

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that FRANCIS R MACDONALD

Located At 117 REGAN LN

Job ID: 2012-09-5074-ALTR

CBL: 350-B-026-001

has permission to Build a 20' x 26' Attached Garage (w/ an uninhabitable attic with limited storage)- Single Family Residence. provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

10/18/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
  1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-5074-ALTR

Located At: 117 REGAN LN

CBL: 350- B-026-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Collar ties must comply with Section R802.3.1 Ceiling joist and rafter connections, see attachment.

6. Anchor Bolts/Straps & spacing shall comply with Section R403.1.6.

TABLE R302.6  
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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

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

Job No: 2012-09-5074-ALTR	Date Applied: 9/28/2012	CBL: 350- B-026-001	
Location of Construction: 117 REGAN LN	Owner Name: FRANCIS R MACDONALD	Owner Address: 117 REGAN LN PORTLAND, ME 04103	Phone: 207-233-3420
Business Name:	Contractor Name: Charles B. Messer Bldrs.	Contractor Address: P.O. Box 1980 Portland ME 04104	Phone: (207) 252-7482
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – build 20' x 26' attached garage	Cost of Work: 30000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC, 2009</i> <i>(MUBCC)</i> Signature: <i>AR</i>
Proposed Project Description: Build a 20' x 26' Attached Garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> <i>10/11/12 AR</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>AR</i></p>
	<b>CERTIFICATION</b>		

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

11-1-12 DWM Footing OK as per plan

12-4-12 DWM Provide rafter ties

# ELECTRICAL PERMIT

City of Portland, Maine

To the 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's Electrical Ordinances, National Electrical Code and the following specifications:



Date: \_\_\_\_\_

Permit #: 201265505

CBL#: 350-B-26

ADDRESS: 117 REGAN LANE

METER MAKE/MODEL #: \_\_\_\_\_

CMP Work Order #: \_\_\_\_\_

OWNER: LINDA McDONALD

TENANT: \_\_\_\_\_

PHONE #: \_\_\_\_\_

**PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!**

TOTAL EACH FEE

OUTLETS:	Receptacles	Switches	Smoke Detector	TTL Amps <800	TTL Amps >800	
	10	4	0.20	15.00	25.00	280
<b>FIXTURES:</b>	Incandescent	Flourescent	0.20			120
<b>SERVICES:</b>	Overhead	Underground				
<b>TEMPORARY SERVICE:</b>	Overhead	Underground				
<b>METERS:</b>	(Number of)					1.00
<b>MOTORS:</b>	(Number of)					2.00
<b>RESID/COMMER:</b>	Electric Units					1.00
<b>HEATING:</b>	Oil/Gas Units	Interior		Exterior		5.00
<b>APPLIANCES:</b>	Ranges	Cook Tops		Wall Ovens		2.00
	Insta-hot	Water Heaters		Fans		2.00
	Dryers	Disposals		Dishwasher		2.00
	Compactors	Spa		Washing Machine		2.00
	Others (denote)					2.00
<b>MISC. (# of):</b>	Air Cond (Window)					3.00
	Air Cond (Central)			Pools		10.00
	HVAC	EMS		Thermostat		5.00
	Signs					10.00
	Alarms/Resident					5.00
	Alarms/Commer					15.00
	Heavy Duty (CRKT)					2.00
	Alterations					5.00
	Fire Repairs					15.00
	Emergency Lights					1.00
	Emer Generators					20.00
	Circus/Carnival					25.00
<b>PANELS:</b>	Service	Remote		Main		4.00
<b>TRANSFORMER:</b>	0-25 Kva					5.00
	25-200 Kva					8.00
	Over 200 Kva					10.00

RECEIVED  
NOV 30 2012  
Dept. of Building Inspections  
City of Portland Maine

CBL: 350-B-26

**MINIMUM COMMERCIAL FEE: \$55.00**

**MINIMUM RESIDENTIAL FEE: \$45.00**

Brief Description of work:

**TOTAL DUE:**

\$ 4900

Minimum Light and outlets for new mud room + GARAGE ADDITION

**PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!**

**CONTRACTOR INFORMATION:**

Contractor Name: JEFF CHRETIEN Master License #: \_\_\_\_\_  
 Address: PO Box 248 Westbrook ME Limited License #: LM50017387  
 Telephone: 207-318-1109

Contractor Signature: [Signature]

**PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!**

R-3

Lannie



# 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>117 Regan Lane.</u>		
Total Square Footage of Proposed Structure/Area <u>520</u>	Square Footage of Lot <u>7575</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>350</u> Block# <u>B</u> Lot# <u><del>28</del> 26</u>	Applicant: (must be owner, lessee or buyer) Name <u>Linda MacDonald</u> Address <u>117 Regan Ln.</u> City, State & Zip <u>Port. 04103</u>	Telephone: <u>233-3420</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Francis R. MacDonald</u> Address City, State & Zip	Cost of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Snrg. Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage/House</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>20 x 26 Attached Garage</u>		
Contractor's name: <u>Charles B. Messer Builders</u> Email: <u>cmesser99@hotmail.</u> Address: <u>P.O. Box 1980 #</u> City, State & Zip <u>Portland, Me. 04104</u> Telephone: <u>207-252-7492</u> Who should we contact when the permit is ready: <u>Builder</u> Telephone: <u>→</u> Mailing address: <u>Above.</u>		

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.

and 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: [Signature] Date: 9-28-12

This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED  
SEP 28 2012  
Dept. of Building Inspections  
City of Portland, Maine



# Linda MacDonald

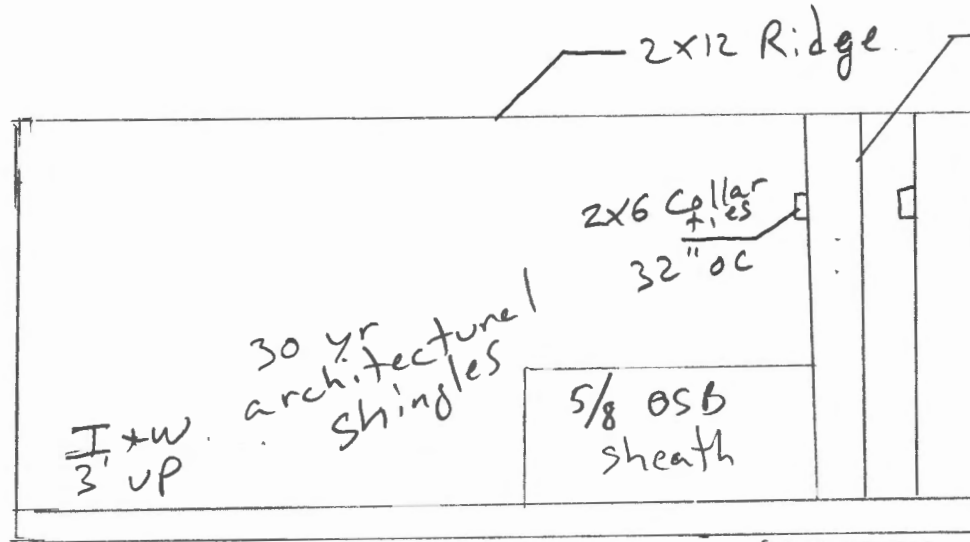
10/17/12

\*2x10" @ 16" o.c. 15'-7" (SPF#2) Max

\*Table R802.4(2) 2x10" @ 16" o.c. (SPF#2) 19'-10" Max

\*Uninhabitable attic w/ limited storage JGR

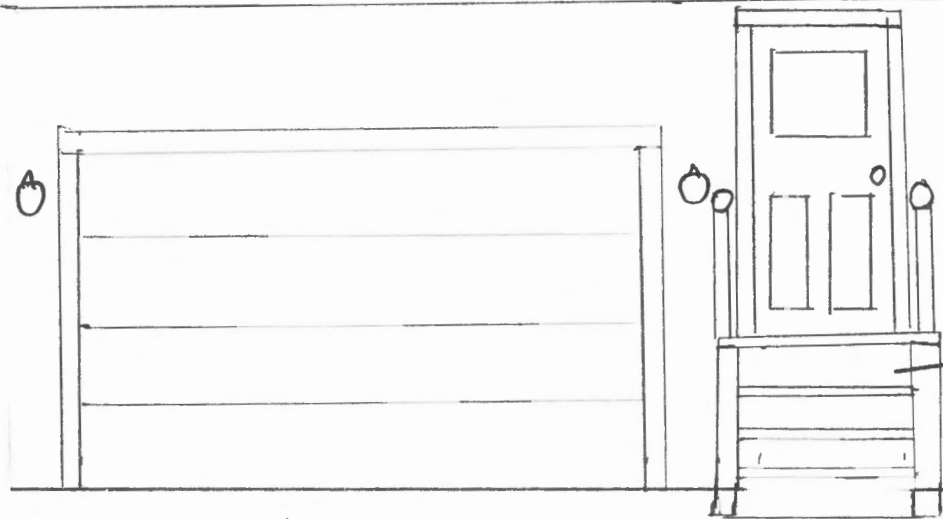
2x10 Rafter  
16" o.c.  
13' span



12' OHD Header

3-1<sup>3</sup>/<sub>4</sub> x 11<sup>3</sup>/<sub>8</sub> LVL

Front View

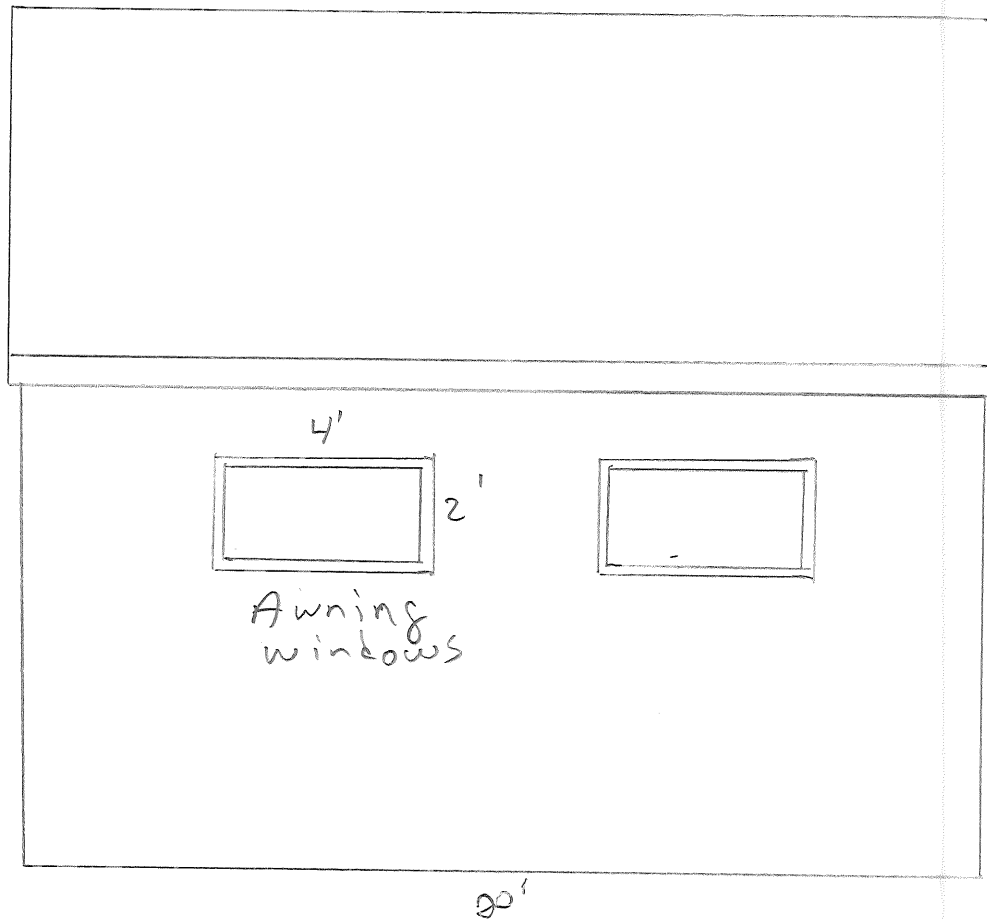


7.5" Rise  
11.5" Tread  
4" rail spacing

Scale 1/4" = 1'

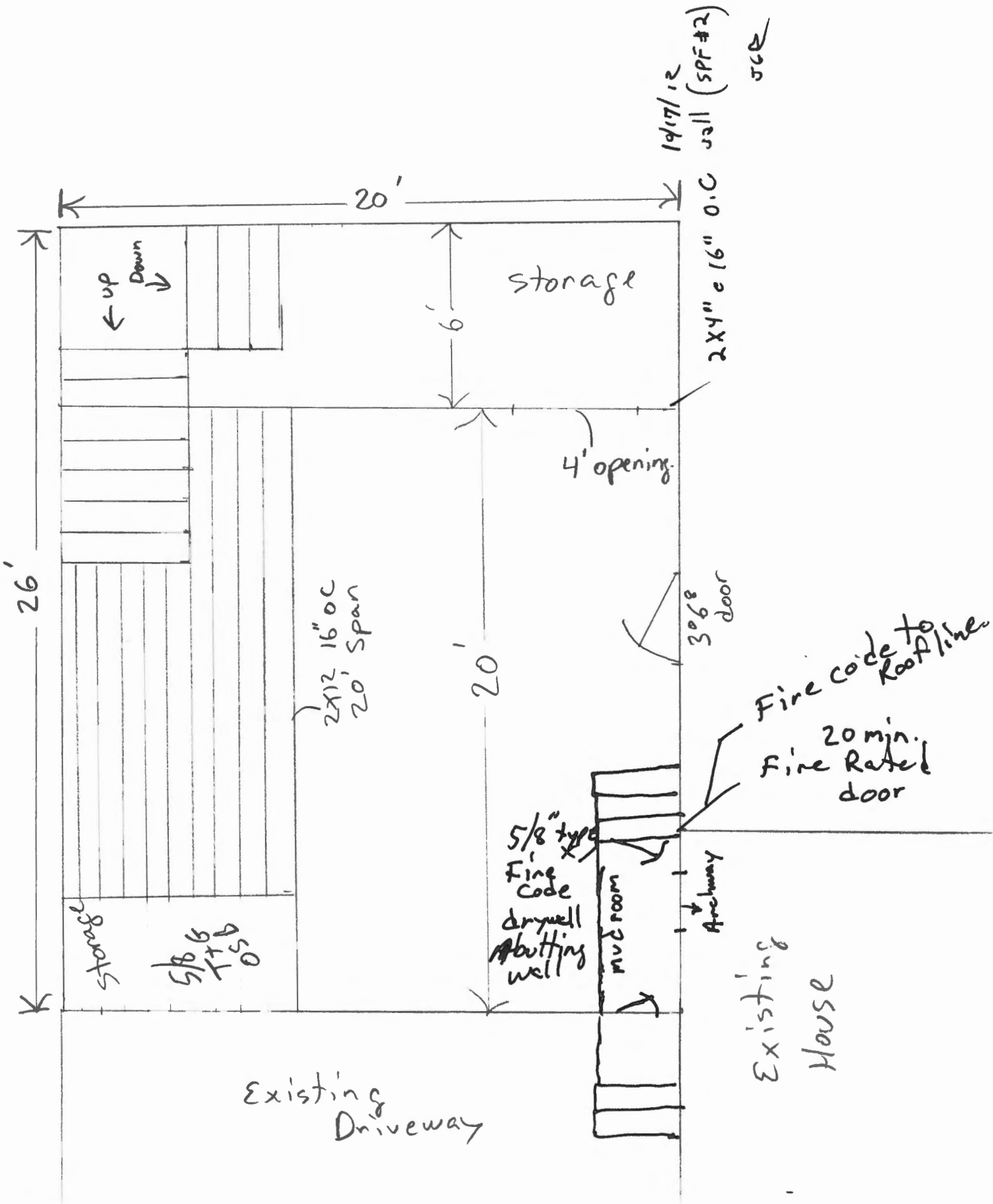
Foundation = 4' frost wall 8" thick  
4" Slab (16" Footing)  
8" Thick

10/17/12  
\* Anchor Bolt/ Straps  
Batts/ Spacing shall  
comply w Sec. R403.1.6



Rear View

Scale 1/4" = 1'



26'

20'

6'

20'

Storage

← up  
Down →

2x12 16" OC  
20' Span

4' opening

3'6" door

Fine code to  
Roofline  
20 min.  
Fire Rated  
door

5/8" type  
Fine  
Code  
drywell  
abutting  
well

MUD ROOM

Archway

Existing  
House

Existing  
Driveway

19/17/12  
2x4" e 16" O.C wall (SPF #2)  
JCR

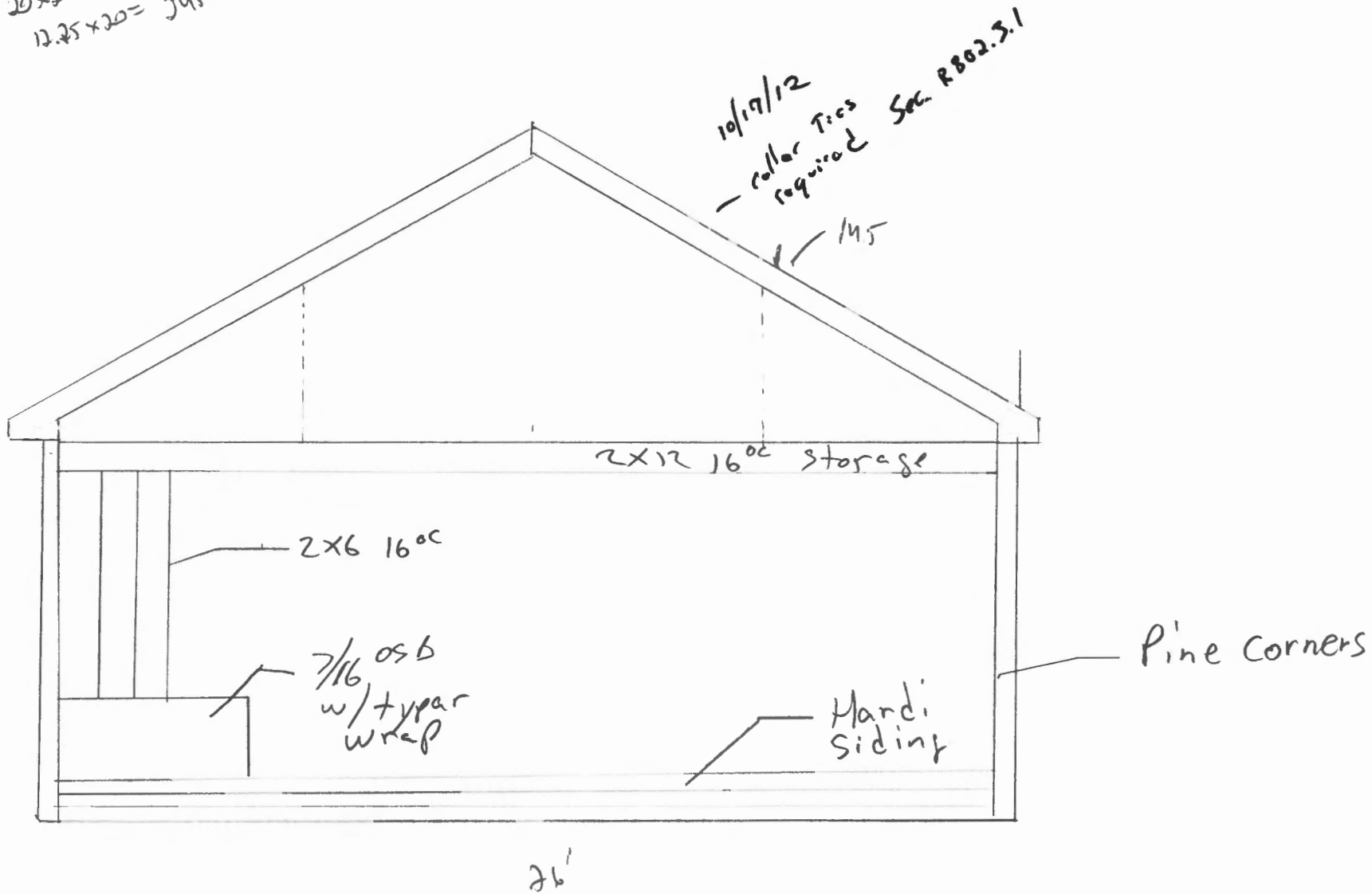
Storage

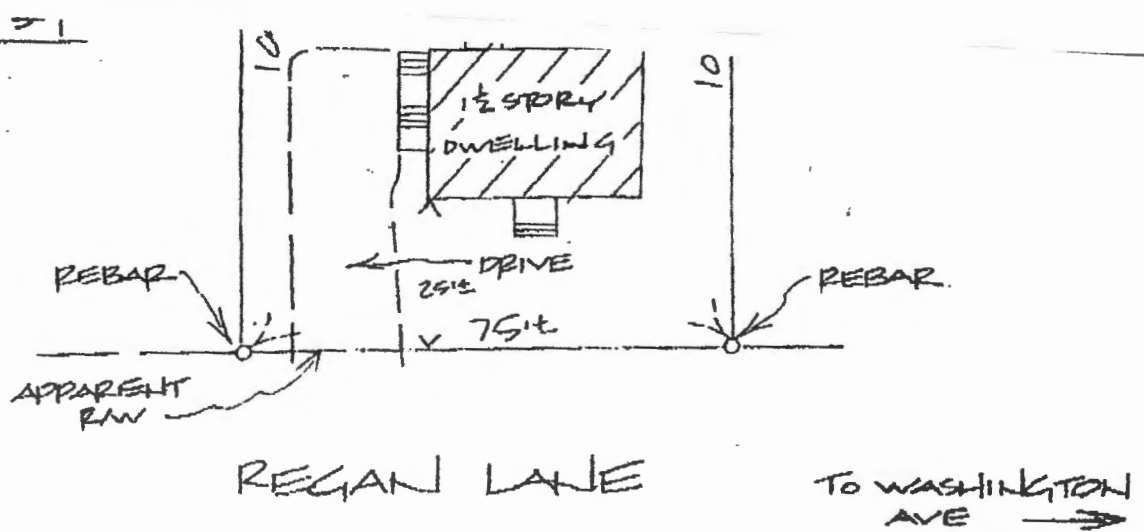
5/8  
T+B  
055

$20 \times 26 = 520$  -  $2 \frac{1}{2} \times 26 = 346$   
 $12.25 \times 20 = 245$

# Left Side

Scale  $\frac{1}{4}'' = 1'$





APPLICANT: FRANCIS R. MACDONALD  
 OWNER: DUPONT/DENEMOURS  
 LENDER: NORWEST MORTGAGE, INC.

REQUESTING PARTY: CUMBERLAND TITLE CO.  
 ATTORNEY: JAMES V. GRASSO  
 FILE No. 941008

CL-4818

**TITLE REFERENCES:**

DEED BOOK: 8445 PAGE: 61  
 PLAN BOOK: 147 PAGE: 2 LOT: 38  
 COUNTY: CUMBERLAND

**MUNICIPAL REFERENCE:**

MAP: 350 BLOCK: B LOT: 26

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.E.M.A. COMMUNITY MAP NO. 230051  
 PANEL: 00228 ZONE: C DATED: 07/15/92

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS: SEE PLAN FOR POSSIBLE APPURTENANCES.

**NADEAU & LODGE**  
 PROFESSIONAL LAND SURVEYORS  
 85 RACKLEFF STREET, PORTLAND, ME. 04103  
 TELEPHONE AND FAX: (207) 780-6613

*James V. Grasso*

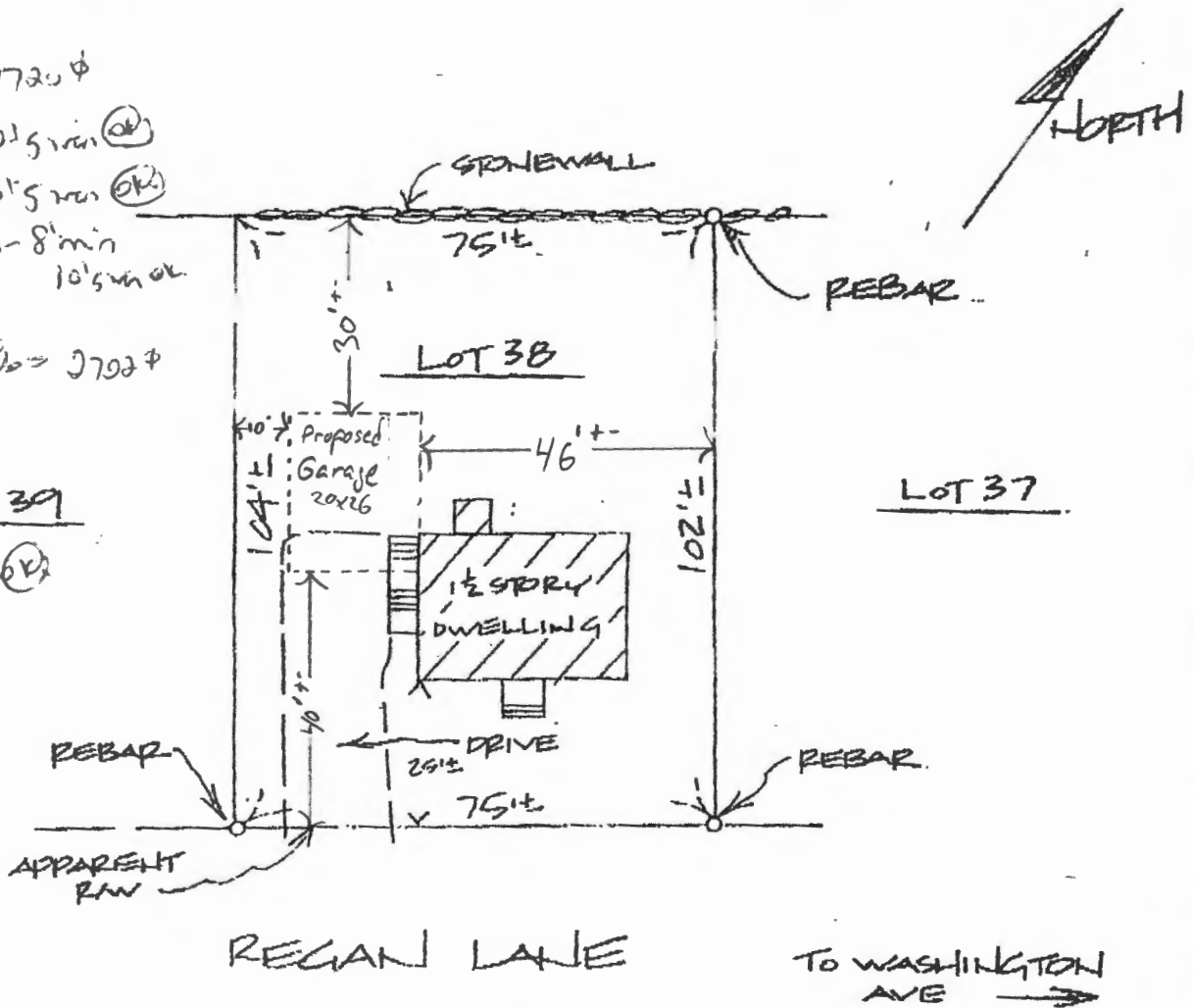
# FOR MORTGAGE LENDER USE ONLY

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ASSESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED BY THE BELOW LISTED TITLE COMPANY AND OR ATTORNEY AND ITS TITLE INSURER FOR MORTGAGE PURPOSES ONLY.

ADDRESS: 117 REGAN LANE  
PORTLAND, ME

INSPECTION DATE: 8, 1, 94  
SCALE: 1" = 30'

R-3 zone  
lot size - 7720 ±  
front 25' - 40' 5" min (OK)  
rear - 25' - 31' 5" min (OK)  
Side - 1 1/2 stories - 8' min  
10' 5" min OK  
lot coverage - 35% = 2702 ±  
house - 768  
deck - 224  
garage - LOT 39  
15120 ±



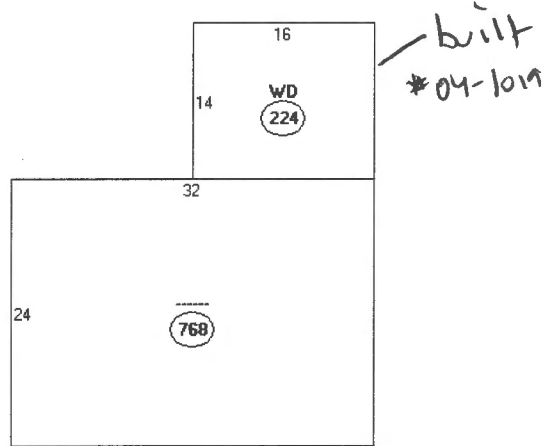
APPLICANT: FRANCIS R. MACDONALD  
OWNER: DUPONT/DENEMOURS  
LENDER: NORWEST MORTGAGE, INC.

REQUESTING PARTY: CUMBERLAND TITLE CO.  
ATTORNEY: JAMES V. GRASSO  
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CL-4818

TITLE REFERENCES:  
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--- 147 PAGE: 2 LOT: 38

**NADEAU & LODGE**  
PROFESSIONAL LAND SURVEYORS  
85 RACKLEFF STREET, PORTLAND, ME. 04103  
TELEPHONE AND FAX: (207) 780-6613



Descriptor/Area

A: -----  
768 sqft  
B: w/D  
224 sqft