

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

Location of Construction: 133 Frost St., Portland 04102		Owner: Prosser, Alan & Bethany		Phone: 775-0968	Permit 971158
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name:		Address:		Phone:	
Past Use: Single Fam dwelling		Proposed Use: Same w/garage addition		COST OF WORK: \$ 22,000.00	PERMIT FEE: \$ 130.00
Proposed Project Description: garage addition as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>	
Permit Taken By: Vicki Dover		Date Applied For: 9/26/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

PERMIT ISSUED
Permit Issued:
OCT 23 1997
CITY OF PORTLAND

Zone: **K-3** CBL: **195-B-22**
Zoning Approval: *[Signature]* 10/22/97
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: *9/28/97*

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 <i>Alan Prosser</i>	ADDRESS:	DATE: 9/28/97	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT **4**
A. Flowers

COMMENTS

19 Dec 97 Check Foundation That was already placed meets setback notice
angle To Foundation To obtain setback #
4-29-98 Bldg. inspection yields need for amendment to original prints. Have changed
misc walls. Have not provided the proper egress windows in bedrooms. Have
not achieved the proper headroom in one area of the second floor. Saw had
conversation w/owner to verify these items need to be corrected!

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

BUILDING PERMIT REPORT

DATE: 23/00T/97 ADDRESS: 133 Frost St.
 REASON FOR PERMIT: To Construct a 19'6" x 40'-0" addition to garage
 BUILDING OWNER: Alan Prosser
 CONTRACTOR: Owner
 PERMIT APPLICANT: R-3/4 APPROVAL: X1 X2 X3 X5 X8 X9 X10 X11 X12 X16 X26 X28 X30
 USE GROUP R-3/4 BOCA 1996 CONSTRUCTION TYPE FB

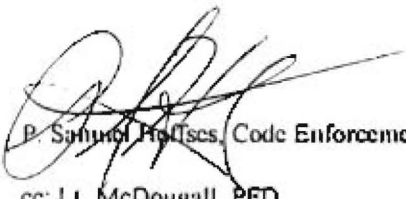
CONDITION(S) OF APPROVAL

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.
- 26. 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.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. *Your building application show (2) Two Steel Beams but NO design criteria for these beams - Please submit this information to this office before work begins.*
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Proffes, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schumckal

Applicant: Alan Prosser

Date: 10/20/97

Address: 133 Frost St

C-B-L: 195-B-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1948

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - Construct Addition to garage

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' shown

Rear Yard - 25' req -

Note

Side Yard - Normally 14' req under Section

Projections - Allowed one

Width of Lot -

Height - 2 story garage

Lot Area - 20,

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

12/19/97
11:00 am
Peter
775-5141
OK

...e down to 8 1/2
...reduction, I have
...a side setback of
...AS The 25' front
...can be met.
...n)

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Chase Mauhallen

133 Frost Street
Portland Maine

Job Number: 289-09
Inspection Date: 2-20-97
Scale: 1" = 40'

Bank and its Title Insurers

The monumentation is in harmony with current deed description.

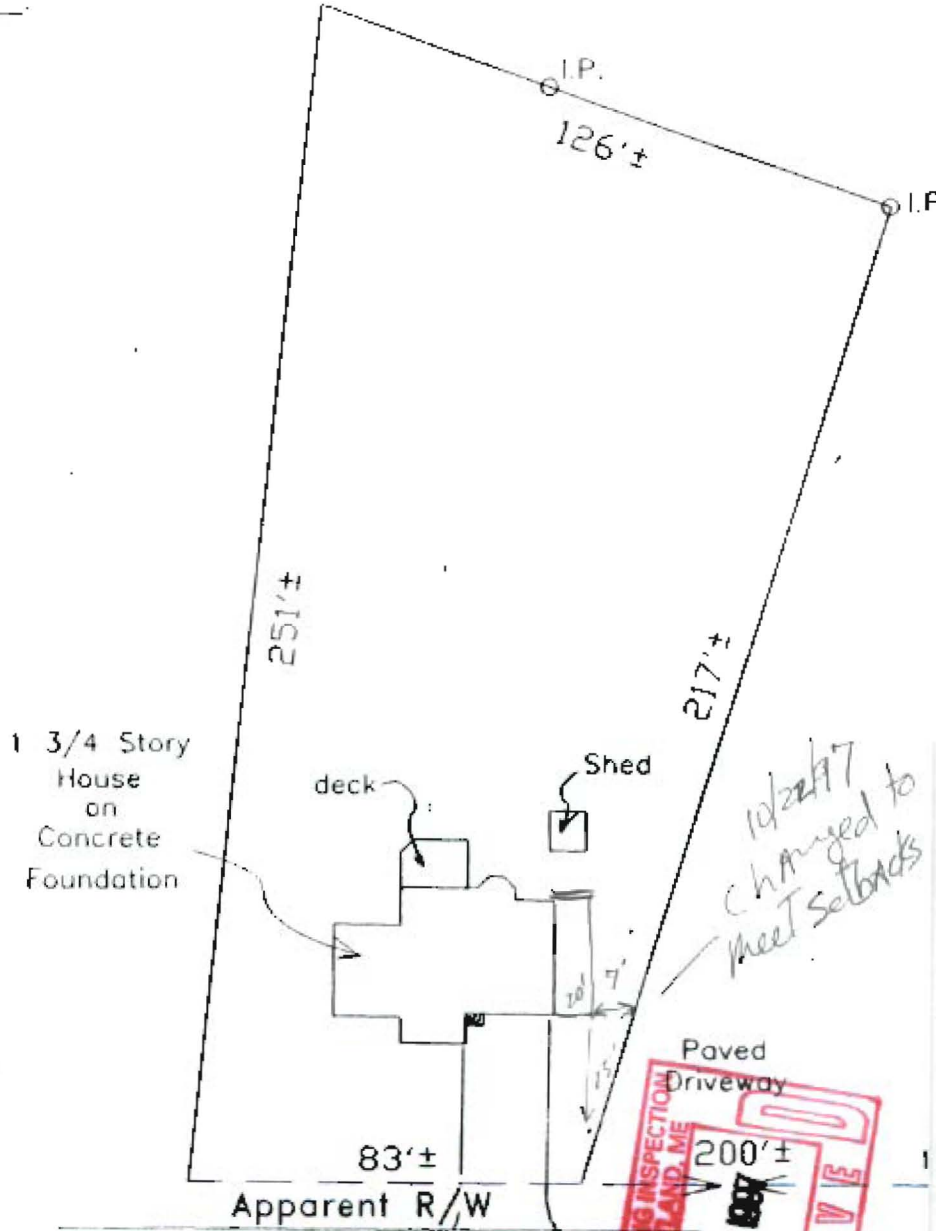
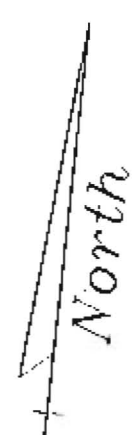
The building setbacks are in conformity with town zoning requirements.

The dwelling does not fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not fall within the special flood hazard zone as indicated on community panel # 230051 0013 B

Buyer: Alan Prosser

Seller: Robert R. Auger



[Handwritten signature]

*10/22/97
changed to
meet setbacks*



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-1359
Fax: (207) 829-3582

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 4680 PAGE 296 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by:

RPPLST7

CAMA Real Property System - Residential Display

10/20/97

RPP095

Parcel Id: 195- - B-022-001 01/01 Acct: P4311098

09:36

LWR	1ST	2ND	3RD	AREA
A	MAIN STR			0604
B	10			0266
C	31			0140
D	15			0008
E	13	17		0240
F				
G				
H				
I				
TOTAL AREA:				1511
				19
				32
				26
				24
				6
				6

Return []

FAX COVER SHEET

BAS, INC./ALAN AUTO VOLVO SERVICE

195 St. John Street
Portland, Maine 04102
207-775-0968
Fax 207-773-2359

TO:

Fax Number 874 876

Company City of Portland

Attention SAM HOFFSES / Inspections

FROM: Alan Prosser

DATE: 5-12-98 TIME: 8:30

RE: 133 Frost St. 195-B-22

NO. PAGES: 2

COMMENTS:

PER your request - also Peter
specca out beams from mother
source. Both agree that they are
sizes to ensure the ~~low~~ low.

Regards.

Alan

DANIEL S. CHASE, P. E.
Construction Engineering and Consulting
210 St. John St.
Portland, ME 04102
Phone: (207) 799-9087; Fax: 799 0325

March 1, 1998

Mr. Alan Prosser
c/o Alan Auto
195 St. John St.
Portland, ME 04102

DATE: 3/2		Project: 1		QUICK FAX[®] OfficeMax	
To: ALAN PROSSER		From: DAN CHASE			
Co./Dept: ALAN AUTO		Co./Dept:			
Fax: 773-2359		Fax:			
Phone:		Phone: 799-9087			
Title:		Title:			

Re: Steel beam sizes for residence on Frost St.

Dear Alan;

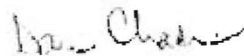
I have reviewed the steel beam sizes selected for use on the subject property.

A W12X30 beam is adequate to support a total load of 19,320 lbs., distributed uniformly over a 23 ft. span. A W16X35 beam is adequate to support a total load of 34,500 lbs., distributed uniformly over a 23 ft. span.

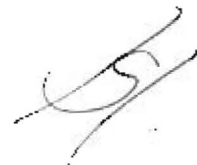
The only caveat is that the top flanges of the beams must be restrained from moving laterally. This can be accomplished by the floor system attaching to the beams, but all attachments must be very secure. For example, nailers must be through-bolted to the beam, and joists must be secured with framing anchors.

Please call if you have questions.

Yours truly,



Daniel Chase, P. E.



TRANSACTION REPORT

SEND

RECEIVER

PAGES

NOTE

8740716

2

OK

11/30/97

PLOT PLAN FOR ADDITION

Bethany & Riley Prosser

133 Frost Street

SCALE 1" = 10'

BY PETER ROSSMANNY

M.D.S.

N

251.14'

143

EXISTING
STRUCTURE

ADDITION

1'6"

23'0"

20'

25'

217.26'

83'

FROST STREET

