

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

Location of Construction: <b>*76 Lester Drive 04103 ****</b>		Owner: <b>**** James Rutter Sr ****</b>		Phone: <b>878-5329</b>	Permit No: <b>991230</b>
Owner Address: <b>SAA</b>		Lessee/Buyer's Name:		BusinessName:	
Contractor Name:		Address:		Phone:	Permit Issued: <b>NOV - 5 1999</b>
Past Use: <b>single family</b>	Proposed Use: <b>same</b>	COST OF WORK: <b>\$ 3,000.00</b>	PERMIT FEE: <b>\$ 42.00</b>		
Proposed Project Description: <b>5 Dormers finish upstairs</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>A-3</b> Type <b>2</b> <i>BICAP</i>	
		Signature: _____		Signature: _____	
Permit Taken By: <b>K</b>		Date Applied For: <b>Nov 5 1999 K</b>		Zone: <b>CBL</b> <b>385-AD-013</b>	

**CITY OF PORTLAND**

- Zoning Approval:
- Special Zone or Reviews:
- Shoreland
  - Wetland
  - Flood Zone
  - Subdivision
  - Site Plan maj  minor  mm
- 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: \_\_\_\_\_

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

**Nov 5 1999**

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

PERMIT ISSUED WITH REQUIREMENTS GEO DISTRICT



Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**



**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

- \*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
- 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).
- \*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)
- 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 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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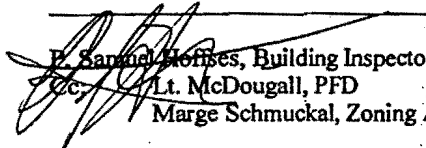
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 E. Samuel Hoffes, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

FSH 10/25/99

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

**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: <b>176 LESTER DR., PORTLAND 04103</b>			
Tax Assessor's Chart, Block & Lot Number Chart# <b>385</b> Block# <b>AD</b> Lot# <b>013</b>		Owner: <b>JAMES M. RUTTER SR.</b>	Telephone#: <b>878-5329</b>
Owner's Address: <b>176 LESTER DR.</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$3000</b> Fee: <b>\$4000</b>
Proposed Project Description: (Please be as specific as possible) <b>5 DORMERS FINISH UPSTAIRS</b>			
Contractor's Name, Address & Telephone			Rec'd By: <b>(K)</b>

- SIF** 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)

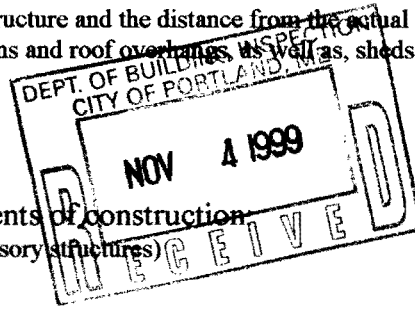
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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**

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: <b>James M. Rutter Sr.</b>	Date: <b>11/4/99</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

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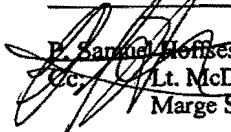
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FSH 10/25/99

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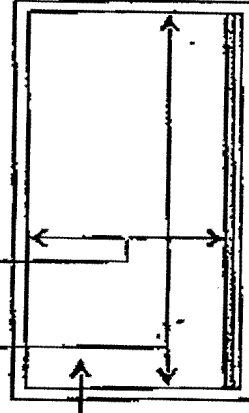
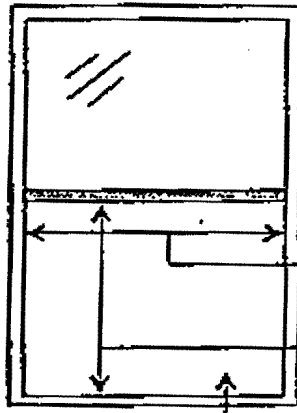
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# Egress Windows

At least 1 egress window ( or exterior door) is required to be provided in sleeping rooms, below the fourth story.  
To be considered an egress window, all of the following 4 conditions must be met.

Double hung windows

Casement windows

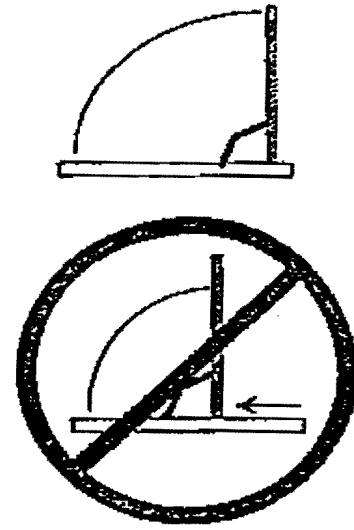


1 20" minimum width

2 24" minimum height

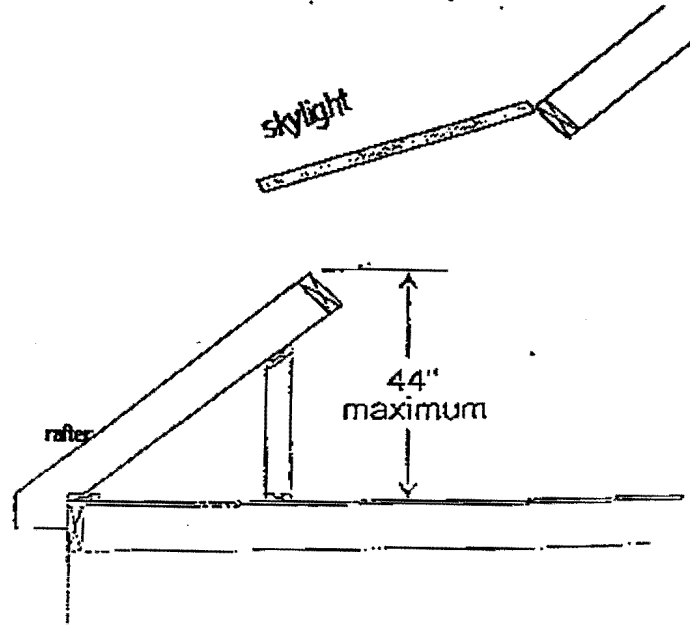
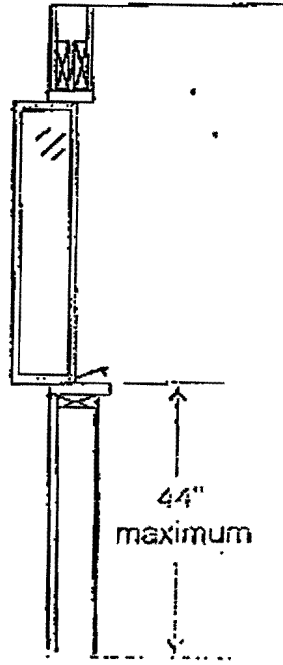
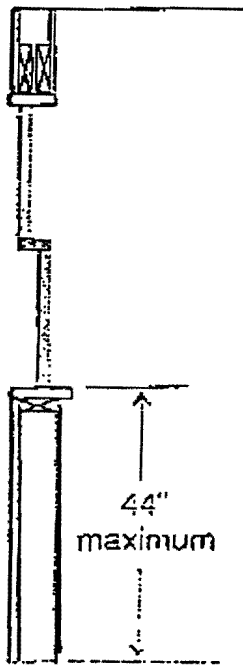
3 Total net clear opening must be a minimum of:

- Egress windows not at grade 5.7 square feet or 821 square inches
- Grade level egress windows 5.0 square feet or 720 square inches

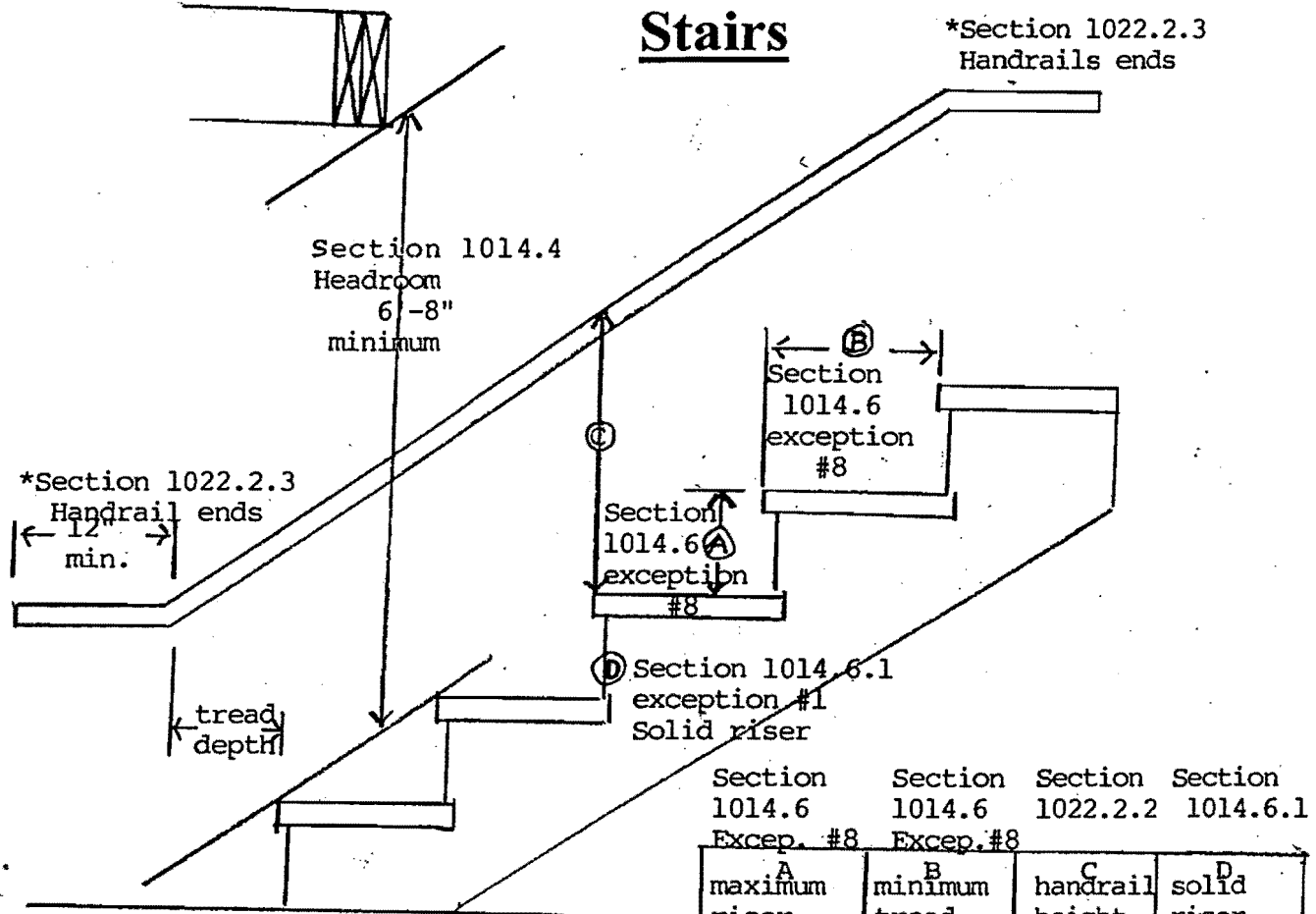


**Caution**...A window which may meet the minimum opening width & height requirements ( of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. [ condition #3 ]

4 Lowest point of the opening must not be more than 44 inches above the floor

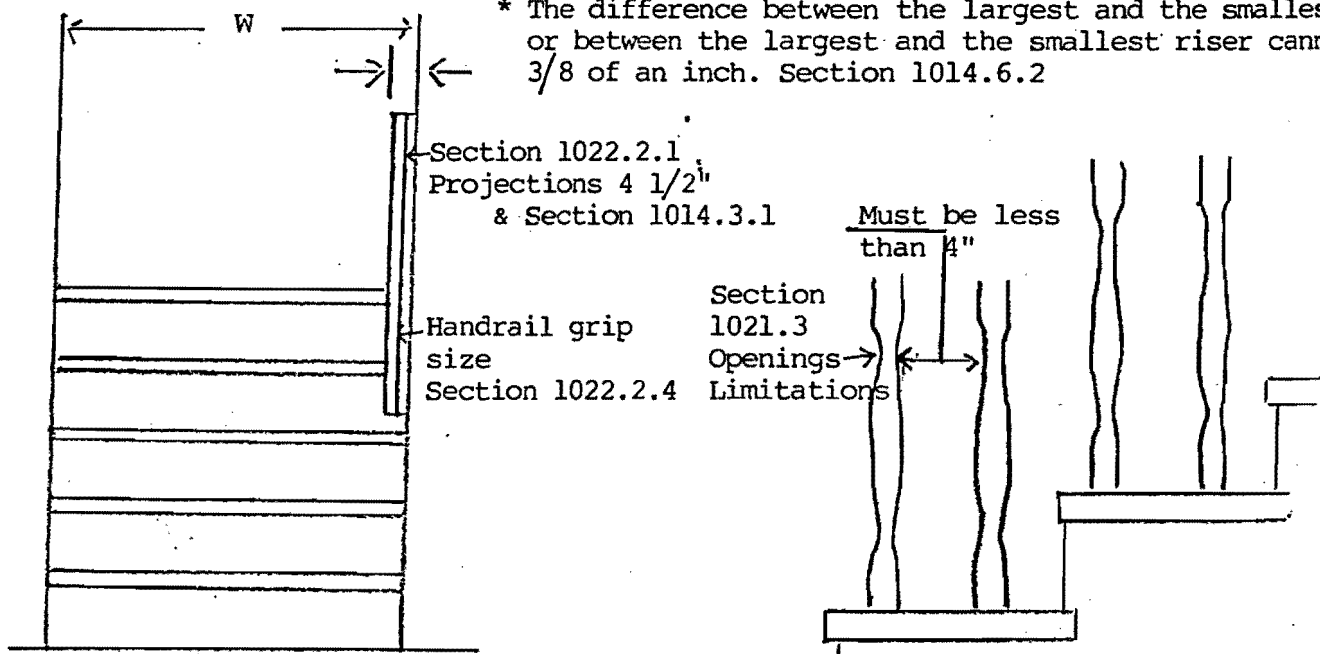


# Stairs



	Section 1014.6 Excep. #8	Section 1014.6 Excep. #8	Section 1022.2.2	Section 1014.6.1
	A maximum riser height	B minimum tread depth	C handrail height	D solid riser
1&2 family dwelling	7 3/4"	10"	30"to38"	4" max.
All other use groups	7"	11"	34"to38"	differant

- \* Handrail extensions & returns are not required for stairways within a swelling unit Section 1022.2.3
- \* There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2
- \* The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2



W=36" for 1&2 family homes and occupancies with less than 50 people  
 Section 1014.3 Exception #3



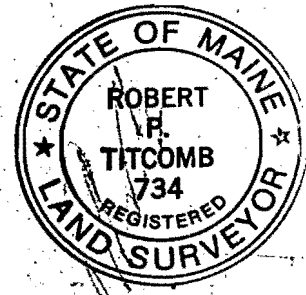
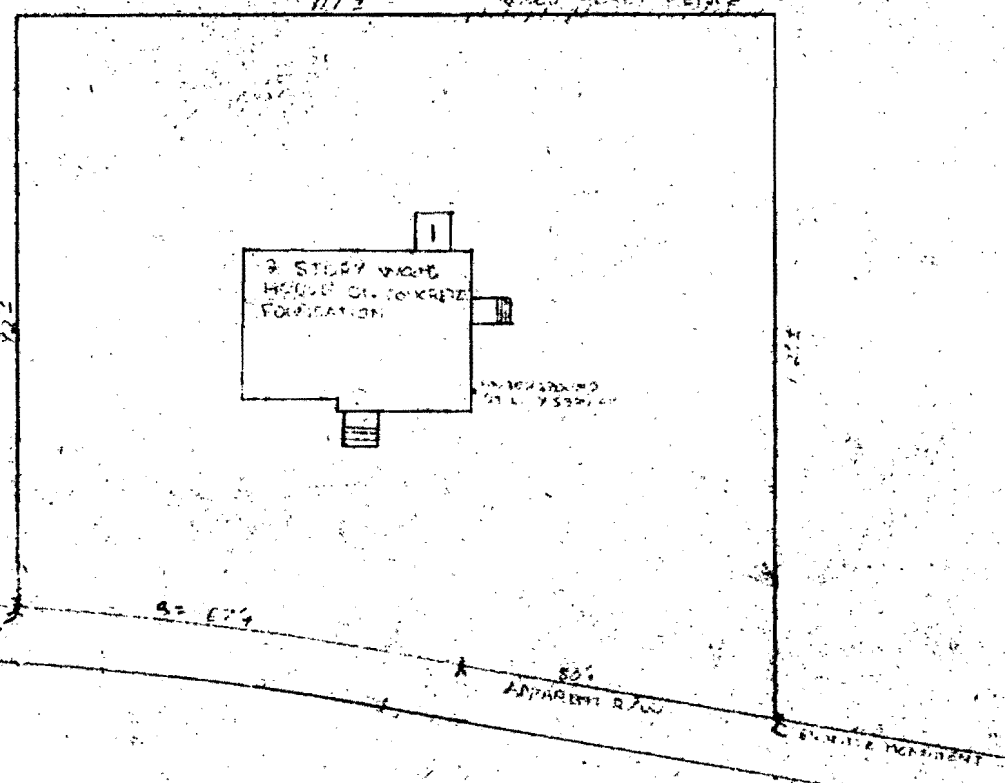
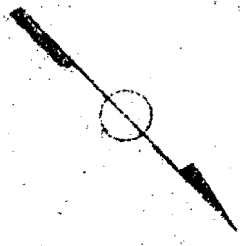
MORTGAGE LOAN INSPECTION PLAN

No. 578-04

TO THE LENDING INSTITUTION AND ITS TITLE INSURER  
I hereby certify that the location of the dwelling shown  
on this plan did and 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 2146 PAGE 355 COUNTY CUMBERLAND

LESTER DRIVE  
PORTLAND, MAINE

PLAN BOOK 148 PAGE 23 LOT 23 BUYER: JAMES M. AND DEBRA A. RUTTER  
SELLER: KASPRZAK INC.



LESTER DRIVE  
(UNDER CONSTRUCTION)

TO WASHINGTON AVE.

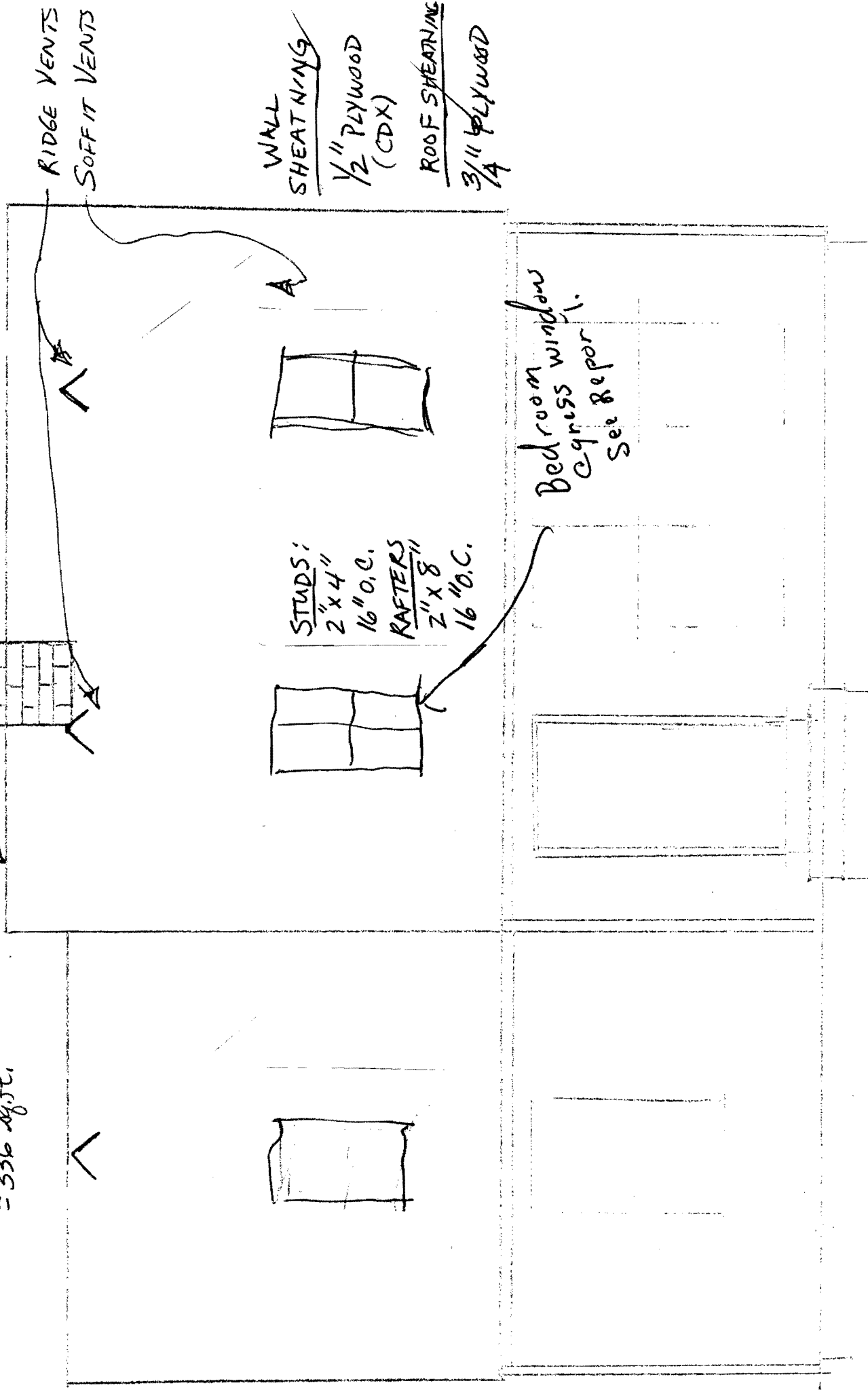
**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies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

Date 5/24/86 Scale 1"=30'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine Drawn By S.S.

FINISHED AREA =  $250'' \times 28'' = 250' \times 264''$   
 $\rightarrow = 458.3 \text{ sq.ft.}$   
 OUTSIDE AREA =  $26' \times 22'$   
 $= 286 \text{ sq.ft.}$

FINISHED AREA =  $208'' \times 14'' = 208' \times 168''$   
 $\rightarrow = 243 \text{ sq.ft.}$  ROOF VENT  
 OUTSIDE AREA =  $24' \times 14'$   
 $= 336 \text{ sq.ft.}$



WALL SHEATHING  
 $\frac{1}{2}$ " PLYWOOD (CDX)  
 ROOF SHEATHING  
 $\frac{3}{4}$ " PLYWOOD

STUDS:  
 $2'' \times 4''$   
 $16'' \text{ O.C.}$   
 RAFTERS  
 $2'' \times 8''$   
 $16'' \text{ O.C.}$

Bedroom window  
 Cypress wood  
 See Report

WINDOWS: B-LOWE; T-LOWE VINYL WINDOW ( $27\frac{1}{2}'' \times 53\frac{1}{2}''$ ) P250 HW-LT  
 DORMERS: 5' WIDE  $\times$  5' DEEP  $\times$  90" TALL WITH  $45^\circ$  PITCH ON ROOF