

940369

275-I-018

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$40.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Bill Falk/Diane Manzi Phone # 774-3408  
 Address: 99 Warwick St.  
 LOCATION OF CONSTRUCTION 99 Warwick St. 04102  
 Contractor: Harold Cleary Sub.: \_\_\_\_\_  
 Address: P.O. Box 6608 Portland 04101 Phone # 797-0219  
 Est. Construction Cost: \$3500.00 Proposed Use: single family  
 Past Use: single family  
 # of Existing Res. Units 0 # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion renovation porch to be finished off as extra room  
as per plans

**For Official Use Only**

Date 4/29/94 Subdivision \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot MAY - 4 1994  
 Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost 3500.00

Zoning: R-3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other WDA-05-3-94 (Explain) \_\_\_\_\_

**Foundation:** pick up truck to be used if necessary

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing Not in District nor Landmark.
3. Type Ceilings: \_\_\_\_\_ Does not require review.
4. Insulation Type \_\_\_\_\_ Size Requires Review.
5. Ceiling Height: \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Spacing: Approved.
2. Sheathing Type \_\_\_\_\_ Size: Approved with Conditions.
3. Roof Covering Type \_\_\_\_\_

**Exterior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Interior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

**Heating:** Type of Heat: Mr. Carroll

**Electrical:** Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories USE Group R-3 Type 5-B
5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By \_\_\_\_\_  
 Date 4/29/94  
 Applicant Harold Cleary  
 CEO's District 4

PERMIT ISSUED WITH REQUIREMENTS

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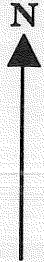
White - Tax Assessor

Ivory Tag - CEO

CONTINUED TO REVERSE SIDE

Mr. Carroll

**PLOT PLAN**



**FEES (Breakdown From Front)**

Base Fee \$ 40.00  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

**Inspection Record**

**Type**

**Date**

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

**COMMENTS**

Plans submitted with specs

*done w/out inspection*

**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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

BUILDING PERMIT REPORT

Address 99 Newark St Date 3/22/94  
 Reason for Permit renovations to change porch into extra  
bedroom Bldg. Owner: Falk & Moran  
Harold Clancy  
 Contractor: Clancy  
 Permit Applicant: 11  
 Approval: \*7 \*8 \*10

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 register 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.
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.

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.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspections

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

Hap Cleary

P.O. Box 6608

Portland, ME 04101

April 27, 1994

Changing Enclosed Back Porch into an Indoor Room for

Falk and Manzi Residence

99 Warwick Street

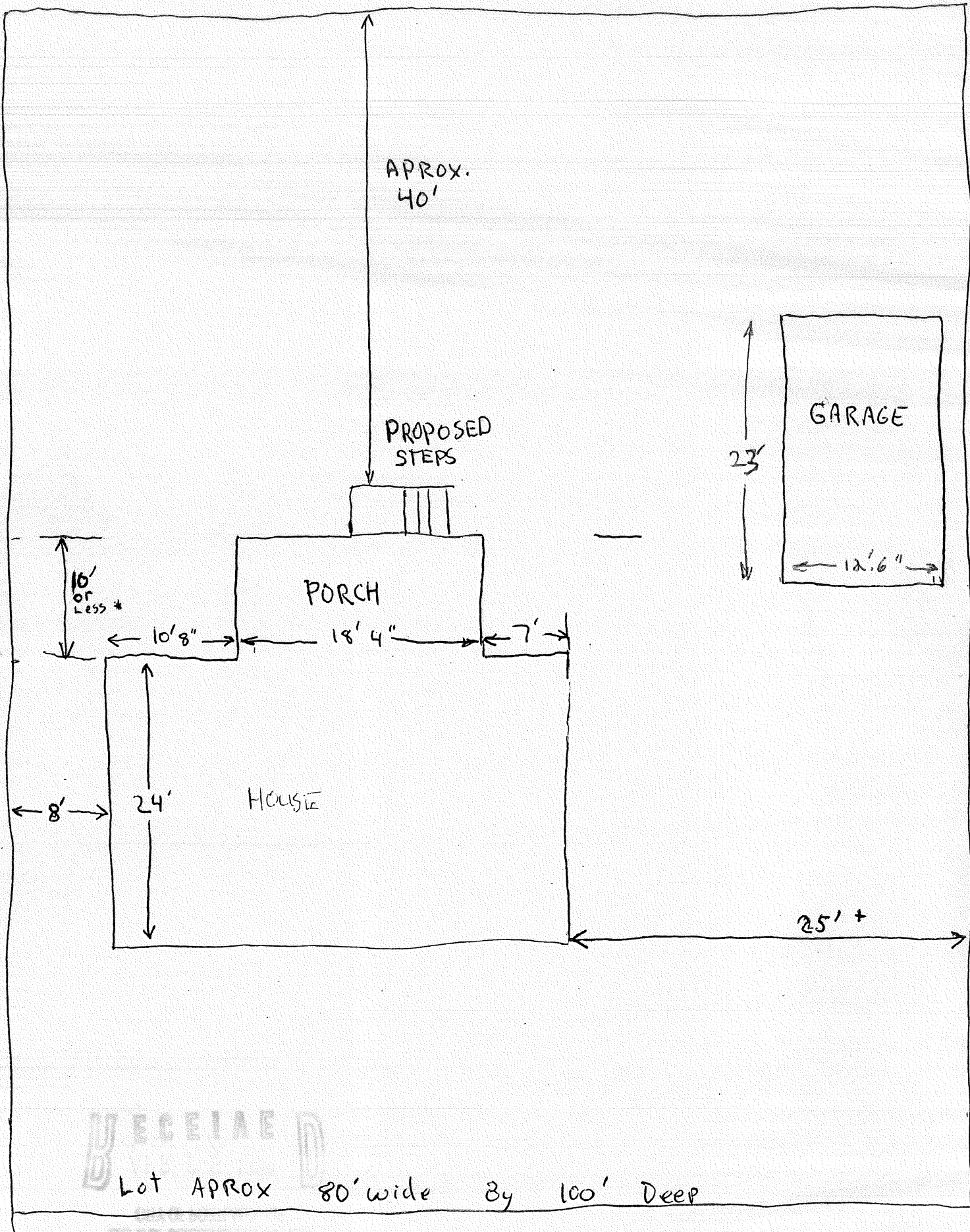
Portland, ME

#### Proposed Changes

1. Replace existing sona tubes that currently rest on sand with new sona tubes and footings.
2. Remove and fill existing windows and door.
3. Fill in stairwell with matching full length floor joists.
4. Frame for atrium door and window on back wall of porch.
5. Insulate and finish with sheetrock and pine trim.
6. Move stairs to new back door with 4'x 5' landing.

B E C E I A E D  
MAY 5 9 1994

CIVIL ENGINEERING  
DEPT. OF CIVIL AND ENVIRONMENTAL ENGINEERING



\* Varies top to bottom and side to side from 10' to 9' 9"


KITCHEN

BATH

BED ROOM

existing

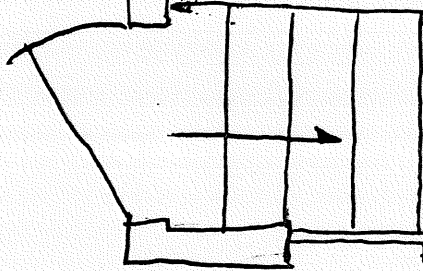
DIRECTION  
OF  
FLOOR  
JOISTS

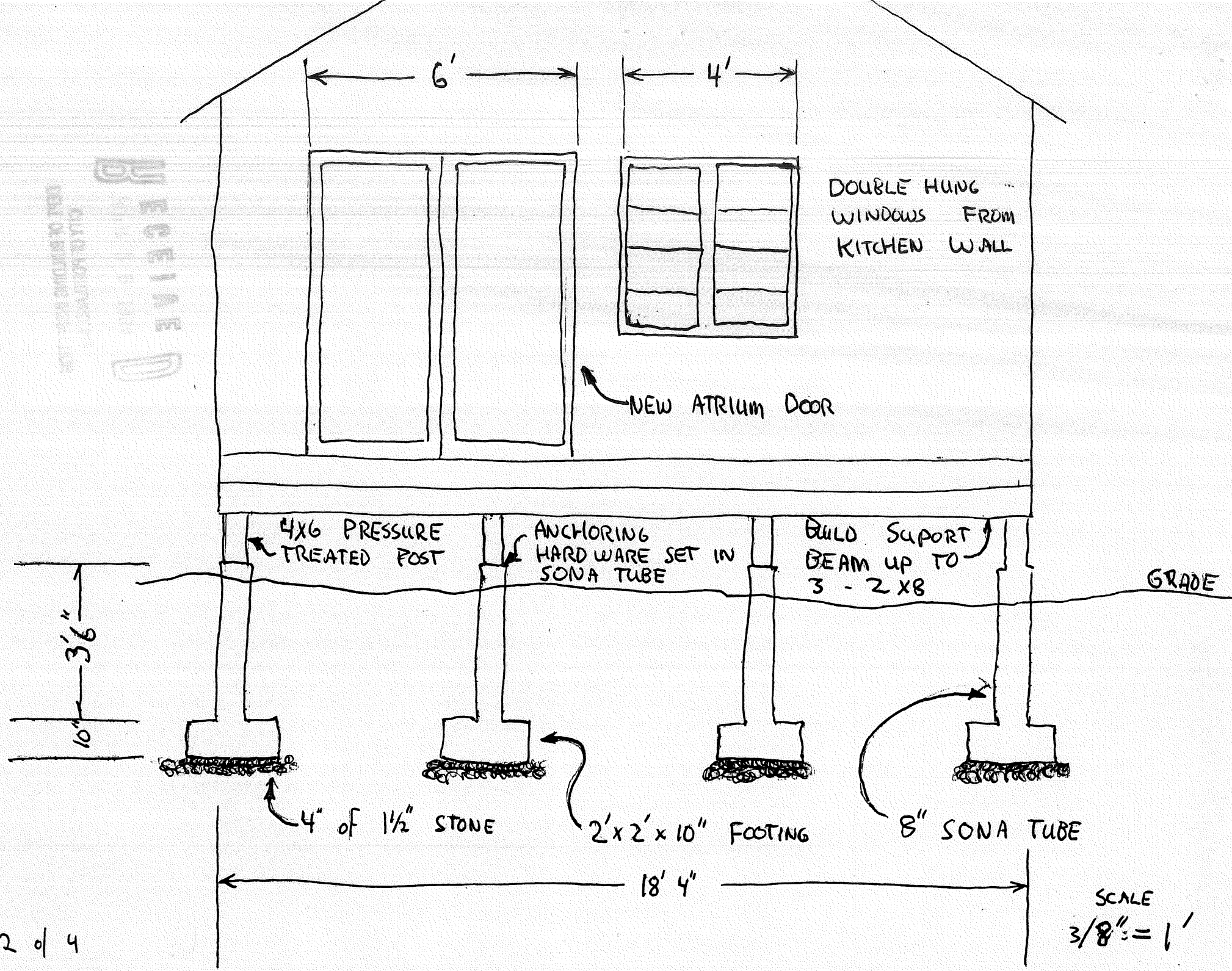


CURRENT  
PORCH

FLOOR JOISTS	2x8	16" ON CENTER
WALL STUDS	2x4	16" ON CENTER

SLIDING WINDOWS  
3 - 4'x4'; 1 4'x2'







KITCHEN

WINDOW MOVED  
TO OUTSIDE  
PORCH WALL  
OPENING BETWEEN  
ROOMS TRIMMED  
OUT TO MATCH  
EXISTING WOOD  
WORK

BATH

BED ROOM

RECEIVE

FRAMING CHANGES

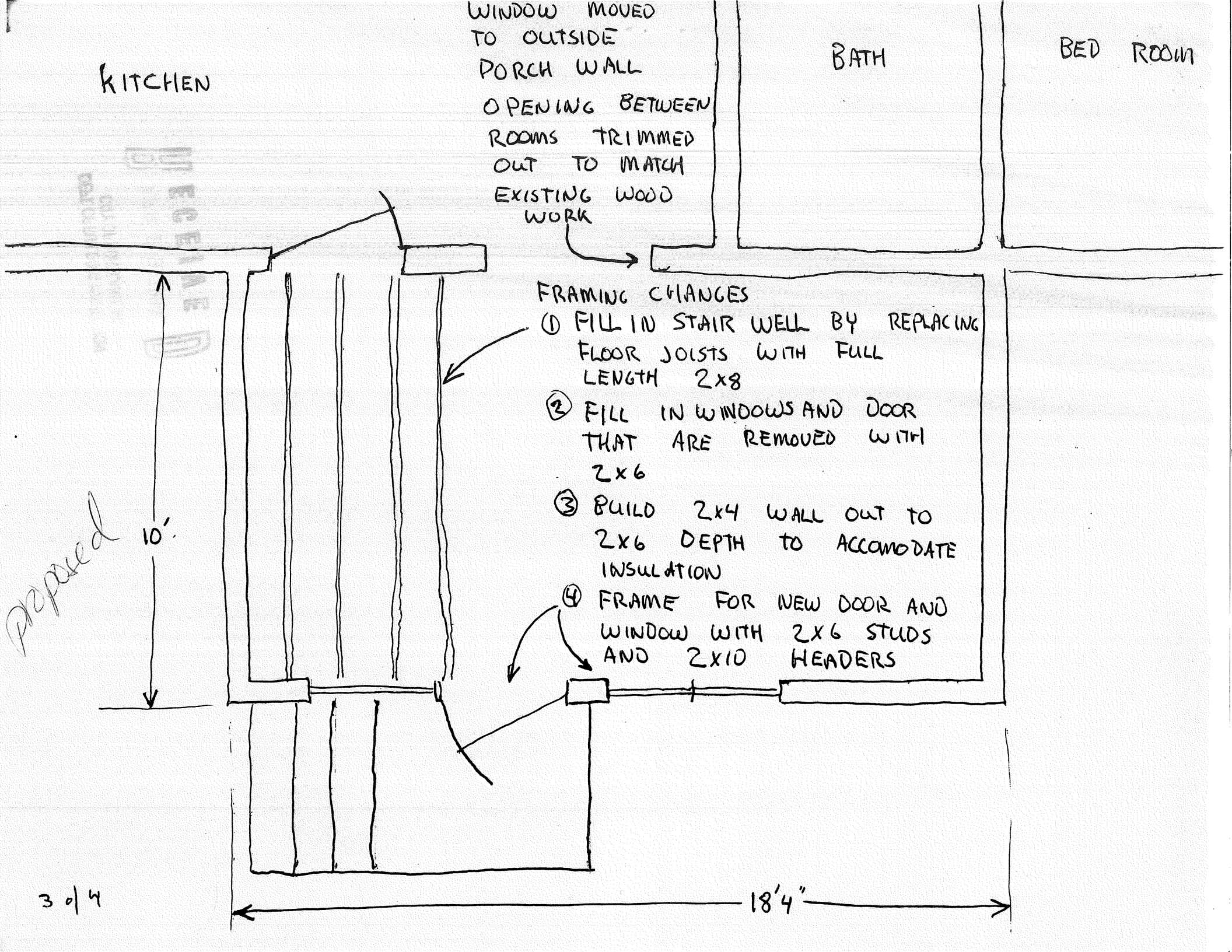
- ① FILL IN STAIR WELL BY REPLACING FLOOR JOISTS WITH FULL LENGTH 2x8
- ② FILL IN WINDOWS AND DOOR THAT ARE REMOVED WITH 2x6
- ③ BUILD 2x4 WALL OUT TO 2x6 DEPTH TO ACCOMMODATE INSULATION
- ④ FRAME FOR NEW DOOR AND WINDOW WITH 2x6 STUDS AND 2x10 HEADERS

Proposed

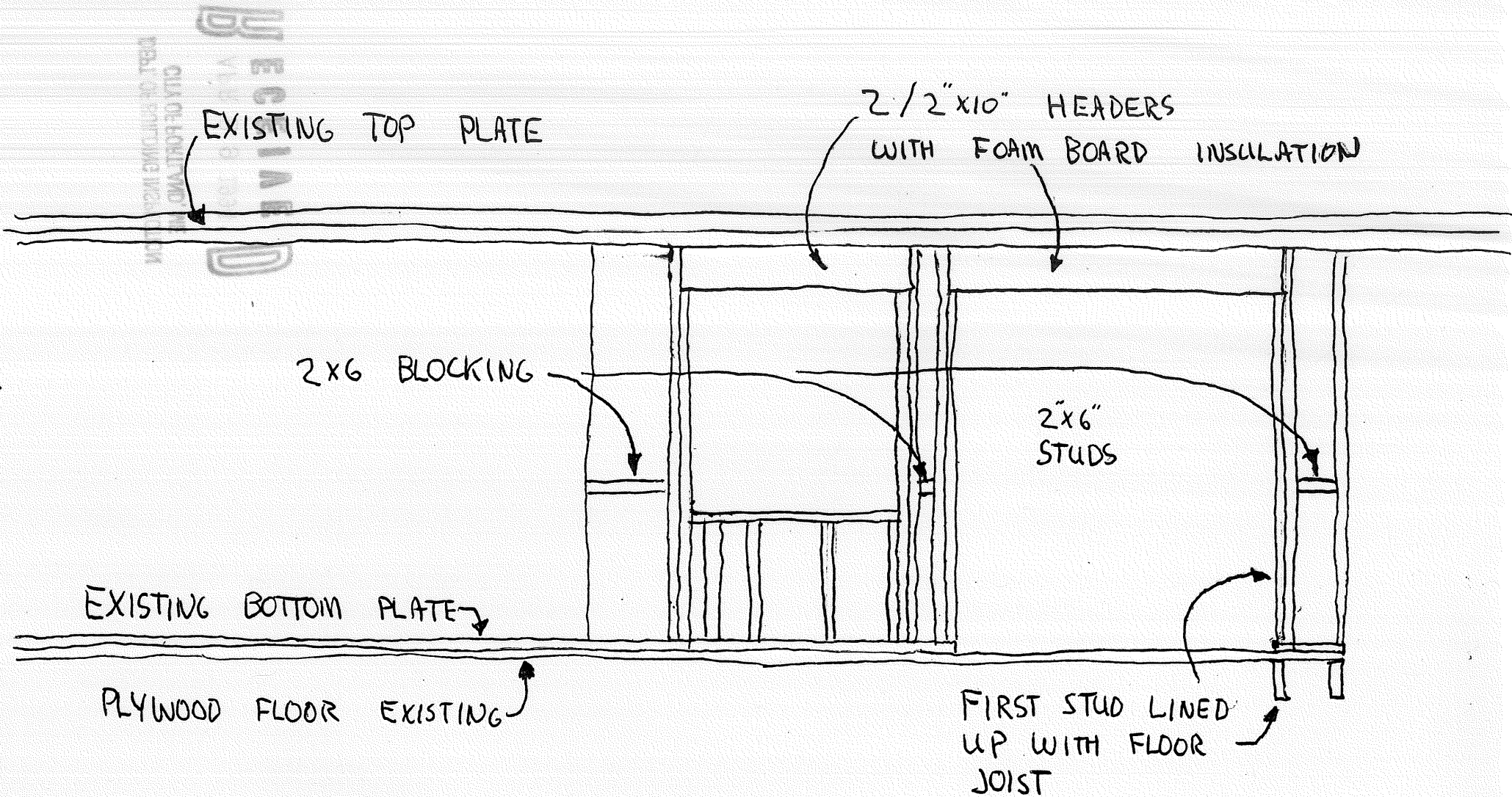
10'

3 of 4

18'4"



# FRAMING FOR NEW WINDOW AND DOOR



VIEW FROM KITCHEN DOORWAY LOOKING OUT