

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

OCT 29 2002

Permit Number: 021072

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Platts Roberta J Wid Vn Vet Turbird Construction has permission to Construct New 348 Sq Ft Office and Garage AT 15 Kent St 284 E006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in progress must be reported before this building or part thereof is closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other Department Name

Deanne Bonke 10/29/02 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

Sept. 18 2002

Received from Roxana J. Bates

Location of Work 15 Kenos St

Cost of Construction \$ Demol. 30.00

Permit Fee \$ 116.00 Bldg 76.00

TOTAL 116.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other for Demo permit and for Building Permit

CBL: 084 R 006

Check #: 8406

Total Collected \$ 116.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

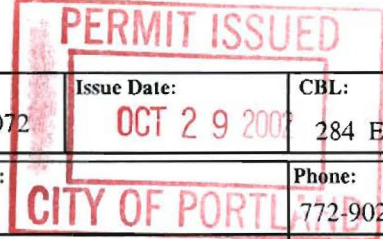
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

[Handwritten signature]

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1072	Issue Date: OCT 29 2002	CBL: 284 E006001
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Location of Construction: 15 Kent St	Owner Name: Platts Roberta J Wid Vn Vet	Owner Address: 15 Kent St	Phone: 772-9026
Business Name:	Contractor Name: Starbird Construction	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Garage	Proposed Use: 348 sq ft Detached Garage	Permit Fee: \$86.00	Cost of Work: \$9,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>PU</i> Type: <i>5B</i> <i>Box A 1999</i>	

Proposed Project Description: Construct New 348 Sq Ft One Car Detached Garage - rebuild from Demold Garage	Signature:	Signature: <i>JMB 10/29/02</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gad	Date Applied For: 09/17/2002	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>10/11/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

12th Review of framing

OK Milling

16" LVL ok

2x6 wall construction

rafters ok ~~as~~ per plan
nu

* grandfathered by existing garage footprint

* 18'

27'

shall be no more than

12'

* 4'

12' high

9'

8'

12.71

18'

New garage sits 8' behind house

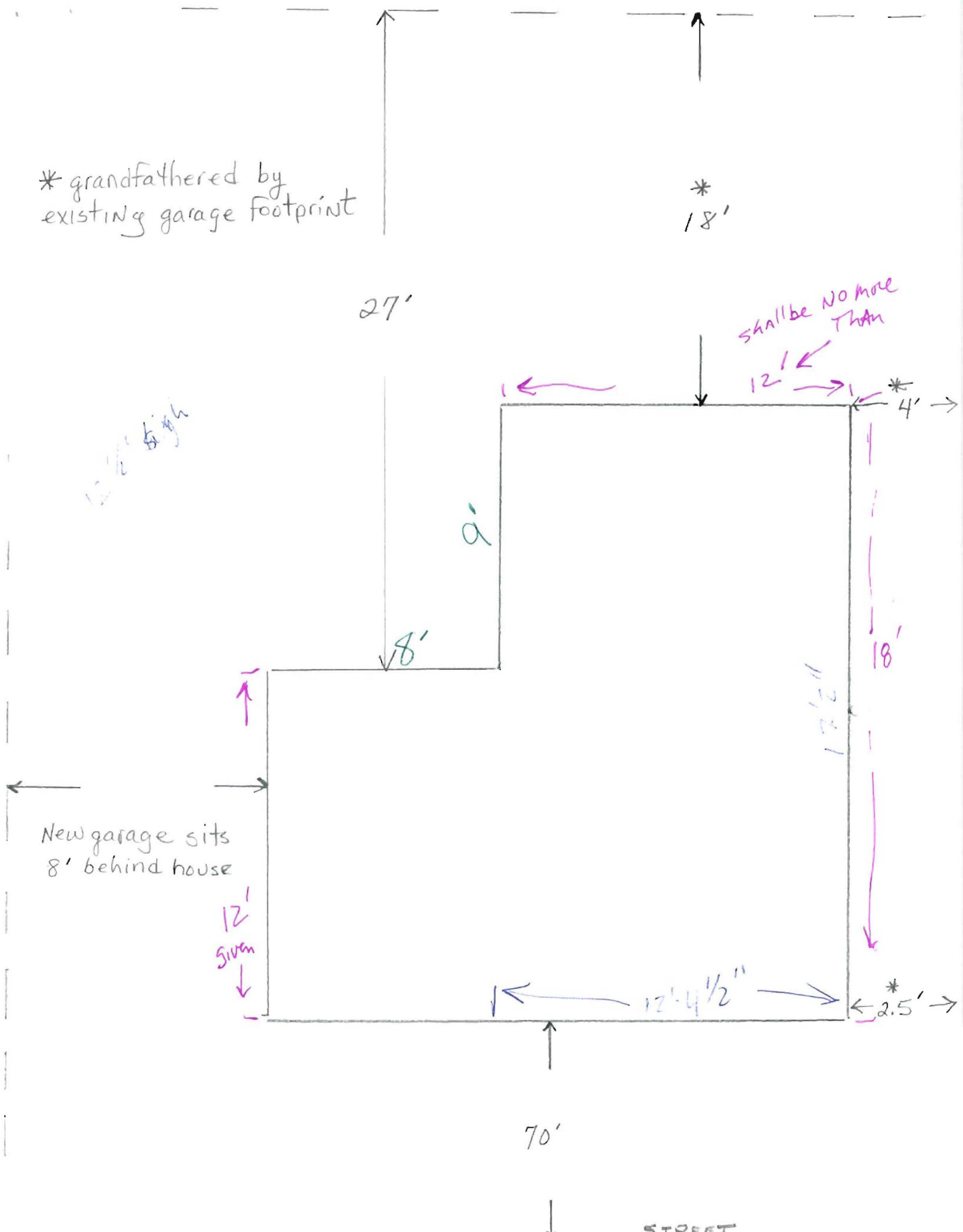
12' given

12'-4 1/2"

* 2.5'

70'

STREET



02-1072

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

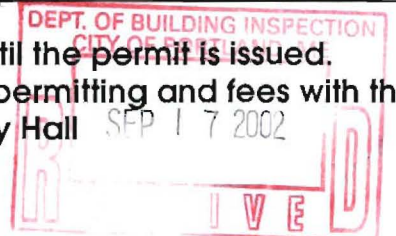
Location/Address of Construction: <u>15 Kent Street Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>348 sqft</u>	Square Footage of Lot <u>Approx 6500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>284</u> Block# <u>E</u> Lot# <u>006</u>	Owner: <u>Roberta Platts</u>	Telephone: <u>772-9026</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Roberta Platts</u> <u>15 Kent St</u> <u>Portland ME</u> <u>7729026</u>	Cost Of <u>Approx</u> Work: \$ <u>9,000.00</u> Fee: \$ <u>86.00</u>
Current use: <u>Garage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Garage</u>		
Project description: <u>demolition of existing garage & construction of new garage - new 1 car detached 348 sqft garage</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Roberta Platts</u> → x		
Mailing address: <u>15 Kent St</u> <u>Portland ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-9026</u> <i>call</i>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Roberta Platts</u>	Date: <u>September 18, 2002</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application ID Number: 2-1072

Delete Review Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 15 Kent St - rebuild demoed garage and add smaller addition to it

Approval Date: 10/11/2002

Given On Date: 09/19/2002

OK to Issue Permit Name: Marge Schmuckal Date: 10/11/2002 Date 2:

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Your present garage structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

It is understood that there is a rear "dog shed" addition on the rear of this garage. This may be used for the measurement of your garage. Please have the Code Enforcement Officer measure and document the existing garage PRIOR to demolition.

Create Date: 09/19/2002 By: gad Update Date: 10/11/2002 By: mes

Application ID Number:

Department: Status: Reviewer:

Comments: Approval Date:

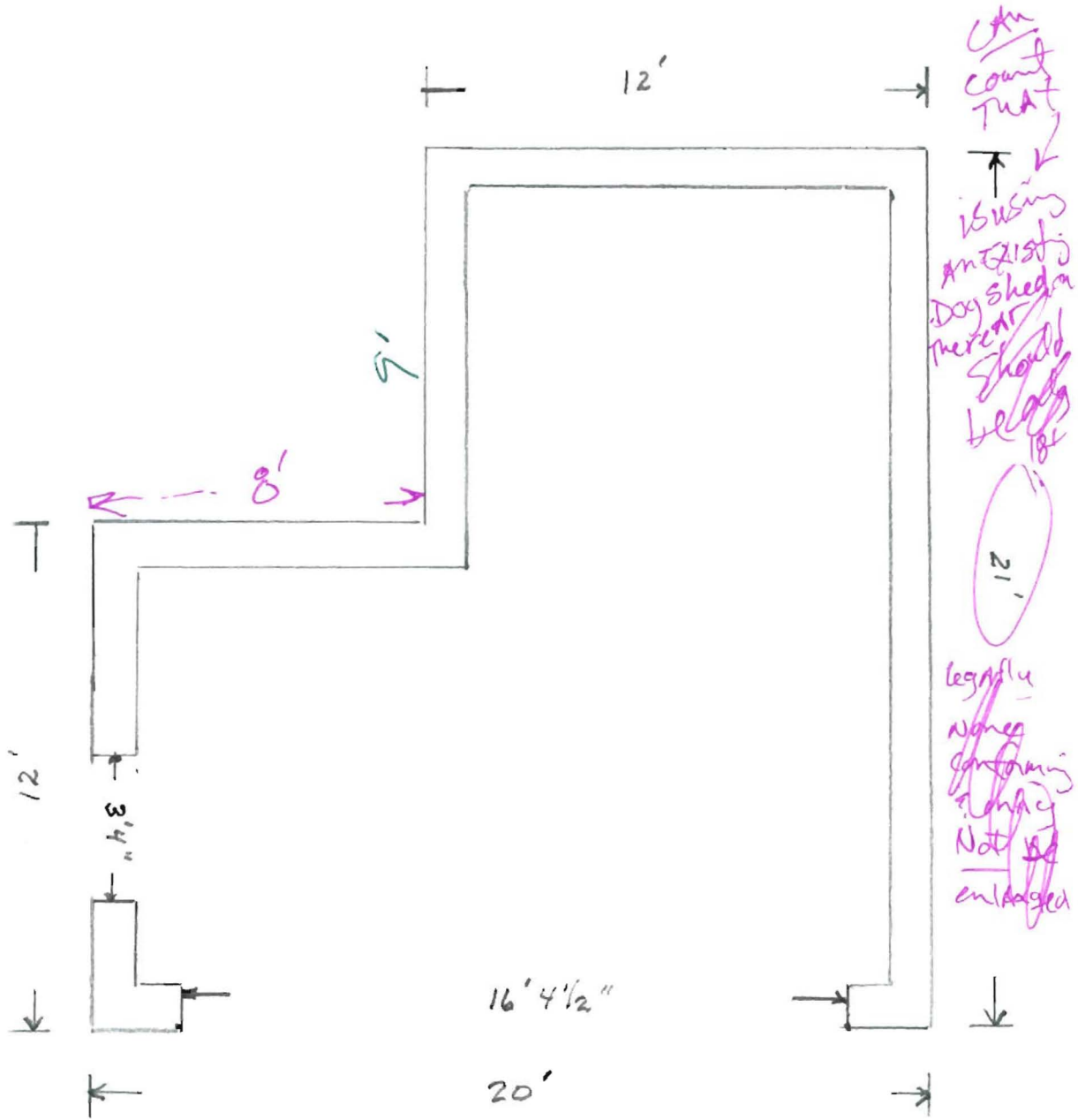
Given On Date:

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

Create Date: By: Update Date: By:

FOUNDATION



1/4" = 1 ft.

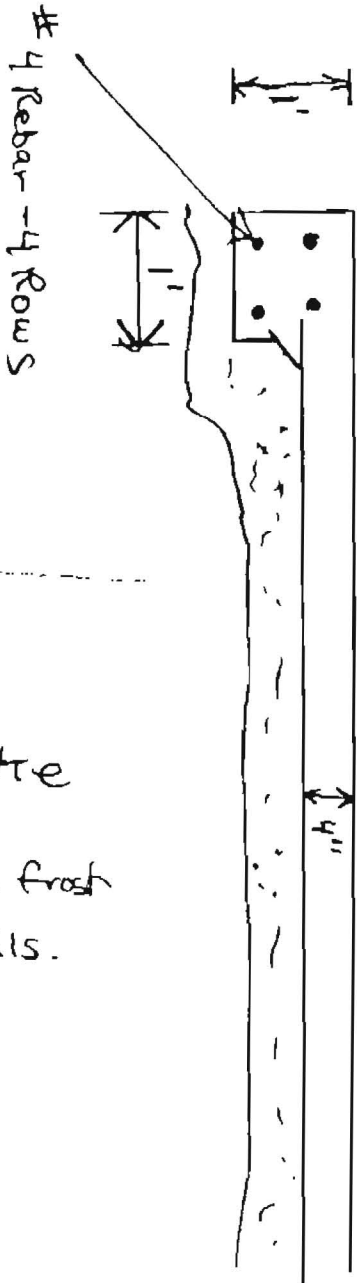
15 Kent Street Platts Residence

4" floor

1' x 1' thickened slab edge

4 Rows #4 Rebar outside perimeter

3000 lbs concrete with fiber reinforcement
min. 1' structural fill under slab (compacted)



Attn
 Jeannie Bartle
 Please fax back frost
 protection details.
 Mike

Contractor will install
 Frost Protection
 per the specs of BOCA
 See Spec Sheet



UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

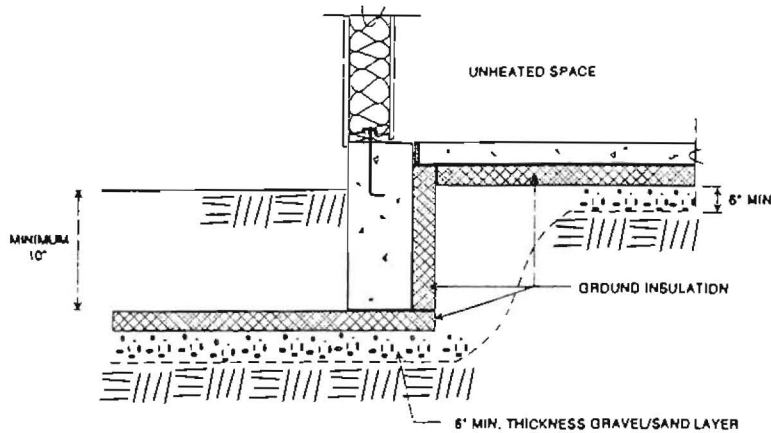


Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.

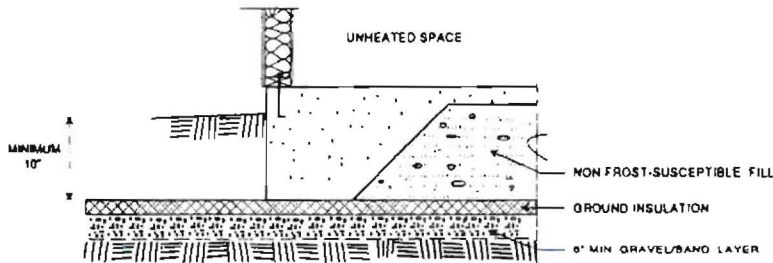


Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

- x RP **Footing/Building Location Inspection:** Prior to pouring concrete
- NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
- NA **Foundation Inspection:** Prior to placing ANY backfill
- NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- x RP **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

x RP **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

x Roberta Platts
Signature of applicant/designee
Deanne Bourke
Signature of Inspections Official

Date 10/30/02

Date

CBL: 284-E-6 Building Permit #: 02-1072

