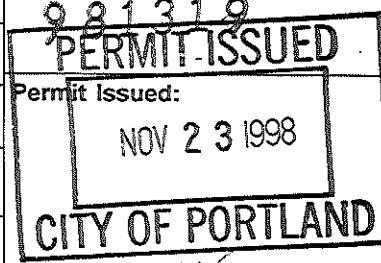


City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 32 Porch St		Owner: Phyllis W. Wilkins		Phone: 878-2276		Permit No: 981319	
Owner Address: 32 Porch St Portland ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Peter B. Rice & Co., Inc.		Address: 94 Webster Rd Freeport 04032		Phone: 865-4061***		Permit Issued: NOV 23 1998	
Past Use: 1-family		Proposed Use: same/finished basement		COST OF WORK: \$ 22,500		PERMIT FEE: \$ 135.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Finish portion of basement and over garage		Signature:		Signature:		Zone: CBL: 376 R-3 (R) S-1-A-026	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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: SP		Date Applied For: November 16, 1998		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..

CALL FOR PICK_UP 865-4061

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

November 17, 1998

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT ADDRESS: DATE: 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: _____

CEO DISTRICT 2

BUILDING PERMIT REPORT

DATE: 19 Nov, 98 ADDRESS: 32 Poreh St. CBL 376-A-026

REASON FOR PERMIT: Finish Portion of basement and over garage.

BUILDING OWNER: Phyllis W. Wilkies.

CONTRACTOR: Peter B. Rice & Co. Inc.

PERMIT APPLICANT: ↑

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *5, *8, *12, *16, *24, *26, *28, *31, *32.

~~*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)

2.5 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

2.6 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)

3. Precast concrete must be taken to protect concrete from freezing. Section 1908.0

4. 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.

~~*5.~~ 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)

6. 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 & NFPA 211

7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

~~*8.~~ 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)

9. Headroom in habitable space is a minimum of 7'6" (Section 1204.0)

10. 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)

11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

~~*12.~~ 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

LAND USE - ZONING REPORT

ADDRESS: 32 Porch St DATE: 11/18/98

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: Phyllis W. Wilks C.B.L. 376-A-26

PERMIT APPLICANT: Peter B. Rice Co.

APPROVED: With Conditions DENIED: _____

#5 #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This is not for approval for a second

unit. No additional kitchen equip. such as
stoves microwaves, refrigerators or kitchen sinks
shall be installed

Marge Schmuckel Marge Schmuckel, Zoning Administrator,
Asst. Chief of Code Enforcement

**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.

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: **32 Park St Portland ME 04103**

Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:
Chart# 36376	Block# A	Lot# 026	Phyllis W. Wilkins
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work:
32 Park St. Portland ME			\$ 22,500
Proposed Project Description:(Please be as specific as possible)		Fee/BS	\$ 750

finish portion of basement / finish space over garage

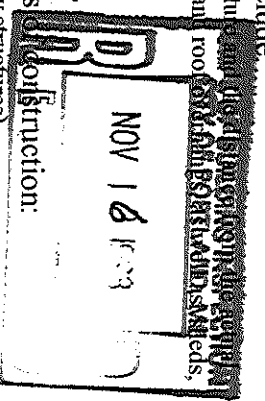
Contractor's Name, Address & Telephone **Peter B. Rice + Co. Inc. 94 Webster Rd. Brewer ME 04032** Recd By: *SP*

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 property lines. Structures include decks porches, a bow windows cantilever sections and pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



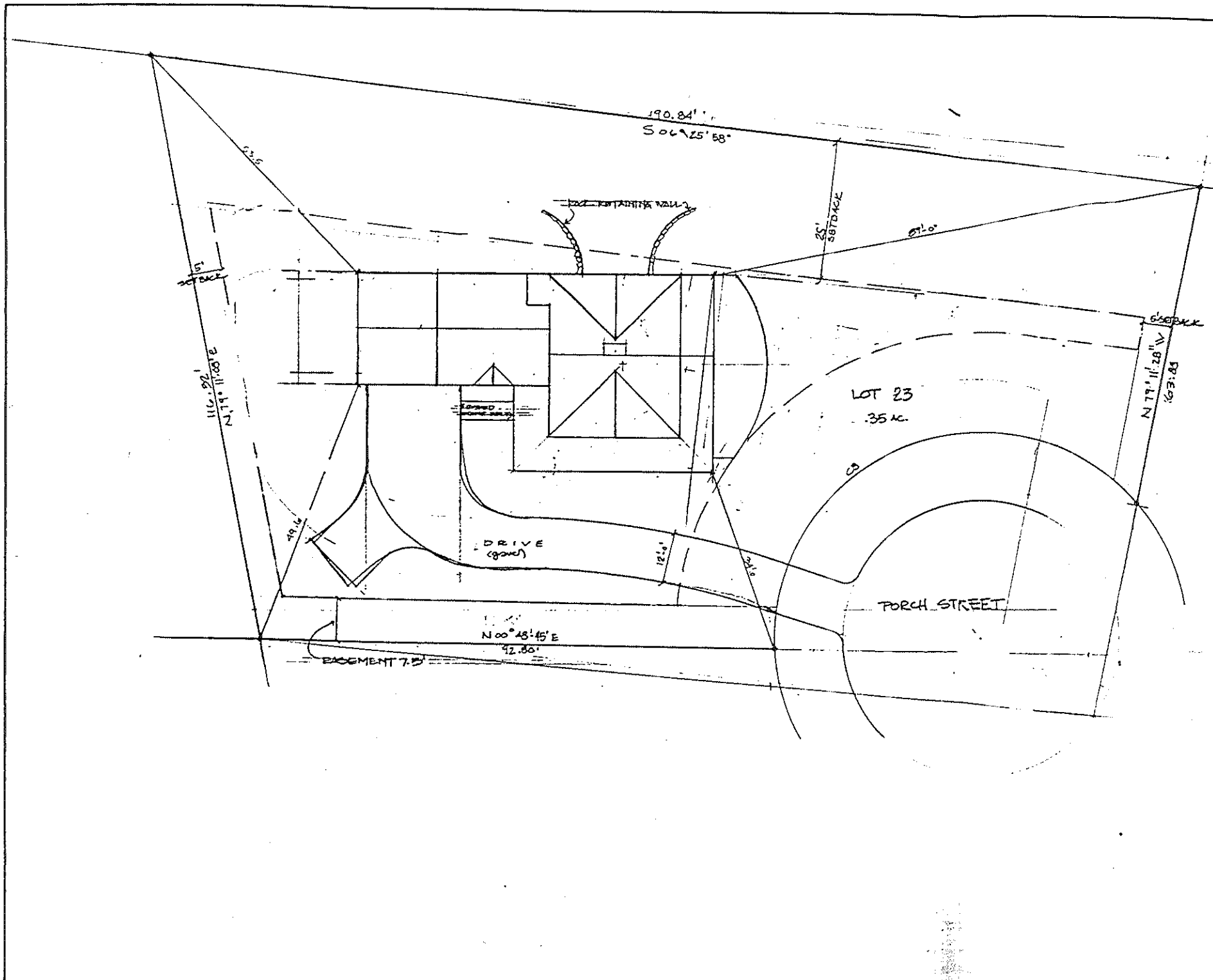
4) Building Plans (Sample Attached)
A complete set of construction drawings showing all of the following elements:
• Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
• Floor Plans & Elevations
• Window and door schedules
• Foundation plans with required 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.

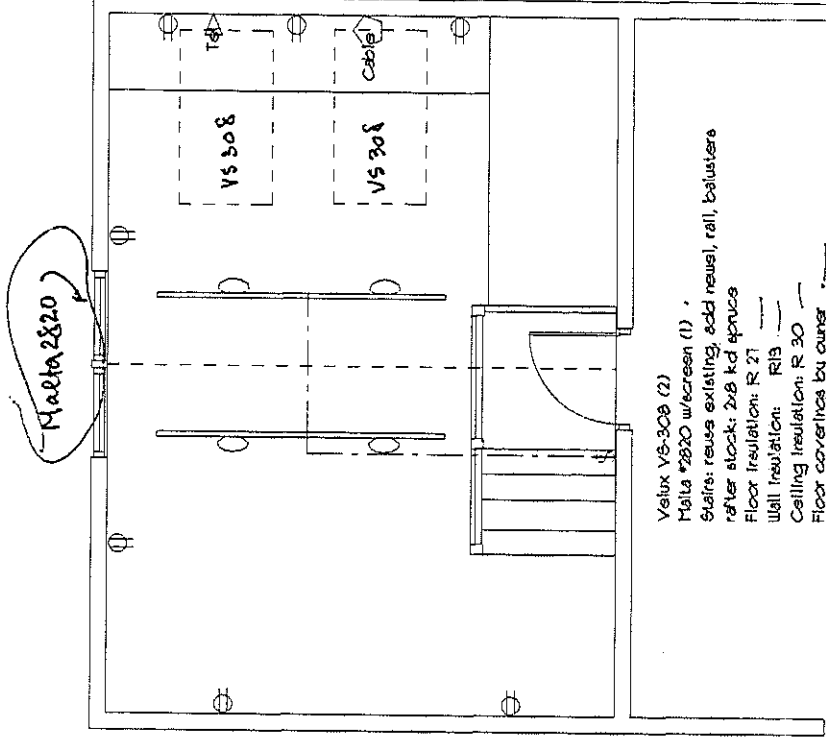
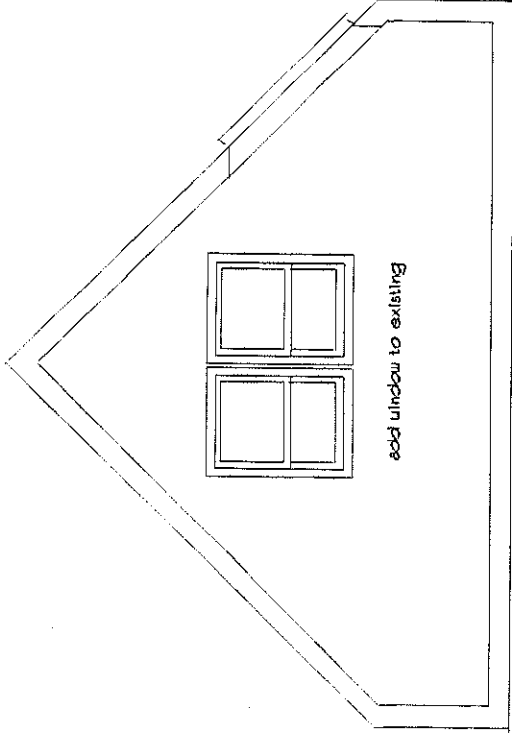
Certification

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: *Peter B. Rice* Date: *11/16/95*

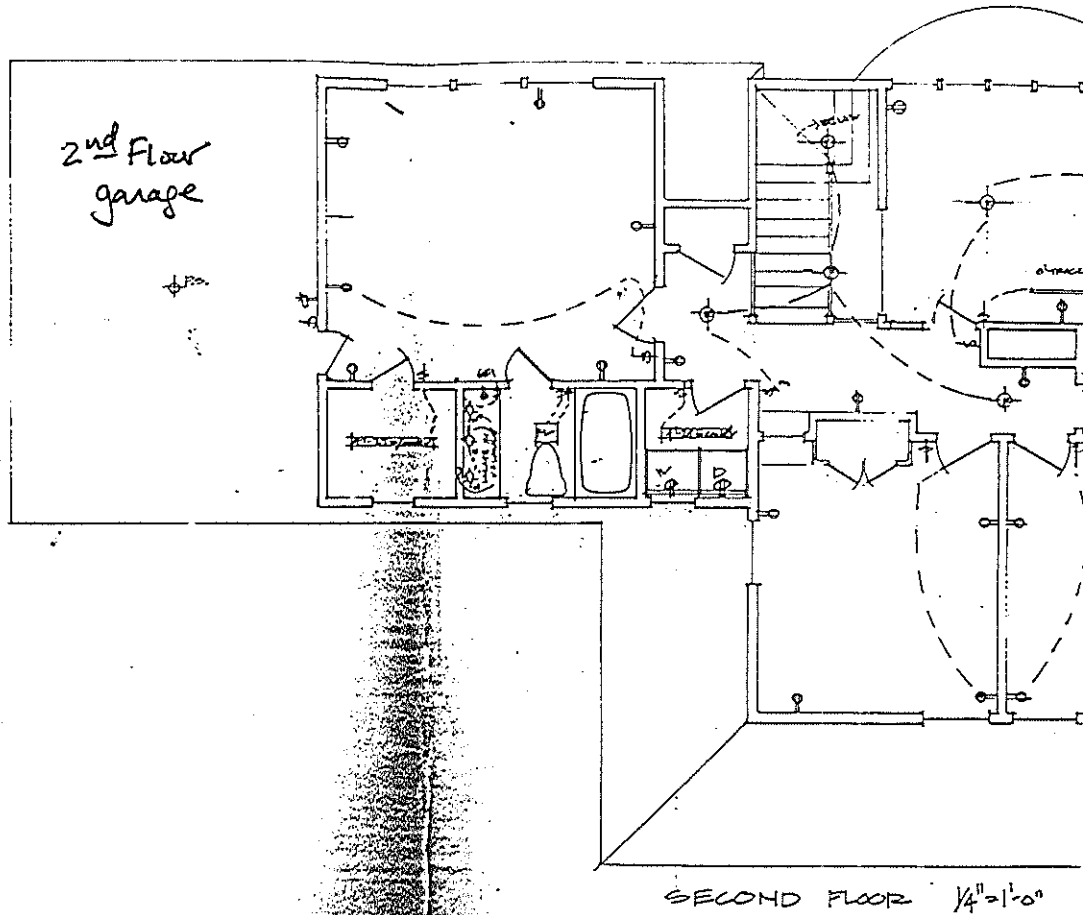
Building Permit Fee: \$25.00 for the 1st \$1,000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
O:\INSP\CORRESP\N\AGENT\APADSPD.WPD



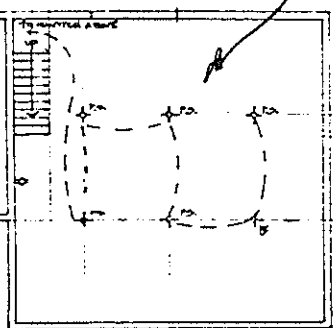


- Velux VS-308 (2)
- Marta #2820 w/ screen (1)
- Stairs: reuse existing, add newel, rail, balusters
- rebar stock; 2x8 kd spruce
- Floor insulation: R 21
- Wall insulation: R13
- Ceiling insulation: R 30
- Floor coverings by owner
- extend bedroom heat zone
- track lights
- polurethane trim, paint walls, ceiling

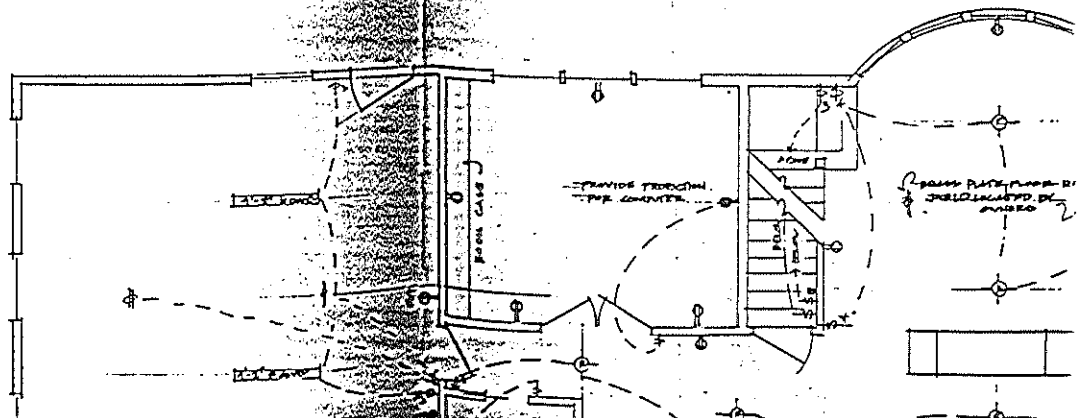
WILKINS RESIDENCE
 FINISHED SECOND FLOOR GARAGE
 11/1/98
 3/16"=1'



Basement area



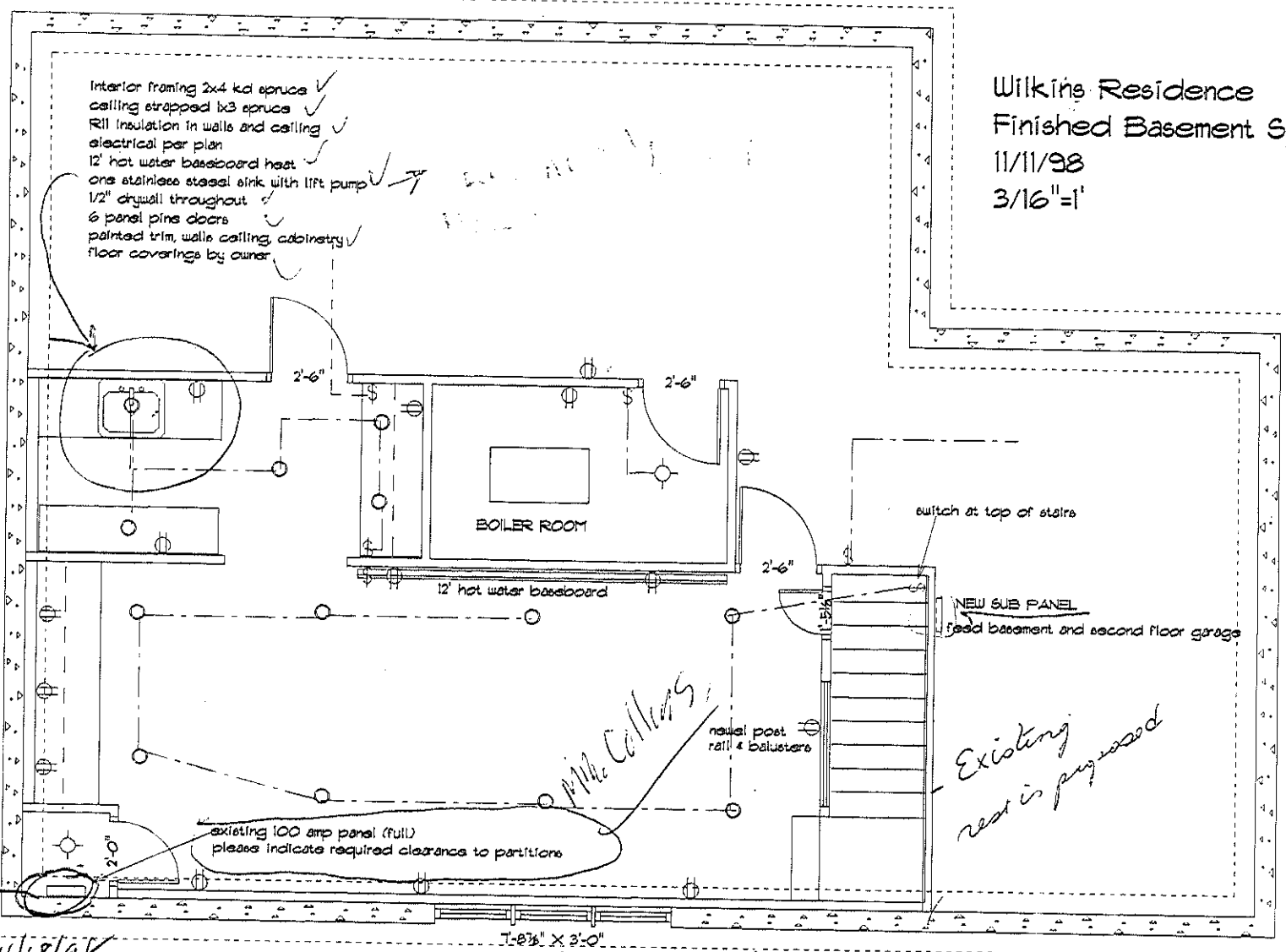
NOTE:
 PROVIDE CONNECTIONS FOR
 MECHANICAL & ELECTRICAL SERVICES.



Wilkins Residence
 Finished Basement Space

11/11/98

3/16" = 1'



- Interior framing 2x4 kd spruce ✓
- ceiling strapped b3 spruce ✓
- R11 insulation in walls and ceiling ✓
- electrical per plan ✓
- 12' hot water baseboard heat ✓
- one stainless steel sink with lift pump ✓
- 1/2" drywall throughout ✓
- 6 panel pine doors ✓
- painted trim, walls ceiling, cabinetry ✓
- floor coverings by owner ✓

Mike Callers

*Existing
rest is proposed*

11/18/98
 (30" IN FRONT OF PANEL (WIDTH)
 (36" DEEP TO FAN 865-0161
OPPOSITE WALL)

-Mike -
 C-me ref. This
 SAM