

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

Location of Construction: 39 Verrill Street		Owner: David Chase		Phone: 797-9093		Permit No: <b>981203</b>
Owner Address: 50 Gray Road Falmouth, ME		Lessee/Buyer's Name: Frank & Valerie Vanzandt		Phone: BusinessName:		
Contractor Name: Keith E. Alling		Address: 24 Lunt Drive, Westbrook, ME		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  OCT 21 1998                  CITY OF PORTLAND             </div>
Past Use: Single Family		Proposed Use: Single Family <i>w/attached garage</i>		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>A3</i> Type: <i>5B</i> <i>DOC # 46</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Attached 24 x 24 Garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <i>OK</i> <i>10/19/98</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>w/with conditions</i> <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		
Permit Taken By:		Date Applied For: 10-14-98				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

- 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..

Mail to: David Chase  
50 Gray Road  
Falmouth, ME

**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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



COMMENTS

11/6/98 Contractor submit 5 items for inspection. A.M.  
10/7/98 Framing OK (D) w/ North Hill and discuss horizontal & vertical  
12/22/98 Final OK request Foundation plan &  
Framing specs for record.

Inspection Record

Type

- Foundation: \_\_\_\_\_
- Framing: \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Final: \_\_\_\_\_
- Other: \_\_\_\_\_

Date

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**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.

**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: 39 Verrill St. Portland, Me.

Tax Assessor's Chart, Block & Lot Number Chart# <u>299</u> Block# <u>0</u> Lot# <u>040</u>		Owner: <u>David Chase</u>	Telephone#: <u>797-9093</u>
Owner's Address: <u>50 Gray Rd. Falmouth Me.</u>		Lessee/Buyer's Name (If Applicable) <u>Frank &amp; Valerie Vanzandt</u>	Cost Of Work: <u>\$ 8000</u> Fee: <u>\$ 60</u>
Proposed Project Description:(Please be as specific as possible) <u>Attached 24 x 24 Garage</u>			
Contractor's Name, Address & Telephone <u>Keith E Alling 24 Lunt Dr. Westbrook Me.</u>		Rec'd By:	

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: Keith E Alling Date: 10/14/98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\INUGENT\APADSF.D.WPD





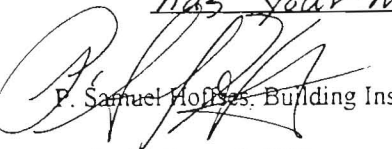
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided 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. ( Section 1018.6 )
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. Section 1010.1
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.) Section 710.0
15. 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
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 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) Section 920.3.2

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. Section 921.0
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. (crawl spaces & attics)
- 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).
27. 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 )

(28) Please read and implement the attached Land Use-Zoning report requirements. *see Attached Zoning Report - WS*

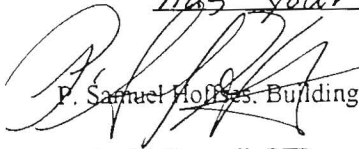
- X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 31. *Your application and plans did NOT show a minimum of an 4'x8' Frost Wall - The bldg code requires this as a minimum - Please submit plans showing the proposed foundation before work begins -*
- (32) *Your plan also does NOT show the exterior walls Studing, Sheathing or exterior siding please submit this info. before work begins! You MAY FAXS this information to me @ 874-8764 - make sure it has your name, Telephone Number and job address. Thank. S. Hoffses*

  
P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator



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28. Please read and implement the attached Land Use-Zoning report requirements. *see Attached Zoning Report*
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 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
 Marge Schnuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 39 Verrill St. DATE: 10/19/98

REASON FOR PERMIT: to construct A 24' x 24' private Attached garage

BUILDING OWNER: DAVID Chase C-B-L: 299-D-40 to 42

PERMIT APPLICANT: DAVID Chase

APPROVED: with conditions DENIED: \_\_\_\_\_

#9 & #10

CONDITION(S) OF APPROVAL

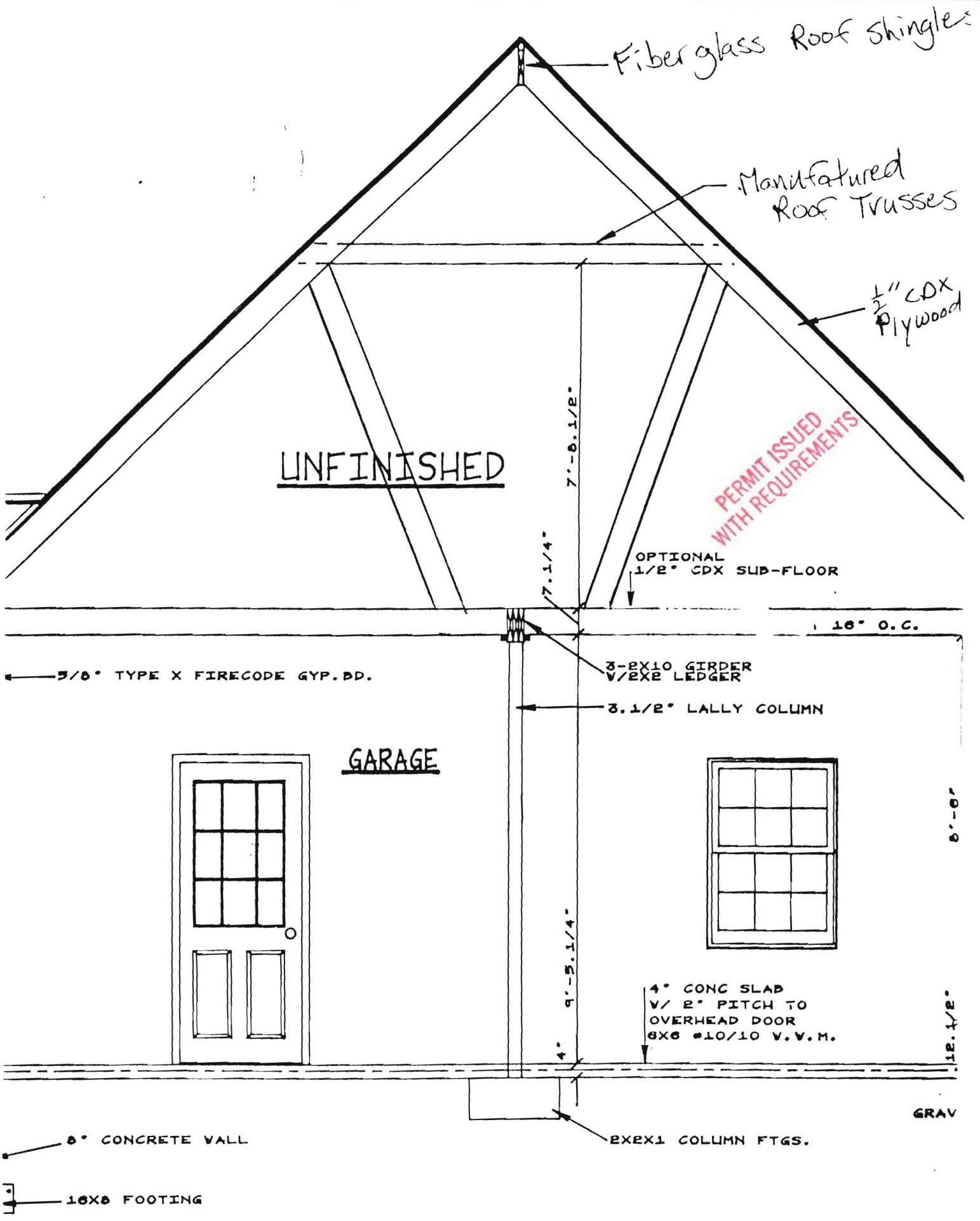
1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition ~~8~~: This section of Verrill Street is not a Accepted Street. No City Services shall be provided until such time the City Council has accepted This Street.

10. It is your Agreement with our Corporation Counsel that you shall post A performance Band for Verrill Street by November 1, 1998. If we do not receive notice that performance band was posted by THAT date, The Code Enforcement Office shall post a stop work order on the building construction for this matter until the matter is received.

Marge Schumuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement  
M. Schumuckal





Fiber glass Roof shingles

Manufactured Roof Trusses

1/2" CDX Plywood

UNFINISHED

PERMIT ISSUED WITH REQUIREMENTS

OPTIONAL 1/2" CDX SUB-FLOOR

16" O.C.

5/8" TYPE X FIRECODE GYP. BD.

3-2x10 GIRDER V/2" E/B LEDGER

3.1/2" LALLY COLUMN

GARAGE

6'-0"

4" CONG SLAB V/2" PITCH TO OVERHEAD DOOR 6x6 #10/10 V.V.M.

12.1/2"

GRAV

8" CONCRETE VALL

6x6x1 COLUMN FTGS.

10x8 FOOTING





# 1st story GARAGE Addition R-

rear yd - 25' req - 30'  
 side yd - 8' req - 15'

