

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

Location of Construction: 32 Auburn Street		Owner: **** Ruth Libby		Phone: 797-5261		Permit No: 101051	
Owner Address: *** 252 Virginia Street Portland		Lessee/Buyer's Name: 04103		Phone:		BusinessName:	
Contractor Name: Bob Pawloski		Address: 797-6252		Phone:			
Past Use: Dairy icecream bar		Proposed Use: same		COST OF WORK: \$ 20,000		PERMIT FEE: \$ 144.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 30 BOCA99 Signature: <i>[Signature]</i>	
Proposed Project Description: renovations to roof etc see plans				Signature:		Date:	
Permit Taken By: K		Date Applied For: Sept 1 2000 K					

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:

SEP 20 2000

Zone: *[Handwritten]* CBL: 375-E-001
 Zoning Approval: *[Handwritten]*
 Special Zone or Reviews:
 Shoreland *[Handwritten]*
 Wetland
 Flood Zone
 Subdivision
 Site Plan, maj minor mm
See site plan sketch
 Zoning Appeal
 Variance *[Handwritten]*
 Miscellaneous *[Handwritten]*
 Conditional Use
 Interpretation *[Handwritten]*
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *[Handwritten Signature]*

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

Sept 1 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT 2

BUILDING PERMIT REPORT

DATE: 2 Sept. 2000 ADDRESS: 32 Auburn St. CBL: 375-E-001

REASON FOR PERMIT: New roof, New concrete pad

BUILDING OWNER: Ruth Libby

PERMIT APPLICANT: CONTRACTOR Bob Pawloski

USE GROUP: A CONSTRUCTION TYPE: 30 CONSTRUCTION COST: \$20,000 PERMIT FEE: \$1,200

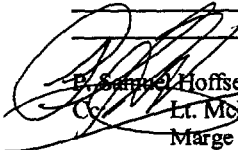
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #2, #27, #29, #32, #33, #31

- 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."
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.
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.
5. Waterproofing and damproofing 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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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 1/2" 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure'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/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. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by 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/1996).
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. *- There shall be no New drive thru Service. New Signage requires a separate permit*
- * 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).


 E. Samuel Hoffses, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****This permit is herewith issued, 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.**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

HANG AND INSTALL PAD FOR POSSIBLE FUTURE COOLING

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Exemption granted

✓

✓

No sidewalk curb cut

✓

✓

✓

✓

Planning Office Use Only:

Exemption Granted _____ Partial Exemption Exemption Denied _____

Exemption conditioned if the flood lights on the parking lot pole be removed


Planner's Signature *William B. Adams* Date *8/25/00*

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE**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 (include Portion of Building): 32 AUBURN ST NEW ROOF		
Total Square Footage of Proposed Structure ^{(OLD) BUILDING 560 SQ FT 1008} _{(NEW) BUILDING 560 SQ FT 1997}		Square Footage of Lot 14490 SQ FT
Tax Assessor's Chart, Block & Lot Number Chart# 375 Block# E Lot# 1	Owner: RUTH LIBBY	Telephone#: H 797-5261 W 797-4133
Owner's Address: 252 VIRGINIA ST. PORTLAND, MAINE 04103	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$ 20,000. - \$ 144. -
Proposed Project Description: (Please be as specific as possible) INSTALL NEW PEAKED ROOF. (TO REPLACE OLD DR. ROOF) KEEP THE OVERHANG THE SAME ON 2 SIDES, EXTEND OVERHANG ON 2 SIDES (SUPPORTED BY POSTS) TO GIVE PEOPLE MORE ROOM TO GET OUT OF TITE WEATHER. ALSO INSTALL NEW CONCRETE PAD FOR POSSIBLE FUTURE WALK IN FREEZER. NO NEW SIGNS.		
Contractor's Name, Address & Telephone ROB PAWLOSKI (SON-IN-LAW) 90 CONTINENTAL DR PORTLAND, ME H 797-6252 W 282-1521		Rec'd By 
Current Use: WALK UP ICE CREAM STAND	Proposed Use: WALK UP ICE CREAM STAND	

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, Ventillation 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/Site Plan

** If Available also
Submit Plans on
ADOBE OR CAD FORM*

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

→ 4) Building Plans


Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

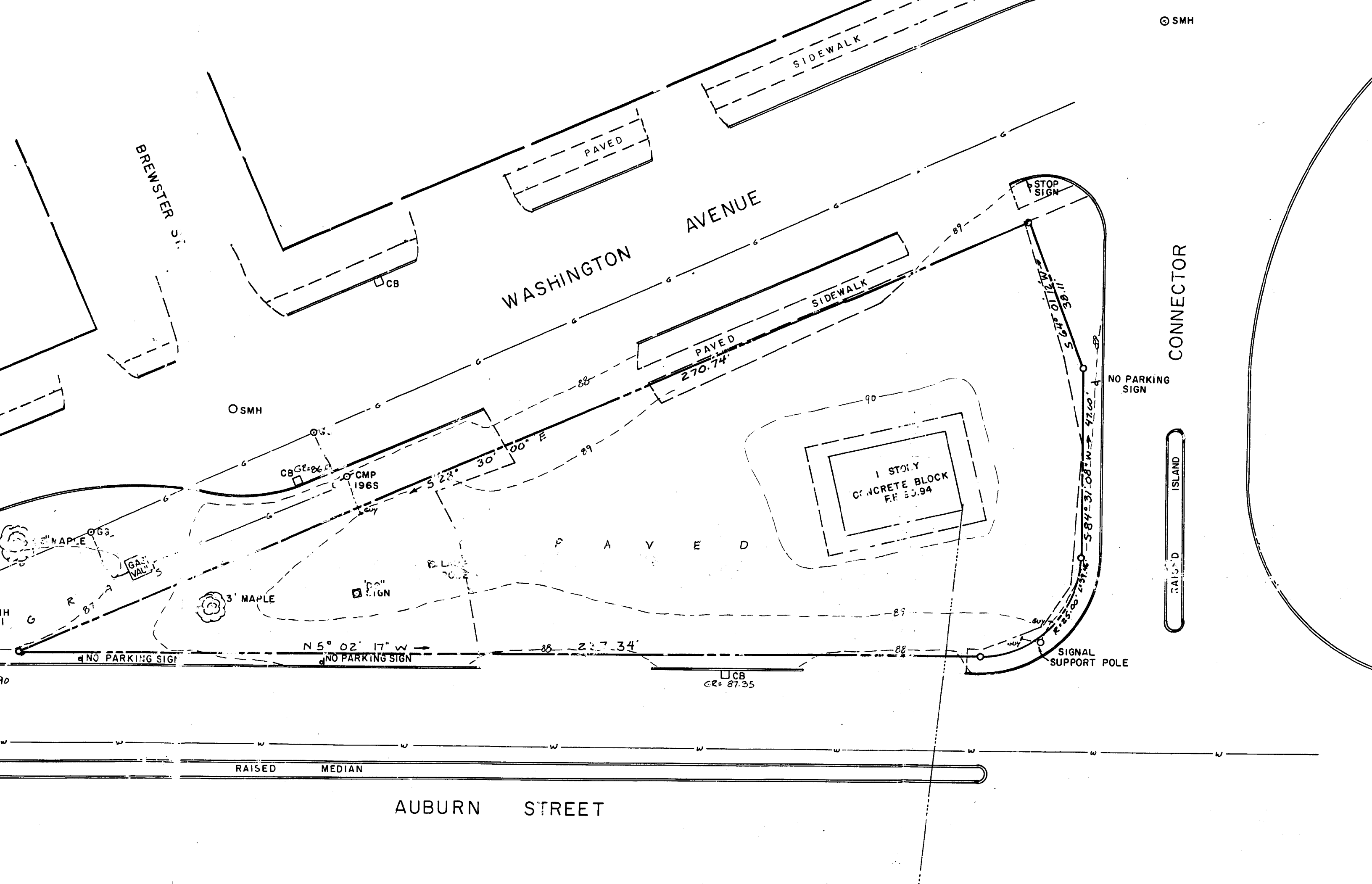
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

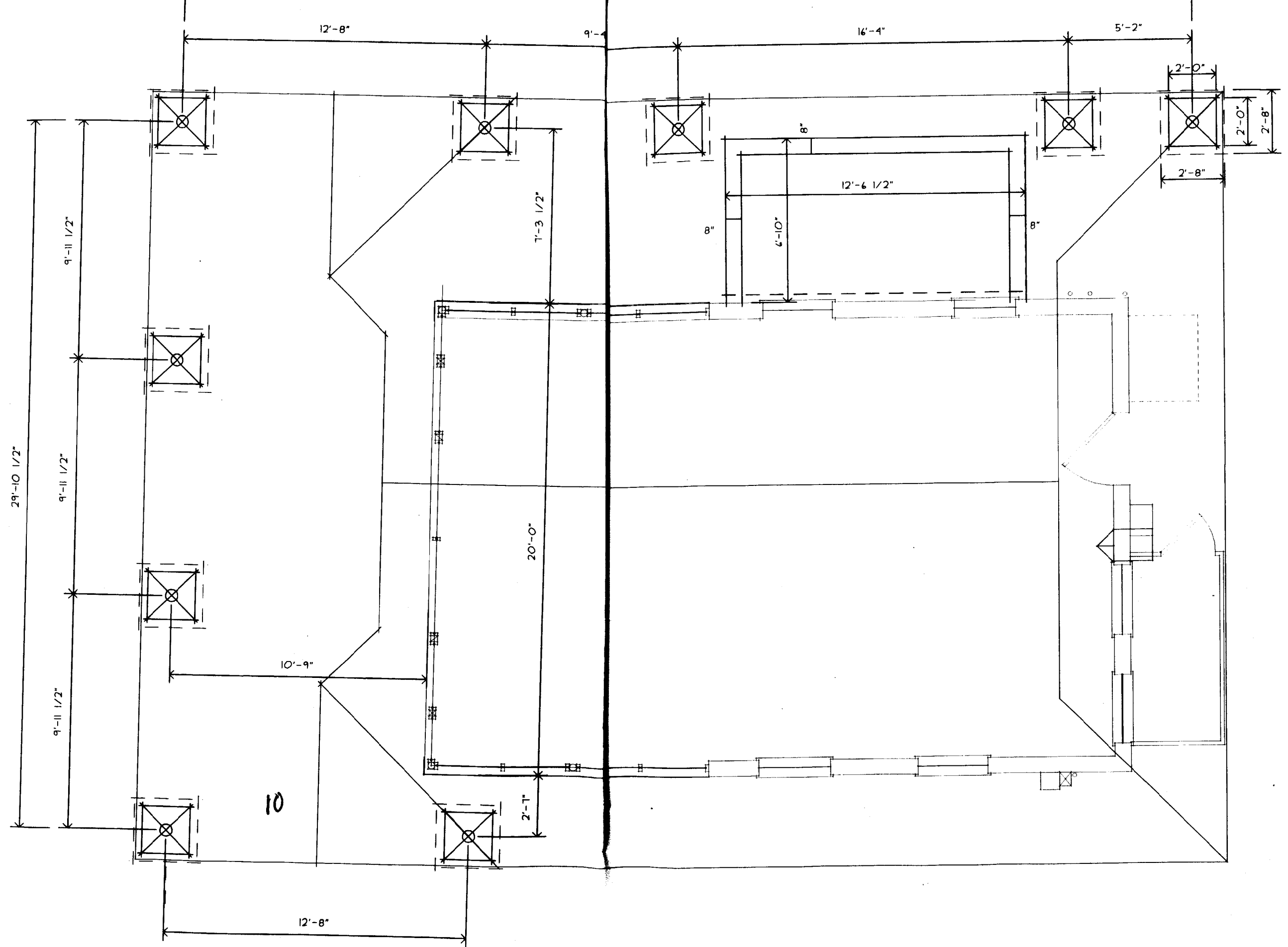
Certification

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:  ROBERT B PAWLOSKI	Date: 8/22/00
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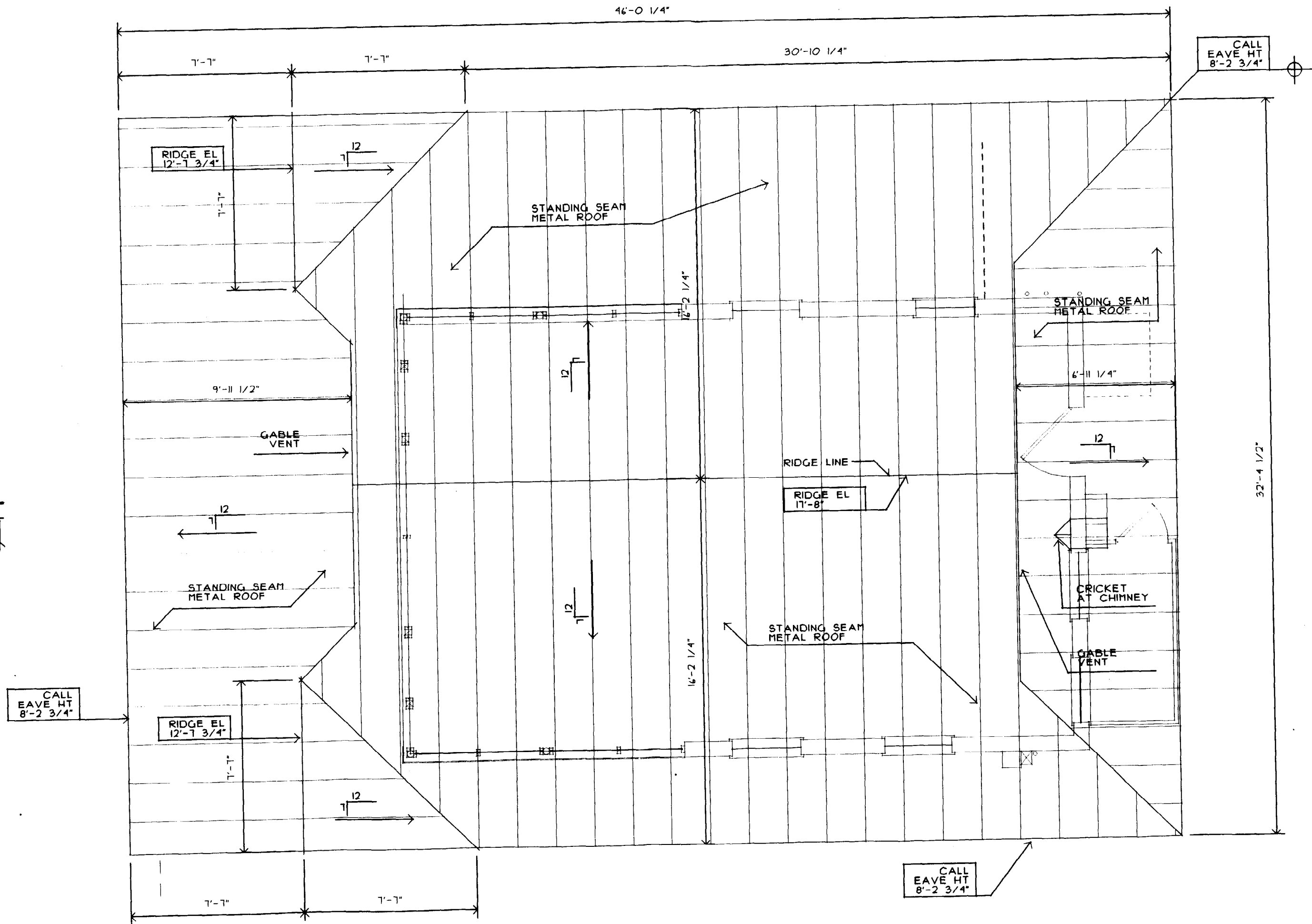
Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





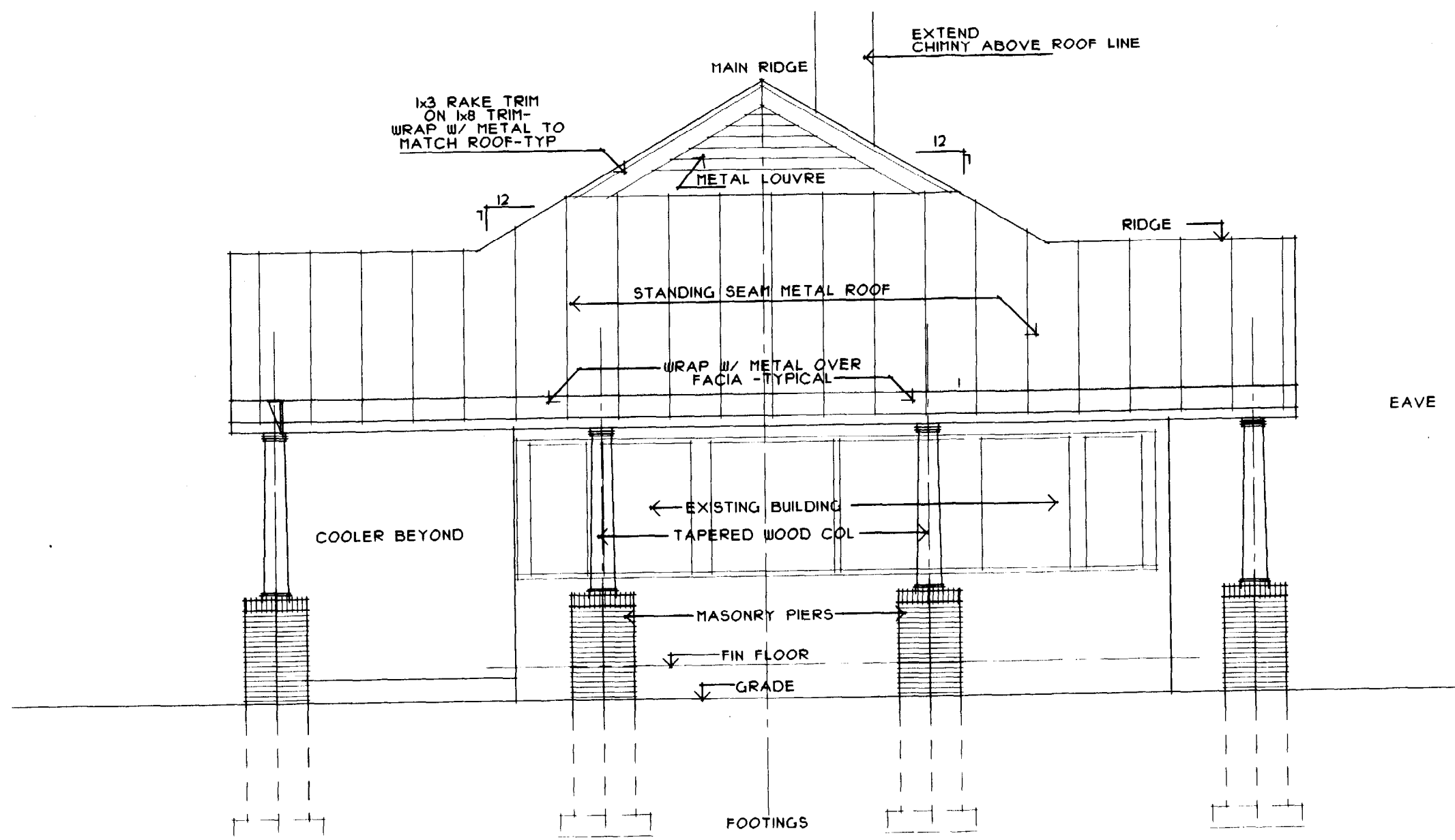
FOUNDATION PLAN

SCALE: 1/4"=1'-0"



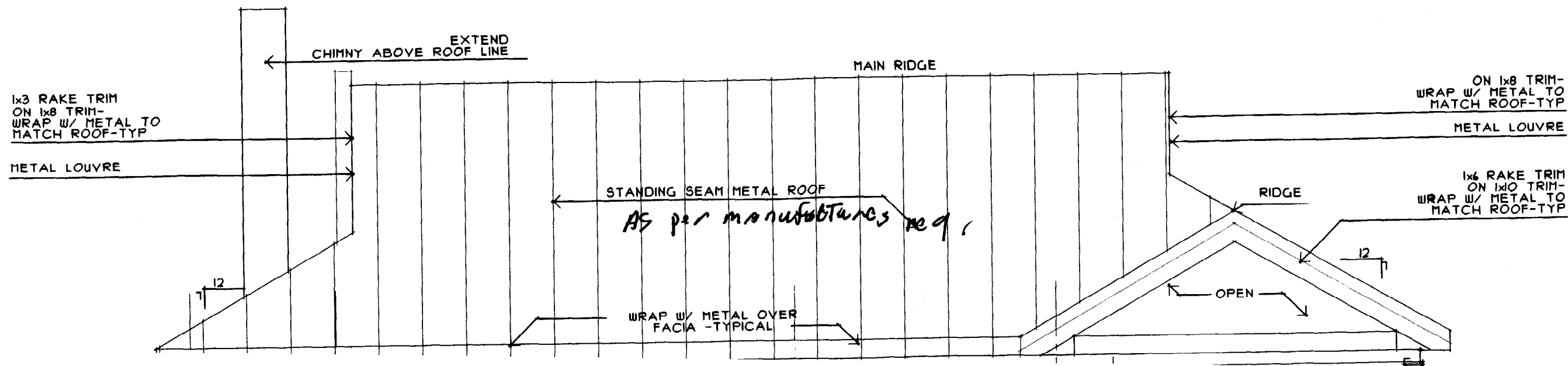
ROOF PLAN

SCALE: 1/4"=1'-0"

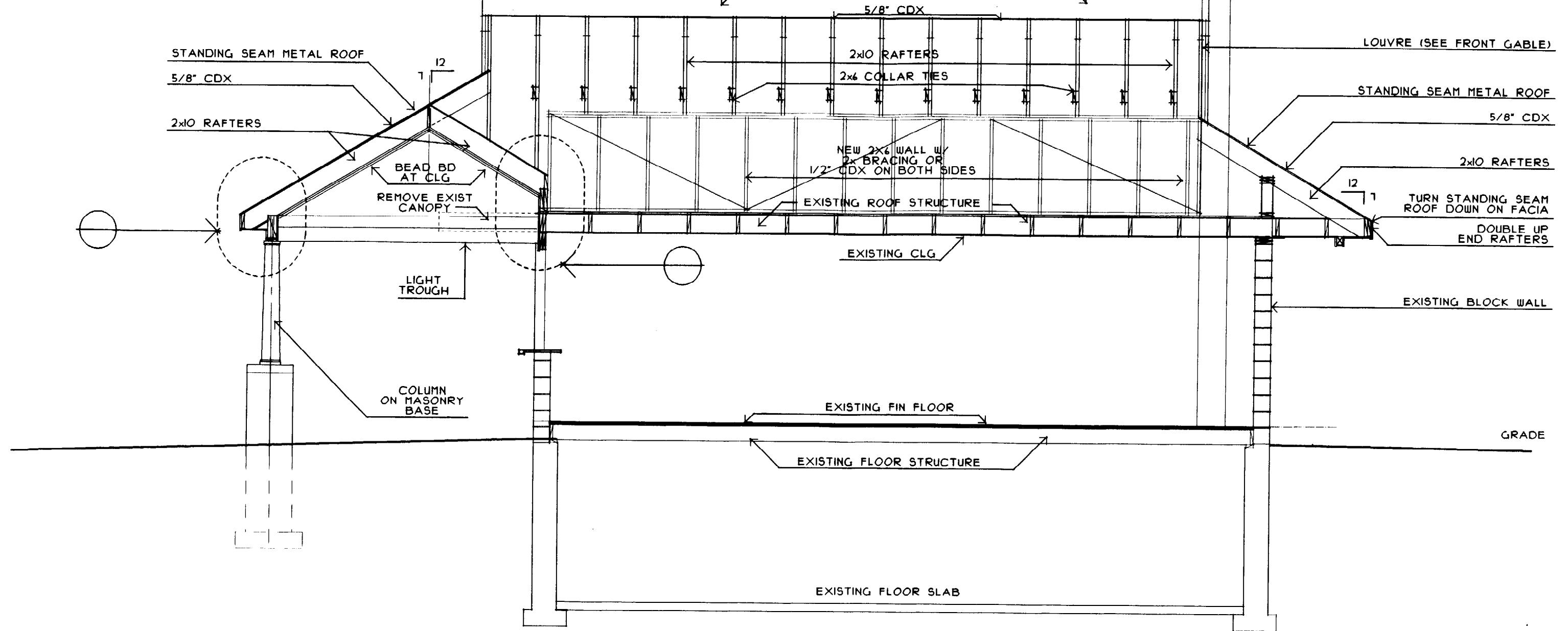


FRONT ELEVATION

SCALE: 1/4"=1'-0"

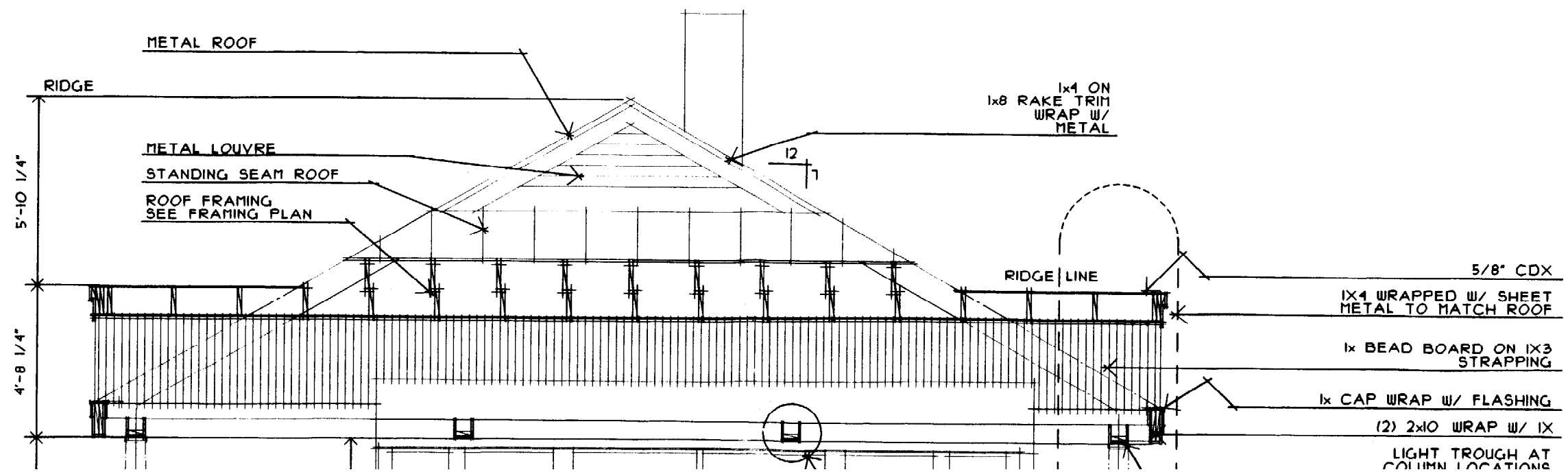


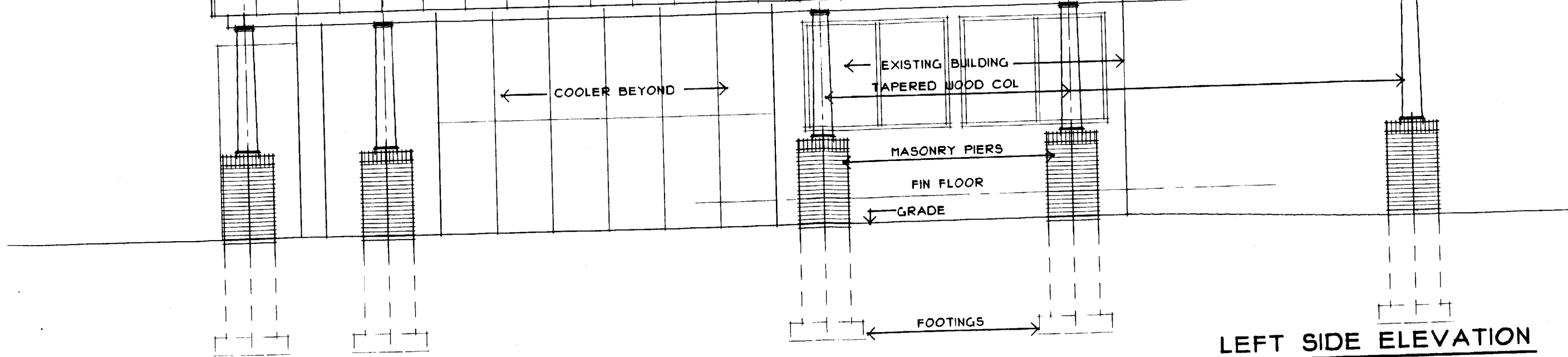
AS per manufacturers req.



SECTION THRU BUILDING

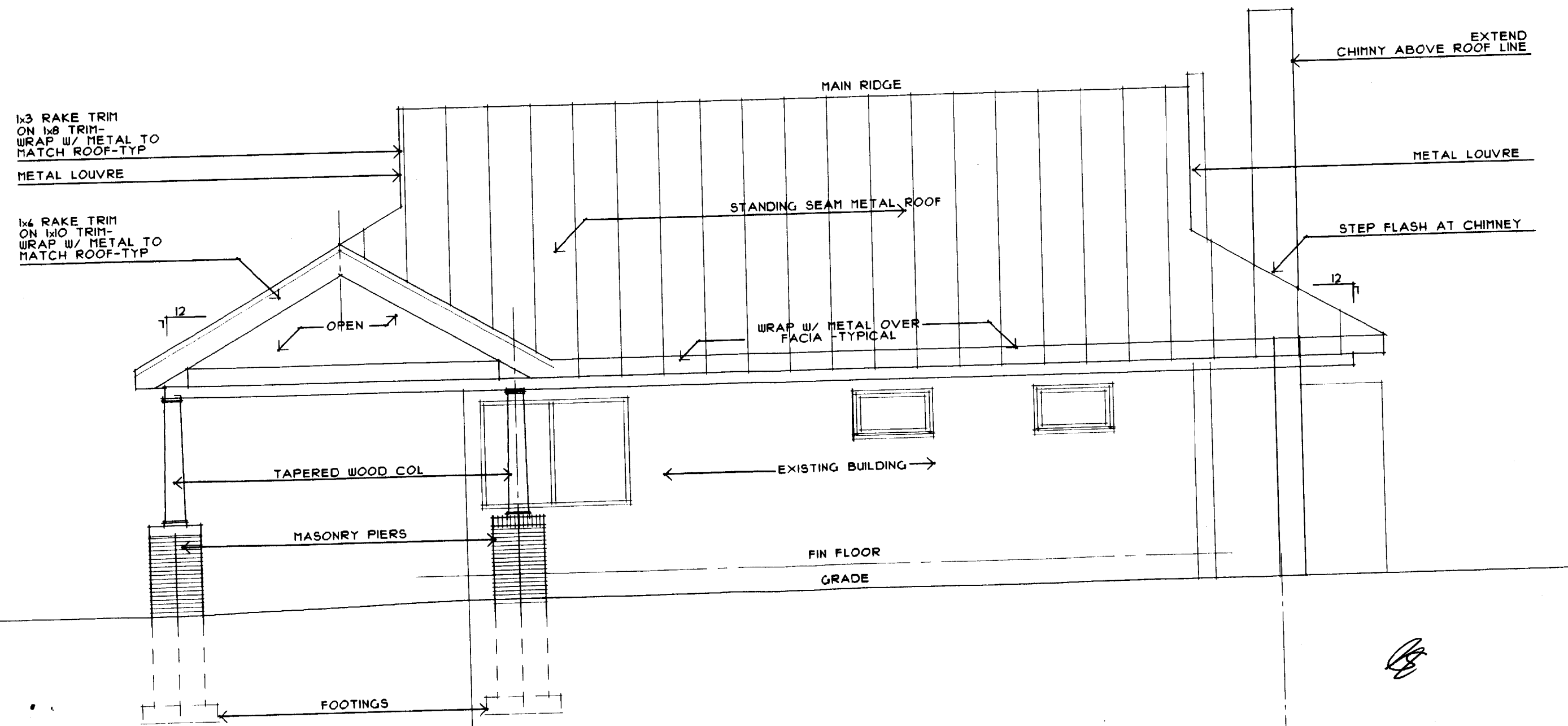
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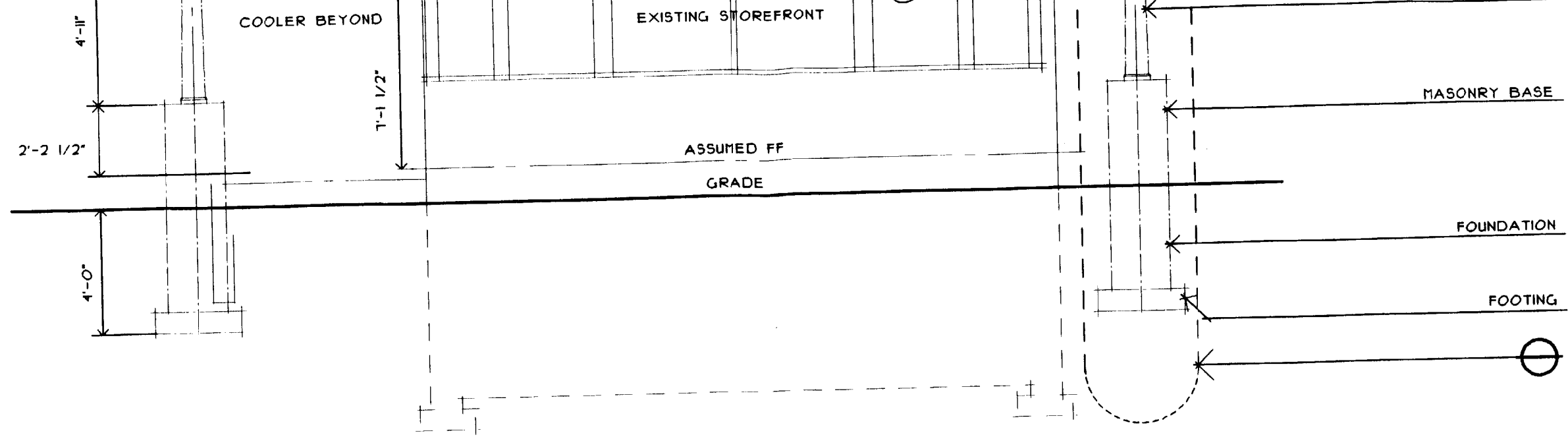
LEFT SIDE ELEVATION

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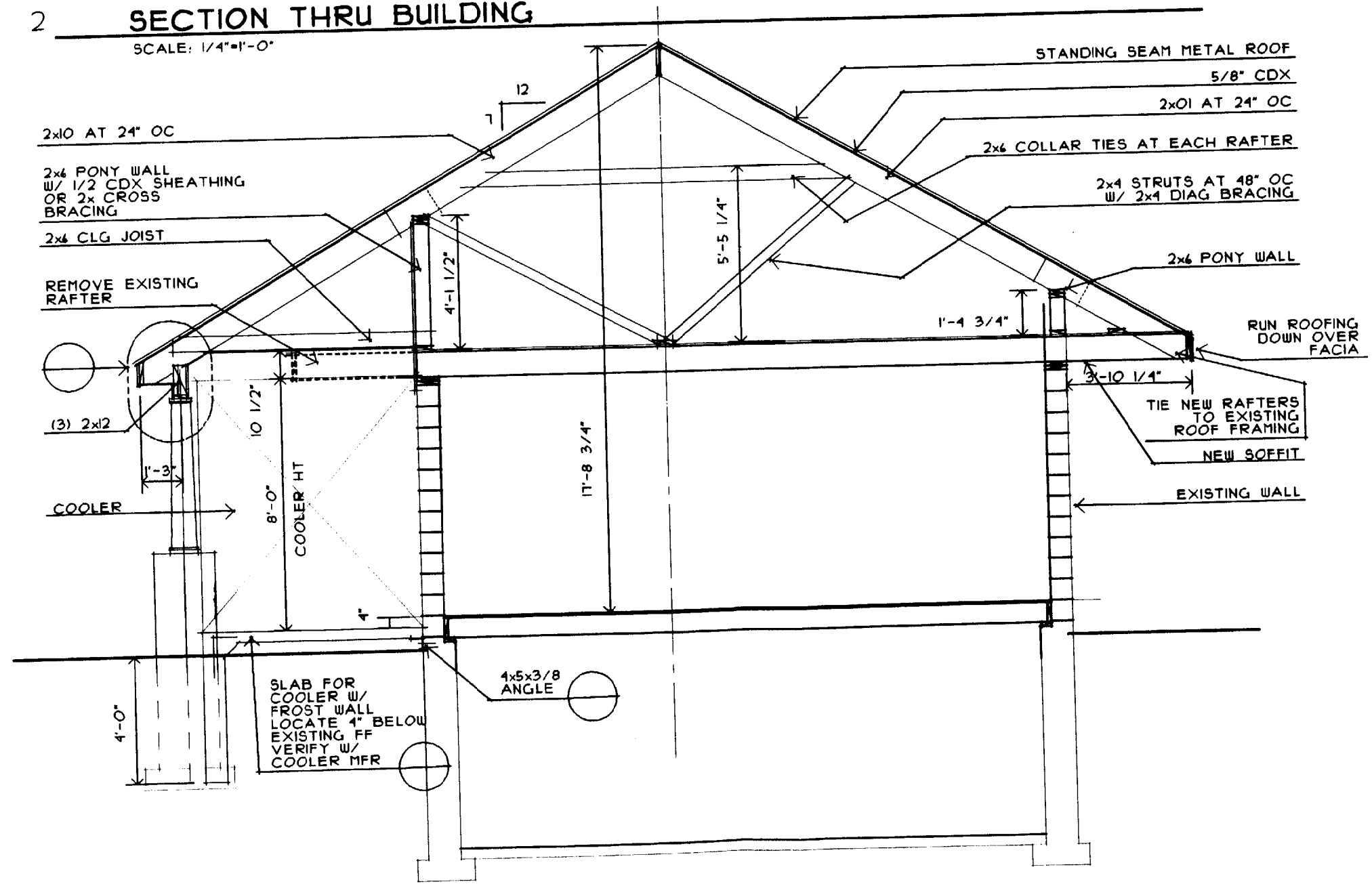


RIGHT SIDE ELEVATION

Handwritten initials/signature



2 SECTION THRU BUILDING
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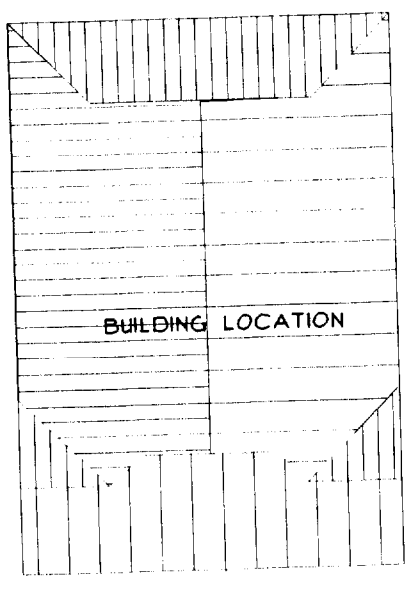
SECTION C

CONNECTOR

SIDEWALK

PARKING

BUILDING LOCATION



WASHINGTON AVE

SIDEWALK

SIDEWALK

AUBURN STREET

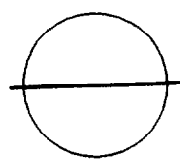
PARKING

SITE PLAN

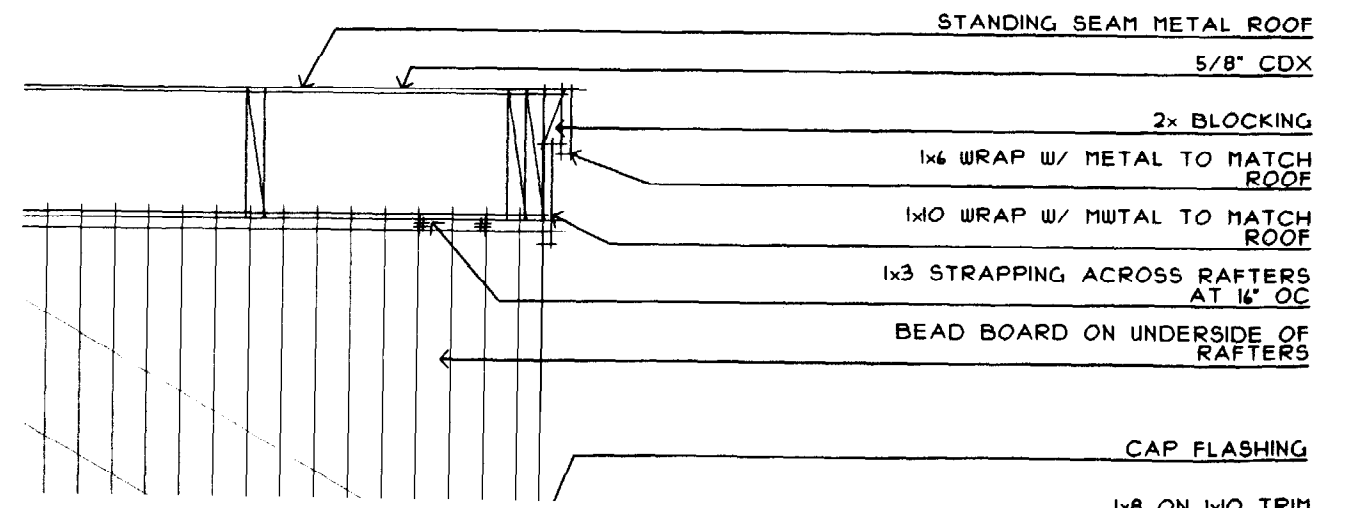
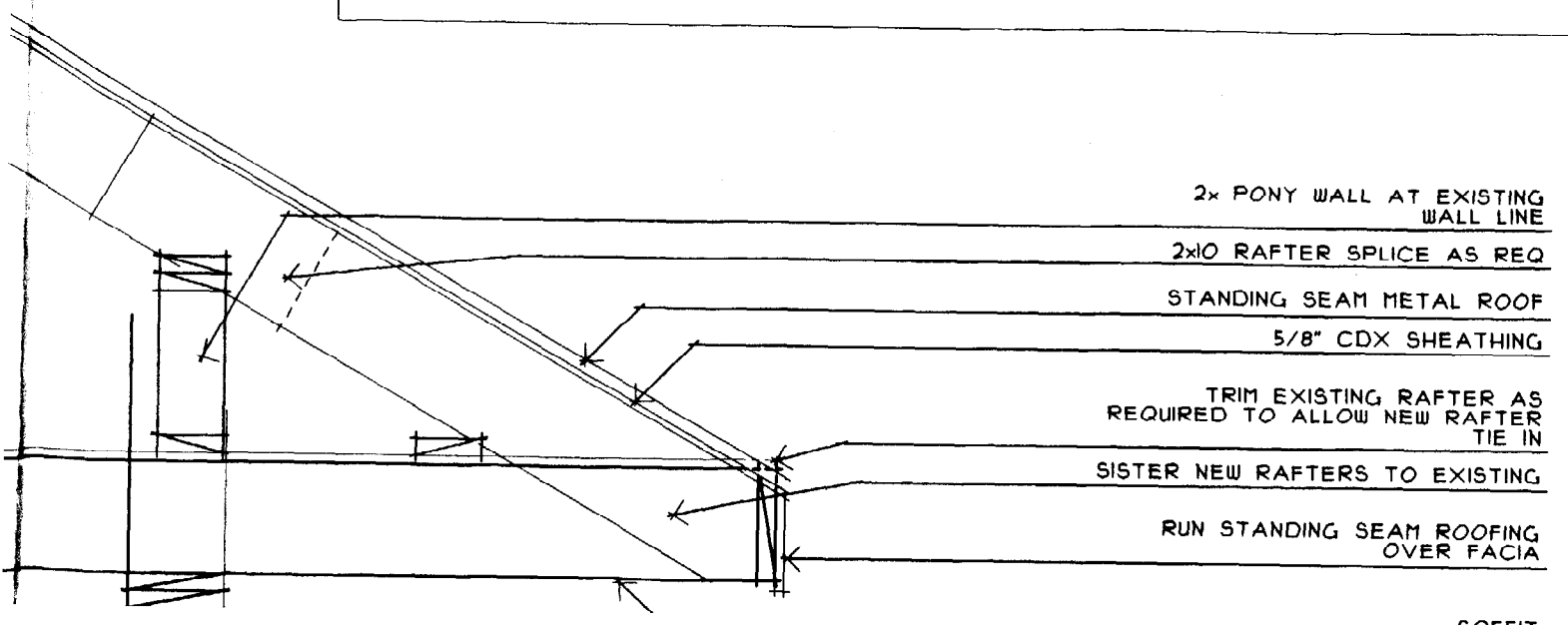
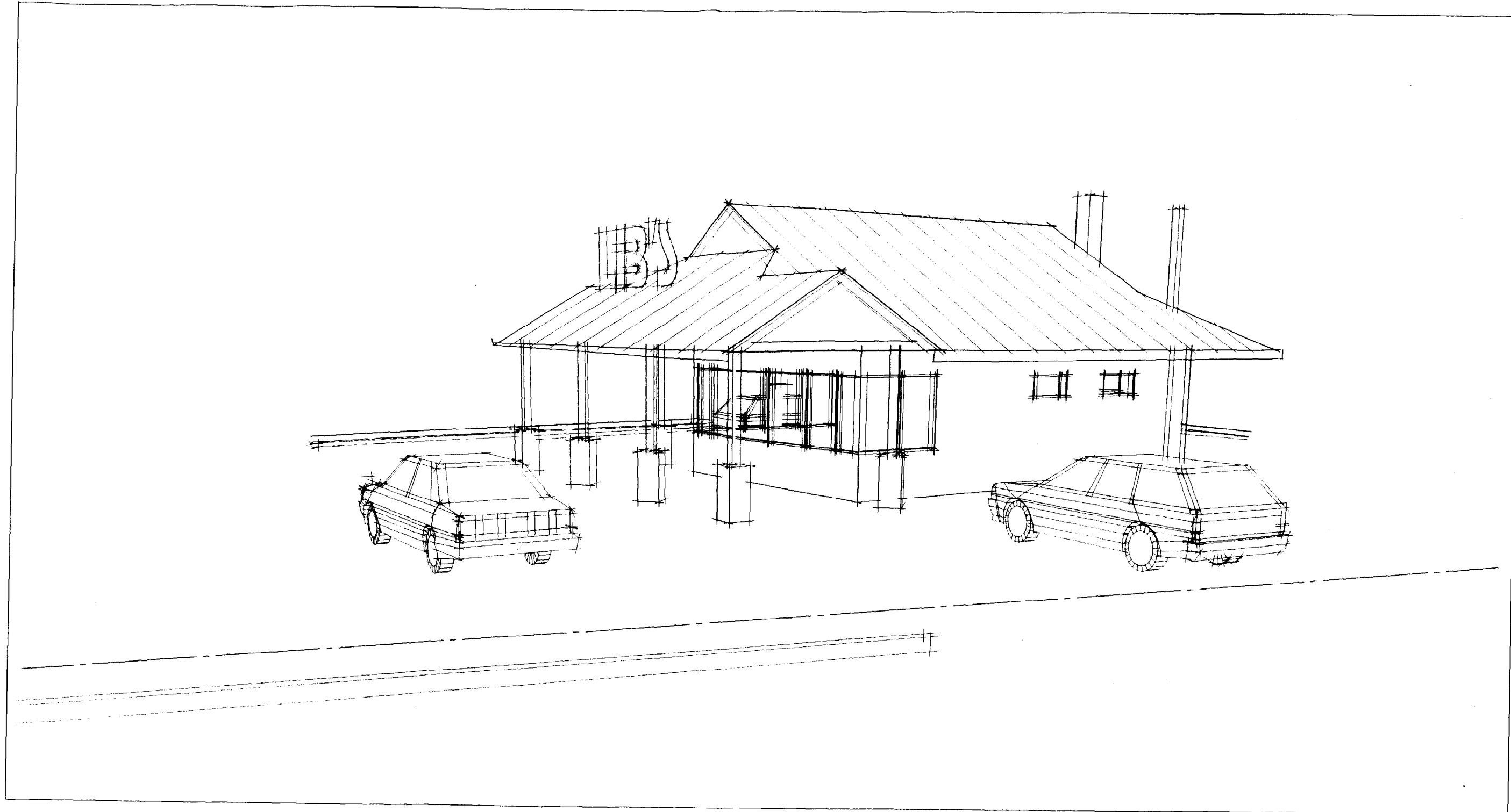
GRASSED AREA

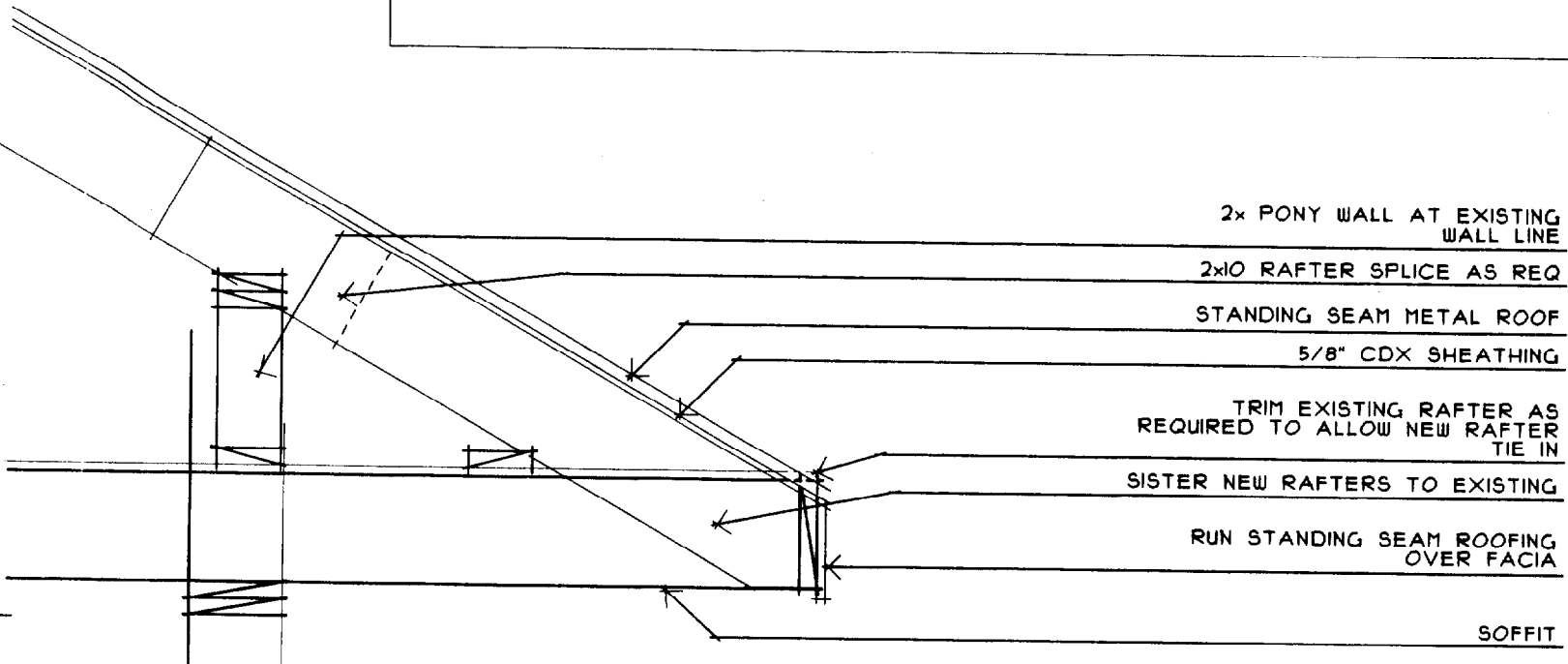
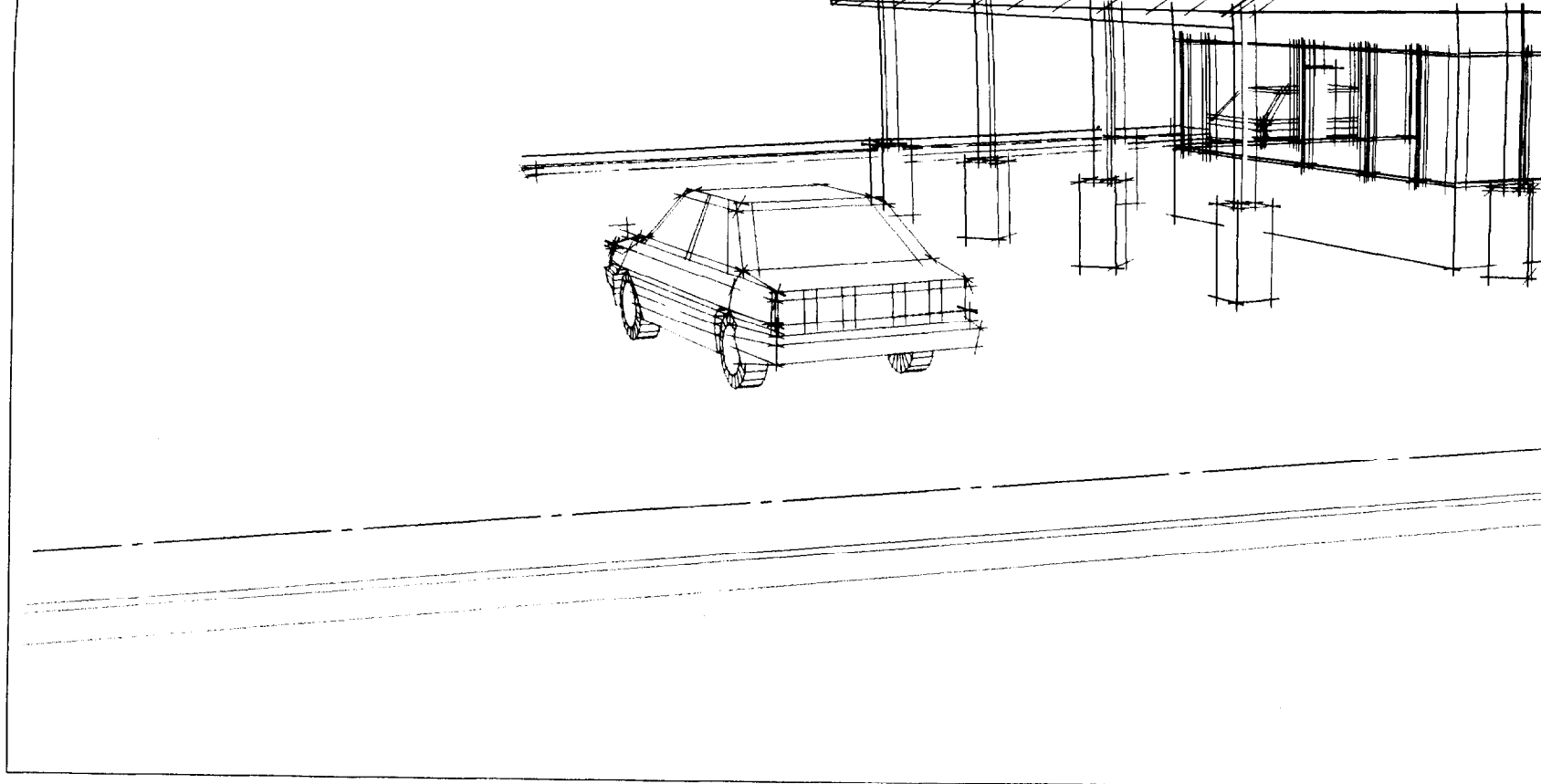
SLAB TO BE 4" BELOW FIN F
 TO ACCOMODATE COOLER-
 VERIFY EXACT DIMENSION WA
 COOLER MANUFACTURER

COMPACTED S/G UNDER S



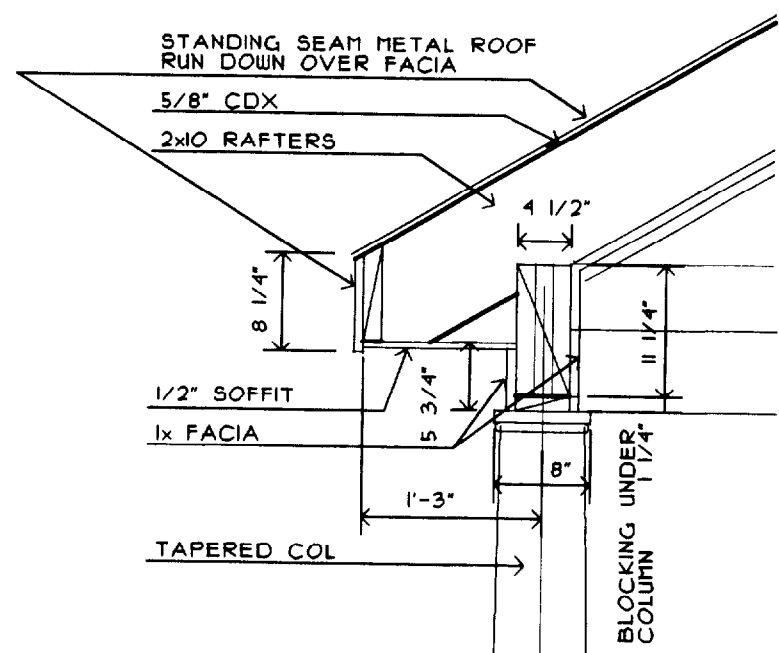
FDN
 SCALE: 1/4"





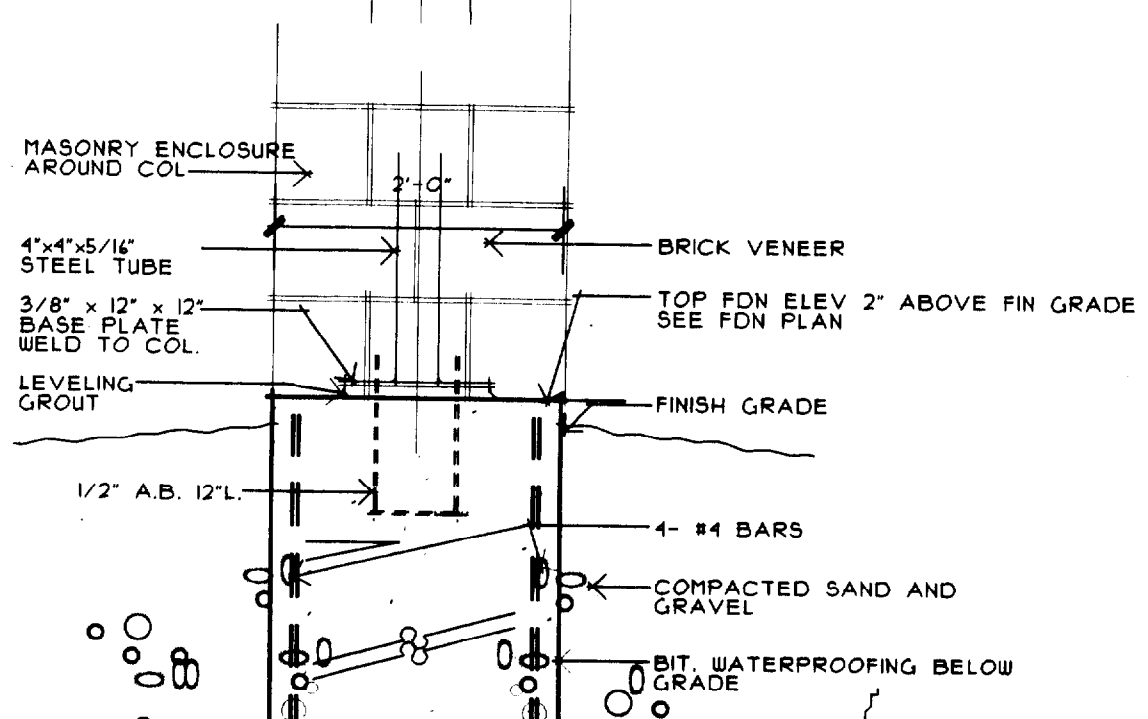
DETAIL AT OVERHANG

SCALE: 3/4"=1'-0"



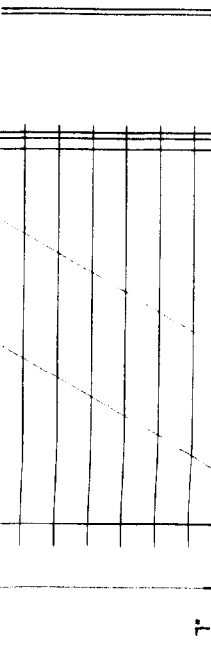
SECTION AT EAVE

SCALE: 3/4"=1'-0"



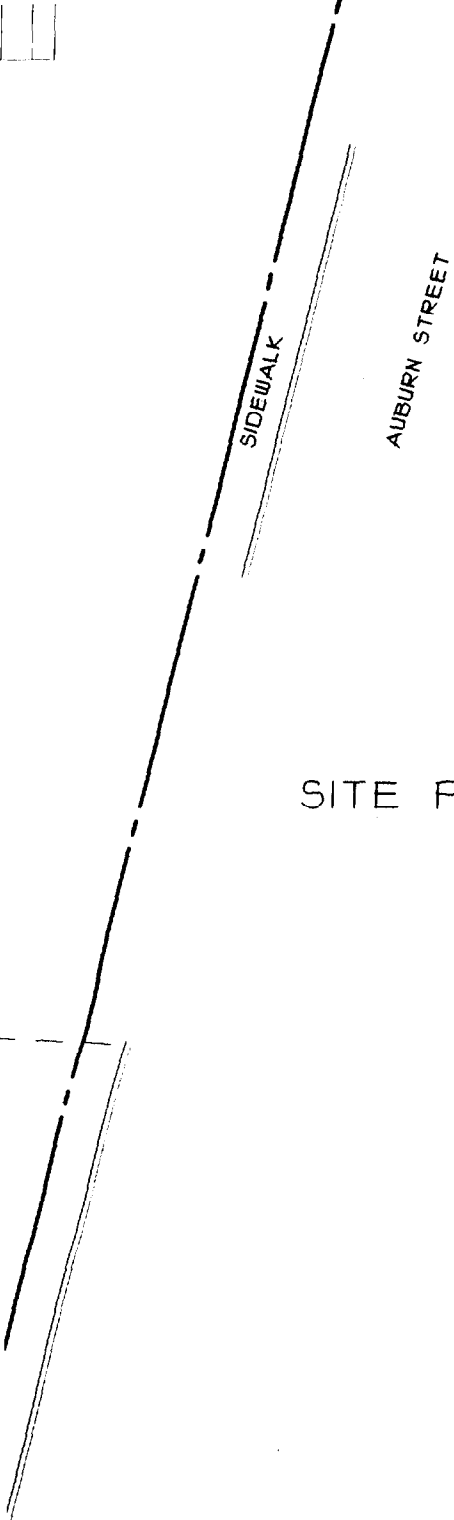
PIPE

PIPES

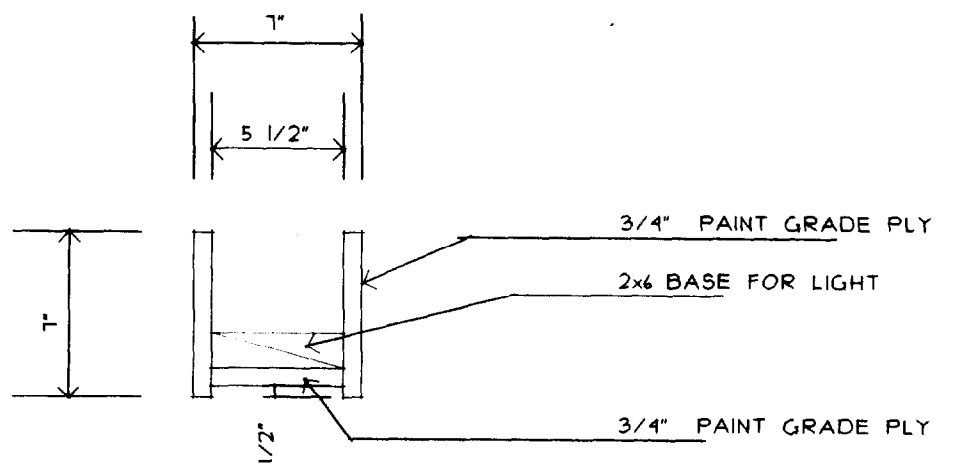


LIGHT TROUGH

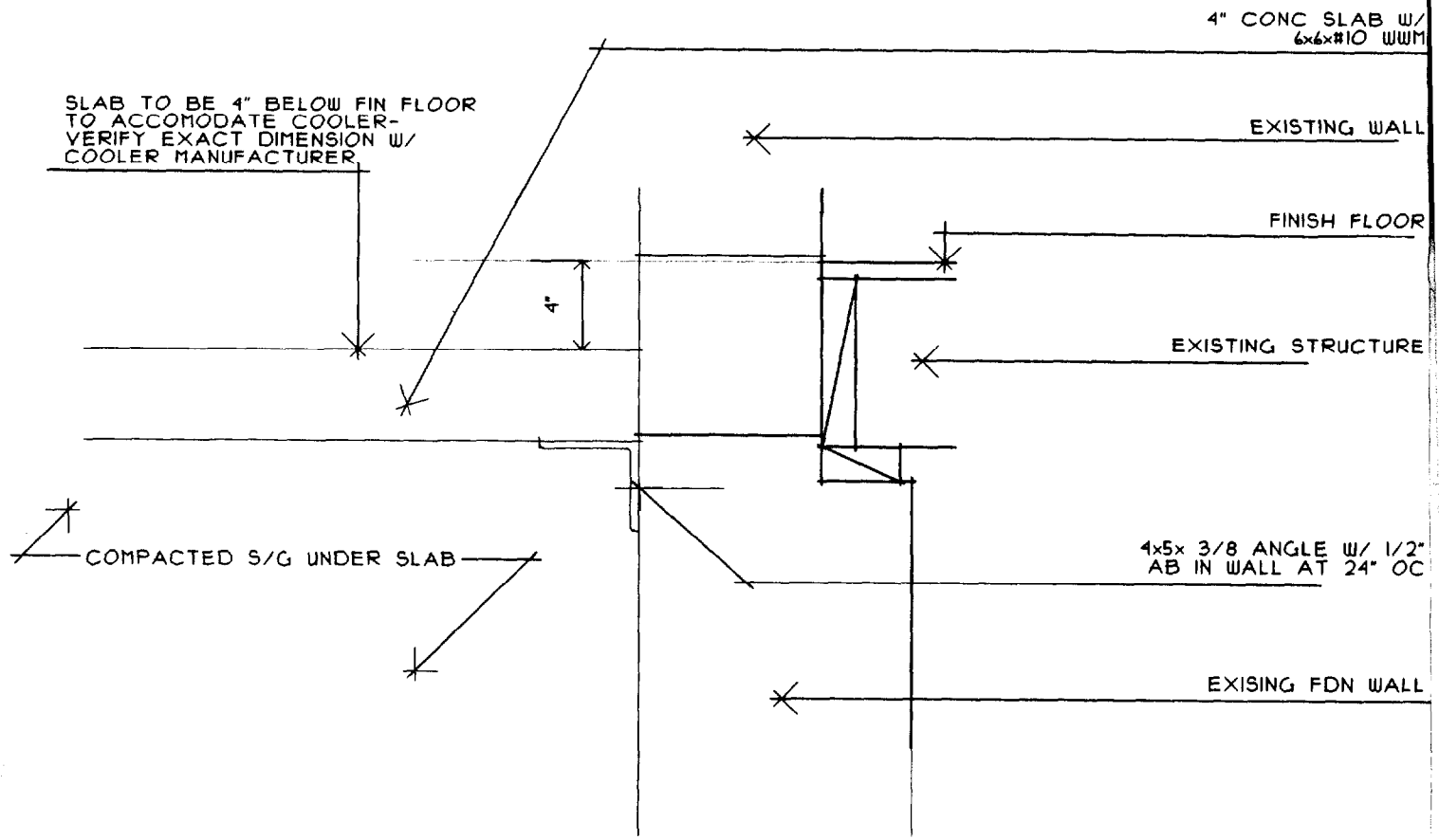
2x6



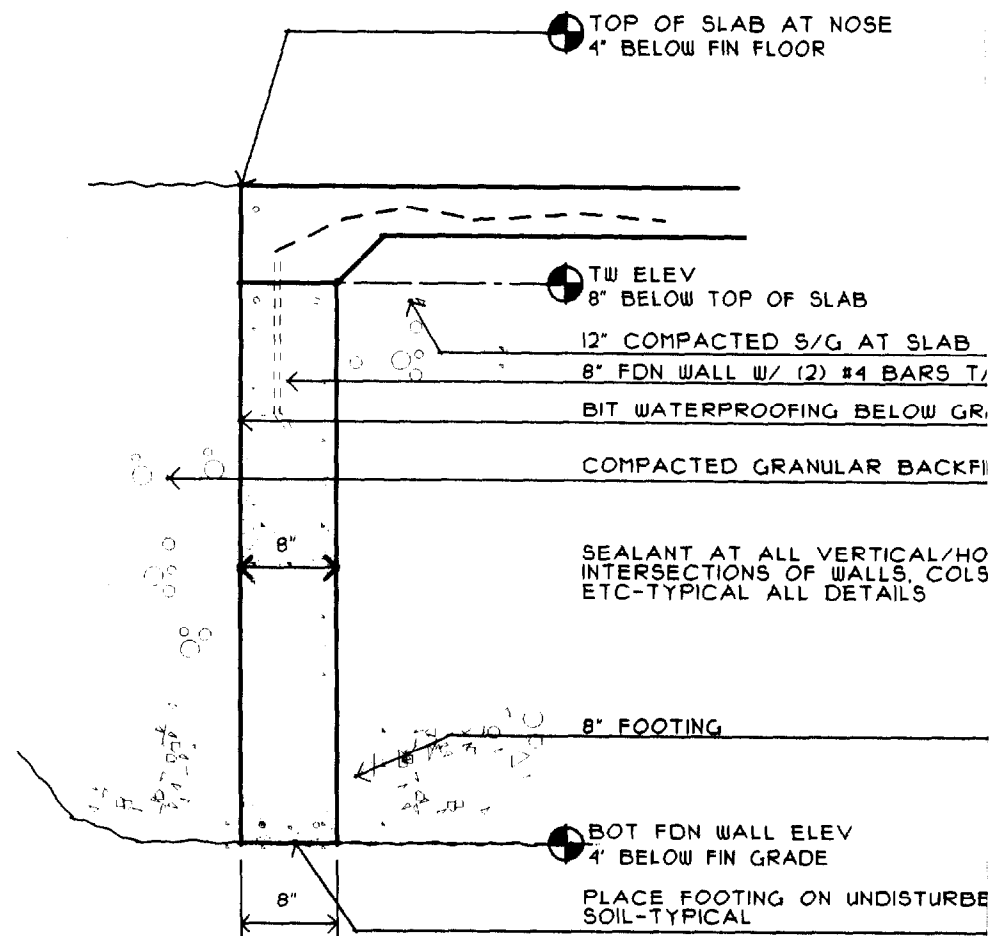
SITE PLAN



LIGHT TROUGH DETAIL
SCALE: 1 1/2"=1'-0"



FDN DETAIL
SCALE: 1 1/2"=1'-0"



FOUNDATION WALL DETAIL
SCALE: 3/4"=1'-0"