

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

Location of Construction: *** 312 Palmer Ave 04103		Owner: Richard McCallum		Phone: 878-0756		Permit No: 990973	
Owner Address: saa		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: owner		Address:		Phone:		Permit Issued: ISSUED SEP 10 1999	
Past Use: Single family dwelling		Proposed Use: name		COST OF WORK: \$ 3,200.00		PERMIT FEE: \$48.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 1-3 Type: 5B	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Shed dormer on rear of home				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL 353-D-003	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>ok 9/9/99</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: <i>Una</i>		Date Applied For: September 2, 1999		Signature: _____		Date: _____	

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..

*****Please mail permit to:
Richard McCallum
312 Palmer St. Ave.
Portland, ME 04103

**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

September 2, 1999

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

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

BUILDING PERMIT REPORT

DATE: 2/28/19 ADDRESS: 312 Palmer Ave. CBL: 353-D-903

REASON FOR PERMIT: To Construct dormer

BUILDING OWNER: Richard McCallum

PERMIT APPLICANT: _____ /Contractor Owner

USE GROUP R-3 CONSTRUCTION TYPE 51B

The City's Adopted Building Code (The BOCA National Building Code/1996 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 are met: X 1 # 31

Approved with the following conditions: _____

X1 This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

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) **ALL LOT LINES SHALL BE CLEARLY MARKED**

BEFORE CALLING.

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 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)
4. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
5. Precast must be taken to protect concrete from freezing. Section 1908.0
6. 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.

7. 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)

X9 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 & NFP A 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.

X11 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 34" 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)

X12 Headroom in habitable space is a minimum of 7'6", (Section 1204.0)
X13 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

X15 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)

**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 310-514 City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 312 Palmer Ave Portland 04103

Tax Assessor's Chart, Block & Lot Number	Chart# <u>353</u> Block# <u>D</u> Lot# <u>003</u>	Owner: <u>Richard McCallen *</u>	Telephone#: <u>878-0756</u>
Owner's Address:	<u>312 Palmer Ave Portland</u>	Lessee/Buyer's Name (If Applicable)	
Proposed Project Description: (Please be as specific as possible)	<u>Shed dormer on rear of house 2 1/4' dormer on front of house</u>		
		Cost of Work: <u>\$ 3200</u>	Fee <u>\$48</u>

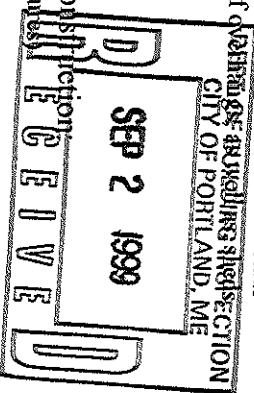
Contractor's Name, Address & Telephone: Snodgrass Family House Rec'd By: WB

- 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 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, porches, 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.



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: 9/2/99

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
O:\INSP\CORRESP\INUGENT\PAADSPD.WPD

3 tab Asphalt roof Shingles

Gore Ice + Watershield

1/2" CDX Plywood

2"x10" rafters 16" o.c.

13'

2x10@16 o.c.

3 tab Asphalt roof shingles

Gore Ice + Watershield

1/2" CDX Plywood

2"x6" rafters 16" o.c.

1 Anderson Narrowline Window

in middle of each front dormer

New
Rear shed
dormer

Existing

New
A' Dormer

3 Anderson Narrowline windows

Spaced evenly across 32' dormer

1/2"x6" cedar Clapboards

Tyvek wrap

1/2" OSB Sheathing

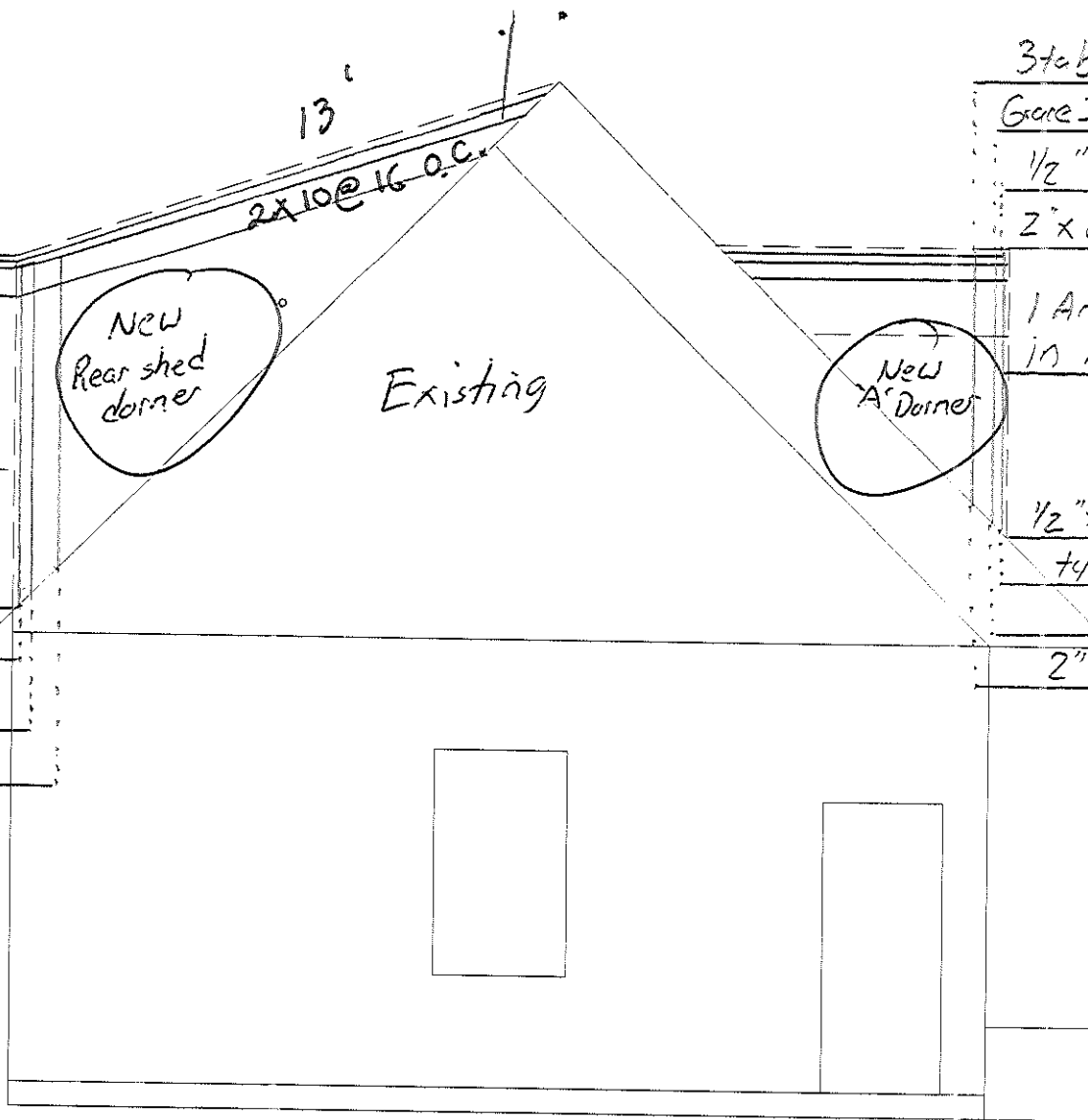
2"x6" studs 16" o.c.

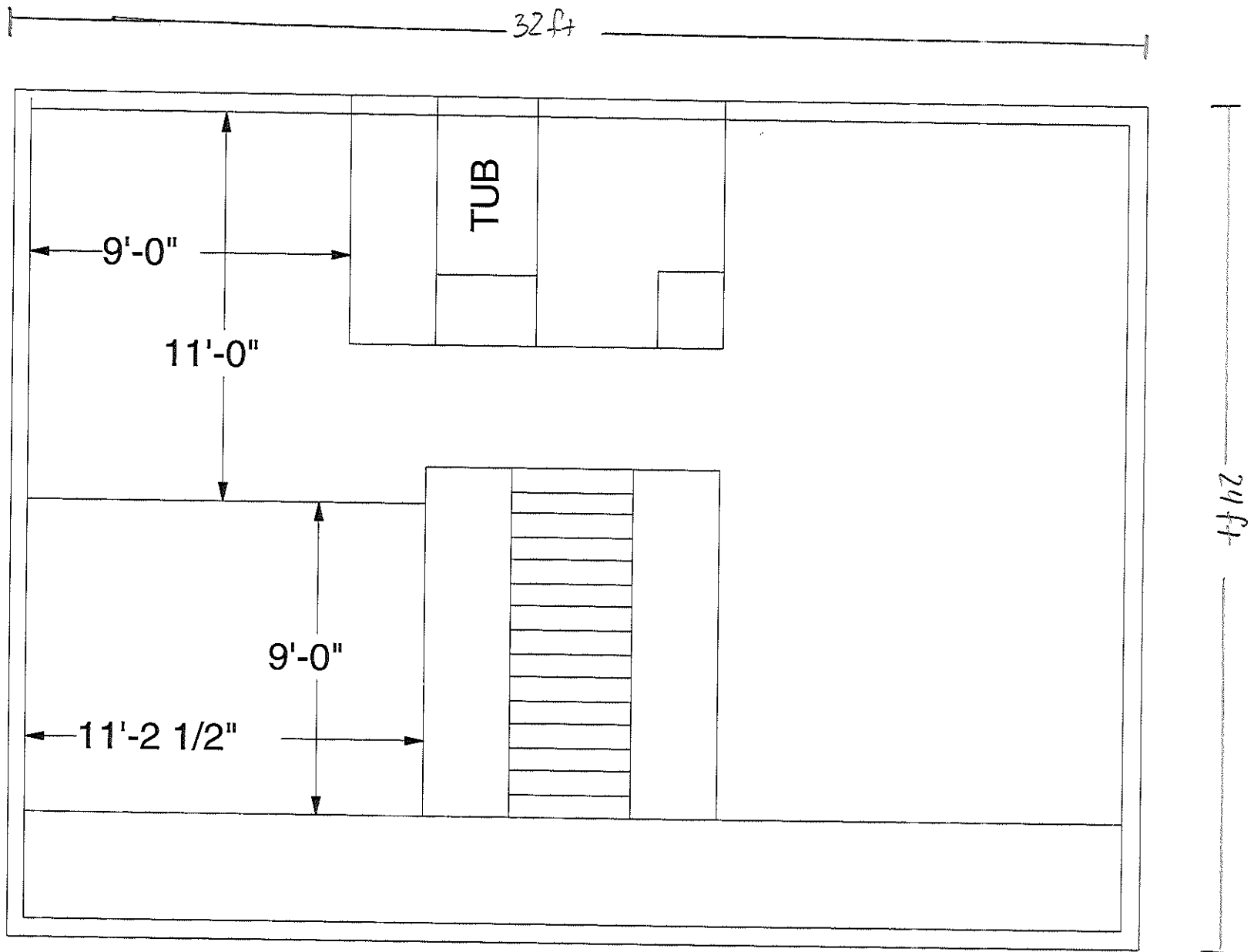
1/2"x6" cedar Clapboards

tyvek wrap

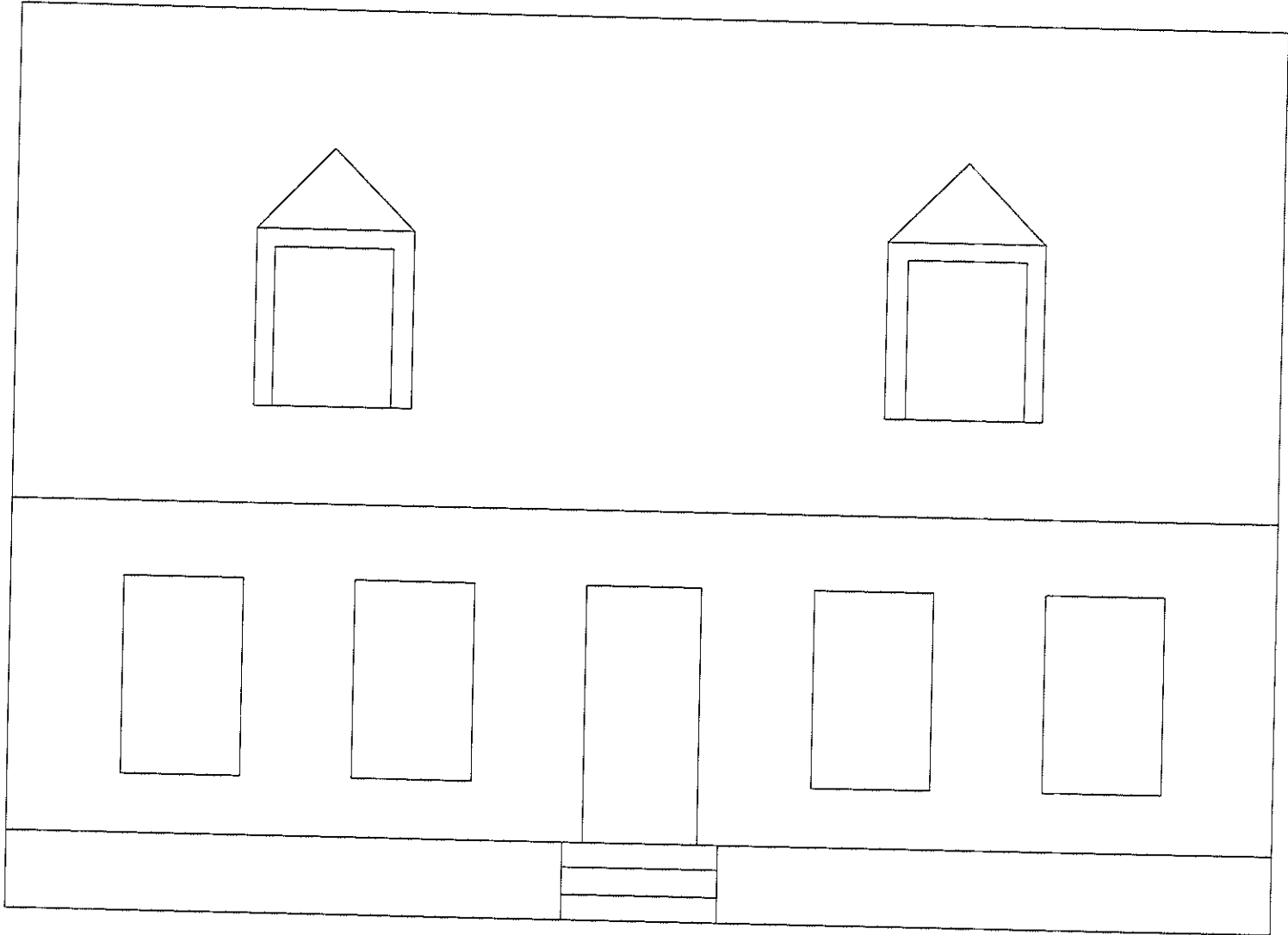
1/2" OSB Sheathing

2"x6" studs 16" o.c.





front



32 ft



CITY OF PORTLAND

September 10, 2001

Mr. David Pino
1 Two Rod Road,
Scarborough, ME 04074

RE: Fill Permit/324 Palmer Ave.
(ID#2001-0222, CBI#353D005001)

Dear applicant:

On September 10, 2001, the Portland Planning Authority granted approval for a permit to commence filling at the 324 Palmer Avenue location. Attached are the conditions of approval for this fill permit:


The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Erosion Control/Silt Fence will be installed around all areas of fill, as shown on the approved site plan.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
3. Filling/grading must conform to the City of Portland Guidelines (see attached).


If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
✓ Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Approval Letter File

- 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. 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)
- 20. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 21. The Sprinkler System shall maintained to NFPA #13 Standard.
- 22. 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)
- 23. 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".
- 24. 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.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 26. 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.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. 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)
- 30. Please read and implement the attached Land Use Zoning report requirements. *By Permit in Final by - No additional 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. Added.*
- 31. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 32. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 33.
- 34.
- 35.
- 36.
- 37.
- 38.


 P. Santner, Building Inspector
 I.T. McDonnell, PFD
 Marge Schneckel, Zoning Administrator

PSH 7/24/99

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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

Pino David M
Applicant
1 Two Rod Rd, Scarborough, ME 04074
Applicant's Mailing Address

2001-0222
Application I. D. Number
09/04/2001
Application Date
Lot # 60 Palmer Ave.
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Address of Proposed Site
324 - 324 Palmer Ave, Portland, Maine
353 D005001
Assessor's Reference: Chart-Block-Lot
Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **300 cubic yards**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____
Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic/Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review _____ Date **09/05/2001**

DRC Approval Status: Reviewer **Jay Reynolds**

- Approved Approved w/Conditions See Attached Denied
- Approval Date **09/10/2001** Approval Expiration **09/10/2002** Extension to _____ Additional Sheets Attached
- Condition Compliance **Jay Reynolds** signature _____ date **09/10/2001** _____ date _____

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____ expiration date _____

Building Permit Issue _____ date _____ amount _____ expiration date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ signature _____

Final Inspection _____ date _____ signature _____ expiration date _____

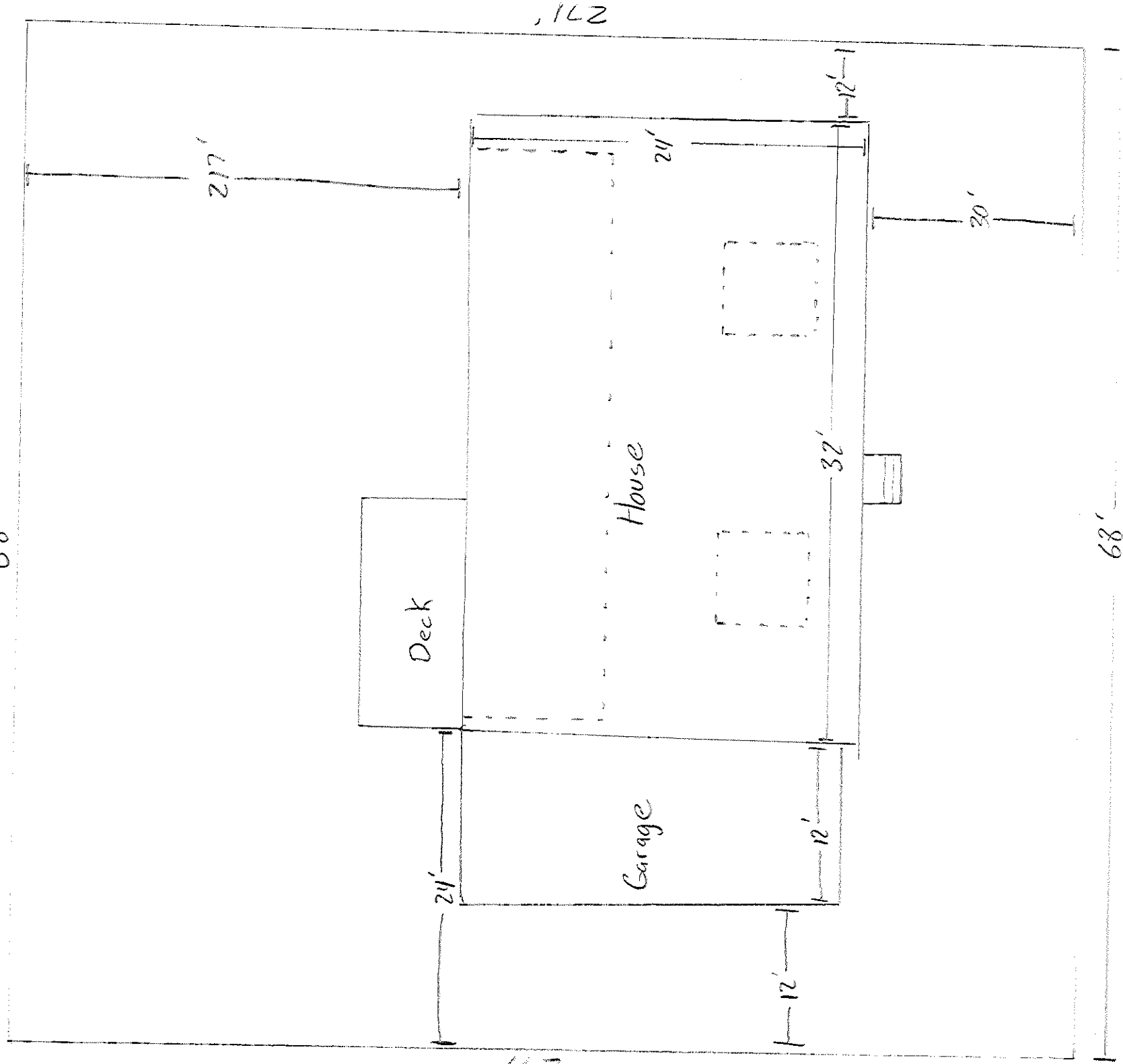
Certificate Of Occupancy _____ date _____ signature _____ expiration date _____

Performance Guarantee Released _____ date _____ amount _____ expiration date _____

Defect Guarantee Submitted _____ date _____ signature _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____ expiration date _____

68'



162

217'

Deck

24'

Garage

12'

House

12'

32'

24'

30'

68'

Solid lines represent the existing structure. Dashed lines represent the additions to the roof for the rear shed dormer and front 'A' dormers.

162

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND
NOTICE OF INTENT TO PROSECUTE

April 27, 2001

Mr. Leo Caquette
305 Palmer Avenue
Portland, Maine 04103

RE: 305 Palmer Avenue
CBL: 353-E-012

Certified MAIL 7000 10100000307162358

Dear Mr. Palmer,

An evaluation of your property at 305 Palmer Avenue on April 27, 2001 at 10:05 a.m. by Kevin Carroll revealed that the structure and premises fails to comply with section 107.1 of the Building Code of the City of Portland, BOCA 1999.

A deck and hot tub were constructed/installed without permits. On January 2nd, 2001 you were notified by the Zoning Administrator to remove these items.

All referenced violations must be corrected within 5 days of this notice. A re-inspection of the premises will occur on May 4, 2001, at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because the violations were not corrected within the first correction period, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to May 4, 2001. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact this office, if you wish to discuss the matter or have any questions at 874-8708.

Sincerely,

Kevin W. Carroll
Code Enforcement Officer