



COMMENTS

Called 30 May 98 called For Plans - 4 MAY 98 called For plans B

6/10/98 Called Contractor for Pre Con - Left msg -

6/12/98 - talked w/ Contractor - Will amend drawing when they open  
Center will determine bearing load - Will start 6/19 or B-4 Contractor  
will call w/ firm date

7-10-98 Foundation being poured today. Spoke with contractor  
about coming in for an amendment

9/23/98 Work goes on. a.m.

12/14/98 Framing Insp w/ owner Chris require PT posts  
basement & each beam. Reinforce ledger board front.  
add double plate to shim 1st floor wall rear of basement  
stairway. DC/SH

5-16-00 left message w/ house sitter for Chris to call, he is out of town  
until June 1 JB

Inspection Record

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

# BUILDING PERMIT REPORT

DATE: 3 June 98 ADDRESS: 413 Luke ST. (339-P-710)  
 REASON FOR PERMIT: To do interior & exterior renovations -  
 BUILDING OWNER: Christopher LaSalle  
 CONTRACTOR: L.J. Gagne  
 PERMIT APPLICANT: ↑  
 USE GROUP R-3 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, \*2, \*8, \*10, \*12, \*16, \*23, \*24, \*26, \*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, approval 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.
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 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.
6. 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.
- X 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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.
- X 29. Your proposed plan does not show a bearing wall for the second floor - Please call me with this info. - J
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



**CITY OF PORTLAND**  
Inspection Services  
389 Congress Street, Room 315  
Portland, ME 04101  
(207)874-8300  
Fax: (207)874-8716

**Fax Transmission Cover Sheet**

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Date: 7/21/98  
To: Lt J Gagnier 161 Warren Hill Westbrook  
Fax #: 854-5236  
Re: 43 Luke St  
From: Mente Leary  
Phone#: 874-8300 Ext 8702

You should receive \_\_\_ page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.  
Thank you!

Applicant: Christopher LaSalle

Date: 4/29/98

Address: 43 Luke St

C-B-L: 338-G-128

CHECK-LIST AGAINST ZONING ORDINANCE 339-H-1E3

Date - ~~Exists~~ 1930

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - renovate existing structure; Addition of New Kitchen

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - ~ 30' shown

Side Yard - 14' req from addition } 20'+ shown on plan  
8' from Deck -

Projections -

Width of Lot -

Height -

Lot Area - 31,492<sup>sq</sup>ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

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

**Building or Use Permit 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.

**NOTE\*\*If 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: 43 Lake St. Portland

Tax Assessor's Chart, Block & Lot Number Chart# <u>338</u> Block# <u>C</u> Lot# <u>1,2,3 etc</u>	Owner: <u>Christopher LaSalle</u>	Telephone#: <u>797-6173</u>
Owner's Address: <u>Same as above</u>	Lessee/Buyer's Name (If Applicable) <u>-</u>	Cost Of Work: <b>\$</b> <u>15,000</u>
Proposed Project Description:(Please be as specific as possible) <u>Renovate existing structure and addition of new kitchen</u>		
Contractor's Name, Address & Telephone <u>L.J. Gagne 161 Warren Ave Westbrook, 04092 856-7249</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)

*call for #10  
797-6173*

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: [Signature] Date: 4/24/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

LAND USE - ZONING REPORT

ADDRESS: 43 Luke Street DATE: 4/29/98

REASON FOR PERMIT: interior & exterior renovations

BUILDING OWNER: Christopher LaSalle C-B-L: 338-C-1, 2, 3  
339-H-1, 3

PERMIT APPLICANT: \_\_\_\_\_

APPROVED: with conditions DENIED: \_\_\_\_\_  
#5, #8, #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, sheds, pools
9. Other requirements of condition This is Not being Approved for any  
Additional units - There shall be NO Second Kitchen  
installed

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



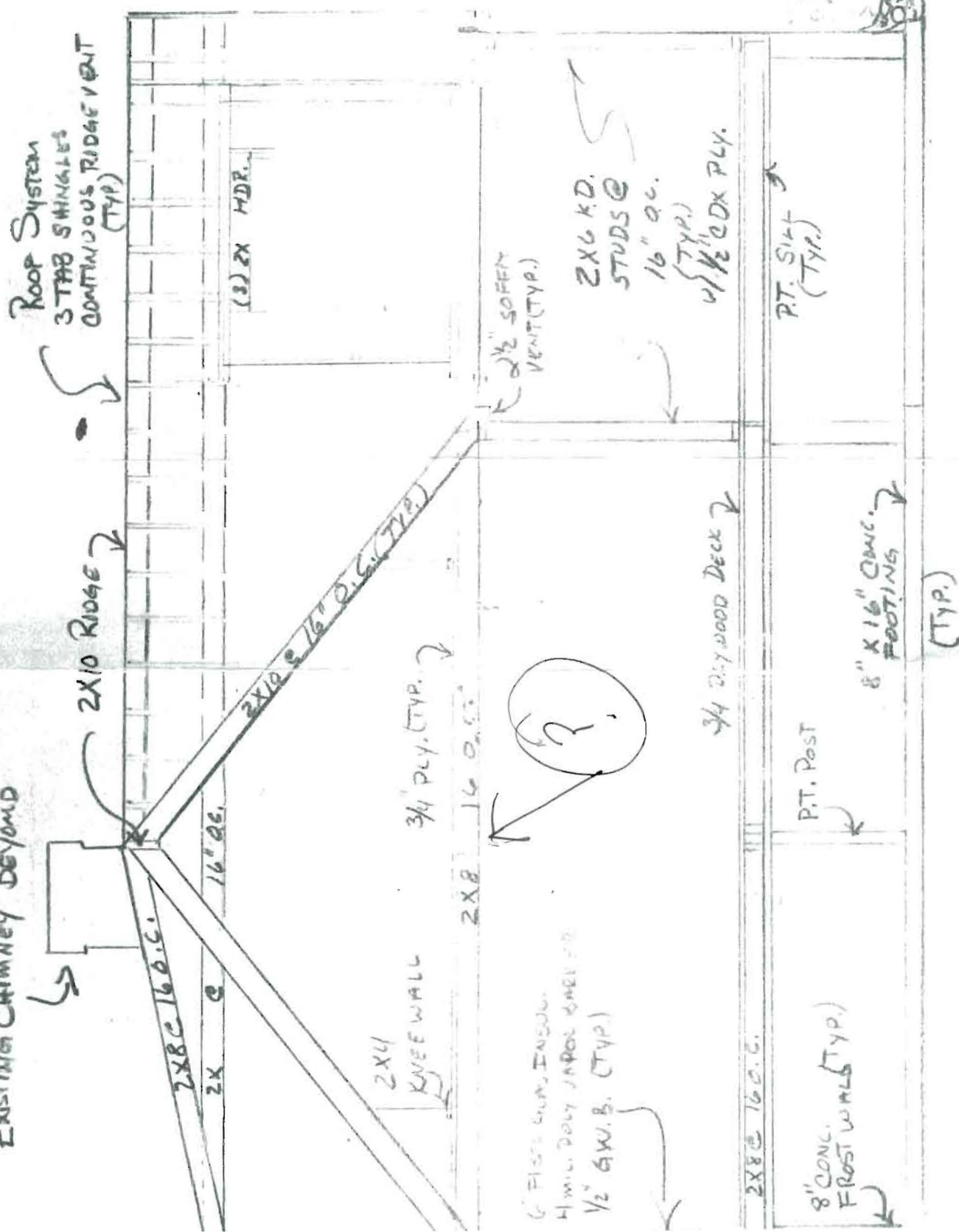
EXISTING CHIMNEY BEYOND

5/8" CDX PLY.  
ROOF SHEATHING  
(TYP.)

SLOPED CLAS'S  
8" FIBERGLAS INSUL.  
w/ PROPER VENT

FOUNDATION DRAIN  
& GRAVEL FILL  
(TYP.)

Roof System  
3 TAB SHINGLES  
CONTINUOUS RIDGE VENT  
(TYP.)



BUILDING CROSS SECTION (FACING SOUTHWEST ELEVATION SAT. A-100)