

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

Location of Construction: 60 Kenilworth St		Owner: Chapman, John & Kim		Phone:		Permit No: 960776	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Carland Construction		Address: 32 Pleasant Ave Portland, ME 04103		Phone: 774-7710		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG - 8 1996 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00			
Proposed Project Description: Construct attached 2 car garage with master bedroom & bath above		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type:		Zone: CBL: 193-C-008 (7)	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 06 August 1996					

1. This permit application doesn't 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 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: *Chris Carland* ADDRESS: DATE: 06 August 1996 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

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: *8/6/96*

CEO DISTRICT 4

PERMIT ISSUED WITH REQUIREMENTS
 PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

9/9/90 Footing and first wall poured w/out inspection, need to contact contractor to verify wether or not the support footing has been poured for the columns in center of garage ?? Need them to verify set backs. (need to relocate telephone pole in middle of proposed driveway)
Done 12/26 @

10-1-90 Contractor not on site - Plumbing inspection - ok. No electrical yet, CMP here to insulate drop. Contractor has built garage roof and added sheathing.

10-17-90 Contractor taped & sheetrocked. Not on site. Ridge vent installed, roof shingled. Also have added TYPAR bldg. wrap and started to shingle exterior surface.

12/26 Call for final - o/s stairs on right not built - 2nd deck only ok ^{plumbing}
garage - P.V.C. plumbing waste penetrations on house side of gar wall - door is not latched ok ^{plumbing}
gap in taping above wasteline - Bottom edge of wall on House side not sheetrocked - Contractor to fix

N/A @ Contractors phone 12/27 3 trips @
12/30 1 trip

Elec GFI's Bathroom ok @ 12/26
o/s duplex deck ok @ 12/26
Mexin ok @ 12/26

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: <u>Rough In - Test Waste</u>	<u>10-1-90</u>
Final: _____	_____
Other: _____	_____

Applicant: Chris Carland - contractor Date: 8/6/96
 Address: ~~60~~ 60 Kenilworth St
 Assessors No.: 193-C-819

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing 1922

Zone Location - R-3

Interior or corner lot -

Use - Attached 2 car garage with Master Bedroom & bath Above

Sewage Disposal - City

was to be 25' → Rear Yards - 25' req - 25' shown

Side Yards - 11' req - 35' shown

Front Yards - N/A

Projections -

Height - 2 story

Lot Area -

10,000^{sq} ft per assessors

Building Area - 25% of lot area max coverage = 2,500^{sq} ft

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains - N/A

$$\begin{array}{r}
 8 \times 24 = 192 \\
 24 \times 27 = 648 \\
 6 \times 12 = 72 \\
 \hline
 912 \\
 484 \\
 \hline
 1396
 \end{array}$$



BUILDING PERMIT REPORT

DATE: 8/19/96 ADDRESS: 60 Kendrick St.
 REASON FOR PERMIT: To Construct garage (Attached) with living above.
 BUILDING OWNER: Chapman
 CONTRACTOR: Carland Const. APPROVED: *1 *2 *9 *11
 PERMIT APPLICANT: _____ DENIED: *11 *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

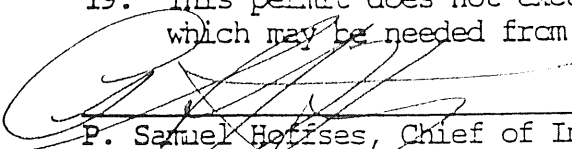
- * 1. Before concrete for foundation is placed, approvals from ~~the~~ Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.

6. 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 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 sq. feet per sprinkler.
- * 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- * 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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/1996)
11. Guardrail & 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.
12. 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/1993) 10"
13. Stair construction in Use Group R-3 & R-4 is a minimum of 8" tread and ~~8-1/4" maximum rise.~~ ^{7 3/4"} All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed 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.
17. 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".
18. 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 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.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

LAND USE - ZONING REPORT

ADDRESS: 60 Kenilworth St DATE: 8/6/96

REASON FOR PERMIT: Construct attached 2-car garage with Master bedroom &

BUILDING OWNER: John & Kim Chapman C-B-L: 193-C-819 ^{BATH ABOVE}

PERMIT APPLICANT: Chris Carland - contractor

APPROVED: with conditions DENIED: _____

5 & 19

CONDITION(S) OF APPROVAL

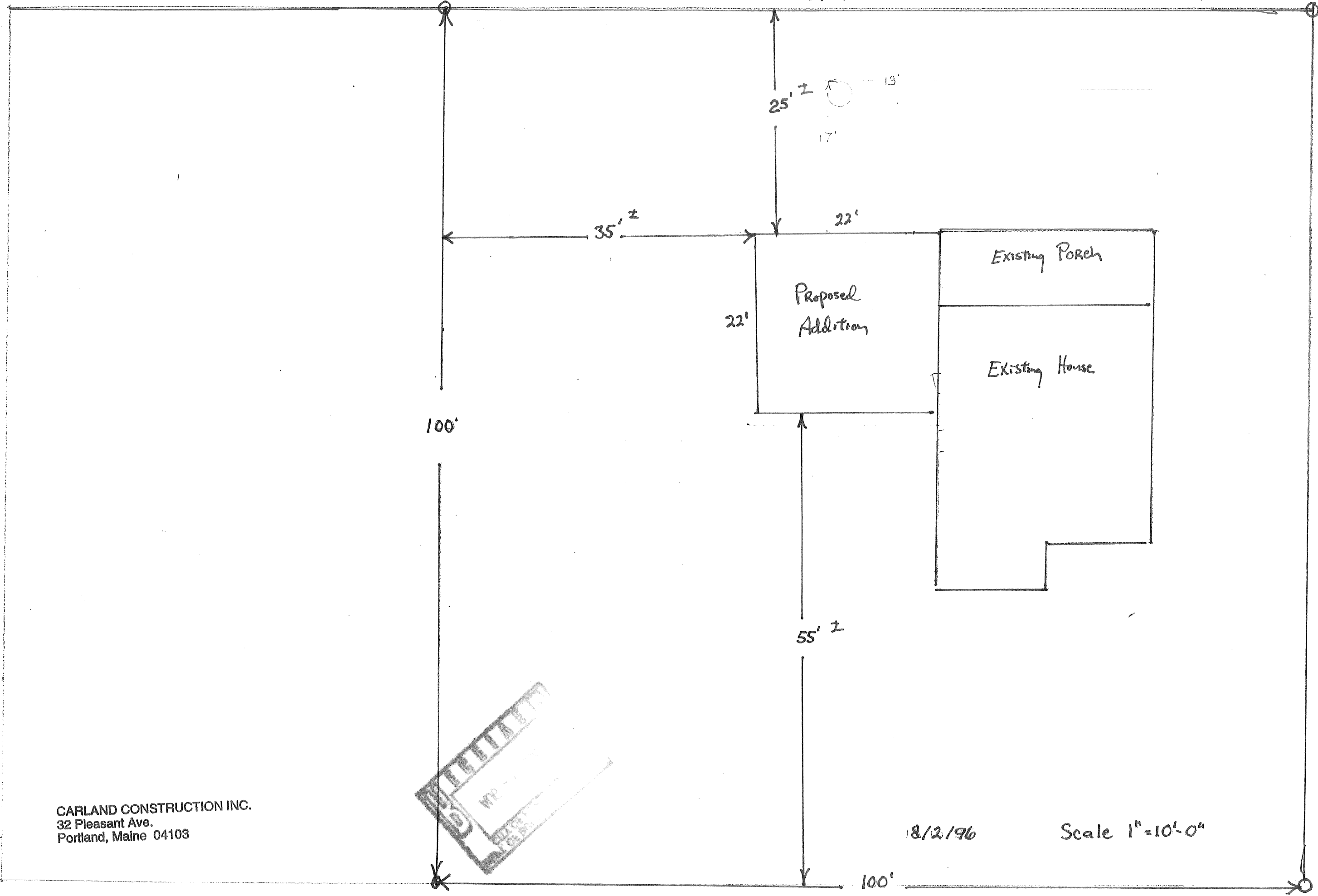
1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

The area above the garage is for a master bedroom and bath. No kitchen facilities shall be located in this space so as to constitute the addition of another dwelling unit. Any such change shall require a separate permit application for review and approval.

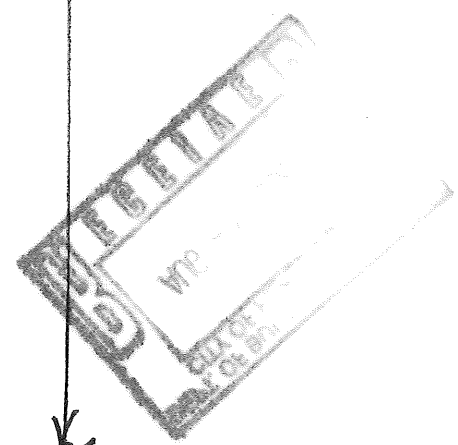
Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

60 Kenilworth ST - MR + MRS John Chapman



CARLAND CONSTRUCTION INC.
32 Pleasant Ave.
Portland, Maine 04103



18/2/96

Scale 1"=10'-0"

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

193-C-008

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
Street Subdivision Lot #: 60 KENILWORTH

PROPERTY OWNERS NAME

Last: CHAPMAN First: JOHN
Applicant Name: RICHARD BUXTON
Mailing Address of Owner/Applicant (If Different): 979 KIVIK RD WINDHAM ME 04167

PORTLAND 5880 TOWN COPY
Date Permit Issued: 9-30-96
Local Plumbing Inspector Signature: [Signature]
L.P.I. #: 0124
FEE: \$ 16 If Double Fee Charged:

Owner/Applicant Statement

Caution: Inspection Required

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.

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

Signature of Owner/Applicant: [Signature] Date: 9-30-96

Local Plumbing Inspector Signature: [Signature] Date Approved: 10-26-96

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1679</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR TRANSFER FEE [\$6.00]		Urinal		Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
			4	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 16.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

193-C-008