

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

Location of Construction: 17 Bartley Ave		Owner: Farrell, Thomas B. & Kathryn W.		Phone: 878-7752		Permit No: 990234
Owner Address: *****SAA 04103		Lessee/Buyer's Name:		Phone:		
Contractor Name: David Dardano		Address: 38 Lynne Ave Ptld, ME		Phone:		Zone: R-2 CBL: 379-H-003 Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>→ 3/19/99</i> <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"/> <i>14, 586</i> 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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Appoved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 52,000.00 PERMIT FEE: \$ 260.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>R-3</i> Type <i>5B</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Remove existing single car detached garage and construct a 2-car/w/mudroom and finished bed & bath above.						
Permit Taken By: MG		Date Applied For: ME 18 March 1999				

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: 18 March 1999 PHONE: _____

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

CEO DISTRICT *[Signature]*

COMMENTS

all OK

5/7/99 - Pre Con - determine light side setback / ^{Steel} Beam / True Entry R
 5/12 - Foundation - footing on - Forms up 12'5" to side front corner
 15'11 1/2" rear corner planned to existing foundation w/ #4 Re-Bar. On 4" #10
 5/14 - Forms pulled - ok to backfill & begin framing (10)

6/4/99 - Plumbing ok - framing need to fireback ends of steel beam
 and around elec. panel. Went over stairs / fire ratings + req.

7/7/99 - Final Insp. - work complete - appears to be done per plans ✓

Inspection Record

Type

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

Date

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

Location/Address of Construction: 17 BARTLEY AVENUE, PORTLAND		
Tax Assessor's Chart, Block & Lot Number Chart# 379 Block# H Lot# 003	Owner: Thomas B & Kathryn W Farrell	Telephone#: 878 775 2
Owner's Address: 17 Bartley Ave 04103	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$52,000 Fee \$260
Proposed Project Description:(Please be as specific as possible) Remove existing single car detached garage & add 2 car /mudroom w/ above finished bed/bath		
Contractor's Name, Address & Telephone David Dardano 38 Lynne Ave, Portland		Rec'd By: MY

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)

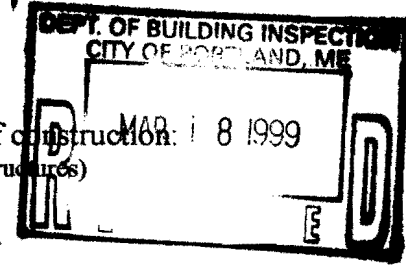
• If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, 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

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Signature of applicant: Kathryn W. Farrell	Date: 3/18/99
--------------------------------------------	---------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

0:\INSP\CORRESP\MNUAGENT\APADSF.D.WPD

(5 20)

BUILDING PERMIT REPORT

DATE: 21/MAR/99 ADDRESS: 17 Bartley Ave. CBL: 379-H-003
 REASON FOR PERMIT: Remove garage/built attached 2 car garage living area above.
 BUILDING OWNER: Farrell
 PERMIT APPLICANT: owner
 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, *2, *4, *6, *8, *11, *12, *13, *15, *19, *27, *31, *34, **

- *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)
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
- *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 damp proofing 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.
- *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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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 & NFPA 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", 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 3e4" 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)
- *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 1/4" 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 (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)
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)
- X-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.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X-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/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)
- X-31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X-34. *Your application plan shows a steel beam being used in garage but there was not a detail on its design or how it was to get the one (1) hour fire rating required under the code - Please submit this information before work is started - Call me if you have any questions.*
35. *(1) hour Fire rating required under the code - Please submit this information before work is started - Call me if you have any questions.*
- 36.

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

PSH 12-14-98

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

Applicant: Kathryn Farrell
Address: 17 Bentley Ave

Date: 3/19/99
C-B-L: 379-N-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~History~~ 1955

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - remove old garage & build new garage with ~~Master~~ Bedroom Above

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' req. - 25' shown

Rear Yard - 25' req. - 50' + shown

Side Yard - 14' req. -
ok per note → may reduce down to } if for every foot taken off it is added to the other side
not more than 12' } 12' & 30' shown

Projections -

Width of Lot -

Height - 2 story

Lot Area - 10,000 - 14,586

Lot Coverage/ Impervious Surface - 20% = 2,917.2^{sq} max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

26 x 30 = 780^{sq}
26 x 23 = 598^{sq}
8 x 15 = 120
1498^{sq}

Deck on rear is not part of this permit

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN 17 BARTLEY AVENUE No. 727-16

PORTLAND, MAINE

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

BOOK _____ PAGE _____ COUNTY CUMBERLAND

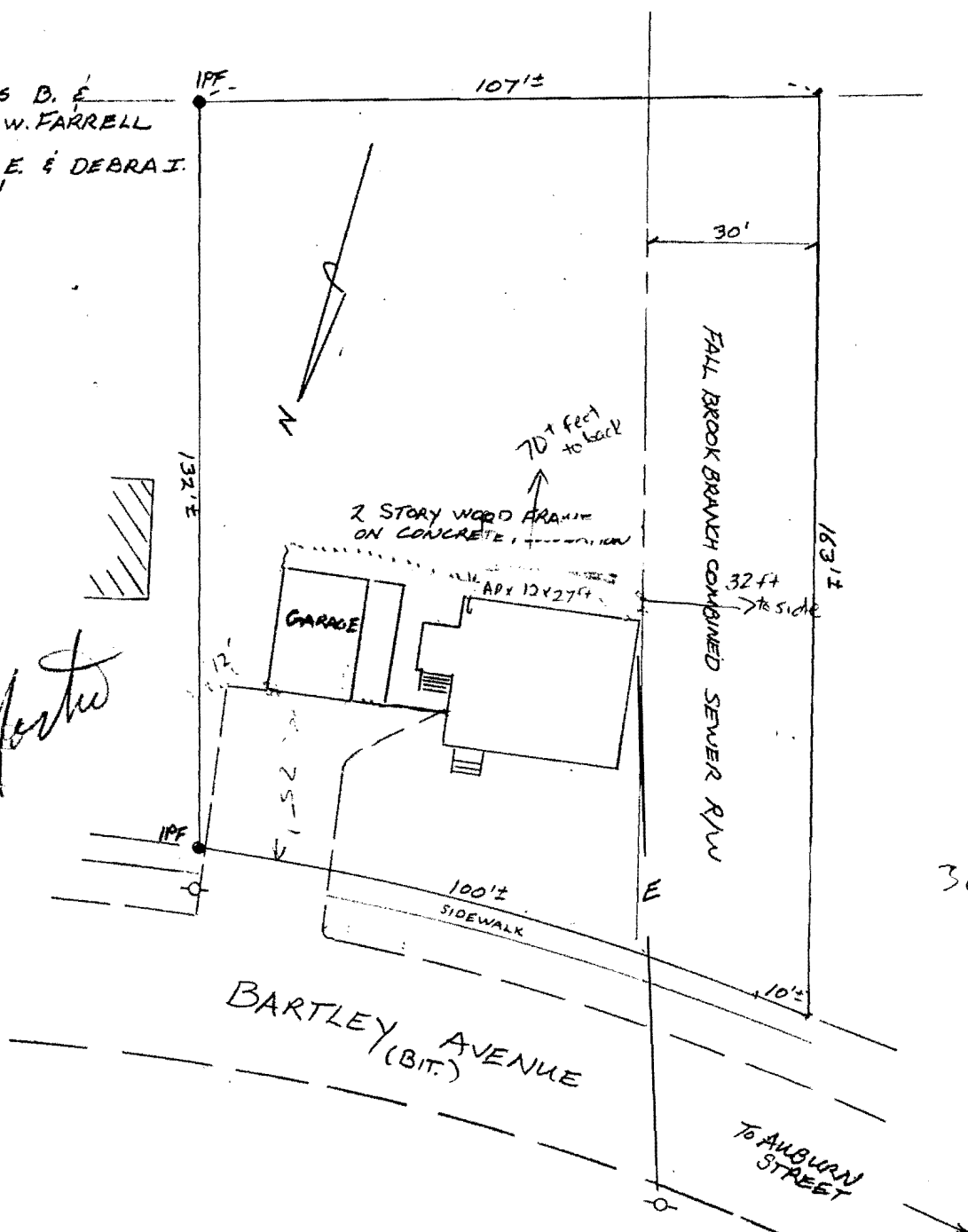
PLAN BOOK 42 PAGE 37 LOT 12 SECTION A

R 2

BUYER: THOMAS D. &
KATHRYN W. FARRELL

SELLER: THOMAS E. & DEBRA J.
HANDLON

Stephen J. Mertes



THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 8/02/93 Scale 1" = 30'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

RP

LAND USE - ZONING REPORT

ADDRESS: 17 Bartley Ave DATE: 3/19/99
REASON FOR PERMIT: remove old garage & rebuild new garage
BUILDING OWNER: DAVID DARDANO C-B-L: 379-H-3
PERMIT APPLICANT: Kathryn Farrell

APPROVED: with conditions DENIED: _____

#1, #6, #10, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition The Deck which is briefly sketched on the submitted plot plan only is **not** part of this approval. You would need to amend this permit submitting all the appropriate information for review and approval

Marge Schmuckal Marge Schmuckal, Zoning Administrator

MORTGAGE LOAN INSPECTION PLAN

17 BARTLEY AVENUE
PORTLAND, MAINE

No. 727-16

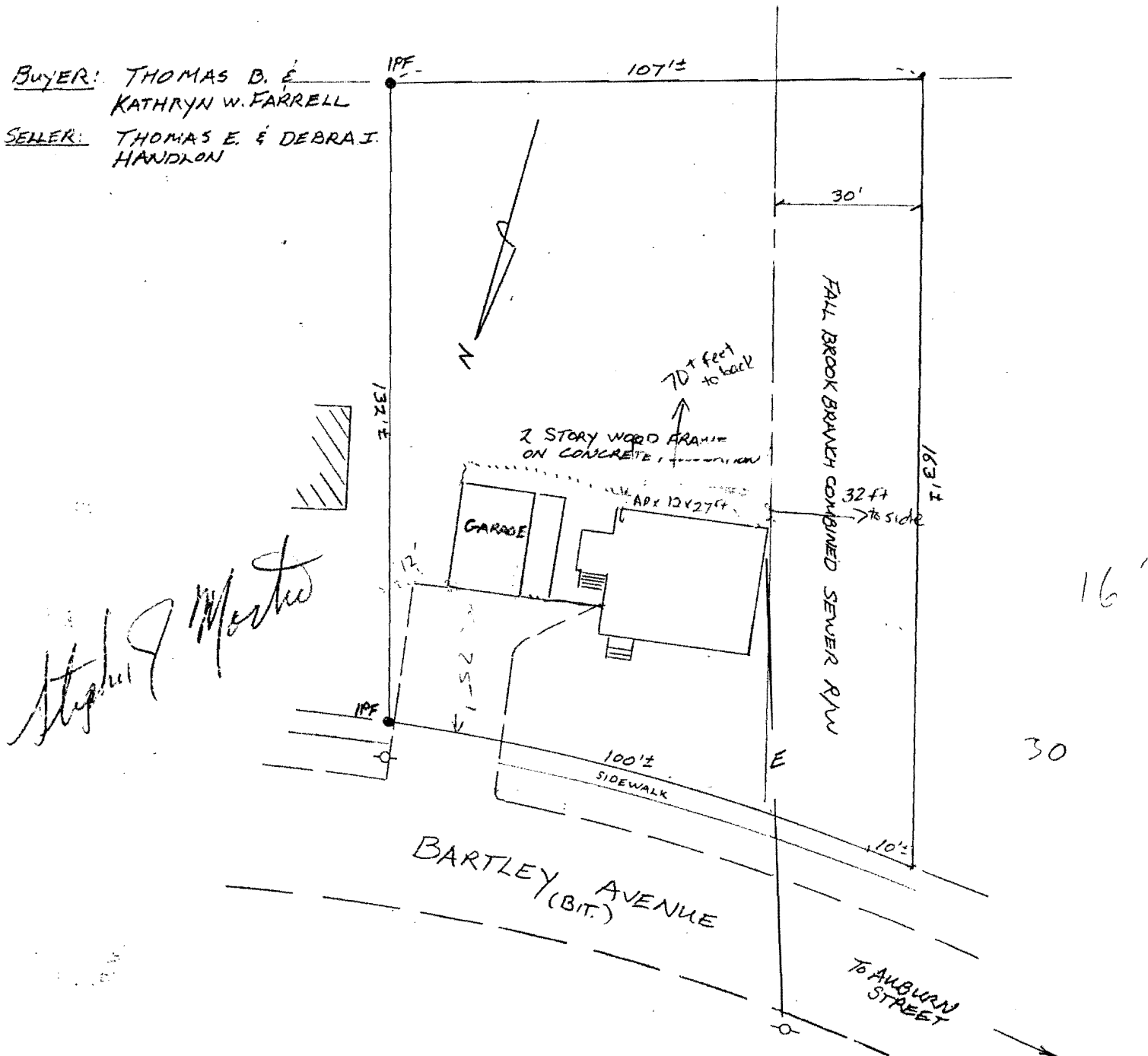
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BOOK _____ PAGE _____ COUNTY CUMBERLAND

PLAN BOOK 42 PAGE 37 LOT 12 SECTION A

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APM

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Owner's Address: 17 Bartley Ave 04103	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$52,000 Fee: \$260
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Contractor's Name, Address & Telephone David Dardano 38 Lynne Ave, Portland		Rec'd By: MY

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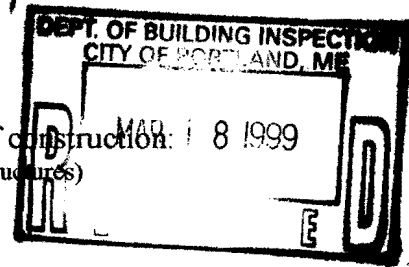
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Signature of applicant: Kathryn W. Farrell	Date: 3/18/99
--------------------------------------------	---------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

(to 288)

Applicant: Kathryn Farrell

Date: 3/19/99

Address: 17 Bantley Ave

C-B-L: 379-N-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1955

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - remove old garage & build new garage with 1st floor Bedroom Above

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req. - 25' shown

Rear Yard - 25' req. - 50'+ shown

Side Yard - 14' req. - may reduce down to 12' if for every foot taken off it is added to the other side. 12' & 30' shown

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Height - 2 story

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Lot Coverage/ Impervious Surface - 20% = 2,917.2 sq ft max

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Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Inlet

26 x 30 = 780 sq ft

26 x 23 = 598 sq ft

8 x 15 = 120 sq ft

1498 sq ft

Deck on rear is not part of this permit



Certificate of Occupancy

LOCATION 17 Bartley Ave

Issued to Farrell, Thomas and Kathy

Date of Issue 7/7/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 090234, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

1 Family w/2 car garaged and mudroom attached finished bed and bath 2nd floor
type 5B use R3
Boca 96

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7/7/99

(Date)

Tammy Munoz
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

MMD
7/7/99

3 Colonial Road
Portland
Maine 04102-2009

Resident &/or Owner
602 Brighton Ave.
Portland
Maine 04102

To Whom It May Concern,

This letter is to inform you that I will
be having my garage taken down.

It is scheduled to be done the week-end
of October 24 & 25, 1998.

I am asking permission to place the
ladder on your lawn if necessary. Any debris
that is on your property will be cleaned up.

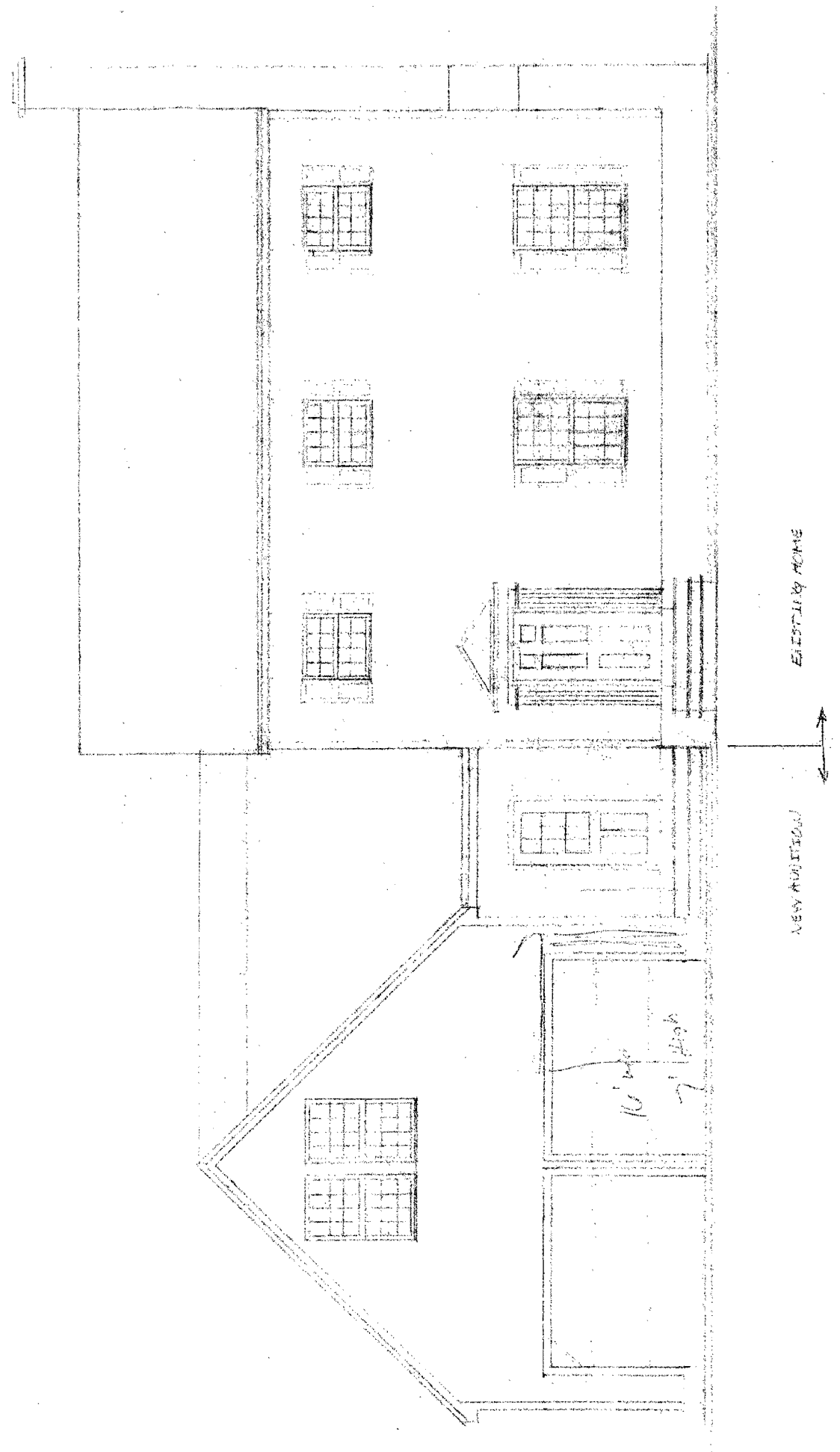
Thank you for your cooperation.

Lois Mitchell

Lois Mitchell

773-8639

FRONT PLAN VIEW
SCALE: 1/4" = 1'-0"



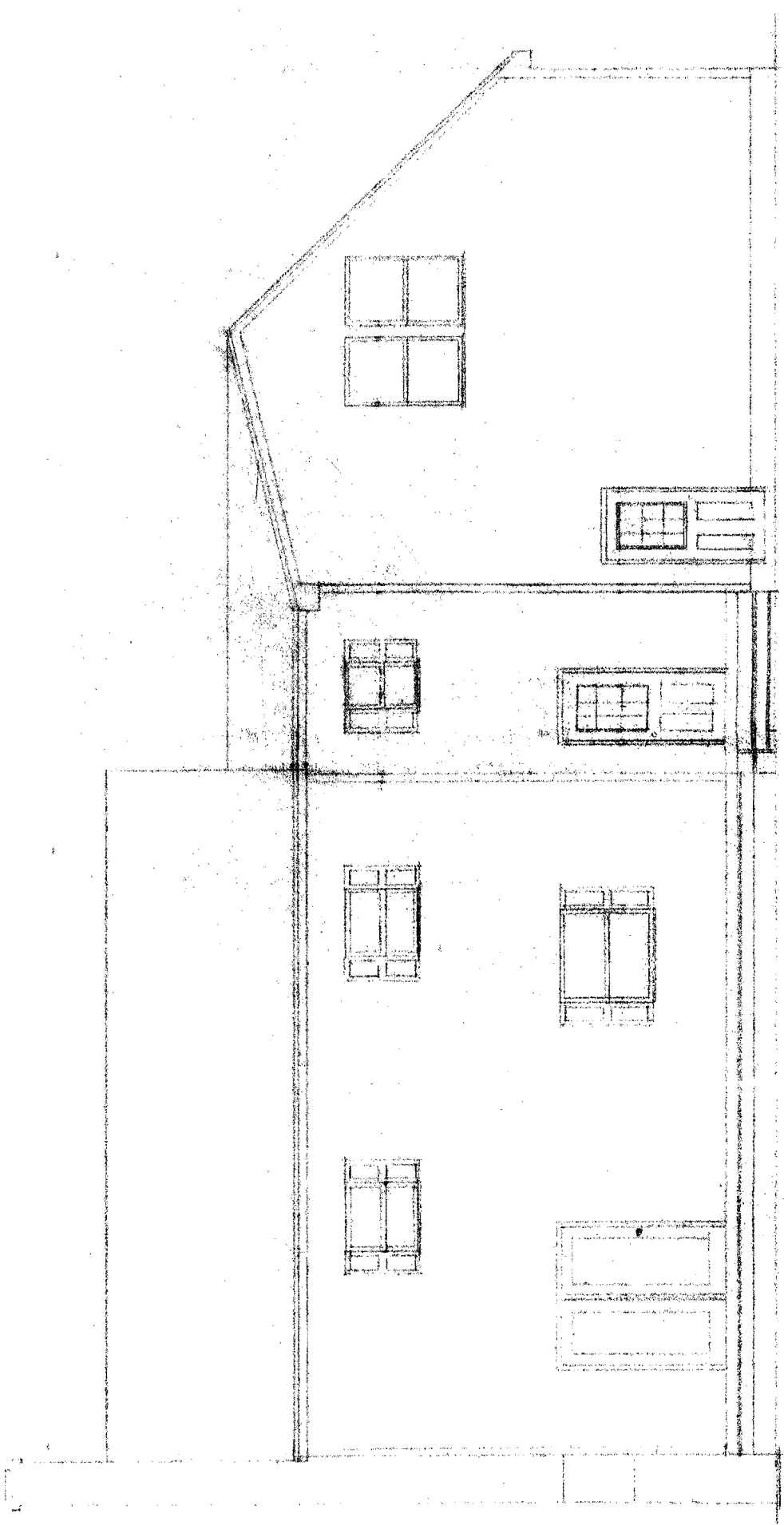
EXISTING HOME

NEW ADDITION

16' 0" x 7' 0" High

Sheet 2 of 2

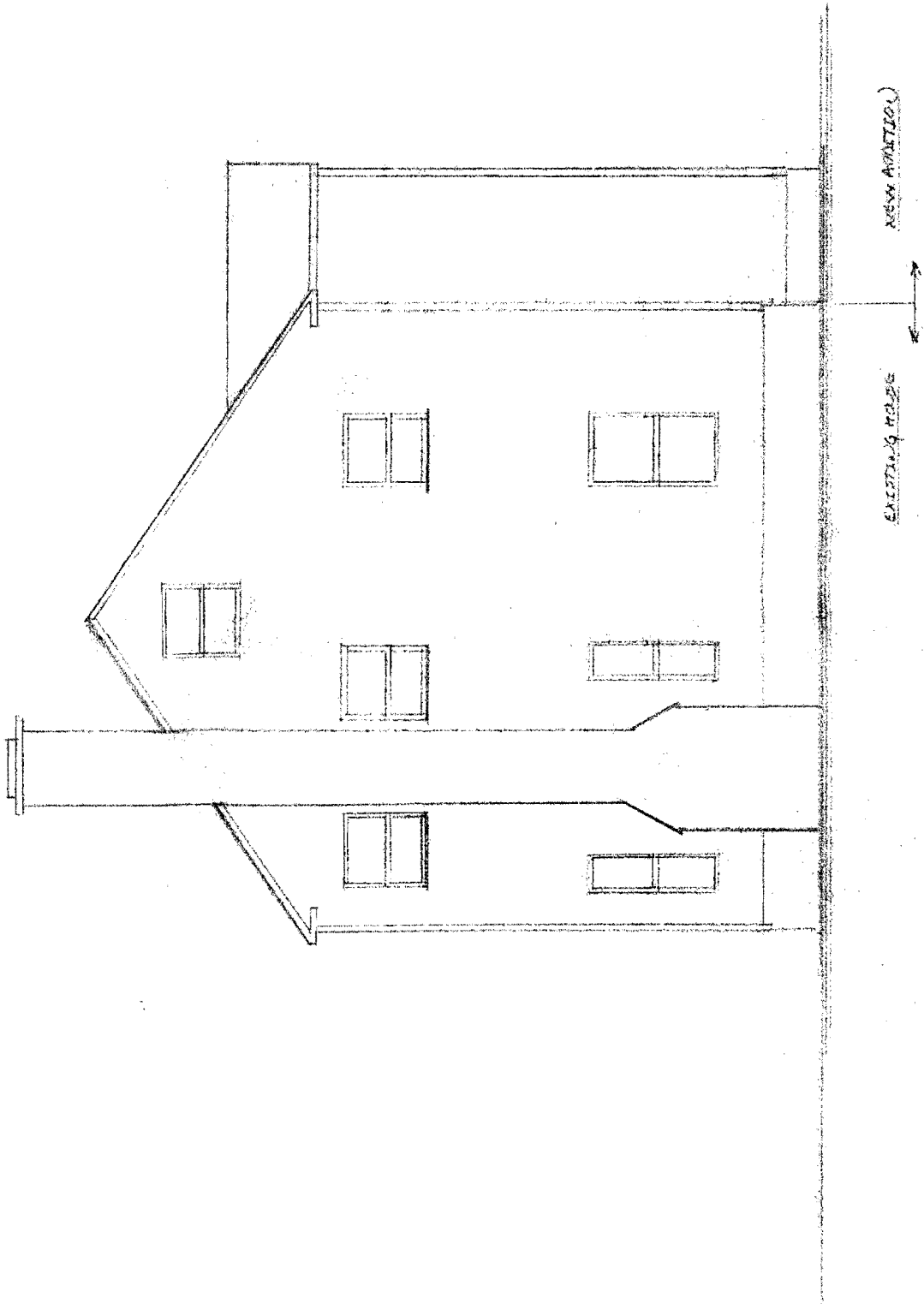
REAR ELEVATION
Scale: 1/4" = 1'-0"



NEW WINDOW

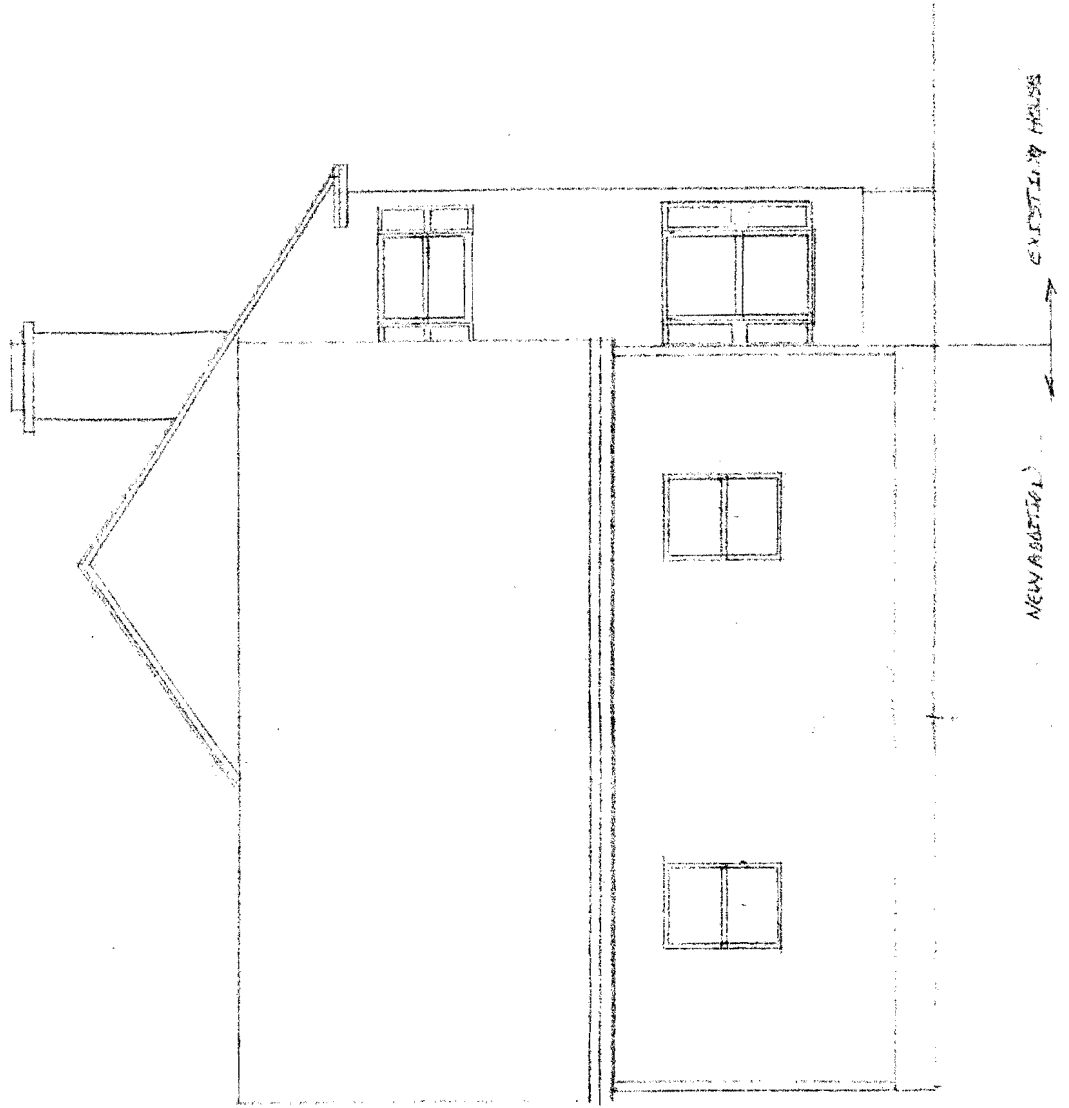
EXIST. FLOOR LINE

RESIST. PLAN. VIEW
SCALE: 1/4" = 1'-0"



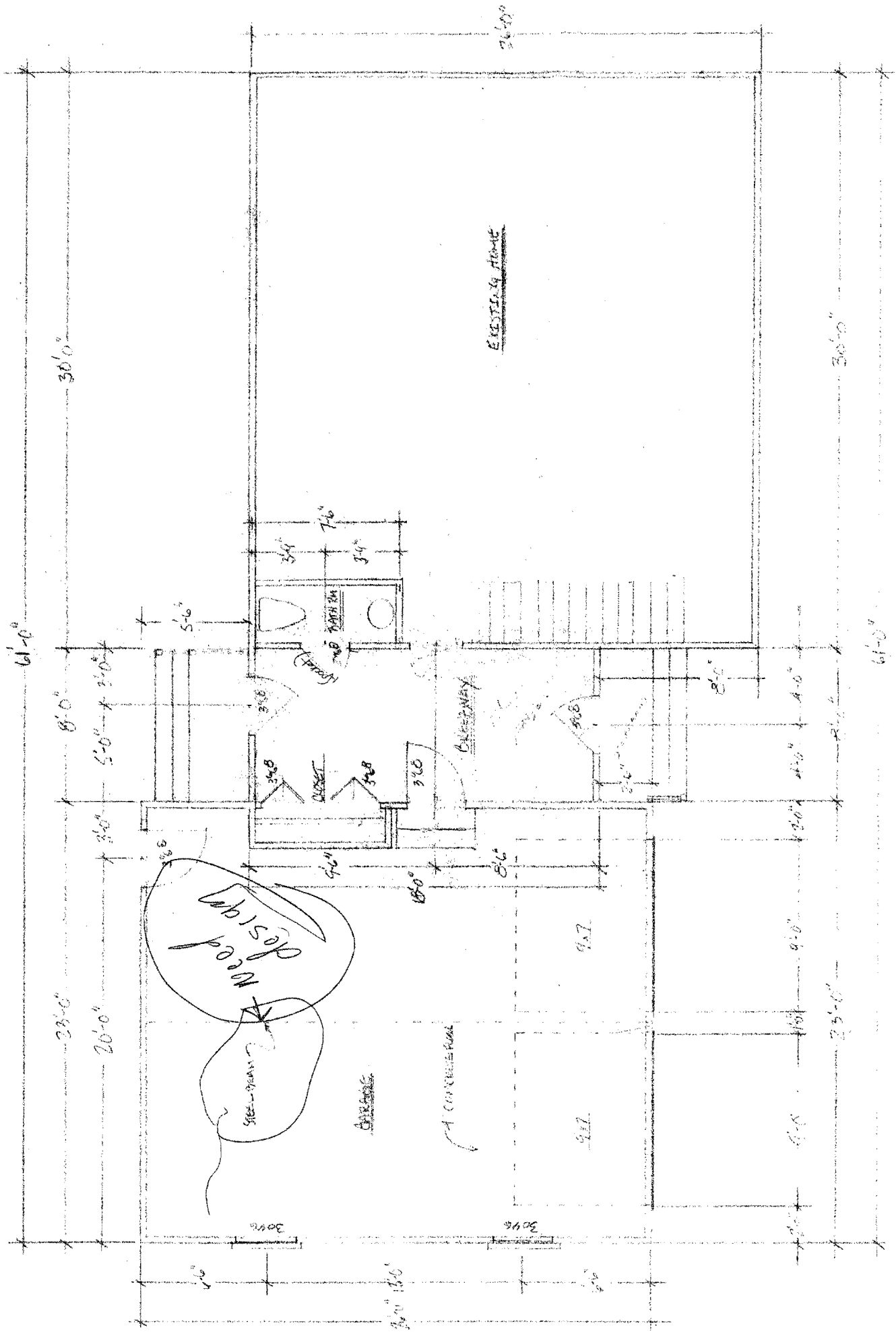
SHEET 3

LEFT ELEVATION VIEW
SCALE: 1/4" = 1'-0"



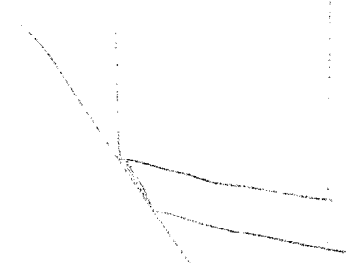
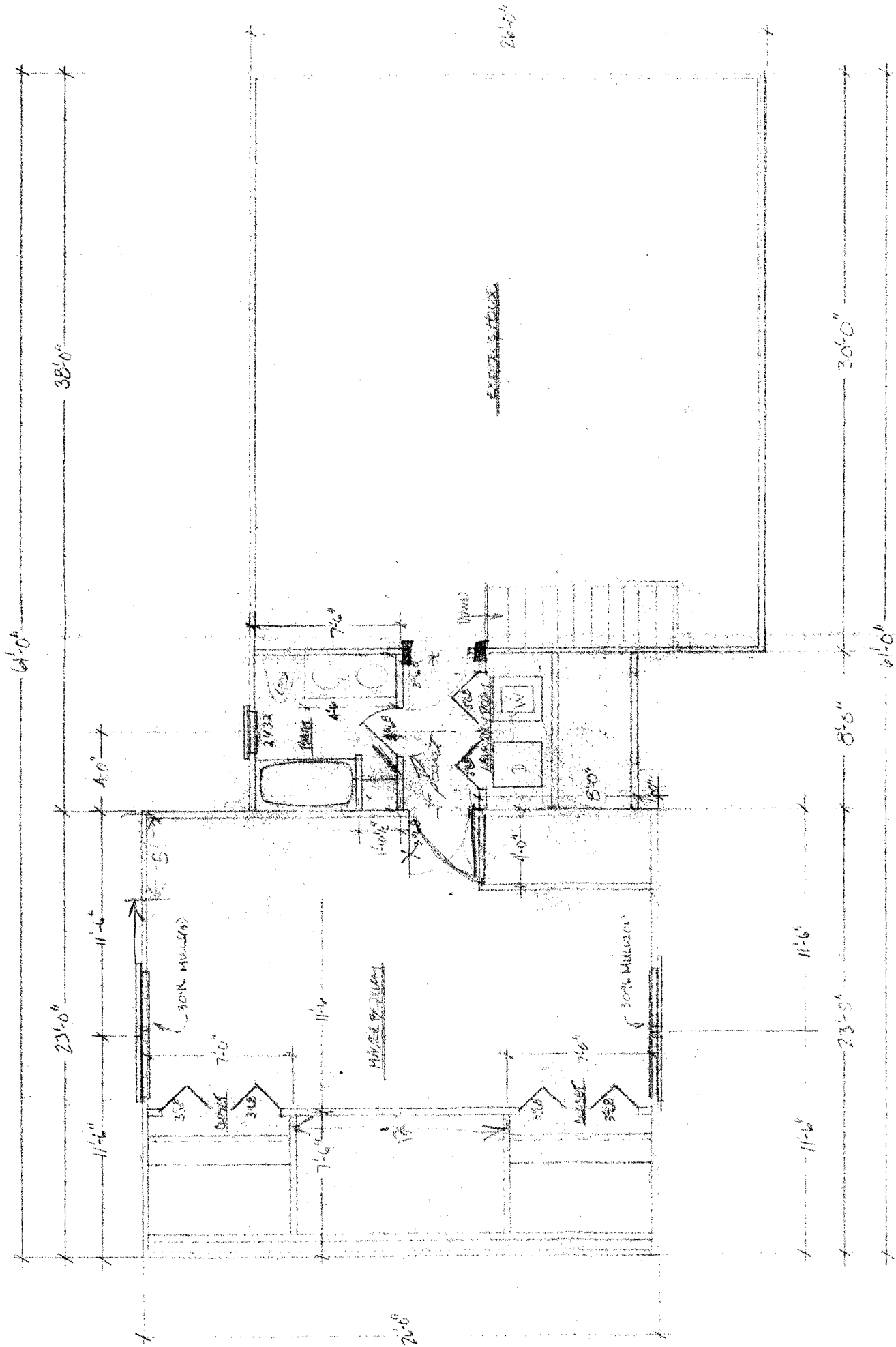
SHEET 4

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

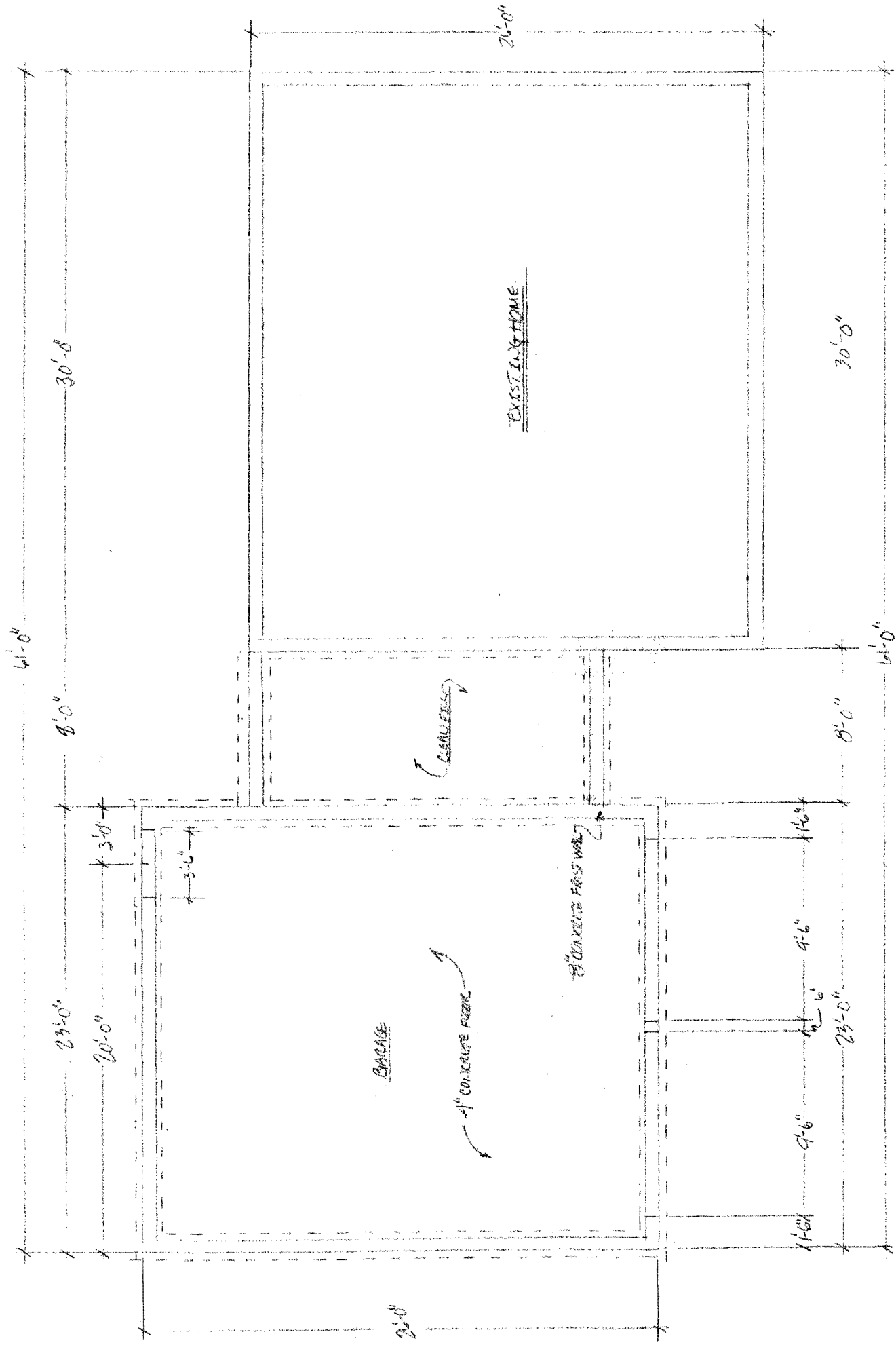


SHEET 1 OF 1

~~SECOND FLOOR PLAN~~
SCALE: 1/4" = 1'-0"



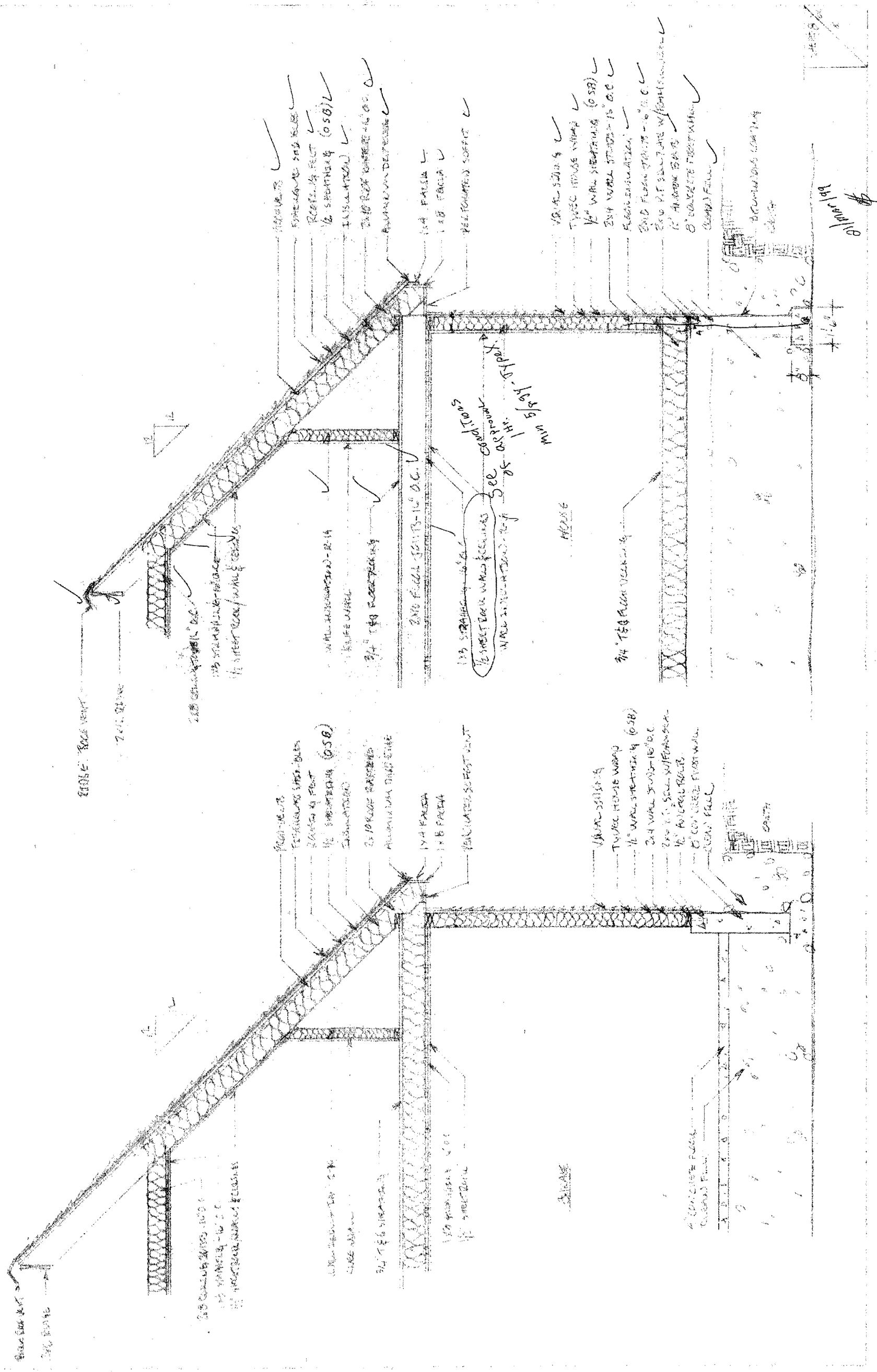
KYANITATION PLAN
Scale: 1/4" = 1'-0"



SHEET 1

HEAD ROOM SECTION
SCALE: 1/2" = 1'-0"

BASELINE CORNER SECTION
SCALE: 1/2" = 1'-0"



10/1/00