

275-H-022

Permit No: **960622**

**PERMIT ISSUED**

**JUL - 2 1996**

**CITY OF PORTLAND**

Zone: **275-H-022**

Zoning Approval: *275-H-022*

**Special Zone or Reviews:**

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan major  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: *6/27/96*

**CEO DISTRICT** 4

Location of Construction: *23 Dorset Street*

Owner: *Sandra G. Miller* Phone: *874-3302*

Leasee/Buyer's Name: *Sandra G. Miller* Phone: *874-3302*

Address: *645 Congress Street*

Proposed Use: *Single family dwelling*

**COST OF WORK:** \$ *79.00*

**PERMIT FEE:** \$ *25.00*

**FIRE DEPT.**  Approved  Denied

**INSPECTION:** Use Group *3 type SB*

Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  Approved  Approved with Conditions  Denied

Signature: *[Signature]* Date: *June 27, 1996*

Permit Taken By: *Vicki Dover* Date Applied For: *June 27, 1996*

**Proposed Project Description:**

*construct deck asper plans*

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.

**CERTIFICATION**

*Call Sandra 874-3302 for PU*

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

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**

Signature of Applicant: *[Signature]* Address: *645 Congress Street* Date: *June 27, 1996*

Signature of Official: *[Signature]* Phone: *874-3302*

Responsible Person in Charge of Work, Title: *[Signature]* Phone: *[Signature]*

Permit No. **960955**

PERMIT ISSUED  
SEP 30 1996  
CITY OF PORTLAND

Zone: **R-3** CBL: **275-A-23**

Zoning Approval: **looses the legal non-conforming Special Zone or Reviews: Shoreland in the 2nd and Flood Zone ok with 2 days Subdivision complete Site Plan major**

Location of Construction: **28 Dorset Street**

Owner: **Sandra I. Gioro** Phone: **773-9037/874-3382**

Leasee/Buyer's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Past Use: **2 family dwelling**

Proposed Use: **single family dwelling w/ home occupation**

PERMIT FEE: **\$25.00**

INSPECTION: Use Group: \_\_\_\_\_ Type: \_\_\_\_\_ Signature: **9/25/96**

COST OF WORK: \_\_\_\_\_

FIRE DEPT.  Approved  Denied

Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)  Approved  Approved with Conditions  Denied

Action: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: **Vicki Dover** Date Applied For: **9/20/96**

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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..

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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Action:

- Approved
- Approved with Conditions
- Denied

Date: **9/20/96**

**D. Andrews**

CEO DISTRICT **#4**  
**A. Powers**

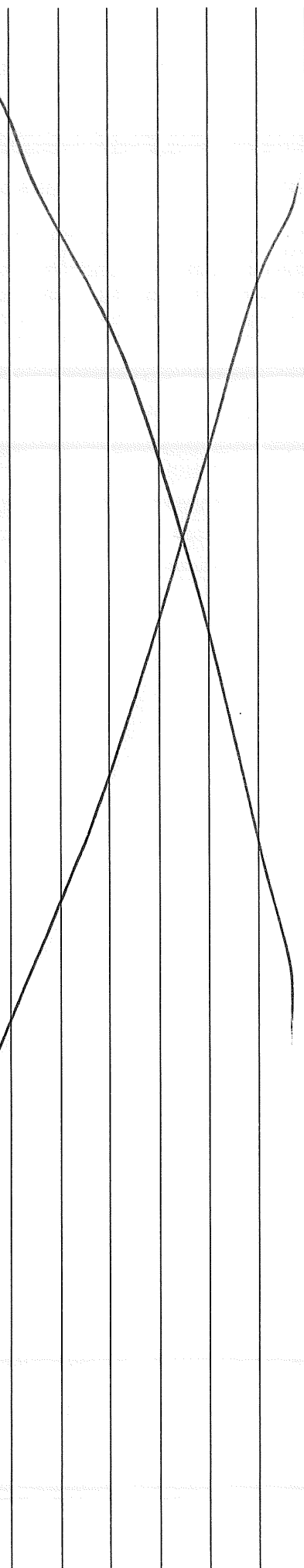
SIGNATURE OF APPLICANT: **Sandra I. Gioro** ADDRESS: **28 Dorset Street, Portland 04102** DATE: **9/20/96** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS

9/9/90: Henry Gagne & Son on site = deck is not as shown on plan, house is a 2 family → changing to a single - no permit, no electrical permit, no plumbing permit. Call owner. Deck - O.K. recommended changing balustrade.

10-11-90 Owner has pulled change of her #900955 please refer - Also plumbing contractor has pulled proper permits.



Inspection Record

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

please check off the appropriate description

FOUNDATION

2.8 Dorset St.

Frost Wall, min 4" below grade. 8" thick

Sono Tube, 4" below grade. 8" ... 6" min. on footing, hard pan or bedrock.

Other

SILL

10' x 14' Size

SPAN OF SILL

7' Distance between foundation supports

JOISTS SPAN

6'9" .....

JOISTS SIZE

2 x 6 .....  2 x 8 .....  2 x 10

DISTANCE BETWEEN JOISTS

16" O.C. ....  24" O.C. ....  other

DECKING

5/4 .....  other explain

GUARD HEIGHT

36" .....  42"

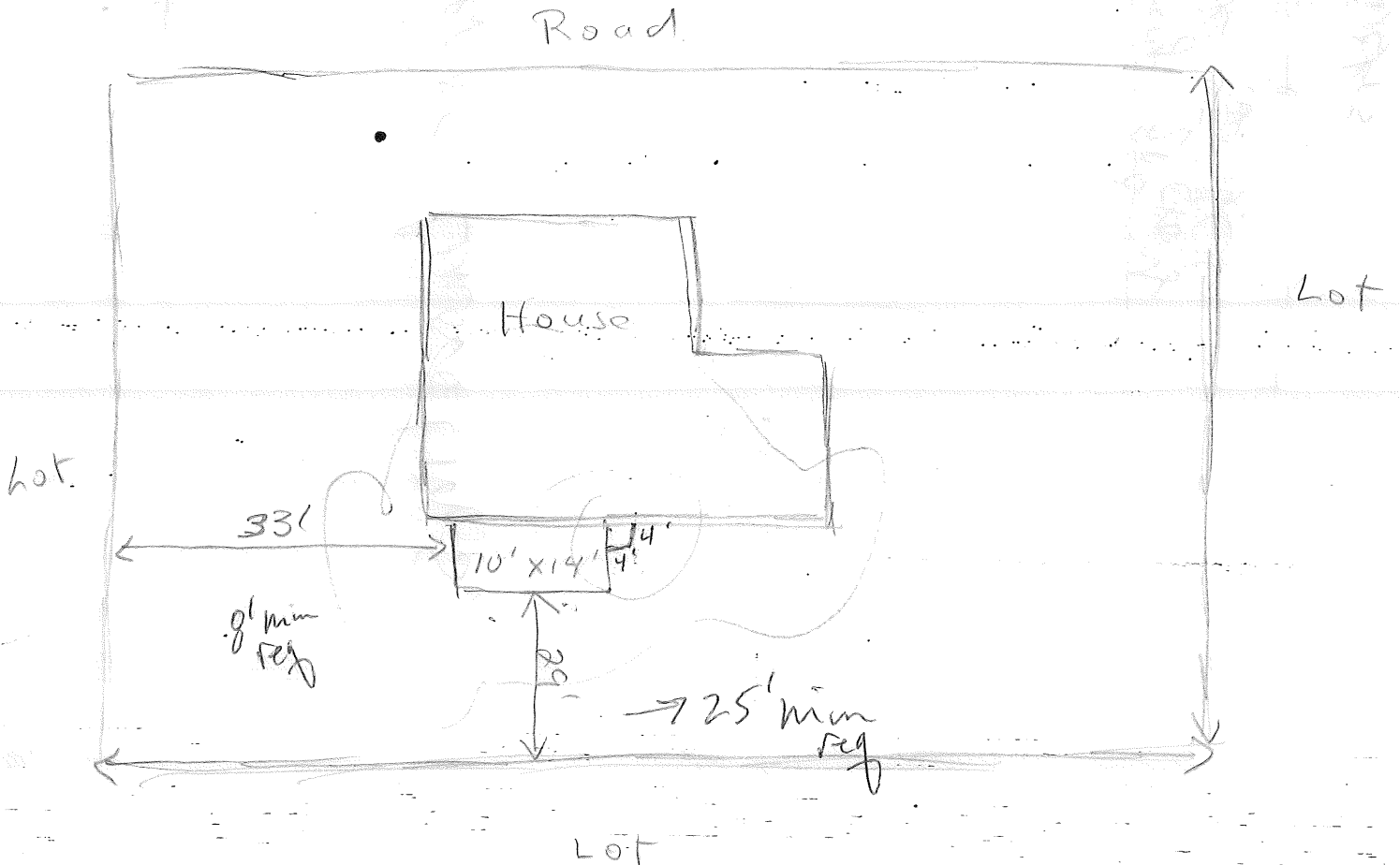
DISTANCE BETWEEN BALUSTER

4" spacing between 3 1/2"

STAIR CONSTRUCTION

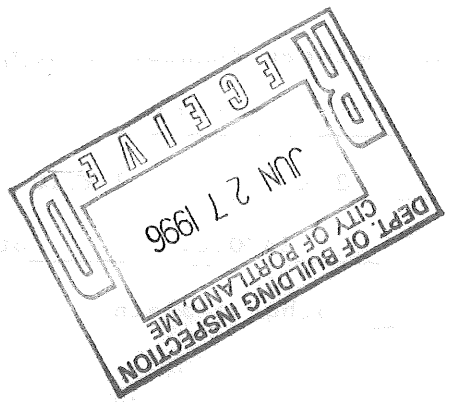
minimum 9" tread  
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.

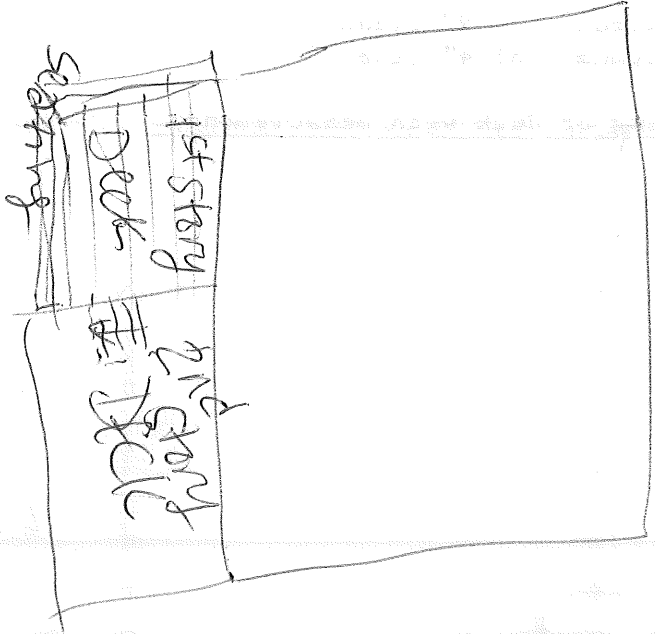


Total cost \$ 879<sup>00</sup>

\* should have Electrical Permit  
\* Plumbing Permit \*  
2 → 1  
\* Change of use permit / Interior Renovations  
Deal is illegal.



- no builders  
- hands on!



# ELECTRICAL PERMIT

## City of Portland, Me.



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 specification:

Date 08/18/96  
 Permit # 03013

**LOCATION:** 28 Dorset St

**OWNER** Sandra Gioro **ADDRESS** \_\_\_\_\_

OUTLETS							TOTAL	EACH	FEE
<b>FIXTURES</b>	10	Receptacles (number of)	8	Switches	3	Smoke Detector	218	.20	8 x 60 4.20
	6	incandescent fluorescent strip		fluorescent		8 x 8 1/2 x 4 1/2 x x	6	.20	1.80
<b>SERVICES</b>								.20	
		Overhead				TTL AMPSTO	800	15.00	
<b>TEMPORARY SERV.</b>		Underground					800	15.00	
		Overhead				AMPS OVER	800	25.00	
<b>METERS</b>		Underground					800	25.00	
<b>MOTORS</b>		(number of)						1.00	
<b>RESID/COM</b>		(number of)						2.00	
<b>HEATING</b>		Electric units						1.00	
<b>APPLIANCES</b>		oil/gas units						5.00	
		Ranges		Cook Tops		Wall Ovens		2.00	
		Water heaters		Fans		Dryers		2.00	
<b>MISC. (number of)</b>		Dishwasher		Compactors		Others (denote)		2.00	
		Air Cond/win						3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
<b>TRANSFORMER</b>		Panels						4.00	
		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
		<b>MINIMUM FEE/COMMERCIAL 35.00</b>				<b>MINIMUM FEE</b>	<b>25.00</b>		<b>25.00</b>

**INSPECTION:** Will be ready \_\_\_\_\_ or will call x

**CONTRACTORS NAME** Henry Gagne CO  
**ADDRESS** E Bridge St- Westbrook  
**TELEPHONE** 797-3472

**MASTER LICENSE No.** H Gagne : 03013  
**LIMITED LICENSE No.** \_\_\_\_\_

**SIGNATURE OF CONTRACTOR**

BUILDING PERMIT REPORT

DATE: 1/July/95 ADDRESS: 28 Dorset St -

REASON FOR PERMIT: To Construct Deck.

BUILDING OWNER: Sandra Gioia

CONTRACTOR: '' '' APPROVED: \*1 \*11 \*13

PERMIT APPLICANT: '' DENIED: ''

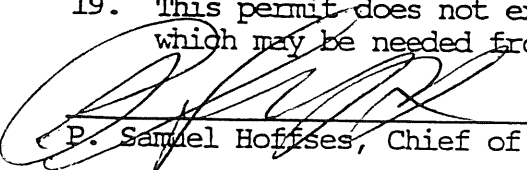
CONDITION OF APPROVAL OR DENIAL

1. 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)
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):

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/1993)
- X 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)
- K 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
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.

  
P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95



