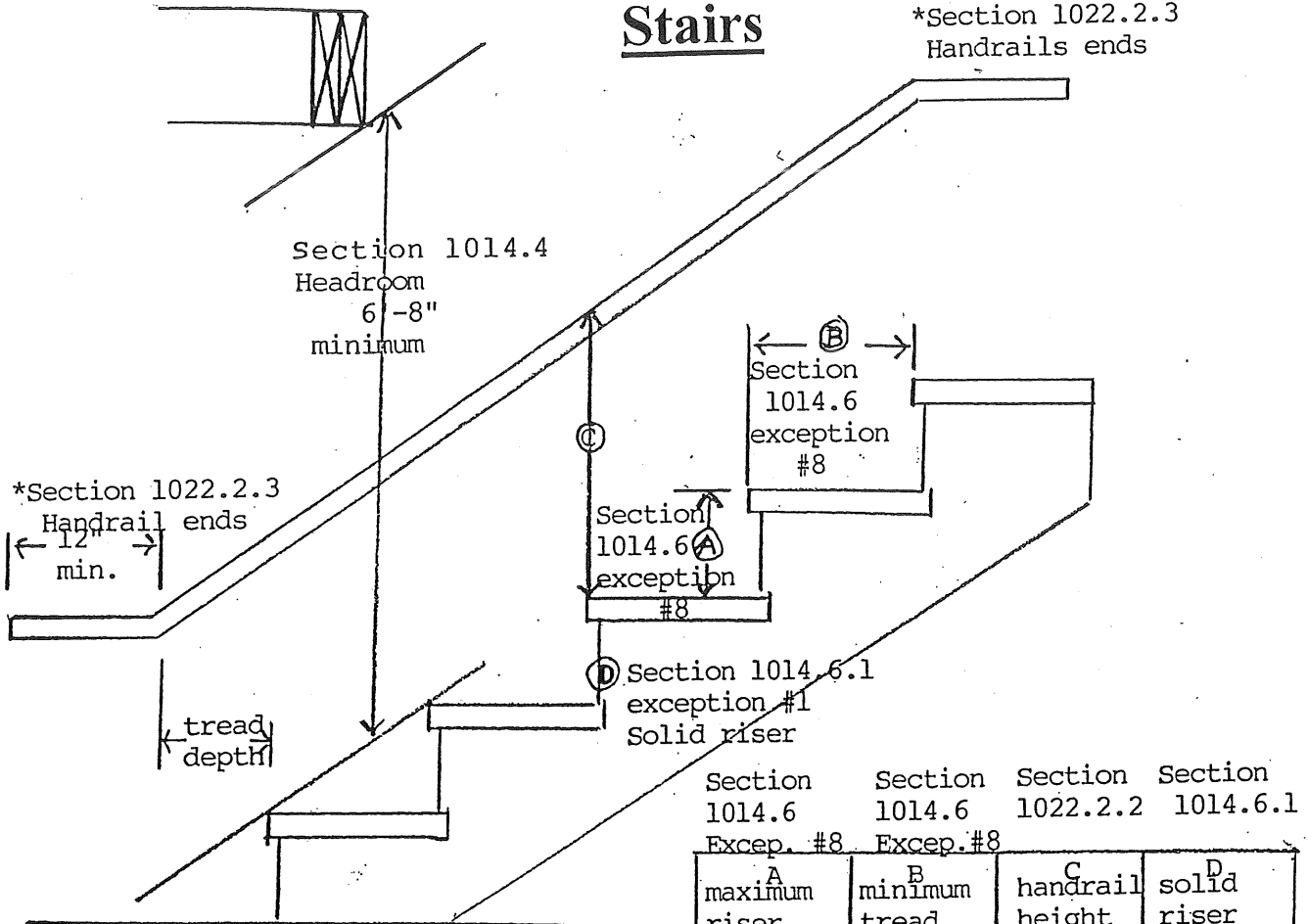
  
 P. Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

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

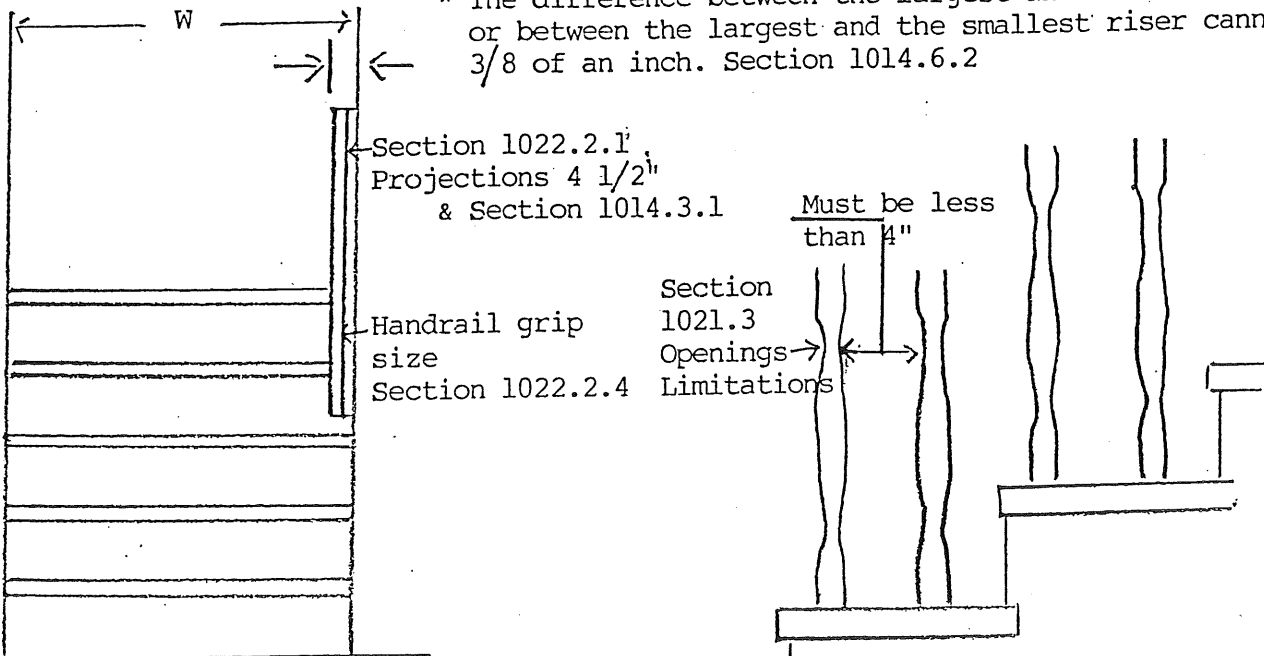
# Stairs

\*Section 1022.2.3  
Handrails ends



	Section 1014.6 Excep. #8	Section 1014.6 Excep. #8	Section 1022.2.2	Section 1014.6.1
	A maximum riser height	B minimum tread depth	C handrail height	D solid riser
1&2 family dwelling	7 3/4"	10"	30"to38"	4" max.
All other use groups	7"	11"	34"to38"	differant

- \* Handrail extensions & returns are not required for stairways within a swelling unit Section 1022.2.3
- \* There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2
- \* The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2



W=36" for 1&2 family homes and occupancies with less than 50 people  
Section 1014.3 Exception #3

LAND USE - ZONING REPORT

ADDRESS: 40 Bradley St DATE: 11/15/99

REASON FOR PERMIT: Demolish existing garage & deck - Garage to be rebuilt on existing lot line (may be shortened from rear lot line. Deck to be shifted to line with edge of house)

BUILDING OWNER: J. Kunney C-B-L: 188-A-25

PERMIT APPLICANT: owner

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

#1, #3, #6, #11 CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of 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 garage shall not be increased during maintenance reconstruction. You have 1 year from demolition to replace on the same setbacks. If over a year lapses, the garage shall then be built meeting today's requirements.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ setbacks 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 you shall show the Code Enforcement Officer that you have written permission to access your neighbor's property during reconstruction of your garage

Marge Schmuckal, Zoning Administrator

Re: Jennifer Kinney

We, the owners of 46 Bradley St, are aware of Mark and Jennifer, owners of 48 Bradley St intent to destroy and rebuild their garage and deck in the same footprint. Mark and Jennifer will repair any damage this may cause to the property of 46 Bradley St to satisfaction of the owners.

J/K  
Jennifer Kinney

Mark A. Brown

Mark A. Brown

John R. Emond  
John Emond

Jeanne Emond  
JEANNE EMOND





**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.

**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: <i>48 Bradley St 04102</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>188</i> Block# <i>A</i> Lot# <i>025</i>	Owner: <i>Jennifer Kinney</i>	Telephone#: <i>775 5952</i>
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Owner's Address: <i>Same</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$10,000</i> Fee <i>\$84.00</i>
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Proposed Project Description:(Please be as specific as possible) <i>Demolish existing garage</i> <i>existing garage is being replaced w/ existing deck replaced</i>
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Contractor's Name, Address & Telephone <i>Kinney Construction 452 Green Rd Westford MA 01886 692 4689</i>	Rec'd By: <i>MNJ</i>
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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: *call Jennifer for PLO 7755952*

- 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:

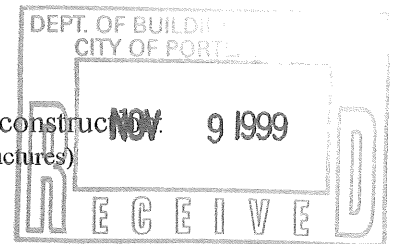
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>[Signature]</i>	Date: <i>11/4/99</i>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



4410358020 015

11/9 10 AM  
Marge Schumacher

City of Portland  
Inspection Services Division  
Demolition Call List

Site Address: 48 Bradley St Owner: Jeanifer Kinney  
Structure Type: Garage Contractor: Kinney Construct

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE



Central Maine Power

1-800-750-4000

Dwayne Brown 828-2850

NYNEX

878-7000

N/A

Northern Utilities

797-8002 X6241

N/A

Portland Water District

761-8310

N/A

Public Cable Co.

775-3431 X257

N/A



Dig Safe\*\*\*

1-888-344-7233

Nov 9 after Sp Michelle 1999 4508130  
White flag

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

CITY APPROVALS

NUMBER

CONTACT NAME/DATE

DPW/Sewer Division(J.DiPaolo)

874-8300 X8467

DPW/Traffic Division(K.Doughty)

874-8300 X8437

DPW/Forestry Division(J.Tarling)

874-8300 X8389

DPW/Sealed Drain Permit(C.Merritt)

874-8300 X8822

Building Inspections(insp required)

874-8300 X8703

MARLAND WING/TOM  
REINFORCED

Historic Preservation

874-8300 X8726

N/A

Fire Dispatcher

874-8300 X8576

11/9/99 CW

Written Notice to Adjoining Owners

ASBESTOS

NUMBER

CONTACT NAME/DATE

DEP - Environmental (Augusta)

287-2651 (Ed Antz)

N/A

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: \_\_\_\_\_

DATE: 11/5/99

must provide photo's

COMPLETE REMODELING

ADDITIONS  
LARGE OR SMALL

# Kinney Construction

FREE ESTIMATES

978 692-4687



CARPENTER

INSURED

WALL & ROOFING

DRAWING  
BY Kinney Const.  
11/3/99

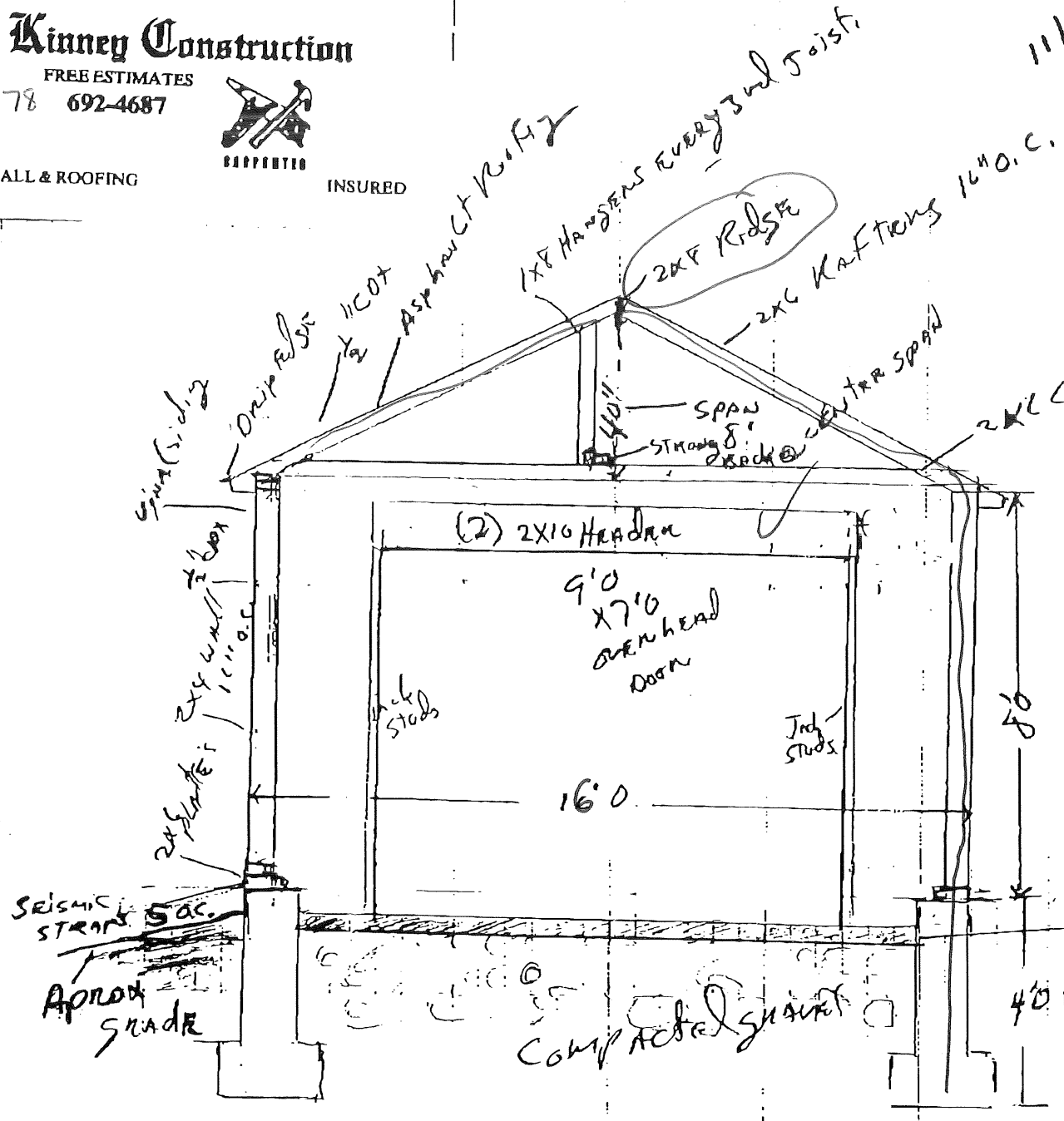
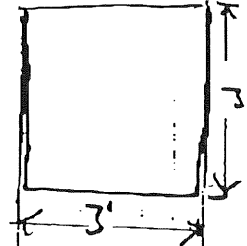
Mark & Jen Brown

16' x 20'  
GARAGE

SET ON EXISTING  
FOOT PRINT.

Htg. off Garage  
Approx: 13'0"

Scale: 1/8" = 1'-0"



NOV -03' 99 (WED) 14:17

WESTFORD TOWN HALL

TEL: 978 692 9607

P. 003

COMPLETE REMODELING

ADDITIONS  
LARGE OR SMALL

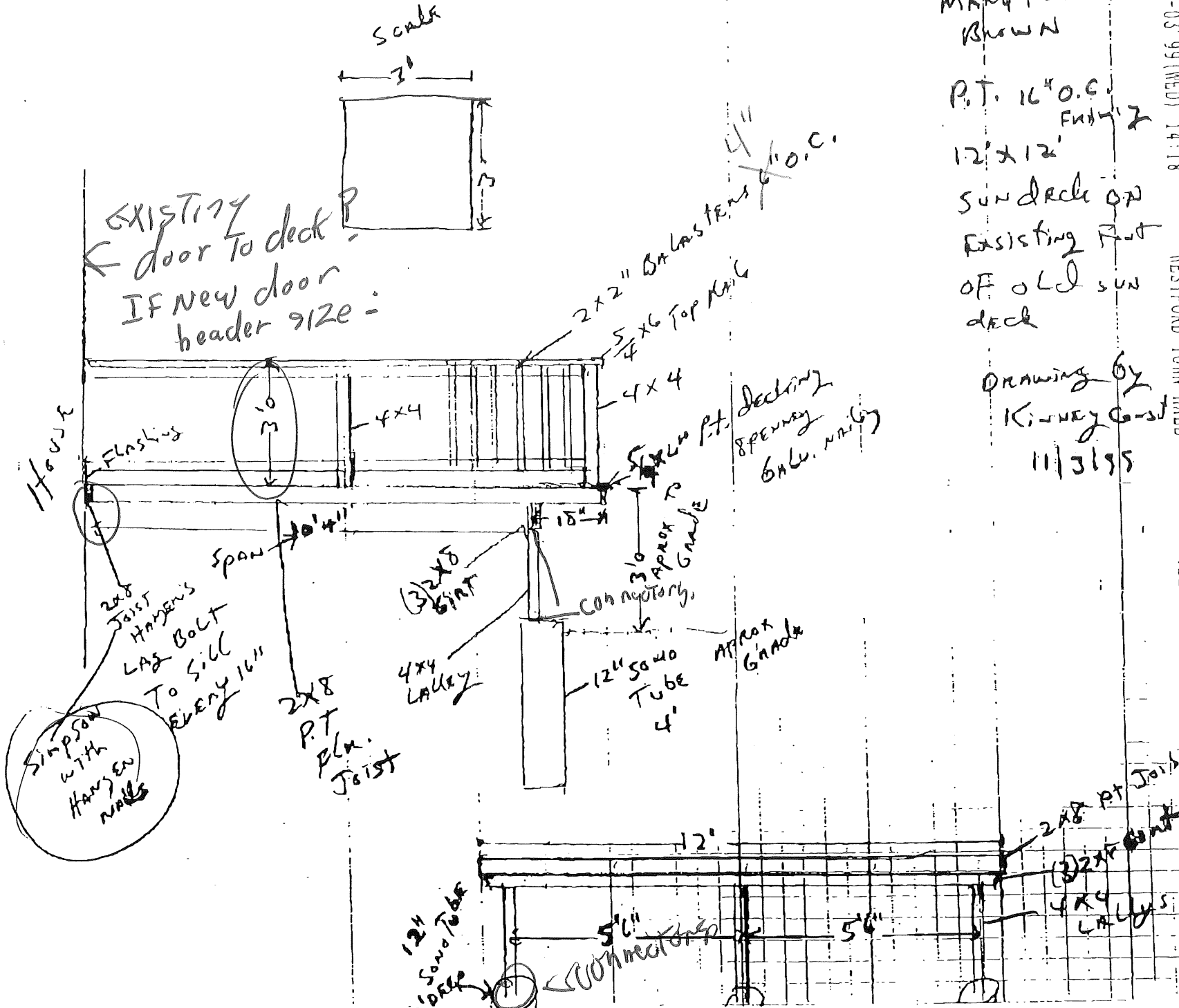
# Kinney Construction

FREE ESTIMATES  
692-4687



DRYWALL & ROOFING

INSURED



MANLY JED  
BROWN

P.T. 1/2" O.C.  
FIBER 2

12" x 12"  
SUN DECK ON  
EXISTING FOOT  
OF OLD SUN  
DECK

DRAWING BY  
KINNEY CONSTRUCTION  
11/3/95

NOV - 03 '99 (WED) 14:18 WESTFORD TOWN HALL

Drawn by  
Kinney Const.  
11/3/95

Mark-Jen Brown

Foundation  
PLAN

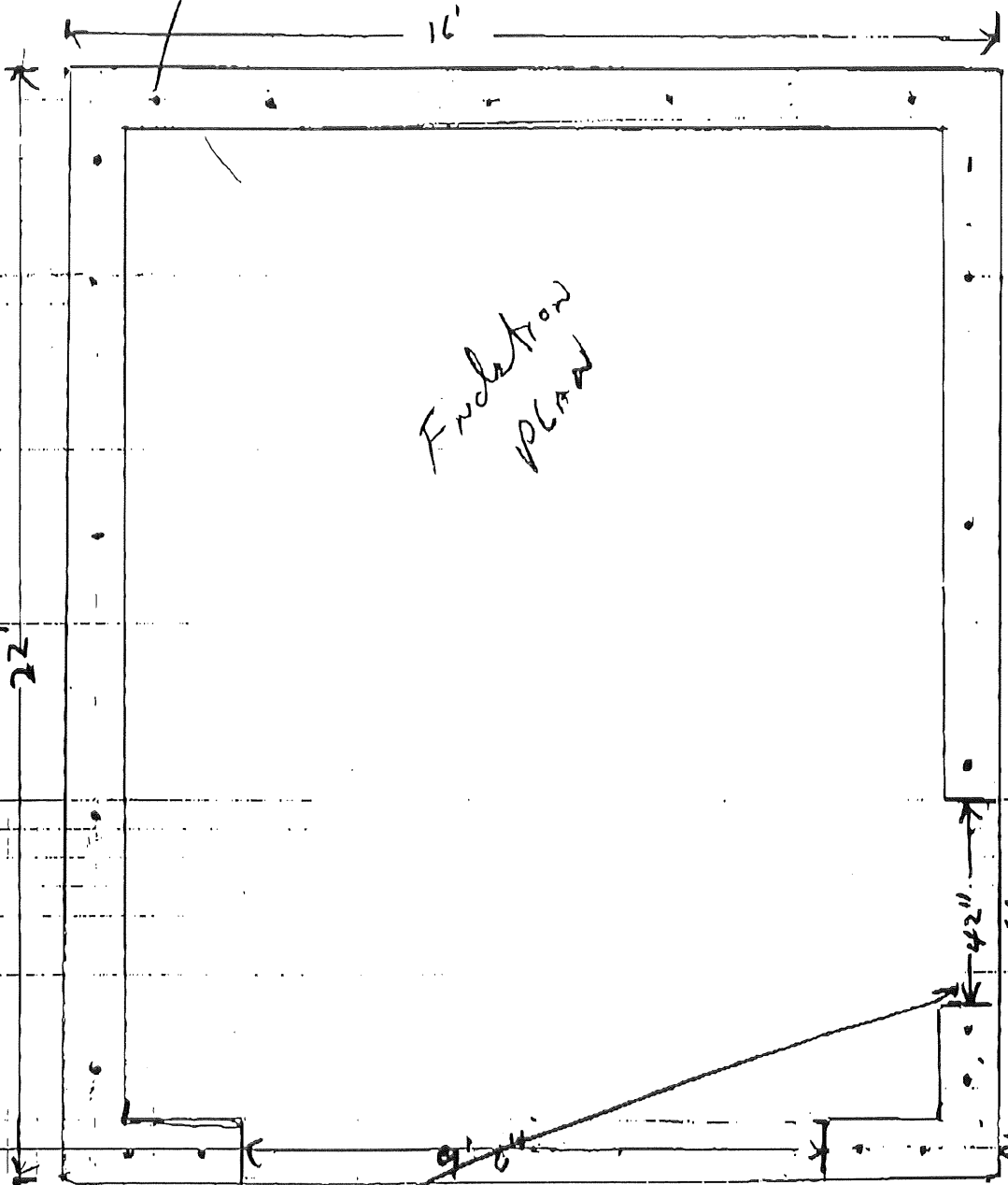
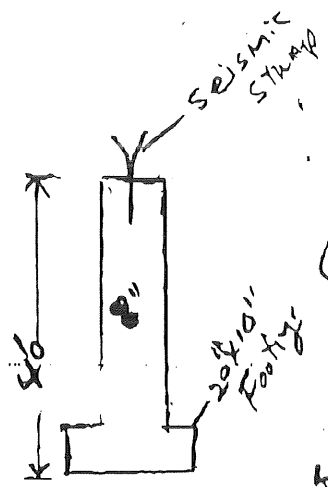
8" wall with  
footings  
& str.

Approx  
16" above  
grade

KEAN  
GARAGE

2500/6  
CONCRETE

SEISMIC  
STRAPS  
1' OFF CORNERS  
EVERY 5' IN FIELD



Foundation  
PLAN

Side  
Open

HOUSE  
SID

**Kinney Construction**  
FREE ESTIMATES  
692-4687

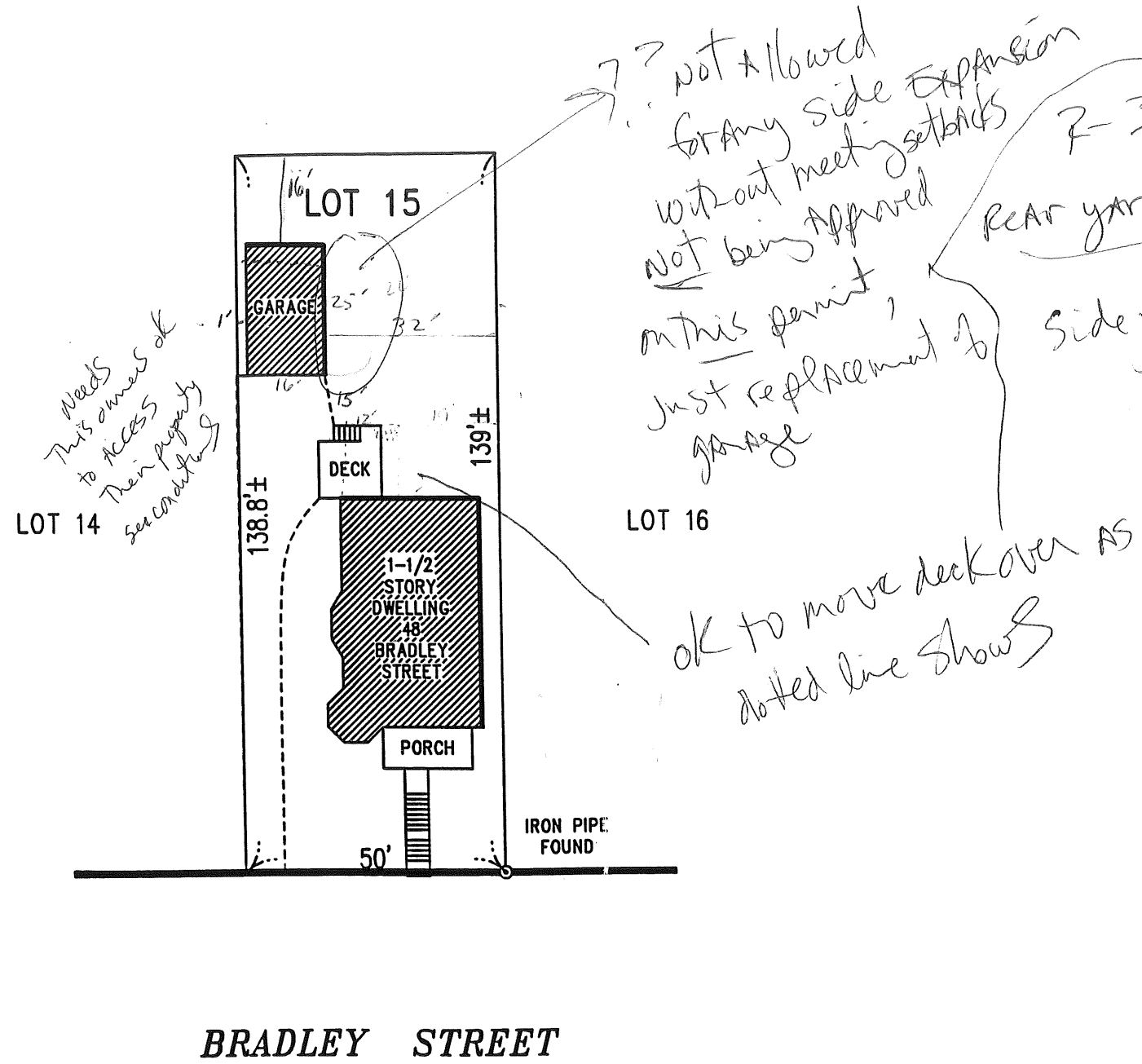


INSURED

DRYWALL & ROOFING

STEP  
DOWN  
GARAGE  
DOOR OPENS  
3" BELOW GRADE

FRONT OF GARAGE  
FACTORY ST.



THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.  
DWELLING LOCATION IS BASED ON EXISTING MONUMENTATION.

SKETCH PLAN OF LAND  
IN  
PORTLAND  
MAINE

SCALE: 1"=30'      SEPTEMBER 2, 1999  
PREPARED FOR: MARK BROWN & JENNIFER KINNEY  
48 BRADLEY STREET  
PORTLAND, MAINE

JOB NUMBER: 19210      ACAD FILE: 19210.DWG

 **DES LAURIERS  
& ASSOCIATES, INC.**

0      30'      60'      120'

153 US ROUTE 1  
SCARBOROUGH, ME 04074  
(800) 882-2227 PHONE  
(207) 883-1000 PHONE  
(207) 883-1001 FAX  
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS