

Permit No: **98034Q**

**PERMIT ISSUED**  
**APR 10 1998**  
**CITY OF PORTLAND**

Zoning Approval: **575 H 022**

**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: \_\_\_\_\_

**CEO DISTRICT** A

Location of Construction: 28 Dorset St	Owner: Gloro, Sandra	Phone:	Business Name:
Owner Address:	Lessee/Buyer's Name:	Phone:	
Contractor Name: Steven Williams	Address: 85 MacLoughe St Portland, ME	Phone: 04102	772-3695
Past Use: 1-1cm	Proposed Use: Same	<b>COST OF WORK:</b> \$ 10,000.00	<b>PERMIT FEE:</b> \$ 70.00
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
		Signature:	Signature:
<b>Proposed Project Description:</b>	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Construct 2-car detached garage (22 x 26)	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik	Date Applied For: 07 April 1998	Signature:	Date:

**PERMIT ISSUED WITH REQUIREMENTS**

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.

**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: *Steven Williams* ADDRESS: \_\_\_\_\_ DATE: 07 April 1998 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

COMMENTS

4-13-98 MESSAGE TO CONTRACTOR TO CALL FOR PRE-CONS MTG.

4-17-98 EXCAVATED HOLE FOR FOOTINGS. WILL INSTALL SILT FENCE AROUND PERIMETER -  
(TO BE FINES ON TUESDAY.)

4-21-98 FOOTINGS POURED BY TOM FOLEY. REBAR IN PLACE, CARS OK, SILT FOLDS STILL  
INTACT. CAUTION TAKE DR. TO FORM WALLS (WED.) PFK - WOODS SUPPLIER COME

4-22-98 FORMING WALLS. BY CAT, INC. 4-23-98 WOODS WILL ME TO PULL.

5-29-98 called for final stairs in Rear of Garage do not have guard rails or  
Balusters and NO Kick Boards Risers in Garage FER

6-1 Stairs are closed in. Risers are closed OK to Final

Inspection Record  
Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: OK to close FER

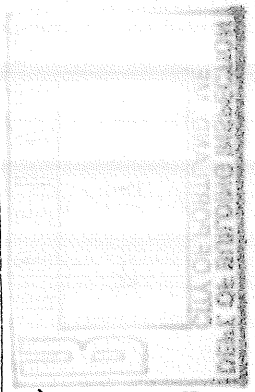
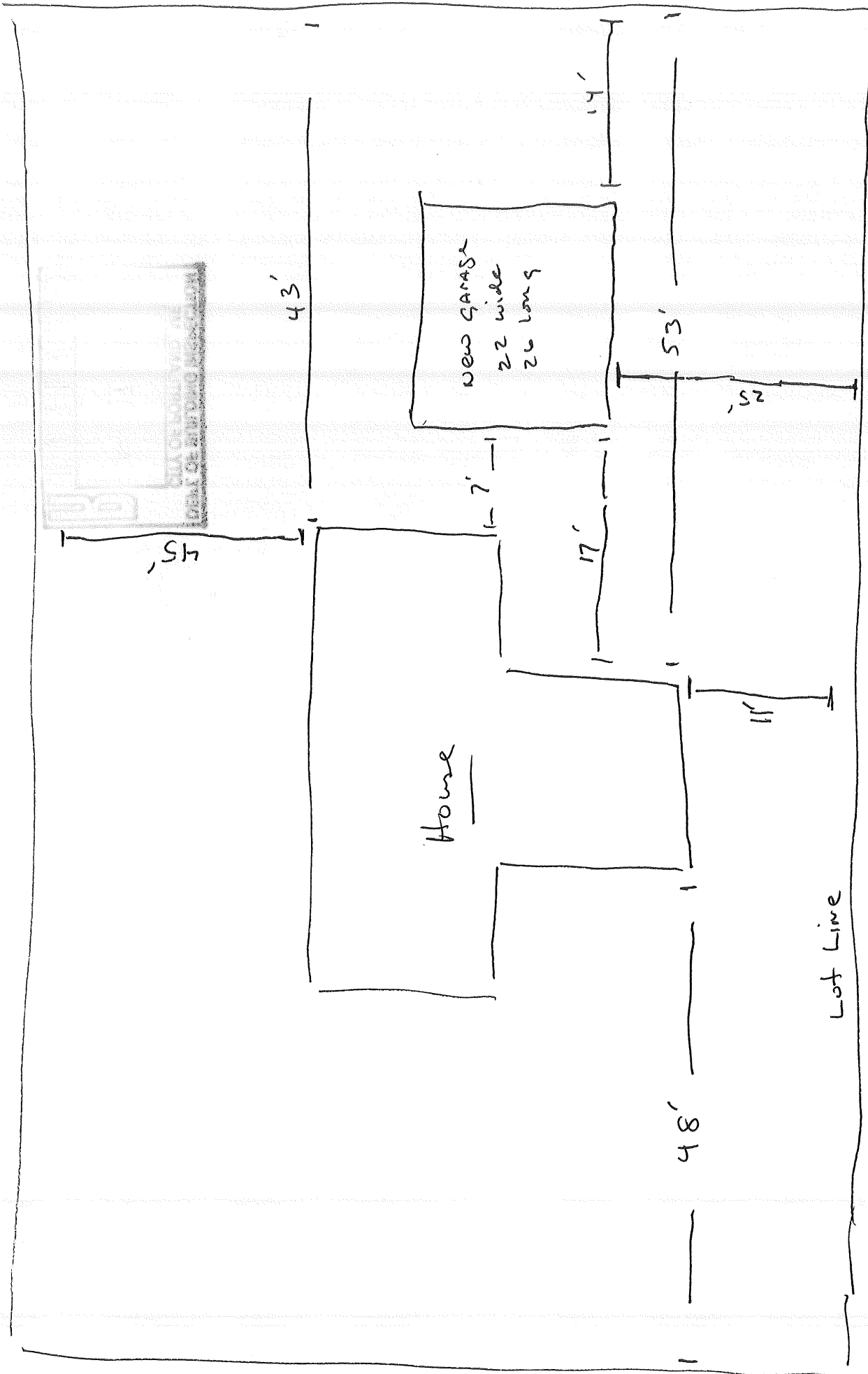
Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6-1-98

\_\_\_\_\_



House

NEW GARAGE  
22 wide  
26 long

Owner Sandy Gioia  
28 Dorset St  
Roxbury

Plot plan 28 Dorset

Steven Williams builder  
772-3695

Lot Line

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

APR - 7 1998

RECEIVED

# BUILDING PERMIT REPORT

DATE: 7 April 98 ADDRESS: 28 Dorset St. 225-H-022  
REASON FOR PERMIT: To Construct a 2 story 2 car garage  
BUILDING OWNER: Sandra Gioro  
CONTRACTOR: S. Williams  
PERMIT APPLICANT: S. Williams  
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1 \*2 \*5 \*9 \*10 \*24 \*26

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".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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

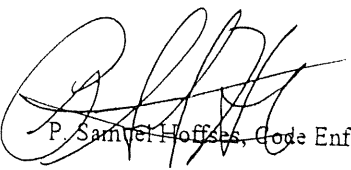
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- 29.

30.

31.

32.



P. Samuel Hoffsb, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

-Applicant: Steven Williams

Date: 7/APR/98

Address: 28 Dorset St.

C-B-L: 275-H-022

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 7/APR/98

Zone Location - A-3

Interior or corner lot -

Proposed Use/Work - To Construct Detached garage ~~XXXX~~

Sewage Disposal - N/A

Lot Street Frontage -

Front Yard - 25' req. 25' shown

Rear Yard - 25' req 50' + shown

Side Yard - ~~14'~~ req 14' shown

Projections - N/A

Width of Lot - OK

Height - ~~1 1/2~~ 2 story

Lot Area - 25

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - N/A

Loading Bays - ( )

Site Plan - ( )

Shoreland Zoning/ Stream Protection - ( )

Flood Plains - ( )