

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

Location of Construction: 42 Tarbell Ave		Owner: Philip E. & Gloria Gray		Phone: 797-3298	Permit No: <b>001422</b>	
Owner Address: 42 Tarbell Ave		Lessee/Buyer's Name:		Phone:		Permit Issued:  DEC 22 2000
Contractor Name:		Address:		Phone:		
Past Use:  Single Family		Proposed Use:  Single Family		COST OF WORK: \$ 3,500.00	PERMIT FEE: \$ 46.00	
Proposed Project Description:  Adding bedroom to second floor		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B Doc B 99 Signature: <i>[Signature]</i>		
		Signature:		Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Gayle (mailed in)		Date Applied For: December 19, 2000		GG		

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..

### 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:	December 19, 2000	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

Zone: **R2** CBL: 330-F-001

Zoning Approval: **TORREMANA Family**

**Special Zone of Reviews:**

- Shoreland
- Wetland
- Flood Zone
- Subdivision **OK 12/2/00**
- Site Plan major  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: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

**CEO DISTRICT**

**PERMIT ISSUED WITH REQUIREMENTS**

12/21/00 - left a message with Homeowner - how much of a 2<sup>nd</sup> floor is being added, the sketches are unclear - I need more information to know what is actually being done. us - owner called back - only a 2<sup>nd</sup> floor existing kitchen (with existing deck around) is being built - there is already a 2<sup>nd</sup> floor above the rest of the house.  4/5/01 - owner came in - ? - Existing roof is Truss/new addition to Rafter - ~~is~~ is header needed at connection between the 2 at gable (non-bearing end?) - yes

4/13/01 - Electrical & Framing Inspection performed - no issues at this time - good job on both - ok to close in walls. JM

### Inspection Record

Type

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

Date

**BUILDING PERMIT REPORT**

DATE: 20 December 2011 ADDRESS: 42 Tarbell Ave. CBL: 330-F-001

REASON FOR PERMIT: Adding bedroom To second Floor.

BUILDING OWNER: The Gray's

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 3,500.00 PERMIT FEES: 48.00

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, \*11, \*13, \*15, \*19  
\*22, \*28, \*29, \*30, \*31, \*32, \*34, \*35

- \*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 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. 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)

- \*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.
- \*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 flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*37.

*to remain a single family. No addit. kitchen facilities to be installed.*

  
 Samuel Hoffses, Building Inspector  
 Lt. 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

**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: 42 Tarbell Av

Tax Assessor's Chart, Block & Lot Number Chart# <u>330</u> Block# <u>F</u> Lot# <u>308-314</u> <u>325-331</u> <u>001</u>	Owner: <u>Philip E and</u> <u>Gloria J Gray</u>	Telephone#: <u>797-3298</u>
Owner's Address: <u>5AM</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 3,500</u> Fee: <u>\$ 46</u>

Proposed Project Description:(Please be as specific as possible)  
adding a Bedroom to 2nd Floor over existing 1st Floor

Contractor's Name, Address & Telephone: work to be done by home owner Rec'd By: 12/19/00

- 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)**

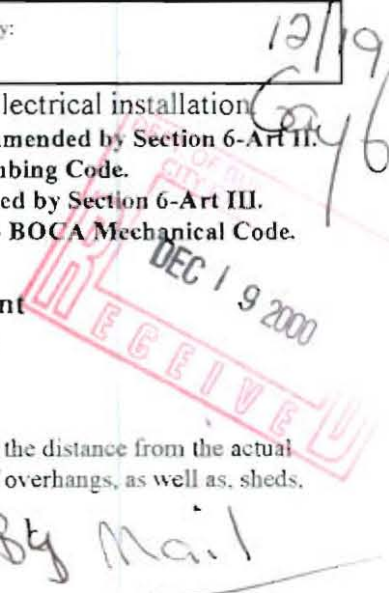
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and 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: Philip E and Gloria Gray Date: 12/15/00

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.





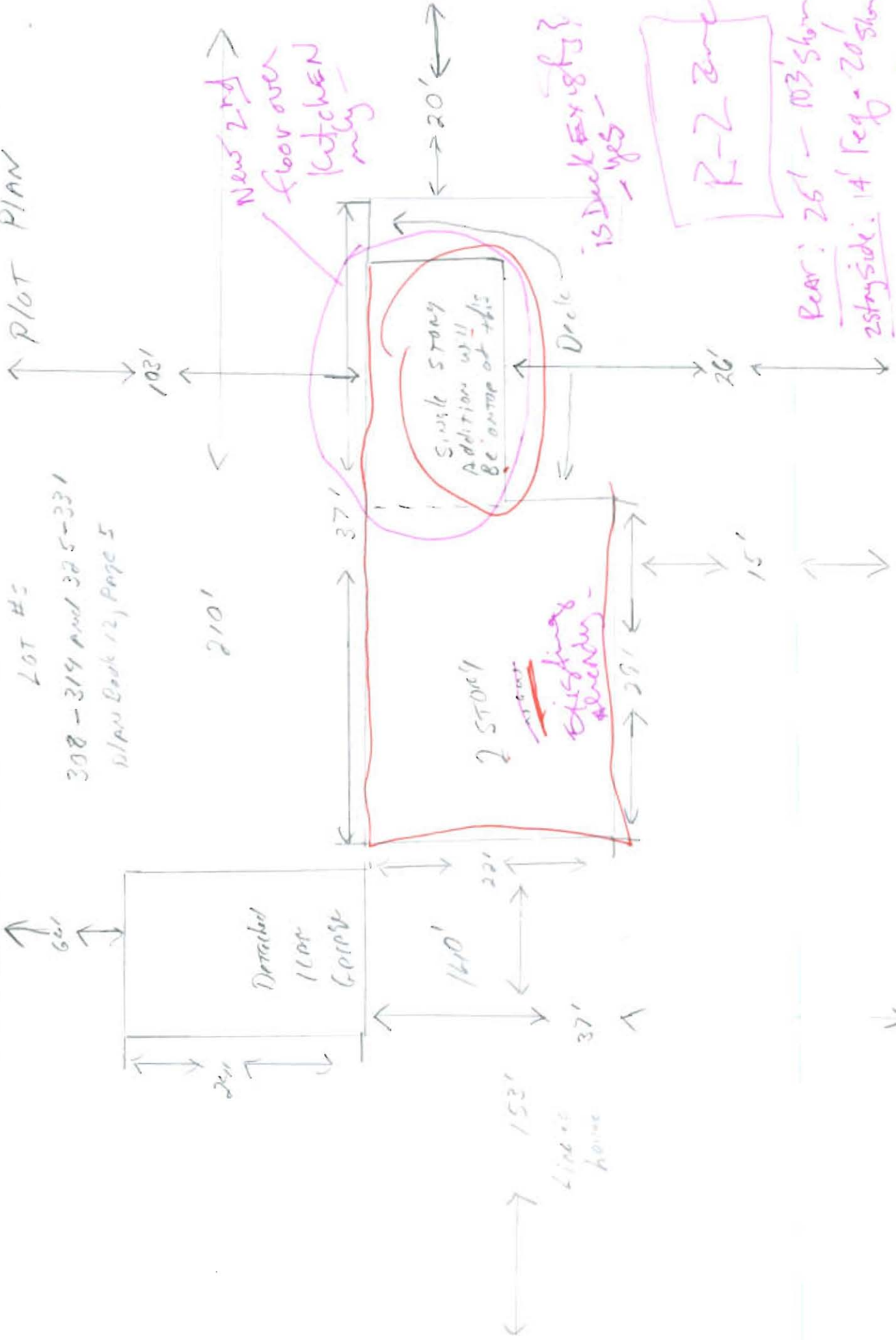
Bedroom #1 and Bedroom #2

are to become 1 Room

There will approx. 6 outlets  
 2 on each wall no more than  
 11' apart no plumbing or  
 Heating

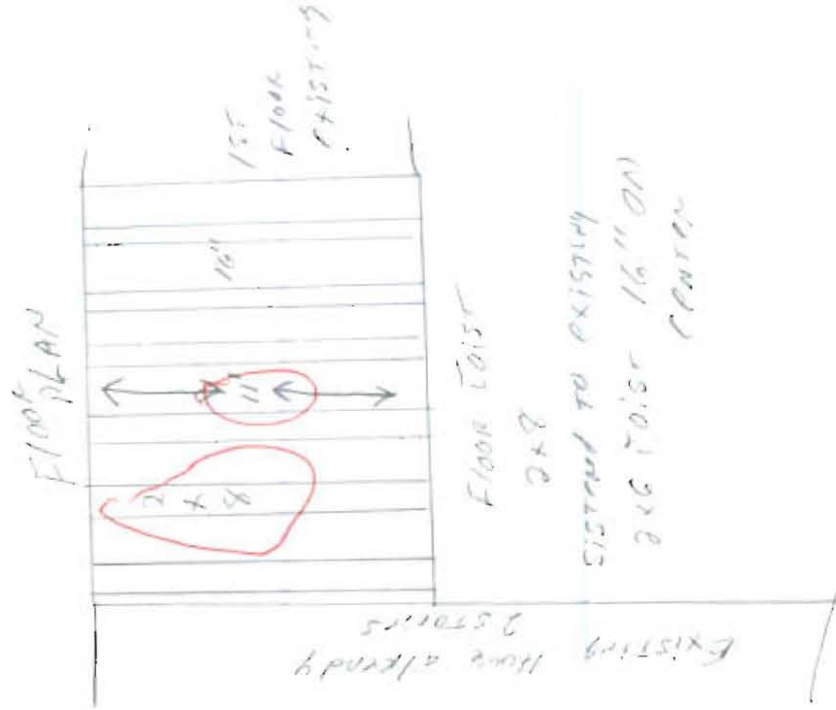
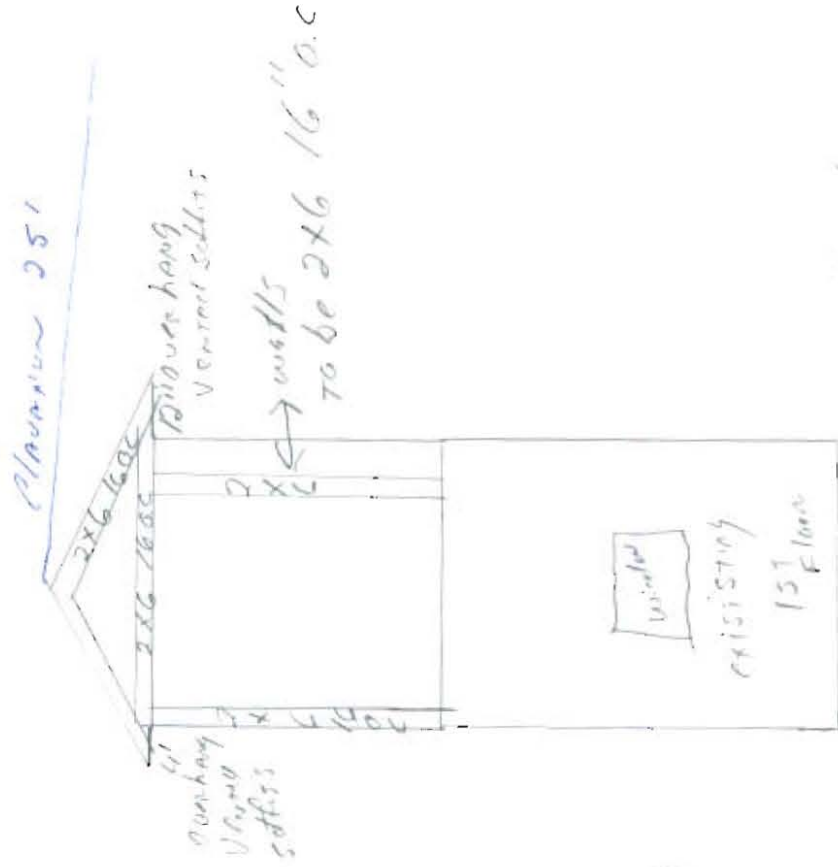
Real ST Unaccepted

PLOT PLAN



LOT #s  
308 - 319 and 325 - 331  
Plan Book 12, Page 5

TACHON AV



Joists in addition 2x6 Headers 3 Deep

Floor Joist 2x8 16oc 3/4" thick Plywood

5" walls 2x6 16" O.C. ✓

Ceiling Joist 2x6 16" O.C. ✓

Rafters 2x6 16" O.C. walls 3/4" Plywood

Roof 5/8" Plywood



16193  
MORTGAGE

201

JUN 20 1978

31938995  
Philip Gray, MSHA

THIS MORTGAGE is made this 19th day of June 1978, between the Mortgagor Philip E. Gray and Gloria J. Gray, both of Portland Cumberland County, Maine (herein "Borrower"), and the Mortgagee, MAINE SAVINGS BANK, a corporation organized and existing under the laws of the State of Maine, whose address is Portland, Maine (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited, grants and conveys to Lender and Lender's successors and assigns the following described property located in the County of Cumberland and State of Maine:

A certain lot or parcel of land with the buildings thereon situated on Belmont and Tarbell Avenues, in said Portland, and being lots numbered 308, 309, 310, 311, 312, 313, 314, 325, 326, 327, 328, 329, 330 and 331, as shown on a Plan of Forest Avenue Terrace dated May 7, 1910 and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 5, to which Plan and the record thereof reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Goldie E. Thayer, to be recorded in said Registry of Deeds.



# CITY OF PORTLAND, MAINE

Department of Building Inspection

December 19 2000

Received from Philip E Gray a fee

of forty five /100 Dollars \$ 45.00

for permit to   
 install   
 erect   
 alter

at 42 Fairbairn Est. Cost \$ 3,500

Check # 1166

check 45.00

cash 1.00  
46.00

Inspector of buildings

Per Gray

## 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.

CB 330 F 001

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

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.

223-1152