

930919

1422

188-C-008

Permit # 188-C-008 City of Portland BUILDING PERMIT APPLICATION Fee 65.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Edward Flaherty Phone # 773-0533

Address: 23 Bradley St Portland, ME 04102

LOCATION OF CONSTRUCTION 23 Bradley St

Contractor: _____ Sub.: _____

Address: _____ Phone # _____

Est. Construction Cost: 9,200.00 Proposed Use: 1-fam w/addition

Past Use: 1-fam

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion Demo existing porch (5 x 9) and construct addition

For Official Use Only	
Date <u>Oct 4, 1993</u>	Subdivision: _____
Inside Fire Limits _____	Name <u>OCT - 7 1000</u>
Bldg Code _____	Lot _____
Time Limit _____	Ownership: _____ Public _____ Private _____
Estimated Cost _____	

Zoning: Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) WDA - 10-6-93

Foundation: 188-C-008 as per plans (19'2" x 8')

- Type of Soil: Pick-up
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

- Floor:
- Sills Size: _____ Sills must be anchored.
 - Girder Size: _____
 - Lally Column Spacing: _____ Size: _____
 - Joists Size: _____ Spacing 16" O.C.
 - Bridging Type: _____ Size: _____
 - Floor Sheathing Type: _____ Size: _____
 - Other Material: _____

- Exterior Walls:
- Studding Size _____ Spacing _____
 - No. windows _____
 - No. Doors _____
 - Header Sizes _____ Span(s) _____
 - Bracing: Yes _____ No _____
 - Corner Posts Size _____
 - Insulation Type _____ Size _____
 - Sheathing Type _____ Size _____
 - Siding Type _____ Weather Exposure _____
 - Masonry Materials _____
 - Metal Materials _____

- Interior Walls:
- Studding Size _____ Spacing _____
 - Header Sizes _____ Span(s) _____
 - Wall Covering Type _____
 - Fire Wall if required _____
 - Other Materials _____

Ceiling: **HISTORIC PRESERVATION**

- Ceiling Joists Size: _____
- Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
- Type Ceilings: _____ Does not require review.
- Insulation Type _____ Size _____ Requires Review.
- Ceiling Height: _____

Roof: *****

- Truss or Rafter Size _____ Span _____ Action: Approved.
- Sheathing Type _____ Size _____ Approved with Conditions.
- Roof Covering Type _____ Denied.

Chimneys: Date 4/9/93
Type: _____ Number of Fire Places _____ Signature: _____

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

- Plumbing:
- Approval of soil test if required Yes _____ No _____
 - No. of Tubs or Showers _____
 - No. of Flushes _____
 - No. of Lavatories _____
 - No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Permit Received By Edward Flaherty

Signature of Applicant Edward Flaherty Date Oct 4, 1993

Signature of CEO _____ Date _____

Inspection Dates _____

PERMIT ISSUED WITH REQUIREMENTS

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PERMIT ISSUED WITH REQUIREMENTS

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

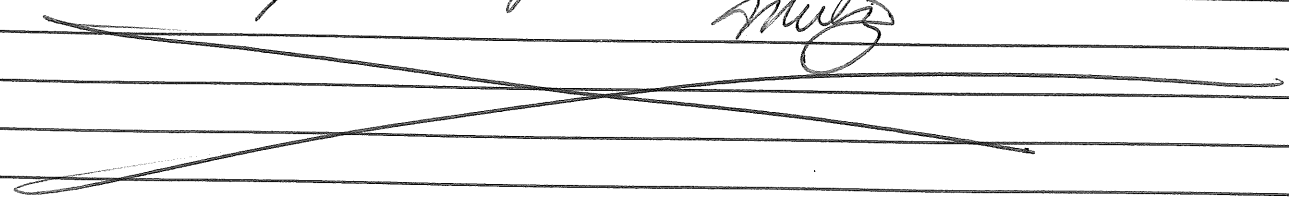
Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

*work completed without calling
for inspections*

mulz



Signature of Applicant *Edward Haherty*

Date _____

BUILDING PERMIT REPORT

ADDRESS: 23 Bradley St DATE: 6/08/93

REASON FOR PERMIT: TO CONSTRUCT addition

BUILDING OWNER: Edward Flaherty

CONTRACTOR:

PERMIT APPLICANT:

APPROVED: *1 *6 *7 *9 *12 *13 *14

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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 INDICATING shut-off valve shall be installed in an accessible location 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 square feet per sprinkler.
- 6.) 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 separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The 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).
- 7.) 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 (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

mlp

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.

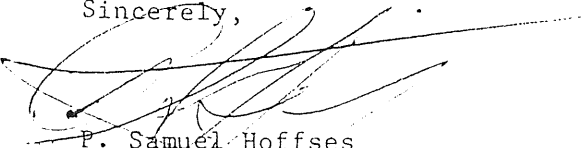
12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

13.) Headroom in habitable spaces is a minimum of 7'6".

14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste 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.

Sincerely,

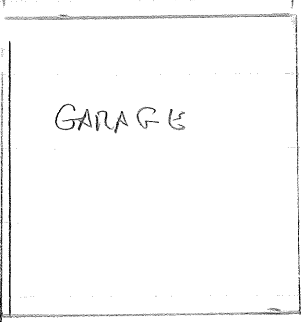

P. Samuel Hoffses
Chief of Inspection Services

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11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

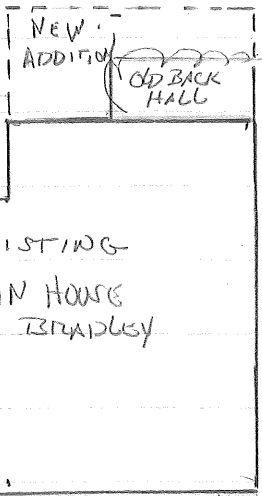
1" = 16'

107'



GARAGE

19' 2"

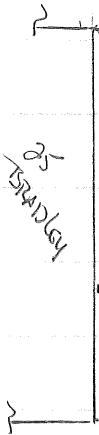


NEW ADDITION

BACK HALL

EXISTING MAIN HOUSE
23 BRADLEY

Porch



25
BRADLEY

1" = 16' +

SIDEWALK

188-C-008

PLOT PLAN
E. P. FLAHERTY
23 BRADLEY ST PORTLAND ME

142'

BRADLEY