

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

Location of Construction: 59-61 MAGGIE LANE LOT 8		Owner: *** DWIGHT BRACKETT		Phone: 772-0543		Permit No: 010031	
Owner Address: *** 84 CONTRY LANE PORTLAND ME 04103 ****		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued:	
Past Use: <del>SINGLE FAMILY</del> <i>Two family approved</i>		Proposed Use: SAME <i>No use change allowed under this permit.</i>		COST OF WORK: ? \$ 0		PERMIT FEE: \$ 30.00	
Proposed Project Description:  AMEND PERMIT #001189 ADD 2 DECKS		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type 5B Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	
Permit Taken By: K		Date Applied For: DEC 13 2000		Zone: R-5		GBL: 342-A-011	

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: DEC 13 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**Permit Issued:**  
JAN 1 2001

**Zoning Approval:**  
*OK with conditions*  
**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: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

LAND USE - ZONING REPORT

ADDRESS: Maggie Lane lot #8 DATE: 1/5/01

REASON FOR PERMIT: Amendment - Add 2 decks and alter elevation

BUILDING OWNER: Dwight Brackett C-B-L: 342-A-11  
with Daylight Basement in rear

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #12, #13

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 Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
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 new 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 including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: There shall be no exterior, open stairways from the 2 rear decks. The approval is for decks only.
13. The approval of the grade changes is based upon that approved by Chris Earle from Deluca-Hoffman. A copy of that plan in scalable form shall be submitted to this office to document the approval.  
Marge Schmuckal Marge Schmuckal, Zoning Administrator prior to the temporary or permanent certificate of occupancy.

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 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. *See Attached*
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.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
37. *All requirements of original permit shall be adhere.*
38. *The decks shall have a design load of 40 PSF.*

*[Signature]*  
 Samuel Heffes, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, 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. ( You Shall Call for Inspections )**

**\*\*\*\*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, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

BUILDING PERMIT REPORT

DATE: 22 December 2K ADDRESS: 59-66 Maggie Lane 678 CBL: 342-A011

REASON FOR PERMIT: Amend # 601189 add 2 deck / SLT Elev. daylight basement

BUILDING OWNER: Dwight Brackett

PERMIT APPLICANT: / CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 0 PERMIT FEES: paid on other amend

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, #29, #31, #32, #35, #37, #38

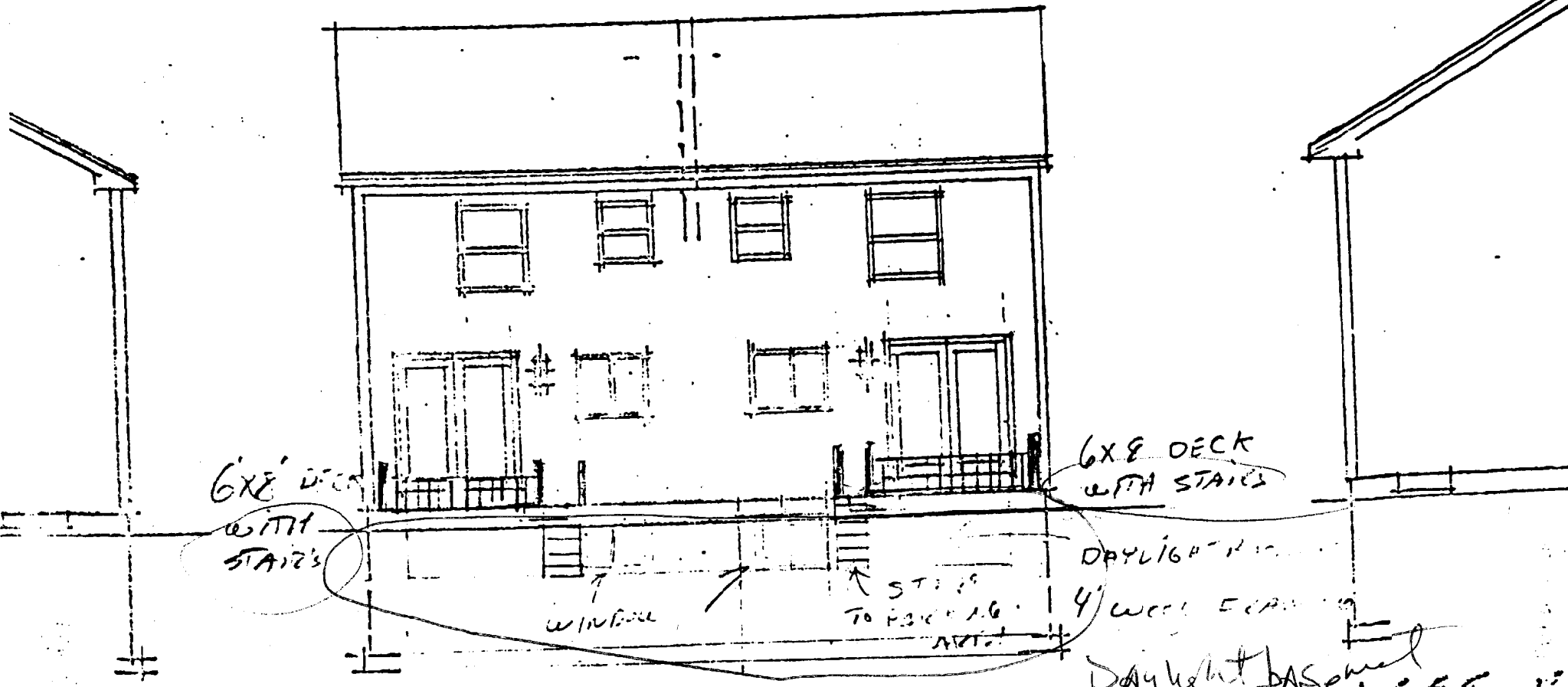
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of 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 and masonry.
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".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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 closure'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.

12/13

59-61 Maggie Lane Lot # 9

See Amend  
showing grade changes

received 12/13/08



6x8 DECK  
WITH  
STAIRS

6x8 DECK  
WITH STAIRS

WINDOW

STAIRS  
TO PORCH

DAYLIGHT BASEMENT  
4' WALL ELEVATION

BEAR ELEVATION

Daylight basement  
was not approved  
on the original plans  
LEFT

CBL 342-A-011

STREET ADDRESS 5961 Maggie Lane Lot 8

DATE	TIME	CONTACT	NARRATIVE	INITIALS
13/Dec			Review of permit showed many problems - Single Family IT's a duplex - No stair (outside) level. Wrong - Spoke to Mike N. and Marge on this application	#
14/Dec			Called MR. Dwight Brackett	#
14/Dec			Left message to call me Steve W. put a stop work order on the job - grades & the building design were changed without any permits. Original permit did not have a daylight basement 3:30 PM SARAH, Mike, Rick & I met RE: The continued problems with this developer/contractor - should assess fees to their fullest and should have Joe & Alex bring them in and let them know of the current problems & that they are jeopardizing future development projects	S
15/Dec			Met with MR. Brackett at 7:15 shown him the notes and problem with the permit application and plans - He will be call Marge to set up an appointment to get into on OUTSTAIRS and elevations, #	

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

**Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use**

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: <u>59-601 LOT #8, MAGGIE LANE 59-601</u>
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Total Square Footage of Proposed Structure <u>ZERO 6x8 DECK</u>	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>342</u> Block# <u>A</u> Lot# <u>011</u>	Owner: <u>DWIGHT BRACKETT</u>	Telephone#: <u>772-0543</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: \$ <u>0</u> \$ <u>30.00</u>
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Current use: <u>VACANT</u>	Proposed use: <del>1 family</del> <u>2 family</u>
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Project description: <u>Amend # 001189 Add 2 Decks</u>
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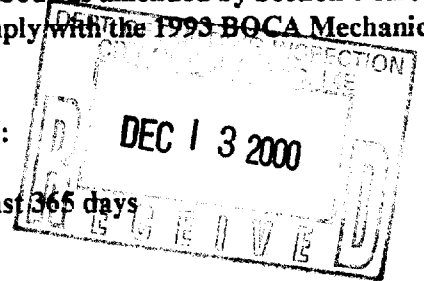
Contractor's Name, Address & Telephone <u>DWIGHT BRACKETT 84 COUNTRY LANE PORTLAND ME 04103</u>	Rec'd By: 
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)



**A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**

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

**A complete plot plan (Site Plan) includes:**

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

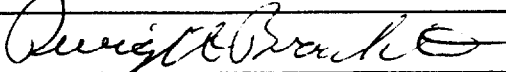
**Building Plans are required for all construction, including interior rehab (Sample Attached)**

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 damp proofing
- 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**

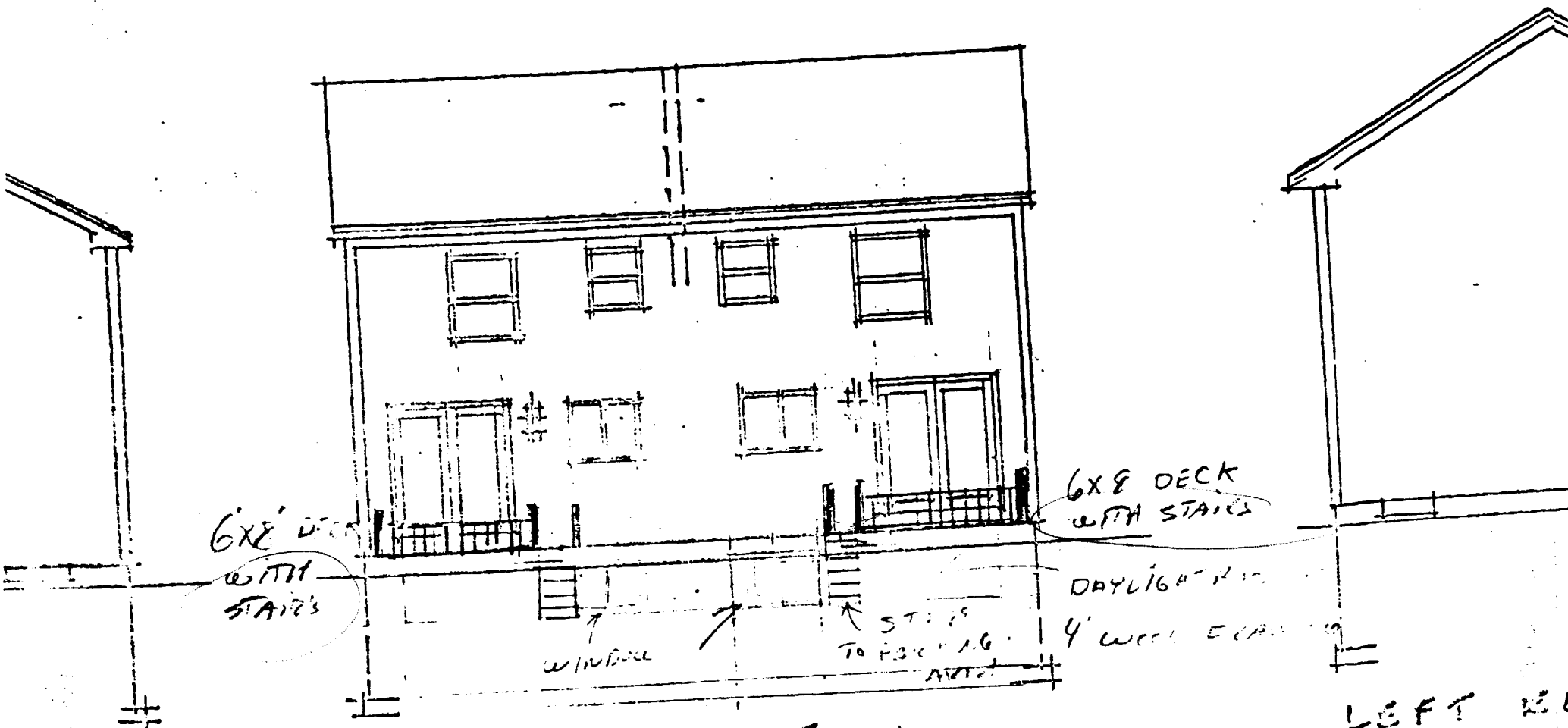
*I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.*

<b>Signature of applicant:</b> 	<b>Date:</b> 12/12/06
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS**





6x8 DECK  
WITH  
STAIRS

6x8 DECK  
WITH STAIRS

WINDMILL

STAIRS  
TO PORCH

DAYLIGHT  
4' WOOD EAP

REAR ELEVATION

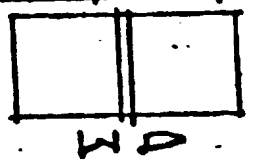
LEFT SIDE

'C' BILD - -

ADD NEW ENTRY TO BASEMENT

2813

2813



SUMP

FIRE DOOR

2813

2813

5/8 SHEET ROCK  
1 HOUR RATED

GIRDERS

COLUMNS

2-2x10

HP

HP

2-2x10

6'-0"

6'-0"

6'-0"

6'-0"

2813

2813

CONC. SLAB

8'x7'-10" CONC. WALL  
ON 16"x8" FTG

2x8

2x8

7x3

2x3

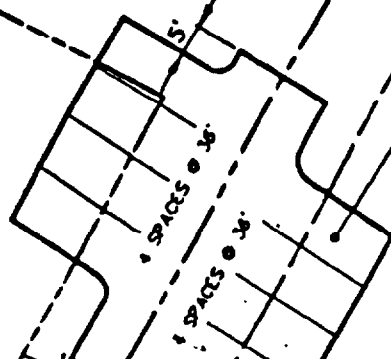


NOTE:  
EXACT BUILDING LOCATION  
TO BE WITHIN MINIMUM  
SETBACKS AS SHOWN ON  
FIGURE 1.

Lot 10



Lot 9  
20' X 30' DUPLEX  
F.F.E. 104.00



Lot 8  
20' X 30' DUPLEX  
F.F.E. 105.00

8' X 18' PARKING  
SPACE (TYP.)

Lot 7

AV. 98.59

3/4" CURB STOP (TYP.)  
5" TO ENTRY (TYP.)

DOUBLE CLEANOUT (TYP.)  
2" CURB STOP (TYP.)

3/4" DOWNWAT

SPRINKLER

6" SAN

3/4" DOWNWAT

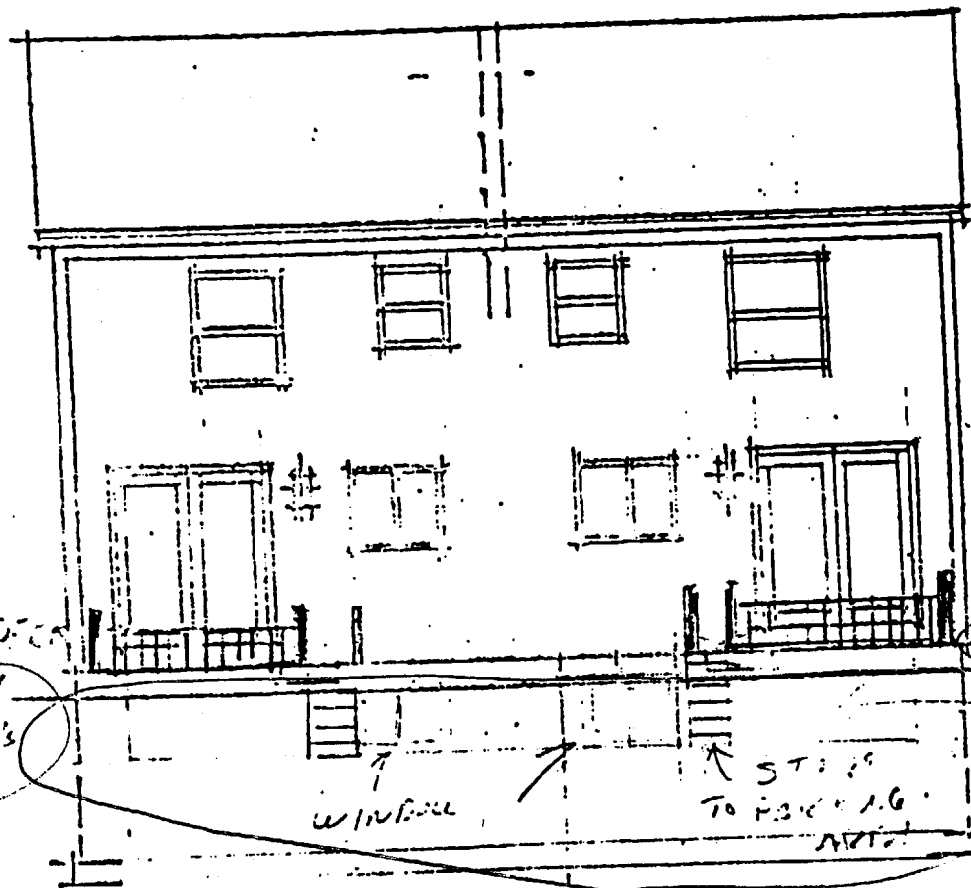
2-6' X 8' DECKS  
DECK (TYP.)

Design: DER	Date: AUG 2000
Draft: DB	Job No. 99103
Checked: ABP	Scale: 1" = 30'
File Name: 99103-ALL-LOT'S2.DWG	

**GP** Traffic and Civil Engineering Services  
PO Box 1237, 26 Main Street  
Gray, ME 04039  
207-657-6910

Drawing Name: Layout & Utilities Lot 8  
Project: MAGGIE LANE, PORTLAND

See other received 12/13/08  
Amendment  
with grade change  
Approval



6x8 DECK  
WITH  
STAIRS

6x8 DECK  
WITH STAIRS

WINDOW

STAIRS  
TO PORCH L.G.

DAYLIGHT BASEMENT  
4' WALL

REAR ELEVATION

Daylight basement  
was not approved  
on the original plans  
LEFT