

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

PERMIT ISSUED

Permit No: 01-0771	Issue Date: JUL 18 2001	CELL: 12 191 A052
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Location of Construction: 16 Lassell Street	Owner Name: Roma, John & Debra	Owner Address: 16 Lassell Street	Phone: 07-774-3857
Business Name: n/a	Contractor Name: Hamlin Home Improvements	Contractor Address: 33 Sebago Lake Road Gorham	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family	Proposed Use: Single Family / 30' x 24' second floor addition.	Permit Fee: \$264.00	Cost of Work: \$40,000.00	CEO District: 2	Zone: R5 55004 3,000 ^{sq} per unit FC9
Proposed Project Description: Build 30' x 24' addition.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R2 Type: 513 PERMIT ISSUED WITH REQUIREMENTS DEC 11 1999	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gg	Date Applied For: 06/28/2001	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>ok per 14-436</i> <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"/> <i>ok with conditions</i> Date: <i>7/17/01</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

All Purpose Building Permit Application

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: 16 Lassell St., Portland, ME

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Chart# <u>191</u> Block# <u>A</u> Lot# <u>92</u>	Owner: <u>John & Debra Roma</u>	Telephone: <u>879-1529</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>40,000.</u> Fee: \$ <u>264.00</u>
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Current use: Single family home

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Single family home

Project description:
Second floor Addition 30' X 24'

Contractor's name, address & telephone: Hamlin Home Improvement
33 Sebago Lake Rd. Gorham, ME

Who should we contact when the permit is ready: Debra & John Roma X 04038

Mailing address: 16 Lassell St
Portland, ME 04102 call wk Debra
Phone: 879-1529 \$774-3857

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: <u>Debra J. Roma</u>	Date: <u>6/28/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

BUILDING PERMIT REPORT

DATE: July 2001 ADDRESS: 16 Cassell ST. CBL: 191-A-000¹²
 REASON FOR PERMIT: To Construct a 24'x30' addition (second floor addition)
 BUILDING OWNER: John & Debra Rama
 PERMIT APPLICANT: _____ CONTRACTOR Humbly Home Improvem
 USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$40,000.00 PERMIT FEES: \$264.00

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: *1, *9, *11, *13, *14, *16, *20, *27, *28, *30, *31, *33, *35, *34, *26, #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. (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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- * 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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
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 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) Section 1014.6 Curved or STAIRS
- * 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- * 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- * 16. 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)
17. 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)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

W29

- * 20. 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/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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/1999)
- 25. 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".
- 26. 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.
- * 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. 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).
- * 31. 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) *See Attached*
- 32. Please read and implement the attached Land Use Zoning report requirements.
- * 33. 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.
- * 34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- * 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. [Name] Hoffses, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 16 Lassell St DATE: 7/17/01

REASON FOR PERMIT: 2nd Floor Addition

BUILDING OWNER: John & Debra Romo C-B-L: 191-A-12

PERMIT APPLICANT: owners

APPROVED: with conditions: #1, #6, #10, #12

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 Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
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 new 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 including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: This expansion of The Second floor is An Allowable 80% expansion compared to The first floor footprint. This is A one time Allowance during The lifetime of The building. you have basically maxed out The 80%.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

HAMLIN HOME IMPROVEMENT
333 Sebago Lake Road
Gorham, ME 04038
(207)892-5218

CONTRACT

Contract submitted to	John Roma, Jr.
Telephone	(207)879-1529
Location	16 Lassell Street, Portland, ME 04102
Estimated Commencement Date	07/16/01
Estimated Completion Date	

1. WORK DESCRIPTION. Construction of a second story home addition measuring 24' x 30'. Constructed following blueprint specifications provided by client and prepared by Wayne Paradis Custom Planning Service and Carpentry. To include the following:

- Removal of interior wall from first floor living room, installation of microlam beam.
- Removal of existing roof and second story walls.
- Framing of deck consisting of 2x10 spruce; ¾ fir tongue-in-groove plywood;
- Exterior wall framing 2x6 spruce; 7/16 OSB wall sheathing; Typar house wrap;
- Interior wall framing 2x4 spruce;
- Roof trusses 24' long 5/12 pitch scissor truss; 5/8 CDX fir roof sheathing with H clips; 1x8 #4, 1x4 #4, fascia and rake/shadow board;
- 8" galvanized drip edge; Grace ice & water shield to be applied to leading edges of roof;
- 25-year onyx black supreme roof shingles;
- Velux VS104 Skylight; eight (8) egress all vinyl double hung Silverline Series 1000 windows;
- Four (4) 2/6x6/8 6 panel pre-hung interior doors; two (2) 1/6x6/6 6 panel pine interior doors; two (2) 5/0x6/8 all panel bi-fold interior doors; one (1) 6/0x6/8 all panel bi-fold doors;
- Four (4) Plymouth bedroom locksets; two (2) Plymouth Passage locksets;
- Interior trim 2½ " colonial; interior baseboard 3½ " colonial;
- 1x12 closet shelves; 15/16 closet poles;
- Replace existing stair treads with oak treads.

2. CONTRACT PRICE. Forty Thousand Dollars (\$40,000.00). Contract price includes above work description, electrical, insulation, masonry (extension of chimney), and sheetrock. Contract price does not include plumbing, light fixtures, interior painting, or exterior siding.

3. PAYMENT. Payment to be made as follows: one-half (½) down payment of \$20,000.00 upon acceptance of Contract, remaining one-half (1/2) \$20,000.00 payment upon completion.

4. WARRANTY. Contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use.

5. CHANGE ORDERS. Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

6. RESOLUTION OF DISPUTES. If a dispute arises concerning the provisions of this Contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for binding arbitration as regulated by the Maine Uniform Arbitration Act with the parties agreeing to accept as final the arbitrator's decision.

7. ACCEPTANCE OF CONTRACT. The above prices, specifications and conditions are satisfactory and hereby accepted.

Dated: _____

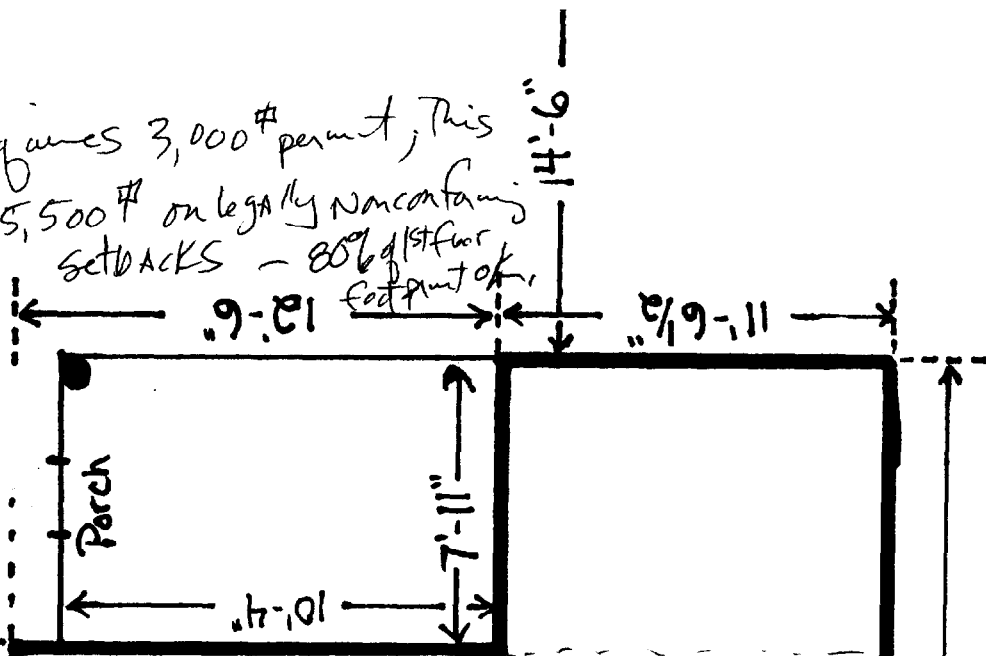
John Roma, Jr.

Dated: _____

Hamlin Home Improvement
By: Joel L. Hamlin, Owner

14-436

R-5 Zone requires 3,000[#] per unit; This lot has 5,500[#] on legally nonconforming setbacks - 80% of 1st floor footprint of



$24 \times 30 = 720$ [#]
 $12.5 \times 8 = 100$ [#]
 $8 \times 11.5 = 92$ [#]
 $\underline{\quad\quad}$
 912 [#]
 $912 \times 80\% = 729.6$ [#]

52'-3"

This can't be the side setbacks
The lot is only 55' wide
Altogether -

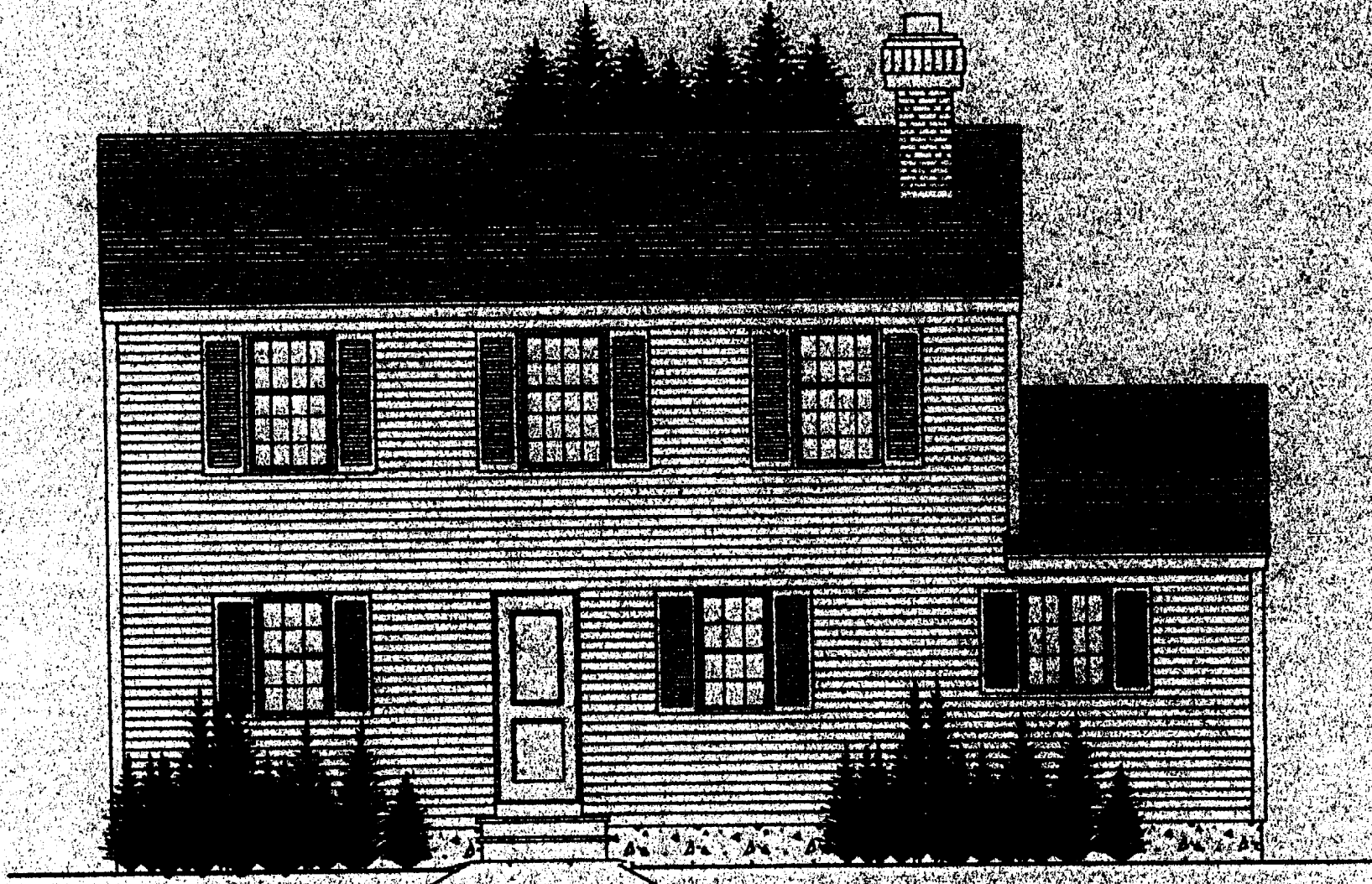
24'-0 1/2"

5'-8"

37'-11"

39'-2 1/2"

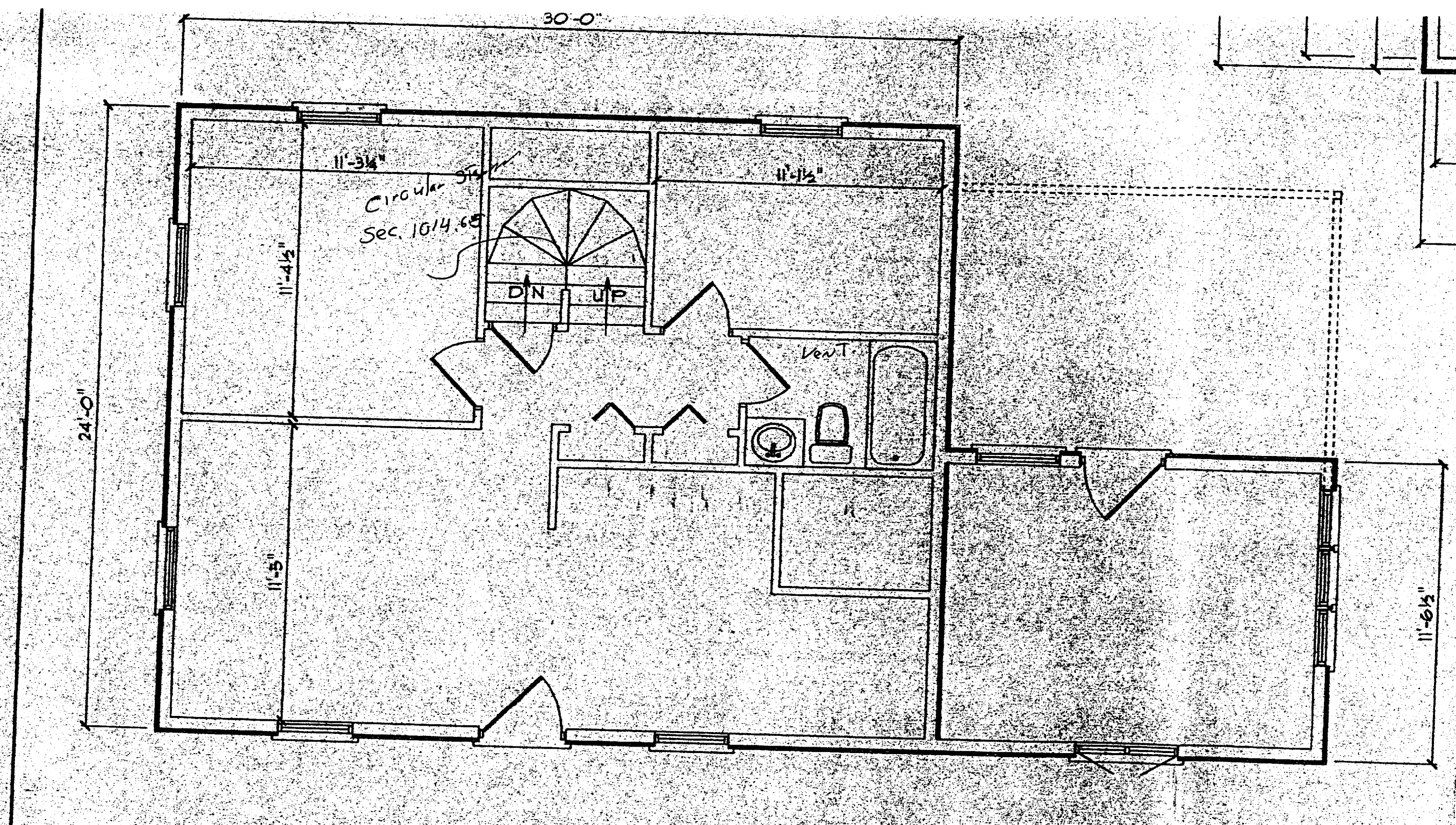
Street



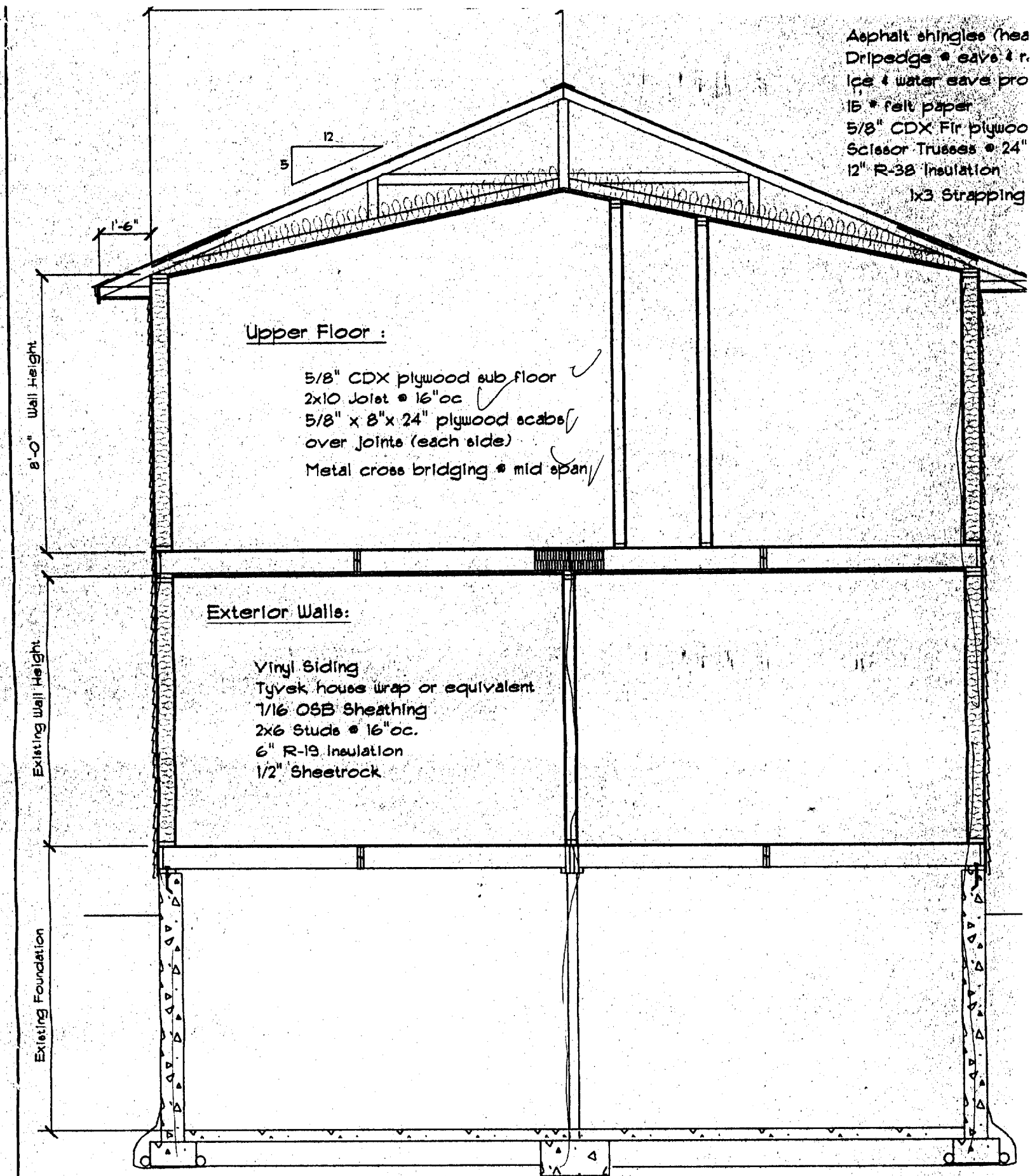
Front Elevation

3/16" = 1'-0"

30'-0"



Existing Lower Floor Plan
1/4" = 1'-0"

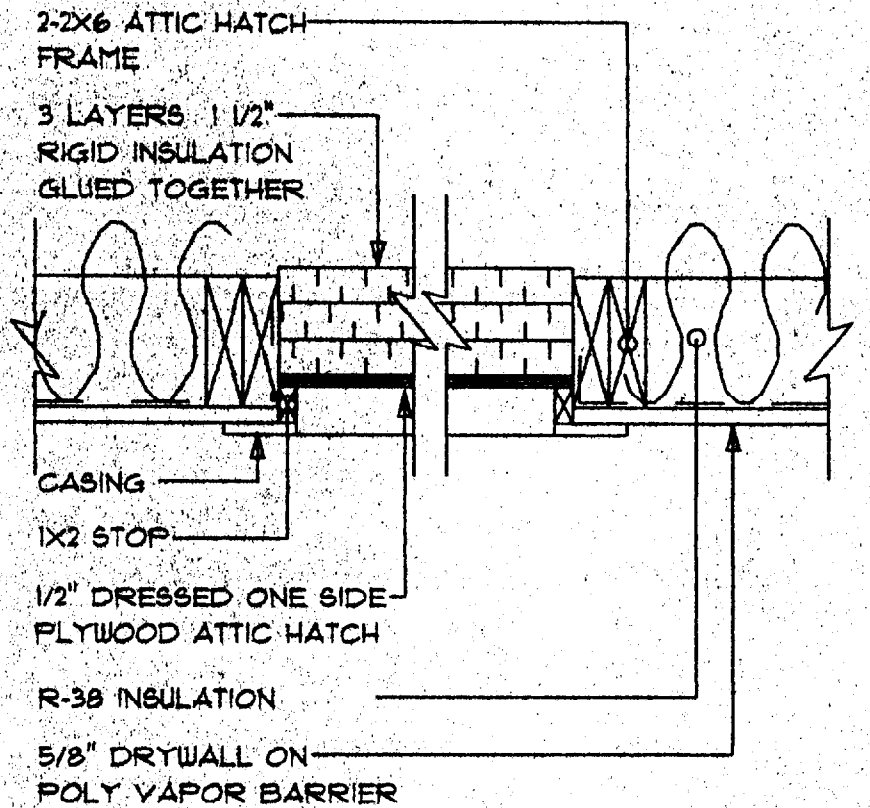


Section
 3/8" = 1'-0"

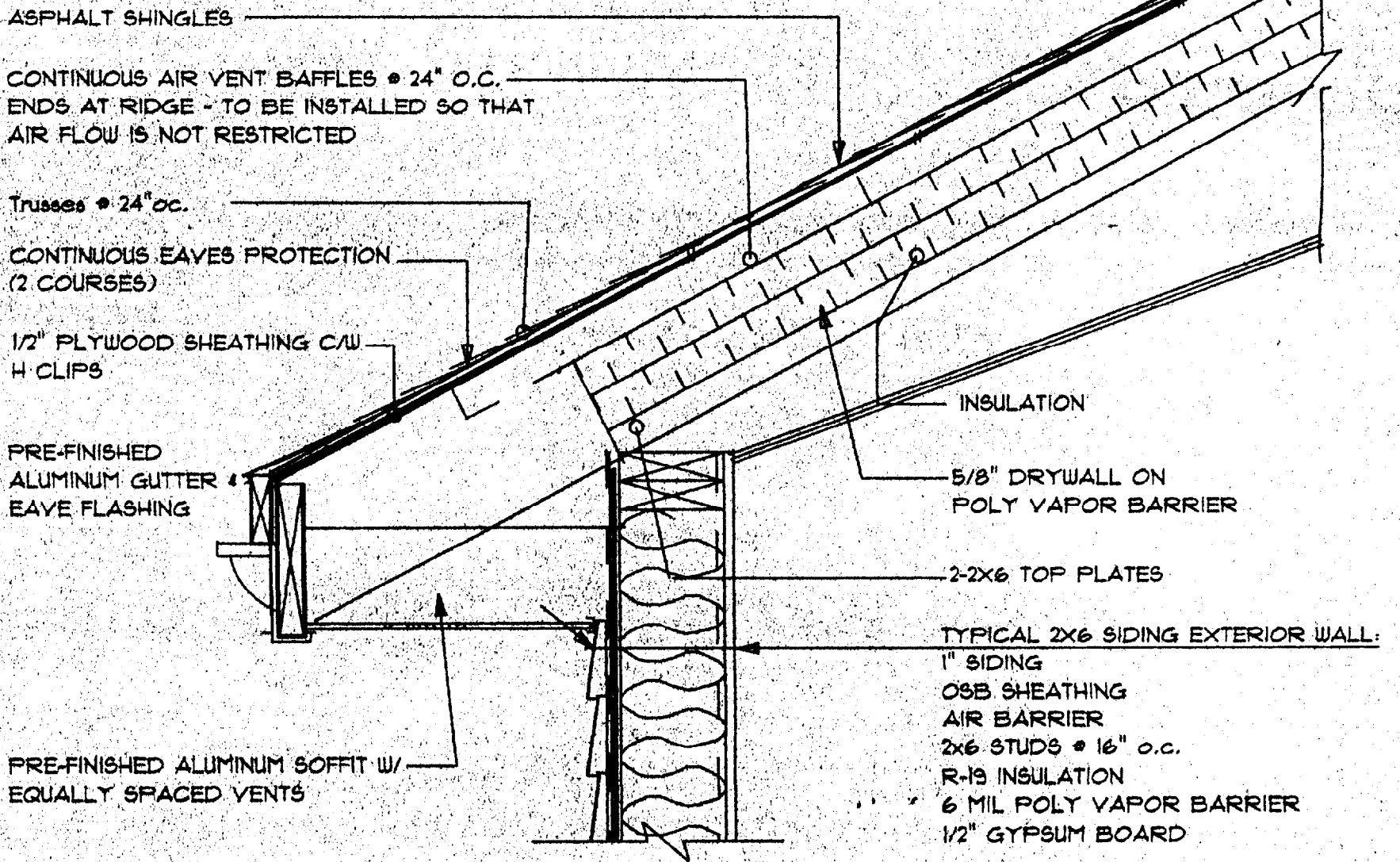
(weight) 25 year prorated warranty
 section • eaves

sheathing with clips
 c.

16" oc.



ATTIC HATCH



SIDING CATHEDRAL EAVE

Note: Owner to check plans for compliance with local building

Wayne Paradis Custom Planning Service and Carpentry
 21007-3474

Section	Addition	Re
Plan For:		
John Roma		
Drawn by:	Wayne Paradis	Apr