

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

Location of Construction: 26 Old East Road		Owner: Ray Parent		Phone: 772-2910		Permit No: 000270	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ** Paul Cormier		Address: ***P.O. Box Westbrook ME		Phone: 797-8748		Permit Issued: APR - 3 2000	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 61,600		PERMIT FEE: \$ 396.00	
Proposed Project Description: 16x30 single story addition		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 5B		Zone: CBL: R-2 212-8-044	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved		Date:		Zoning Approval: ok with	
		<input type="checkbox"/> Approved with Conditions		<input type="checkbox"/> Denied		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: K		Date Applied For: March 29 2000 K					

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..

***** Call Paul 797-8748*****

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 provisions of the code(s) applicable to such permit

March 29 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: 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: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

04/07/00 - Setbacks OK - Ready to pour after Footing completed

5/12/00 Met on site w/ contractor. Checked electrical for close-in and framing. Gas set to close-in OK

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

BUILDING PERMIT REPORT

DATE: 29 March 2014 ADDRESS: 26 Old Mast Rd. CBL: 212-A-044
REASON FOR PERMIT: 16'x30' single story addition
BUILDING OWNER: Ray Parent
PERMIT APPLICANT: _____ CONTRACTOR Paul Cormier
USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 61,600 PERMIT FEES: 396.60

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 are met: *1, *2, *3, *4, *5, *11, *13, *15, *19, *22, *29, *32, *34, # 31

- 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 Commission~~ 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 from freezing. Section 1908.0
- 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 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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)
- 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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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. ft. (Section 1010.4)
- 16. 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)
- 17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. 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)

3/29



19. 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

20. 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)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. 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)
24. 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".
25. 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.
26. 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).

27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements. *TO remain 1 family, this is not an approval to install another unit. No additional kitchen equipment to be installed.*

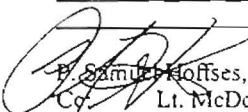
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

36.


P. Samuel Hoffses, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**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.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

**** 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, OR EQUIVALENT.



ELECTRICAL PERMIT

City of Portland, Me.

SIF

#3



K

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 4/7/00
 Permit # 306
 CBL# 212-A-044

SITE LOCATION: 26 Old Mast Rd

OWNER RAY PARENT TENANT _____

							TOTAL	EACH FEE		
OUTLETS	Receptacles	<u>20</u>	Switches	<u>10</u>	Smoke Detectors	<u>2</u>	.20		<u>36.40</u>	
FIXTURES	incandescent	<u>4</u>	fluorescent		Strips		.20		<u>.80</u>	
SERVICES	Overhead		Underground		TTL AMPS	<800	15.00			
	Overhead		Underground			>800	25.00			
Temporary Service	Overhead		Underground		TTL AMPS		25.00			
							25.00			
METERS	(number of)						1.00			
MOTORS	(number of)						2.00			
RESID/COM	Electric units						1.00			
HEATING	oil/gas units		Interior		Exterior		5.00			
APPLIANCES	Ranges		Cook Tops		Wall Ovens		2.00			
	Insta-Hot		Water heaters		Fans		2.00			
	Dryers		Disposals		Dishwasher		2.00			
	Compactors		Spa		Washing Machine		2.00			
	Others (denote)						2.00			
MISC. (number of)	Air Cond/win						3.00			
	Air Cond/cent				Pools		10.00			
	HVAC		EMS		Thermostat		5.00			
	Signs						10.00			
	Alarms/res						5.00			
	Alarms/com						15.00			
	Heavy Duty(CRKT)						2.00			
	Circus/Carnv						25.00			
	Alterations						5.00			
	Fire Repairs						15.00			
E Lights						1.00				
E Generators						20.00				
PANELS	Service		Remote		Main		4.00			
TRANSFORMER	0-25 Kva						5.00			
	25-200 Kva						8.00			
	Over 200 Kva						10.00			
							TOTAL AMOUNT DUE			
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00	<u>25.00</u>	

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Collins Electric MASTER LIC. # 04732
 ADDRESS 570 BRIDGE ST Westbrook LIMITED LIC. # _____
 TELEPHONE _____

SIGNATURE OF CONTRACTOR D.S. Collins

ELECTRICAL PERMIT

City of Portland, Me.

SIF



(K)

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 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
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 CBL# 312-A-044

SITE LOCATION: 26 Old Mast Rd
 OWNER RAY PARENT TENANT _____

TOTAL EACH FEE

OUTLETS	Receptacles	<u>20</u>	Switches	<u>10</u>	Smoke Detectors	<u>2</u>	.20	<u>376.40</u>
FIXTURES	incandescent	<u>4</u>	fluorescent		Strips		.20	<u>.80</u>
SERVICES	Overhead		Underground		TTL AMPS	<800	15.00	
	Overhead		Underground			>800	25.00	
Temporary Service	Overhead		Underground		TTL AMPS		25.00	
							25.00	
METERS	(number of)						1.00	
MOTORS	(number of)						2.00	
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APPLIANCES	Ranges		Cook Tops		Wall Ovens		2.00	
	Insta-Hot		Water heaters		Fans		2.00	
	Dryers		Disposals		Dishwasher		2.00	
	Compactors		Spa		Washing Machine		2.00	
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	Fire Repairs						15.00	
E Lights						1.00		
E Generators						20.00		
PANELS	Service		Remote		Main		4.00	
	TRANSFORMER	0-25 Kva					5.00	
		25-200 Kva						8.00
Over 200 Kva							10.00	
					TOTAL AMOUNT DUE			
MINIMUM FEE/COMMERCIAL 35.00					MINIMUM FEE 25.00			<u>25.00</u>

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Collins Electric MASTER LIC. # 04732
 ADDRESS 570 BRIDGE ST. Westbrook LIMITED LIC. # _____
 TELEPHONE _____
 SIGNATURE OF CONTRACTOR D.S. Collins

