

Location of Construction: 108 Primrose Lane		Owner: Jordan, David & Tracy		Phone:		Permit No: 970288	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Owner		Address:		Phone:		Permit Issued: APR - 8 1997	
Past Use: 1-fam		Proposed Use: Same w/addition/Home Occ		COST OF WORK: \$ 10,000.00		PERMIT FEE: \$ 75.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 50 BOCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description:  Construct Addition (10 x 12)  Change Use from 1-fam to 1-fam w/Home Occ - Salon				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <i>[Handwritten]</i> CBL: 350-B-013 Zoning Approval: <i>[Handwritten]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 01 April 1997					

**PERMIT ISSUED**  
APR - 8 1997  
**CITY OF PORTLAND**

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]* 108 Primrose Ln. 01 April 1997 878-0128  
 SIGNATURE OF APPLICANT David Jordan ADDRESS: DATE: PHONE:  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: 4/2/97  
*[Signature]*

CEO DISTRICT 7  
*[Handwritten]*

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

Location of Construction: 108 Friarose Lane		Owner: Jordan, David & Tracy		Phone: 878-0128	Permit No: 970288
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Owner		Address:		Phone:	
Past Use: 1-fam		Proposed Use: Saw w/addition/home occ		<b>COST OF WORK:</b> \$ 10,000.00	<b>PERMIT FEE:</b> \$ 75.00
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
Proposed Project Description: Construct Addition (10 x 12) Change Use from 1-fam to 1-fam w/home occ - Salon				Signature:	Signature:
Permit Taken By: Mary Cresik		Date Applied For: 01 April 1997		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:	

**PERMIT ISSUED**  
Permit Issued:  
**APR - 8 1997**  
**CITY OF PORTLAND**

Zone: CBL: 350-B-013  
Zoning Approval:  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  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: 4/10/97

**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: David Jordan ADDRESS: DATE: 01 April 1997 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

CEO DISTRICT 7

COMMENTS

4/15/94 Foundation, In OK (P)

7/10 Framing/Roof Plumbing OK (P)

9/7/97 - Call for finish - finish all OK (P)

Issue C of O  
Single family Dwelling w/ Home Occup. (Salon)

No Restrictions

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 108 Primrose Ln (350-B-013)

Issued to David & Tracy Jordan

Date of Issue 08 September 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970288, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
w/Home Occupation - Salon

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

9/11/97  
.....  
(Date)

*K. Canell*  
.....  
Inspector

*B. Samuel*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

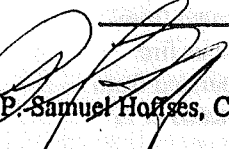
# BUILDING PERMIT REPORT

DATE: 7 APR. 97 ADDRESS: 108 Primrose Lane  
REASON FOR PERMIT: 10'x12' addition  
BUILDING OWNER: David & Tracy Jordan  
CONTRACTOR: \_\_\_\_\_  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: 1, 2, 7, 9 ~~DENIED~~

## CONDITION(S) OF APPROVAL

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. 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 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)
  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) U.L. 103.
  7. Guardrail & 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.
  8. Headroom in habitable space is a minimum of 7'6".
  9. 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.
  10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  11. 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.
  12. 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.
  13. 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.
  14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  15. 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 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.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.



**P. Samuel Hoffses, Chief of Code Enforcement**

**cc: Lt. McDougall, PFD  
Marge Schmuckal**

# 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 8/21/97

LOCATION: 108 Primrose

Permit # 9169

OWNER David Jordan

ADDRESS \_\_\_\_\_

								TOTAL EACH FEE	
OUTLETS	1	Telephone		Data		CATV			.20
	8	Receptacles	3	Switches	1	Smoke Detector		12	.20
FIBER OPTICS									15.00
FIXTURES	1	incandescent	2	fluorescent				3	.20
		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				Pools			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							5.00
		Fire Repairs							15.00
		E Lights							1.00
		E Generators							20.00
PANELS		Service		Remote		Main			4.00
TRANSFORMER		0-25 Kva							5.00
		25-200 Kva							8.00
		Over 200 Kva							10.00
						TOTAL AMOUNT DUE			
						MINIMUM FEE	25.00		35.00
						MINIMUM FEE/COMMERCIAL	35.00		

INSPECTION: Will be ready 8/21/97 or will call \_\_\_\_\_

CONTRACTORS NAME Tom Campbell MASTER LIC. # 9169  
 ADDRESS P.O. Box 1834, Portland, ME 04104 LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 767-8181/

SIGNATURE OF CONTRACTOR \_\_\_\_\_





LAND USE - ZONING REPORT

ADDRESS: 108 Primrose Lane DATE: 4/4/97

REASON FOR PERMIT: construct 10'x12' Addition & Change Pre-use to 1 family with hairdressing home occup.

BUILDING OWNER: DAVID & Tracy Jordan C-B-L: 350 B-13

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1 & #7

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained. *Note only they have 2 hair dryers*
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. *under home occupation Reg.*
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition \_\_\_\_\_

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

Applicant: DAVID Jordan  
Address: 108 Primrose Lane

Date: 4/4/97  
C-B-L: 350-B-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1976

Zone Location - R-3

Interior or corner lot - Palmer St

Proposed Use/Work - 10'x12 addition on rear; Home occ. for hair salon

Sewage Disposal - City  
Limited to no more than 2 hair dryers

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req 40' shown

Side Yard - 8' req - 20' shown

Projections -

Width of Lot -

Height -

Lot Area - 1 story 12,885<sup>#</sup>

Lot Coverage/ Impervious Surface -

25% max or 3221.25<sup>#</sup> MAX

Area per Family -

Off-street Parking -

$27 \times 38 = 1026 \div 4 = 256.50$   
120

Loading Bays -

Site Plan - NO

1146<sup>#</sup>  
plus deck

Shoreland Zoning/ Stream Protection -

Flood Plains -

188 Primrose Ln.

Front

30'

38

House

27

Deck

Addition

10'

20'

12'

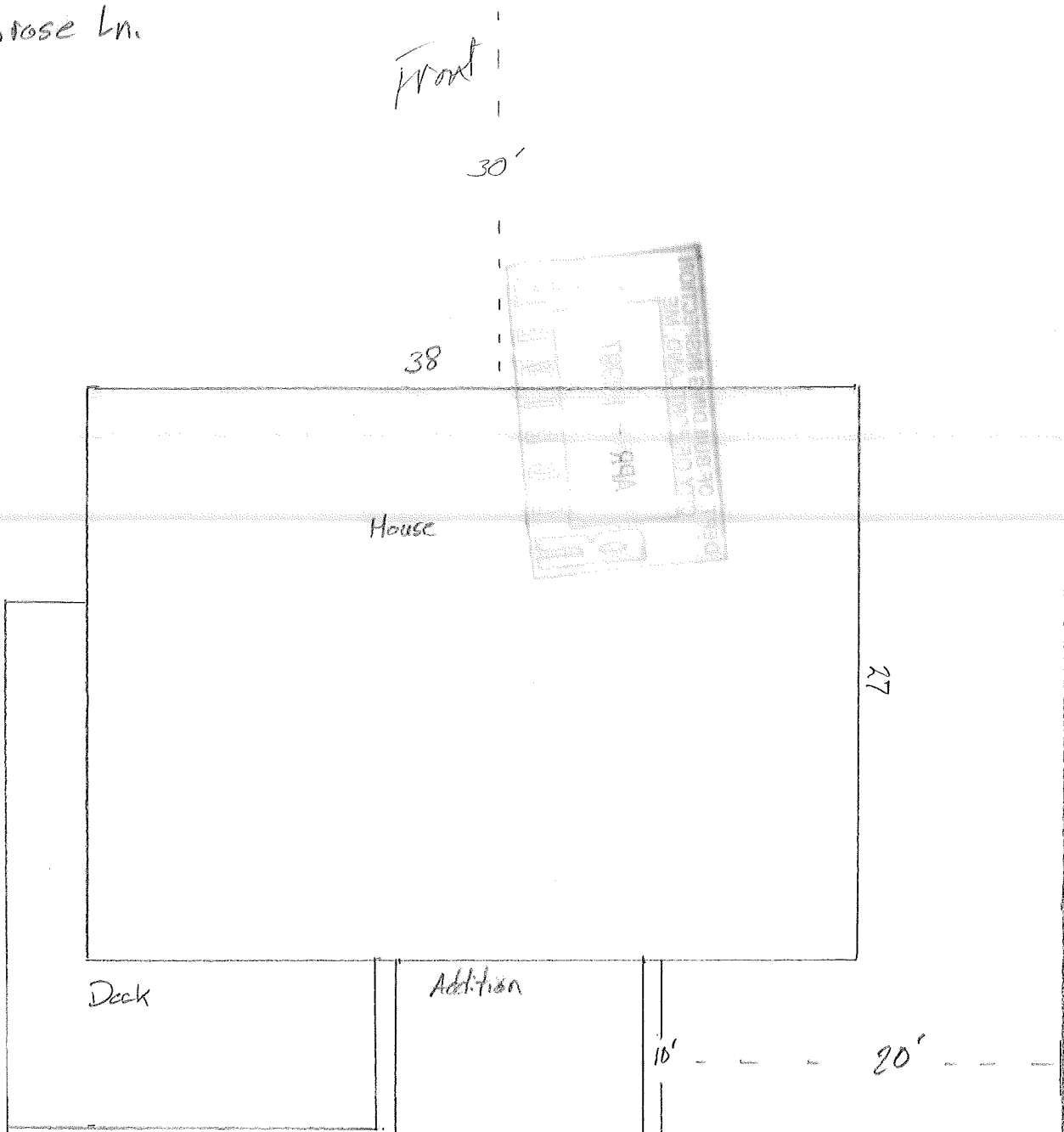
OVER 40'

1/8" = 1'

12,885#

Side

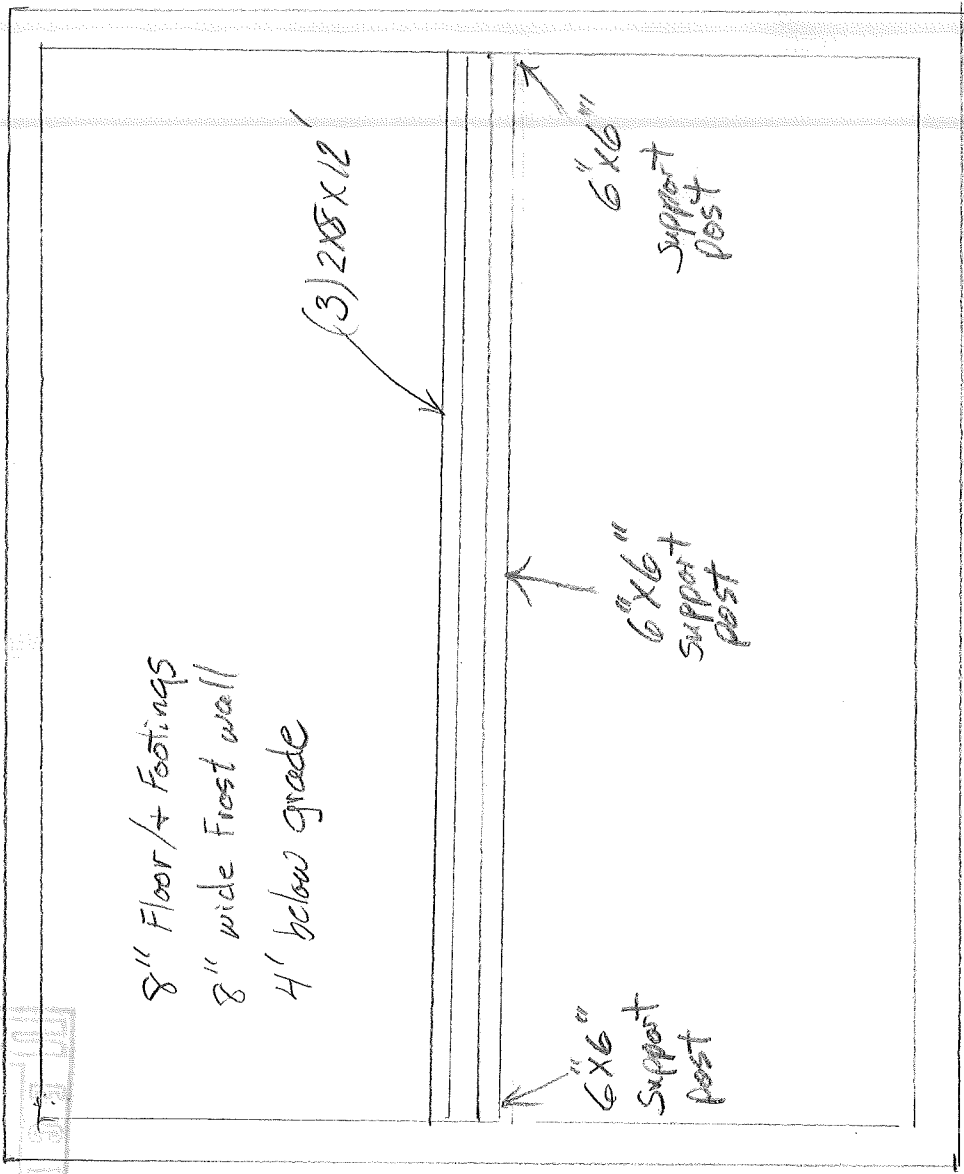
~~Side~~





Floor joist  
2x6x10 @ 1'0C

10'



12'

