

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

Location of Construction: 1393 Westbrook St.		Owner: William B. Wilkes		Phone: 774-8144	
Owner Address: 1393 Westbrook St-Ptld, ME		Leasee/Buyer's Name: 04102		Phone:	
Contractor Name: 04102		Address:		Phone:	
Past Use: 1-fam		Proposed Use: 1-fam w encl screen porch		COST OF WORK: \$ 3700 PERMIT FEE: \$ 40 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group A3 Type: 50 BOCA-93 Signature: <i>[Signature]</i>	
Proposed Project Description: construct enclosed screen porch - 12'x20'		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit No: **228-B-00**
341025

Permit Issued:
PERMIT ISSUED
SEP 27 1994

Zone: _____ CBL: **CITY OF PORTLAND**

Zoning Approval:
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: 9/22/94

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..

PERMIT ISSUED WITH REQUIREMENTS
L Chase
9/21/94

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] 9/21/94

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **4**
[Signature]

COMMENTS

done w/out inspection

Inspection Record

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

BUILDING PERMIT REPORT

Address 1393 Westbrook St. Date 26/SEP/94
Reason for Permit To Construct a 12'x20' porch
(enclosed screened) Bldg. Owner: William B. Wilkes
Contractor: owner
Permit Applicant: 11
Approval: *1,

CONDITION OF APPROVAL:

- * 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) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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 system 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 locations 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 square 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 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):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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 ;lies 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/1993).

10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.& 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

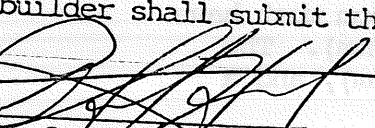
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

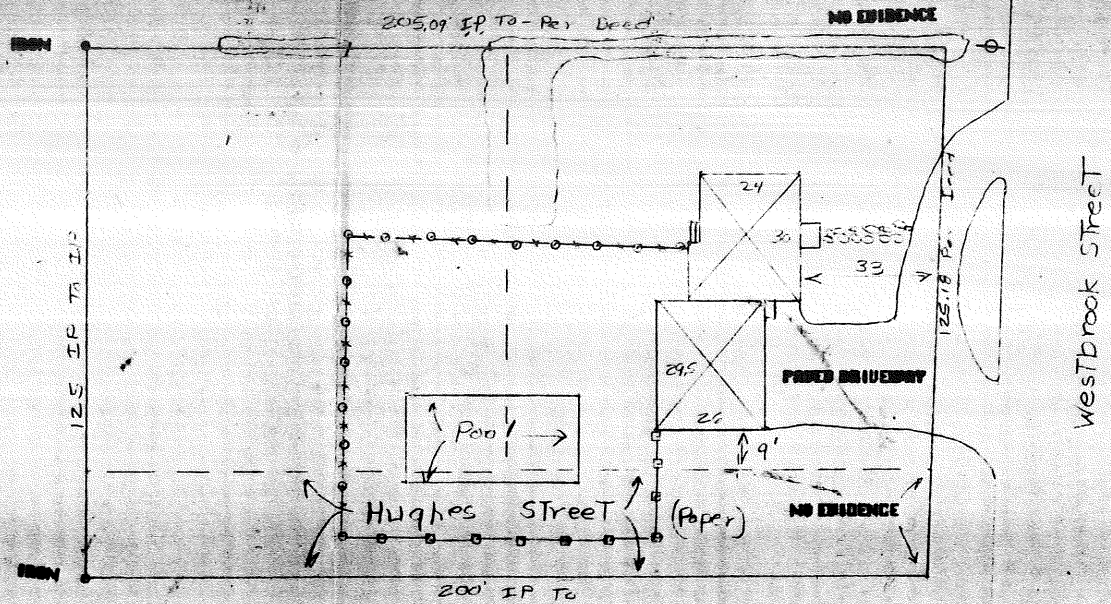
16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

17. 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.


P. Samuel Hoffses
Chief of Inspections

/dmm 01/14/94 (redo w/additions)

I HEREBY CERTIFY TO CITEBOOK AND ITS TITLE INDEED THAT THIS PLAN REFLECTS THE RESULTS OF A CURRENT EXAMINATION OF THE PREMISES DESCRIBED IN BOOK 4796, PAGE 131 OF THE COMBINED COUNTY REGISTRY OF DEEDS AND THAT ALL BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN THEREON.



NOTES:

This plan was not made from an instrument survey and is not for recording purposes. The plan shows conditions existing as of the date shown hereon. Certification is for mortgage purposes only. Property lines as shown are apparent only.

2. In accordance with The Department of H.U.D. Federal Insurance Administration Maps this lot is not within a flood Hazard zone.

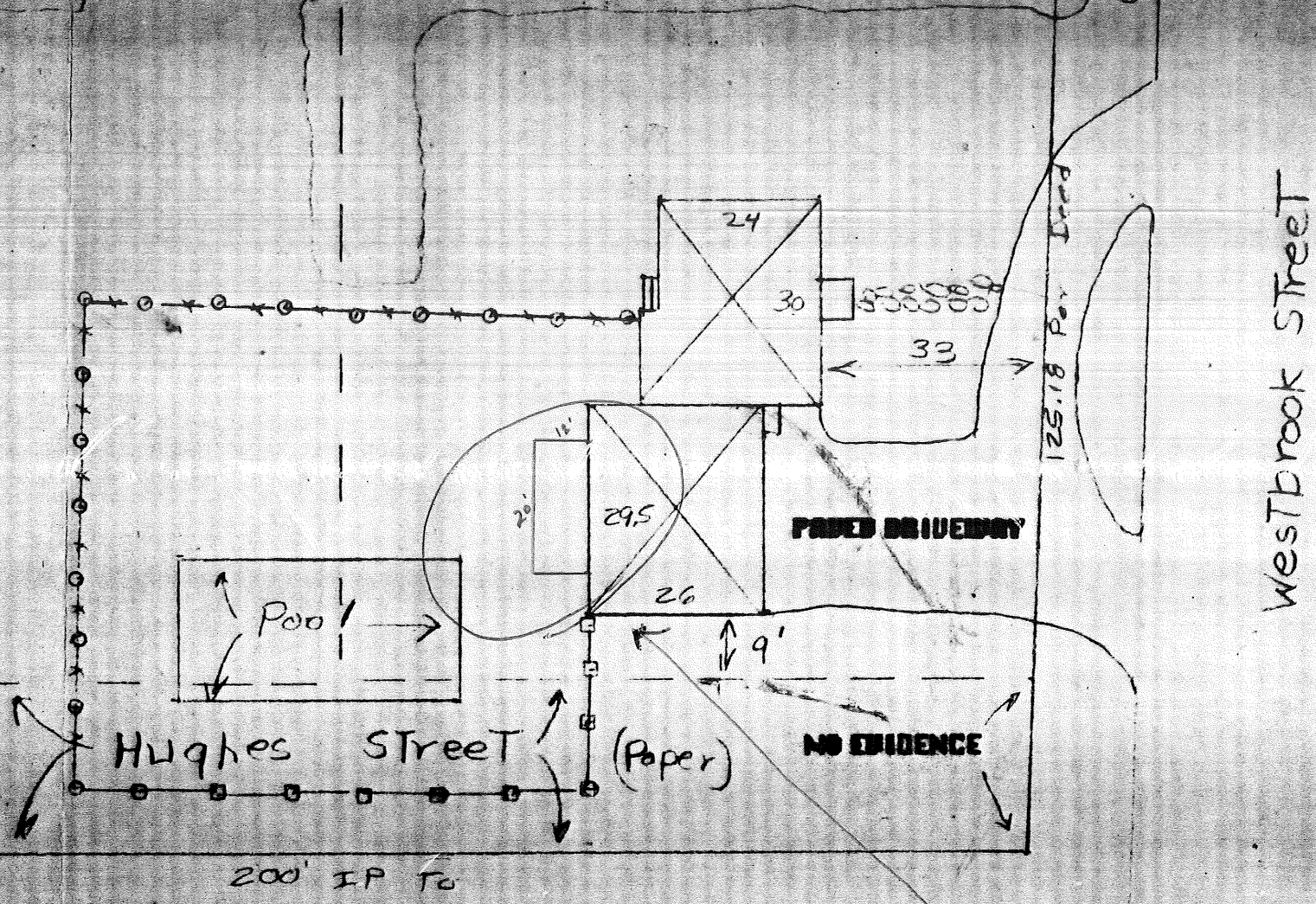
3. The town code enforcement officer knows of an apparent zone violation at the time of construction. Dwelling Built in 1949 → Believed Grandfathered

Remarks: - IF Hughes Street is to be respected then 25' Front or 12' side setback would NOT be met - Pool Partially in Hughes Street -

SUBJECT CLASS & REPORT
MORTGAGE CERTIFICATION DRAWING

PROPERTY OF Merrilee Raines & Daniel Snow 1393 Westbrook Street, Portland		
SCALE: 1" = 30'	INSTITUTION	DRAWN BY: P.A.W.
DATE: 8/29/88		FILE NO.: 750
FOR: Wm. & Gibson Wilkes		
SURVEYOR: Peter A. Webber, R.L.S. 0829 Scarborough, Maine		DRAWING NUMBER: 1988-08-29-B





Westbrook Street

Hughes Street

PAVED DRIVEWAY

NO EVIDENCE

(Paper)

200' IP TO

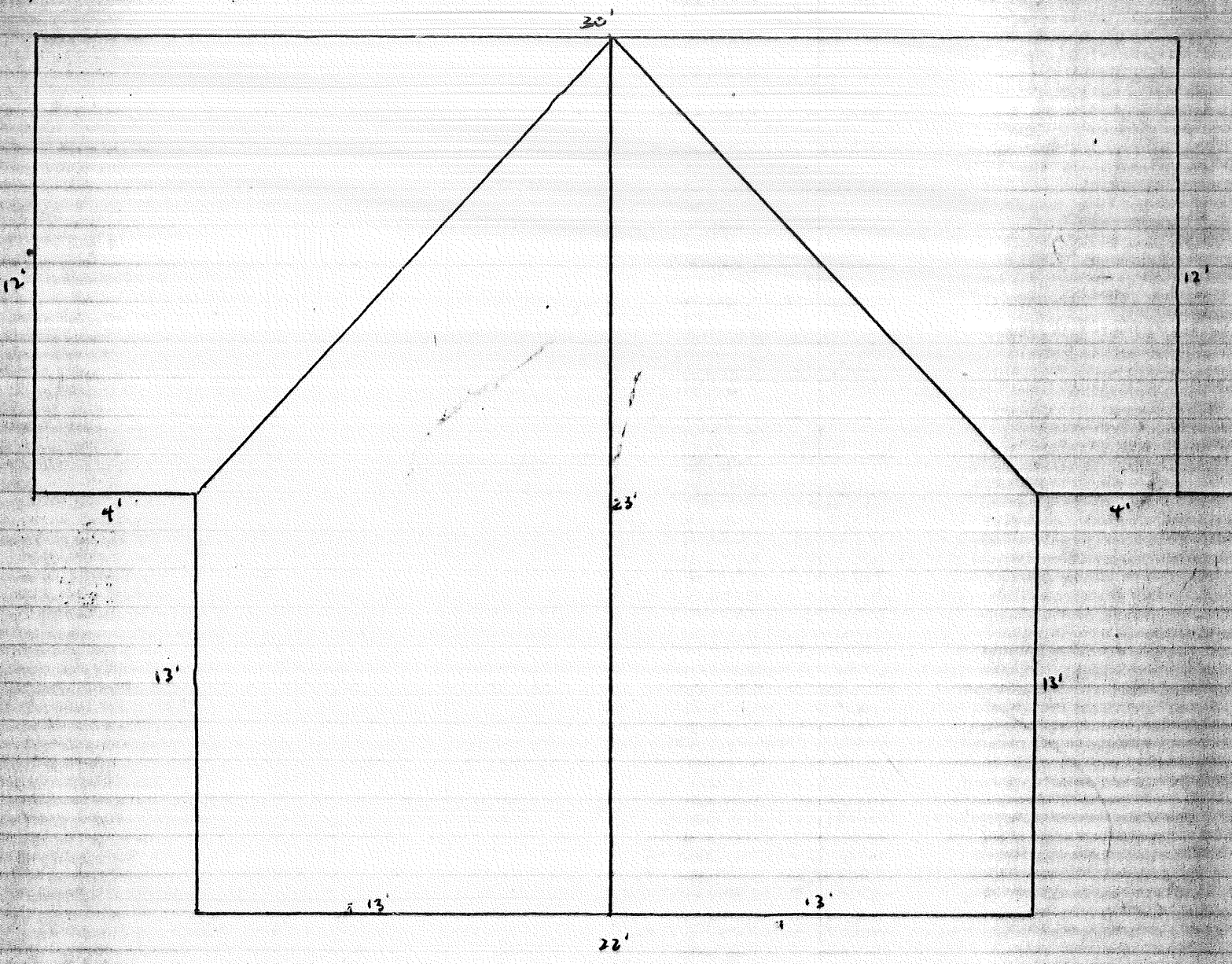
PROPOSED SCREENED PORCH ADDITION

SURVEYOR CLASS B REPORT
MORTGAGE CERTIFICATION DRAWING

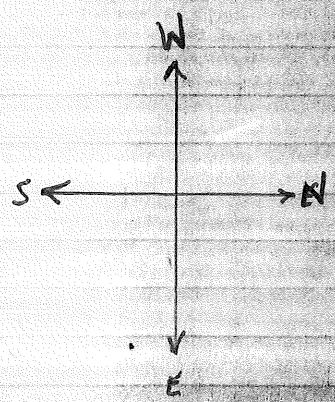
PROPERTY OF

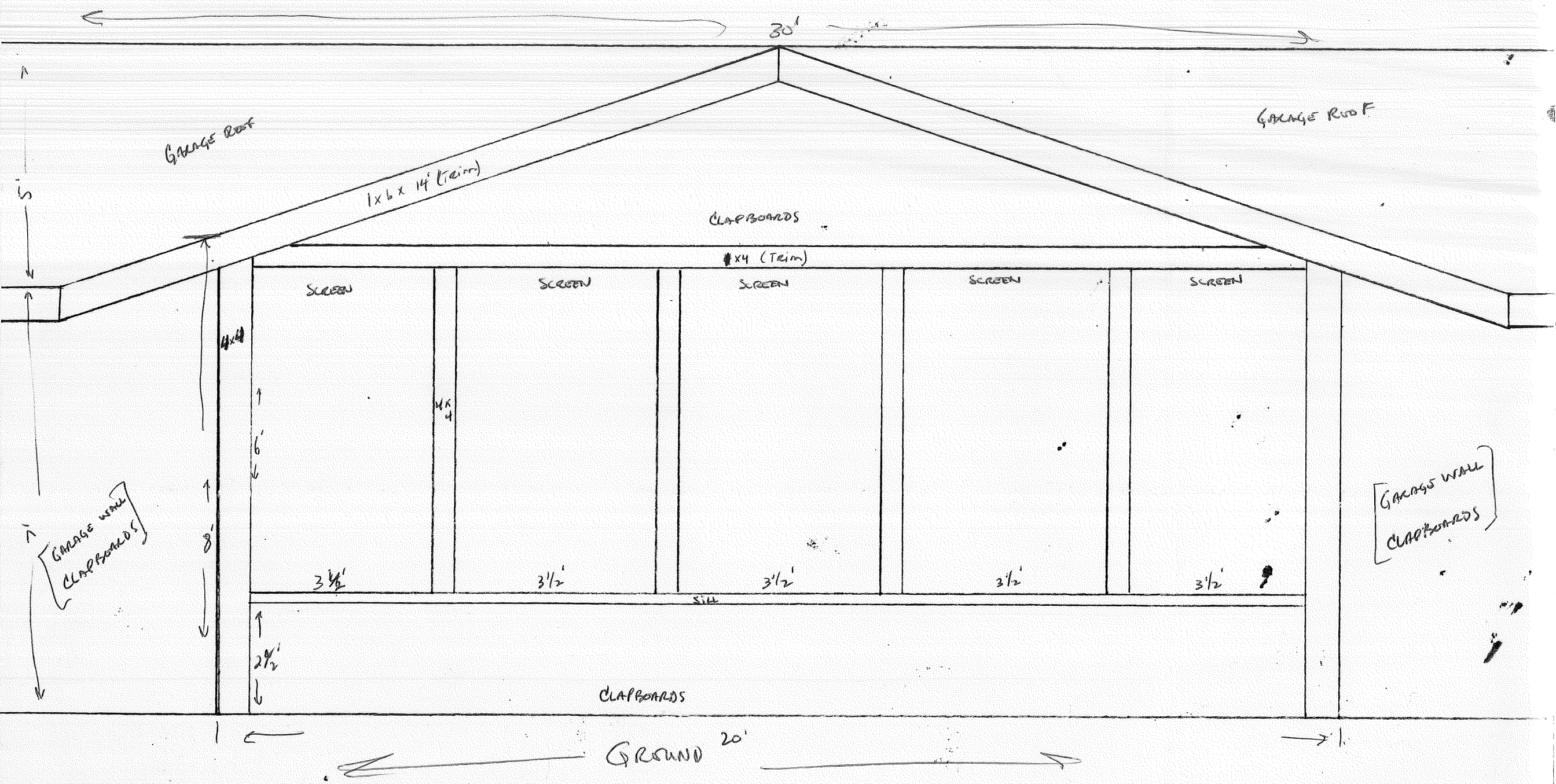
Merrilee Raines & Daniel Snow





Top view of Roof





GARAGE ROOF

GARAGE ROOF

30'

1x6 x 14' (trim)

CLAPBOARDS

#4 (Trim)

SCREEN

SCREEN

SCREEN

SCREEN

SCREEN

4x4

4x4

6'

8'

3 1/2'

3 1/2'

3 1/2'

3 1/2'

3 1/2'

SILL

2 1/2'

CLAPBOARDS

GROUND 20'

GARAGE WALL CLAPBOARDS

GARAGE WALL CLAPBOARDS

1/2" = 1'

23'

12'

5'

1x6x13'

3'

3'

3'

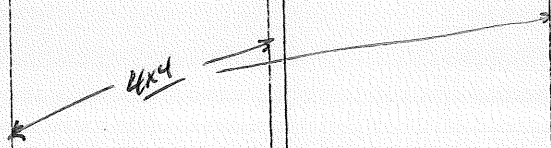
3'

1'

SOUTH SIDE OF GARAGE

CLAPBOARDS

NORTH SIDE OF PORCH WILL BE REVERSE/DUPPLICATE



CLAPBOARDS

CLB''

10'

12'

MATERIAL LIST

<u>FLOOR</u>	<u>SIZE</u>	<u>QTY</u>	<u>AMT \$</u>
LEDGER + FASCIA	2x10x12 PT(P)	7	120.40
	2x10x8	3	29.37
JOISTS	2x8x12	18	196.00
BEAM HANGERS (2x8)	SINGLE	24	15.00
	DOUBLE	6	7.40
DECKING	5/4 x 6 Spruce	590'	200.00
<u>WALLS (SPRUCE)</u>			
SHOE + PLATE	2x4 x 16	5	27.75
	2x4 x 12	4	16.70
	2x4 x 8	4	10.80
CRIPPLES	2x4x8	16	43.20
STUDS	4x4	120'	102.00
<u>ROOF (SPRUCE)</u>			
RIDGE	2x10 x 16	1	17.83
	x 8	1	8.29
JOISTS	2x8x14	24	256.00
COLLAR TIES	2x8x12		49.00
5/8 CDX PLYWOOD	4x8	16	243.00
TAR PAPER		2 ROLLS	17.00
Asphalt SHINGLES	700 Sq FT		150.00
NAILS			20.00
SCREWS			25.00
SCREENED DOORS	3' x 7'	2	35.00 EA (70.00)
			SUB TOTAL \$ 1624.74

MATERIAL LIST (CTD)

FORMS - 8x4' TUBES	5	35.00
CONCRETE		80.00
CLAPBOARDS		200.00
PAINT + STAIN		<u>80.00</u>
	SUB	395.00
	SUB	<u>1624.74</u>
	TOTAL	2019.74
	MISC	<u>200.00</u>
	TOTAL	2219.74

MATERIALS ESTIMATE \$ 2200.00

LABOR ESTIMATE 1500.00 (100 HRS @ 20.00/HRS)

\$ 3700.00