

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

Location of Construction: 175 Harris Ave. Portland, ME		Owner: *** Daniel Beckwith	Phone: *** 797-9205	Permit No: 000952
Owner Address: 175 Harris Ave.		Lessee/Buyer's Name:	Phone:	
Contractor Name: Keith Harvey		Address: 22 Harvey Highlands, E Cornish, ME 04427		Permit Issued: AUG 30 2000
Past Use: Single Family		Proposed Use: Same	COST OF WORK: \$7,000	
Proposed Project Description: Breezeway & garage <u>Foundation</u>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>93</i> Type: <i>5B</i> <i>BOC 999</i>
		Signature: _____		Signature: <i>Huffer</i>
Permit Taken By: Gayle		Date Applied For: August 14, 2000 GG		Zone: <i>D-3</i> CBL: 335-G-005
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>OK with conditions</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone of 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"/>

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

Zoning Appeal

Variance *see copy of*

Miscellaneous *Anthony Lombardi*

Conditional Use *memo allowing*

Interpretation *use of*

Approved *element*

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date: *8/30*
66
8:25

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: **August 14, 2000** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

BUILDING PERMIT REPORT

DATE: 15 August 2000 ADDRESS: 175 Harris Ave. CBL: 335-G-005

REASON FOR PERMIT: Breezeway and garage Foundation (only)

BUILDING OWNER: Daniel Beckwith

PERMIT APPLICANT: CONTRACTOR Keith Harvey

USE GROUP: B-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 7,000.00 PERMIT FEES: 66.00

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, *29, *36

- 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.
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, 7" 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". (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.
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 closure'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)

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.

X 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. *This property is to remain a single family dwelling unit. This is not an approval for a second dwelling unit.*

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).

X 36. This permit is for foundation only, as stated on application.

[Signature]
P. Samuel Heffes, Building Inspector
Cc: M. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

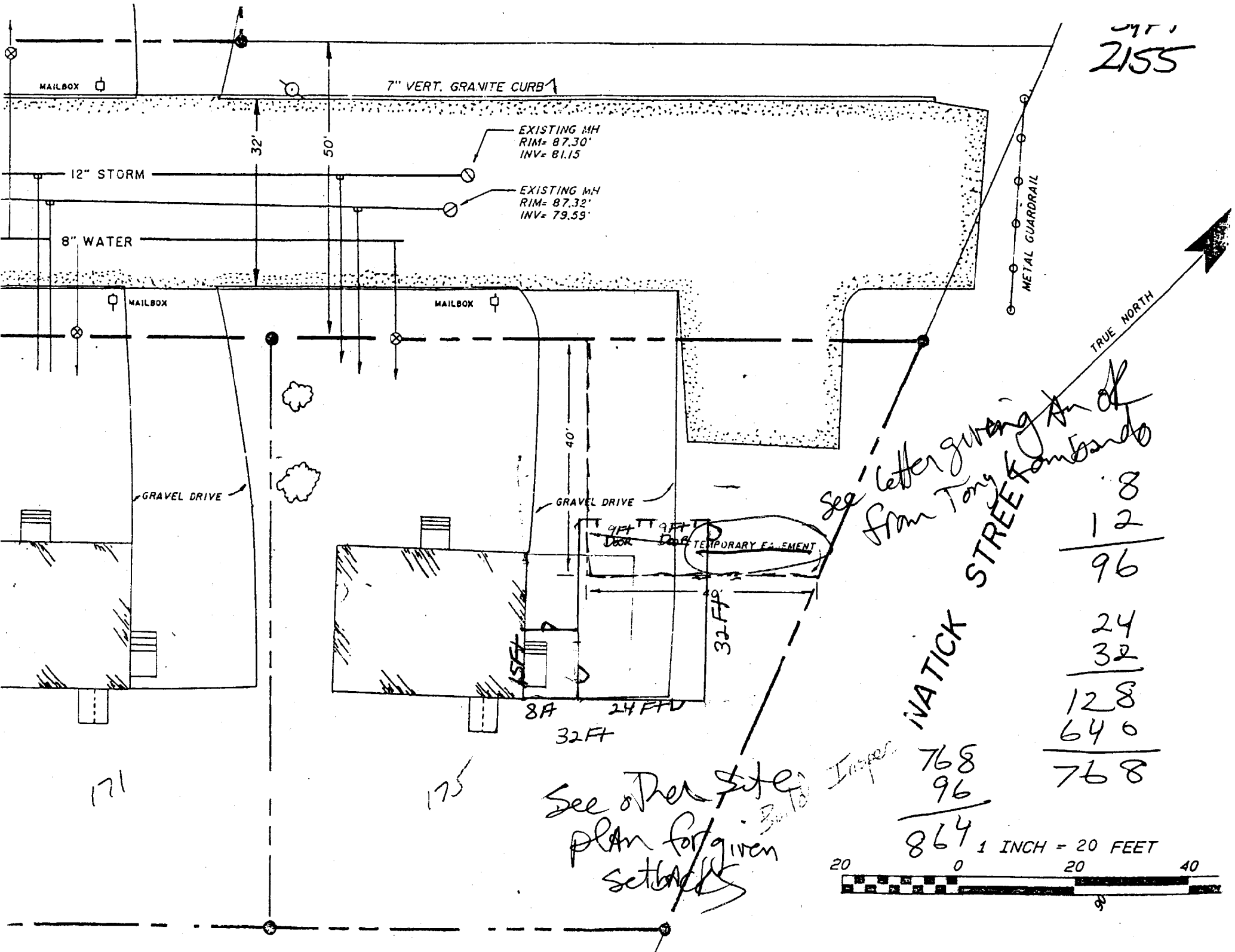
**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***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, OR EQUIVALENT.

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

2155



See letter giving an of from Tony & Lombardo

8
12
96
24
32
128
640
768

768

96

864

1 INCH = 20 FEET

20 0 20 40

[Original Message]

From: Anthony Lombardo <AWL@ci.portland.me.us>

To: <wilber10@earthlink.net>

Date: 8/24/00 8:43:03 AM

Subject: 175 Harris Ave....8/24/00

Mr. Beckwith,

I reviewed the sketch plan you directed to my attention. I don't have a problem with your proposal to build a garage partially within the City's "snow plow turnaround easement". I must point out, however, that legally and technically the City has no responsibility to repair any damage that may occur to structures that are built within City easements. Your garage proposal positions one of your doors within 15 feet of the paved edge of the City's snow plow turnaround. There exists the potential for snow to be pushed extremely close to your new garage, if the winter months produce extensive and frequent snowfall. If this potential presents too much risk for you then reconfigure your garage. Otherwise continue with your current proposal, but be aware of the risk you alone must assume.

If you have any further questions, please call me at 874-8848 or send an e-mail to AWL@ci.portland.me.us.

received
8/28/00

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.

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: 175 HARRIS AV PORTLAND, ME. 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>335</u> Block# <u>G</u> Lot# <u>005</u>	Owner: <u>Daniel Beckwith</u>	Telephone#: <u>7979205</u>
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Owner's Address: <u>175 HARRIS AV PORTLAND</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$7,000</u>	Fee <u>\$66.00</u>
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Proposed Project Description:(Please be as specific as possible)
Breeze Way + Garage Foundation

Contractor's Name, Address & Telephone <u>Keith Harvey, 22 Harvey Highlands East Corinth ME 04427</u>	TEL <u>2857392</u>	Rec'd By: <u>Gay</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:

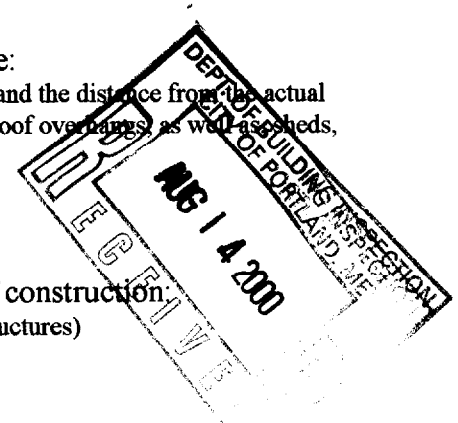
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Daniel Beckwith</u>	Date: <u>8/14/00</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.



PROPOSAL FOR DAN + DENISE BECKWITH
 ATTACHED BREEZEWAY + GARAGE
 TO RESIDENCE LOCATED AT 175 HARRIS AV.
 PORTLAND, ME.

27' TO PROPERTY LINE

PAVED DRIVEWAY
 GRADE TO MATCH EXISTING ROAD

DOOR & WINDOW Schedule

Sub. #	Mfr. No.	Actual Size	Type
(A)	1 Clopay	9'0" X 8'0"	Overhead
(B)	1 Clopay	9'0" X 8'0"	Overhead
(C)	1 CertainTeed	3'0" X 4'0"	Window
(D)	1 CertainTeed	3'0" X 4'0"	Window
(E)	1 CertainTeed	3'0" X 4'0"	Window
(F)	1 Thermo-TRU	3'0" X 6'8"	Ent. Door
(G)	1 Thermo-TRU	3'0" X 6'8"	Ent. Door
(H)	1 Thermo-TRU	3'0" X 6'8"	Ent. Door
(I)	1 Peachtree	6'0" X 6'8"	Ent. Door
(J)	1 Thermo-TRU	3'0" X 6'8"	Ent. Door

35' TO PROPERTY LINE

44' TO ROAD

EXISTING HOUSE
 24' X 32'
 2 STORY CAPE

PAVED WALK
 11'9.5"

PROPOSED GARAGE
 24' X 32'

PROPOSED 8' X 4'
 BECK LANDING

BREEZEWAY
 8' X 15'

WALL TO BE REMOVED

19' TO PROPERTY LINE

R-3

Front: 25' req - 27' shown
 REAR: 25' req - 41' shown
 Side: 14' normally req.
 10' ok using
 14-433
 (shall be no less than 8 feet)

SCALE
 1/4" PER FT.

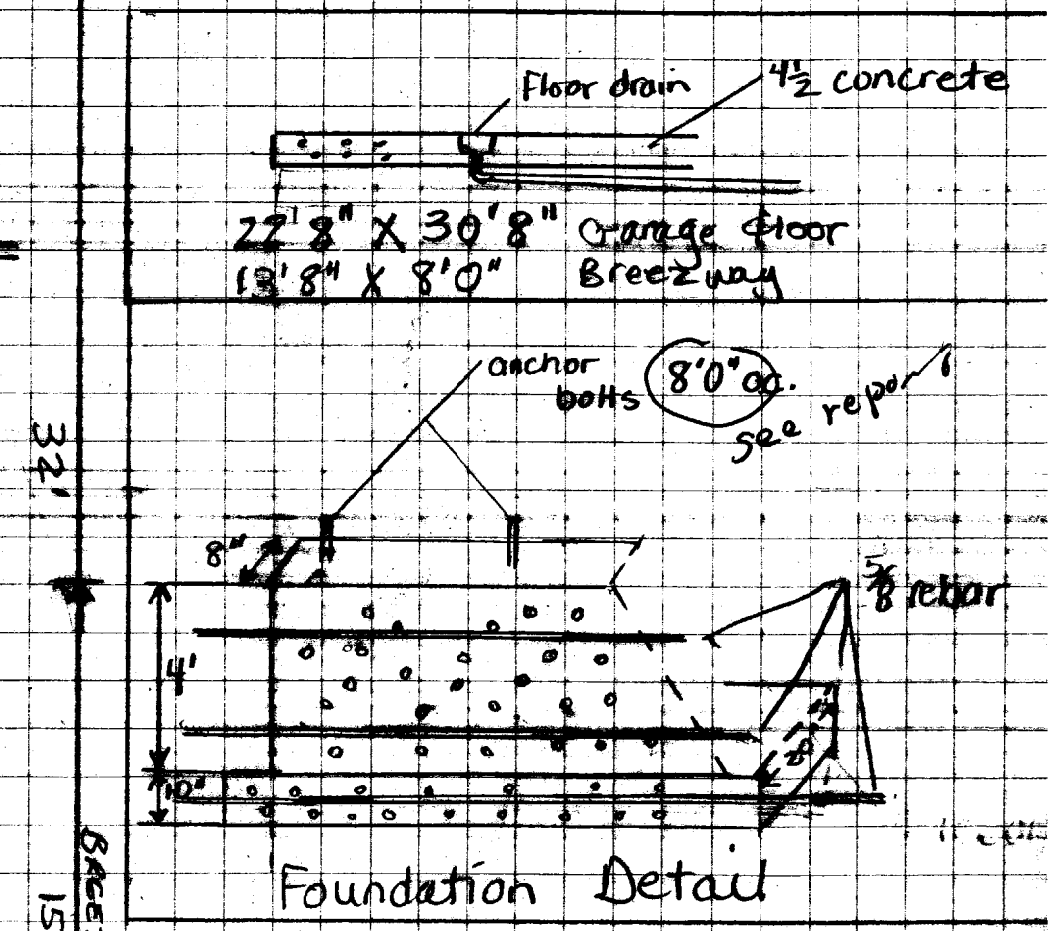
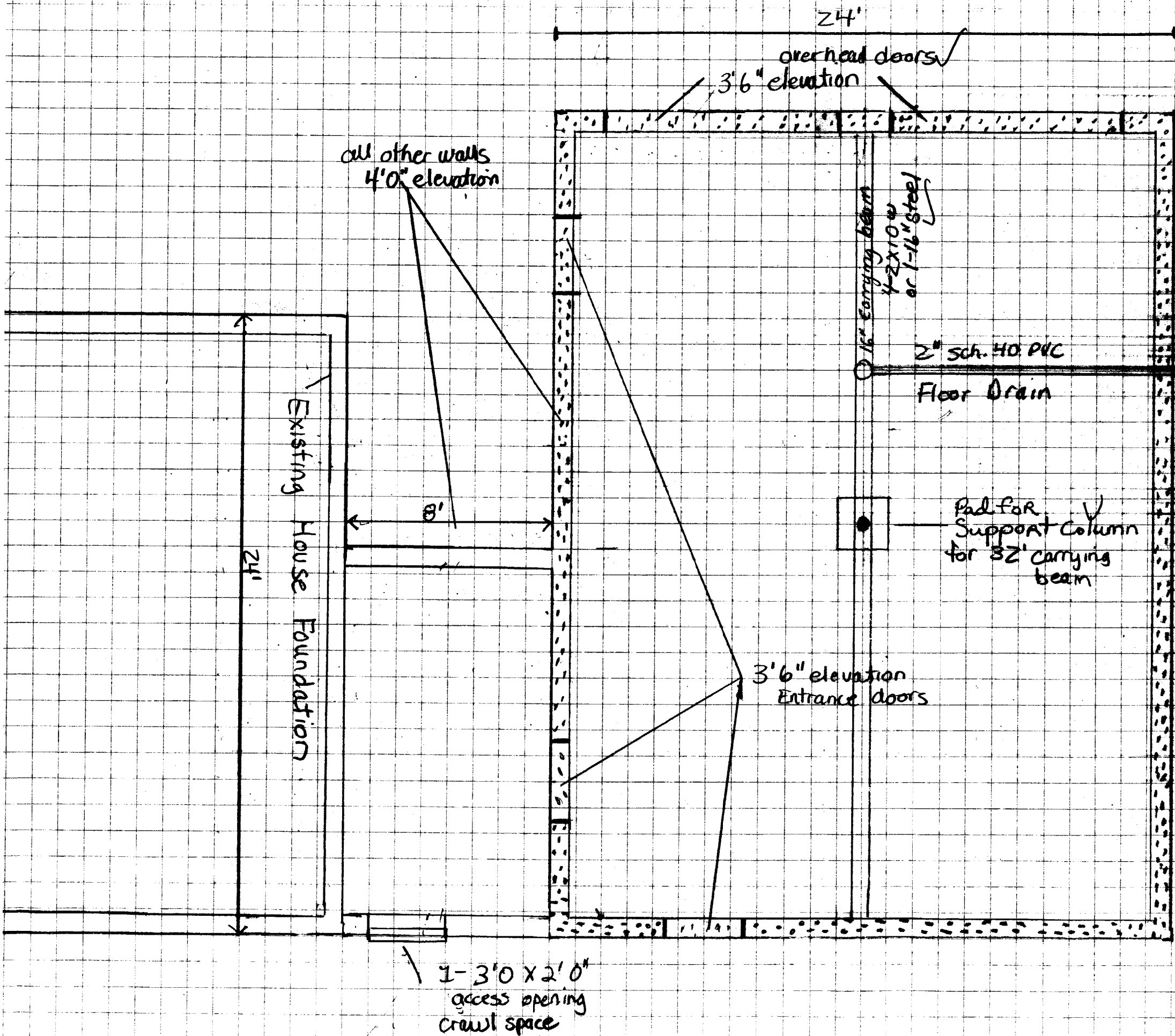
41' TO PROPERTY LINE

1st Floor Plan

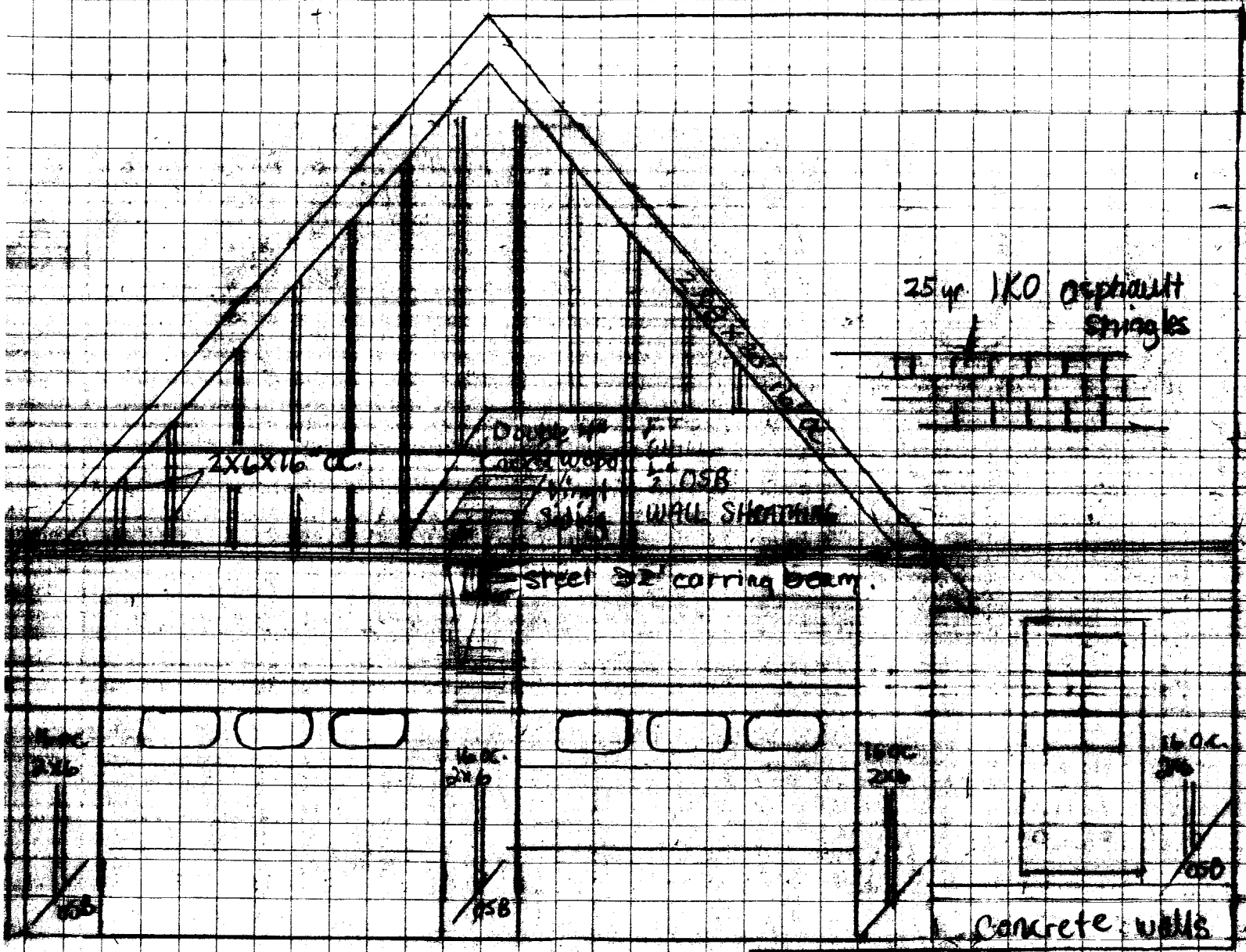
scale 1/4" = 1'0"

SITE PLAN

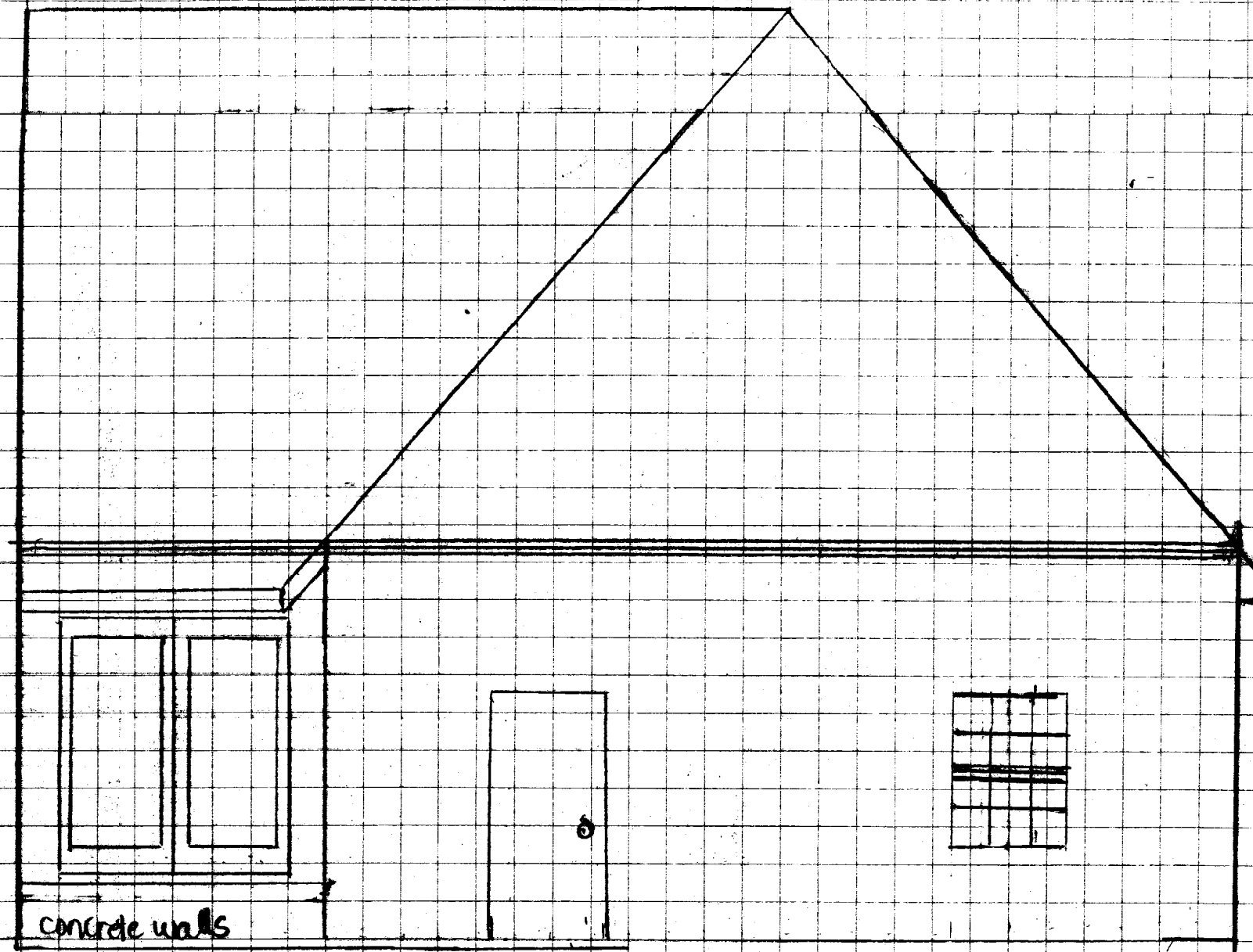
Drawn By: Dan Beckwith



FOUNDATION PLAN
 scale 1/4" = 1'0"
 DRAWN BY: DAN
 RECHLINTH

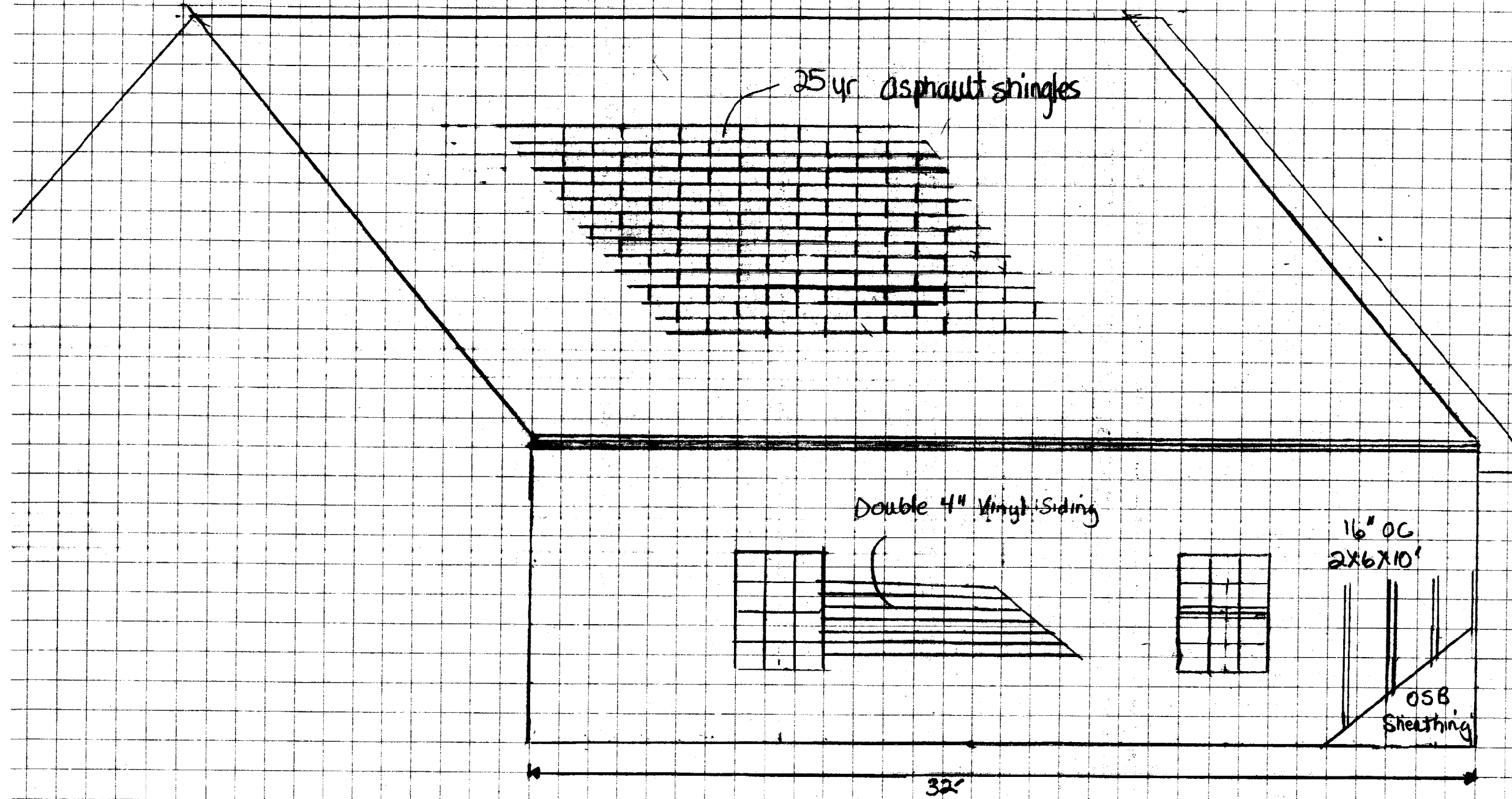


Front View

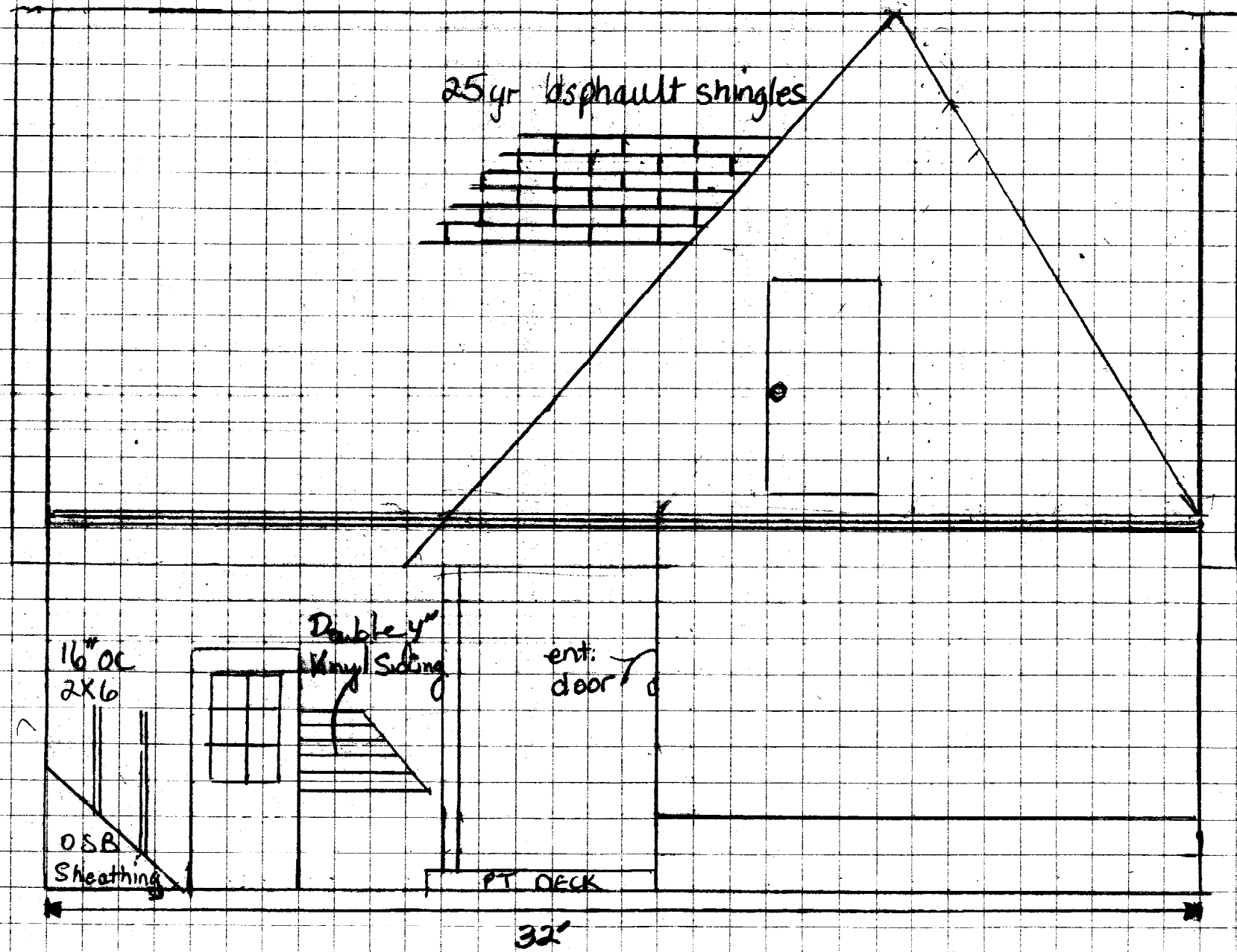


Rear View

North Side



South Side



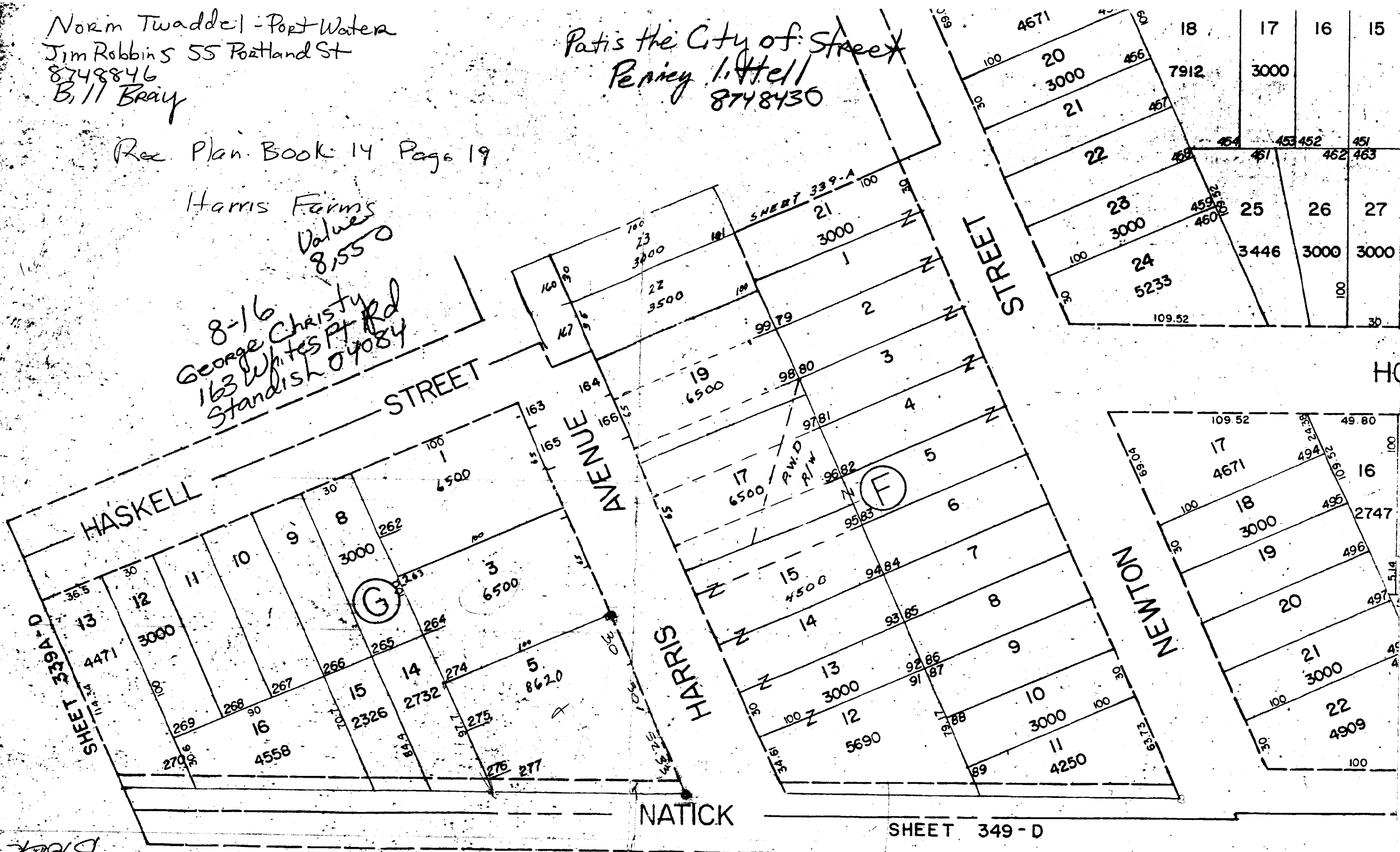
Norm Twaddell - Port Water
Jim Robbins 55 Portland St
8748846
Bill Bray

Patis the City of Streets
Penny Little
8748430

Rec Plan Book 14 Page 19

Harris Farms
Values
8,550

8-16
George Christy
163 Whites Pt Rd
Standish 04084



Map 335
Block G

SHEET 349 - D

COMMENTS

9-13-00 call to Dan Beckwith Pre-con about foundation - setting property lines and Spacing Anchor bolts 6' - will call sometime next week for setbacks JB
10-10-00 Setback Inspection: Front, Rear, & Side OK Spoke w/ contractor about max 6' between anchor bolts. JB

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

