

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

Location of Construction: 26 EUCLID STREET		Owner: BERNARD CATCHALL	Phone: ***** 329-5484 JIM *****	Permit No: 001356
Owner Address:		Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: JIM LOMBARDO JIM LOMBARDO 329-5484 SINGLE FAMILY		Address:		Phone:
Proposed Project Description: 24X28 2 STORY GARAGE WITH LIVING SPACE		Proposed Use: SAME	COST OF WORK: \$ 22,000	PERMIT FEE: \$ 324.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type: 5R
		Signature: _____		Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
		Signature: _____		Date: _____
Permit Taken By: K	Date Applied For: NOV 22 2000			

Permit Issued:
NOV 28 2000

Zone: CBL:
307-F-022

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 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: _____

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

NOV 22 2000 K

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

PERMIT ISSUED
WITH REQUIREMENTS
CEM DISTRICT

COMMENTS

12-13-2K: MEASURED SET BACKS TO FOOTING & FOUND FRONT @ 27+ FT, SIDE TOWARDS WILKIE ST. PIN @ 25+'. NO FROST PROTECTION IN PLACE @ 4 PM. SKW

12-15-2K: Check Foundation Wall Placement OK to back fill SKW

12-29-2K: Question support under steel beam @ house side. Called & left message to have exposed for inspection @ framing inspection SKW

01/19/01 - Could not perform inspection due to unavailability of access to 2nd floor to perform Framing + electrical - Bottom portion of addition was insulated & trapped in so electrical + Framing not performed on bottom portion - STAIR treads 9" x 12" tread - left Red card & explained the reason for failed inspection.

12/24/01 Contractor opened Beam pocket on house side - 2 1/2" Bearing OK
Will Form Certificate on Beam - Rough framing OK - Rough plumbing OK ^{KC} JR

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

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: 26 EUCLID AVE.

Tax Assessor's Chart, Block & Lot Number Chart# <u>307</u> Block# <u>F</u> Lot# <u>000</u>	Owner <u>BOB GATCHALL</u>	Telephone# <u>JIM 329-5484</u>
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Owner's Address: <u>26 EUCLID AVE.</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$35,000</u> Fee <u>\$234</u>
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Proposed Project Description:(Please be as specific as possible)
CONSTRUCT ONE 24x28 TWO STORY GARAGE W/LIVING SPACE ABOVE

Contractor's Name, Address & Telephone: <u>SIM LOMBARDO 69 MILTON ST. PORT. 04103.</u>	Rec'd By: <u>(Signature)</u>
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- 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>11-22-06</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.

BUILDING PERMIT REPORT

DATE: 27 NOV. 2008 ADDRESS: 26 Euclid ST. CBL: 307-A-022

REASON FOR PERMIT: To Construct a 24' x 28' 2 story garage with living space

BUILDING OWNER: Bernard Patchell

PERMIT APPLICANT: CONTRACTOR Jim Donbarde

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 35,000 PERMIT FEES: 234.00

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 *8 *11 *13 *14 *15 *17 *19 *27 *28 *29 *30 *32 *33 *34 *36 *37 *38 #1.31

- *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 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 1/2" 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 closure'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)

11/22

- * 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 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).
- * 36. All flashing shall comply with Section 1406.3.10.
- * 37. *Stair well shall NOT discharge into garage from dwelling above.*
- * 38. *2x8" Floor joist at 16" OC. For sleeping rooms (30 P.S.F.) live loads max. span is 12'0".*

[Signature]
 E. Samuel Hoopes, Building Inspector
 cc. *[Signature]* McDougall, PED
 Marge Schmuckal, Zoning Administrator

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.

****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

LAND USE - ZONING REPORT

ADDRESS: 26 Euclid Ave DATE: 11/27/00

REASON FOR PERMIT: construct attached 2 car garage

BUILDING OWNER: Bernard Gatchall C-B-L: 307-F-22

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #6, #10, 12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present 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 the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: It is understood that you are enlarging the existing first floor kitchen into part of the garage space. This shall be all one kitchen and not 2 separate kitchens

Marge Schmuckal
Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND

November 28, 2000

Homeside Lending Inc.
8172 Bay Meadow Way
Jacksonville, FL 32256

RE: 25 Label Ave
CBL: 307-F-02300101

Dear Homeside Lending Inc.:

An evaluation of your property at 25 Label Ave on Nov-15-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Dec-28-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Steve Wentworth@874-8709, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wentworth", with a circled "FOR" written next to it.

Steve Wentworth@874-8709
Code Enforcement Officer

ka

25 Label Ave

City of Portland
Housing - Inspection

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	<input type="checkbox"/>	6-109.4	Exterior			
Violation: Disposal of rubbish, garbage and waste.						
Notes: remove the accumulation of refuse and rubble from premises						

Owner / Manager: Homeside Lending Inc.
Parcel Id: 307- F-02300101 # of Units:
Inspector: Steve Wentworth@874-8709
Status: Green 0-4 Violations
Date & Time Requested: Nov 15, 2000 at
Date of Inspection: Wednesday, November 15, 200
Reinspect By: Thursday, December 28, 2000
Reason For Inspection:
Notes: FIRST NOTICE OF VIOLATION



**CITY OF PORTLAND
INSPECTION SERVICES
Room 315
389 Congress Street
Portland, Maine 04101
Phone 207-874-8730
Fax 207-874-8716
FAX COVER SHEET**

Date: 11/28/00

To: Jean Lowe

Business: _____

Fax Number: 904-281-3225

From: Kathy

Re: 25 Leibel Ave

Number of pages 3 including cover sheet.

Inspection Report

Certificate of Compliance

Notice of Violation Sec. _____ Days _____
 Refuse Violation Notice Sec. _____ Days _____
 T.A.C.I. Notice 1 Sec. _____ Days _____
 T.A.C.I. Notice 2 Sec. _____ Days _____
 Notice of Intent to Prosecute Sec. _____ Days _____
 Stop Work Order Sec. _____ Days _____
 Posting Notice Sec. _____ Days _____
 Junk Car Sec. _____ Days _____

#	Code	E/I	FI	Apt	Location	Description of Violation
	6-109	E			6-109	DISPOSAL OF RUBBISH
						REMOVE THE ACCUMULATION
①	6-109					Always put Cont # OF
②						there are no notes?? REFUSE # RUBBLE
③						I have Cogswell as owner? FROM THE PREMISES
						Let me know + I'll finish letter. Thanks
						☺

Violation # _____
 Date of Inspection: 11-15-00
 CBL: 307-F-023
 Site Address: 25 LABEL AVE.
 DU: 1 Insp.# 6
 Inspection due to complaint: Yes No
 Owners Name and Address:
 (Telephone if known)
 ↓
 HOMESIDE LENDING INC,
 8172 BAY MEADOW WAY
 JACKSONVILLE, FLA. 32256

FAX 904-281-3225
 PH: " 281 3869

JEAN LOWE Fax -



CITY OF PORTLAND, MAINE
 Department of Building Inspection

11 22 20 02

Received from Jim Lombardo a fee

of two hundred thirty four Dollars \$ 234.00

for permit to ^{install} erect alter 24x28 # 2 story garage

at ^{move} demolish 26 Euclid Est. Cost \$ 35,000

1057

Inspector of buildings

Per

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 \$5.00 or 10% whichever is greater.

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