

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

Location of Construction: 40 Essex St		Owner: Spear, Charles & Susan		Phone:	Permit No: 971052
Owner Address: SAA Field, ME 04102		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: R.L. Barter & Sons		Address: 180 Mast Rd Falmouth, ME 04105		Phone: 878-5132	
Past Use: 1-lam		Proposed Use: Same w/addition		COST OF WORK: \$ 23,000.00	PERMIT FEE: \$ 145.00
Proposed Project Description: Construct Addition (12 x 20)		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i> Date:
Permit Taken By: Mary Greisk		Date Applied For: 24 September 1997			

PERMIT ISSUED
Permit Issued:
SEP 30 1997
CITY OF PORTLAND

Zone: *R3* **CBL:** 284-E-021

Zoning Approval:
OK 5/13/97

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

- 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 valid for a period of six (6) months from the date of issuance. False information...

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: *9/24/97*

Issued with bettered conditions

Custom Homes Remodeling



R.L. BARTER AND SONS
General Contractors
Commercial - Residential

180 Mast Road
Falmouth, ME 04105

RON
Phone / Fax (207) 878-5132

CERTIFICATION

I, the undersigned, being duly sworn, depose and say that I am the owner of the property, or that the proposed work is authorized by the owner of record and that I have been duly authorized by the owner of record to execute this application as my 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.

Ronald A. Barter
SIGNATURE OF APPLICANT *Ron Barter* **ADDRESS:** **DATE:** 24 September 1997 **PHONE:**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE **PHONE:**

CEO DISTRICT 4

A. Powers

COMMENTS

10-14-97 Footing poured - checked lot lines. Forming walls - 6'-0". Furnace to be replaced and put in new portion of basement. New to be powervented. Contractor has filed Amendment for minor changes, has not been issued yet.

12-05-97 Framing Inspection 2x10@16" oc - ok. Have Electricians on site. Plumbing done - no permit; no inspection. Told them to get permit - pronto.
5/9/00 Addition complete. All requirements met gr

Inspection Record

Type	Date
Foundation: Footing & wall forms	10-14-97
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 9/30/97 ADDRESS: 40 Essex St.
REASON FOR PERMIT: 12' x 20' Addition
BUILDING OWNER: Charles & Susan Spear
CONTRACTOR: RON BARter & Sons
PERMIT APPLICANT: Contractor APPROVAL: (With Conditions) DENIED _____
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

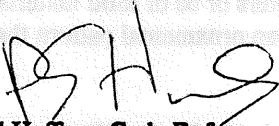
Conditions
↙

CONDITION(S) OF APPROVAL

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) U.L. 103.
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. 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.
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.
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.
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 (over)

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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met. *NOT REQ'D.*
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. *This shall remain a single family dwelling. No additional kitchens or kitchen equipment shall be installed which would constitute a new unit.*
- 31. _____
- 32. _____
- 33. _____
- 34. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD N/A
Marge Schmuckal

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	40 Essex St
PROPERTY OWNERS NAME	
Last: Spear	First: Chase
Applicant Name:	CW Baldwin + Son.
Mailing Address of Owner/Applicant (If Different)	100 Winn Rd

PORTLAND Permit Issued: 12-5-97 PERMIT # 6326 \$12.10 STATE COPY FEE Double Fee Charged L.P.I. # 0124

Local Plumbing Inspector Signature: *[Signature]*

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] (977-5511) 12-5-97
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 23870
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE (\$6.00)	Fixtures (Subtotal) Column 2		4	Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$12.00	Permit Fee (Total)

Applicant: Tom Batten

Date: 9/30/97

Address: 40 Essex St

C-B-L: 284-E-21-22-20

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1910

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct Addition (12' x 20')

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 25' req N/A

Rear Yard - 25' req - 36' shown

Side Yard - 1 story 8' req - 50' shown

Projections -

Width of Lot -

Height - 1 story addition

Lot Area -

11,500 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

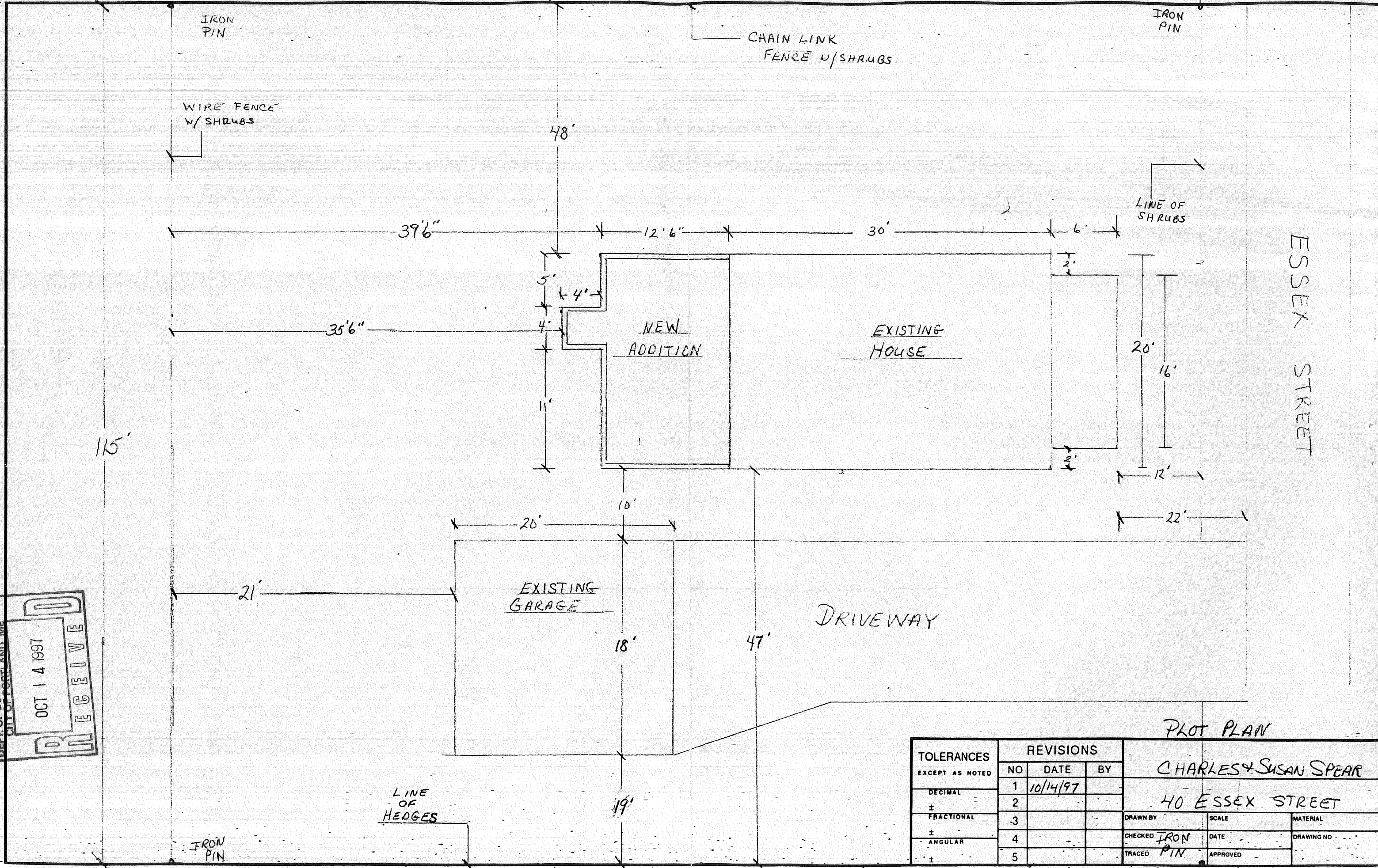
Shoreland Zoning/ Stream Protection -

Flood Plains -

No Additional Kitchen Allowed

Mike Baldwin

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 14 1997
RECEIVED



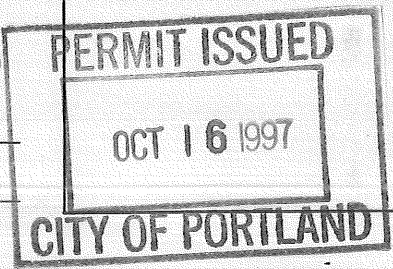
40 ESSEX STREET
CHARLES & SUSAN SPEAR

TOLERANCES		REVISIONS			PLOT PLAN		
EXCEPT AS NOTED		NO	DATE	BY	CHARLES & SUSAN SPEAR		
DECIMAL	±	1	10/14/97		40 ESSEX STREET		
FRACTIONAL	±	2			DRAWN BY	SCALE	MATERIAL
ANGULAR	±	3			CHECKED	DATE	DRAWING NO
	±	4			IRON		
	±	5			TRACED	APPROVED	

971122



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, 10-14-97

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 971052 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 40 Essex St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Charles & Susan Speat, 40 Essex St. Telephone 879-0892
 Lessee's name and address _____ Telephone _____
 Contractor's name and address R.L. Barter & Sons, 180 Mast Rd., Falmouth, ME 04105 Telephone 207-878-5132
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building 1 family w/ addition No. families 1
 Last use 1 family No. families _____
 Increased cost of work None Additional fee XXXXXX 25.00

Description of Proposed Work

addition of bulkhead

OK HP
10/14/97 KT



Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: 25' req. w/ beam OK 10/14/97

Signature of Owner Ronald A. Barter

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Approved: _____ Inspector of Buildings

[Handwritten signature]

BUILDING PERMIT REPORT

DATE: 15 OCT 97 ADDRESS: 40 Essex St
REASON FOR PERMIT: Amendment For bulkhead
BUILDING OWNER: Spear
CONTRACTOR: R. L. Barter & Sons
PERMIT APPLICANT: ↑ APPROVAL: *1*2 ~~DENIED~~
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5B


CONDITION(S) OF APPROVAL

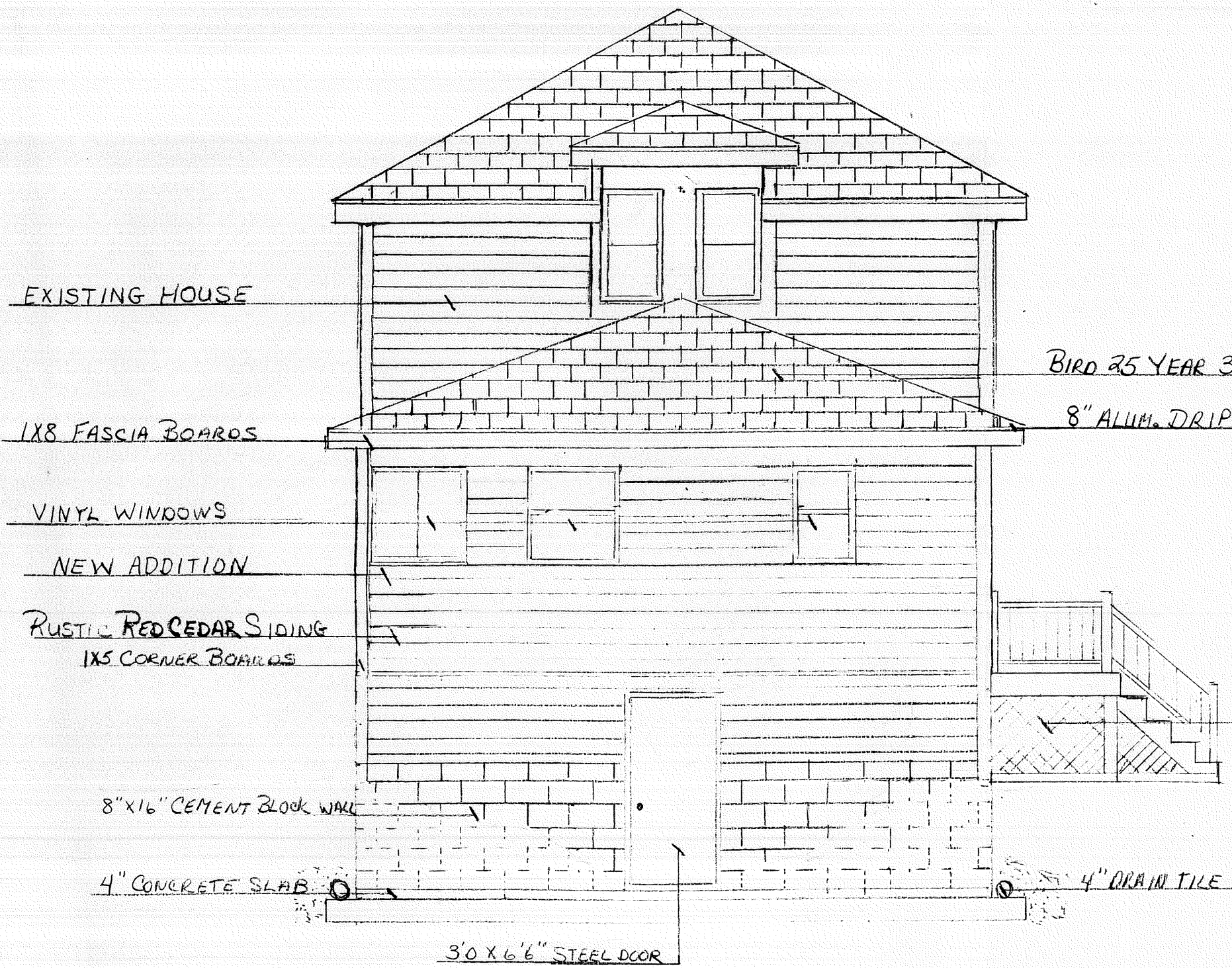
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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• In each story within a dwelling unit, including basements
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- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

30. *This permit is for bulkhead only - IF The Foundation was*
Not placed with The addition, The proposed bulkhead must
be pinned To The existing Foundation.


P. Samuel Hoffses, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal



EXISTING HOUSE

1X8 FASCIA BOARDS

VINYL WINDOWS

NEW ADDITION

RUSTIC RED CEDAR SIDING
1X5 CORNER BOARDS

8"X16" CEMENT BLOCK WALL

4" CONCRETE SLAB

3'0 X 6'6" STEEL DOOR

BIRD 25 YEAR 3 TAB ROOF SHINGLES

8" ALUM. DRIPEDGE

Amended

NEW 4 FT WOOD STAIRS

4" DRAIN TILE

TOLERANCES EXCEPT AS NOTED	REVISIONS			BACK ELEVATION		
	NO	DATE	BY			
DECIMAL	1					
±	2					
FRACTIONAL	3			DRAWN BY	SCALE 1/4" = 1'	MATERIAL
±	4			CHECKED	DATE	DRAWING NO
ANGULAR	5			TRACED	APPROVED	1

BACK ELEVATION

SPEAR - 40 ESSEX ST. PORT.

DRAWN BY Ron E.

SCALE 1/4" = 1'

CHECKED

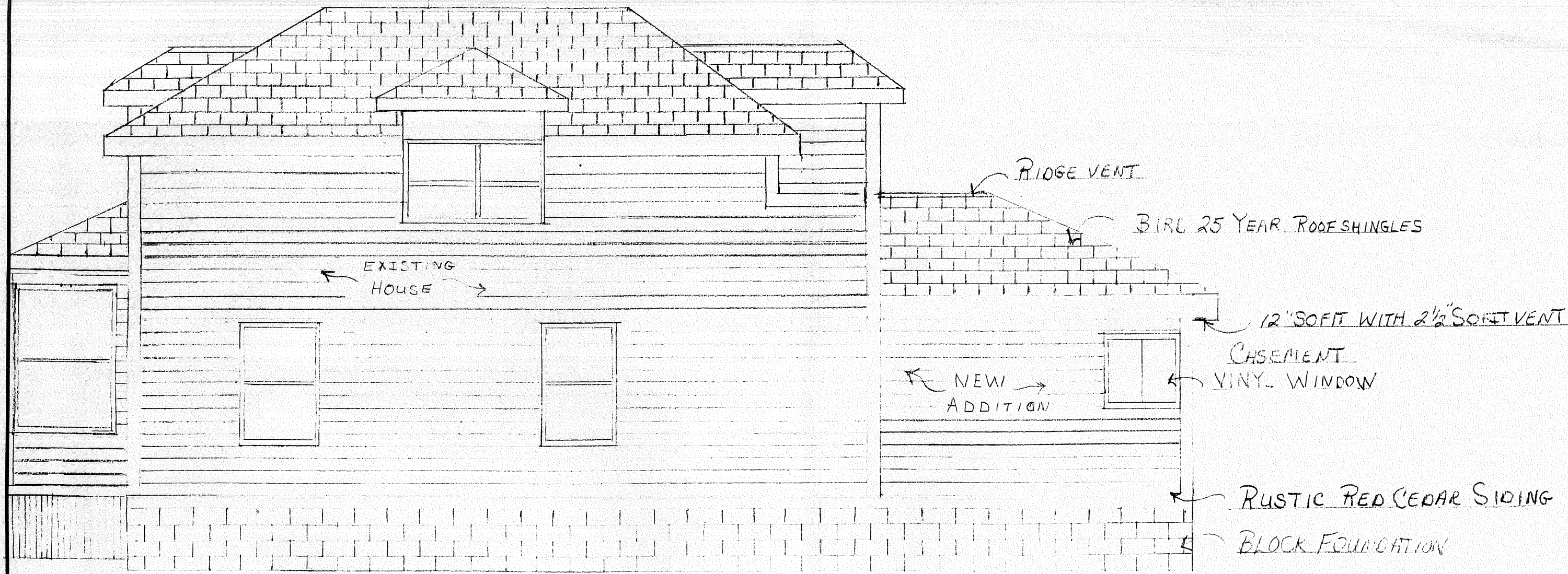
DATE

TRACED

APPROVED

DRAWING NO

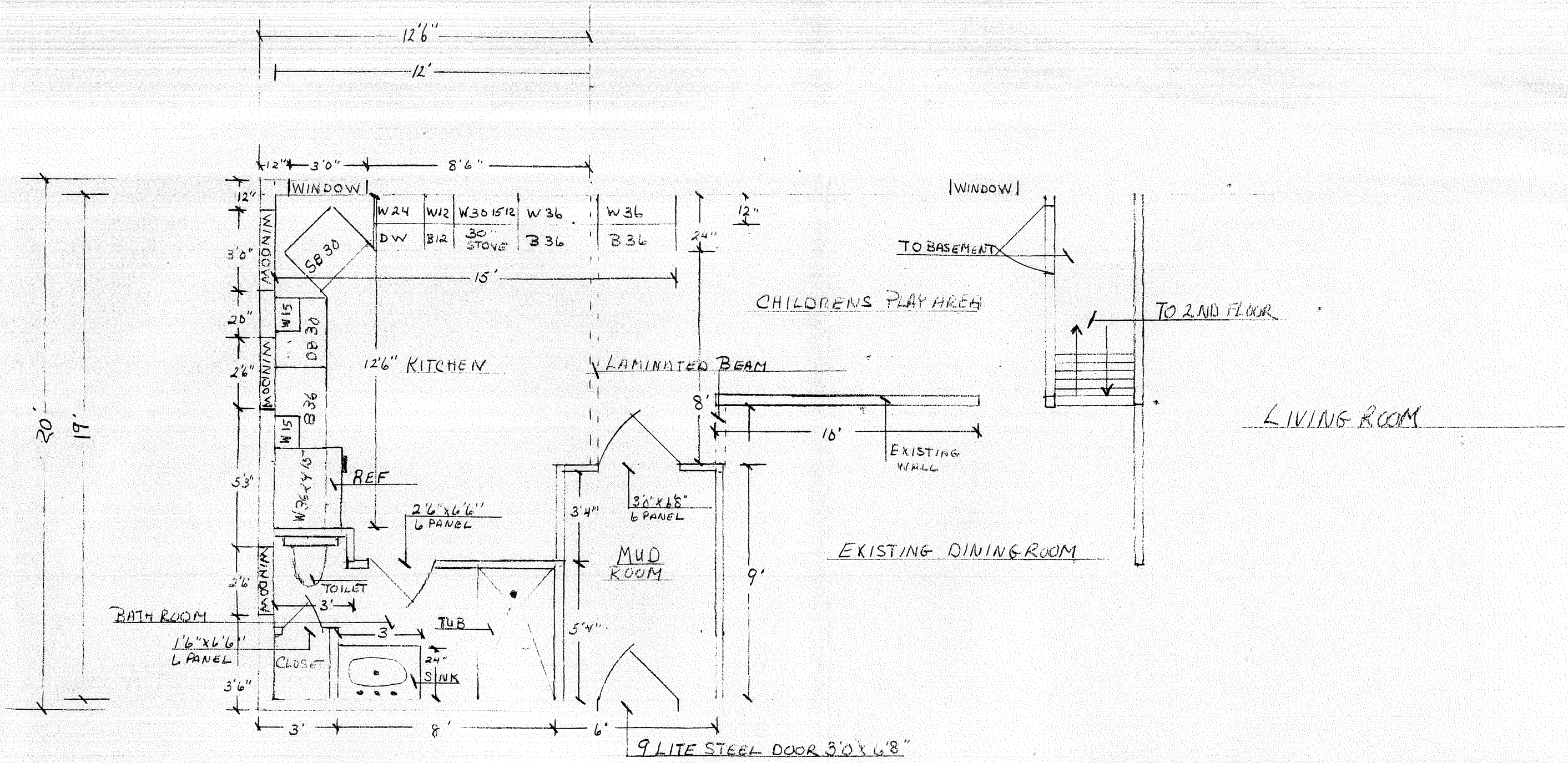
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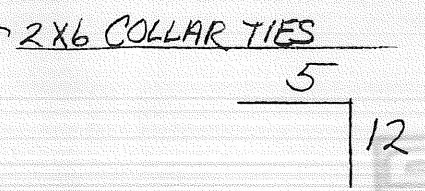
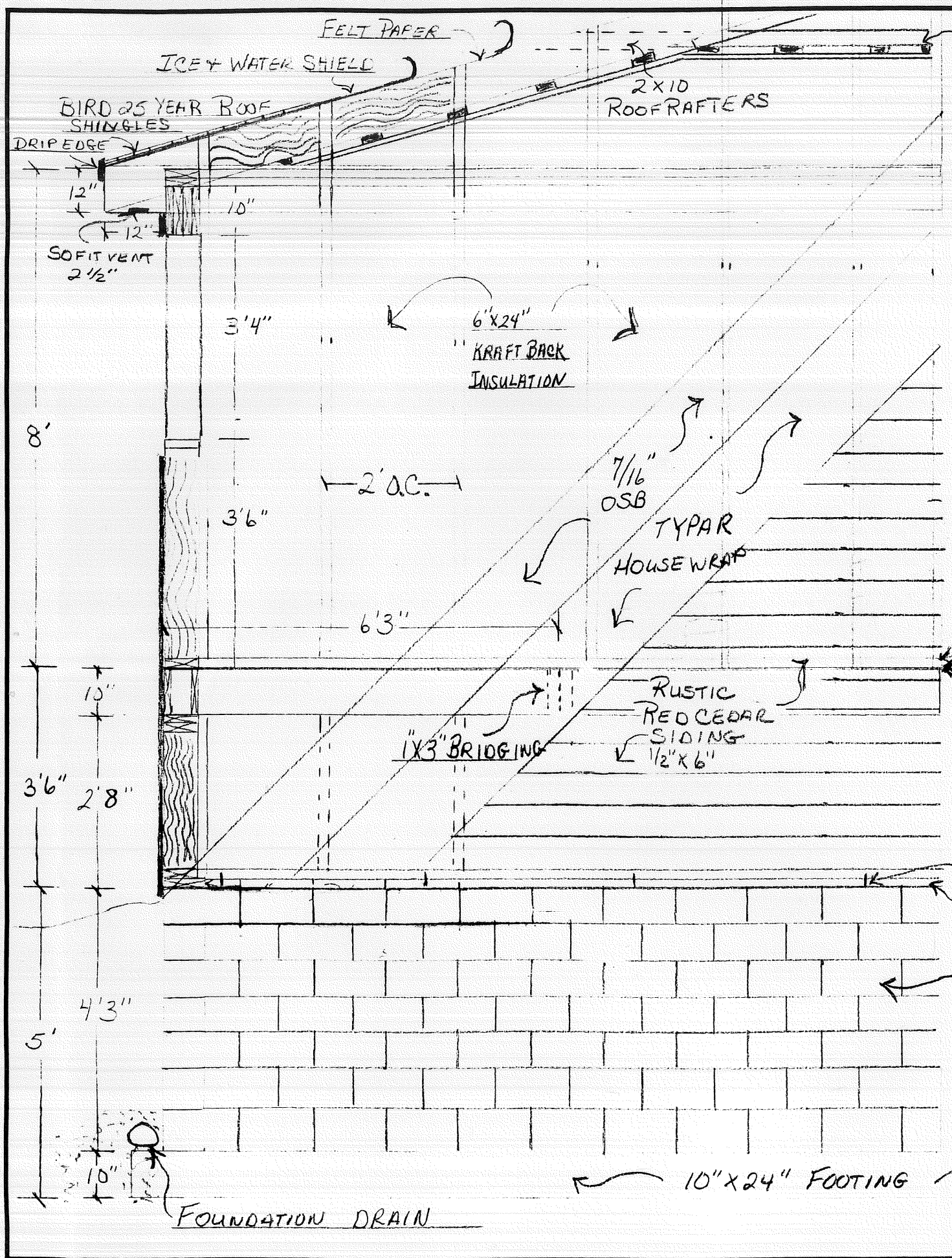
TOLERANCES EXCEPT AS NOTED	REVISIONS			LEFT SIDE ELEVATION FROM BACK		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY	SCALE	MATERIAL
±	2					
FRACTIONAL	3			CHECKED	DATE	DRAWING NO
±	4					
ANGULAR	5			TRACED	APPROVED	2
±						



TOLERANCES EXCEPT AS NOTED	REVISIONS			RIGHT SIDE ELEVATION FROM BACK		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY	SCALE	MATERIAL
±	2					
FRACTIONAL	3			CHECKED	DATE	DRAWING NO
±	4					
ANGULAR	5			TRACED	APPROVED	3
±						

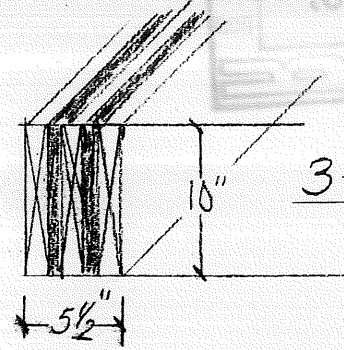


TOLERANCES EXCEPT AS NOTED	REVISIONS			FLOOR PLAN		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY	SCALE	MATERIAL
±	2					
FRACTIONAL	3			CHECKED	DATE	DRAWING NO
±	4					
ANGULAR	5			TRACED	APPROVED	4
±						



ROOF PITCH
HIP ROOF

HEADER DETAIL FOR ALL DOORS + WINDOWS



3-2x10 w/ 1/2 PLYWOOD

1/2" SHEETROCK ON
WALLS + CEILING

2x6 PLATES
5/8" CDX FIR PLYWOOD SUBFLOOR
5/8" AC UNDERLAYMENT PLYWOOD

INSULATION
6" R19-WALLS
9" R CEILING
1" x 4' x 8' TUFF R BOARD
9" R FLOOR

ANCHOR BOLTS
2" x 8" PT SILLS

8" x 16" CEMENT BLOCK WALL

10" x 24" FOOTING

FOUNDATION DRAIN

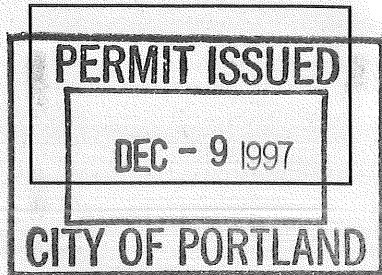
TOLERANCES EXCEPT AS NOTED	REVISIONS			CONSTRUCTION DETAILS		
	NO	DATE	BY			
DECIMAL	1			DRAWN BY	SCALE 1/2" = 1'	MATERIAL
± FRACTIONAL	2					
± ANGULAR	3			CHECKED	DATE	DRAWING NO
±	4					
±	5			TRACED	APPROVED	5



FILL IN AND SIGN WITH INK

971294

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 40 Essex Use of Building Single Family Date 12/5/97

Name and address of owner of appliance Charles Spear

Installer's name and address CW Baldwin & Son, 100 Winn Road, Falmouth, ME 04105

Telephone 797-5511

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Burnham

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # 933
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____

- Metal
Factory Built U.L. Listing # _____

- Direct Vent
Type sideshot UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 gal

Number of Tanks 1

Distance from Tank to Center of Flame 40 feet.

Approved

Fire: HBM

Ele.: MS

Bldg.: H

Approved with Conditions

- See attached letter or requirement

Cost of work: \$3,600.00
 Cost of permit: \$40.00

Signature of Installer M. Baldwin

Applicant: Al Verdane

Date: 10/9/97

11:00
10/17

Address: 26 Candlawyck Terr, C-B-L: 203-D-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1971

Zone Location - R-3

Interior or corner lot - 57-61 Candlawyck Rd

Proposed Use/Work - New Detached garage 24 x 20
18 x 24

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req 25' + shown

Rear Yard - 25' req - 39' shown

Side Yard - 20' req on side st. side yard - shows 21'

Projections - 8' req on other side

Width of Lot -

Height -

Lot Area - 6,500[#] 7,600[#]

Lot Coverage/ Impervious Surface - 25% or 1900[#]

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

9x18	=	162	OK
6x11		66	
24x30		720	
New 20x24		480	
		<u>1428[#]</u>	

10
12
2