

Permit No **990254**

PERMIT ISSUED

Permit Issued: **MAR 25 1999**

CITY OF PORTLAND

Zone: **CBL-1-013**

Zoning Approval: *OK [Signature]*

Special Zone or Reviews:

Shoreland Wetland Flood Zone Subdivision Site Plan major 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: *3-22-99*

CEO DISTRICT 1

Location of Construction: **Portland, ME 20 Sixth Street** Phone: **797-9717**

Owner: **Gabor Korthy** Business Name: **Gabor Korthy**

Lessee/Buyer's Name: **Gabor Korthy** Phone: **773-8736**

Contractor Name: **Regel Renovation & Design** Address: **156 Bolton Street, Portland, ME 04101** Phone: **773-8736**

Past Use: **1-Family**

Proposed Use: **None**

COST OF WORK: \$30,200

PERMIT FEE: \$170.00

INSPECTION: Use Group: *See [Signature]* Type: *See [Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved with Conditions Denied

Signature: *[Signature]* Date: **3-22-99**

Permit Taken By: **MG** Date Applied For: **3-22-99**

Proposed Project Description: **Build 11x12 2 story addition with interior renovations.**

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

3-22-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

4/26 Reconstruction with contractor on-site discuss stairs, rails, egress, foundation drainage. No steel beam to be used will call back for foundation inspection DC

4/30 Foundation, drainage & set paces OK DC

6/7/99 Framing & rough plumbing - check egress windows all OK DC

8/16/99 Final OK except for rear deck call & left message for Bob Barthwaite 773-886 to come in and amend permit to include rear deck DC

5-16-00 called w/ Bob's wife to call me JB

5-18-00 Deck permit issued JB

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

BUILDING PERMIT REPORT

DATE: 3/23/99 ADDRESS: 20 SIXTH ST. CBL: 340-E-1013 #14
 REASON FOR PERMIT: To build 2nd story addition 11x12'
 BUILDING OWNER: Gabor Korthy
 PERMIT APPLICANT: Regal Renovations & Design
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

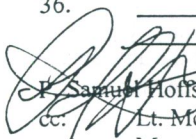
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *11, *15, *19, *27, *29, *32, *33, *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. (A 24 hour notice is required prior to inspection)
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. (Section 2305.17)
5. Waterproofing and damp proofing 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. This is done to verify that the proper setbacks are maintained.
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. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. 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). Chapter 12 & NFPA 211
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. 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 3e4" 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
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 3/4" 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. 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. (Section 1018.6)
16. 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. (Section 1010.1)
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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

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/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) Section 920.3.2.
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 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/1996)
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).
- * 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. - Attached
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- * 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 34. This application will require a stamped design for the steel beam -
This design must be done by a professional Engineer -
35. _____
36. _____


 F. Samuel Hoffses, Building Inspector
 cc. Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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: 20 Sixth St. Portland Me.

Tax Assessor's Chart, Block & Lot Number Chart# <u>340</u> Block# <u>E</u> Lot# <u>013</u>		Owner: <u>Gabor Korthy</u>	Telephone#: <u>797-9717</u>
Owner's Address: <u>20 Sixth St. Portland Me.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$30,200</u> Fee <u>\$170</u>
Proposed Project Description: (Please be as specific as possible) <u>Build 2 story wood frame addition off back of house, full cellar, vinyl siding (11'x12' dimensions), all electrical, plumbing & foundation work included. (2 bath 1st floor bedroom 2nd fl.)</u>			
Contractor's Name, Address & Telephone <u>Regal Innovations Design 156 Bolton St. Portland 04102</u>		<u>773 8736</u>	Rec'd By: <u>[Signature]</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.

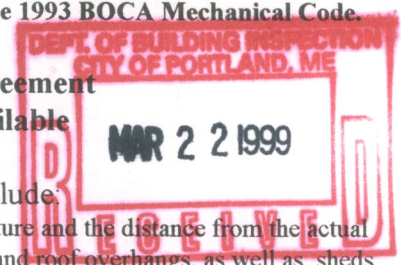
Certification

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: [Signature] Date: 3/22/99

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

O:\INSP\CORRESP\MNUAGENT\APADSF.D.WPD



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.



ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date May 17, 1999

Permit # 04821

LOCATION: 20 Sixth St 340-E-013

OWNER Garbor korthy ADDRESS _____

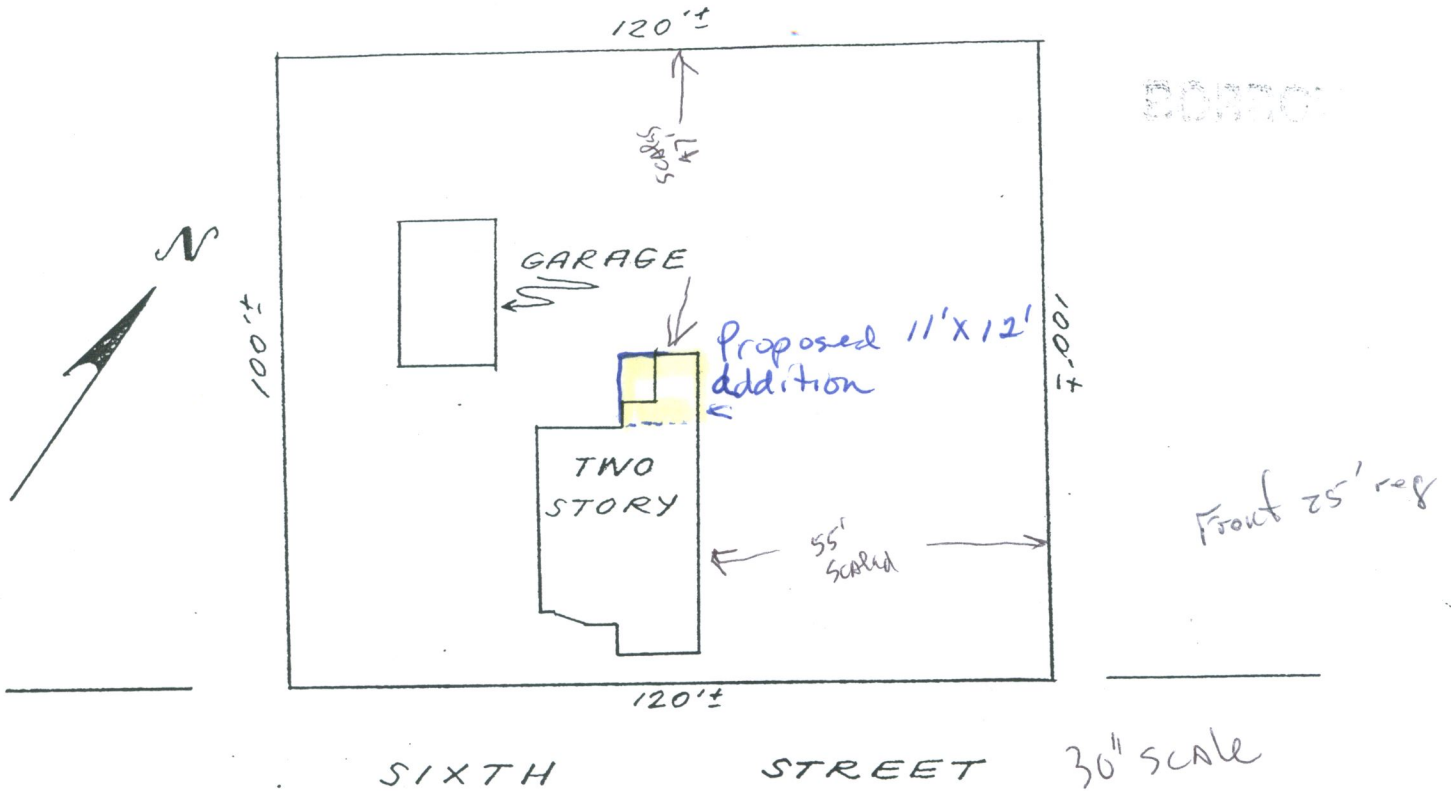
								TOTAL EACH FEE	
OUTLETS	Telephone		Data		CATV			.20	
	Receptacles	10	Switches	4	Smoke Detector	1	15	.20	2.60
FIBER OPTICS								15.00	
FIXTURES	incandescent	5	fluorescent				5	.20	1.00
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800		15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
Insta-Hot	Water heaters		Fans		Dryers			2.00	
Disposals	Dishwasher		Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations						1	5.00	5.00
	Fire Repairs	1						15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote	1	Main			4.00	4.00
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 35.00									
MINIMUM FEE								25.00	25.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Peter Doria MASTER LIC. # 04821
 ADDRESS 135 Bolton St Ptld LIMITED LIC. # _____
 TELEPHONE 775-0888

SIGNATURE OF CONTRACTOR

1122 Turner



*** NOTE ***
 STRUCTURE VIOLATES 15'
 SETBACK DEED RESTRICTION

See Reg
 conditions

MORTGAGE LOAN INSPECTION

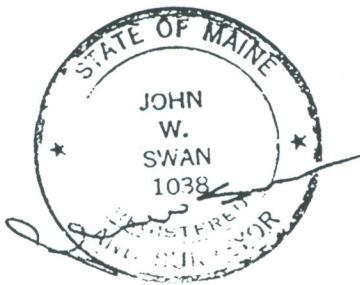
THIS IS NOT A BOUNDARY SURVEY. This plan does not purport to nor does it identify or delineate the limits of ownership on the face of the earth of the subject parcel. The purpose of this plan is to show the approximate relationship of the major structures to the subject parcel as per deed description.

CERTIFICATION IS HEREBY MADE TO: HOMEOWNERS SAVINGS BANK FSB
 That the existing structures shown on this plan are situated on the lot as designated and ~~comply~~ comply with applicable setback requirements at the time of their construction. Certification is also made that the structures and premises do not lie within a special flood hazard area defined by H.U.D.

OWEN HASKELL, INC.
 8 BROADWAY
 SOUTH PORTLAND ME 04106

LOCATION: 20 SIXTH ST.
 PORTLAND, ME

JOB # M89351P
 FB M.S.
 DATE 12/21/1989



DEED REFERENCE 6735/36
 CUMBERLAND-~~ME~~ COUNTY
 REGISTRY OF DEEDS
 PLAN BOOK 9, Page 125

LOT 196, 197 & PARTIAL 198

LAND USE - ZONING REPORT

ADDRESS: 20 Sixth Street DATE: 3/24/99

REASON FOR PERMIT: Build 2~~nd~~ Story addition 11x12

BUILDING OWNER: Gabor Korthy C-B-L: 340-E-13 & 14

PERMIT APPLICANT: contractor

APPROVED: with conditions DENIED: _____

#1, 6, 10, 11 CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. 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 _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. 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.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.

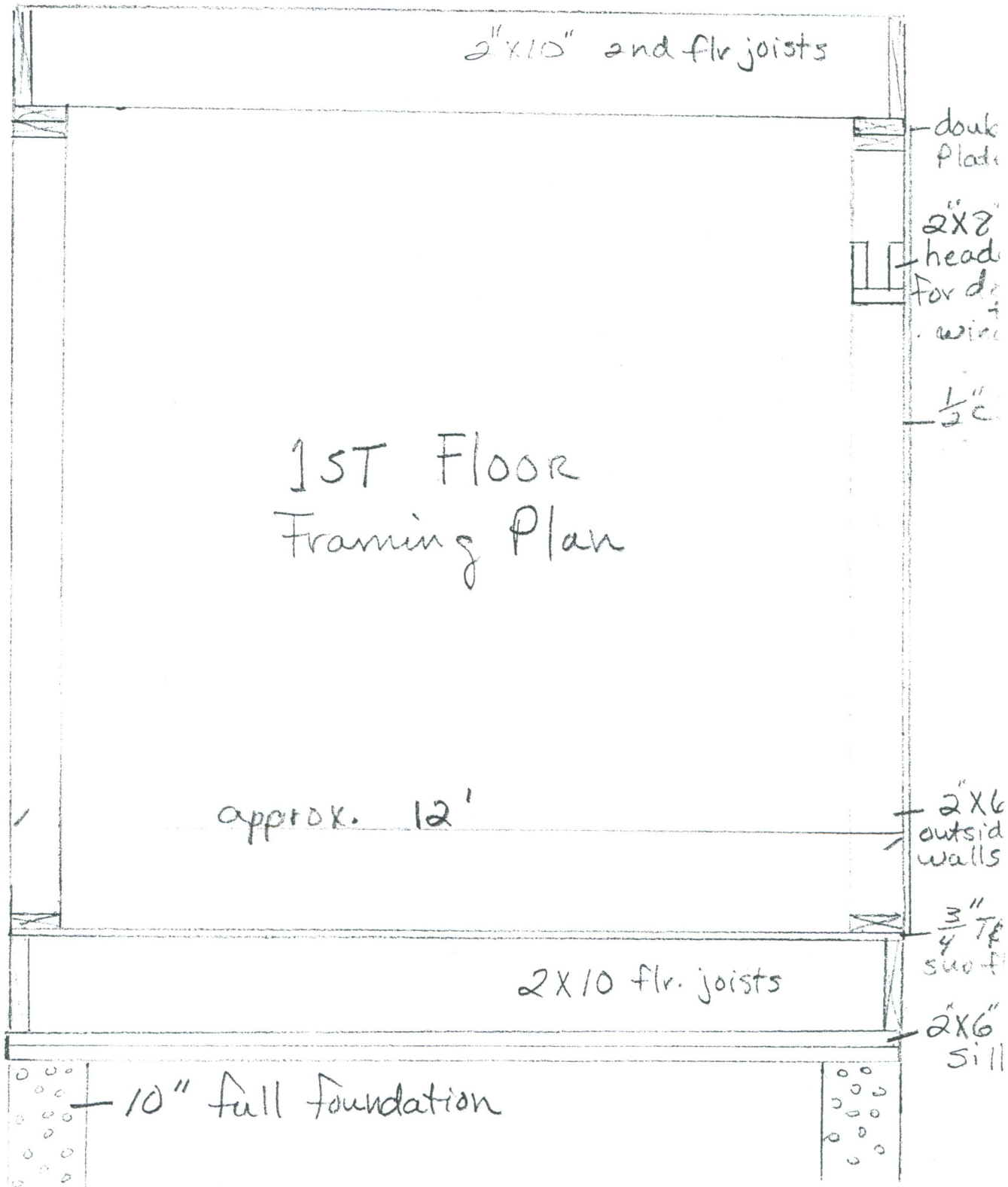
11. Other requirements of condition your submitted plot plan states "structure violates 15' setback Deed restriction". Although your submitted plan shows you meet City required setbacks, you still must meet any private setback deed restrictions. You shall be

required to submit new plans if there is any changes to your proposal. Marge Schmuckal, Zoning Administrator

Marge Schmuckal

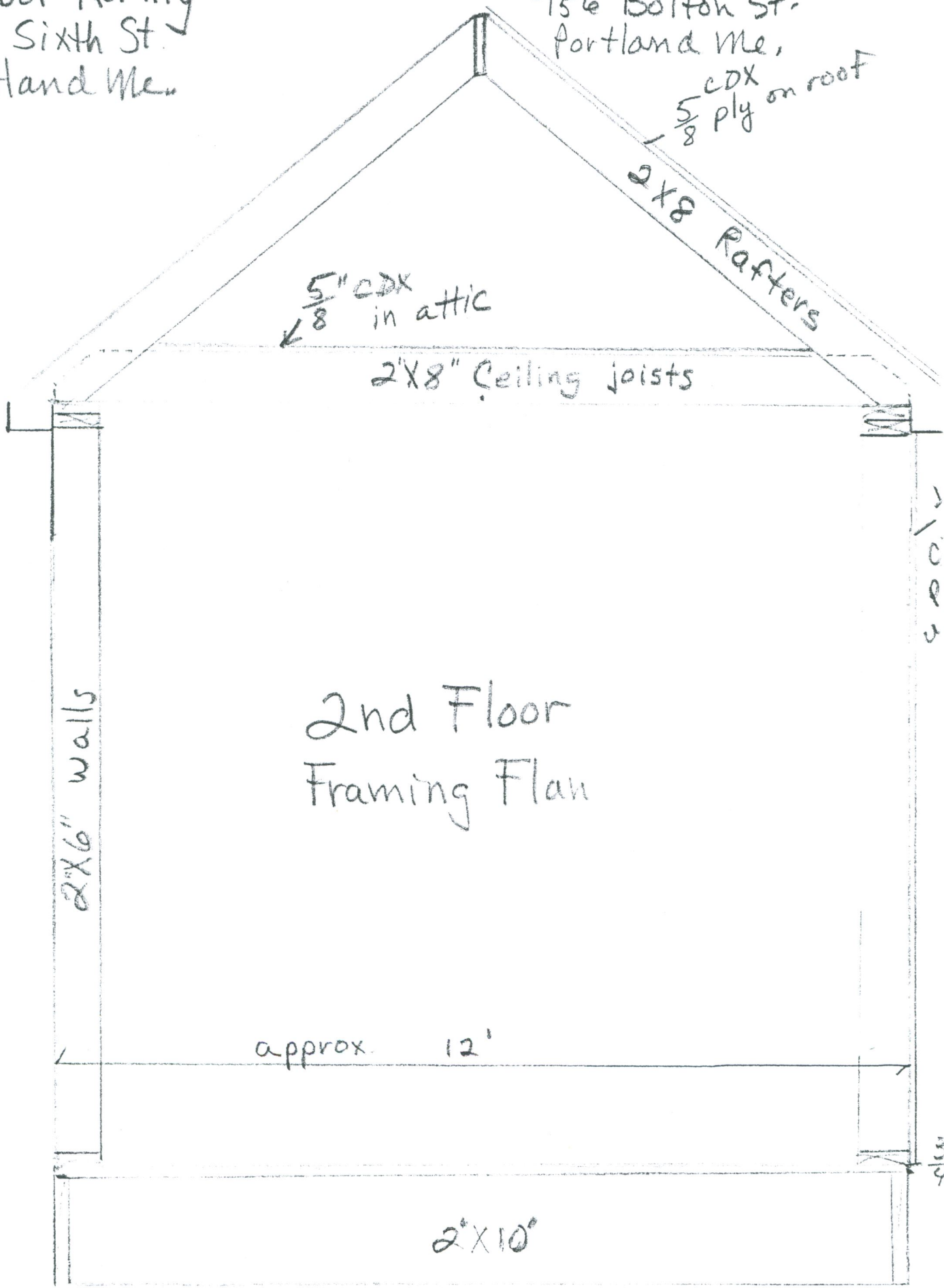
Gabor Korthy
20 Sixth St.
Portland Me.

Regal Renovation
156 Bolton St.
Portland Me.
773 8736



Gabor Korthy
20 Sixth St.
Portland Me.

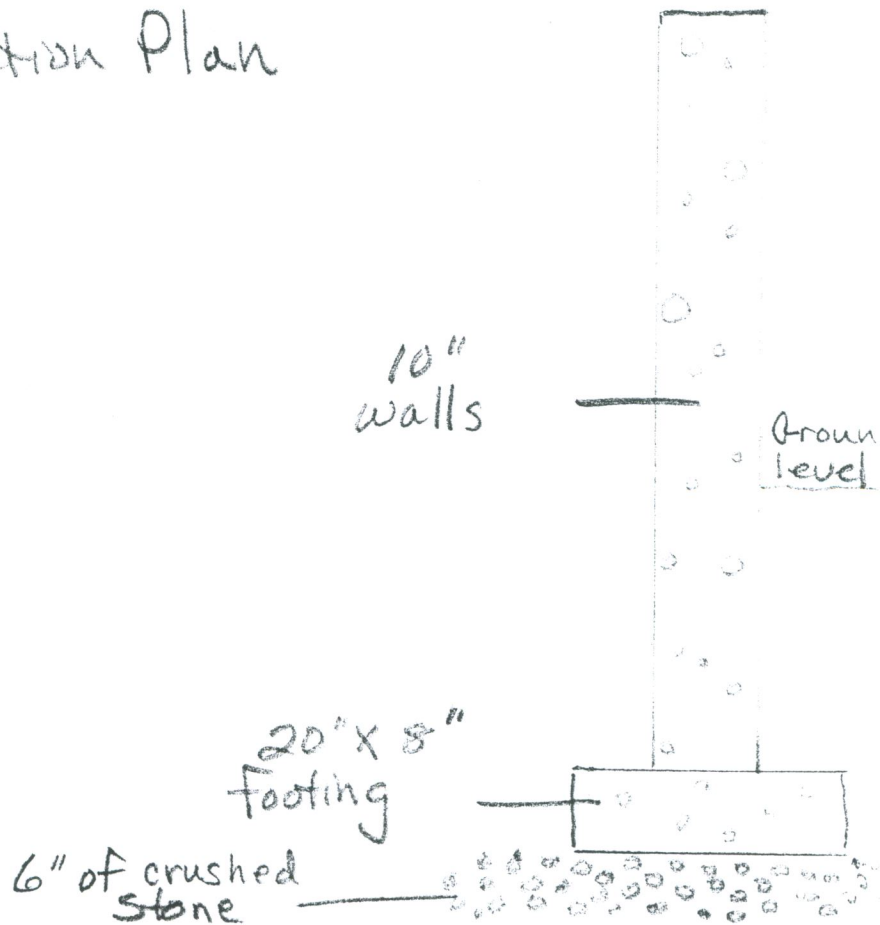
Regal Renovation
156 Bolton St.
Portland Me.



Gabor Korthy
20 Sixth St.
Portland Me.

Regal Renovation
156 Bolton St.
Portland Me.
773-8736

Foundation Plan



ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date May 17, 1999

Permit # 04821

LOCATION: 20 Sixth St 340-E-013

OWNER Garbor korthy ADDRESS 340-E-013

TOTAL EACH FEE

Category	Item	Quantity	Unit Price	Total Price
OUTLETS	Telephone Receptacles	10	.20	2.00
	Switches	4	.50	2.00
FIBER OPTICS	CATV	1	15.00	15.00
	Smoke Detector	1	.20	.20
FIXTURES	incandescent	5	.20	1.00
	fluorescent strip		.20	
SERVICES	Overhead		15.00	
	Underground		15.00	
Temporary Service	TTL AMPS TO	800	15.00	120.00
	AMPS OVER	800	25.00	200.00
METERS	(number of)		1.00	
	(number of)		2.00	
RESID/COM	Electric units		1.00	
HEATING	oil/gas units		5.00	
APPLIANCES	Interior		2.00	
	Exterior		2.00	
Insta-Hot	Ranges		2.00	
	Cook Tops		2.00	
Disposals	Water heaters		2.00	
	Fans		2.00	
MISC. (number of)	Dishwasher		2.00	
	Compactors		3.00	
Pools	Air Cond/win		10.00	
	Air Cond/cent		5.00	
Thermostat	HVAC		10.00	
	EMS		5.00	
Signs	Signs		5.00	
	Alarms/res		15.00	
Alarms/com	Alarms/com		2.00	
	Heavy Duty(CRKT)		25.00	
Circus/Carnv	Circus/Carnv		5.00	
	Alterations	1	15.00	15.00
Fire Repairs	Fire Repairs		1.00	
	E Lights		20.00	
E Generators	E Generators		4.00	
	Remote	1	5.00	5.00
PANELS	Service		5.00	
	0-25 Kva		8.00	
TRANSFORMER	25-200 Kva		10.00	
	Over 200 Kva			
TOTAL AMOUNT DUE				
MINIMUM FEE/COMMERCIAL 35.00				25.00
MINIMUM FEE				25.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Peter Doria MASTER LIC. # 04821
 ADDRESS 135 Bolton St Ptld LIMITED LIC. # _____
 TELEPHONE 775-0888

SIGNATURE OF CONTRACTOR [Signature]