

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

Permit Number: 080129

**PERMIT ISSUED**

FEB 27 2008

This is to certify that NGUYEN GI/Harold McMe

has permission to finish basement, finish room for garage build at

AT 20 RUBY LN

342 B043001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is lashed or otherwise closed-in.  
HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0129	Issue Date:	CBL: 342 B043001
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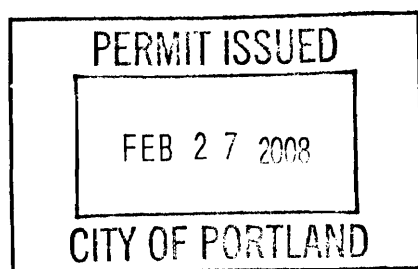
Location of Construction: 20 RUBY LN	Owner Name: NGUYEN GI	Owner Address: 243 CONGRESS ST # A2	Phone:
Business Name:	Contractor Name: Harold McManus	Contractor Address: 49 Meadow Cross Road Topsham	Phone 2076998245
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - finish basement, finish room over garage, build deck (18'x12')	Permit Fee: \$200.00	Cost of Work: \$17,185.00	CEO District: 5
Proposed Project Description: finish basement, finish room over garage, build deck (18'x12')		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB - LRC 2003 <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 02/12/2008	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 2/14/08 <i>Ok w/ conditions</i>	Date:	Date: <i>ABN</i>


**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 08-0129	<b>Date Applied For:</b> 02/12/2008	<b>CBL:</b> 342 B043001
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<b>Location of Construction:</b> 20 RUBY LN	<b>Owner Name:</b> NGUYEN GI	<b>Owner Address:</b> 243 CONGRESS ST # A2	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Harold McManus	<b>Contractor Address:</b> 49 Meadow Cross Road Topsham	<b>Phone</b> (207) 699-8245
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - finish basement, finish room over garage, build 18' x 12' deck	<b>Proposed Project Description:</b> finish basement, finish room over garage, build d18' x 12' deck
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/14/2008**Note:****Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/25/2008**Note:****Ok to Issue:** 

- 1) The area over the garage is approved as storage only. It is NOT approved as a habitable space.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) As discussed, the finished rooms in the basement must remain open to the egress door.
- 4) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.



# General Building Permit Application

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>20 Ruby Lane</u>		
Total Square Footage of Proposed Structure/Area <u>192</u>		Square Footage of Lot <u>APL 12596</u>
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>B</u> Lot# <u>43</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Gi Nguyen</u> Address <u>20 Ruby Lane</u> City, State & Zip <u>Portland Me 04103</u>	Telephone: <u>415-6055</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>17185.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>yes</u> If yes, please name _____ Project description: <u>finish basement finish Room over Garage Build Deck</u>		
Contractor's name: <u>Hanald McManis</u> Address: <u>49 Meadow Cross Rd.</u> City, State & Zip <u>Topsham Me 04086</u> Telephone: <u>699 8245</u> Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: Hanald McManis Date: 2/12/08

**This is not a permit; you may not commence ANY work until the permit is issue**

1697

R3

rear 25' req - 75' s' side

side - 16' req - 27' s' side on left

- 22' s' side on right

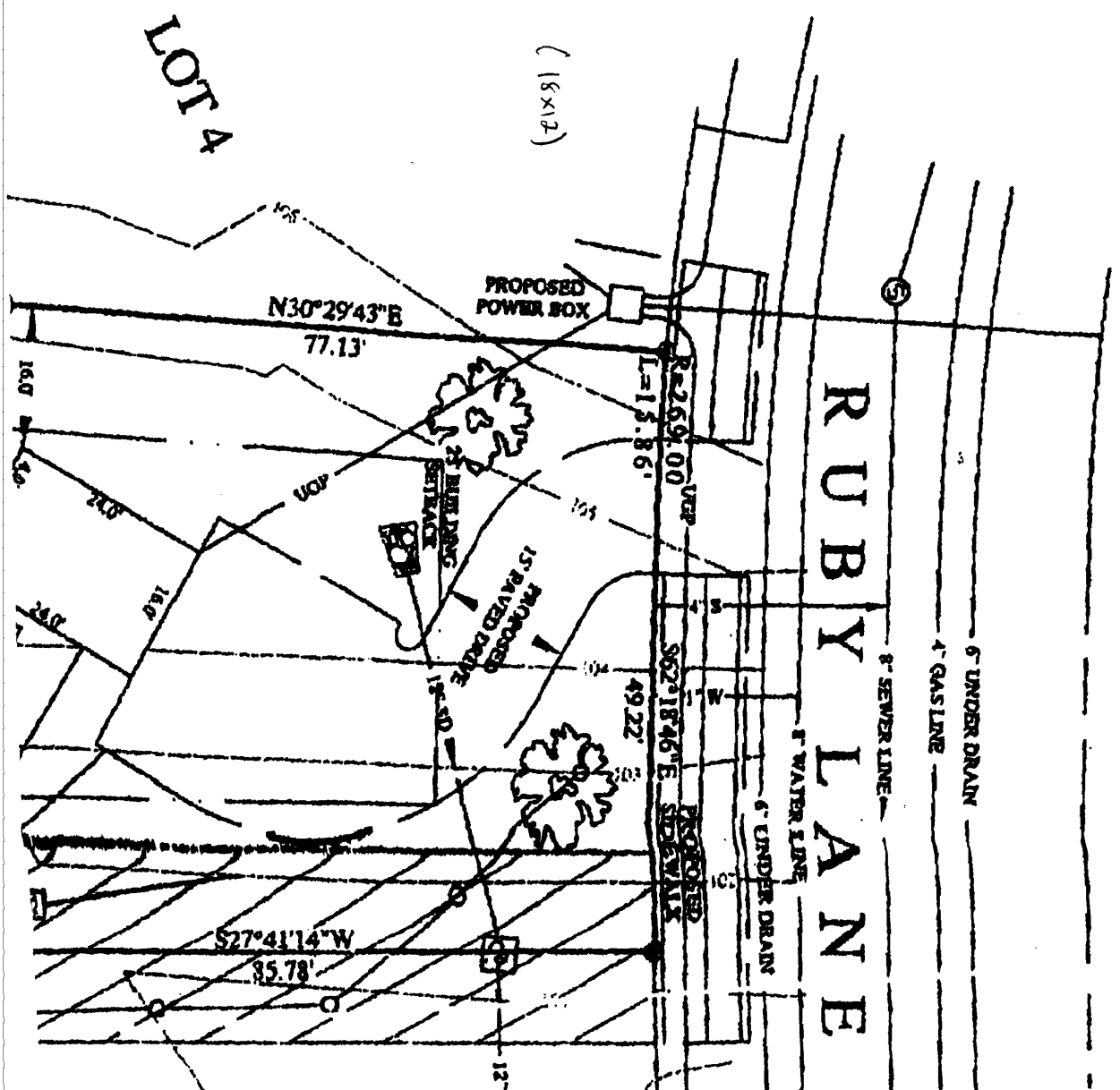
lot coverage =  $45 \times 47.23 \Phi$  existing 13525

deck 21x

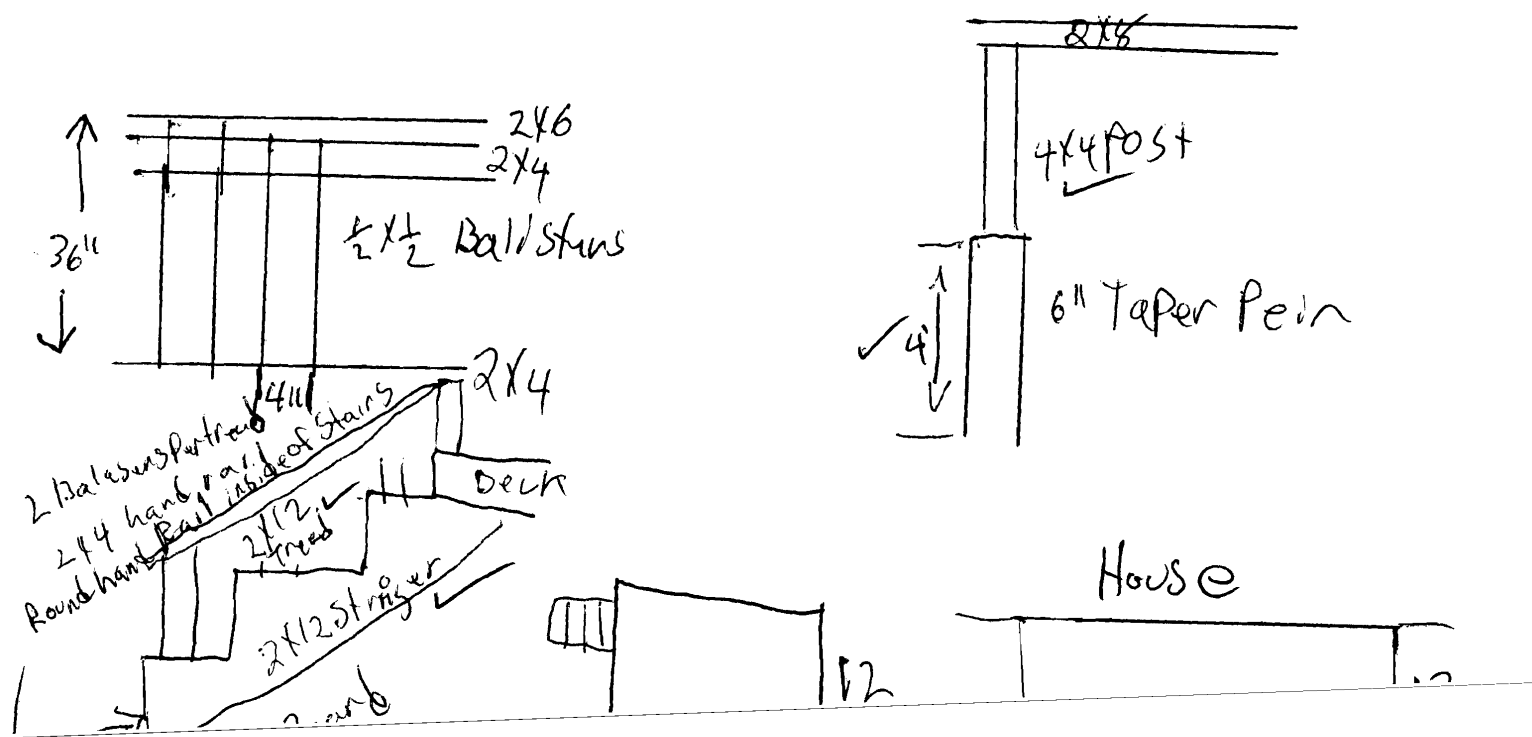
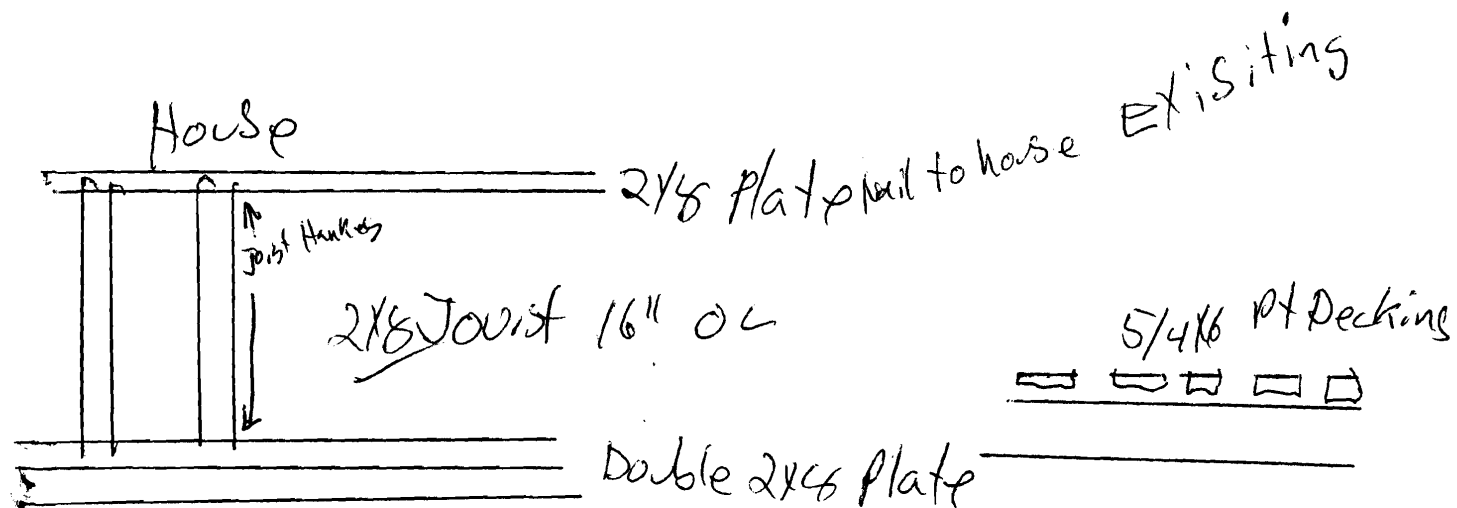
1568.5

OK

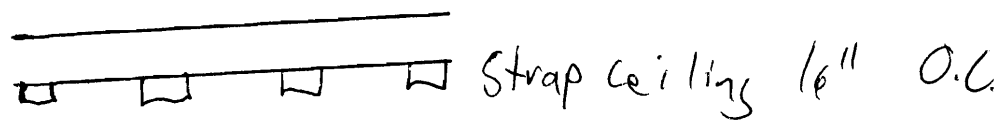
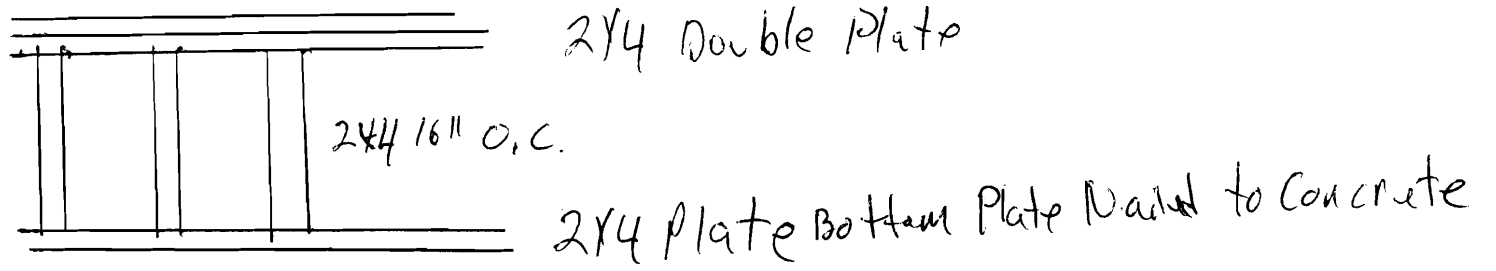
(18x12)



# Deck Framing



# Basement Framing



$\frac{1}{2}$ " Sheat Rock on walls and ceiling

NO Sheat Rock on Inside of Utility Room

Room over Garage

AlRedy Framed

walls R19 Ceiling R38

$\frac{1}{2}$ " Sheat Rock

Ceiling Hight 9'0"

$\frac{5}{8}$  fire code Sheat Rock with 2 fire doors  
in Furnace Room

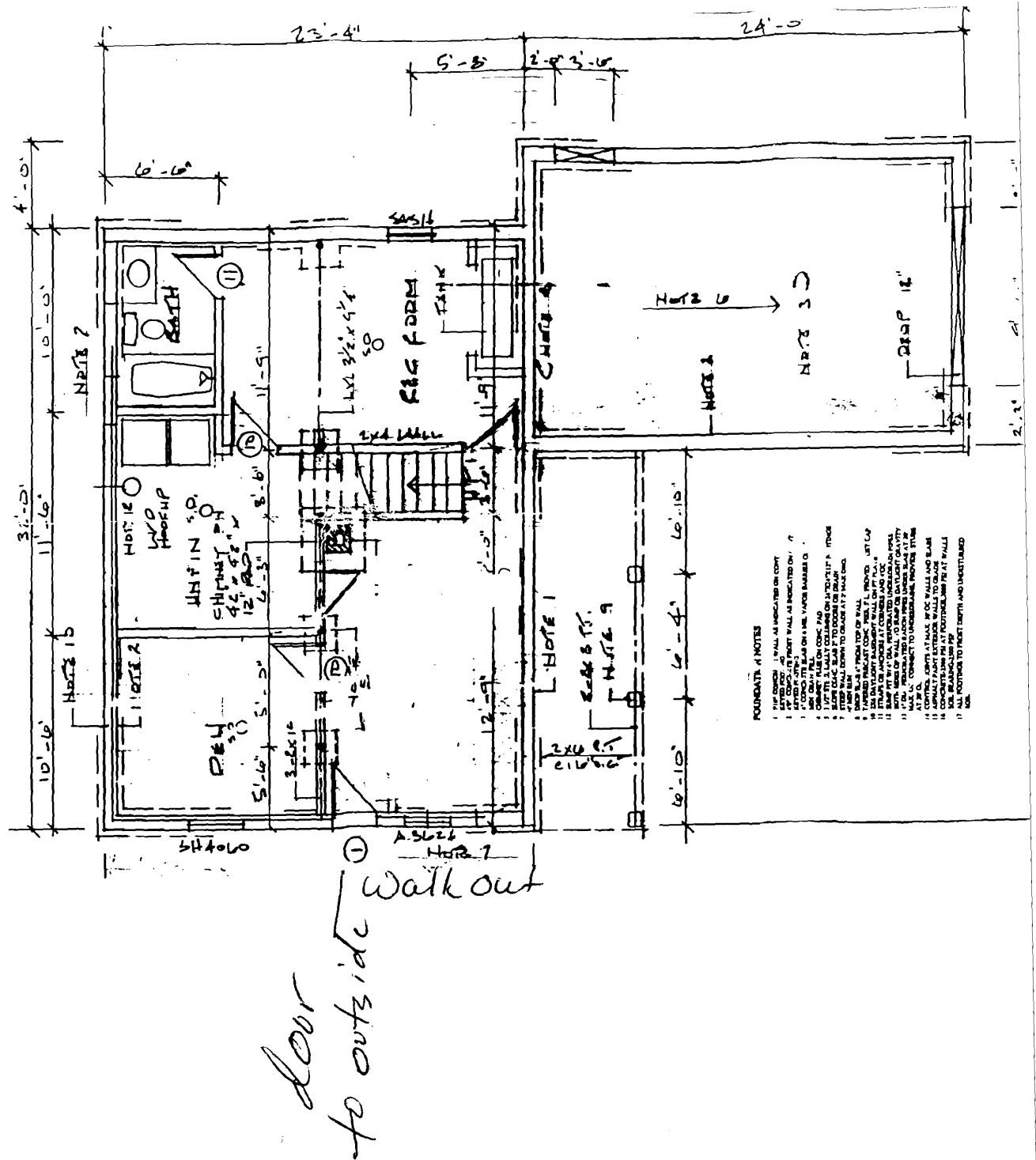




For more information, call 1-877-866-4288 or visit [www.ihpco.com](http://www.ihpco.com) with site or manufacturer.

The International Brotherhood of Plumbers and Pipe Fitters Local 1000	
34	31
33	31
51	53

Manufacturers' specifications for these items, which are subject to change without notice, shall prevail over any specifications in this document. IHPCO members are encouraged to verify the accuracy of all specifications and product information.



Current:

When the house was built last year, the basement was approved for finished but instead only the bathroom was finished instead due to financial reason.

Proposal:

I would like to finish the basement as planned when the house was built except add two additional doors indicated in red on the diagram.

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

N/A Footing/Building Location Inspection: Prior to pouring concrete  
N/A Re-Bar Schedule Inspection: Prior to pouring concrete  
N/A Foundation Inspection: Prior to placing ANY backfill  
 Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
 Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

N/A If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] Signature of Applicant/Designee 2/27/08 Date  
[Signature] Signature of Inspections Official 2/27/08 Date

CBL: 342-B-047 Building Permit #: 08-0129

WATER PIPES

R3

rear 25' req - 75' scaled

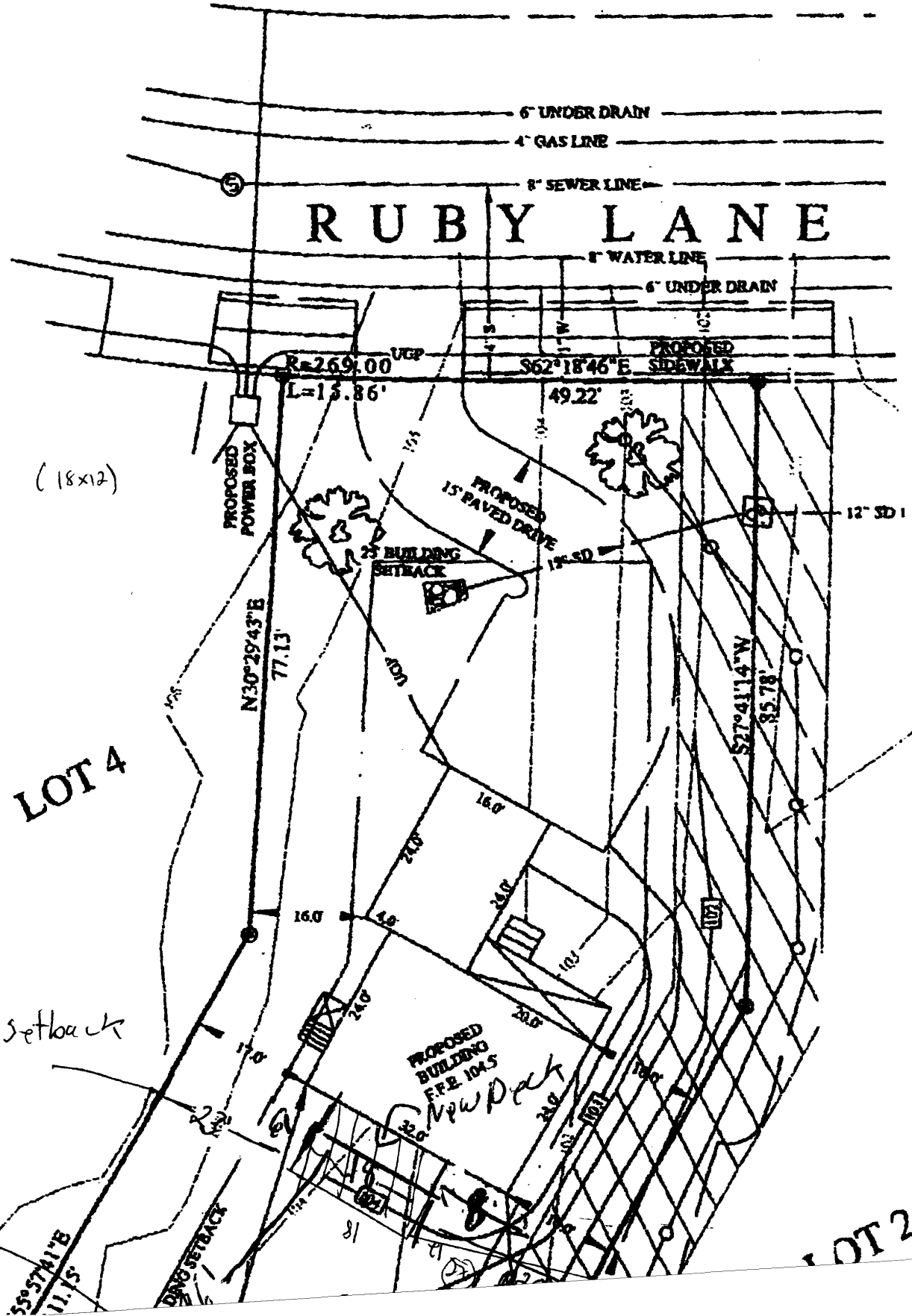
Side - 16' req - 27' scaled on left

- 22' scaled on right

lot coverage = 4547.23 sq ft existing 1352.5

Deck 212 (18x12)

ok 1568.5







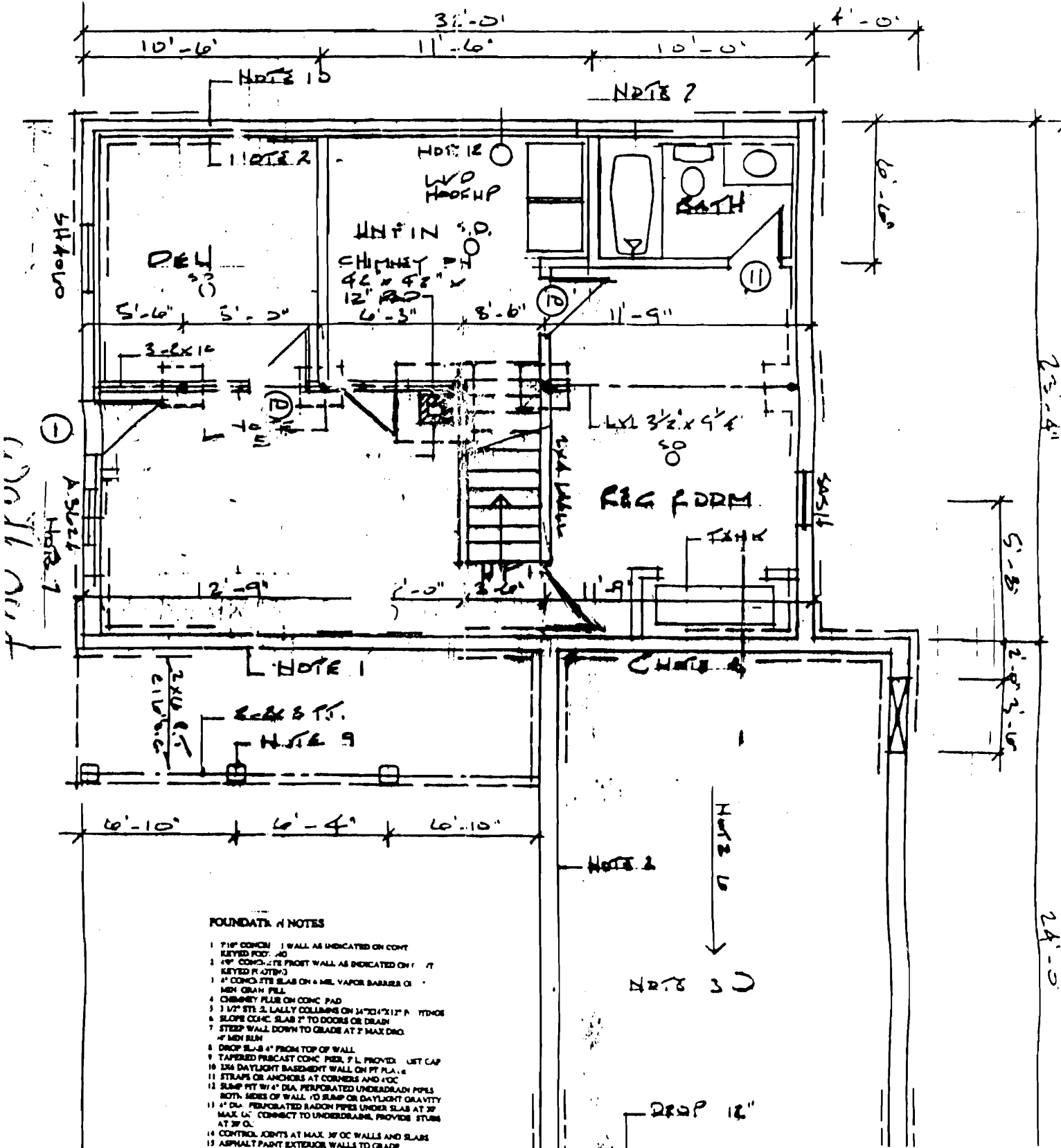
• For more information, CALL 1-877-884-6368 or visit NFRC's web site at www.nfrc.org.

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Technical Information

U-Value	34	Center Glass R-Value	31	Visible Light Transmittance	51
	33		31		53

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product energy performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product sizes.



FOUNDATION NOTES

- 7/8" CONCRETE WALL AS INDICATED ON CONT KEYS FOR JOINTS
- 4" CONCRETE FOOT WALL AS INDICATED ON KEYS FOR PLATES
- 4" CONCRETE SLAB ON 1/2" MEL VAPOR BARRIER OR MEN GRAN FILL
- CHIMNEY FILL ON CONC PAD
- 3/4" STY 2 LALLY COLUMNS ON 4" DIA 4" DIA PIPES
- SLOPE CONC SLAB 2" TO DOORS OR DRAIN
- STEEP WALL DOWN TO GRADE AT 2" MAX DRG 4" MIN RUN
- DROP SLAB 4" FROM TOP OF WALL
- TAPERED PRECAST CONCRETE PIER, P.L. PROVIDED LIST CAP
- 2x6 DAYLIGHT BASEMENT WALL ON PT PLATE
- STRAPS OR ANCHORS AT CORNERS AND JOINTS
- SLAB RT BY 4" DIA PERFORATED UNDERDRAIN PIPES BOTH SIDES OF WALL TO SLUMP OR DAYLIGHT GRAVITY
- 4" DIA PERFORATED RADON PIPES UNDER SLAB AT 20" MAX UC CONNECT TO UNDERDRAIN, PROVIDE STUBS AT 20"
- CONTROL JOINTS AT MAX 30' OC WALLS AND SLABS
- ASPHALT PAINT EXTERIOR WALLS TO GRADE