

**City of Portland, Maine – Building or Use Permit Application** 289 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>6 Brookview Terr</b>		Owner: <b>Oran, Diane P</b>		Phone: <b>761-1171</b>		Permit No: <b>980263</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <b>Jeremiah K. Ross</b>		Address: <b>Box 93B RR #3 Gorham, ME</b>		Phone: <b>04038 929-8246</b>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAR 24 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: <b>1-fam</b>		Proposed Use: <b>Same</b>		COST OF WORK: <b>\$ 25,000.00</b>			
Proposed Project Description: <b>Construct Second Story Addition</b>				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>3</b> Type <b>5B</b> <i>Bocade</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: <b>Mary Grosik</b>		Date Applied For: <b>19 March 1998</b>					

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**JEREMIAH K. ROSS III**

Carpenter / Builder  
(207) 929-8246

Box 93B, R.R. #3  
Gorham, Maine 04038

**CERTIFICATION**

property, or that the proposed work is authorized by the owner of record and that I have been authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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: **Jeremiah Ross** ADDRESS: \_\_\_\_\_ DATE: **19 March 1998** PHONE: \_\_\_\_\_

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

**PERMIT ISSUED WITH REQUIREMENTS**

Zone: **3** CBL: **277-B-003**

Zoning Approval: **OK 3/23/98**

**Special Zone or Reviews:**

Shoreland *ok*

Wetland *ok*

Flood Zone *Family*

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 4

*A Power*

COMMENTS

3/27/98 Message to call me for preconstruction mtg.

3/31/98 Roof removed from house - floor framing completed. OK to plywood over. Alan Eger Electrical on site - permit obtained, are adding smokes to bedrooms, etc.

Masonry chimney to be removed possibly - if not shell have extended to 2'-0" above roof. No plumbing permit currently required. Have not determined actual second floor layout yet.

4-14-98 Have completed framing (ext. walls) inspection. The homeowner still unsure of 2<sup>nd</sup> floor layout. Contractor to call when she's made up her mind. Have requested chimney be repointed to support weight of chimney extension. Have provided an 8" x 8" flue for chimney garrace.

Inspection Record

	Type	Date
Foundation:	N/A	
Framing:		4-14-98
Plumbing:		
Final:		
Other:		



# BUILDING PERMIT REPORT

DATE: 24 March 98 ADDRESS: 6 Brookview Terr.  
REASON FOR PERMIT: To Construct 2nd story addition  
BUILDING OWNER: Diane P. Oran  
CONTRACTOR: Jeremiah K. Ross  
PERMIT APPLICANT: ↑  
USE GROUP R-3 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, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*24, \*26, \*27

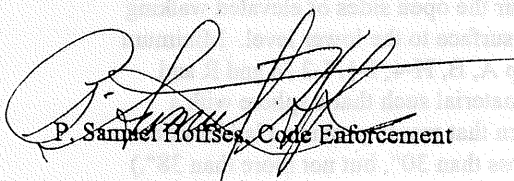
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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.
- X 24. 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.
- X 26. 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).
- X 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 Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant: Jeremiah Ross

Date: 3/23/98

Address: 6 Brookview Terrace C-B-L: 277-B-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1961

Zone Location - R-3

Interior or corner lot - sunset Lane

Proposed Use/Work - Construct 2<sup>nd</sup> story Addition on existing footprint

Sewage Disposal -

- Lot Street Frontage -

Front Yard -

Rear Yard - 25' req - 25' shown

Side Yard - 14' on common side yard - 32' shown  
20' on corner St (sunset) - 35' shown

Projections -

Width of Lot -

Height -

Lot Area - 6,500<sup>sq</sup> 7,000<sup>sq</sup>

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

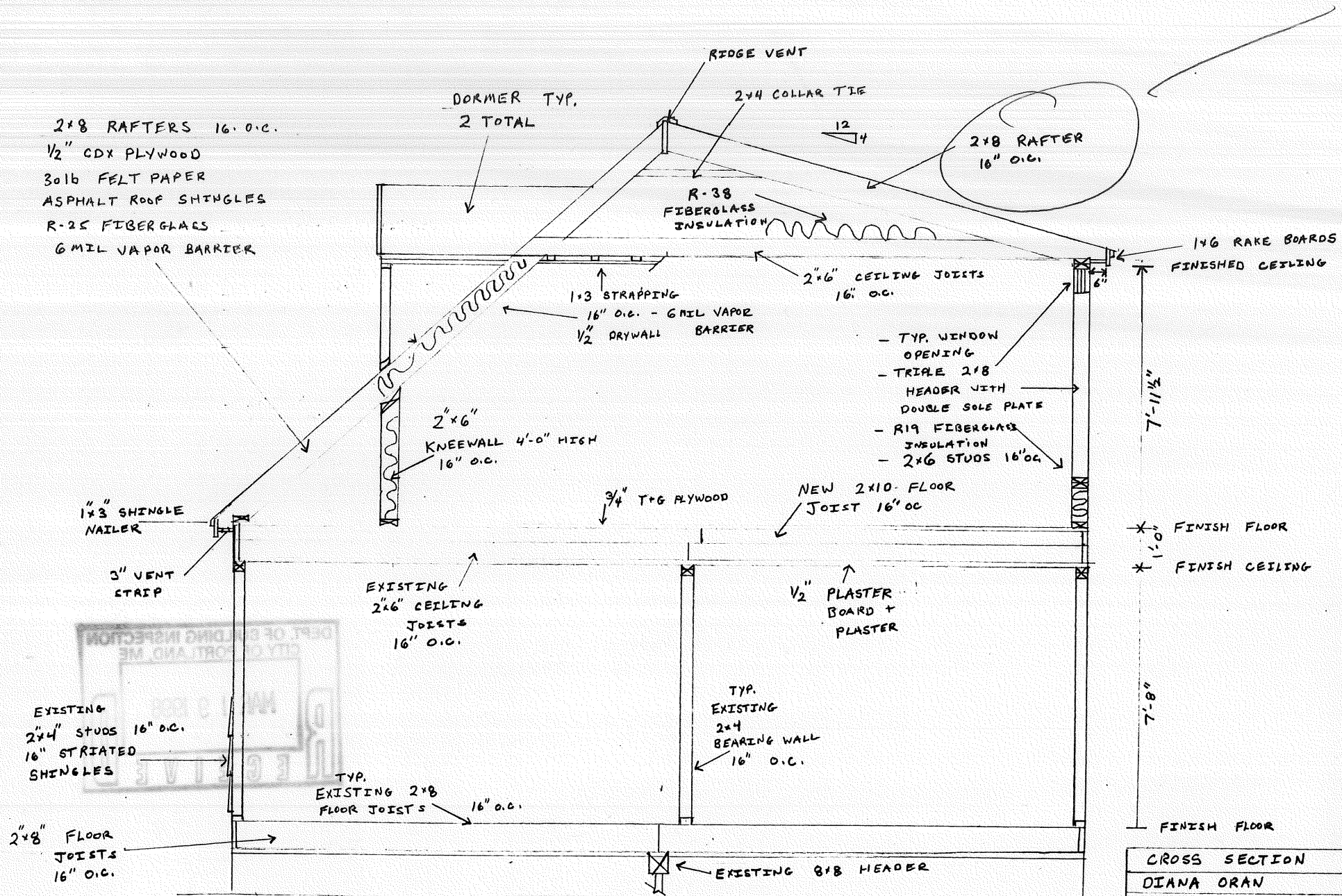
Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A





2x8 RAFTERS 16" O.C.  
 1/2" CDX PLYWOOD  
 30lb FELT PAPER  
 ASPHALT ROOF SHINGLES  
 R-25 FIBERGLASS  
 6 MIL VAPOR BARRIER

DORMER TYP.  
 2 TOTAL

RIDGE VENT

2x4 COLLAR TIE

12  
 4

2x8 RAFTER  
 16" O.C.

R-38  
 FIBERGLASS  
 INSULATION

1x6 RAKE BOARDS  
 FINISHED CEILING

1x3 STRAPPING  
 16" O.C. - 6 MIL VAPOR  
 BARRIER  
 1/2" DRYWALL

2x6" CEILING JOISTS  
 16" O.C.

- TYP. WINDOW OPENING
- TRIPLE 2x8 HEADER WITH DOUBLE SOLE PLATE
- R19 FIBERGLASS INSULATION
- 2x6 STUDS 16" O.C.

2x6"  
 KNEEWALL 4'-0" HIGH  
 16" O.C.

1x3 SHINGLE  
 NAILER

3" VENT  
 STRIP

3/4" T+G PLYWOOD

NEW 2x10 FLOOR  
 JOIST 16" O.C.

7'-11 1/2"

FINISH FLOOR

FINISH CEILING

EXISTING  
 2x6" CEILING  
 JOISTS  
 16" O.C.

1/2" PLASTER  
 BOARD +  
 PLASTER

EXISTING  
 2x4" STUDS 16" O.C.  
 16" STRIATED  
 SHINGLES

TYP.  
 EXISTING  
 2x4  
 BEARING WALL  
 16" O.C.

7'-8"

FINISH FLOOR

2x8" FLOOR  
 JOISTS  
 16" O.C.

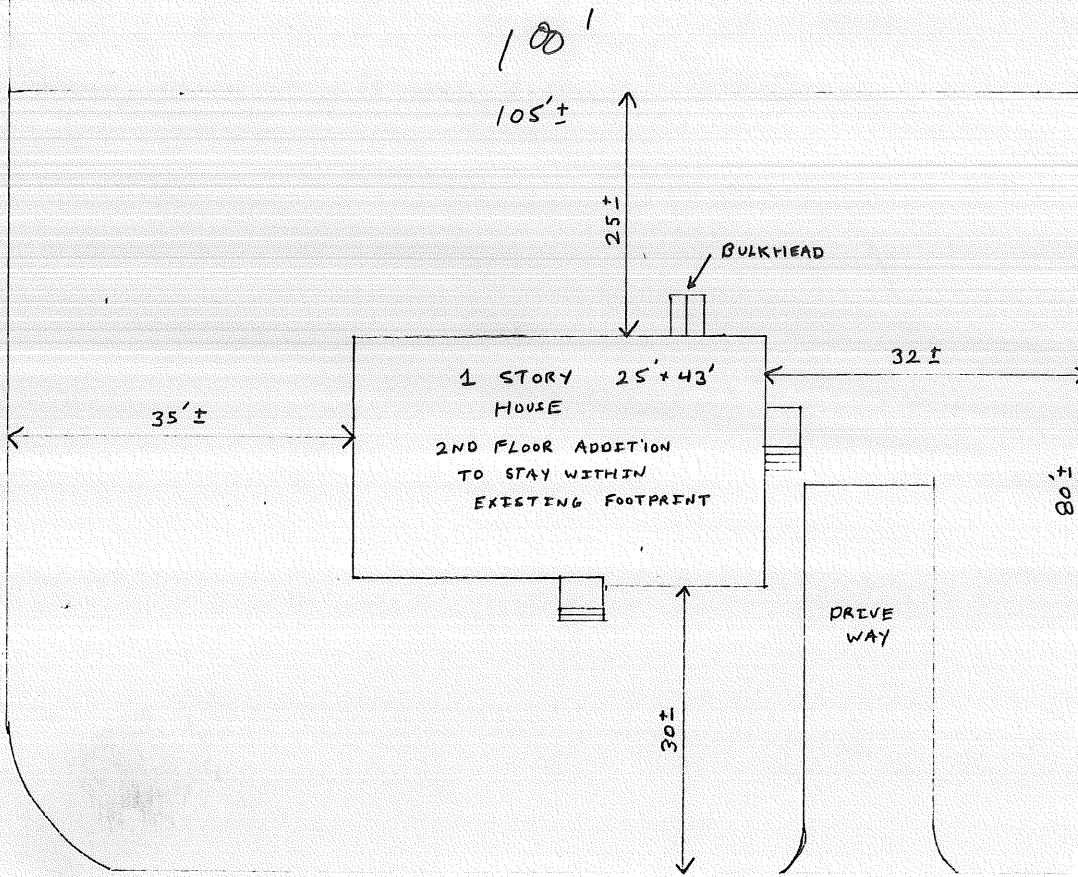
TYP.  
 EXISTING 2x8  
 FLOOR JOISTS  
 16" O.C.

EXISTING 8x8 HEADER

TYPICAL CROSS SECTION SCALE 1/4" = 1'-0"  
 PLATE 4 OF 8

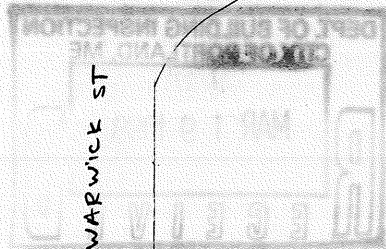
CROSS SECTION
DIANA ORAN
6 BROOKVIEW TER.
PORTLAND, ME 04103
Drawn by J.K. ROSS 2/6/98

SUNSET LANE

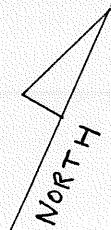


*This MAP IS NOT ACCURATE ASSESSORS MAPS SHOW 70' x 100'*

BROOKVIEW TERRACE



← TO WARWICK ST



PLOT PLAN

SCALE 1" = 20'-0"

DIANA ORAN

6 BROOKVIEW TER.

PORTLAND ME

J.K. ROSS 3/17/98

PLATE 1 OF 8

Jeremiah K Ross  
Box 93B RR#3  
Gorham, ME 04038  
207-929-8246

Office of Code Enforcement  
389 Congress St.  
Portland, Me 04101

3/18/98

Office of Code Enforcement,

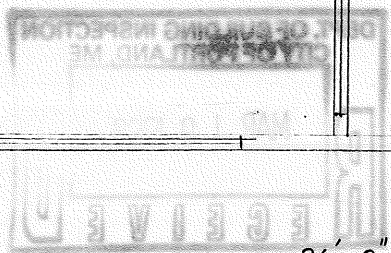
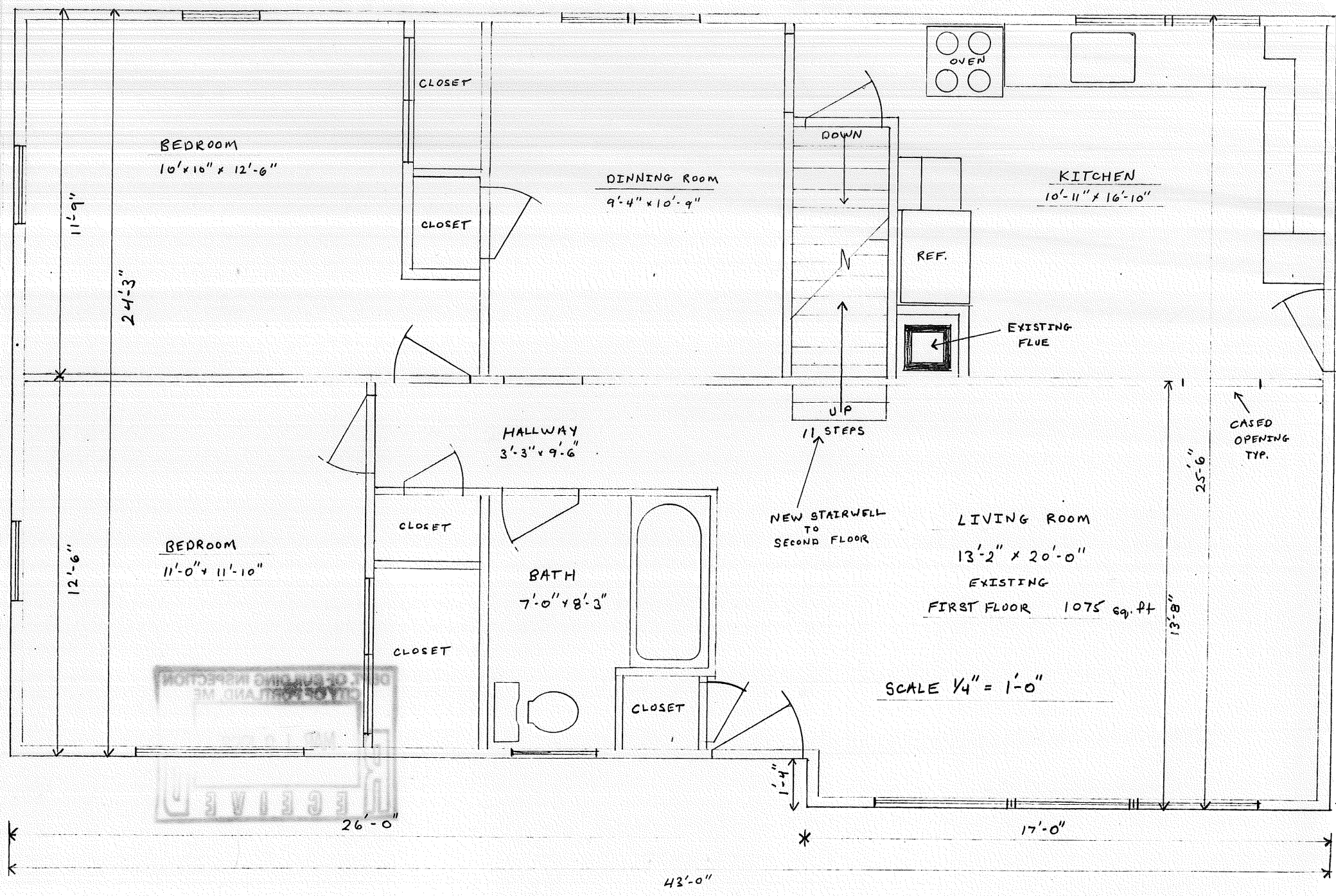
Enclosed is an application for a building permit to construct a second story addition at 6 Brookview Terrace, Portland Me. The addition will be a conventionally framed cape with a full dormer on the rear and two dormers on the front. The owner wants the exterior shell done for now and the interior finish done at a later date. I have submitted a plot plan, first floor plan, second floor plan, construction cross section and four elevations. All work will conform to all state and local codes. Please feel free to contact me if you have any questions or concerns.

Respectfully Submitted



Jeremiah K Ross





8'-0"

8'-8"

8'-8"

8'-8"

4'-6"

4'-6"

25'-6"

5'-0"

18'-0"

12'-3"

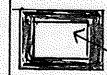
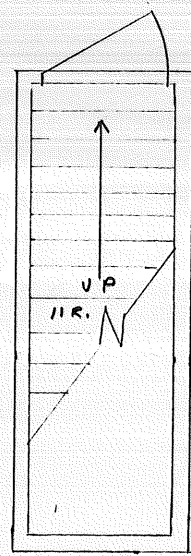
43'-0"

NOTES

- PROPOSED SECOND FLOOR ADDITION
  - ALL UNFINISHED SPACE
  - ALL FUTURE BEDROOMS TO BE LOCATED NEXT TO CASEMENT WINDOWS FOR EGRESS.
- 1100 sq. Ft

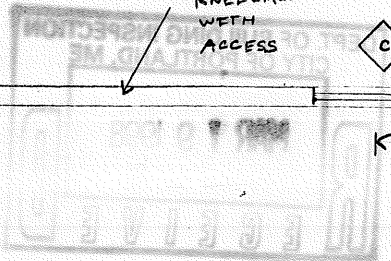
WINDOWS

- A DOUBLE HUNG VINYL  
32" x 60"
- B CASEMENT VINYL  
36" x 48"
- C DOUBLE HUNG VINYL  
32" x 48"



EXISTING FLUE  
 EXTENDED 2'-0"  
 ABOVE RIDGE

4'-0" KNEEWALL  
 WITH  
 ACCESS



B

A

A

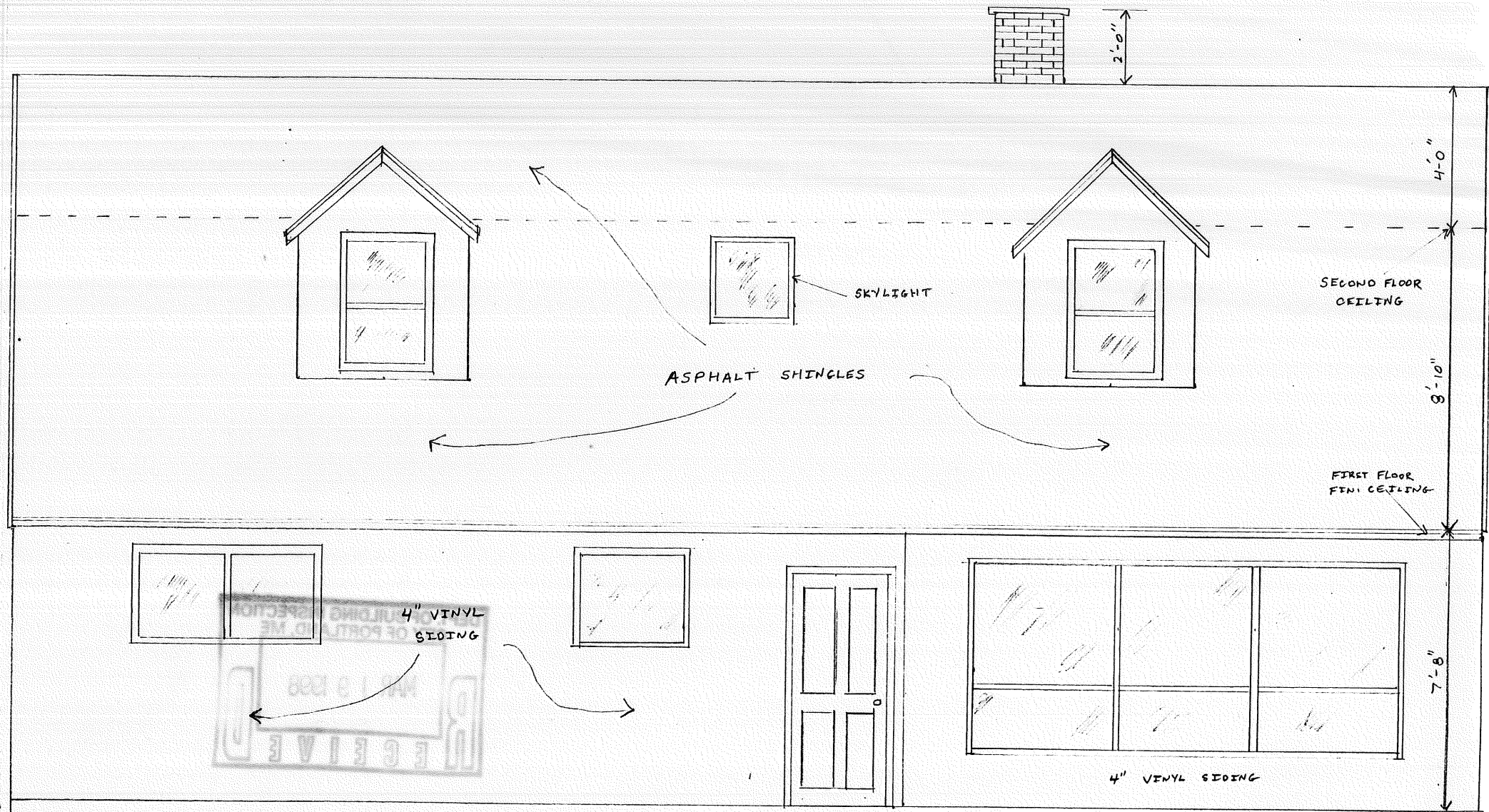
A

A

B

C

C



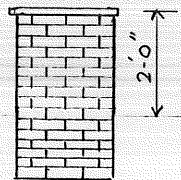
GRADE

FRONT ELEVATION SCALE  $\frac{1}{4}" = 1'-0"$

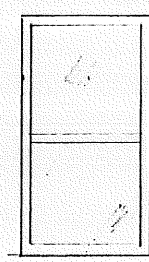
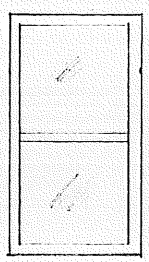
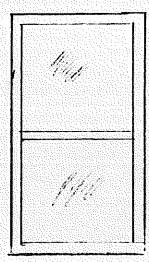
PROPOSED 2ND FLOOR AD.  
 DIANA ORAN  
 6 BROOKVIEW TER.  
 PORTLAND, ME PLATE 5 OF 8



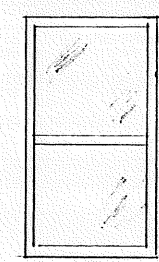
DIANA GRAN  
6 BROOKVIEW TER,  
PORTLAND, ME  
3/18/98 J.K. ROSS



ASPHALT SHINGLES



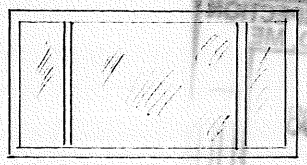
4" VINYL SIDING



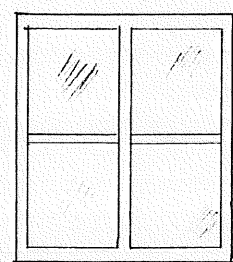
FINI CEILING

4'-0"

8'-10"



4" VINYL SIDING



FINI CEILING

7'-8"

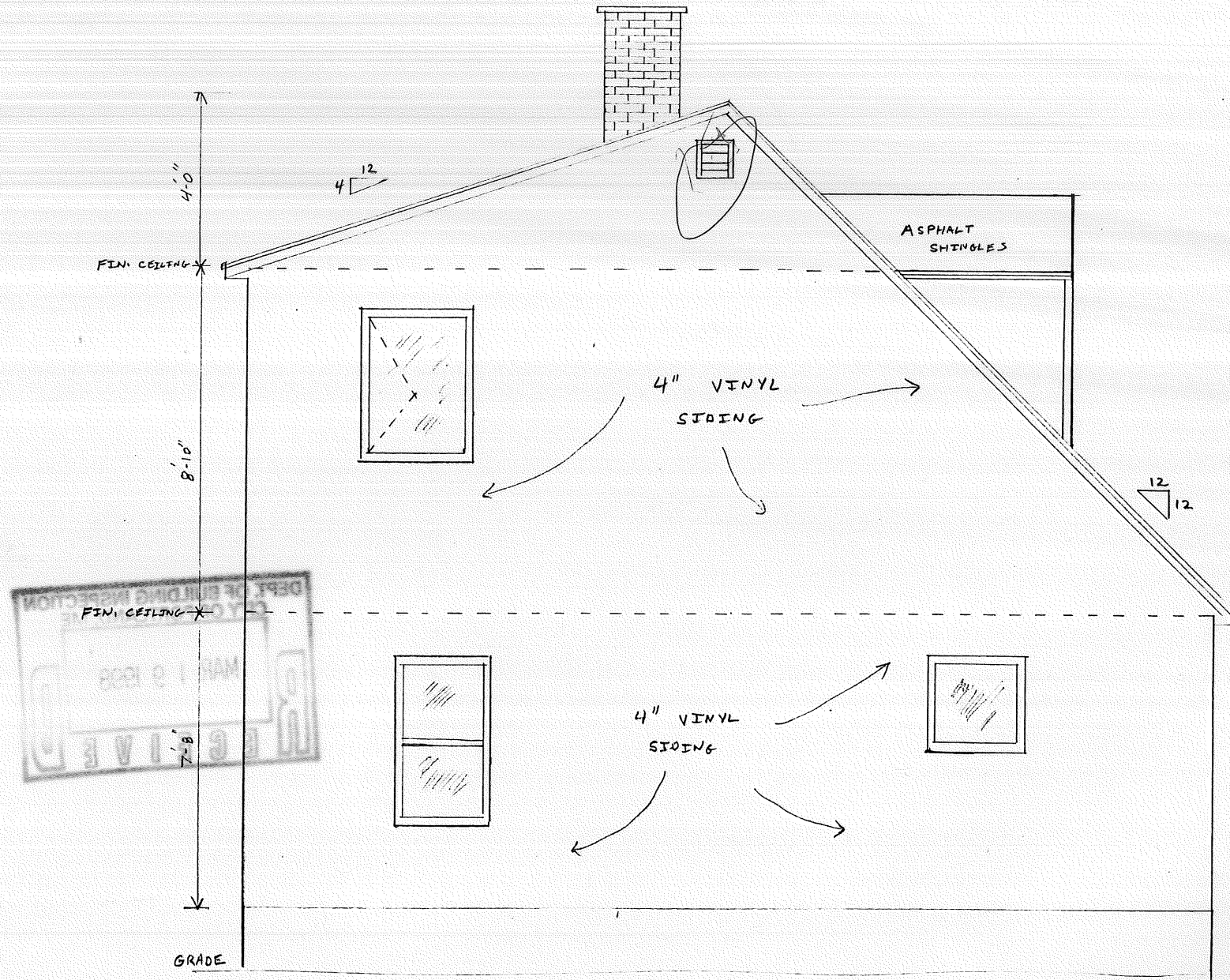
GRADE

REAR ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED 2ND FLOOR ADDITION

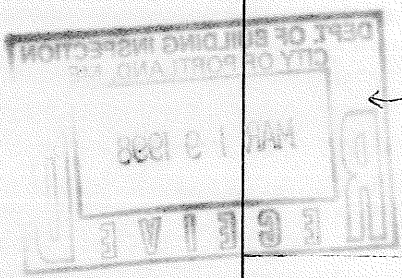
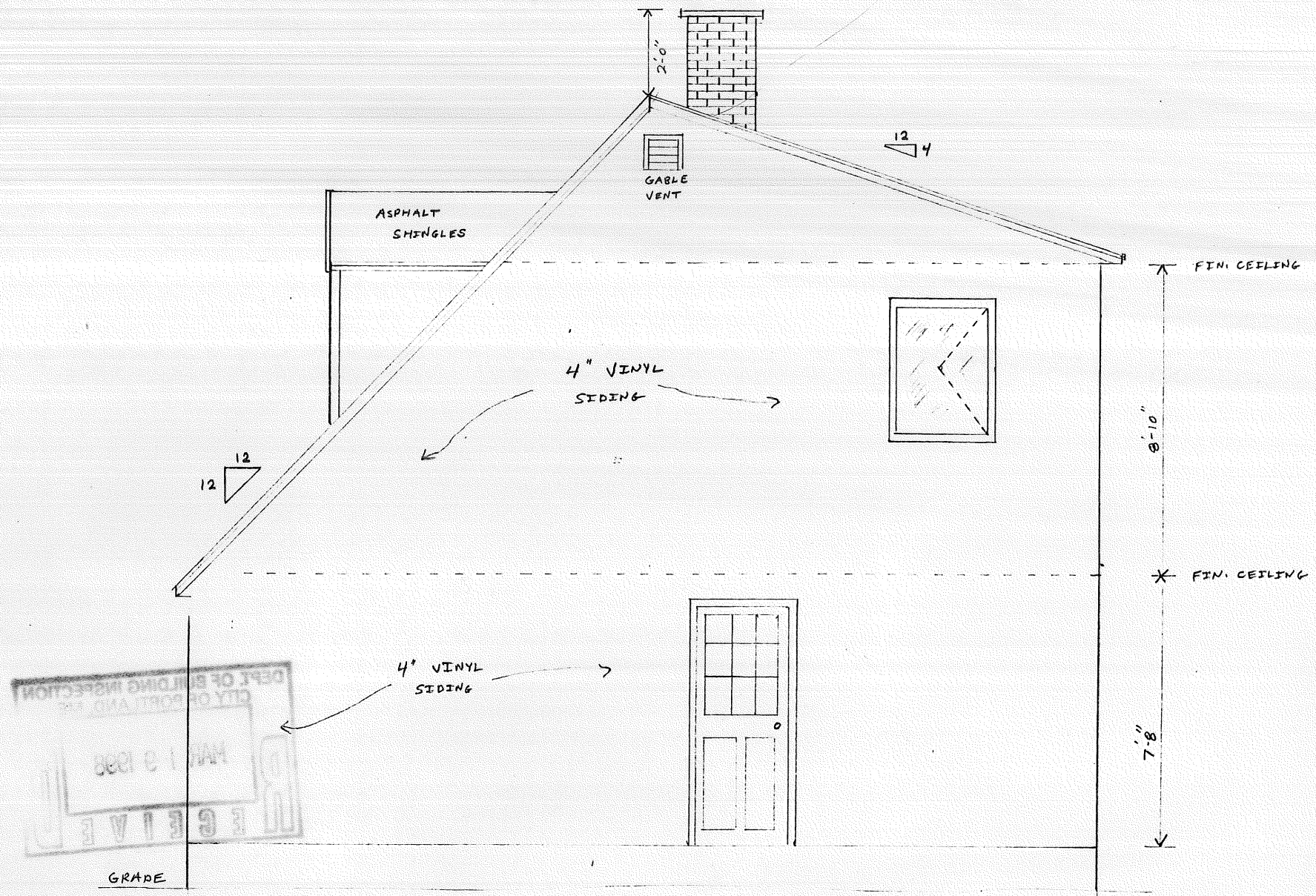
PLATE 6 OF 8



DEPT. OF BUILDING INSPECTION  
 REG. NO. 12345  
 MAY 19 1988

WEST ELEVATION SCALE 1/4" = 1'-0"

PROPOSED 2ND FLOOR AD,  
 DIANA DRAN  
 6 BROOKVIEW TER.  
 PORTLAND ME,  
 PLATE 8 OF 8



EAST ELEVATION SCALE 1/4" = 1'-0"

PROPOSED 2ND FLOOR AD.  
 DIANA ORAN  
 6 BROOKVIEW TER.  
 PORTLAND, ME J.M. ROSS  
 PLATE 7 OF 8 3/10/98