

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

Location of Construction: 26 Eastlawn Rd.		Owner: Ryan & Megan Edison		Phone: 797-6558		Permit No: 000969	
Owner Address: 26 Eastlawn Rd.		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone:		Permit Issued: 00	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 5,000.00		PERMIT FEE: \$ 54.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 5B 00CA99	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: Add dormer & renovate kitchen				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: D-3 CBL: 338-L-013	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK to remain in Family Special Zone or Reviews: 9/30/00</i>	
Permit Taken By: Gayle		Date Applied For: August 18, 2000		GG		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> 00027	

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 Ryan @ work 541-2015

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

August 18, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance *wereasing*

Miscellaneous *Not more*

Conditional Use *Than 50%*

Interpretation

Approved *OK per Sec 1A-436*

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action: *original bldg constructed 1953*

Approved

Approved with Conditions

Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

①

9/21/00 Owner called to discuss permit and request insulation be applied to keep cold out as the job will be done by owner for lengthy period. Was reminded that at close in inspection stud walls need to be open. Also discussed Egress window recommendation in 2 upstairs bedrooms. He will re-frame for 5.7 # compliance. JB

2/27/01 Owner called requesting code compliance on subfloor thickness, door size allowance height and width. Reminded of 7' ceiling height, 3' hall width & Electric & Plumbing permits. Per code 1017.3 Door size: 6. within DU not less than 78" in height and 8. interior egress doorways within DU min. clear width 29 3/4". Floors 2304.4. 1" nominal dimension T+G or 15/32 or 1/2" particle board. JB Reminded of scheduling inspection for rough-in JB

4/27/01 - DID Framing & electrical & plumbing - a few nail plates needed around plumbing fixtures - Electrical OK - tied in and checked by electrician - plumbing OK - Framing looks good - Smokes in - Question about egress windows - not in yet and are casement so could not check - will check on later when windows in - told owner of requirements & need for egress windows. Tom M

Inspection Record

Type	Date
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 BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 11384 PAGE 77 COUNTY Cumberland
 PLAN BOOK 39 PAGE 21 LOT 28

ADDRESS: 26 East Lawn Road, Portland, Maine

Job Number: 284-35

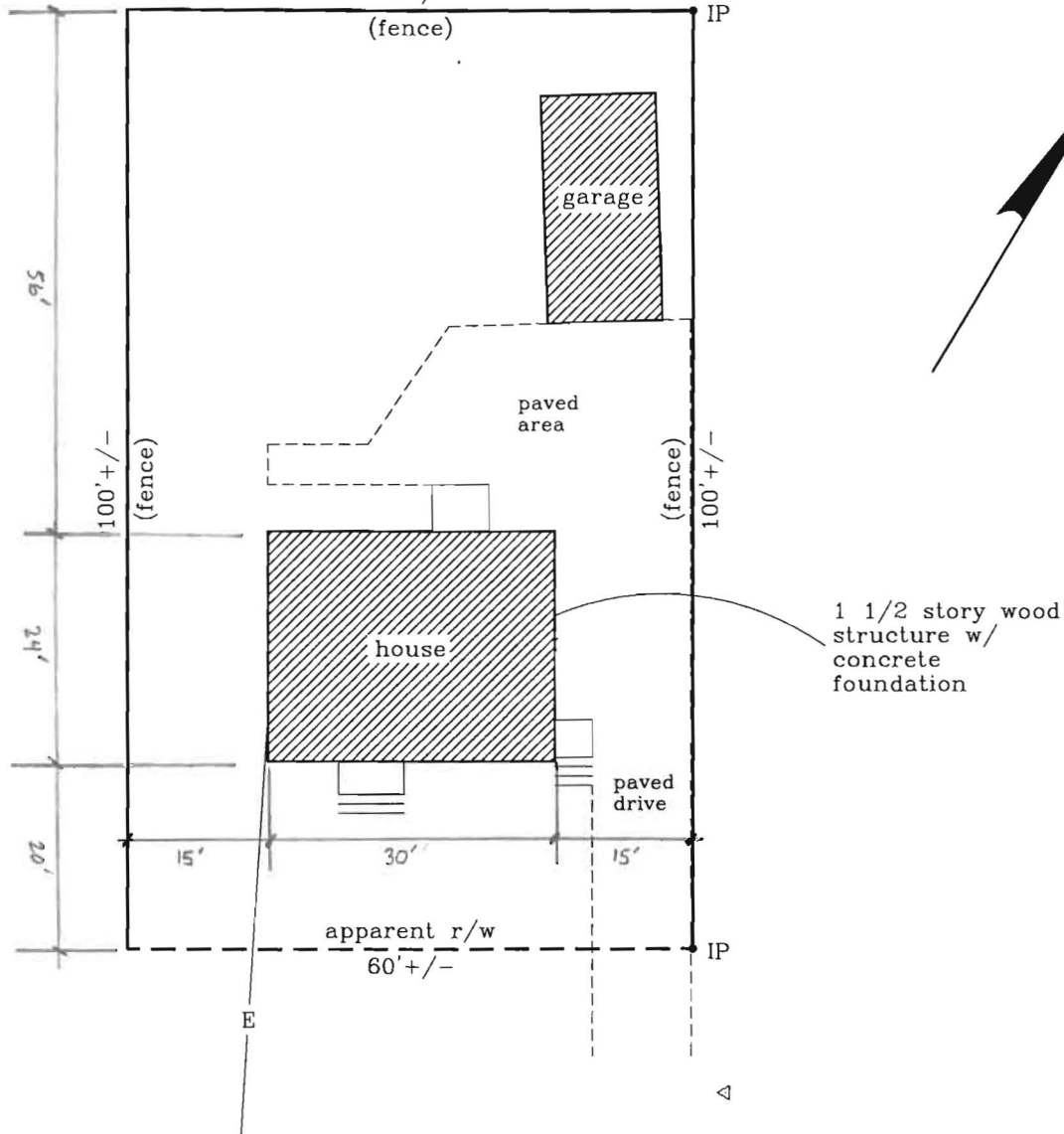
Buyers: Megan M. Edison

Inspection Date: 6-28-00 *

Scale: 1" = 20'

Sellers: Robert Mulholland 60'+/-

Client File#: 00-4208



to Forest Ave. **E a s t L a w n R d.**

I HEREBY CERTIFY TO: Hopkinson & Abbondanza; 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: 230051-0001 B
- 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.

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Livingston - Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

August 17, 2000

Inspections & Building Permit Department
389 Congress Street
Portland, Maine 04101

RE: **Proposed Project Description** of our home at 26 Eastlawn Road, Portland

To Whom It May Concern:

My wife and I just bought our house on August 1st and need to do some badly needed repairs. Actually, we were informed by our homeowners insurance that if our roof is not reshingled, our policy will be canceled. So you can see our pressing need to do some renovation.

Over the past month, I have stopped by frequently to talk with people in your office in order to understand the proper procedures your office requires. It is our wish to comply with the City of Portland's building codes on our old house. The house was built in 1953 and some things no longer meet the current BOCA Code. However, with the help from your office, I believe the submitted plans meet the building code. After starting renovation, I hope your office will be available to continue helping us build a safe, code compliant home.

Below follows a verbal description of the work:

- **Addition of a full length shed dormer** on the back-side of the house. While this is being added, the entire roof will be reshingled. Also, racks and eaves (with soffit vent) will be added in order to provide better ventilation and shedding of rainfall. The dormer will expand the already existing two upstairs rooms and allow for the addition of an upstairs bathroom.
- **Kitchen will be enlarged**, however the wall containing the gas stove will not be moved.
- **Replacement of the existing stairways** leading both upstairs and downstairs. The current stairway is very dangerous, as the steps are short and steep. We wish to increase the rise and run to comply with the current building code, see drawings for details.
- **Renovation of the first floor bathroom.** The current bathroom is in bad shape. Some of the flooring and walls are beginning to rot.
- **Window replacement.** All existing windows will be replaced with new doublehung or casement windows. No enlargement of the frames will occur. A new window will be added in the kitchen and also in each of the two upstairs rooms.

I trust my many trips to your office, prior to this submittal, will make the permitting process easier. My wife and I are somewhat concerned about receiving the permit in time to fix the roof. We are having family flying out from Michigan over Labor Day weekend to help. Please contact me at home or work as soon as you can issue the building permit.

Sincerely,



Ryan Edison
26 Eastlawn Road
Portland, Maine 04103
(207) 797-6558 Home
(207) 541-2015 Work

WARRANTY DEED

I, **ROBERT MULHOLLAND**

of P.O. Box 484, Kittery, Maine 03904, for consideration paid, grant to

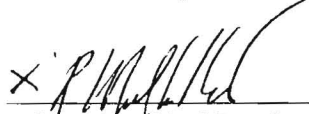
MEGAN M. EDISON and RYAN M. EDISON

of 85 Ellery Street, Pentwater, MI 49449 **as joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this First day of August, 2000.


X 

Robert Mulholland

State of Maine,
County of Cumberland,

Personally appeared before me the above-named Robert Mulholland and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Richard E. Clarke
Attorney-at-Law

EXHIBIT A - PROPERTY DESCRIPTION

Closing date: 08/01/2000

Borrower(s): Megan M. Edison

Property Address: 26 Eastlawn Road, Portland, Maine 04103

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northerly side of Eastlawn Road, and being Lot No. 28 on Plan of Homestead Acres, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 39, Page 21, to which plan reference is hereby made.

For title reference see Deed from Lois A. Humphreys to Robert Mulholland, dated April 1, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11384, Page 77.

17/69

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN & STEPHEN PETERS, INCORPORATED, a Maine corporation with a place of business at Gorham, County of Cumberland, State of Maine in consideration of one dollar and other valuable consideration paid by DANIEL D. BECKWITH, whose mailing address is: 175 Harris Avenue, Portland, Maine 04103 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said DANIEL D. BECKWITH, his heirs and assigns forever,

Certain lots of parcels of land with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lots 275, 276 and 277 as shown on Plan of Harris Farms made by E. C. Jordan Co., C.E. dated June 5, 1919 recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19.

Together with the fee in said Harris Avenue in front of and adjoining said lots and extending from the street line to the middle of said Avenue subject to the rights of other lot owners and the public to the use thereof as a street.

Being the same premises conveyed to Stephen Peters by of Timberland Management, dated October 14, 1987 and recorded in the Cumberland County Registry of Deeds in Book 8023, Page 334, and the same premises conveyed to the Grantor herein by Stephen Peters by deed of even date to be recorded herewith.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said DANIEL D. BECKWITH, his heirs and assigns, to his and their use and behoof forever.

AND it does COVENANT with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right

to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said JOHN & STEPHEN PETERS, INCORPORATED has hereunto set its hand and seal this day of the month of _____, 1991.

SIGNED, SEALED and DELIVERED
in presence of:

Gwendolyn Hyford

JOHN & STEPHEN PETERS,
INCORPORATED
By: Stephen Peters
Its PRES.

STATE OF MAINE
Cumberland, ss.

, 1991

Then personally appeared the above named Stephen Peters as President of John & Stephen Peters, Incorporated, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of John & Stephen Peters, Incorporated.

Before me,

Gwendolyn Hyford
~~Notary Public~~ Attorney at Law
Gwendolyn Hyford

Recorded
Cumberland County
Registry of Deeds
04/29/91 10:58:25AM
Robert P. Titcomb
Register

BUILDING PERMIT REPORT

DATE: 28 August 2000 ADDRESS: 26 East Lawn Rd CBL: 338-L-013

REASON FOR PERMIT: Add dormer & renovate kitchen.

BUILDING OWNER: Edison

PERMIT APPLICANT: CONTRACTOR Owner.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 5,000.00 PERMIT FEES: 54.00

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, *11, *12, *13, *14, *15, *19, *22, *29, *32, *34 - #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.
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 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)

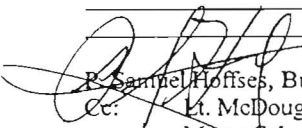
All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained 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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 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.
- 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/1999).
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. *To remain a single family, this is not an allowance to add another dwelling unit*
- X 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.
- A 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/1999).


R. Samuel Hoffses, Building Inspector
cc: M. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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 Fees: \$50.00 each

***** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

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: 26 Eastlawn Rd.; Portland, ME 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>338</u> Block# <u>L</u> Lot# <u>13</u>		*Owner: <u>*Ryan and Megan Edison</u>	*Telephone#: <u>(207) 797-6558</u>
Owner's Address: <u>26 Eastlawn Rd. Portland, ME 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 5,000</u> Fee <u>\$3400</u>
Proposed Project Description:(Please be as specific as possible) <u>please see attached letter RE: Proposed Project Description... add dormer + memo kitchen</u>			
Contractor's Name, Address & Telephone <u>owner</u>		Rec'd By: <u>Gary</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:

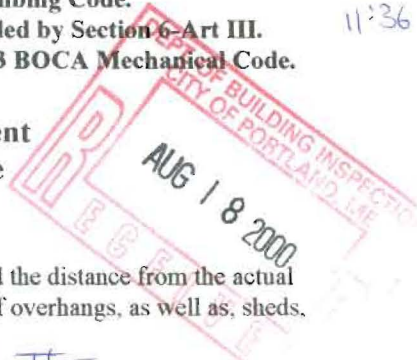
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>[Signature]</u>	Date: <u>8/18/2000</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.



** work #
Repin: 541 2015

11:36