

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

Location of Construction: 46 Sandy Ter		Owner: *Richard Pfeffer	Phone: 772-2739	Permit No: 980045
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 26 1998 CITY OF PORTLAND </div>
Contractor Name: Tom Gross	Address: Yarmouth	Phone:		
Past Use: 1-fam dwelling	Proposed Use: 1-fam dwelling	COST OF WORK: \$ 50,000	PERMIT FEE: \$ 270.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 3B	
Proposed Project Description: Additions foundation 20' x 36' 1st & 2nd floor 20' x 24' (per plans)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: CBL: 24A-A-028 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
Permit Taken By: Sherry Pinard	Date Applied For: January 15, 1998			Zoning Appeal <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

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..

Mail to owner

224 A - A - 24

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

SIGNATURE OF APPLICANT Richard Pfeffer	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: 1/16/98

CEO DISTRICT 4

COMMENTS

- 2/5/98 Foundation inspection - have to install balance of perimeter drain around exterior. Setbacks are well within site requirements. Have requested a revision for floor plan - minor change. Design pro needed for beam^{design} verification. Interior perimeter drain installed. Anchor bolts in place. (8" wall.)
- 2/6/98 - Perimeter drain added to exterior of foundation. Have rec'd a revision on drawing, showing minor revision on beam location. Still have to ~~receive~~ receive statement from design professional.
- 3/12/98 Plumbing inspection; plumber has cut through 8 of the NASCOR silent floor joists and a representative from Rufus Deering is to make a site visit to determine any repair/replacement options. Test held. To provide access to shower trap, which will be in first floor ceiling.
- 3/13/98 Mr. Pfeffer has had Rufus Deering Co. (Patrick) come assess NASCOR floor joists. He suggested doing a plywood attachment, screwed & glued. Mr. Pfeffer will have an Engineer assess the situation and make suggestion/design and stamp for approval. NASCOR maintains no warranty on fixing these. Will contact me for framing inspection.
- 3/27/98 Framing Inspection - ~~rec'd~~^{saw} letter from structural Engineer on steel beam design. Have sump pump in basement. Screwed & glued plywood to NASCOR floor joists have not had an engineer statement done yet. Will be submitting prior to Cofo.

Inspection Record

Type	Date
Foundation: _____	2/5/98
Framing: _____	3/27/98
Plumbing: _____	3/12/98
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

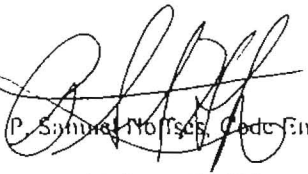
DATE: 23 Jan / 1998 ADDRESS: 46 Sandy Terr
 REASON FOR PERMIT: To Construct an addition
 BUILDING OWNER: Richard Pfeffer
 CONTRACTOR: Tom Grass
 PERMIT APPLICANT: Richard Pfeffer APPROVAL: *1, *2, *6, *8, *9, *10, *11, *12, *16, ~~17, 18, 19~~ *26, *28, *30
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

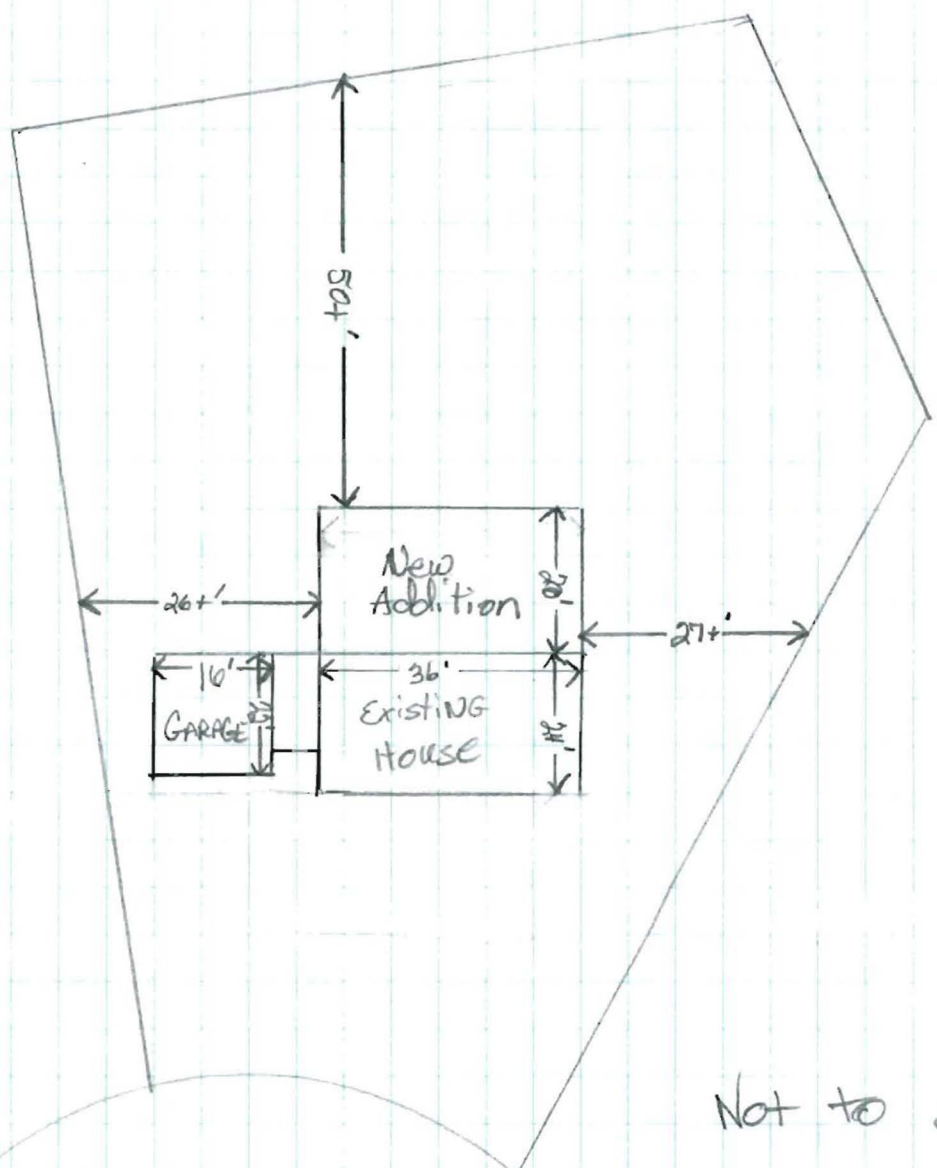
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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)

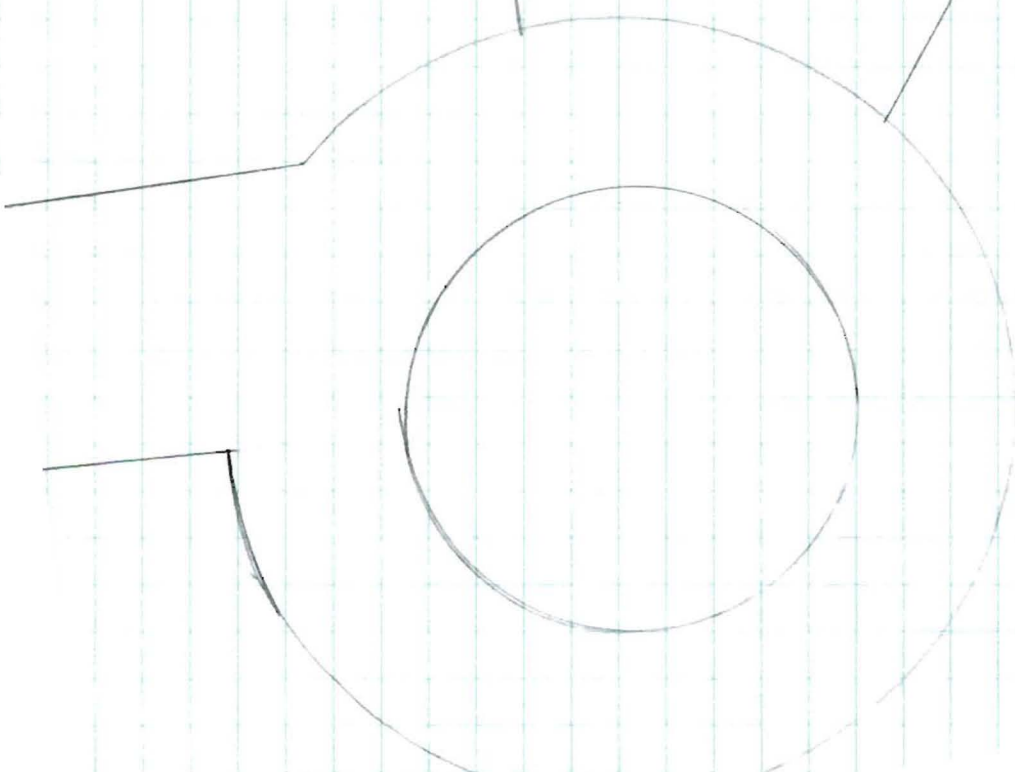
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, 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. *Please read and implement all attached Land use - zoning report requirements*
- 31. *Your plan shows a proposed steel beam, but NO STATEMENT OF DESIGN. Before work begins, please submit this ^{design} information for approval - a design professional must do this statement.*
- 32. _____
- 33. _____
- 34. _____


P. Schumuck, Notices, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schumuckal



Not to Scale



LAND USE - ZONING REPORT

ADDRESS: 46 Sandy Terrace DATE: 1/21/98

REASON FOR PERMIT: bdg Addition 20' x 36'

BUILDING OWNER: Richard Pfeffer C-B-L: 224A-A-28

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#5, #9

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 SHALL NOT install any additional

Kitchen equipment. This permit is NOT allowing any additional dwelling units

Marge Schmuckal

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

STRUCTURAL STEEL
STRUCTURAL STEEL
STRUCTURAL STEEL

GOLDSTEIN STEEL CO., INC.

DIAL (207) 839-3411 FAX (207) 839-3726

P.O. BOX 277 / GORHAM, ME 04038-0277

YARD: 36 RUNNING HILL ROAD ■ SCARBOROUGH, MAINE -

BUILDING PRODUCTS
BUILDING PRODUCTS
BUILDING PRODUCTS

874 8300
W 8707

39 63 74

TO: *Craig Davis*
46 Sandy Terrace ✓
Portland ME

DATE: *3 2 98*
PO#
CHECK #
SALESPERSON

QUANTITY	DESCRIPTION	UNIT COST	EXTENSION
	<i>W 12" x 26 Steel Beam 20 FT long</i>		
	<i>Will Hold 600 lbs. per sq. ft.</i>		
	<i>Danny present</i>		
	<i>att any P. Allen</i>		
	<i>C.O.A.</i>		

ALL DELIVERIES BEYOND CURB ARE MADE AT OWNERS RISK

TAX

05885

RECEIVED SUBJECT TO MATERIAL PROVISIONS AND CONDITIONS OF SALE CONTAINED ON THE REVERSE SIDE HEREOF.

GRAND TOTAL

I BEAMS - ANGLES - CHANNELS - PLATES - FLATS - LALLY COLUMNS - WIRE MESH - REINFORCING RODS

7.01

MAR-02-98 NON 00:16

3/12/98 MESSAGE TO

Applicant: Richard Pfeffer

Date: 1/21/98

Address: 46 Sandy Terrace

C-B-L: 224A-A-28

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1956 single family

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New Addition - foundation 20' x 36' - with 2 story & Deck on one side

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 50'+ shown

Side Yard - 14' req - 26' & 27' shown

Projections - ~~bulkhead~~ behind breezeway 4' x 4'

Width of Lot -

Height - 2 story

Lot Area -

13,335^{sq} per cent

Lot Coverage/ Impervious Surface - 25% max = 3333.75^{sq} max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

24 x 36 = 864^{sq}

4 x 15 = 60

12 x 22 = 264

20' x 36' = 720

PLUMBING APPLICATION

224-A-A-028

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	46 Sandy Feer.

PORTLAND Date Permit Issued: 3/10/98 PERMIT # 6402 STATE COPY 36 FEE Double Fee Charged

Local Plumbing Inspector Signature _____ L.P.I. # _____

PROPERTY OWNERS NAME

Last: PFEFFER First: Richard
Applicant Name: William E. Hanna
Mailing Address of Owner/Applicant (If Different): 112 Two Lights Rd Cape Elizabeth, Me.

Owner/Applicant Statement

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.

William E. Hanna 3-10-98
Signature of Owner/Applicant Date

Caution: Inspection Required

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

Local Plumbing Inspector Signature _____

Date Approved _____

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	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 _____	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 # 02535

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.	2	Hosebibb / Sillcock	1	Bathtub (and Shower) 2" min
		Floor Drain	1	Shower (Separate) 2" min
OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain	2	Wash Basin 1 1/2" min
		Indirect Waste	2	Water Closet (Toilet) 3" min
		Water Treatment Softener, Filter, etc.	1	Clothes Washer 2" min
		Grease / Oil Separator		Dish Washer
		Dental Cuspldor		Garbage Disposal
OR TRANSFER FEE (\$6.00)		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			9	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$36-	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE