

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

Permit No: **980328**

PERMIT ISSUED
 Permit Issued: **APR - 8 1998**
CITY OF PORTLAND

Location of Construction: 85 Stuart St	Owner: Bernard Sbardella	Phone: 878-0229
Owner Address:	Lessee/Buyer's Name:	Business Name:
Contractor Name: Tom Saunders	Address: 9 Walton St Westbrook 04092	Phone: 856-2331
Past Use: 1-fan	Proposed Use: same	COST OF WORK: \$ 9,000
		PERMIT FEE: \$ 65.00
		INSPECTION: Use Group: A Type: 3
	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
	Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>
	Signature:	Date:

Permit Taken By: **Sherry Plaud** Date Applied For: **April 3, 1998**

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

SIGNATURE OF APPLICANT **Bernard Sbardella** ADDRESS: **9 Walton St Westbrook** DATE: **03 April 1998** PHONE: _____

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

- Zone: **337-C-094**
- Zoning Approval:
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- 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: _____

CEO DISTRICT 7

COMMENTS

4/10/98 - Talked w/ GC - He was made aware of light Soudadoes - Showed
we starting ~~the~~ ^{these} week - will call B-4 Power

5/19/98 Rechecked Soudadoes ok - @ Notes changes in Area @

9/23/98 Completed. OR

Inspection Record
Type Date

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

BUILDING PERMIT REPORT

DATE: 6 APRIL 98 ADDRESS: 85 STUART ST. (332-C-94)
REASON FOR PERMIT: TO CONSTRUCT ATTACHED 2 CAR GARAGE
BUILDING OWNER: Bernard Sbardella
CONTRACTOR: Tom Saunders
PERMIT APPLICANT: Bldg. owner
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *5 *26 *28

*one 16' door
w/ wood stud
micron beam*

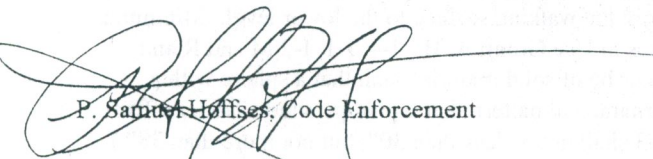
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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.
- X5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

- 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.
- 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.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 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).
- *28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. _____
- 30. _____
- 31. _____
- 32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 85 Stuart St DATE: 4/3/98

REASON FOR PERMIT: convert 6'x8' mudroom to 24'x24' garage

BUILDING OWNER: Bernard Sbardella C-B-L: 337-C-94

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#9

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 garage 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 and/or garage.
9. Other requirements of condition PLEASE NOTE THAT THE REAR RIGHT

CORNER OF YOUR PROPOSED GARAGE SHALL BE A MINIMUM OF 2.5' FROM THE REAR LOT LINE

Marga Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Bernard Sbardella

Date: 4/3/98

Address: 85 Stuart St

C-B-L: 337-C-94

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1992

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - convert 6' x 8' mudroom to 24' x 24' GARAGE

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 27' shown

Side Yard - 8' req - 9' shown

Projections -

Width of Lot -

Height -

Lot Area - 6,824^{sq} ft

Lot Coverage/ Impervious Surface - 25% MAX = 1706^{sq} ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

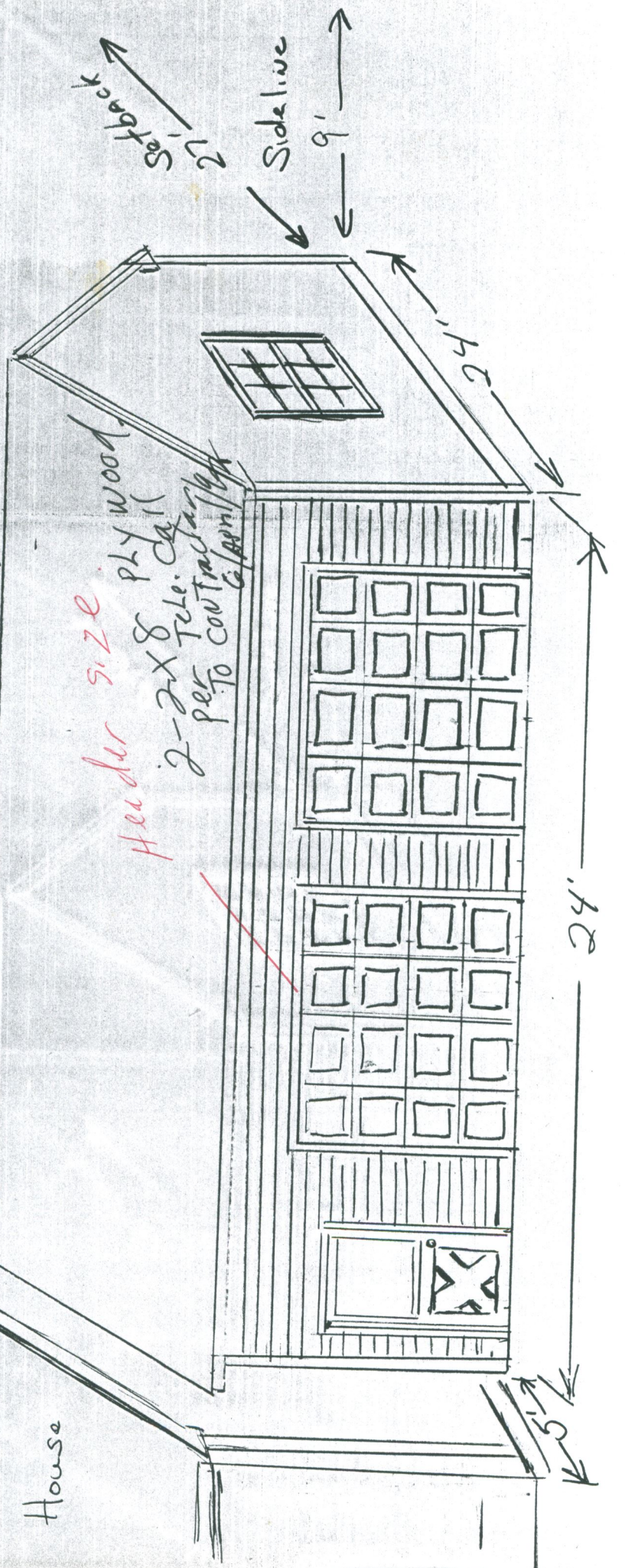
Shoreland Zoning/ Stream Protection -

Flood Plains -

$8 \times 20 = 160$
 $24 \times 32 = 768$
 Delete ~~6 x 8~~
 New $24' \times 24' = 576$
1504^{sq} ft

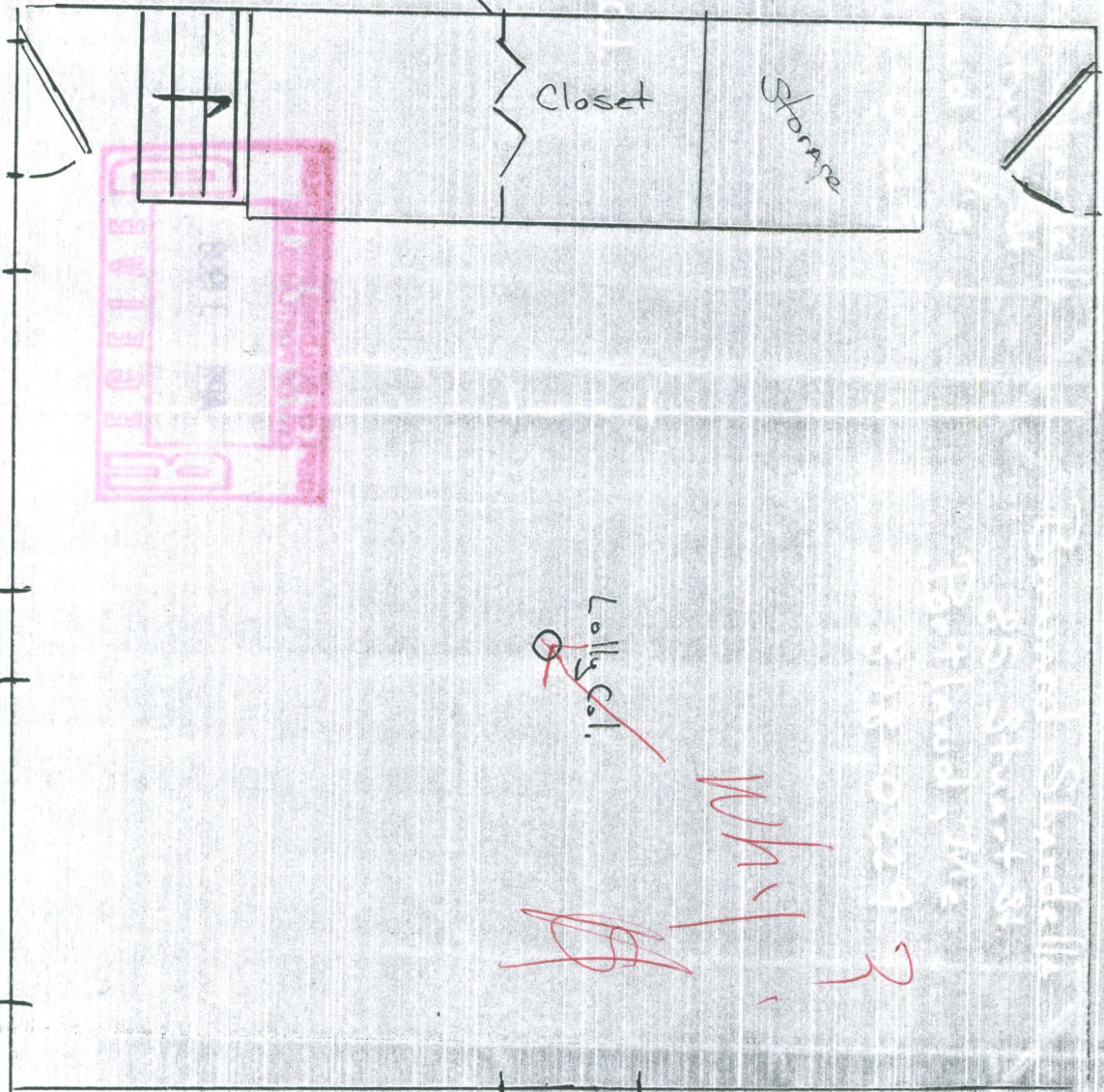
Bernard Sardella 85 Stuart St. Portland 878-0229
 Attached Garage

- Construction: 2x4 16' on 8' 8x12 pitch
- 7x8 Garage Dors
- 2 2'6x6'8' entrance doors
- 1/2 Fire proof sheetrock between house + garage
- Truss roof 16" on center
- Vinyl Siding to match house



Foundation: 4' Frost wall
 Poured slab floor w/rein.
 "Not to Scale"

House



~~Lofting Cell.~~

Whit ?

Bernard Spardella
85 Stuart St
Portland, Me
878-0229

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Portland, Me
878-0229

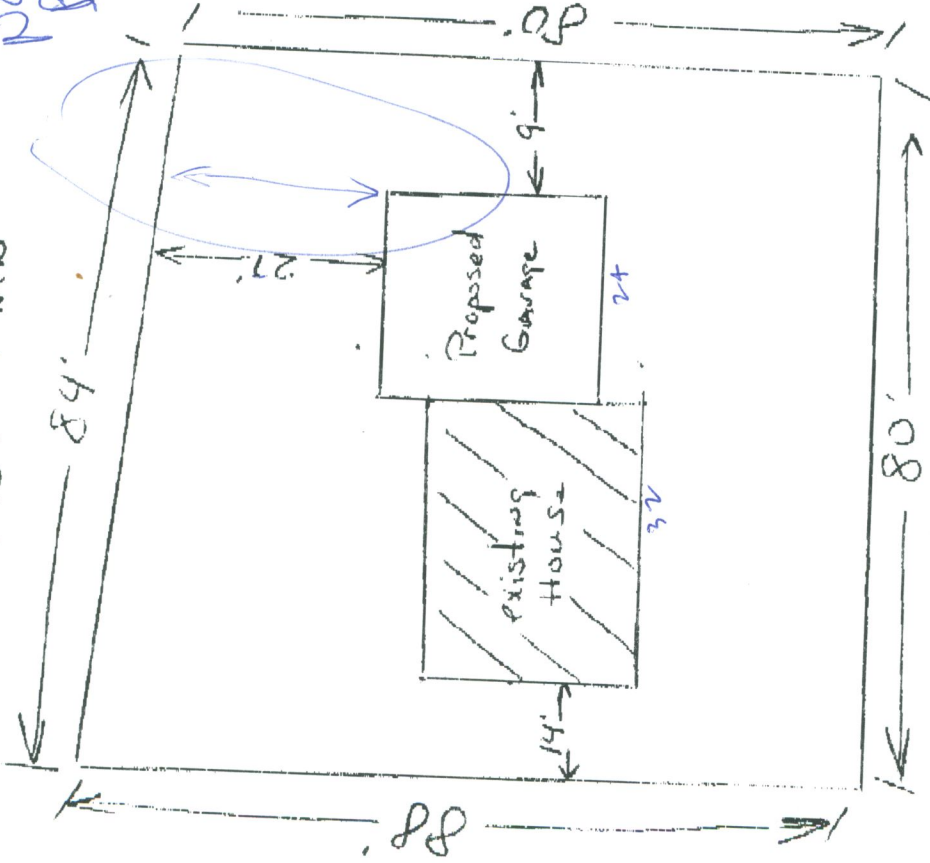
Address: Bernard Sardella
 85 Stuart St.
 Portland, Me
 878-0229

Note: The
 Best of Back

Contractor:

15 ST Allan Mazeolle
 Minimum

Plot Plan



Stuart St.

Post-It™ brand fax transmittal memo 7671 # of pages 1

To: Mary	From: Bernard Sardella
Co: Bldg Inspect.	
Dept:	
Phone # 878-0229	
Fax #	
Please Add this to my application at home-key	