

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

Location of Construction: 149 Beverly Street		Owner: Robert Hunnewell		Phone: 797-7543		Permit No: 990023	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: * Brent Cyr, Chase Custom Homes		Address: 1 Percy Hawks Road, Windham, ME		Phone: 04062 892-2700		Permit Issued: JAN 12 1999	
Past Use: 1 Family		Proposed Use: Same		COST OF WORK: \$ 12,000		PERMIT FEE: \$ 80.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: BOCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description: Garage addition with storage area above.				Signature:		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: ub		Date Applied For: 12/28/98				Zone: CBL: 333-K-010 <i>R-2</i> Zoning Approval: <i>OK with conditions 1/6/99</i> Special Zone by Review <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <i>Panel Zone A elev: 33'</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>split permit with Zoning Appeal</i>	

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..

PERMIT ISSUED WITH REQUIREMENTS

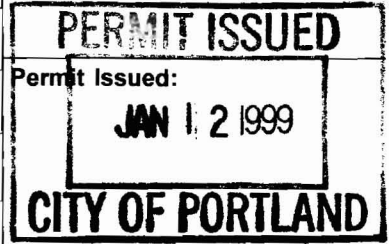
CERTIFICATION

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

1/4/99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:



Zone: CBL: 333-K-010
R-2
Zoning Approval: *OK with conditions 1/6/99*
Special Zone by Review
 Shoreland
 Wetland
 Flood Zone *Panel Zone A elev: 33'*
 Subdivision
 Site Plan maj minor mm
split permit with 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: *3*

AR/DC
 CEO DISTRICT 1

COMMENTS

8/25/99 - Stopped in for final w/ homeowner - Need to call Brent Cyr, Chase Custom Home for questions about Fire door from storage area to Living space Existing Door is steel but has no sticker, Certificate of Elevation per zoning requirement, Steel Beam requirements and Chimney Elevation.
7/25/99 left message 11-2-99 left message

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 6 January 99 ADDRESS: 149 Beverly Street CBL 333-K-010
REASON FOR PERMIT: To Construct an attached garage
BUILDING OWNER: Robert Hunnewell
CONTRACTOR: Brent Gyn, Chase Custom Homes
PERMIT APPLICANT: _____
USE, GROUP R-3 / U BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *2.6, *3, *5, *8, *10, *26, *28, *29

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
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. 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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)

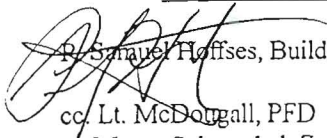
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed 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)
- 24. 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.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 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.
- 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.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

* 31. This permit is being issued with the understanding that I receive the information on the proposed PL Beam. I called for this information on Jan. 6, 1999 but did not get the info. - No work is to be done in the area of the beam until this info. has been approved by this office.


P. Samuel Hoffses, Building Inspector

cc. Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): 149 Beverly St.			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 333 Block# K Lot# 010	Owner: Robert Hunnewell	Telephone#: 797-7548 592-2200	
Owner's Address: 149 Beverly St.	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 12,000	Fee \$ 80
Proposed Project Description: (Please be as specific as possible) Garage - storage over - on exist foundation.			
Contractor's Name, Address & Telephone * Percy Hawks Rd CHASE Custom Homes 892-5700		Rec'd By UB	
Current Use: FAM Windham ME 04062		Proposed Use: SAME	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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: 	Date: 12/15/98
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



80

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Puser
Office
Brent Cyr.
1-800-639-7707
892-2700.

JAN-04-99 10:18 PM
JAN 01 '99 13:59 PARKER\CPA* 797-0732000

892-8900

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF DEED BOOK _____ PAGE _____ COUNTY Cumberland
PLAN BOOK 194 PAGE 140 LOT 152

ADDRESS 148 Beverly Street, Portland, Maine

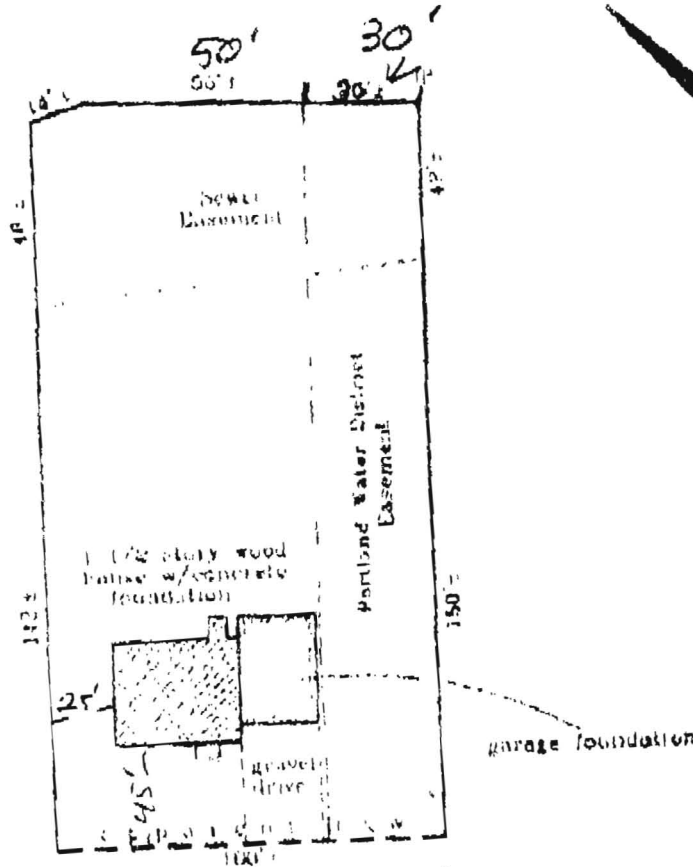
Job Number: 102-50

Inspection Date: 2-14-98

Scale: 1" = 50'

Buyers: Robert & Janet Funnell

Sellers: Custom Built Homes of Maine



Beverly Street

[Handwritten signature]

HEREBY CERTIFY TO: _____
_____ Guaranty Title First Financial
and its title insurer
means found did not conflict with the deed description
meaning servitude do not violate town zoning regulations

APPARENT EASEMENTS AND RIGHTS OF
WAY ARE SHOWN. OTHER ENCUMBRANCES,
RECORDED OR NOT, MAY EXIST. THIS
SKETCH WILL NOT REVEAL ADJOINING
DEED CONFLICTS, IF ANY.

Hunnewell

→ Fax 874-8716

207 7979483

P.1

JAN-12-99 TUE 03:05 AM SHELLEY ENGINEERING

Saw

Dave Caddell

149 Beverly St

874-8207

7-830

BRUCE W. MACLEOD, P.E.
14 HILLVIEW RD.
GORHAM, ME. 04038

January 11, 1999

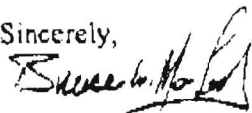
Mr Fred Panico
Planning/Design Associates
Partridge Road
Windham, Me.

Dear Mr. Panico:

I have reviewed the plans for the above referenced project for structural framing. The wood framing is in accordance with the BOCA code. I recommend using a W12x19 steel beam to span 20'-8" and carry the floor joists.

Thank you for the opportunity to be of service to you.

Sincerely,



Bruce W. MacLeod, P.E.
Maine stamp No. 5422



CHASE CUSTOM HOMES & FINANCE, INC.



John F. Chase
President
Pager 759-0405

1 Percy Hawkes Road
Windham, ME 04062
Office (207) 892-2700
FAX (207) 892-8900

Robin R. Provencher
Sales Coordinator

TO: Dave Caddell
FROM: John F. Chase
RE: 149 Beverly Street
DATE: January 12, 1999

Please find attached a letter from Bruce W. MacLeod addressed to Fred Panico dated January 11, 1999.

The letter makes reference to the recommendation of using a W12x19 steel beam to span 20'-8".

If you have any questions whatsoever, please do not hesitate to contact us.

Applicant: Brent Coy, Chase Custom Home Date: 1/6/99

Address: 149 Beverly St (lt 152) C-B-L: 333-K-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1998

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 20'0" x 28' attached garage with storage above -

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 25' req - 45' + shown

Rear Yard - 25' req - 75' + shown

Side Yard - 12' req - 30' shown (part of water Dist. easement)

Projections -

Width of Lot -

Height -

Lot Area - 10,000^{sq ft} 19,291^{sq ft}

20.67 x 28 = 579^{sq ft}

Lot Coverage/ Impervious Surface - 20% = 3858.5

26 x 32 = 832

Area per Family -

all 141 1^{sq ft}

Off-street Parking - all

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - yes panel 1 is in zone A - elev. 33' ← needs to show the lowest floor level at 35'

sill elev. 69.5 / lowest bldg. opening 68'

2 part permit process. Elev. cert if.

LAND USE - ZONING REPORT

ADDRESS: 149 Beverly St DATE: 1/6/99

REASON FOR PERMIT: can construct attached garage with storage above

BUILDING OWNER: Robert Hummewell C-B-L: 333-K-10

PERMIT APPLICANT: Brent Cyr, Chase Custom Homes

APPROVED: with conditions DENIED: _____

#5, #9, #10, #11, #12

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 _____ 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, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional ^{above garage} dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

10. Other requirements of condition The garage shall not be constructed in the Water District easement without a written approval from Port. Water Dis

→ 11. This structure is within a Zone A floodplain area. It will be necessary to fill out the attached floodplain permit and certify the garage floor level shall be Marge Schmuckal, Zoning Administrator of elevation No less than at an elevation of 35'. City of Portland

12. In the recorded site plan the sill elevation is no less than 69.5' and Marge Schmuckal