

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

Location of Construction: 18 Farragut St.		Owner: Paul & Susan Garand		Phone: 828-3901		Permit No: 000758
Owner Address: ***821 Ocean Avenue Portland, ME		Lessee/Buyer's Name: 04103		Phone:		
Contractor Name: owner		Address:		Phone:		Zone: R-3 CBL: 338-C-004
Past Use: Single family		Proposed Use: same		COST OF WORK: \$ 20,000 PERMIT FEE: \$ 144.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: BOCA Signature: <i>[Signature]</i>		
Proposed Project Description: Interior renovations/deck/bulkhead		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> 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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: NW		Date Applied For: July 11, 2000				

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

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: July 11, 2000 PHONE: _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS 1

COMMENTS

8/21/00 Set backs ok for deck and lumber head. Framing ok.
Pb ok. Electric ok as per Submittals and Outline

11-20-2K: 1st final Insp. → Inadequate Ht. for Deck & Rear Stair Guardrail
No Guardrail going to basement, Sit. Cover for Boiler Needed (GAS)
HVAC PR relief piping needs to be metal. ~~1/2~~ Joint Hanger
needed for Deck. SKW

12-26-2K: Checked Above discrepancy; Deck joints still need
hangers or ledger support & hand rail to Basement needs
to be changed to 2" graspable rail. Paul will call
when completed. SKW

~~12-26-2K~~

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 11 July 2000 ADDRESS: 18 Farragut St. CBL: 338-C-004

REASON FOR PERMIT: Interior renovations / deck / bulkhead

BUILDING OWNER: The Grand

PERMIT APPLICANT: CONTRACTOR OWNER

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 20,000.00 PERMIT FEES: 144.00

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, *11, *12, *19, *27, *29, *32, *34, *36, *37, *38, *39, #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. (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, 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 1/2" 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)

Handwritten mark/signature

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. *to remain in family. This is NOT AN Allowance to Add Another Unit, especially any 2nd kitchen*

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. *facilitate*

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. *Please read and implement attached requirements for STAIRS, GUARDRAILS, HANDRAILS -*

37. *Fasings shall be used between piers and columns and columns and deck framing.*

38. *The proposed bulkhead shall be pinned and sealed to the Foundation.*

39. *This permit does not authorize any new dwelling units.*

P. Samuel Moyses, Building Inspector
Cc: 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.

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: 18 Farragut St.

Tax Assessor's Chart, Block & Lot Number Chart# <u>338</u> Block# <u>C</u> Lot# <u>0015</u>		Owner: <u>Paul + Susan Garand</u>	Telephone#: <u>828-3901</u>
Owner's Address: <u>821 Ocean Ave Portland ME 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$20,000</u> Fee <u>\$144.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Interior Renovations / add Deck / Bulkhead</u>			
Contractor's Name, Address & Telephone <u>owner</u>		Rec'd By: <u>YW</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)

Please mail

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:

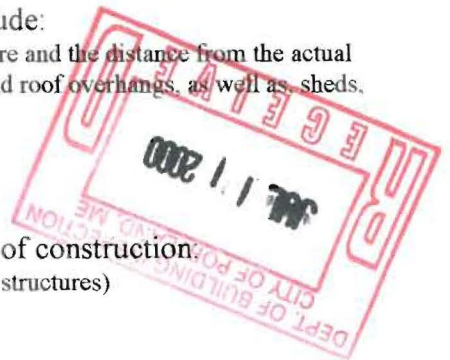
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



DECK INFORMATION

To apply for a deck permit, the following information shall be with your application.

1. Plot Plan showing distances to all lot lines from proposed deck.
2. Type of foundation.
 - a. Full foundation (concrete or other) 8" _____ 4' below grade and on footing _____.
 - b. Frost wall (concrete or other) 8" _____ 4' below grade on footing _____.
 - c. Piers (sono tube big foot etc.) 8" , 10" _____, 12" _____, other _____.
 - d. Spacing of piers 4' _____, 6' , 8' _____, 10' _____.
 - e. Other _____.
3. Columns (material between foundation (piers) and framing).
 - a. Steel size 4" _____ other _____.
 - b. Wood size 4"x4" 4"x6" _____ other _____.Fasteners shall be used between building element.
4. Framing members.
 - a. Ledger (attached to building) 2x6" _____ 2x8" 2x10" _____ 2x12" _____.
 - b. Joist – span (carries decking) 6' _____ 8' _____ 10' _____ 12' 14' _____.
 - c. Joist – size 2x6" _____ 2x8" 2x10" _____ 2x12" _____ other _____.
 - d. Spacing of joist 16" 18" _____ 24" _____ or other _____.
5. Beam spacing (distance between supporting piers)
 - a. 6' _____ 8' _____ 10' _____ 12'
 - b. Beam size 2-2x6 _____ 2-2x8 2-2x10 _____ 2-2x12 _____ other _____.
 - c. Decking size _____.

All decks in Use Group R-3 over 15 ½" above grade shall have a guard system.

6. Guardrail heights (decks between 15 ½" and 30" above grade can be 36" in height).
 - a. Over 36" above grade a 42" guardrail system shall be used.
36" 42" _____

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 ornamental pattern that would provide a ladder effect. If stairs are part of the deck system see attached requirements for stairs.

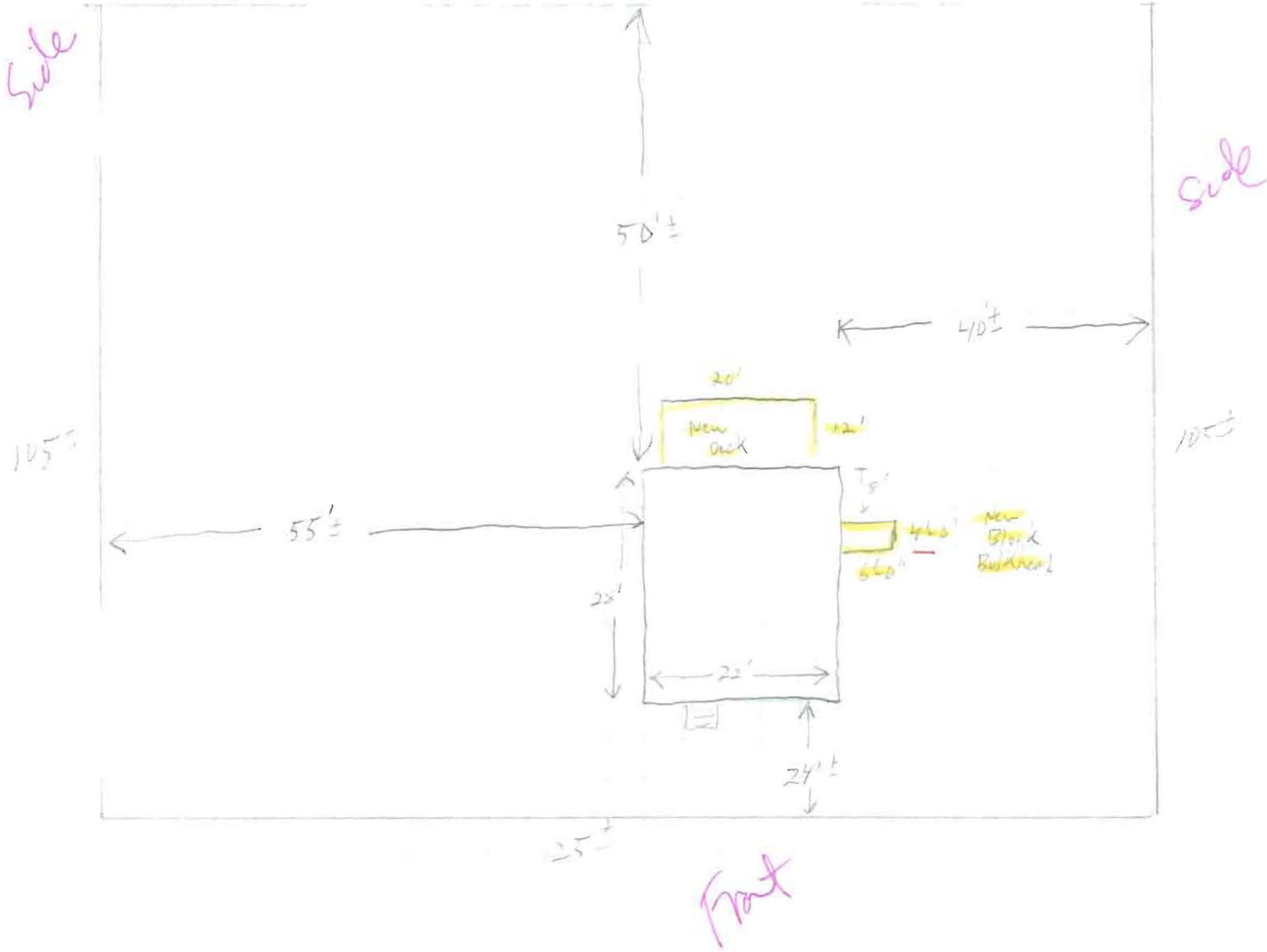
18 Farragut St Postland A/E

Plot plan

$\frac{50}{12}$
39'

Rear

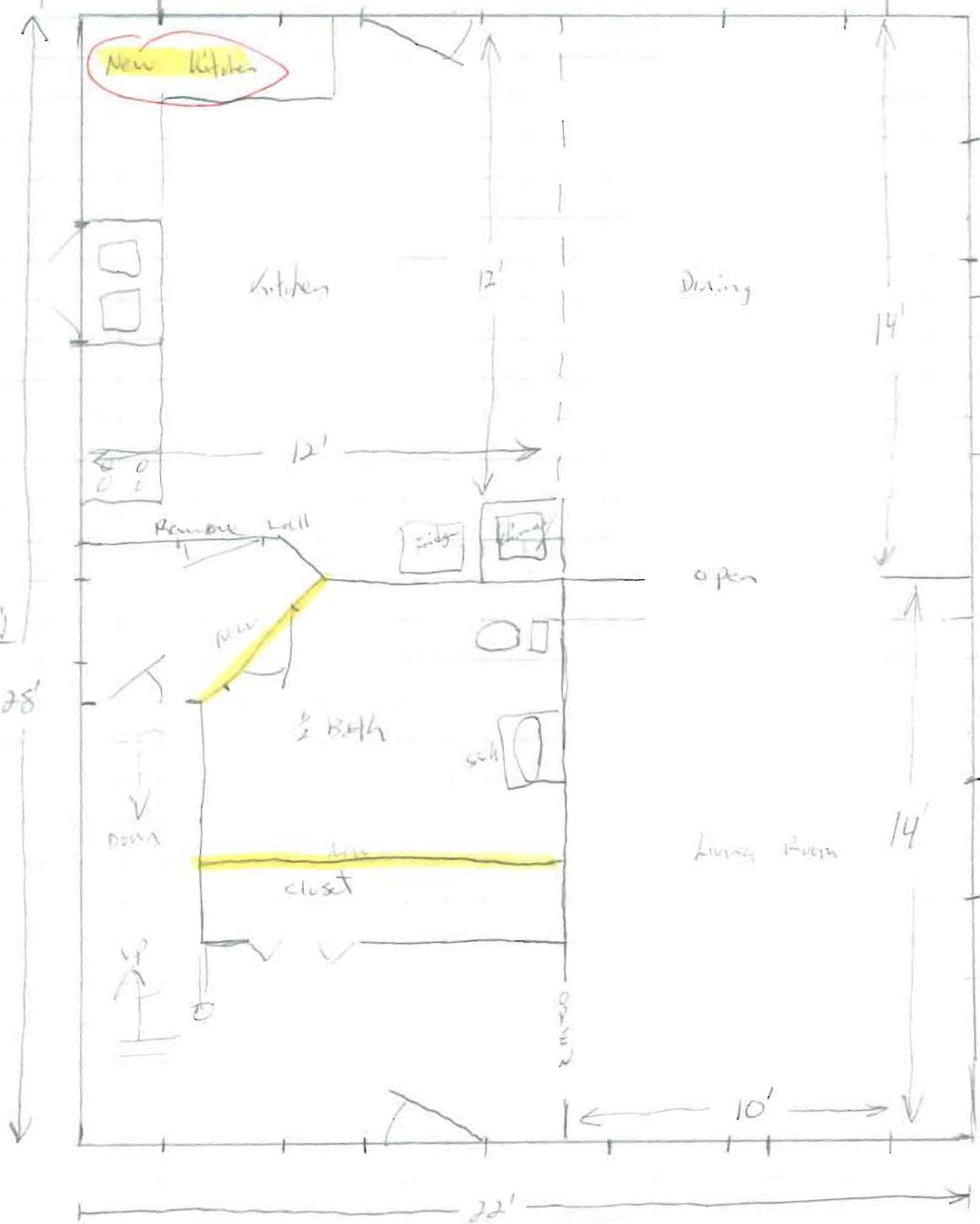
R-3 Zone
Front: N/A
Rear: 25' Reg - 38' Show
Sides: 8' Reg - 40' 55' Show



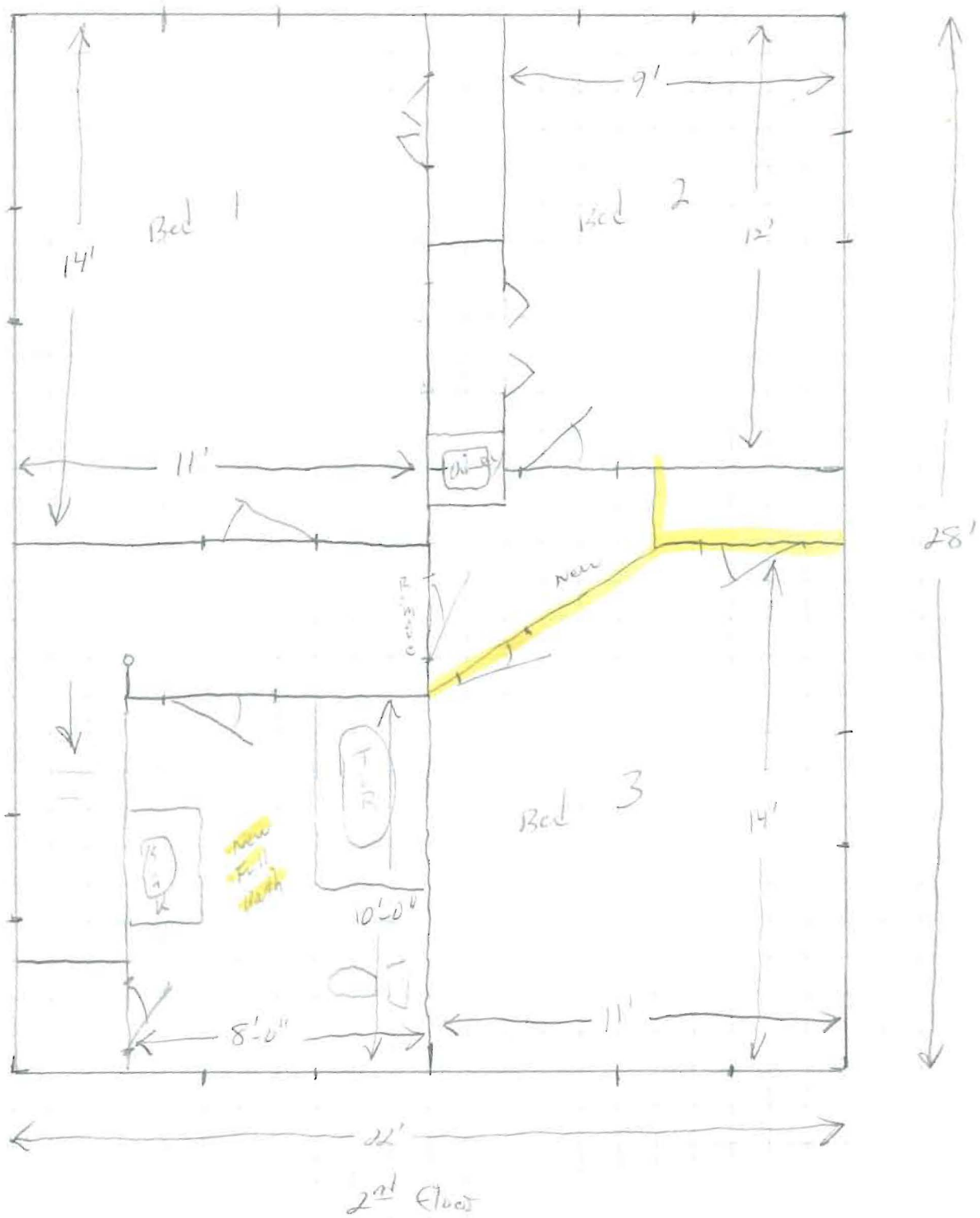
New 12x20 Deck

see details.

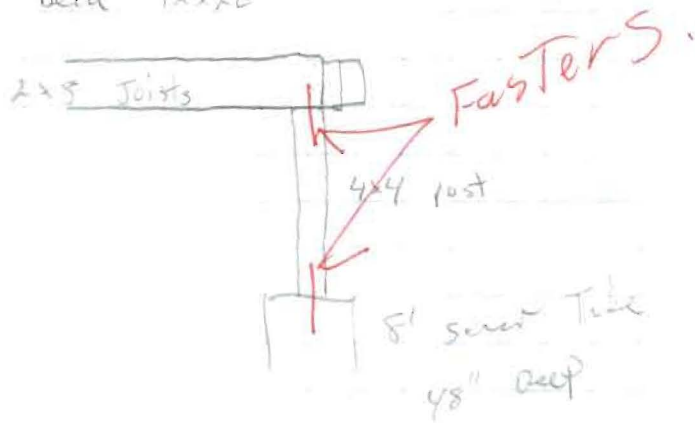
- New's
- Kitchen
- Replacement windows
- Plumbing
- Electric
- DOORS
- Deck
- Bulkhead
- Drywall
- Insulation
- Fix/Repair
- Foundation as needed



1st Floor



Deck 12x20



Pressure Treated

25 2x8x12

6 4x4x6

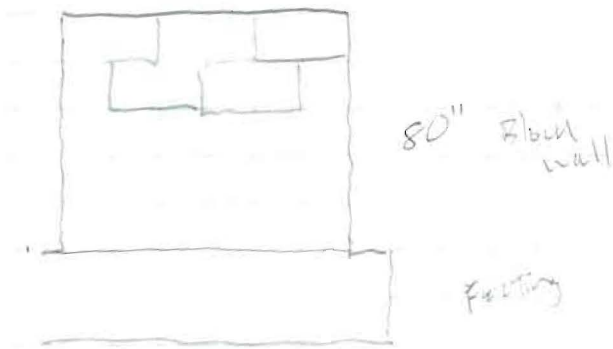
25 3x6x12

50 Blocks

10 2x4x12

3 2x12x8 #1-40s

Bulkhead 7x6



120 131x44 8x11 Blocks

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Client: W. D. Investments

St. No.: 18

Street: Farragut St.

Town: Portland, ME

Source Deed Bk. 3090 Pg. 234

CL No.: 13610

Job No.: CTC26-11.

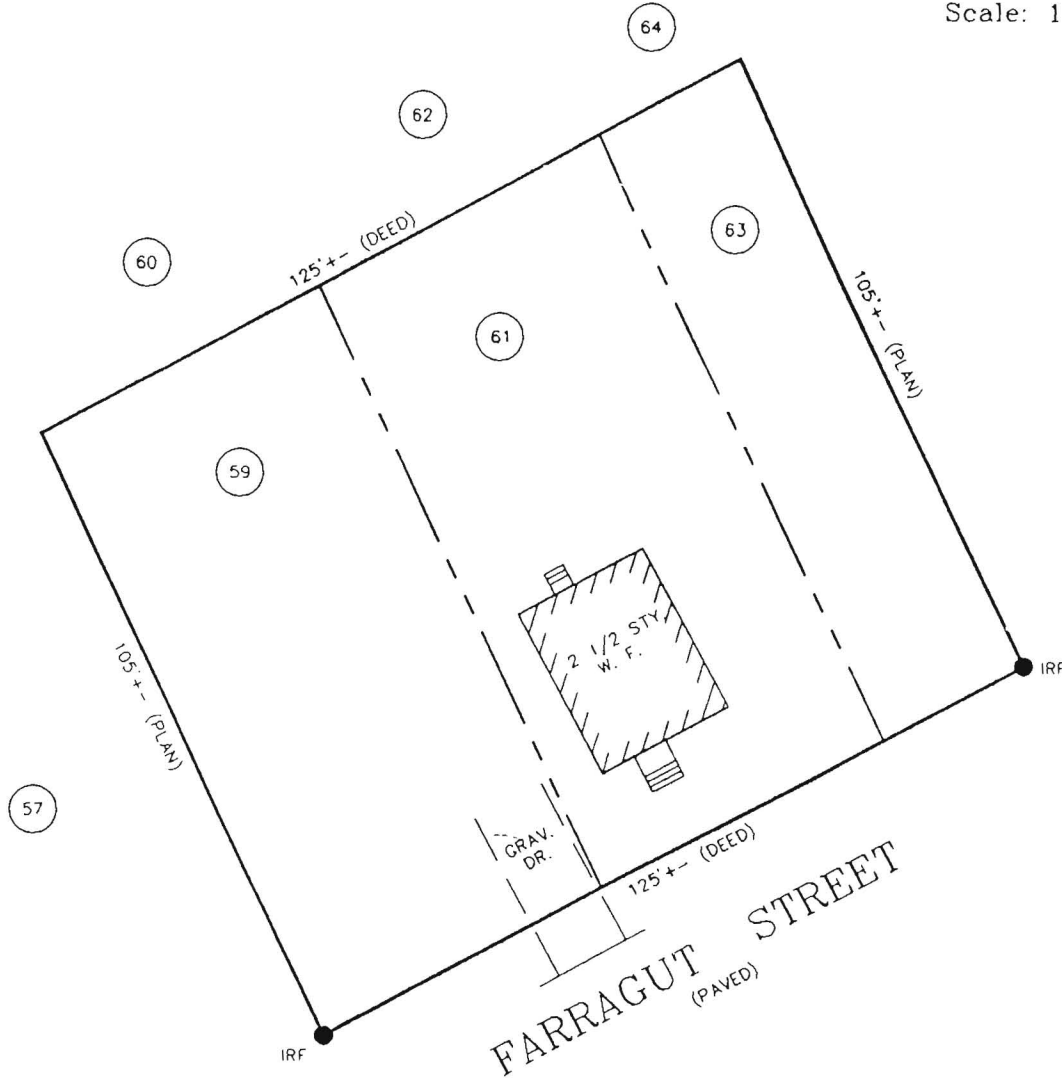
Date: 2/23/2000

County: Cumberland

Plan Bk. 5 Pg. 6

Lot(S): 59,61, portion of 63

Scale: 1"=30'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to *W. D. Investments*, and the title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Bruce W. Goodman

BORROWER

QUITCLAIM DEED

(Maine Statutory Short Form)

W & C Limited Liability Company of Portland, Maine, for consideration paid, grants to **Susan E. Garand and Paul H. Garand**, as joint tenants, with a mailing address of 821 Ocean Avenue, Portland, Maine 04103 with Quitclaim Covenant, the following described real property situated at **18 Farragut Street, Portland, Cumberland County, Maine**

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Rachel E. Parlin, dated March 23, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15383, Page 23.

IN WITNESS WHEREOF W & C Limited Liability Company has caused this instrument to be signed by its duly authorized member this 30th day of June, 2000.

W & C LIMITED LIABILITY COMPANY

Witness

By: William J. Dowd
Its: Authorized Member

State of Maine
County of Cumberland, ss

June 30, 2000

Personally appeared the above named William J. Dowd, Authorized Member of W & C Limited Liability Company and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Company.

Before me,

Notary Public/Attorney at Law

Printed Name:

Comm. Exp:

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, Cumberland County, Maine, bounded and described as follows: Being Lots No. 59, 61 and 63 on Plan of Lenoxdale made by John Clinton McClintock dated May 1906, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 15.

Excepting from the above parcel of land the following described parcel conveyed to Edgar G. Drew and Madeline L. Drew by deed dated March 25, 1981, recorded in Book 4756, Page 48:

A certain lot or parcel of land, which is the easterly half of Lot No. 63 on a Plan of Lenoxdale made by John Clinton McClintock dated May 1906, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 15, more particularly bounded and described as follows:

Southerly by Naphen Street as shown on said plan 25 feet; westerly by the westerly half of Lot No.63 as shown on said Plan 105.08 feet; northerly by Lot No. 64 as shown on said Plan 25 feet; and easterly by Lot No. 65 and 66 as shown on said Plan 105.08 feet to the point of beginning. Naphen Street is now Farragut Street.