

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

Location of Construction: 25 Dover Avenue		Owner: ** Shawn L. Gaudreau		Phone: 781-2260 x 424 (w) 797-4930 (h)		Permit No: <b>991289</b>	
Owner Address: 54 Constitution Drive, Westbrook, ME		Lessee/Buyer's Name: 04092		Phone: N/A		Business Name: N/A	
Contractor Name: Owner		Address: SAA		Phone: SAA		Permit Issued:	
Past Use:  Vacant		Proposed Use:  Excavation & Foundation Work Only		COST OF WORK: \$ 19,000		PERMIT FEE: \$ 144.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>Foundation</i> Use Group: Type: <i>BOC 496</i>	
Proposed Project Description:  <u>Excavation &amp; Foundation Work Only</u>  Will obtain permit in future for any additional work.  <i>needs site plan review -</i>				Signature:		Signature: <i>Huffer</i>	
Permit Taken By: MW		Date Applied For: 11-1-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zone: <i>5-5</i> CBL: 332-F-001 Zoning Approval: <i>OK with conditions</i> Special Zone or Review: <input checked="" type="checkbox"/> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone C panel 1</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input checked="" type="checkbox"/> <i>11/15/99</i> <i>19990157</i>	
				Signature: _____ Date: _____		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	

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..

**\*\*\*Call for Pick Up. Shawn Gaudreau  
781-2260 x 424 (w)  
797-4930 (h)**

**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:
		11-1-99	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED  
WITH REQUIREMENTS**

CEO DISTRICT 1  
ub

COMMENTS

11/23/99 On-Site with Shaun discuss setbacks & Precast function measured foundation 13' r, 21' L, 27' Rear request surveyor to set pins & check as built.

12/3/99 Backfill inspection - tile installed, crushed stone & hay. Damp proofing applied ~~OK~~ ~~OK~~

12/7/99 Slope Work Order per DRC ~~OK~~ ~~OK~~

12/14/99 OK to proceed per DRC ~~OK~~ ~~OK~~

9-25-00 ~~Permit~~ Permit for Dwelling submitted & Approved 12-14-99 JB

CB ~~332-F-1~~ 332-F-1

~~Permit~~ permit: 991289

Inspection Record

Type

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

Date

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

BUILDING PERMIT REPORT

DATE: 1 Nov. 99 ADDRESS: 25 Dover Ave. CBL: 332-F-001

REASON FOR PERMIT: Foundation only single family garage

BUILDING OWNER: Shawn L. Gaudreau

PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR Owner)

USE GROUP: R-3 CONSTRUCTION TYPE: 1.5B CONSTRUCTION COST: \$19,000 PERMIT FEES: \$144.00

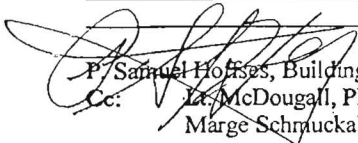
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*6, \*3C  
#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 damp proofing 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 means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 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", 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). 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 1/4" 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 (508)mm, 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 closer'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/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
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
36. *IF the application for a permit to finish the dwelling is NOT received before Freezing weather - precaution shall be used to protect the foundation throughout the winter months.*

  
 P. Samuel Hoffes, Building Inspector  
 Cc: M. McDougall, PFD  
 Marge Schrauckal, Zoning Administrator

PSH 10/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

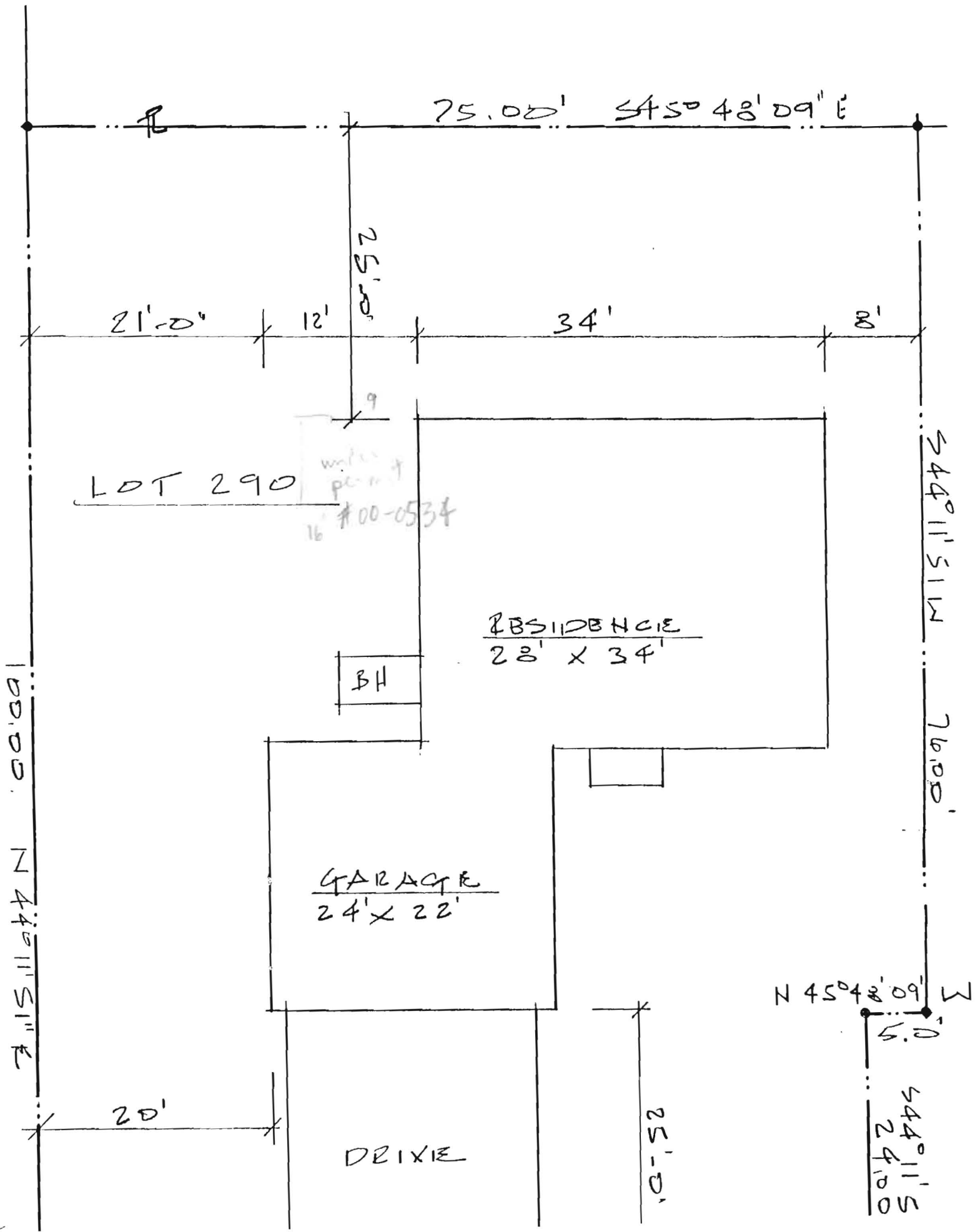
**From:** "Steve Bushey" <srbushey@maine.rr.com>  
**To:** "mike nugent" <MJN@ci.portland.me.us>  
**Date:** Tue, Dec 14, 1999 8:06 AM  
**Subject:** 25 Dover Ave.

Mike,

Shawn Geaudreau, the owner/applicant for 25 Dover St. dropped a plan off to me this morning. The plan shows revised site grading to address concerns the abbuttors and i had regarding drainage. Based on this plan, I feel it is now possible to lift the stop work order for this site. I will continue to monitor the work closely. if you have any questions please give me a call.

Steve Bushey

**CC:** "alex jaegerman" <aqj@ci.portland.me.us>, "Kandi T..."



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**SENDER:**

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

3. Article Addressed to:

SHAWN GAUDREAU  
 54 CONSTITUTION DR  
 WESTBROOK, ME.  
 332-F-001 04092

4a. Article Number

2 564 696 347

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature (Addressee or Agent)

*Shawn Gaudreau*

8. Addressee's Address (Only if requested and fee is paid)



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DEPT OF PLANNING & URBAN DEVELOPMENT  
PORTLAND CITY HALL ROOM 315  
389 CONGRESS STREET  
PORTLAND, MAINE 04101





US Postal Service

**Receipt for Certified Mail**

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to <b>SHAWN GAUDREAU</b>	
Street & Number <b>54 CONSTITUTION DR.</b>	
Post Office, State, & ZIP Code <b>WESTBROOK, ME 04092</b>	
Postage	<b>332-5-00</b>
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	<b>\$</b>
Postmark or Date	

PS Form 3800, April 1995