

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

Location of Construction: 64 Lester Street Drive		Owner: Sue Baker & Pam Burnside	Phone: 797-4177	Permit No: 000343
Owner Address: SAA		Lessee/Buyer's Name: N/A	Phone: N/A	
Contractor Name: *** Sewall Associates Inc		Address: **P.O. box 6610 Portland, ME 04103		COST OF WORK: \$ 17,600 PERMIT FEE: \$ 132.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <u>A3</u> Type <u>5A</u> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>
Past Use: 1-Family		Proposed Use: Same		
Proposed Project Description: Build 10 x 10 connector between garage and house.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: ub		Date Applied For: 4-13-00		

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 OF APPLICANT	ADDRESS:	DATE: 4-13-00	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		

PERMIT ISSUED WITH REQUIREMENTS

SEWALL ASSOCIATES, INC.
P.O. BOX 6610
PORTLAND, ME 04103

TELEPHONE: 207-774-4755
FAX: 207-774-5448

DATE 4-25-00

FACSIMILE TRANSMITTAL

NAME OF RECIPIENT: KEVIN CARROLL

COMPANY NAME: CITY OF

RECIPIENT'S FAX NUMBER: 207-4-8776

REGARDING PROJECT (NAME): 64 WESTER

FROM: STEPHEN SEWALL

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET) 3

DEAR KEVIN,

I'VE PULLED OUT THE HOLD. I AM PROVIDING
THE LETTER DETAILING HOW WE WOULD LIKE THE
YOU WERE CONSULTED ADDITIONAL FROM THE
AND GARDEN STAIRCASE.

If you do not receive all pages indicated, please let us know as soon as possible.

Thank you

SP/PP/ak

OK

SP

SPI **SHELLEY ENGINEERING, INC.**
STRUCTURAL CONSULTANTS

April 26, 2000

Stephen Sewall
Sewall Associates
P. O. Box 6610
Portland, Me 04103

Attention: Mr. Steve Sewall

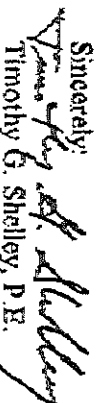
Subject: 64 Lester Street, Portland, Maine

I am writing to you to describe a means of constructing the proposed 10'x10' connector between an existing home and existing garage, located at 64 Lester St., Portland. The garage is founded on a floating slab. Due to lack of frost protection provided by the floating slab, the garage could raise and lower slightly with soil expansion and contraction.

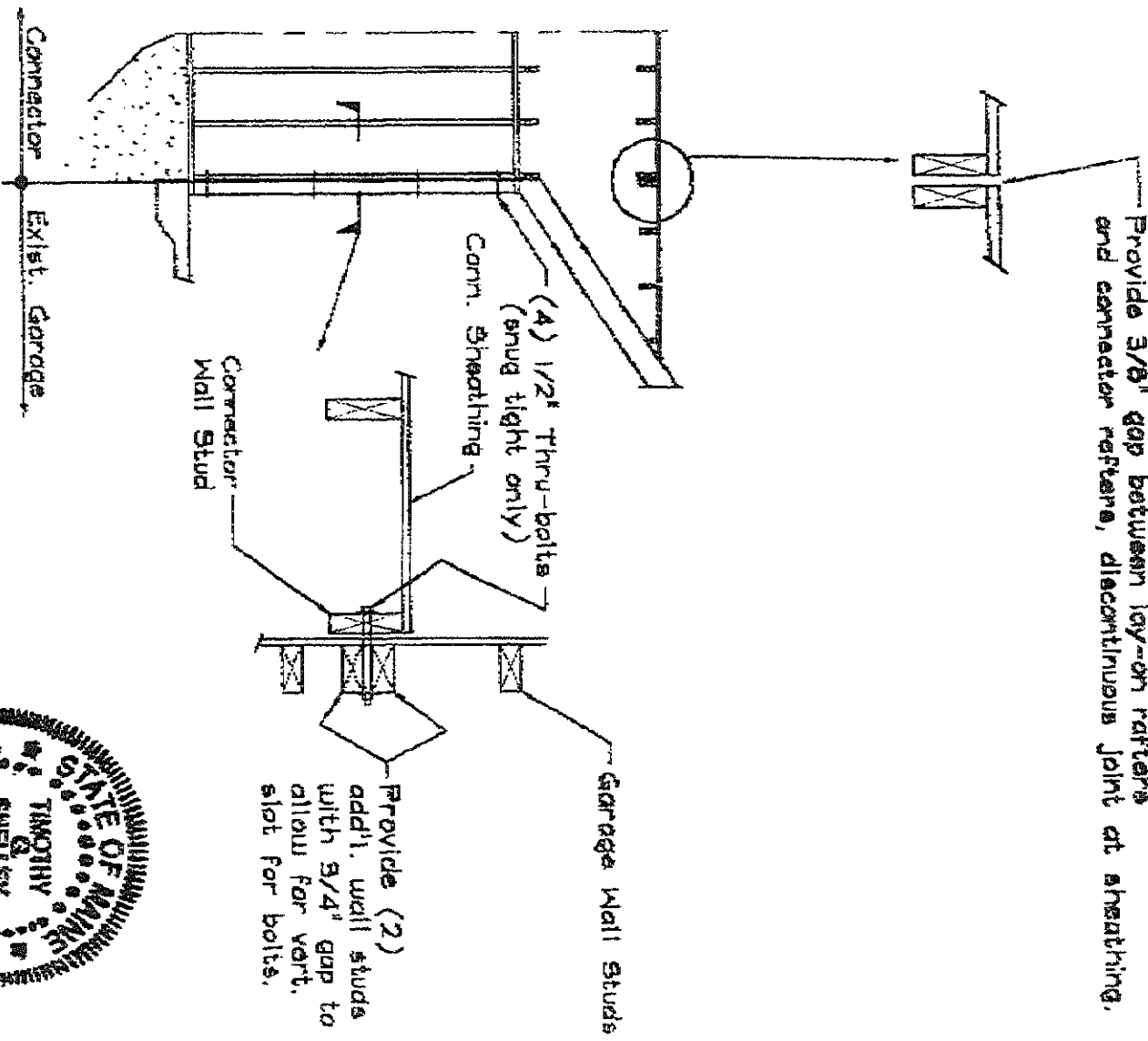
Due to this condition, the connector should be isolated from the garage in order to allow vertical movement to occur. A horizontal connection between the connector and the garage will be required in order to stabilize the end of the connector from horizontal movement (due to wind).

In order to provide the separation between the two buildings to allow for vertical movement, the following construction details need to be implemented.

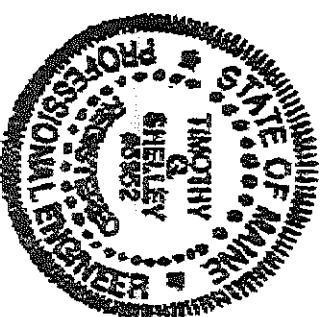
- 1.0) Construct the connector walls on concrete frost walls. Isolate the frost walls from the garage foundation by providing a 1/2" compressible filler between the new and existing concrete.
- 2.0) Build the lay-on framing of the connector roof directly on the garage roof framing. Where the connector roof meets the lay-on framing, stop and start the roof framing and sheathing, leave a 3/8" gap between the two. I recommend installing ice and water-shield over this gap, from eave to eave. The roof shingles can then span the gap.
- 3.0) Where the connector wall studs meet the garage wall a detail for allowing vertical movement, but preventing horizontal movement is required. This can be accomplished in the means in which the two are attached. I recommend bolting the connector wall to the garage wall, placing the bolts in vertically slotted holes. The holes will permit vertical movement, but not horizontal movement. I have attached a sketch illustrating these concepts.

Sincerely,

Timothy G. Shelley, P.E.

Provide 3/8" gap between joist-on rafters and connector rafters, discontinuous joint at sheathing.



PAPER WALL ELEVATION
Scale: 1/4" = 1'-0"



SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04098 PHONE (607) 854-6465 FAX (207) 854-8708	CONNECTOR ADDITION AT 64 LESTOR ST. PORTLAND, MAINE		
	Proposed By YES	Date 4/26/00	Project No. SK-1
Checked By TCS	Status NOTED	Scale 2000-119	

BUILDING PERMIT REPORT

DATE: 13 APRIL 2008 ADDRESS: 64 Lester Drive CBL: 371-B-994

REASON FOR PERMIT: To Construct a 10'x10' connector between g/s.

BUILDING OWNER: Baker / Barnside

PERMIT APPLICANT: CONTRACTOR Sewall Assoc. Inc

USE GROUP: A-3 CONSTRUCTION TYPE: 5-3 CONSTRUCTION COST: 17,600 PERMIT FEES: 132.00

The City's Adopted Building Code (The BOCA National Building code/1999 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: *1 *2 *3 *4 *5
*22 *34 *36

- X 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- X 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
- X 4. 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
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
- X 8. 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/1999)
9. 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 & NPPA 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.
11. 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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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
15. 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 (118mm) 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 1010.4)
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)

A 1/13/08

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/1999), 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
 20. 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)
 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
 23. 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/1999)
 24. 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".
 25. 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.
 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawli spaces & attics).
 27. 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.
 28. All requirements must be met before a final Certificate of Occupancy is issued.
 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
 30. 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)
 31. Please read and implement the attached Land Use Zoning report requirements.
 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
 33. Bridging shall comply with Section 2305.16.
 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- IF THE GARAGE IS NOT ON A TRAIL WALL OR FULL FOUNDATION THE CONNECTOR SHALL BE DESIGNED AND PRIVATE NO WORK IS TO BE DONE UNTIL THIS DESIGN HAS BEEN SUBMITTED AND APPROVED. THE DESIGN SHALL BE DONE BY A STRUCTURAL ENGINEER.*


 P. Samuel Hoffes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuekel, Zoning Administrator

PSH 12600

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

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

***** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 14.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

SEWALL ASSOCIATES, INC.
P.O. Box 6610
PORTLAND, MAINE 04103
(207) 774-4755
FAX (207) 774-5448

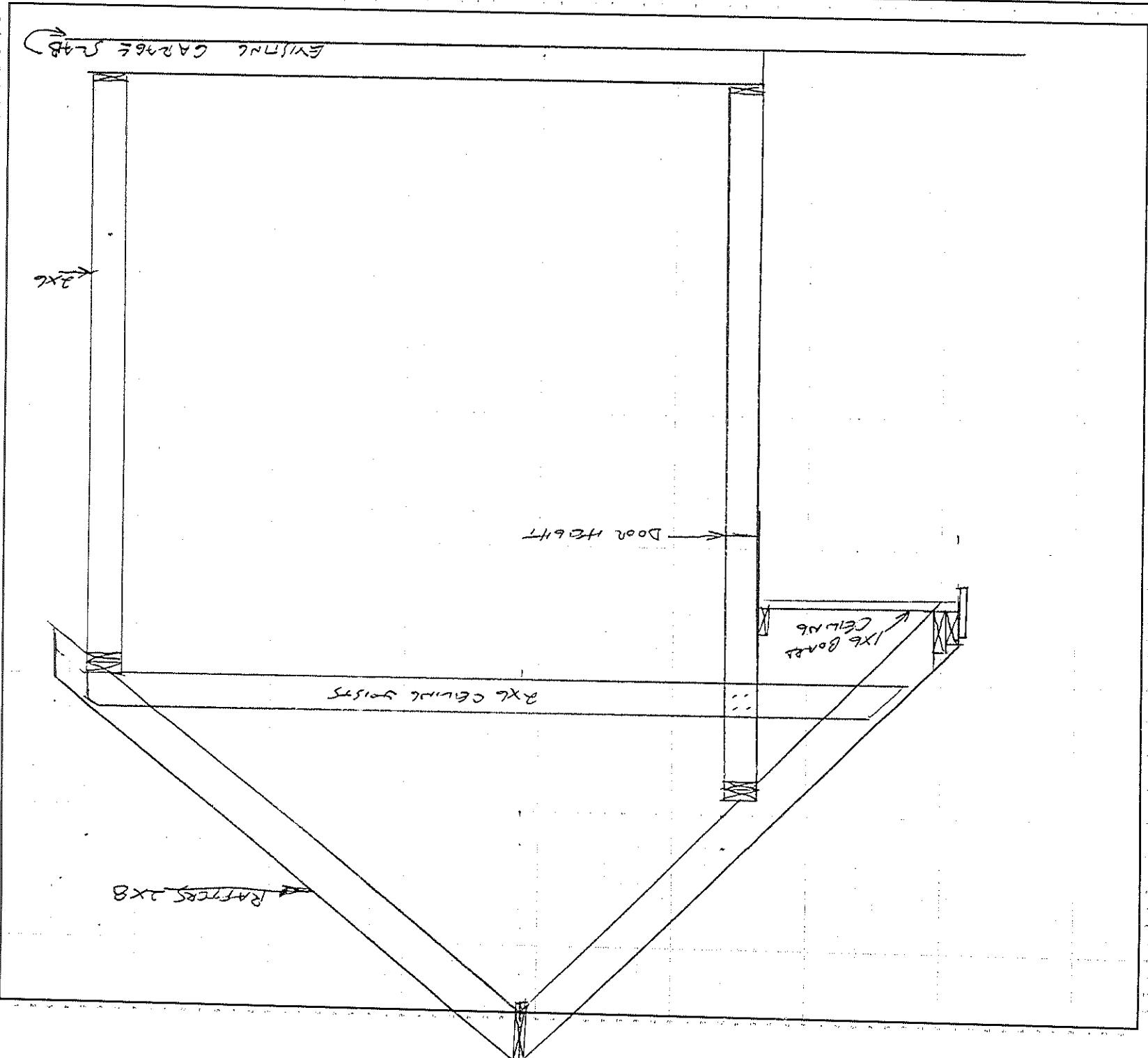
JOB 64 LESTER ST - SECTION

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE 1/2" = 1'



**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 owns 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: 64 LESTER STREET

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>371</u> Block# <u>B</u> Lot# <u>004</u>	<u>SUE BAKER</u>	<u>797-4177</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee
<u>64 LESTER STREET</u>	<u>_____</u>	<u>\$17,600 \$132</u>

Proposed Project Description: (Please be as specific as possible)

BUILD 10'x10' CONNECTION BETWEEN GARAGE AND HOUSE

Contractor's Name, Address & Telephone
SENATE ASSOCIATES INC. PO BOX 6610 PORTLAND ME 04103 Rec'd By: CLS

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- 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 State of Maine Plumbing Code.
 - All Electrical Installation must comply 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 all other buildings on the property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, awnings, sheds, 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.

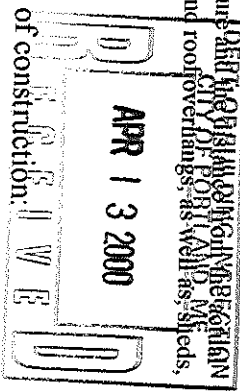
Certification

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/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: _____

Date: 4-13-00

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
C:\NISP\CORRESP\MIND\GEN\TABADSPD.WPD



ELECTRICAL PERMIT

City of Portland, Me.

S/P/S/W



Ⓟ

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 5/27/06
 Permit # 433
 CBL# 271-B-004

SITE LOCATION: 67 Lester Ave

OWNER Sue Baker TENANT _____

					TOTAL EACH FEE
OUTLETS	Receptacles	6	Switches		.20
FIXTURES	Incandescent	6	fluorescent		.20
			Strips		
SERVICES	Overhead		Underground	TTL AMPS	15.00
	Overhead		Underground	>800	25.00
Temporary Service	Overhead		Underground	TTL AMPS	25.00
METERS	(number of)				25.00
MOTORS	(number of)				1.00
RESID/COM	Electric units				2.00
HEATING	oil/gas units		Interior	Exterior	1.00
APPLIANCES	Ranges		Cook Tops	Wall Ovens	5.00
	Insta-Hot		Water heaters	Fans	2.00
	Dryers		Disposals	Dishwasher	2.00
	Compactors		Spa	Washing Machine	2.00
MISC. (number of)	Others (denote)				2.00
	Air Cond/win			Pools	3.00
	Air Cond/cent			Thermostat	10.00
	HVAC		EMS		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
INSPECTION:	MINIMUM FEE/COMMERCIAL	35.00	TOTAL AMOUNT DUE		25.00
	Will be ready		MINIMUM FEE		25.00
	or will call				35.00

CONTRACTORS NAME Dwayne Leonard MASTER LIC. # _____
 ADDRESS 859 Park St Westbrook LIMITED LIC. # 16709
 TELEPHONE 859-2624
 SIGNATURE OF CONTRACTOR [Signature]

COMMENTS:

4/25/00 Hole dug - no frost wall on foundation under spigot - with hole to
 four engineered concrete done by design professional per spec. 36 of
 C.A.B. approval. Noted Mr. Seale via page 228-291 & noted his security
 @ 774-4755 - No comment passed until in compliance w/ spec #36 P
 4/25/00 Called w/ Mr. Seale - he will be forwarding the documents required under #36 P
 4/27/00 documents rec'd, forwarded to P.S.H. for review (1) 4/27/00 #36 approved by P.S.H.
 5/1/00 - Framing - OK

Inspection Record	Type	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		