

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01 0356	Issue Date: APR 18 2001	CBL: 296 D002001
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Location of Construction: 314 Warren Ave	Owner Name: Baker Dwight P	Owner Address: 336 Warren Ave	Phone: 207 797-3159
Business Name: n/a	Contractor Name: J.M.H. Construction and Design	Contractor Address: Long Wharf Portland	Phone: 2074155783
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-4

Past Use: Commercial / Retail	Proposed Use: Commercial / Retail; Replace crumbling section of rear wall ; will include removing irregular offsets in existing wall, Call Contractor when ready. <i>with addition</i>	Permit Fee: \$138.00	Cost of Work: \$18,600.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>m</i> Type:	

Proposed Project Description:
Replace Crumbling Rear wall; To include Removing irregular offsets.
Additions

Signature: _____
PERMIT ISSUED WITH REQUIREMENTS
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 04/12/2001	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>received site plan exemption 3/30/01</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/18/01</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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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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

NOTE**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:	314 Warren Ave
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Total Square Footage of Proposed Structure 475 sq. Ft.	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number CBL # 303-3-003 Chart# 296 Block# D Lot# 002	Owner: Dwight Baker	Telephone#: 797-3159
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 334 Warren Ave	Cost Of Work: \$18,600 Fee: ### 135-
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Current use: <u>Retail Rental</u>	Proposed use: <u>23X15 JOG OF 10' ADDITION</u>
Project description: <u>To replace crumbling section of rear wall with new wall that will also replace irregular offsets in existing rear wall from old additions.</u> set plan exemp	

Contractor's Name, Address & Telephone J.M.H. Construction and Design, Long Wharf, Portland	Rec'd By: 4/12/01
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415-5783 cell
CALL when ready

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.

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A PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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:  Date: 4/07/01 135.00

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Dwight

Applicant
336 Warren Ave

Applicant's Mailing Address
415-5783

Consultant/Agent/Phone Number

3-21-01

Application Date
314 Warren Ave

Project Name/Description

Address of Proposed Site

Description of Proposed Development:

314 Warren

Approval

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Planning Office Use Only:

Exemption Granted

Partial Exemption

Exemption Denied

BUILDING PERMIT REPORT

DATE: 17 APRIL 2001 ADDRESS: 314 Warren Ave. CBL: 296-D-102

REASON FOR PERMIT: Repair rear wall

BUILDING OWNER: D.P. Baker

PERMIT APPLICANT: _____ CONTRACTOR J.M.H. Const, a Design

USE GROUP: M CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 1500.00 PERMIT FEES: 138.00

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 shall be met: #1 #2 #4 #5 #6 #28 #29 #30 #31 #33 #34 #35 #36 #38 #21 #22 #23 #24

- 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.
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.
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 and masonry. Concrete Sections 1908.9-19.8.10/Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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

~~21.~~ 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)

~~22.~~ The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

~~23.~~ The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

~~24.~~ 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)

25. 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".

26. 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.

27. 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).

~~28.~~ All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

~~29.~~ All requirements must be met before a final Certificate of Occupancy is issued.

~~30.~~ 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).

~~31.~~ 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)

32. Please read and implement the attached Land Use Zoning report requirements.

~~33.~~ 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.

~~34.~~ Bridging shall comply with Section 2305.16.

~~35.~~ Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

~~36.~~ All flashing shall comply with Section 1406.3.10.

~~37.~~ All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

~~38.~~ The proposed steel beam will require a design statement from a professional engineer.

~~R. Samuel Hoffes, Building Inspector~~
Cc: ~~L. McDougall, PFD~~
~~Marge Schmuckal, Zoning Administrator~~
~~Michael Nugent, Inspection Service Manager~~

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

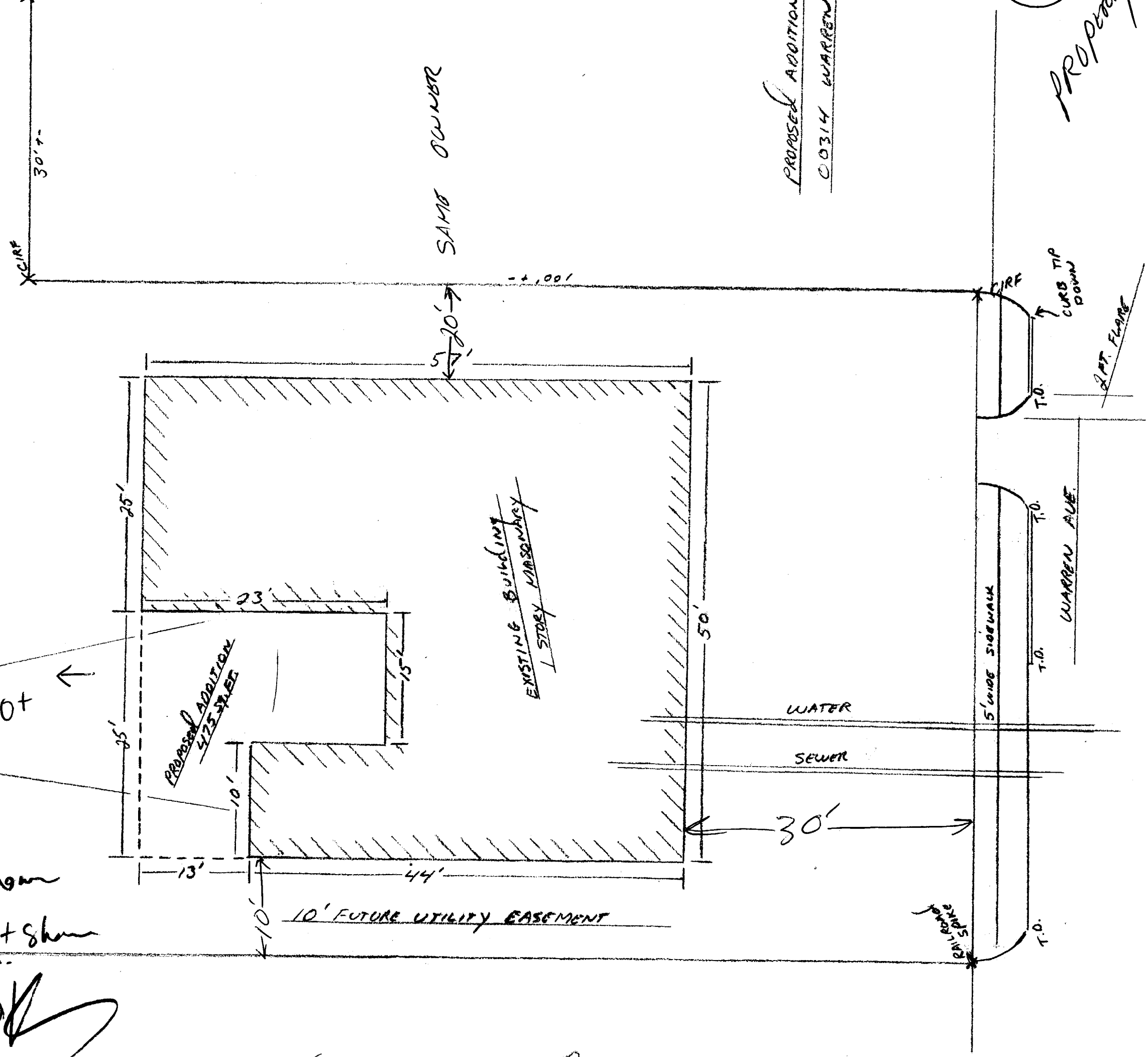
*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF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

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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

B-4 Zone
 10' req - 10' shown
 20' req - 60'+ shown
 N/A
 OK

60+ ←



SAME OWNER

PROPOSED ADDITION
00314 WARREN

PROPERTY

EXISTING BUILDING
1 STORY MASONRY

PROPOSED ADDITION
4' x 25'

10' FUTURE UTILITY EASEMENT

WATER

SEWER

5' WIDE SIDEWALK

WARREN AVE.

CURB TIP DOWN

D.M.T. FLARE

RAILROAD

30' ±

25'

25'

10'

13'

10'

44'

50'

30'

5' ± 20'

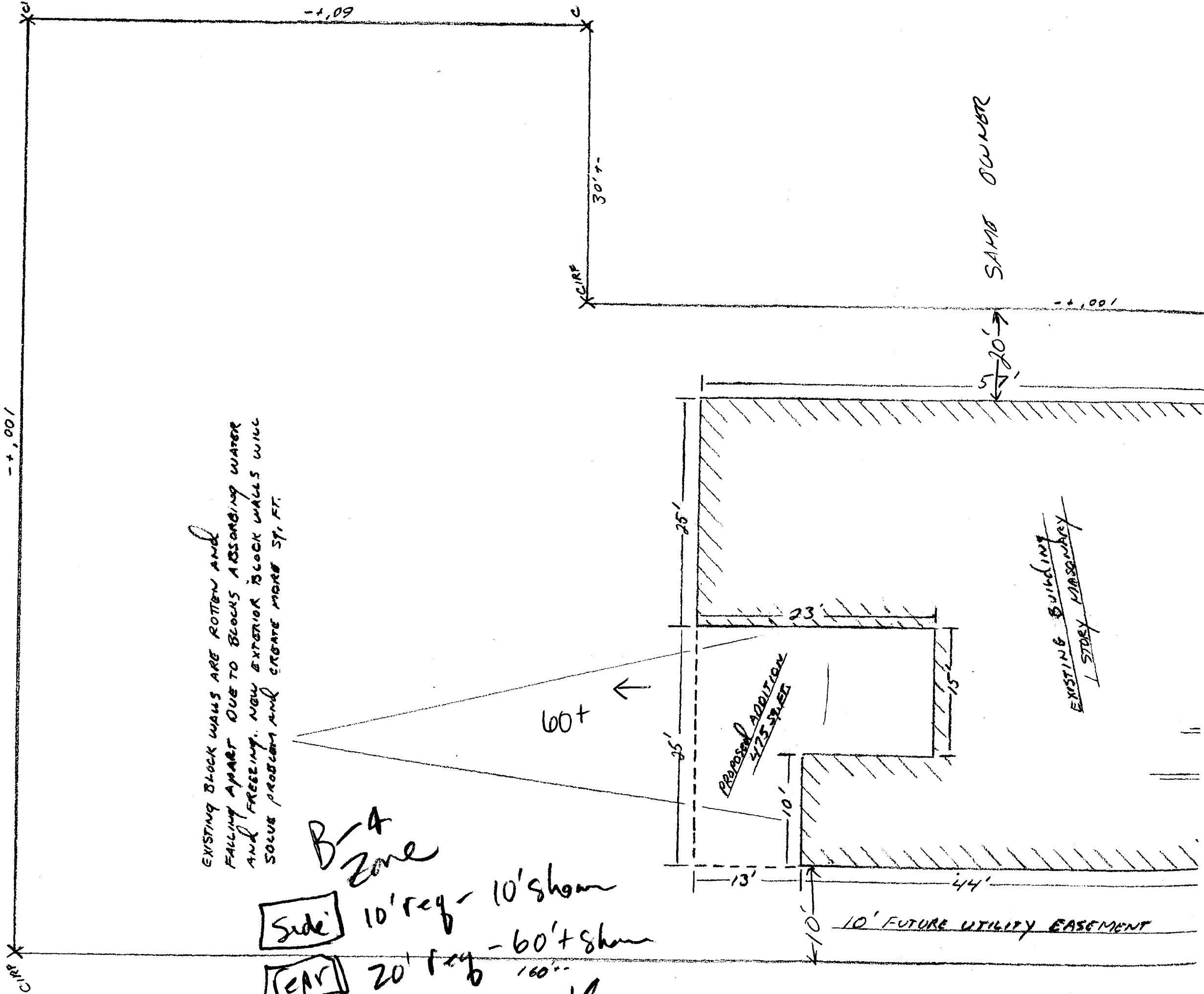
± 1,00'

T.O.

T.O.

T.O.

T.O.



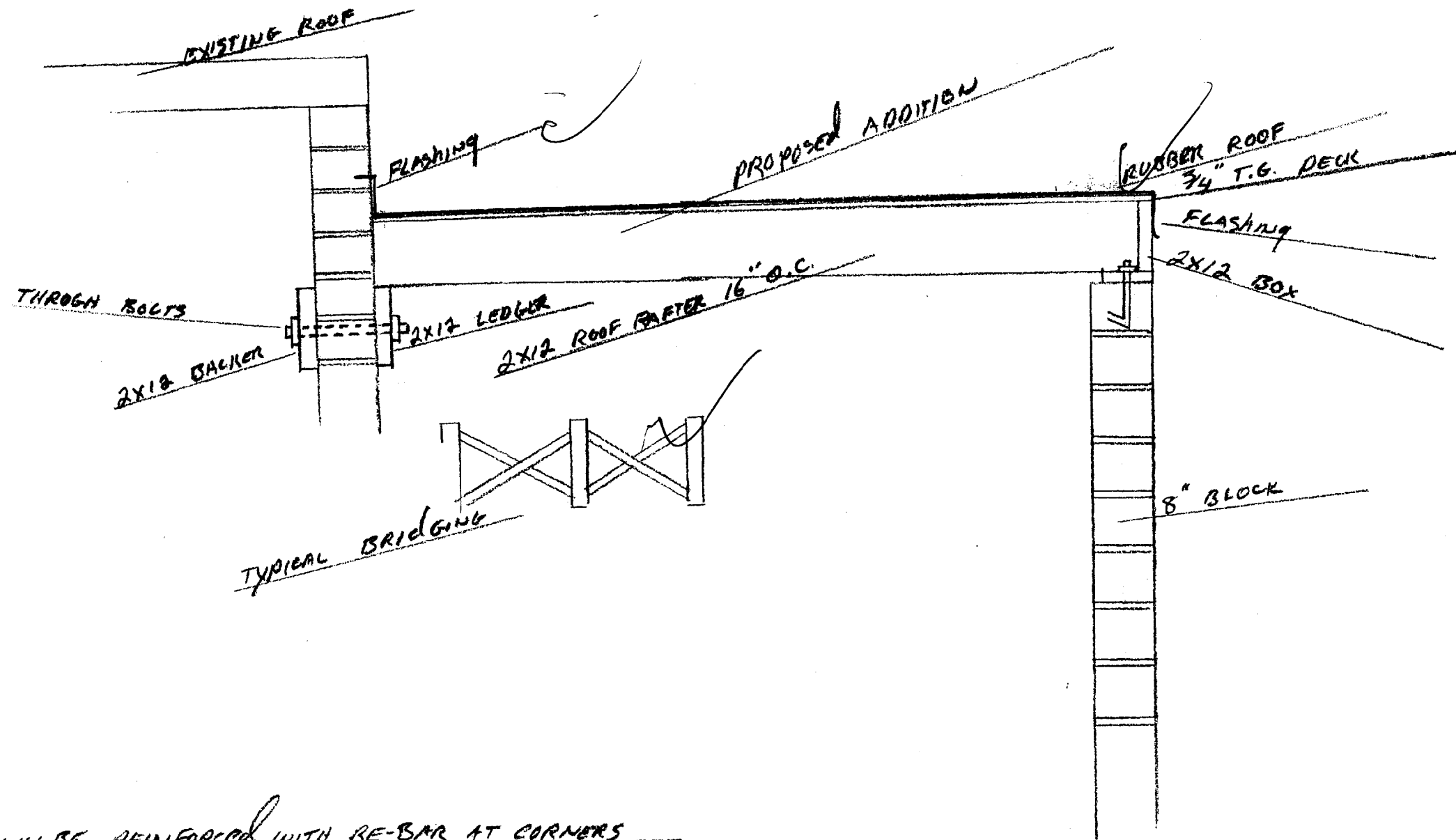
EXISTING BLOCK WALLS ARE ROTTEN AND FALLING APART DUE TO BLOCKS ABSORBING WATER AND FREEZING. NEW EXTERIOR BLOCK WALLS WILL SOLVE PROBLEM AND CREATE MORE SP. FT.

B-4 Zone
 Side 10' req - 10' shown
 Rear 20' req - 60'+ shown
 + 1/1A
 OK

EXISTING BUILDING
 1 STORY MASONRY

SAME OWNER

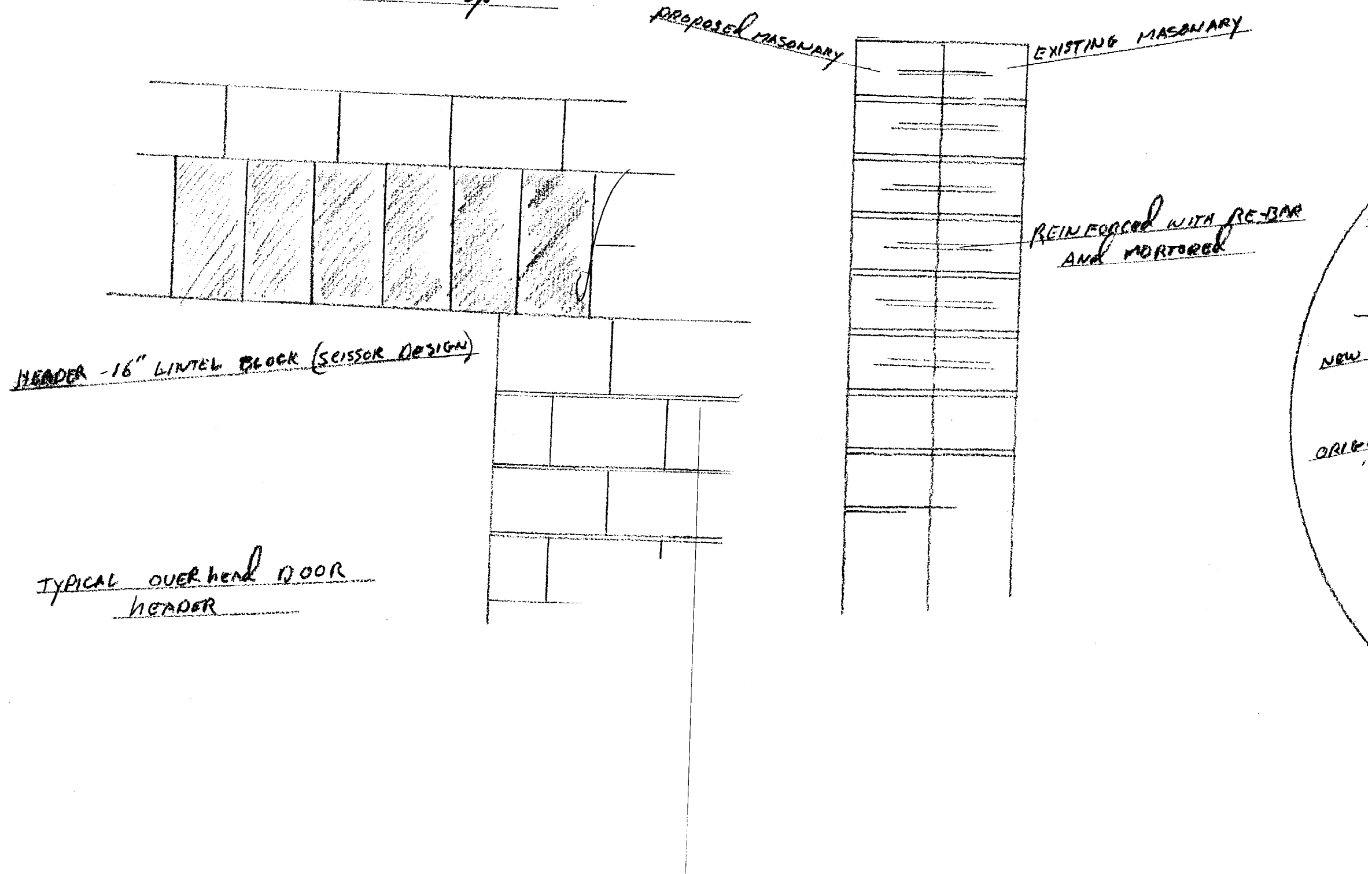
10' FUTURE UTILITY EASEMENT



BLOCK WALL WILL BE REINFORCED WITH RE-BAR AT CORNERS
AND EVERY 4 FT. AFTER
RE-BAR WILL BE MORTARED IN BLOCK
BOND BEAM TO BE USED ON TOP



BLOCK WALL WILL BE REINFORCED WITH RE-BAR AT CORNERS
AND EVERY 4 FT. AFTER
RE-BAR WILL BE MORTORED IN BLOCK
BOND BEAM TO BE USED ON TOP

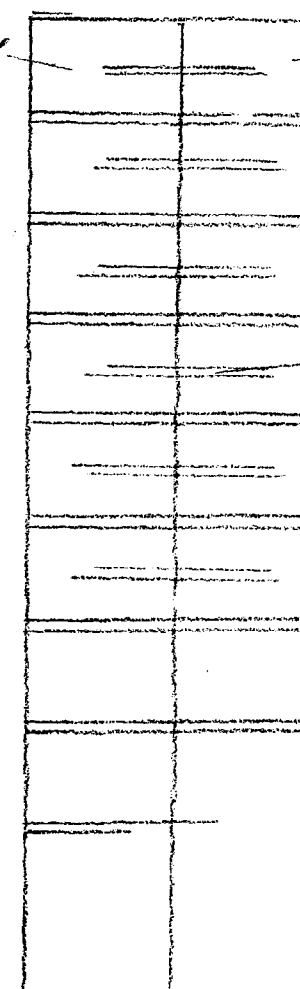
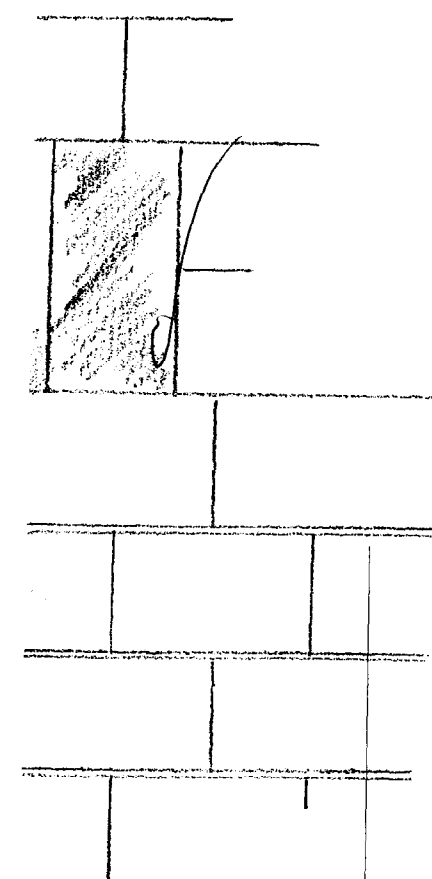
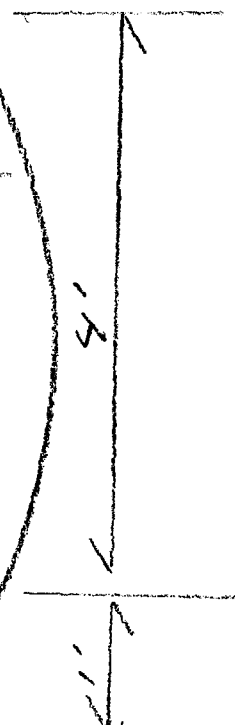
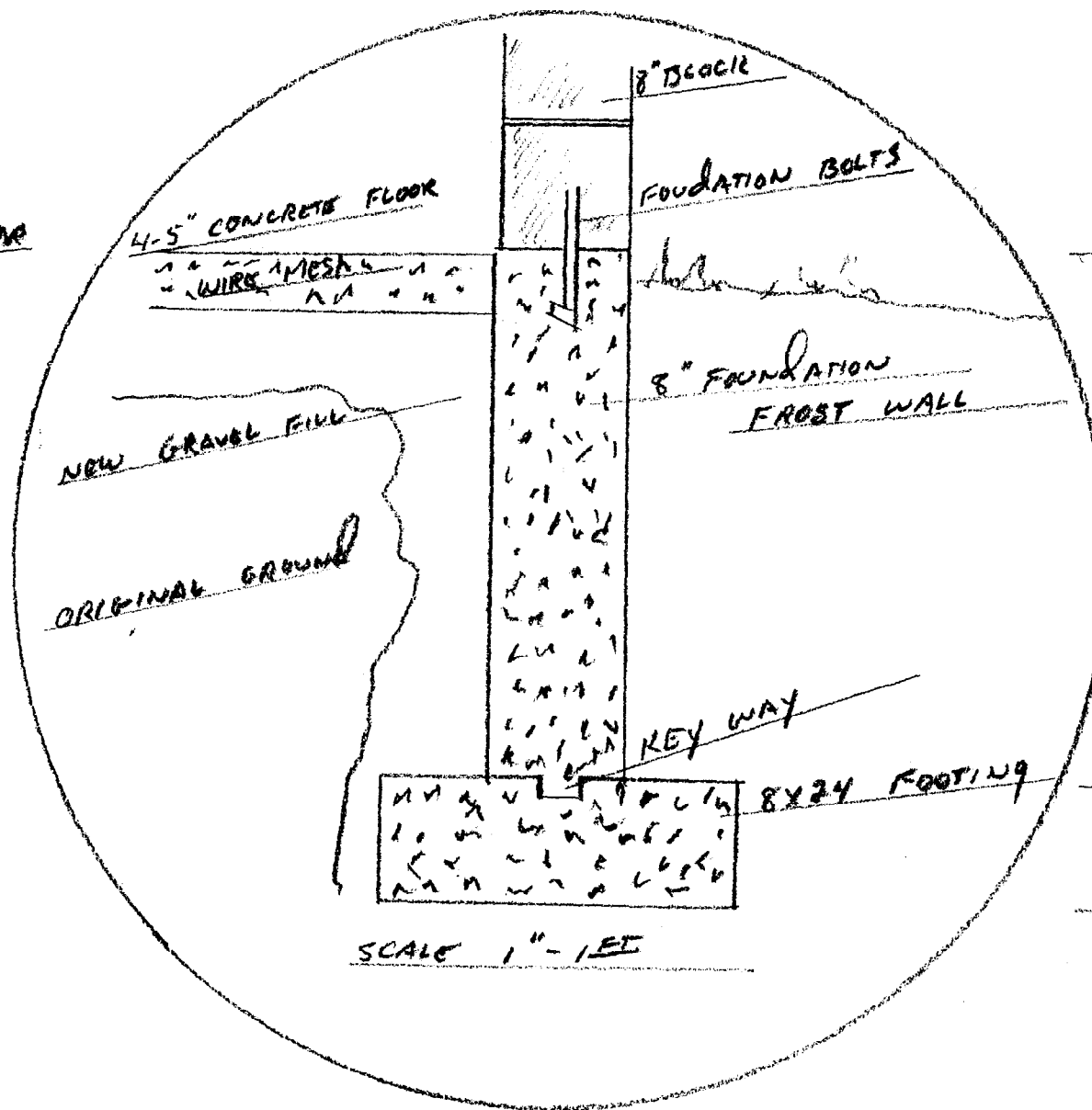


RE-BAR AT CORNERS

PROPOSED MASONRY

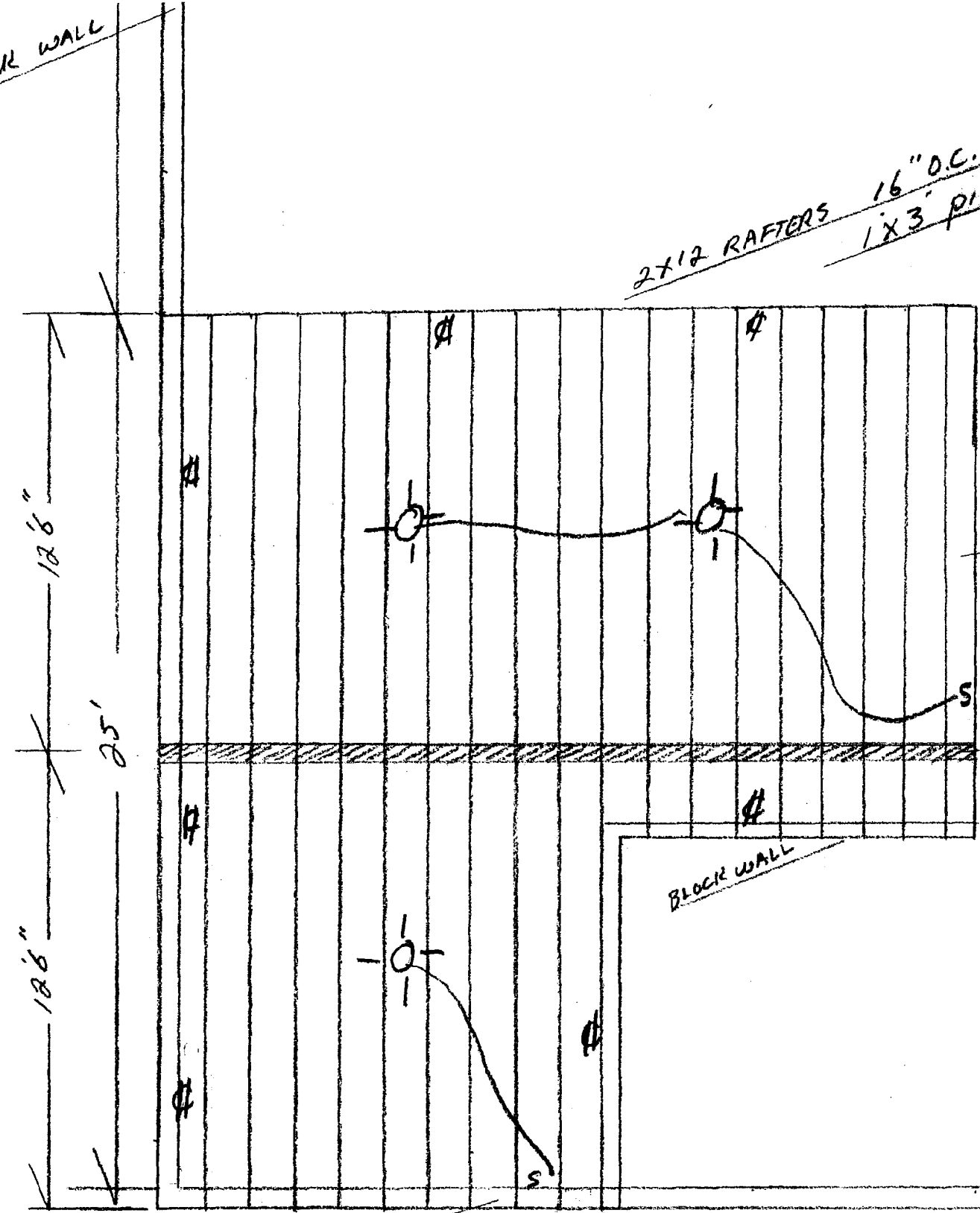
EXISTING MASONRY

REINFORCED WITH RE-BAR
AND MORTAR



BLOCK WALL

2x12 RAFTERS 16" O.C. 18' SPAN
1x3 PINE BRIDGING 6" SPAN



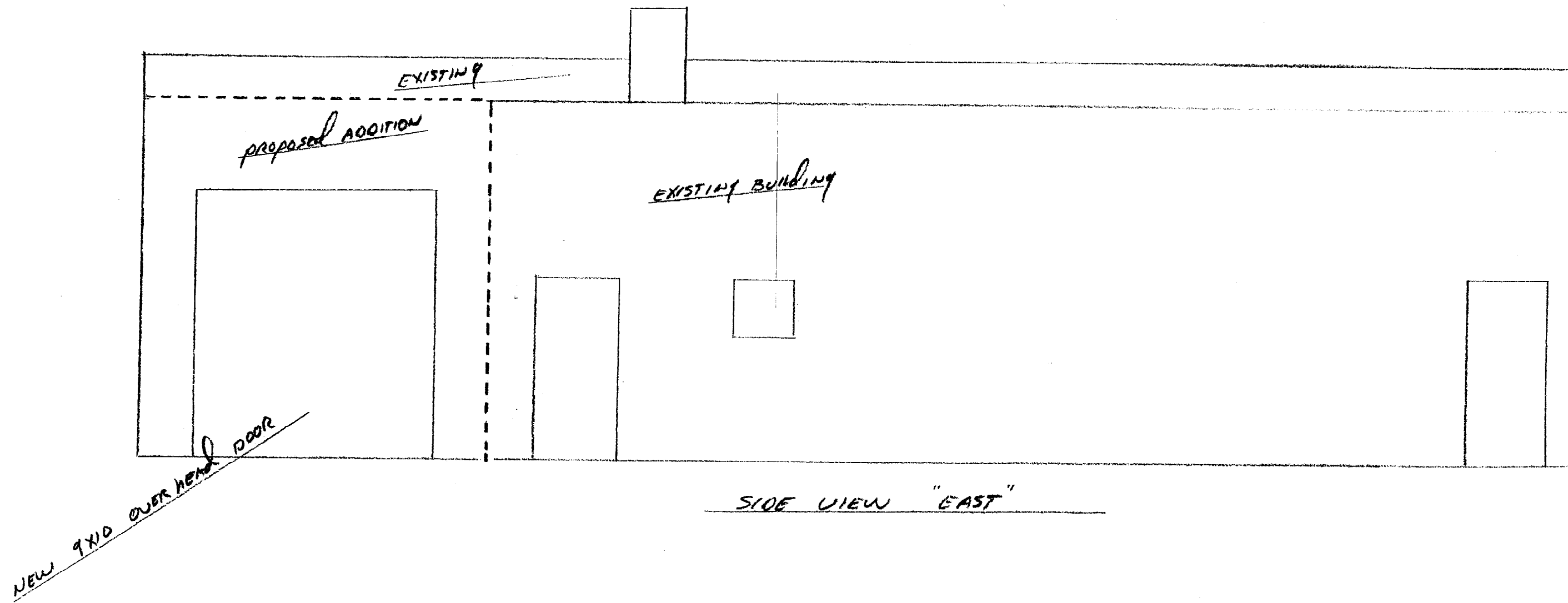
PROPOSED ADDITION 475 SQ. FT.

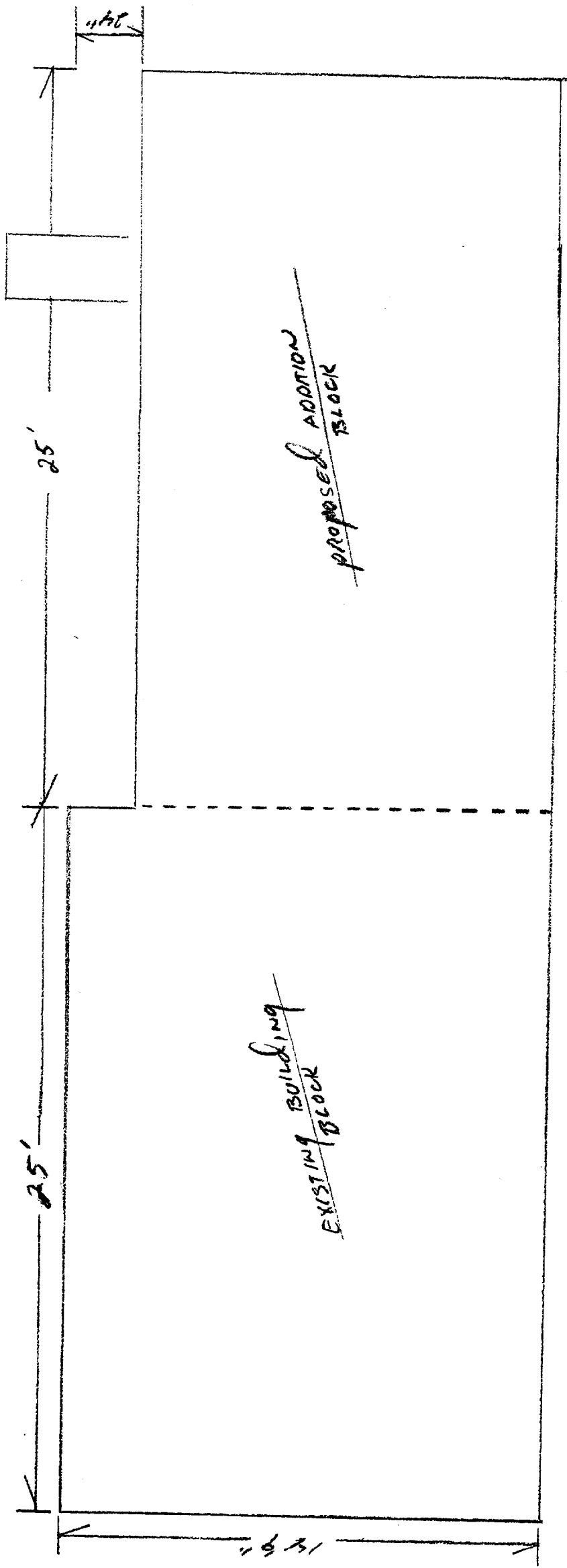
STEEL I BEAM GIRDER, SIZE ACCORDING TO MAGNARE + JOK ENGINEER

Steel beam will req. design prof. engineer

BLOCK WALL

SCALE 1/4" = 1 FT





BACK VIEW "SOUTH"