

City of Portland, Maine – Building or Use Permit Application 38 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>27 Cobb Ave</i>		Owner: <i>Staples, Sylvia</i>		Phone:		Permit #: 960934
Owner Address:		Leasee/Buyer's Name:		Business Name:		
Contractor Name: <i>Craig Galarneau</i>		Address: <i>P.O. Box 41 Standish, ME</i>		Phone: <i>04054 637-2838</i>		Permit Issued: SEP 25 1996
Past Use: <i>1-fam</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$ 35,000.00		
Proposed Project Description: <i>Construct attached garage (28 x 24)</i>				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>with conditions</i>
				Signature:		
Permit Taken By: <i>Mary Grosik</i>				Date Applied For: <i>18 September 1996</i>		Zoning Approval: <i>K-2 212-A-018</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<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"/>
				Signature: Date:		

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..

Approved with letter - conditions

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 <i>Craig Galarneau</i>		ADDRESS:		DATE: <i>18 September 1996</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

ISSUED

SEP 25 1996

CITY OF PORTLAND

Zone: *K-2* **CBL:** *212-A-018*

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: *9/19/96*

D. Audin

4

CEO DISTRICT

A. Powers

COMMENTS

10-11-96 NW Yet

10-28-96 Request for inspection - yields that contractor has already poured footing for frost wall. There is no key way on top of footing. Have ordered them to install rebar in wall forms as it is a 2 story structure. They have drilled dowel rods (6") into existing foundation @ common area. Poured concrete. There is to be no floor drain.

11-7-96 Framing Exterior Walls. Backfilled, sand bed, tamped and slab already poured.

11-18-96 Slab good - 2nd floor framing completed, Roof trusses and sheathing on. Flashing good. Roof half shingled.

12-11-96 INTERIOR FINISHES BEING WORKED ON, WINDOWS INIC

1-27-97 All permit # 970012 - In law apartment permitted

msl.

4/2/97 See permit # 970012

Inspection Record

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

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Contractor Name: Craig Galarneau		Address: P.O. Box 41 Standish, ME		Phone: 04084 637-2838			
Past Use: 1-fam		Proposed Use: Same		BusinessName:			CITY OF PORTLAND Zone: R-2 CBL: 212-A-018
Proposed Project Description: Construct attached garage (28 x 24)		COST OF WORK: \$ 35,000.00		PERMIT FEE: \$ 195.00			
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>with conditions</i>			
Permit Taken By: Mary Gresik		Date Applied For: 18 September 1996		Signature: <i>MS 9/24/96</i>		Zoning Approval: <i>with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>MS 9/20/96</i> <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"/>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____			

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Approved with letter & conditions

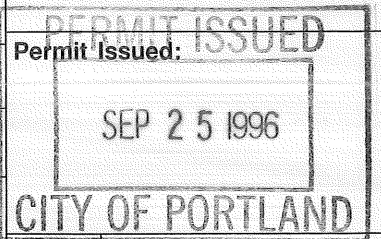
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Craig Galarneau
SIGNATURE OF APPLICANT Craig Galarneau ADDRESS: _____ DATE: 18 September 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



Zone: **R-2** CBL: 212-A-018
Zoning Approval: *with conditions*
Special Zone or Reviews:
 Shoreland *MS 9/20/96*
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
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 Conditional Use
 Interpretation
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 Denied

Historic Preservation
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 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 9/19/96

D. Andrews

CEO DISTRICT **4**

A. Proctor

LAND USE - ZONING REPORT

ADDRESS: 27 Cobb Ave DATE: 9/20/96

REASON FOR PERMIT: construct an attached garage 24x28'

BUILDING OWNER: Sylvia Staples C-B-L: _____

PERMIT APPLICANT: CRAIG GLARNEAU

APPROVED: with conditions DENIED: _____

#5 119

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

shall not contain a separate dwelling unit or kitchen facilities.

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

BUILDING PERMIT REPORT

DATE: 9/24/96 ADDRESS: 27 Cobb Ave.

REASON FOR PERMIT: construct attached garage 28'x24'

BUILDING OWNER: Sylvia Staples

CONTRACTOR: Craig Galan Neau APPROVED: with conditions

PERMIT APPLICANT: Contractor DENIED: #1, 3, 7, 9, 9a, 10, 11, 13, 14, 15, 16, 20

CONDITION OF APPROVAL OR DENIAL

- 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. 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): - continued on reverse

9a. The sills of all door openings between private garages and adjacent interior spaces shall be raised not less than 4 inches above the garage floor (over)

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)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and ~~8-1/4"~~ maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. *7 3/4" Sec. 1014.6*
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.

*Note 1996
BOCA
changes*

20. *we will need a structural design statement from the manufacturer that the steel beam has been properly designed for this installation*

P. Samuel Hoffses, Chief of Inspection Services

Applicant: Craig GLARNEAU

Date: 9/20/96

Address: 27 Cobb Ave

C-B-L: 212-A-18-19-32

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1996

Zone Location - R-2

Interior or corner lot - construct an attached garage 24x28

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - existing

Front Yard - N/A

Rear Yard - 25' req - 25' shown

Side Yard - 14' req - 14' 7" shown min.

Projections -

Width of Lot -

Height - 2 stories

Lot Area -

Lot Coverage/ Impervious Surface - 13,300^{sq} ft max ~~shown~~ = 2660^{sq} ft h.a.

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

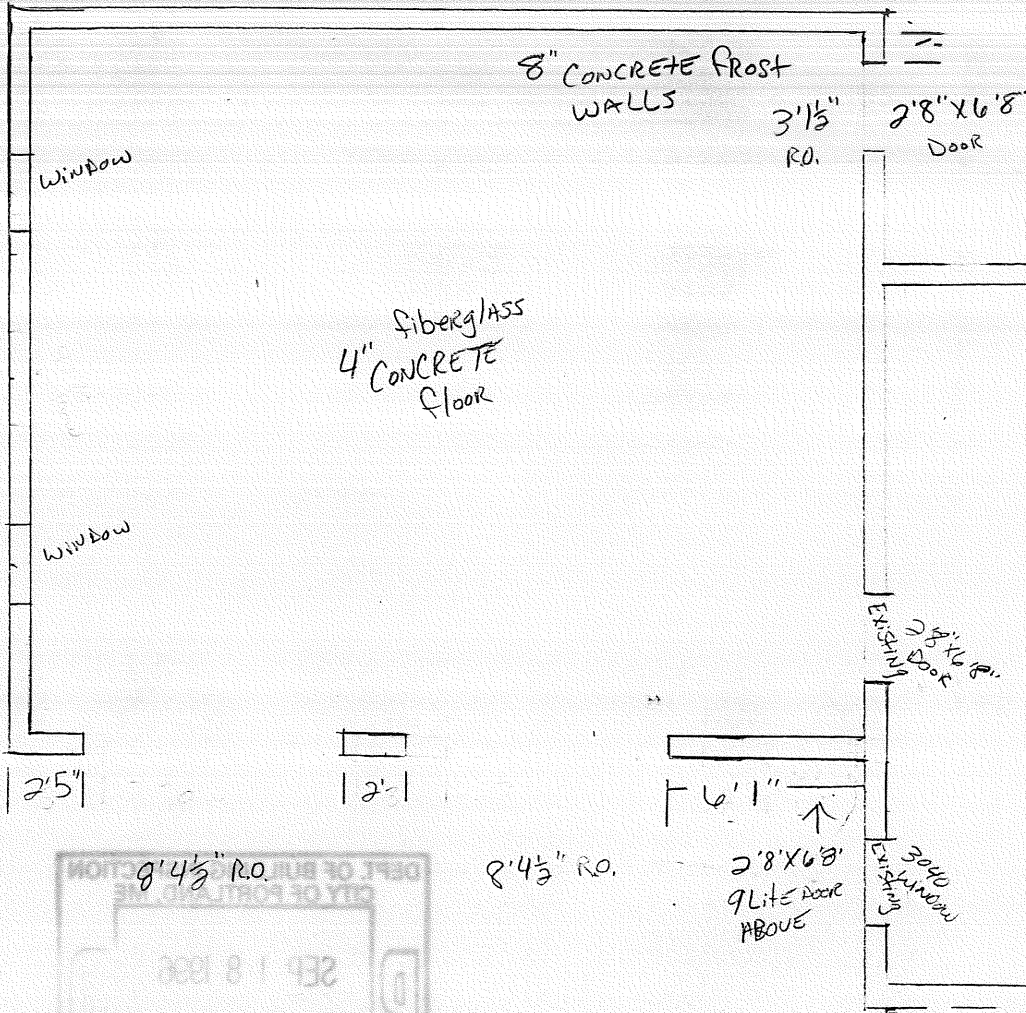
To remain a single family

24 x 40 = 960^{sq} ft
new 24 x 28 = 672^{sq} ft

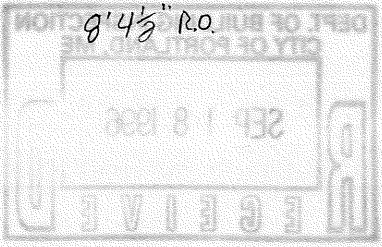
1632^{sq} ft

28'

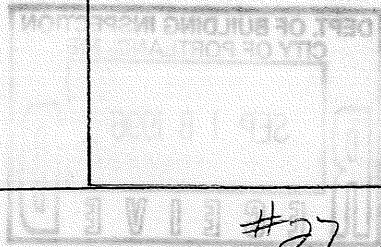
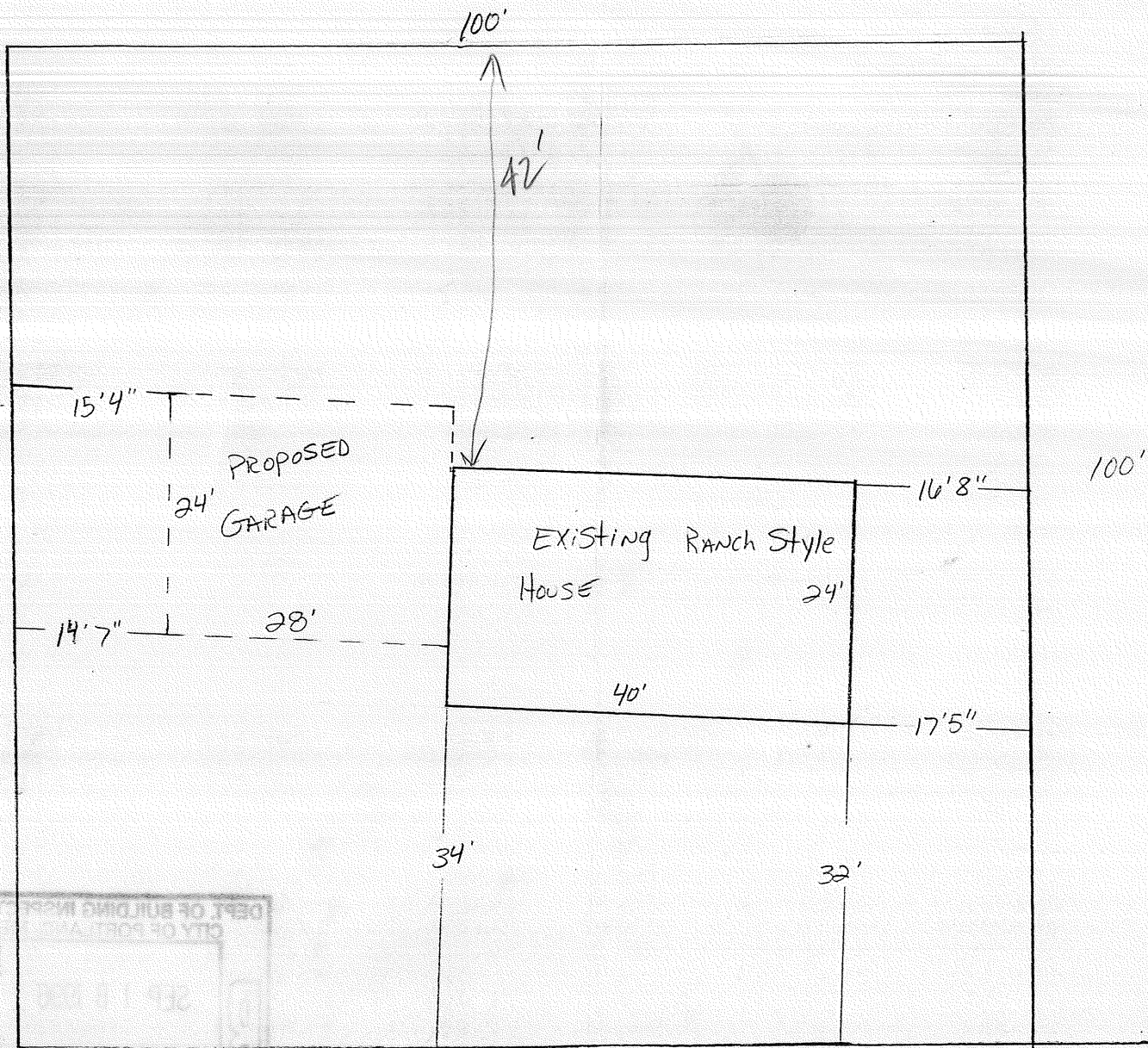
24'



EXISTING
24' X 40'
RANCH STYLE
HOUSE



SCALE 1/4"



#27 COBB AVE

3/32 SCALE

Plot #1

