

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

Location of Construction: **167 Harris Ave. 04103		Owner: **Amelia Kurtz		Phone: 878-8218		Permit No: 000296	
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A		BusinessName: N/A	
Contractor Name: Maine Windo & Sunroom		Address: 71 Portland Rd. Kennebunk, ME		Phone: N/A		Permit Issued: APR 11	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 6,000		PERMIT FEE: \$ 60.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B @001799 Signature: <i>[Signature]</i>	
Proposed Project Description: 8' x 12' deck using p.t. lumber and enclosing it with 3 season sun room.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: ub		Date Applied For: 4-10-00		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..

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

4-10-00

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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

6/5/2000 No one home, Average left. P.R.

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

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.



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: <u>X 167 Harris Avenue</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>335</u> Block# <u>G</u> Lot# <u>001</u>		Owner: <u>Amelia Kurtz</u>	Telephone#: <u>878-8218</u>
Owner's Address: <u>167 Harris Avenue</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$6,000.</u> Fee <u>\$60</u>
Proposed Project Description:(Please be as specific as possible) <u>8' x 12' deck using PT Lumber and enclosing it with 3 season sun room.</u>			
Contractor's Name, Address & Telephone <u>Maine Window & Sunroom 71 Portland Rd. Kennebunk</u>		Rec'd By: <u>(207)985-2300</u>	

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:

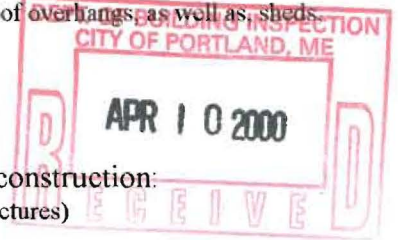
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Please see attached</u>	Date: <u>4/5/00</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.



LAND USE - ZONING REPORT

ADDRESS: 167 Harris Ave DATE: 4/11/00

REASON FOR PERMIT new 8' x 12' deck with 3 seasons room out of

BUILDING OWNER: Amelia Kurtz C-B-I: 335-G-1

PERMIT APPLICANT: Maine Window & Sun Room

APPROVED: with conditions DENIED: _____

#1, #6, #11

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 Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. 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.
- 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 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, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 11. Other requirements of condition All set backs shall be measured from property lines (see handout)

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 10 APRIL 2000 ADDRESS: 167 Harris Ave- CBL: 335-F-001

REASON FOR PERMIT: 8'x12' deck

BUILDING OWNER: Amelia Kurtz

PERMIT APPLICANT: CONTRACTOR MAME WIDOW & SUIPOON

USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 6,000.00 PERMIT FEES: 900.00

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)

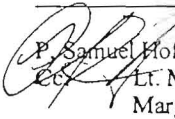
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #2, #27, #32, #34, #36, #37

- 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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, T into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
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)

4/10/00

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 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 with Property line handout*
- *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. *The Proposed new sun room deck shall be placed on 10" piers on footings with a minimum of 4' below grade - Fasteners shall be placed between footings and pier and pier and framing.*
- *37. *The proposed sun room roof shall be designed for a minimum of 42 PSF live load - please submit this information -*

 P. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26.00

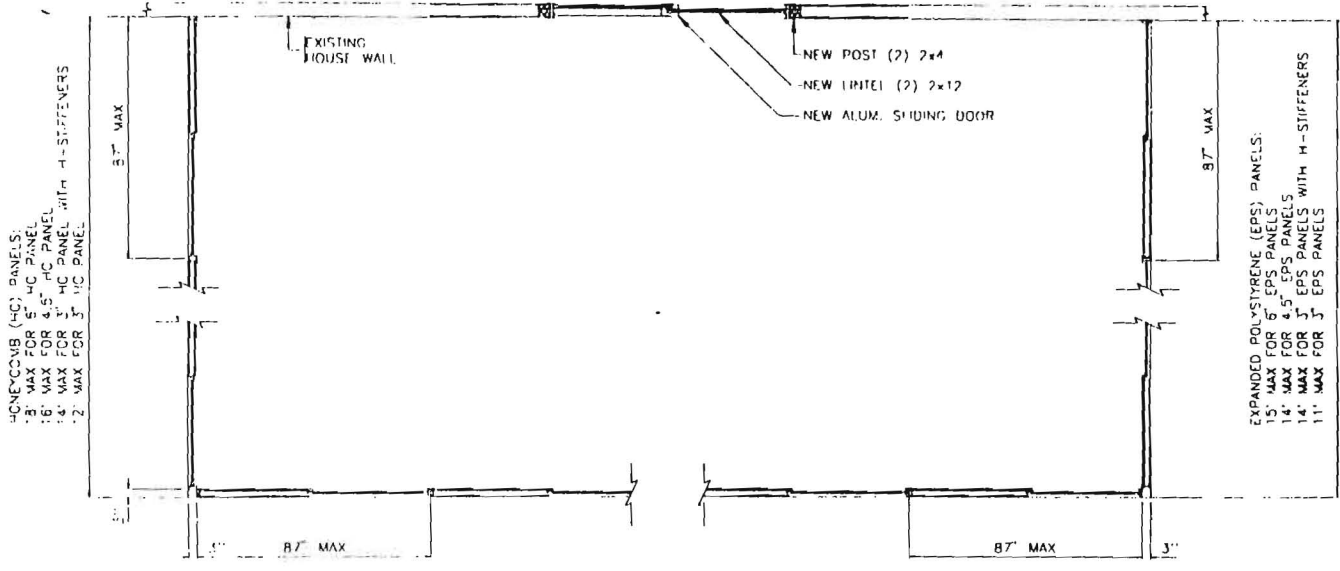
**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

*****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.**

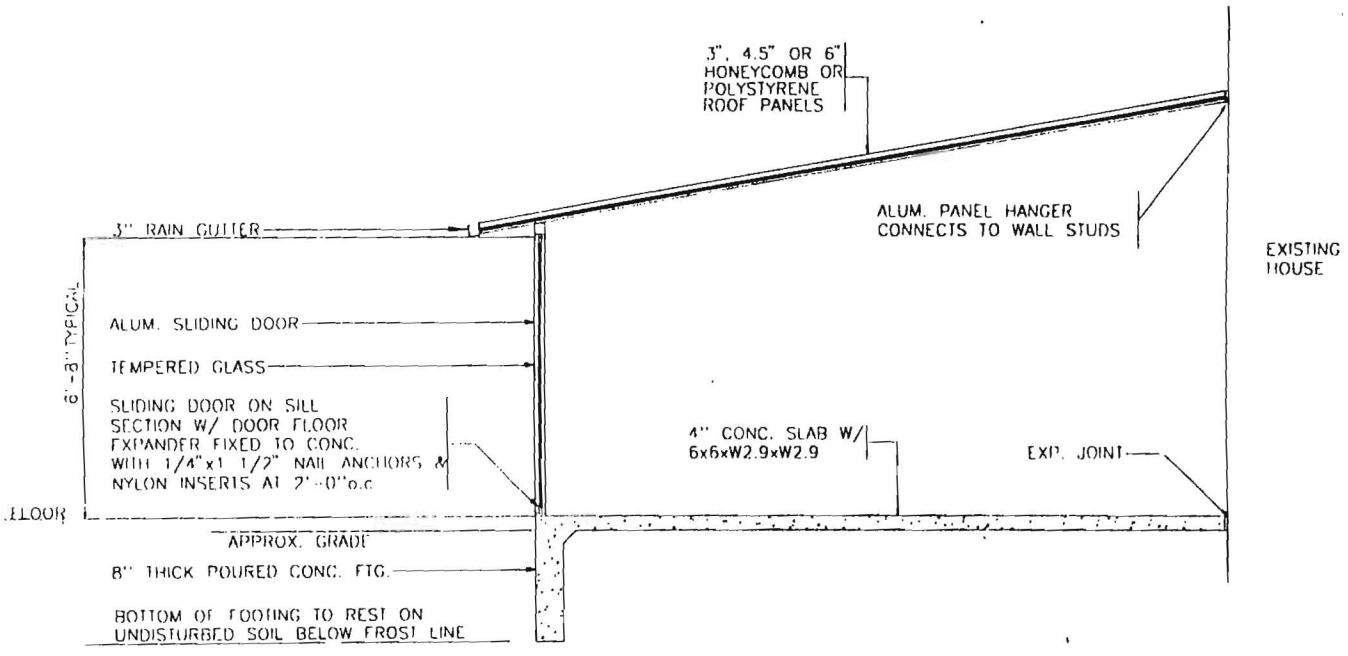
******CERTIFICATE OF OCCUPANCY FEE \$50.00**

****** 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, OR EQUIVALENT.**

FIGURE 50-1 - STUDIO ROOM FLOOR PLAN



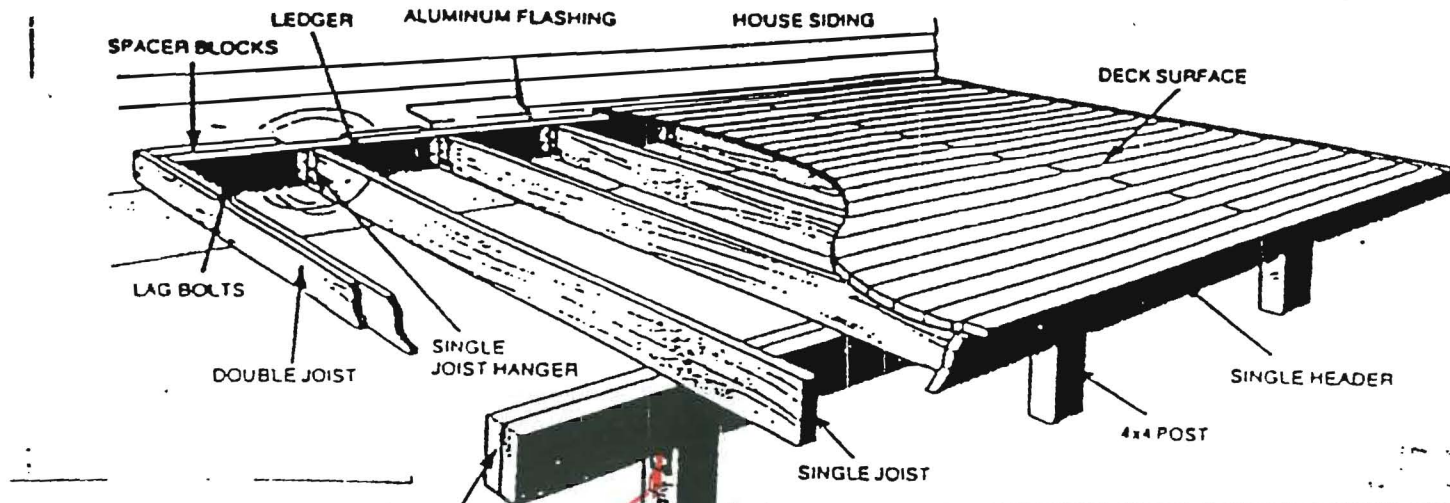
STUDIO ROOM FLOOR PLAN



STUDIO ROOM CROSS SECTION (CONCRETE FLOOR)

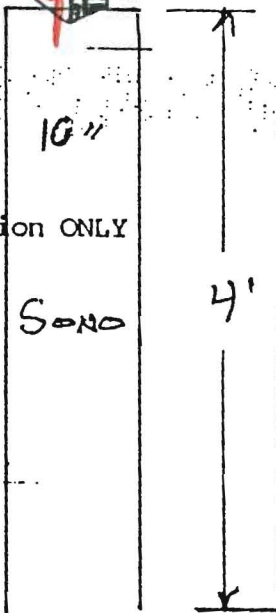
SEE NOTES ON PAGE 5.0.2





SAMPLE

For structural information ONLY



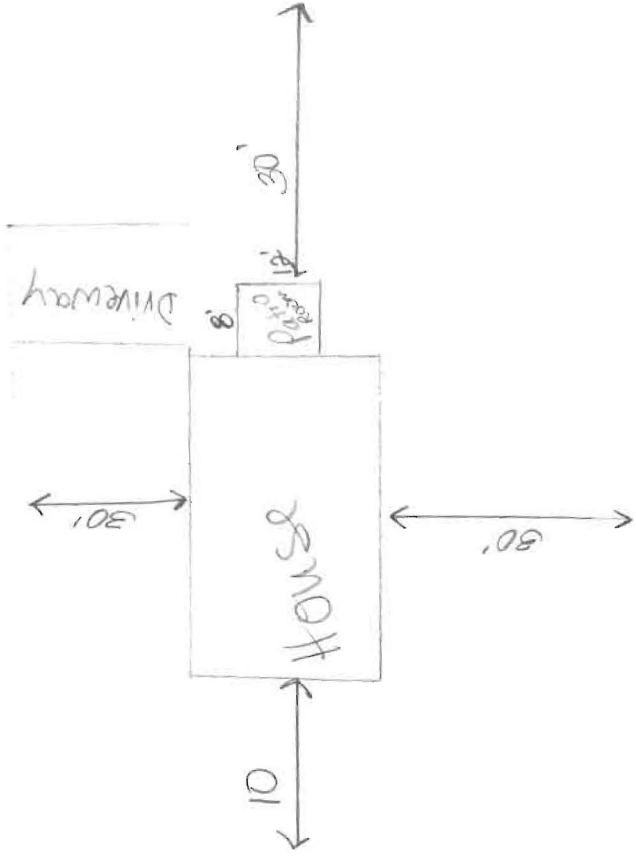
Span Table For Materials

Do Not Exceed Maximum Dimensions Shown in Chart
 This Deck is Designed for a Maximum Load of 60
 Pounds Per Square Foot.

JOIST SIZE	DEPTH OF DECK FROM HOUSE A	GIRDER DISTANCE FROM HOUSE B	JOIST OVERRANG PAST GIRDER C	GIRDER OVERRANG PAST POST D	DISTANCE BETWEEN SUPPORT POSTS E
2x8	8'	6'	2'	2'	7'
2x8	10'	8'	2'	2'	7'
2x8	12'	9'	3'	2'	7'
2x10	14'	11'	3'	2'	6'
2x10	16'	13'	3'	2'	6'

Red = Sam

Amelia Kurtz
 167 Harris Ave.
 Portland, ME



All setbacks are
 presumed from property
 lines

This Drawing of
 Submitted by
 Main Window &
 Sun Room is
 entirely wrong -
 Sun Room & Driveway is on
 the opposite side of the house
 and there is only 16' from
 the side line on 1 side
 Street instead of the
 20' required and the 30'
 shown

8/17/01 -

Front: 30' - 30' - 30' - 30' - 30' - 30'
 Side: 30' - 30' - 30' - 30' - 30' - 30'
 Rear: 30' - 30' - 30' - 30' - 30' - 30'

THIS IS NOT A BOUNDARY SURVEY

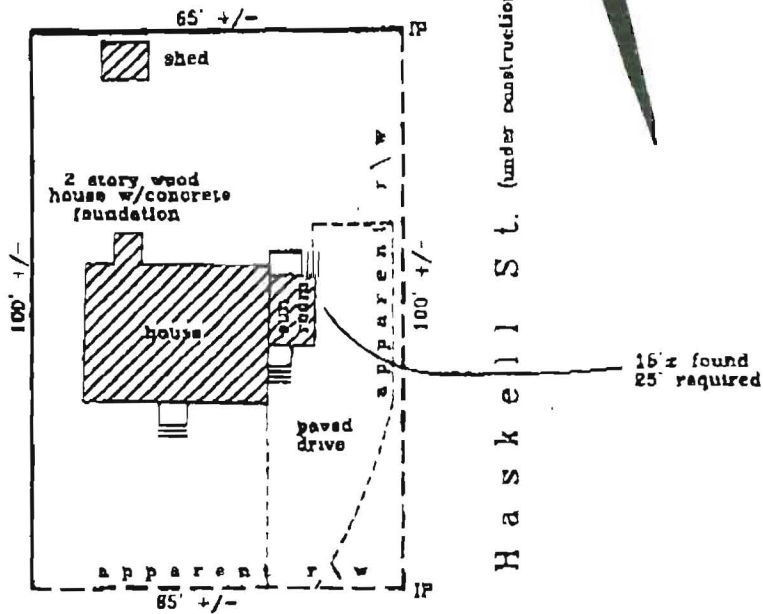
MORTGAGE INSPECTION OF: DEED BOOK _____ PAGE _____ COUNTY Cumberland
PLAN BOOK _____ PAGE _____ LOT _____

ADDRESS: 167 Harris Avenue, Portland, Maine

Job Number: 192-13-R
Inspection Date: 7-30-01
Scale: 1" = 30'

Buyer: Thomas Ryan

Seller: Amelia I.J.Kurtz(a/k/a Amelia I. Jordan)



H a r r i s A v e n u e to Forest Ave.

I HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer,
the Lender and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 290051-0001B:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

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

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04048
207-967-9781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Close

This data is provided by the Assessor's Office and is current as of August 1, 2001

CBL	335 G001001	CARD	1 of 1	Property Address	167 HARRIS AVE
Owner Name 1	KURTZ AMELIA JORDAN			Property Type	RESIDENTIAL
Name 2				Description	335-G-1 HARRIS AVE HASKELL ST 6500 SF
Mailing Address	167 HARRIS AVE				
City, State, Zip	PORTLAND	ME	04103		

House Style	CAPE	Yr Built	1988	Phy Cond		CDU	AV
Total Rms	6	Baths Full	2	Basement			
Total Bedrms	4	Baths Half	0	Attic			
Heat Type	BASIC	Bath Remodeled	No				
Fuel Type	OIL	Kitchen Remodeled	No				
System Type	HOT WATER						

microfiche shows
that the original house
permit was taken out in April, 1988
The Principal Bldg was there
AS of June 1988

REMAX BY THE BAY

**970 BAXTER BLVD., PORTLAND, ME 04103
(207) 773-2345**

FACSIMILE TRANSMITTAL SHEET

TO:	<i>Marge CEO</i>	FROM:	<i>E. HONA LONGSTAFF / Lisa</i>
COMPANY:	<i>City of Portland</i>	DATE:	<i>8-6-01</i>
FAX NUMBER:	<i>874-8716</i>	TOTAL NO. OF PAGES INCLUDING COVER:	<i>3</i>
PHONE NUMBER:	<i>874-8300</i>	SENDER'S FAX NUMBER:	<i>773-2525</i>
RE:	<i>167 Harris Ave Portland</i>	SENDER'S PHONE NUMBER:	<i>553-7330</i>

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

*under contract
Property scheduled to
close 8/31/01*

HOPKINSON & ABBONDANZA, P.A.

511 Congress Street
Suite 801
Portland, Maine 04101
Telephone (207) 772-5845
Facsimile (207) 874-2330

FACSIMILE TRANSMITTAL SHEET

TO:

Hona Longstaff

FROM:

TERRY LLANOS
Legal Assistant

COMPANY:

DATE:

August 3, 2001

FAX NUMBER:

773-2525

TOTAL NO. OF PAGES INCLUDING COVER:

RE KURTZ TO RYAN

Please find enclosed the plot plan we just received. Please have the seller meet with Marge regarding an allowance. If you have any questions please call me. Once you have an allowance from the city please let me know so we can proceed. Thanks

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or if you are an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to use at the below address via the U.S. Postal Service. Thank you.