

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

Location of Construction: 1916 Washington Ave		Owner: Carabia, Nancy		Phone: 878-3520		Permit No: 951232	
Owner Address: SAA Ptd, ME 04103		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Tony Triglioni		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> NOV 22 1995 </div> CITY OF PORTLAND </div>	
Past Use: 1-lan		Proposed Use: None w/sunporch		COST OF WORK: \$ 8,000.00 PERMIT FEE: \$ 60.00			
Proposed Project Description: Construct Sunporch (10 x 28)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>13</i> Type <i>5B</i> <i>BOCAG</i>		Zone: <i>13</i> CBL: 370-A-011	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Nary Gresik		Date Applied For: 16 November 1995					

1. This permit application doesn't 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 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 *Nancy Carabia* ADDRESS: _____ DATE: 16 November 1995 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

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]*

CEO DISTRICT 7

Call Nancy at 878-3520

D. J. [Signature]

COMMENTS

11-28-95 no work yet 12-6-95 (no work)

1-19-96 no work

2-16-96 " "

2-26-96 " " / 4-23-96 Excavation in progress / 4-25-96 Figs in progress 10" x 18"

Setbacks appear OK

4-29-95 Figs poured OK pp / Foundation walls poured (8") x 5'-6" height

5-6-96 - clear to backfill

5-20-96 Root Rattlers 2x8 16" oc / 2x6 floor joist @ front porch 5'-8" span (OK framing)
+ 4 Sky lites

8-26-96 Close X

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 21/100/95 ADDRESS: 1916 Washington Ave
REASON FOR PERMIT: To Construct Sun porch (10' x 28')
BUILDING OWNER: Nancy Carabia
CONTRACTOR: Tony Trigliozzi APPROVED: *1
PERMIT APPLICANT: _____ DENIED: _____

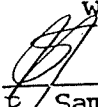
CONDITION OF APPROVAL OF ~~DENIAL~~

- X 1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
11. 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


 P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Nancy Carabia
Address: 1916 Washington Ave
Assessors No.: 370-A-11

Date:

CHECK LIST AGAINST ZONING ORDINANCE

Date - 1938 originally

Zone Location - R-2

Interior or corner lot -

Use - Sun porch 10x28

Sewage Disposal - city

Rear Yards - 25' req - 97' shown

Side Yards - 12' req - 21' shown

Front Yards - 25' req - 47' shown

Projections -

Height - 1 story

Lot Area - 9,034[#] shown on assessors

Building Area - MAX 20% lot coverage = 1806.8[#]

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning -

Flood Plains -

$$\begin{array}{r} 23 \times 33 = 759\# \\ \text{New} \\ 10 \times 28 = 280 \end{array}$$

1039[#]

EXISTING HOUSE

2x8 Rafters 16' OC

2x6 ROOF RAFTERS
APPROX 5 PITCH
16'-0" O.C.

PROPOSED SUN PORCH

3-2x8 W/PLYWOOD BEAM

4x4 BEAM POST
112" O.C.

2x8 FLOOR JOIST
16'-0" O.C.

28'-0"

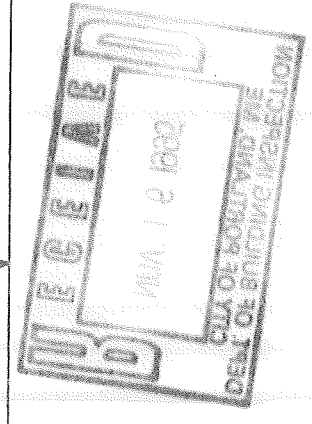
28' X 6' GLASS WALL
4'-0"

PROPOSED SUN PORCH ADDITION FOR NANCY CHARBIA

PROPERTY LINE

- SPECIFICATIONS:
1. 2x6 WALL FRAMING
 2. 2x6 ROOF RAFTERS
 3. 2x8 FLOOR JOIST
 4. 3/4" 1x4 UNDERLAYMENT SUBFLOOR
 5. 5/8" PLYWOOD ROOF
 6. ALL FRAMING 16'-0" O.C.

4' front wall
8" wide
cylindrical 16' 1



WINSTON AVENUE

11'-0"

10'-12"

10'-0"

9'-0"

PROPERTY LINE

RPPLST6 CANA Real Property System - Residential Display 11/20/95
 RPP092 Parcel Id: 370- - A-011-001 01/01 Acct: C0664297 15:17

Property Address 1916 WASHINGTON AVE
 Owner Name1 CARABIA NANCY A (1, f, 1)
 Name2
 Address 1916 WASHINGTON AVE
 City/State/Zip PORTLAND ME 04103

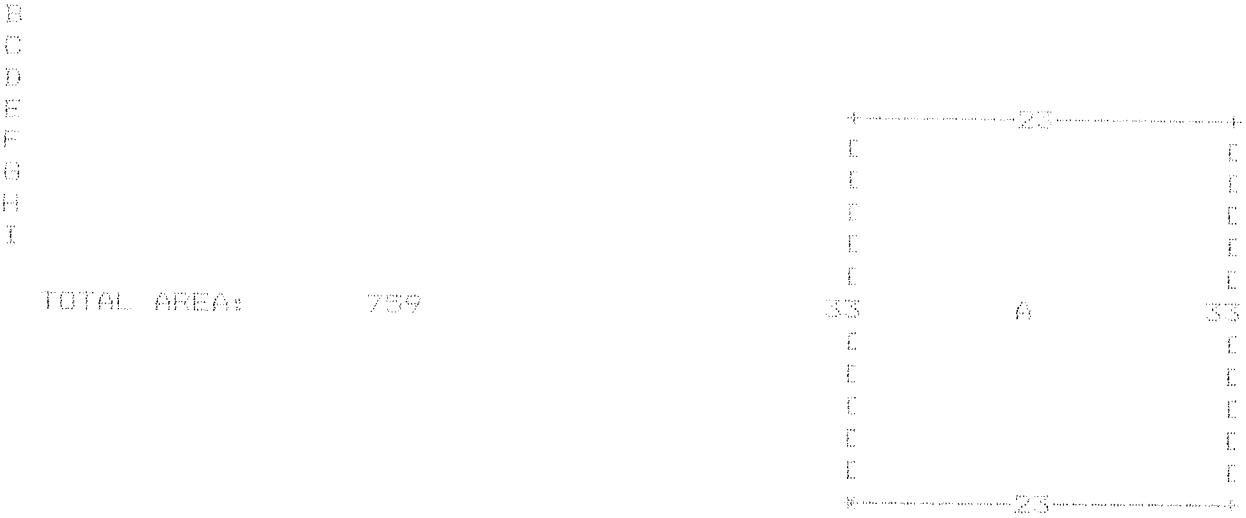
Entrance Code 5 Land Use 11 # of Units 1

Route 30 Zone R2 Nhd 104 District 7 Traffic 2
 Utilities 2 3 Desc 370-A-11 Total Sq Ft
 WASHINGTON AVE Living Area 759
 1920-1924
 9034 SF

House Style 11 Year Built 1938 Total Rms 04 Total Bedrms 02
 Baths Full 1 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4
 Attic 1 Phy Cond 2 CDU AV Heating Type 2 4 2 Wood/Coal Burn 0
 Next Screen [_

RPPLST7 CANA Real Property System - Residential Display 11/20/95
 RPP095 Parcel Id: 370- - A-011-001 01/01 Acct: C0664297 15:17

LWR 1ST 2ND 3RD AREA
 A MAIN STR 0759



Return [_