

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

Location of Construction: 197 Warren Ave		Owner: *** Andrea & William Gabriel		Phone: 797-3437		Permit No: 000175	
Owner Address: **PO Box 3795 Portland 04104		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: 13	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 2,000		PERMIT FEE: \$ 36.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: 53	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: lift garage and replace water damage and add 3 feet to height				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: B-A-CBL: B-A 295-A-007.	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland 3/10/00 <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"/>	
Permit Taken By: UB		Date Applied For: Feb 29 2000 K					

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH REQUIREMENTS

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

Feb. 29 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

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

PERMIT ISSUED WITH REQUIREMENTS 1

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>197 Warren Ave</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>595</u> Block# <u>A</u> Lot# <u>007</u>	Owner: <u>Andrew & William Gabriel</u> *	Telephone#: <u>797-3437</u>	
Owner's Address: * <u>PO Box 3795 Portland Me 04104 - 3795</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 2000.00</u>	Fee: <u>\$ 36.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Lift Garage + Replace water Damage + Add 3 Feet To height</u>			
Contractor's Name, Address & Telephone <u>Gabriel Associates (owner)</u>		Rec'd By: <u>WS</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

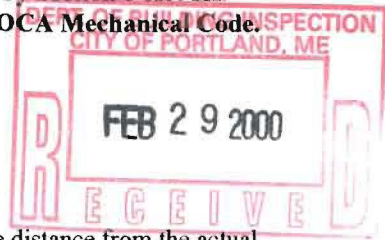
4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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>[Signature]</u>	Date: <u>2-27-00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

		Borrowers	Sellers
		Funds at Settlement	Funds at Settlement
701.	\$810.00		
702.	\$0.00		
703. Commission paid at Settlement			\$810.00
704.			
800. Items Payable In Connection With Loan			
801.	Loan Origination Fee	to	
802.	Loan Discount 1.500%	to	\$850.50
803.	Appraisal Fee	to Beacon Appraisal Service	\$425.00
804.	Credit Report	to Maine Credit Bureau	\$25.00
805.	Lender's Inspection Fee	to	
806.	Mortgage Insurance Application Fee	to	
807.	Assumption Fee	to	
808.	Construction Fee	to	
809.		to	
810.	Flood Haz. Zone Determination Fee	to Flood Data Services, Inc.	\$17.50
811.	Underwriting Fee	to Family Bank, FSB	\$350.00
900. Items Required by Lender To Be Paid In Advance			
901.	Interest from 02/29/00 to 03/01/00 @ \$12.7807 /day 1 days		\$12.78
902.	Mortgage Insurance Premium for 0 months to		
903.	Hazard Insurance Premium for 1 years to State Farm Insurance \$302.00POC		
904.		0 years to	
905.			
1000. Reserves Deposited With Lender			
1001.	Hazard Ins 3 months @ \$25.17 per month State Farm		\$75.51
1002.	Mortgage Ins months @ per month		
1003.	City Tax 2 months @ \$151.55 per month City of Portland, ME		\$303.10
1004.	County Tax months @ per month		
1005.	Assessments months @ per month		
1006.	months @ per month		
1007.	months @ per month		
1008.	Aggregate Adjustment		\$-25.17
1100. Title Charges			
1101.	Settlement/Closing Fee	to Cumberland Title Company	
1102.	Abstract/Title Search	to Cumberland Title Company	
1103.	Title examination	to	
1104.	Title Insurance binder	to	
1105.	Document preparation	to Cumberland Title Company	\$85.00
1106.	Notary fees	to	
1107.	Attorney's Fees	to Cumberland Title Company	\$425.00
(includes above line numbers) 1101, 1102, 1105			
1108.	Title Insurance	to Lawyers Title Insurance Corporation	\$378.00
(includes above line numbers)			
1109.	Lender's coverage \$56,700.00 @ \$200.00		
1110.	Owner's coverage \$81,000.00 @ \$178.00		
1111.		to	
1112.		to	
1113.			
1200. Government Recording and Transfer Charges			
1201.	Recording Fees: Deed \$11.00 Mtg \$35.00 Rls \$0.00		\$46.00
1202.	City/county tax/stamps: Deed \$0.00 Mtg \$0.00		
1203.	State tax/stamps: Deed \$356.40 Mtg \$0.00		\$178.20
1204.	Assignment Recording	to	\$178.20
1205.		to	
1300. Additional Settlement Charges			
1301.	Obtain/Review Survey	to Cumberland Title Company	
1302.	Courier Fee	to Cumberland Title Company	\$15.00
1303.	3/00 taxes	to City of Portland	\$909.30
1304.		to	
1305.		to	
1306.		to	
1307.		to	
1308.		to	
1400.	Total Settlement Charges		\$3,985.72
			\$1,073.20

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement (pages 1 and 2) on February 29, 2000.

Borrowers:

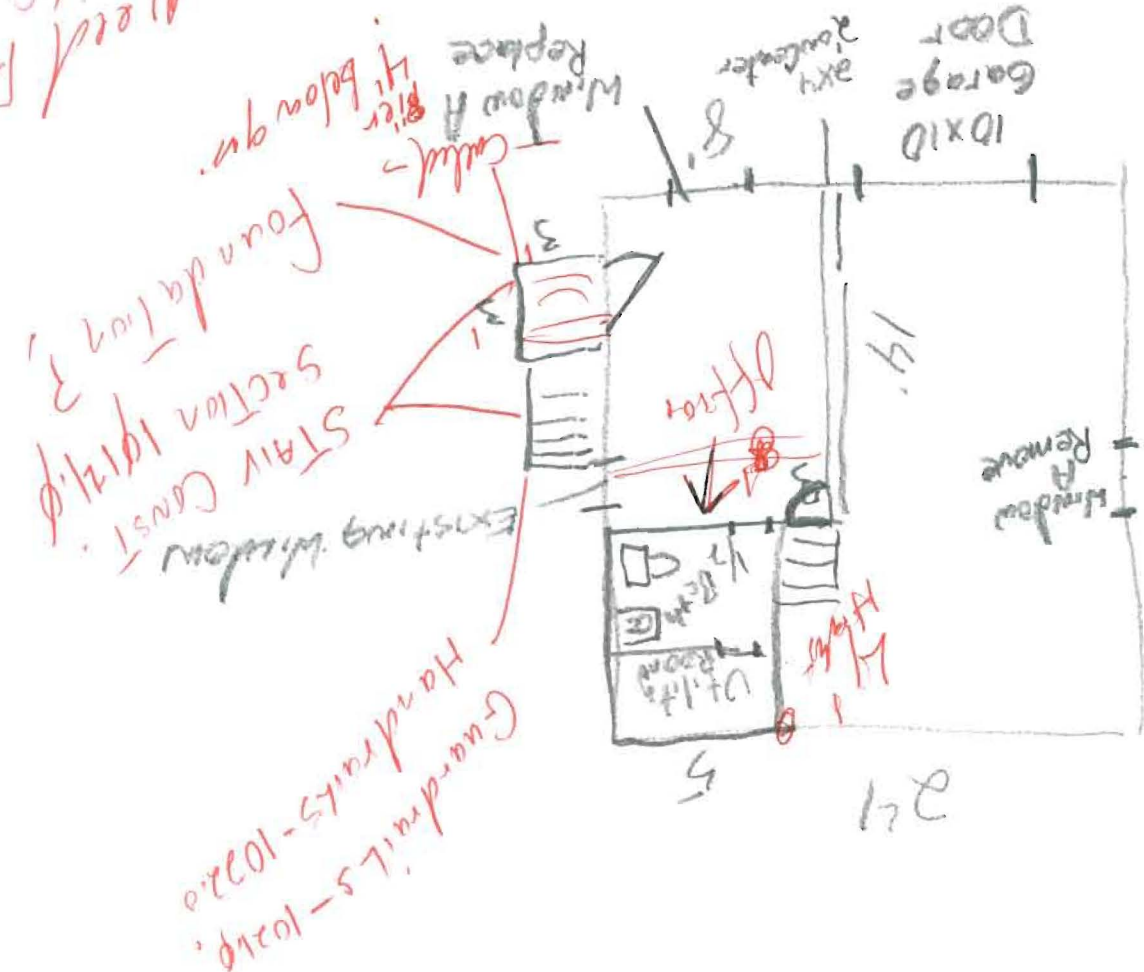
Maria E. Fabrus

William B. Fabrus

1 1/2 Bath will Be Pocket Door
 Door to Rails.
 Stairs will Be Made of 2x10 Treads and 2x12 Stringers to Deck on side

Deck out side will Have external Railings and Hand
 Deck will Be Secured to Building with Stand off Brackets
 Stairs on outside Deck to Be 2x10 PT.
 Made of 2x6 PT with 5/4 PT Deck
 3x3 - out side Deck
 9x5 Deck Made of 2x8 Rough cut lumber
 8-14 Deck Made of 2x8 Rough cut lumber

Need Framing details.



2 of 3

Decking 3/4" Plywood

10x10 Over Head Doors

Deck is 48" Off Garage Slab

Deck to Ceiling 2x4 Wall

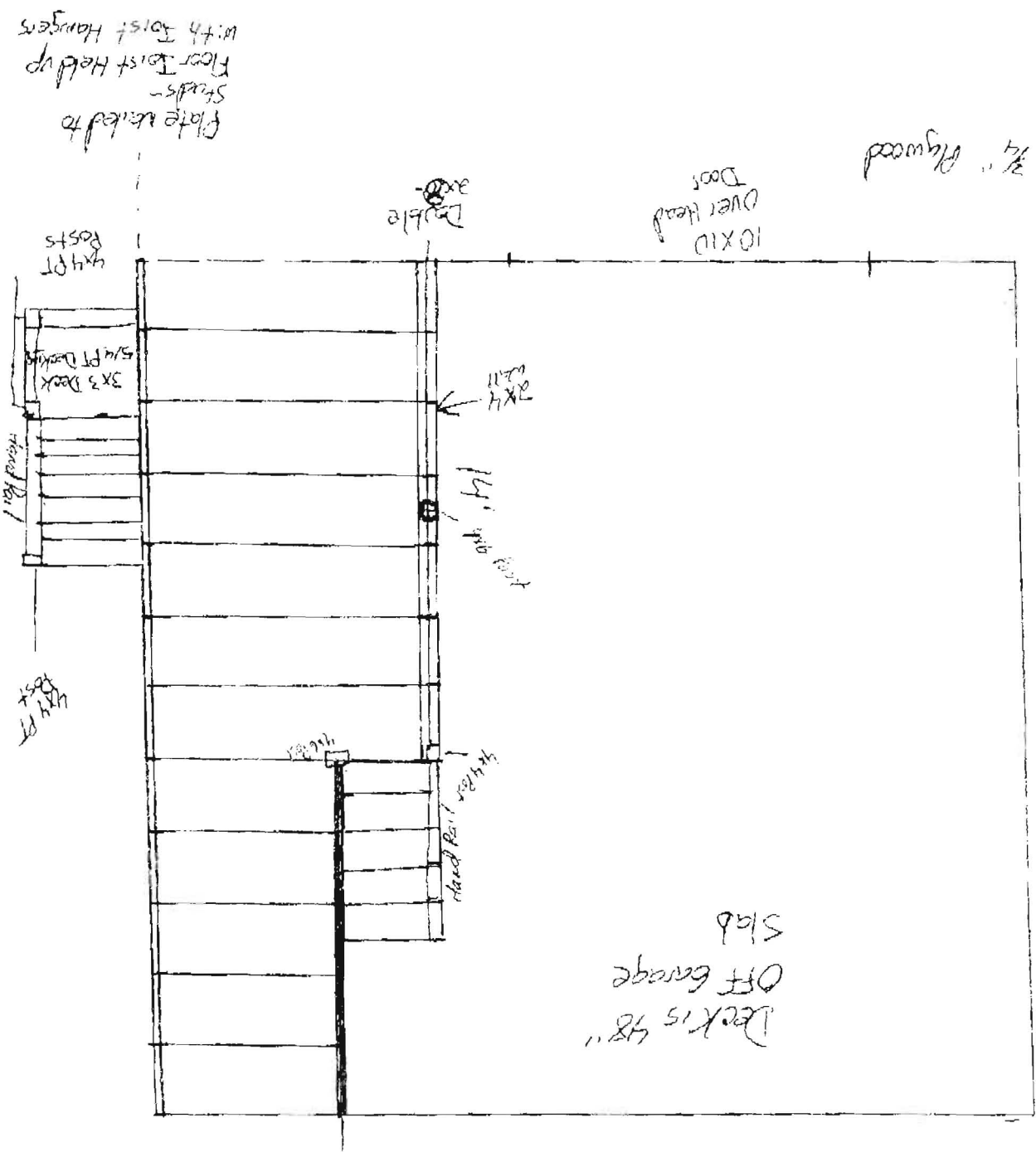


Plate nailed to Studs - Floor Joist Held up with Joist Hangers

4x4 PT Posts

2x3 Deck

Hand Rail

4x4 PT Post

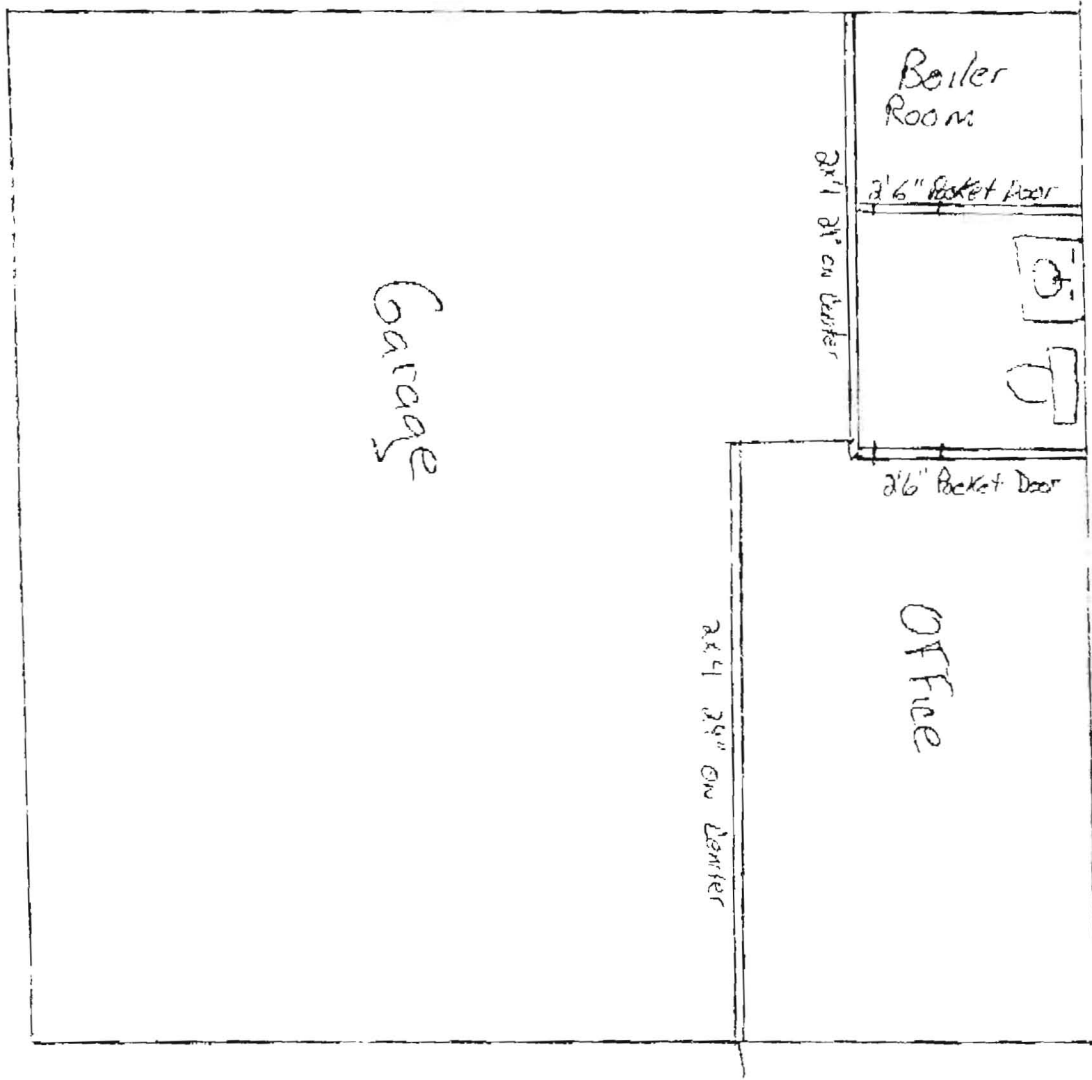
Double 2x4 Wall

2x4 Wall

2x4 Stud

4x4 PT Post

Hand Rail



Attention Sam Hoffis From Bill Gabriel
 IF you need any thing Else Please Call

10F2

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~J. 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.

Footing/Building Location Inspection: Prior to pouring concrete

~~NA~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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

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

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

[Signature]
Signature of Applicant/Designee

6/30/04
Date

[Signature]
Signature of Inspections Official

6/30/04
Date

CBL: 295-C-1 Building Permit #: 04-0827

BUILDING PERMIT REPORT

DATE: 29 February 2014 ADDRESS: 197 Warren Ave CBL: 295-A-007

REASON FOR PERMIT: Alteration To garage

BUILDING OWNER: Gabriel

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: U CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$2,000 PERMIT FEES: \$27.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

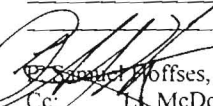
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *29 # 31

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1010.4)
16. 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. (Section 1010.1)
17. 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. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

2/29/14

19. 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 920.3.2 (BOCA National Building Code/1999), 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
20. 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. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. 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).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *- see attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Marge Schmuckal, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

*****CERTIFICATE OF OCCUPANCY FEE \$50.00**

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Location/Address of Construction: 197 Warren Ave			
Tax Assessor's Chart, Block & Lot Number Chart# 295 Block# A Lot# 007		Owner: Andrea & William (Gabrie)	Telephone#: *197-3437 Home 998-5191
Owner's Address: 347 Quarry Rd New Gloucester Me 04260		Lessee/Buyer's Name (If Applicable) SAME	Cost Of Work: \$3000.00 Fee \$42
Proposed Project Description: (Please be as specific as possible) To Put office in My Garage - change of use from garage to plumbing + heating w/ interior renovations			
Contractor's Name, Address & Telephone SAME		adding bath + non-bearing walls	Rec'd By: [Signature]

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- Scale and required zoning district setbacks

call for pickup
797-3437
William

- 4) Building Plans (Sample Attached)

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Signature of applicant: [Signature]	Date: 4-20-00
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