

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

Location of Construction: 115 W. Commonwealth Dr		Owner: Drouin, Waltraud Hildegard		Phone:	
Owner Address: SAA Ptld, ME 04103		Lessee/Buyer's Name:		Phone:	
Contractor Name: Richard Drouin		Address: 797-6312		Phone:	
Past Use: 1-fam		Proposed Use: Same w/garage		COST OF WORK: \$ 4,000.00	
				PERMIT FEE: \$ 40.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: Signature:	
Proposed Project Description: Construct Detached Garage (20 x 24)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
Permit Taken By: Mary Gresik		Date Applied For: 30 September 1997			

Permit No: 971069  
**PERMIT ISSUED**  
 Permit Issued:  
 OCT - 8 1997  
**CITY OF PORTLAND**

Zone: *R-3* CBL: 300-E-009  
 Zoning Approval:  
*OK* 10/7/97  
**Special Zone or Reviews:**  
 Shoreland *OK*  
 Wetland  
 Flood Zone *14-433*  
 Subdivision *on sign setback*  
 Site Plan maj  minor  imm

**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: 9/30/97  
*DA*

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

*Richard A Drouin*  
 SIGNATURE OF APPLICANT Richard Drouin ADDRESS: DATE: 30 September 1997 PHONE:

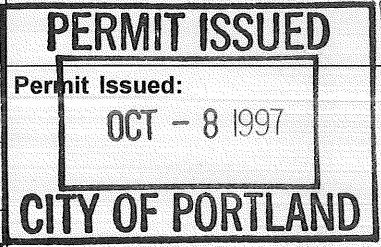
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT *7*  
*K CARTON*

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				Signature:		Signature:	
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Zone: **R-3** CBL: **300-E-009**

Zoning Approval: *10/7/97*

**Special Zone or Reviews:**

Shoreland *12/2/97*

Wetland *14 433*

Flood Zone *only 30' back*

Subdivision

Site Plan maj  minor  mm

**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: *9/20/97*

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*Richard Drouin*  
SIGNATURE OF APPLICANT **Richard Drouin** ADDRESS: \_\_\_\_\_ DATE: **30 September 1997** PHONE: \_\_\_\_\_

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

CEO DISTRICT **7**

COMMENTS

9-25-00 work appears to be completed as plans. JB

CBL 300-E-009

permit: 971069

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

# BUILDING PERMIT REPORT

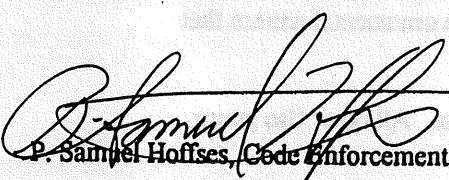
DATE: 8 Oct, 97 ADDRESS: 115 W. Commonwealth DR  
REASON FOR PERMIT: To Construct a detached garage  
BUILDING OWNER: Richard Drouin  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: \*1, \*2, \*26, \*28, \*30 **DENIED**  
USE GROUP U BOCA 1996 CONSTRUCTION TYPE B-B

## 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 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/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

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.
- 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. *The proposed 2x6" rafters @ 2'oc, does not meet The City's building code - A minimum of 2x8" @ 16" OC must be used*
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_

  
P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant:

Date: 10/7/97

Address: 115 W. Commonwealth Dr

C-B-L: 300-E-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1958

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New 20' x 24' garage

Sewage Disposal - N/A

Lot Street Frontage -

Front Yard - 25' req - 39' shown

Rear Yard - 25' req normally → 20' Allowed under Sec 14-433  
(Trying not to block house door)

Side Yard - 8' req - 15' shown

Projections -

Width of Lot -

Height -

Lot Area - 6,500 sq ft 7,511 sq ft shown

Lot Coverage/ Impervious Surface - 25% or 1877.75 sq ft MAX

Area per Family -

Off-street Parking - 2 cars shown in req

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

new garage 20 x 24 = 480 sq ft  
5 x 7 = 35 sq ft  
30 x 26 = 780 sq ft

1295 sq ft

OWNER

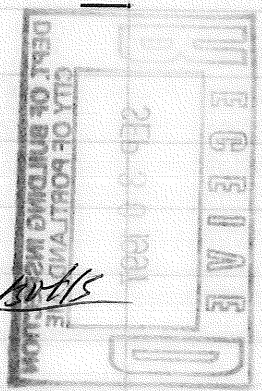
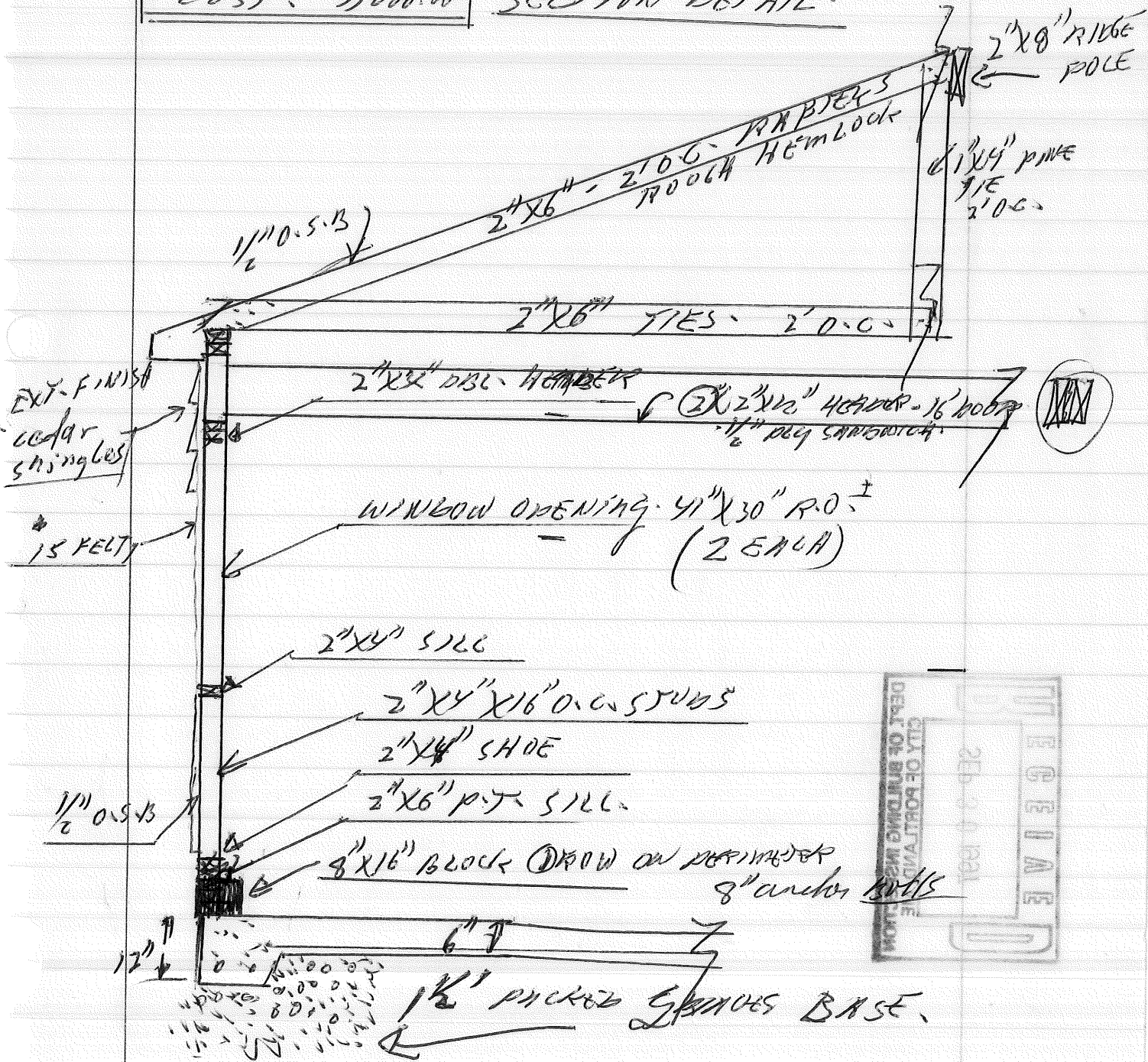
Mrs. BURNHAM DROWN RESIDENCE

115 W. COMMERCIAL ST. PORTLAND, ME. 04103

BUILDER: OWNER

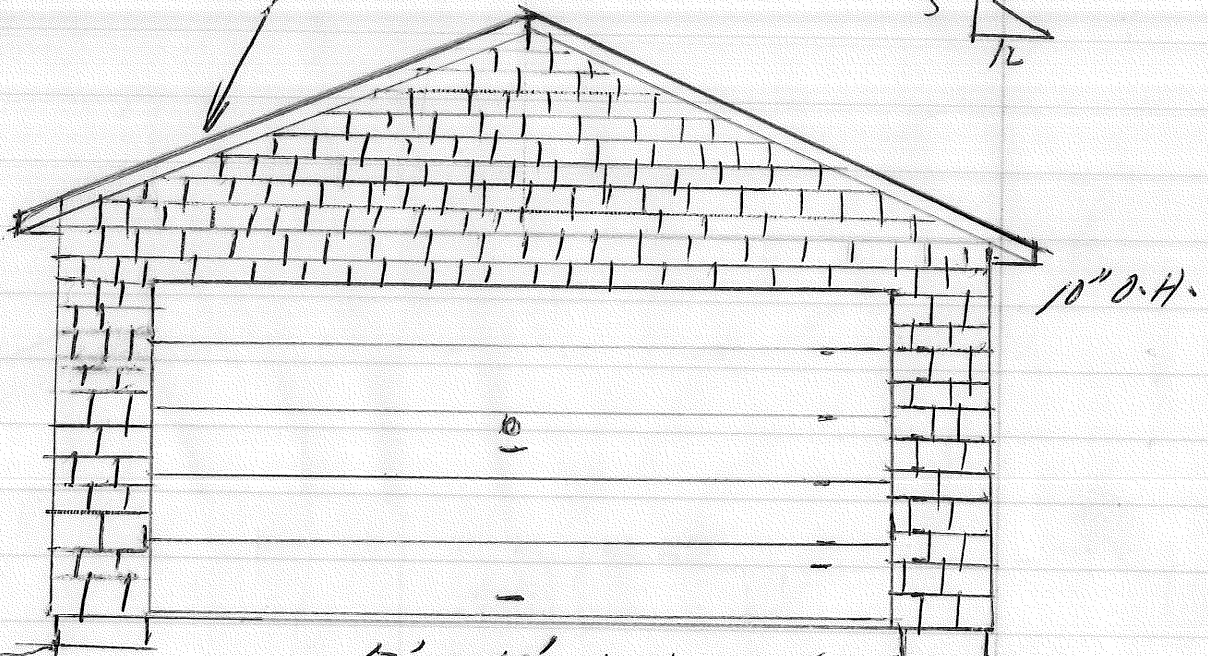
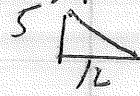
ESTIMATED COST: \$4,000.00

SECTION DETAIL



575. K. Asphalt shingles

(5-12 PITCH)  
ROOF.



7' x 16' O.H. DOOR  
(STEEL)

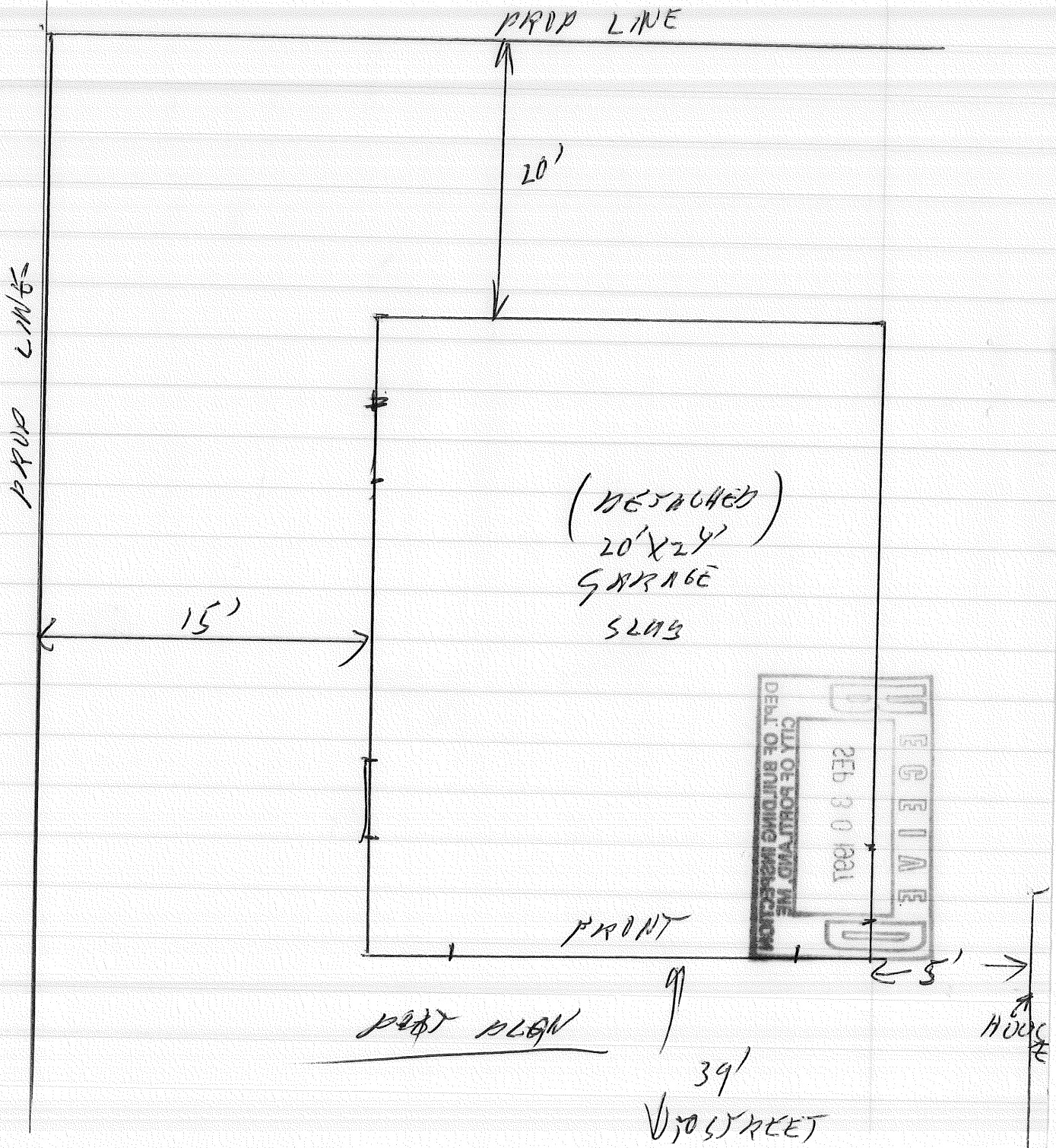
20' 0" WID

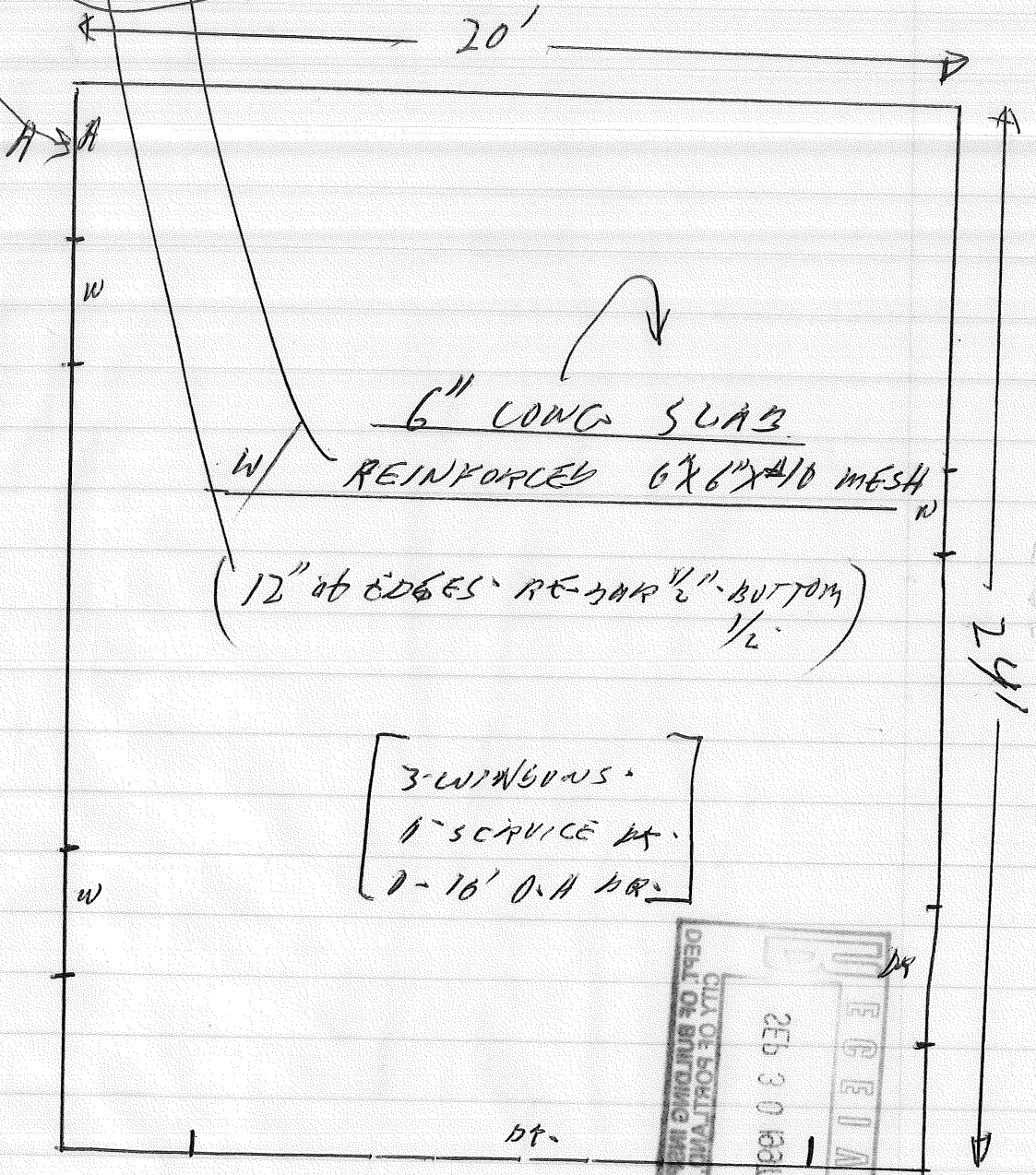
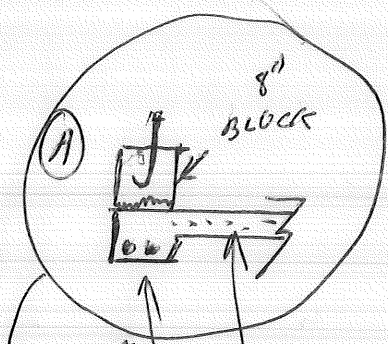
FRONT ELEVATION  
VIEW

CITY OF BOULDER  
DESIGN & PLANNING DEPARTMENT  
RECEIVED  
SEP 20 08 11



Normally 25' req in R-3 Zone  
20' min Allowed using Section  
14-433





FRONT

