

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080882

PERMIT ISSUED

JUL 31 2000

This is to certify that MACDONALD SARAH HANCOCK & SIMON MACDONALD INC Gr

has permission to Build detached 24' x 24' detached garage

AT 68 CARIBOU ST

196 B010001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is started or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

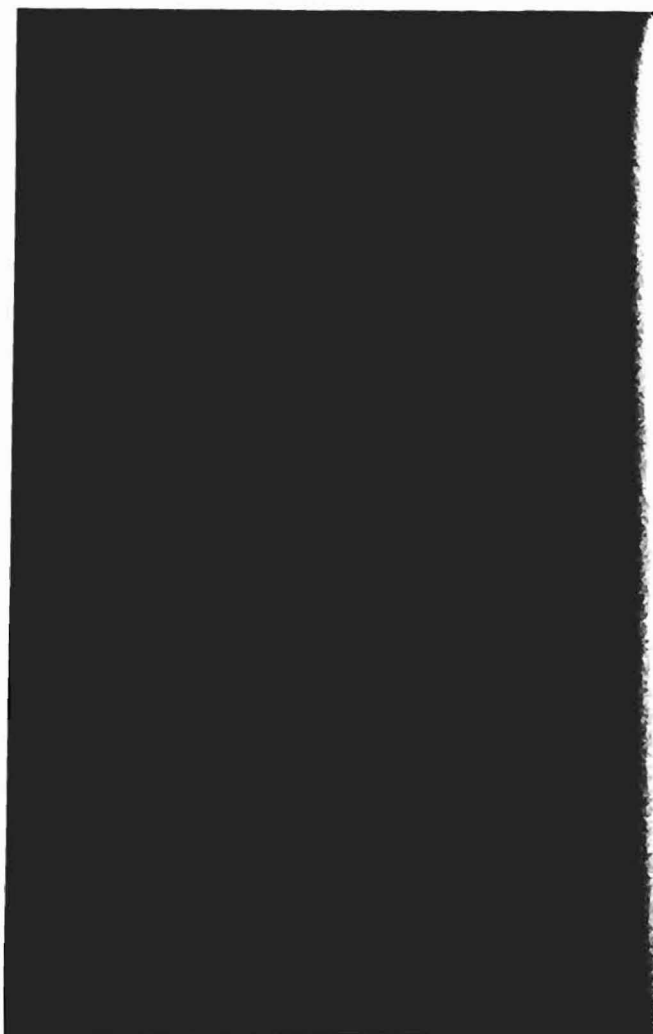
Appeal Board _____

Other _____

Department Name

Thomas H. Marshall 7/31/00
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



City of Portland, Maine - Building or Use Permit Application

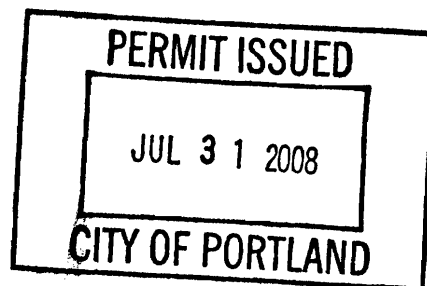
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0882	Issue Date:	CBL: 196 B010001
-----------------------	-------------	---------------------

Location of Construction: 68 CARIBOU ST	Owner Name: MACDONALD SARAH HART &	Owner Address: 68 CARIBOU ST	Phone:
Business Name:	Contractor Name: Great Moose Renovations, Inc.	Contractor Address: 210 Payne Road Scarborough	Phone: 2072328817
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Build detached 24' x 24' detached garage	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 3	18,000 [#]
Proposed Project Description: Build detached 24' x 24' detached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B IRC 2003 2006 Signature: Jm 7/31/08	
		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: Idobson	Date Applied For: 07/18/2008	Zoning Approval								
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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..		<table border="1"><tr><td>Special Zone or Reviews <i>Garage impact of 250' set back well over 75' away</i></td><td>Zoning Appeal</td><td>Historic Preservation</td></tr><tr><td><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"/> Date: <i>OK with conditions 7/21/08</i></td><td><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:</td><td><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: <i>9</i></td></tr></table>			Special Zone or Reviews <i>Garage impact of 250' set back well over 75' away</i>	Zoning Appeal	Historic Preservation	<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"/> Date: <i>OK with conditions 7/21/08</i>	<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:	<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: <i>9</i>
		Special Zone or Reviews <i>Garage impact of 250' set back well over 75' away</i>	Zoning Appeal	Historic Preservation						
<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"/> Date: <i>OK with conditions 7/21/08</i>	<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:	<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: <i>9</i>								

**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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- ☒ Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- ☒ Final inspection required at completion of work.

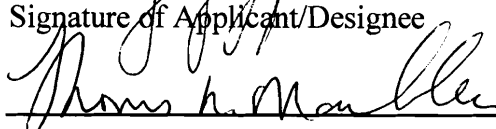
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

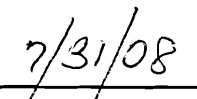
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



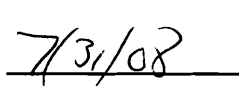
Signature of Applicant/Designee



Signature of Inspections Official



Date



Date



General 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: <u>68 Caribou Street</u>		
Total Square Footage of Proposed Structure/Area <u>24' x 24' = 576 sq. ft.</u>		Square Footage of Lot <u>18,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>196 B 10-12</u> <u>197 F 12-14</u> <u>14 61 64-69</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Sarah & Simon Macdonald</u> Address <u>68 Caribou Street</u> City, State & Zip <u>Portland, ME</u>
Telephone: <u>207-409-2620</u>		
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address <u>-SAME-</u> City, State & Zip
		Cost Of Work: \$ <u>20,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Detached 24'x24' GARAGE ON SLAB AS PER ATTACHED PLAN WITH THE FOLLOWING OPTIONS: RAFTER FEMING OPTION, 6'x6' WALL OPTION, 1' gable overhang option.</u>		
Contractor's name: <u>GREAT MOOSE RENOVATIONS, INC.</u> Address: <u>210 PAYNE ROAD</u> City, State & Zip <u>SCARBOROUGH, ME 04074</u> Telephone: <u>207-232-8817</u> Who should we contact when the permit is ready: <u>CONTRACTOR - Chris Giffith</u> Telephone: <u>CELL PHONE</u> Mailing address: <u>210 PAYNE ROAD, SCARBOROUGH, ME 04074</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 7/16/08

This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0882	Date Applied For: 07/18/2008	CBL: 196 B010001
------------------------------	--	----------------------------

Location of Construction: 68 CARIBOU ST	Owner Name: MACDONALD SARAH HART &	Owner Address: 68 CARIBOU ST	Phone:
Business Name:	Contractor Name: Great Moose Renovations, Inc.	Contractor Address: 210 Payne Road Scarborough	Phone (207) 232-8817
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family Home - Build detached 24' x 24' detached garage	Proposed Project Description: Build detached 24' x 24' detached garage
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/21/2008**Note:****Ok to Issue:** ☒

- 1) PLEASE NOTE: After the new garage is completed, the old driveway on the opposite side of the dwelling shall be removed and closed up - only one driveway /curbcut is permitted.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/31/2008**Note:****Ok to Issue:** ☒

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

Comments:

7/30/2008-jmb: Chris G. Came in with letter requesting a slab for a 576 s.f detached garage utilizing the IBC 2006 code. This code allows up to 600 sf and all other aspects of the building construction are code compliant. The waiver is granted to pour a monolithic slab foundation in lieu of a full frost wall per Jeanie Bourke.

7/28/2008-jmb: Tom M. Is doing the review, but there is a request for waiver to use the IRC 2006. The letter is not clear and more detail is needed on the soils and engineered fill for the sloping site and slab details.



210 Payne Road
Scarborough, ME 04074
Office: 883-6561
Fax: 883-2964
www.GreatMoose.com

Your New Home at the Old Addresssm

July 30, 2008

Jeanie Bourke
Director
City of Portland
Planning & Development Department
Inspection Services Division
389 Congress Street
Portland, ME 04101-3509

Jeanie,

Thank you for your time regarding a proposed 24'x24' (576 sq. ft.) detached garage on slab that I want to build for Sarah and Simon Macdonald of 68 Caribou Street in Portland.

Regarding this project, I would like to ask for a waiver request to use IRC 2006 building standards to build this garage on a slab instead of using the IRC 2003 building standards the City of Portland uses today. IRC 2003 standards allow light-frame construction on slabs for buildings not exceeding 400 square feet. Under the IRC 2006 standards light-frame construction is permitted on slabs not exceeding 600 square feet. It is anticipated that the City of Portland will upgrade to IRC 2006 standards in the near future.

Because there is a slight contour of grade on the proposed site, we will level the site with 3-4 feet of material at the rear of the slab, tapering to existing ground level at the front of the slab. We will use 3" processed gravel as a base for the slab, with ¾" processed gravel as the finished surface, with all materials compacted every 8-12 inches at a minimum.

The Macdonald's bought this property not knowing they own a unique piece of property that faces many added challenges and added costs to improve it. They have met those challenges and paid those additional costs to get where we are today.

All other aspects of building this detached garage meet code.

Again, thank you for you and your staff's time on this project.

Sincerely,

Chris Griffith – cgriff@greatmoose.com
President
Great Moose Renovations, Inc.

JUL 30 2000

CONCRETE SLAB SECTION

12" J Bolt Anchor Bolts
EVERY 4' ON CENTER
WITHIN 1' ON EVERY
CORNER.

P.T. PLATE
OVER
SILL INSULATION

2"X6" Wall 1'
construction

6" concrete slab

3500PSI

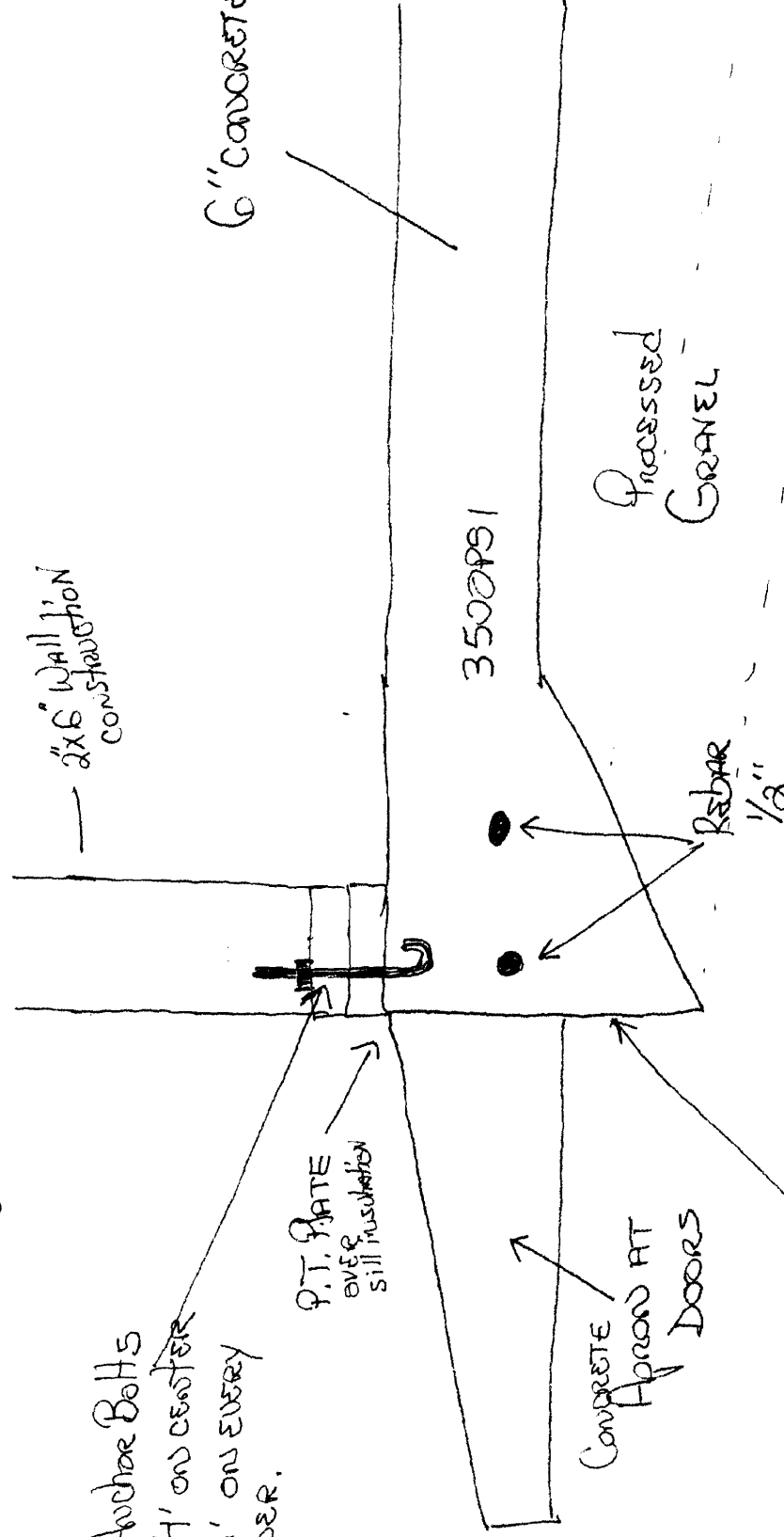
Concrete
Apron AT
DOORS

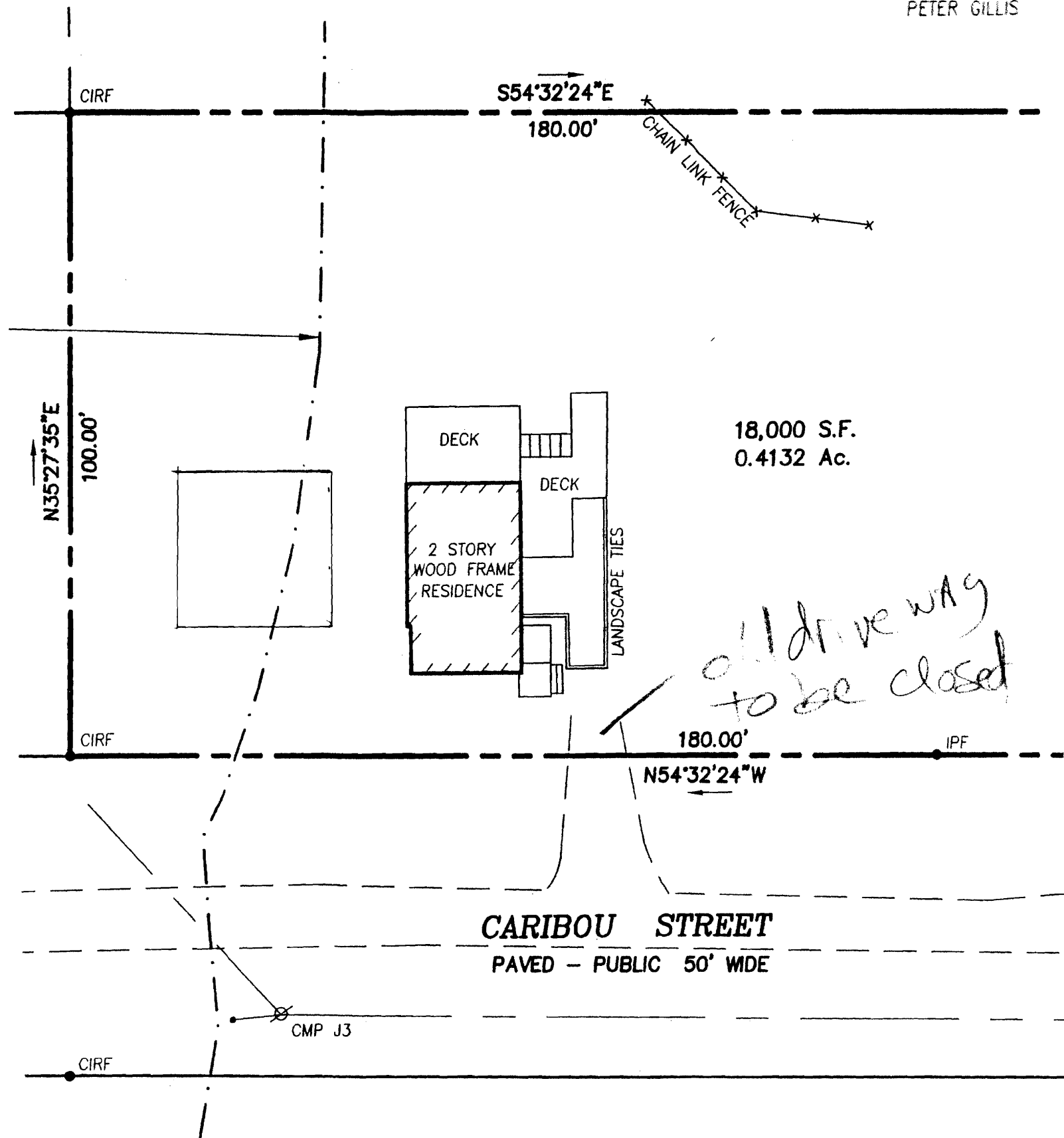
Processed
Gravel

Rebar
1/2"

12" concrete slab
around perimeter
Reinforced with Rebar.

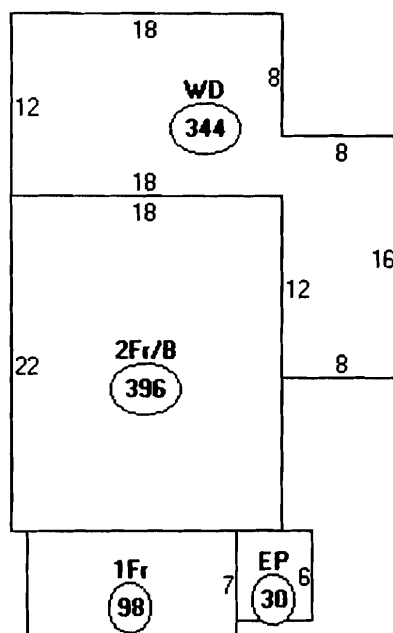
Gravel Fill approx.
3-4 feet AT REAR TO
existing grade at front.





SCALE $1" = 20'$

SEE Boundary Survey



Descriptor/Area	
A: 2Fr/B	396 sqft
B: WD	344 sqft
C: EP	30 sqft
D: 1Fr	98 sqft



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	196 B010001
Location	68 CARIBOU ST
Land Use	SINGLE FAMILY
Owner Address	MACDONALD SARAH HART & SIMON MACDONALD JTS 68 CARIBOU ST PORTLAND ME 04102
Book/Page	22420/255
Legal	196-B-10-11-12 197-F-12-13-14 CARIBOU ST 18000 SF

Current Assessed Valuation

Land	Building	Total
\$67,800	\$99,900	\$167,700

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 890	Total Acres 0.413	
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
03/16/2005	LAND + BLDING	\$215,000	22420-255
12/22/1995	LAND + BLDING		12276-240
09/07/1995	LAND + BLDING		12102-041

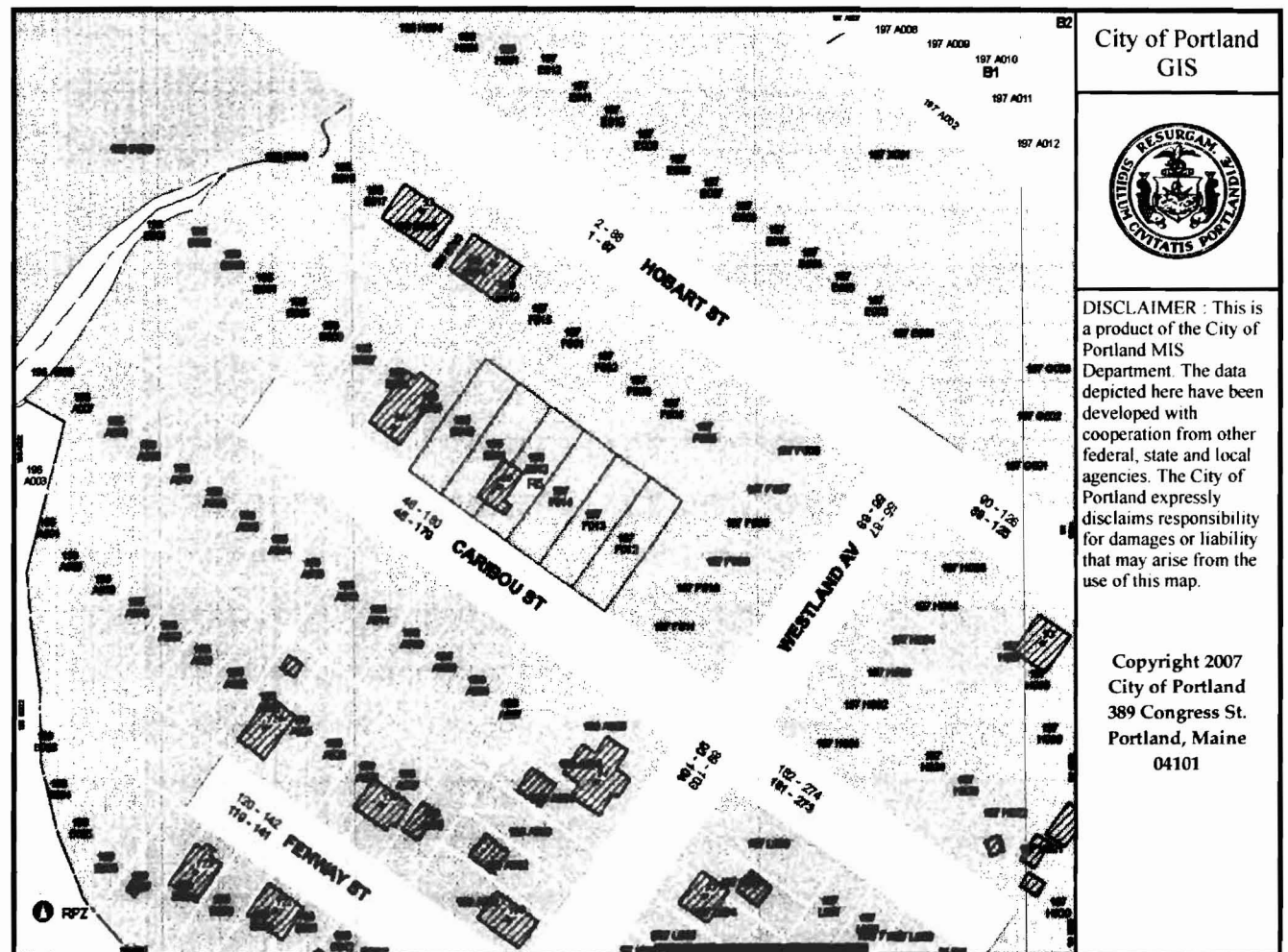
Picture and Sketch

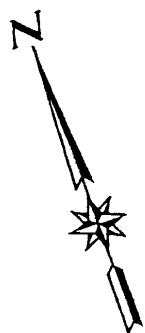
Picture	Sketch	Tax Map
---------	--------	---------

[Click here to view Tax Roll Information.](#)

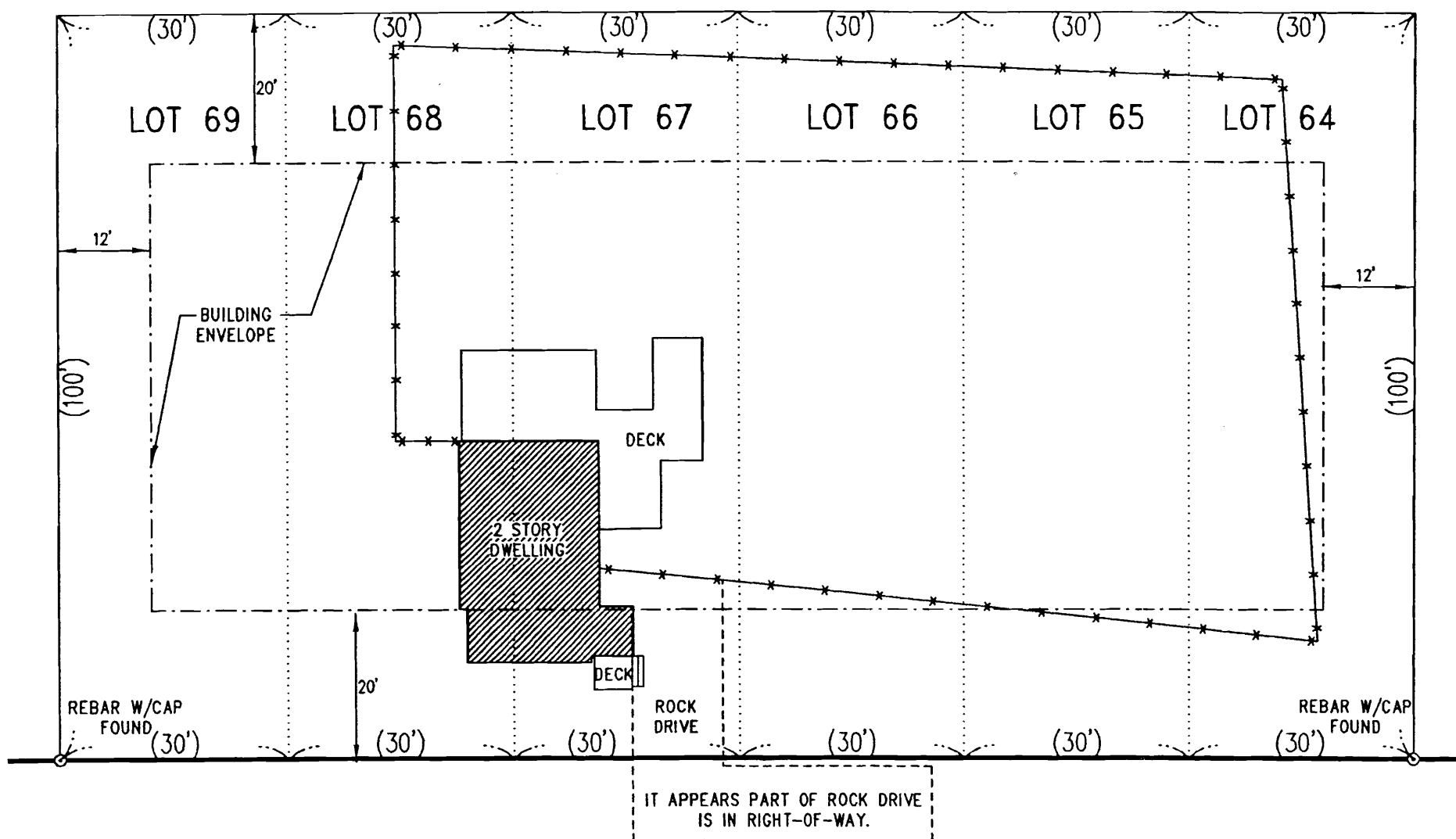
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!





68 CARIBOU STREET, PORTLAND, MAINE
ASSESSOR'S MAP 196, BLOCK B, PARCELS 10
ASSESSOR'S MAP 197, BLOCK F, PARCELS 1
PLAN BOOK 14, PAGE 61, LOTS 64-69
DEED BOOK 22420, PAGE 256
(CUMBERLAND COUNTY REGISTRY OF DEEDS)



CARIBOU

STREET