

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

Location of Construction: 8 Alice Street		Owner: Steve Rogers	Phone: 775-2712	Permit No: <b>990597</b>	
Owner Address: SAA		Lessee/Buyer's Name:	Phone:	BusinessName:	
Contractor Name: Coleman Construction Co		Address: 1 Percy Hawks Rd Windham, ME 04062		Phone: 892-3527	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 1,000	PERMIT FEE: \$ 25.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Amendment to original building permit #981419 Interior stair renovation.		Signature:		Signature:	
Permit Taken By: UB		Date Applied For: June 8, 1999			

**PERMIT ISSUED**  
Permit Issued:  
**JUN 10 1999**  
**CITY OF PORTLAND**  
Zone: **E-2** CBL: 387-A-037  
Zoning Approval: **15A**  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm   
**6/12/99**

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

June 8, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**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

COMMENTS

11/19/99 Amendment only - See Permit 98-1419 for Details *R*

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

BUILDING PERMIT REPORT

DATE: 9 June 99 ADDRESS: BALICE ST. CBL: 387-A-037

REASON FOR PERMIT: Amend permit NO. 981419

BUILDING OWNER: S. Rogers

PERMIT APPLICANT: Contractor Coleman Const. Co.

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5B

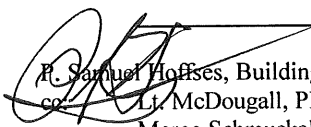
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \_\_\_\_\_

1. 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 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 (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)
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).
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 2305.4.4, 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.
34. \_\_\_\_\_
35. \_\_\_\_\_
36. \_\_\_\_\_

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

**\*\*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: <i>Alice st 8 Portland Me</i> <span style="float:right"><i>04102</i></span>
---------------------------------------------------------------------------------------------------------------

Tax Assessor's Chart, Block & Lot Number Chart# <i>387</i> Block# <i>A</i> Lot# <i>037</i>		Owner: <i>Steve Rogers Rogers</i>	Telephone#: <i>775-2712</i>
Owner's Address: <i>Alice st 8</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ <i>1,000</i>	Fee \$ <i>25-</i>
Proposed Project Description:(Please be as specific as possible) <i>interior stairs only - amendment to original permit 981419</i>			
Contractor's Name, Address & Telephone <i>Coleman Construction Co / Percy Hawks Rd Windham, Me, 04062</i>		<i>892-3527</i>	Rec'd By: <i>UB</i>

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:

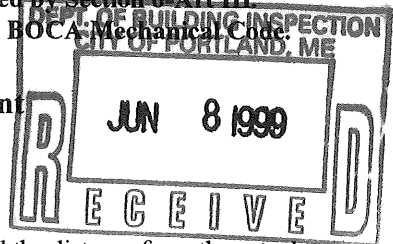
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>J.R. Mather</i>	Date: <i>6-8-99</i>
--------------------------------------------	---------------------

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



Inspection Services  
Michael J. Nugent  
Manager



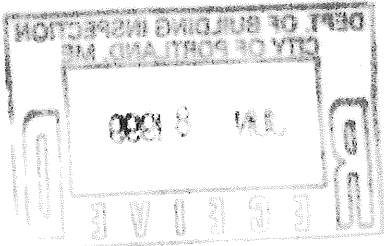
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*congratulations !!!!!*

**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.



**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$140,000.00 Plan Review # \_\_\_\_\_  
 Fee: 720.00 Date: 29 NOV. 98

Building Location: ALICE ST. LOT #7 CBL: 387-A-038

Building Description: Single family dwelling/garage.

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B garage 5A  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan review and building code requirements must be completed before a certificate of occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchors	2305.12
4.	Private garages	407.0
5.	Chimneys & vents 1993 BOCA Mech. Ch. 12	NFPA 211
6.	Guardrails & handrails	1021.0 1022.0
7.	Headroom habitable space	1204.0
8.	Headroom stairways	1014.4
9.	Sleeping room - rescue window	1018.6
10.	Smoke detector	920.3.2
11.	Fastening Schedule	Table 2305.2
12.	Boring, Cutting & Notching	Sec. 2305.4.4, 2305.5.1-2305.3

Correction List		
NO:	Description	Code Section
13	Glass and glazing	Chapter 24
14	Crawl space opening	1210.211



## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

- X Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Foundation Walls

- NA Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- X Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SR-X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- NA Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- X Spacing
- X Span
- X Girder 4" bearing 2305

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~N.A.~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~SR~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NR~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~

**Roof-Ceiling Construction (Chapter 23)**

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~NA~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)

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\_\_\_\_\_  
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**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~NA~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~SR~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

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State Plumbing Code

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**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>✓</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>✓</u>
Roof live load	<u>42 PSF</u>	<u>✓</u>
Roof snow load	<u>46 PSF</u>	<u>✓</u>
Seismic Zone	<u>2</u>	<u>✓</u>
Weathering area	<u>S</u>	<u>✓</u>
Frost line depth	<u>4' MIN</u>	<u>✓</u>

**Glazing (Chapter 24)**

- SR Labeling (2402.1)
- SR Louvered window or jalousies (2402.5)
- SR Human impact loads (2405.0)
- SR Specific hazardous locations (2405.2)
- SR Sloped glazing and skylights (2404)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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**Private Garages (Chapter 4)**

- SR General (407)
- SR Beneath rooms (407.3)
- SR Attached to rooms (407.4)
- SR Door sills (407.5)
- X Means of egress (407.8)
- X Floor surface (407.9)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
  - ~~SR~~ Sleeping room window (1010.4)
  - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
  - ~~X~~ Landings (1014.3.2) stairway
  - ~~NR~~ Ramp slope (1016.0)
  - ~~NR~~ Stairways (1014.3) 36" W
  - ~~SR~~ Treads (1014.6) 10" min.
  - ~~SR~~ Riser (1014.6) 7 3/4" max.
  - ~~SR~~ Solid riser (1014.6.1)
  - ~~NR~~ Winders (1014.6.3)
  - ~~NR~~ Spiral and Circular (1014.6.4)
  - ~~SR~~ Handrails (1022.2.2.) Ht.
  - ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
  - ~~SR~~ Guards (1012.0) 36" min.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

### Dwelling Unit Separation Table 602

Inspection Services  
Michael J. Nugent  
Manager



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

## CITY OF PORTLAND

### STOP WORK NOTICE

February 05, 1999

Steven Rodgers  
c/o Coleman Construction, Inc. Mr. Coleman Walsh  
1 Percy Hawkes Rd  
Windham ME 04062

Re: 8 Alice St (387-A-037)

**Certified Mail Receipt # Z 564 696 481**

Dear Mr. Rodgers and or/Colman Construction, Inc. Mr. Coleman Walsh:

An evaluation of the property at 8 Alice St on 02/4/99 @ 8am revealed that the structure fails to comply with Section 111.3 of the 1996 BOCA Code of the City of Portland.

Required foundation & setback inspection were not performed.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit amended construction and site plans to this office for review and approval. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin W. Carroll". The signature is fluid and cursive, with a large initial "K" and "C".

Kevin W. Carroll  
Code Enforcement Officer

cc: Central File  
Joseph Gray

Inspection Services  
Michael J. Nugent  
Manager



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

## CITY OF PORTLAND

### RELEASE OF STOP WORK NOTICE

March 3, 1999

Steven Rodgers  
c/o Coleman Construction Inc. Mr. Coleman Walsh  
1 Percy Hawkes Rd  
Windham ME 04062

Re: 8 Alice St (387-A-037)

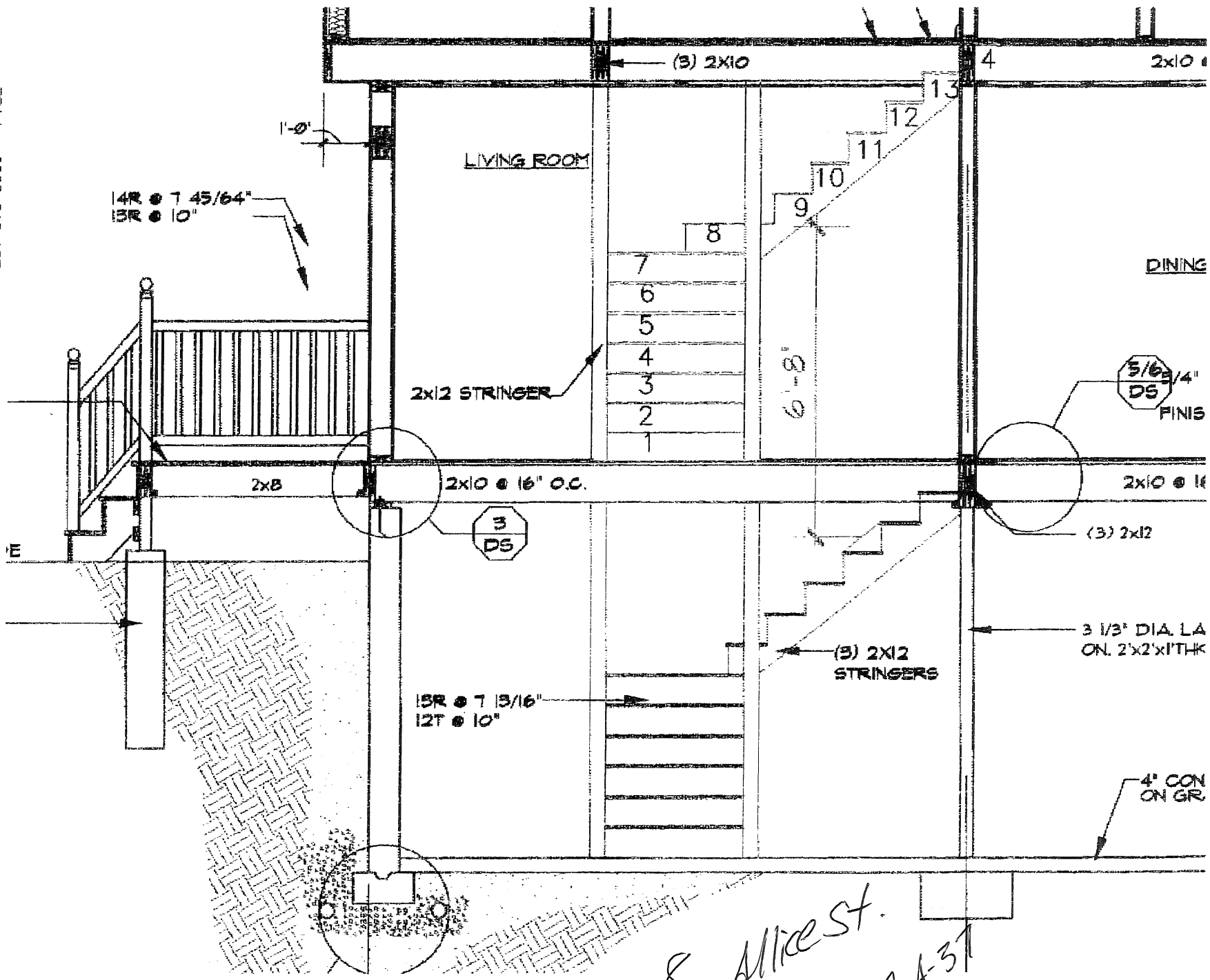
Dear Mr. Walsh:

The stop work order dated February 2, 1999 on the above referenced property is hereby released.

Sincerely,

Kevin W. Carroll  
Code Enforcement Officer  
cc/Central File  
Joseph Gray





TOTAL P.02

8 Alice St.  
 387-A-31

facsimile transmittal

To: T Ammy Monson Fax: 874-8716  
 From: Gloria Clark Date: 5-17-99  
 Re: Winders - Rodgers Pages: 2 (including cover page)  
 CC:

- Urgent     For Review     Please Comment     Please Reply     Please Recycle

Notes:

*Please let me know if  
this is ok.*

*Gloria Clark*



facsimile transmittal

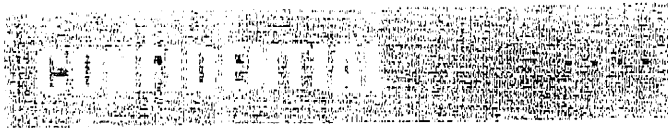
To: Tammy Monson Fax: 874-8716  
 From: Gloria Clark Date: 5-17-99  
 Re: Winders - Rodgers Pages: 2 (including cover page)  
 CC:

- Urgent     For Review     Please Comment     Please Reply     Please Recycle

Notes:

*Please let me know if this is OK.*

*Gloria Clark*



facsimile transmittal

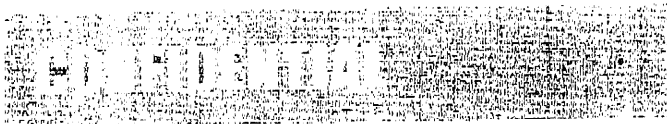
To: Tammy Monson Fax: 874-8716  
 From: Gloria Clark Date: 5-17-99  
 Re: Winders - Rodgers Pages: 5 (including cover page)  
 CC:

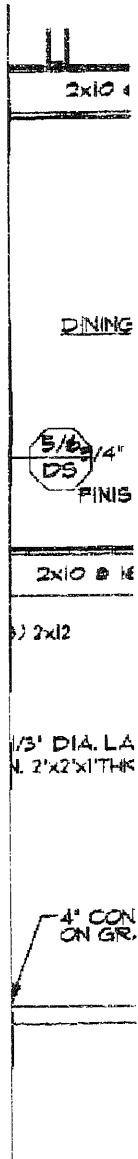
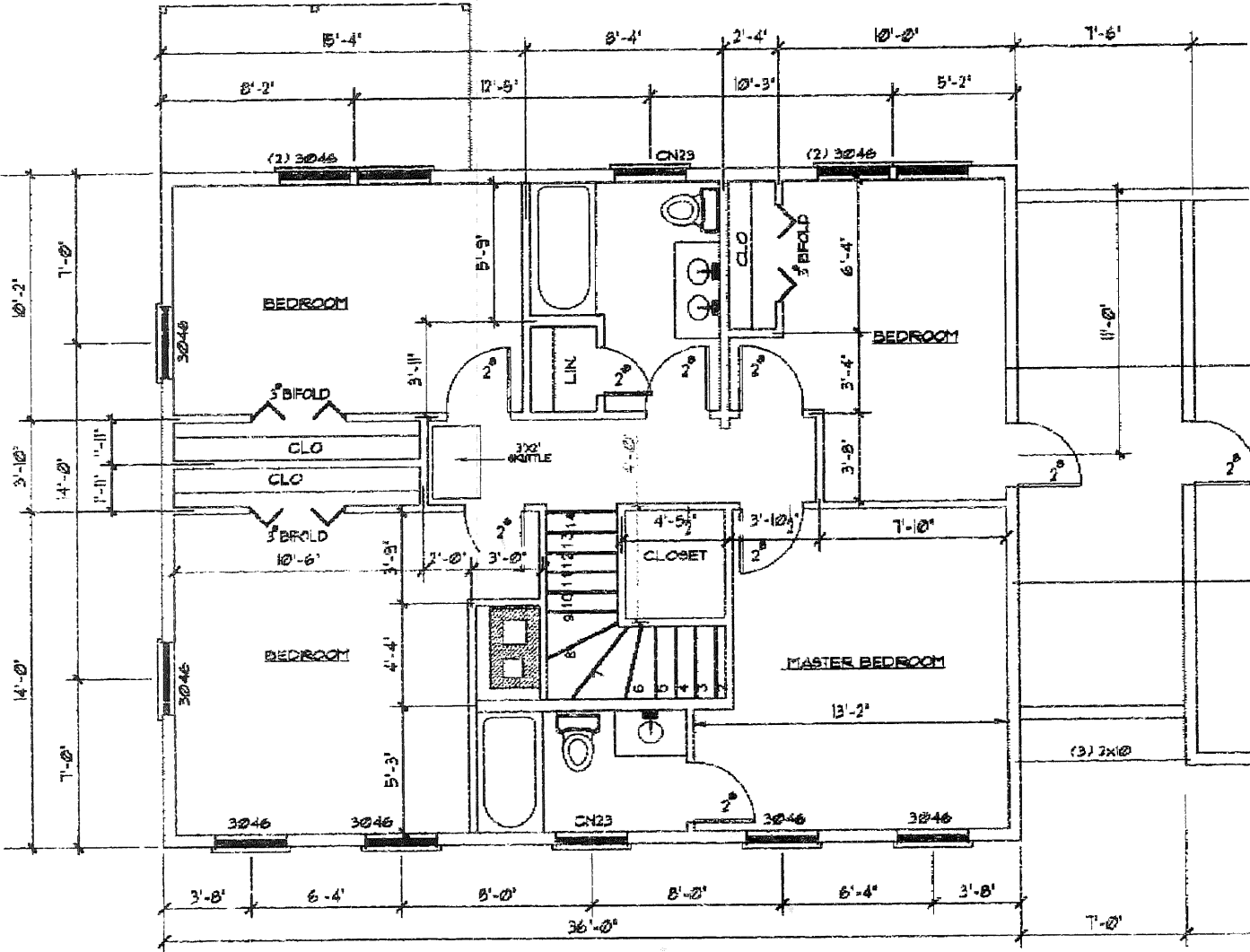
Urgent     For Review     Please Comment     Please Reply     Please Recycle

Notes:

*Please let me know if  
this is ok*

*Gloria Clark*





## MEANS OF EGRESS

dimension of landings  
ways shall not be less  
, except that the landing  
ravel is not required to  
vel from one stair flight

to the next stair flight is a straight run.

**1014.4 Headroom:** The minimum headroom in all parts of a stairway shall not be less than 80 inches (2032 mm), or 78 inches (1981 mm) for a spiral stairway, measured vertically from the tread nosing or from the floor surface of the landing or platform.

**1014.5 Vertical rise:** A means of egress stairway shall not have a height of vertical rise of more than 12 feet (3658 mm) between landings and intermediate platforms.

**1014.6 Treads and risers:** Maximum riser height shall be 7 inches (178 mm) and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

**Exceptions**

1. Winders in accordance with Section 1014.6.3.
  2. Spiral stairways in accordance with Section 1014.6.4.
  3. Circular stairways in accordance with Section 1014.6.5.
  4. Alternating tread stairways in accordance with Section 1014.6.6.
  5. Stairways serving as aisles in assembly seating areas where the stairway pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
  6. Any stairway replacing an existing stairway within a space where, because of existing construction, the pitch or slope cannot be reduced.
  7. Existing stairways.
  8. In occupancies in Use Group R-3, within dwelling units in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 7<sup>1</sup>/<sub>4</sub> inches (197 mm) and the minimum tread depth shall be 10 inches (254 mm). A nosing not less than 3/4 inches (19 mm) but not more than 1<sup>1</sup>/<sub>4</sub> inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
- Stairways in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 m<sup>2</sup>) in area shall be permitted to have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

**1014.6.1 Profile:** The radius of curvature at the leading edge of a tread shall not be greater than 1/2 inch (13 mm). The angle of nosings shall not exceed 1/2 inch (13 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge of

treads shall project not more than 1<sup>1</sup>/<sub>4</sub> inches (32 mm) beyond the tread below.

**Exceptions**

1. Solid risers are not required for stairways serving dwelling units which are not required to be accessible in accordance with Section 1107.4.2, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Use Group I-3.
3. Solid risers are not required for stairways serving factory or storage occupancies which are not required to be accessible.

**1014.6.2 Dimensional uniformity:** There shall not be variation exceeding 3/16 inch (5 mm) in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 3/8 inch (10 mm) in any flight of stairs.

**Exceptions**

1. Where the bottom riser adjoins a sloping public way, walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches (76 mm) in every 3 feet (914 mm) of stairway width.
2. On stairways serving as aisles in assembly seating, where necessitated by changes in the gradient of adjoining seating areas to maintain adequate sightlines, the maximum nonuniformity of riser heights within a flight and the nonuniformity between adjacent risers shall not apply. Where a nonuniformity exceeds 1/16 inch (5 mm) between adjacent risers, the exact location of the nonuniformity shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

**1014.6.3 Winders:** Winders shall not be permitted in required means of egress stairways except stairways serving a single dwelling unit. Such winders shall have a tread depth of not less than 10 inches (254 mm) at a point not more than 12 inches (305 mm) from the side where the tread is narrower and the minimum tread depth shall not be less than 6 inches (152 mm). The continuous handrail required by Section 1014.7 shall be located on the side where the tread is narrower.

**1014.6.4 Spiral stairways:** Spiral stairways shall not be used as an element of a means of egress except within a single dwelling unit, from a mezzanine area not more than 250 square feet (23 m<sup>2</sup>) in area which serves not more than five occupants; and in penal facilities from a guard tower, observation station or control room not more than 250 square feet (23 m<sup>2</sup>) in area. The minimum width of all spiral stairways shall be 26 inches (660 mm) with each tread having a 7<sup>1</sup>/<sub>2</sub>-inch (191 mm) minimum tread depth at 12 inches (305 mm) from the narrow edge. All treads shall be identical and the rise shall

**NADEAU & LODGE**

544 Stevens Avenue  
Portland, Maine 04103  
Phone (207) 878-7870  
Fax (207) 878-7871

*Professional Land Surveyors*

1A Depot Street, Box 018  
Alfred, ME 04002-0018  
Phone (207) 324-8712  
Fax (207) 324-6900

February 5, 1999

Kevin Carroll  
City of Portland, Buildings Inspections  
389 Congress Street  
Portland, Maine # 04101-3503

**RE: Rogers, Alice Street Subdivision (Lot 7)**

Dear Kevin,

This office has field checked the foundation forms prior to any pouring of walls. The foundation walls are in compliance with the building setback window depicted on the recording plat. Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "James D. Nadeau". The signature is written in black ink and is positioned above the typed name.

James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
Registration #2124

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

19980158

I. D. Number

**Coleman Construction**

Applicant

**1 Percy Hawkes Rd, Windham, ME 04062**

Applicant's Mailing Address

**Coley Walsh**

Consultant/Agent

**892-6101**

Applicant or Agent Daytime Telephone, Fax

11/25/98

Application Date

**Alice St (Lot #7)**

Project Name/Description

**Alice St**

Address of Proposed Site

**387-A-037**

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

---

**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pools and/or garage.

---

**Fire Conditions of Approval**



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

**19980158**

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**11/25/98**

Application Date

**Alice St (Lot #7)**

Project Name/Description

8 **Alice St**

Address of Proposed Site

**387-A-037**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building   
  Building Addition   
  Change Of Use   
  Residential  
 Office   
  Retail   
  Manufacturing   
  Warehouse/Distribution   
  Parking Lot   
  Other (specify) **with attached garage & R dec**  
**2040**

Proposed Building square Feet or # of Units

**17876**

Acreage of Site

**R-2 zone**

Zoning

**Check Review Required:**

- Site Plan (major/minor)   
  Subdivision # of lots \_\_\_\_\_   
  PAD Review   
  14-403 Streets Review  
 Flood Hazard   
  Shoreland   
  Historic Preservation   
  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)   
  Zoning Variance   
  Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **11/25/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved   
  Approved w/Conditions see attached   
  Denied

Approval Date **12/16/98**    Approval Expiration **12/16/99**    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**19980158**  
I. D. Number

**Coleman Construction**

**11/25/98**

Applicant

Application Date

**1 Percy Hawkes Rd, Windham, ME 04062**

**Alice St (Lot #7)**

Applicant's Mailing Address

Project Name/Description

**Coley Walsh**

**Alice St**

Consultant/Agent

Address of Proposed Site

**892-6101**

**387-A-037**

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved, subject to site plan review addendum conditions of approval;

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

3. Your new street address is now 8 Alice Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

4. The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

5. Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

6. A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

10. The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed in the curb cut area.

14. All work associated with relocation of the curb cut shall conform to City construction standards. The contractor must be licensed by the City.

15. No Certificate of Occupancy shall be issued without the following completed items:

1. An "as-built" plan, approved by the City's DRC, of the extended storm drain system, and an executed and delivered City of Portland drainage maintenance agreement to the DRC for the private storm drain system.

2. All conditions of the fill permit granted July 7, 1997, must be met.

3. The installation of the storm drain system from the existing culvert outlet to the first manhole is unacceptable and does not conform to City standards; the same pipe material was not used as the existing cross culvert pipe. The work shall be replaced and the correct concrete pipe material shall be installed. Also,

4. The manholes require the construction of brick inverts. This work must conform to City standards.

**Planning Conditions of Approval**

STATUTORY WARRANTY DEED  
(Maine Statutory Short Form)

LLOYD B. WOLF, with a mailing address of 25 Alice Street, Portland, Maine 04103

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

STEPHEN J. ROGERS and JENNIFER A. ROGERS, with a mailing address of 288 Harvard Street, Portland, Maine 04103, as Joint Tenants

Certain lots or parcels of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot #7 as shown on 3<sup>rd</sup> AMENDED RECORDING PLAT entitled "Plan of Land Showing ALICE STREET SUBDIVISION" prepared for Lloyd B. Wolf, dated February 27, 1996 and recorded at the Cumberland County Registry of Deeds on September 11, 1996 in Plan Book 196, Page 319, to which reference is hereby made for a more particular description.

This conveyance is made SUBJECT to and together with the conditions, reservations and restrictions, easements and encumbrances, and building setbacks, as set forth or referred to on said Plan recorded in Plan Book 196, Page 319.

Also conveying a right-of-way for all purposes including ingress and egress and the installation and maintenance of utilities over and along Hope Lane and Alice Street as depicted on said Plan.

This conveyance is made SUBJECT to Notes 1 through 9 as shown on said Plan.

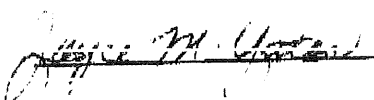
This conveyance is made SUBJECT to a utility easement to Central Maine Power Company and New England Telephone and Telegraph, dated April 26, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11903, Page 254.

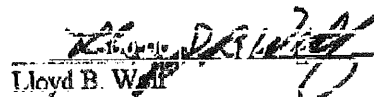
This conveyance is made SUBJECT to an easement to Portland Water District granted by easement deed dated April 30, 1995 and recorded at said Registry of Deeds in Book 11924, page 39.

This conveyance is made SUBJECT to the current real estate taxes in the City of Portland subject to proration at closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam, dated June 14, 1993 and recorded in the Cumberland County Registry of Deeds in Book 11820, Page 708.

WITNESS my hand this 20 day of October, 1996.

  
Stephen J. Rogers

  
Lloyd B. Wolf

THE STATE OF MAINE Cumberland, ss

October 20, 1998

Then personally appeared the above-named Lloyd B. Wolf and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Joyce M. Yates*  
Attorney at Law/Notary Public

JOYCE M. YATES

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES SEPTEMBER 16, 2003

10/20/98  
Lloyd B. Wolf

## AGREEMENT

THIS AGREEMENT made this 26<sup>th</sup> day of October, 1998, by and between Lloyd B. Wolf of 25 Alice Street, Portland, Maine 04103 (hereinafter referred to as "Wolf") and Stephen J. Rogers and Jennifer A. Rogers of 288 Harvard Street, Portland, Maine 04103 (hereinafter referred to as "Rogers").

## WITNESSETH:

WHEREAS, Wolf is selling Rogers a certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot #7 as shown on 3<sup>rd</sup> AMENDED RECORDING PLAT entitled "Plan of Land Showing ALICE STREET SUBDIVISION" prepared for Lloyd B. Wolf, dated February 27, 1996 and recorded at the Cumberland County Registry of Deeds on September 11, 1996 in Plan Book 196, Page 319; and

WHEREAS, the street, the esplanade, the sidewalk and the curbs in front of the property known as Lot 7 is currently in perfect condition ~~and~~ other than existing defects in the pavement of the apron area in front of the driveway.

WHEREAS, Wolf has agreed to sell Lot #7 to the Rogers under the condition that they construct their home in a reasonable manner causing no damage to the street, the esplanade, the sidewalk and the curbs in front of the property; and

WHEREAS, Rogers has agreed to be responsible for any damage that occurs during the construction of their home on Lot #7 to the street, the esplanade, the sidewalk or the curbs.

NOW, THEREFORE, the Parties agree as follows:

1. Wolf shall sell the property known as Lot #7 to Rogers for the sum of \$45,000.00.
2. Rogers acknowledges that the street, the esplanade, the sidewalk and the curbs in front of the property known as Lot 7 is currently in perfect condition, other than existing defects in the pavement of the apron area in front of the driveway.
3. Rogers agrees to be responsible for any damage that occurs during the construction of their home on Lot #7 to the street, the esplanade, the sidewalk or the curbs in front of Lot #7.
4. Rogers agrees to INDEMNIFY, DEFEND AND HOLD HARMLESS Wolf from any and all actions, claims or suits brought forth by or on behalf of The City of Portland, which relates to damages to the street, the esplanade, the sidewalk or the curbs in front of the property known as Lot 7. It being fully understood that Roger's obligation to defend includes their obligation to pay all court costs, legal fees and expenses of counsel selected by Wolf to defend any and all such claims. \*other than damages existing as of this date which Wolf agrees to be responsible for.
5. This Agreement shall be construed and enforced in accordance with the laws of the State of Maine and shall survive the closing on the property.
6. Each provision of this Agreement shall be considered separable and, if for any reason any provision or provisions herein are determined to be invalid and contrary to any

existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

7. This Agreement may be amended only by written agreement of both of the Parties.

IN WITNESS WHEREOF the parties have executed this agreement on the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Lloyd B. Wolf

\_\_\_\_\_  
Witness

*Stephen J. Rogers* 10/26/98  
\_\_\_\_\_  
Stephen J. Rogers

\_\_\_\_\_  
Witness

*Jennifer A. Rogers* 10/26/98  
\_\_\_\_\_  
Jennifer A. Rogers

OCT-15 15:10

23

P01

PHONE NO. 791 2591

Alice Wolf

150,000  
 948  
 340  
 -----  
 \$ 1288  
 \$ 40,000

### CONTRACT FOR SALE OF LAND

April 23, 1998

Keneth of Haven and Jennifer Rogus, whose mailing address is 2115 Bluffard Street, Portland, ME 04103, hereinafter called the "Purchaser", the sum of \$1000 as earnest money and in part payment on account of the purchase price of the real estate at #7 Lot at Alice Street Portland, ME in the County of Cumberland, State of Maine, currently owned by Lloyd Wolf, hereinafter called the "Seller".

The total purchase price is (\$45,000) forty five thousand dollars with payment to be made as follows: \$1000 paid as earnest money and (\$44000) forty four thousand dollars paid in bank funds at closing.

\$ 2.20 per Thous  
 \$99

The earnest money will be held by Lloyd Wolf

Closing Date: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase by May 31, 1998 or after completion of the lot improvements including extension of the storm sewer and filling the lot so that it is suitable for a house with a daylight basement.

This contract is subject to satisfactory financing at a local bank.

Prorations: Real estate taxes will be prorated. Purchaser and seller will each pay their transfer tax as required by the State Of Maine.

Deed: The property shall be conveyed by a warranty deed, free and clear of all encumbrances except covenants, conditions, easement and restrictions of record which don not materially and adversely affect its current continued use and shall be subject to applicable land use laws and regulations

Title: Should the title be defective, the seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defects, to remedy the title and thereby agree to use diligent efforts to cure any such defects. If within such 30 day, the defect or defects are not corrected so that there is a marketable title, the Purchaser may, with 5 days thereafter, at the purchaser's option, declare this Contract null and void and withdraw said earnest money and be relieved from all obligations hereunder.

Default: The purchaser will pay damages to the seller for failing to purchase the property.

Authorization: The parties authorize the agent or agents to disclose the terms of this contract to any attorney, title company, appraiser, lender, insurance agent, inspector, relocation consultant or other persons who may facilitate the closing of this transaction.

Dispute: Any dispute or claim arising out of or relating to this Contract or the property concerned in this Contract shall be submitted to mediation in accordance with the Maine

At  
 end  
 of  
 25  
 days  
 from  
 date

NUMBER OF PAGES AND DATE

Residential Real Estate Mediation rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

\* Here: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

Written Agreement: This contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this contract made by the other or on their behalf. This contract will be construed according to the laws of the State of Maine.

Effective date: This contract is a binding contract when signed by both sellers and purchasers and when that fact has been communicated to all parties or to their agents.

We hereby agree to purchase the premises at the price and upon the terms and conditions set forth in this contract.

5/6/98  
Date

Jennifer Rogers  
Purchaser

5/6/98  
Date

[Signature]  
Purchaser

We hereby accept the offer and agree to deliver the premises at the price and upon the terms and conditions above stated.

5/6/98  
Date

Robert L. Adams  
Seller



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980158

I. D. Number

**Coleman Construction**

Applicant

1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

**Coley Walsh**

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

11/25/98

Application Date

Alice St (Lot #7)

Project Name/Description

Alice St

Address of Proposed Site

387-A-037

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building   
  Building Addition   
  Change Of Use   
  Residential  
 Office   
  Retail   
  Manufacturing   
  Warehouse/Distribution   
  Parking Lot   
  Other (specify) **with attached garage & R dec**

2040

17876

R-2 zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)   
  Subdivision # of lots \_\_\_\_\_   
  PAD Review   
  14-403 Streets Review  
 Flood Hazard   
  Shoreland   
  Historic Preservation   
  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)   
  Zoning Variance   
  Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **11/25/98**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

- Approved   
  Approved w/Conditions see attached   
  Denied

Approval Date **12/14/98**    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

Applicant: Coleman Const, -

Date: 12/2/98

Address: Alice St (lot #17)

C-B-L: 387-A-37

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New Single Family Dwelling - <sup>26 x 36</sup> <sup>7x24</sup> <sup>24 x 24</sup> <sup>attached garage</sup>

Sewage Disposal - City

Lot Street Frontage - 50' req - 140' +

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 50' + shown

Side Yard - 7'1" - 25' shown

Projections - Rear deck shown on revised plan

Width of Lot - 80' req - ~ 140'

Height - 2 story

Lot Area - 10,000<sup>#</sup> 17,696<sup>#</sup> shown

Lot Coverage/ Impervious Surface - 20% 3,535.2<sup>#</sup> 24x24 = 576

Area per Family - 10,000<sup>#</sup> 26x36 = 936

Off-street Parking - 2 req - 2 shown 7x24 = 168

Loading Bays - - 8x16 = 128

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

24x24	=	576
26x36	=	936
7x24	=	168
8x16	=	128
<b>OK</b>		<b>1808<sup>#</sup></b>

~~Deck Not shown on plot plan~~ <sup>Brought in revised plot plan dated 12/14/98</sup>

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
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: <i>Lot #7 Alas St.</i>		
Total Square Footage of Proposed Structure <i>2040</i>	Square Footage of Lot <i>17876</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>387</i> Block# <i>A</i> Lot# <i>037</i>	Owner: <i>Steven Rodgers</i>	Telephone#:
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>Steven Rodgers</i>	Cost Of Work: <i>\$140,000</i> Fee: <i>\$720</i>
Proposed Project Description:(Please be as specific as possible) <i>Single Fam 2 Car Garage (attached) 1 Percy Hawks Rd. Winchham Me. 04092</i>		
Contractor's Name, Address & Telephone <i>Coleman Construction Co. 892 6101</i>		Rec'd By: <i>[Signature]</i>

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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**4) Building Plans (Sample Attached)**

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

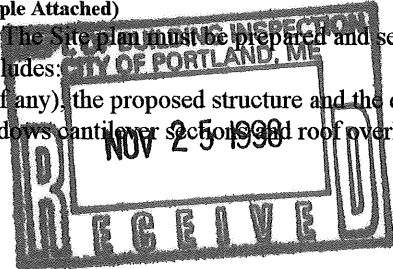
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>[Signature]</i>	Date: <i>11-24-98</i>
--------------------------------------------	-----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



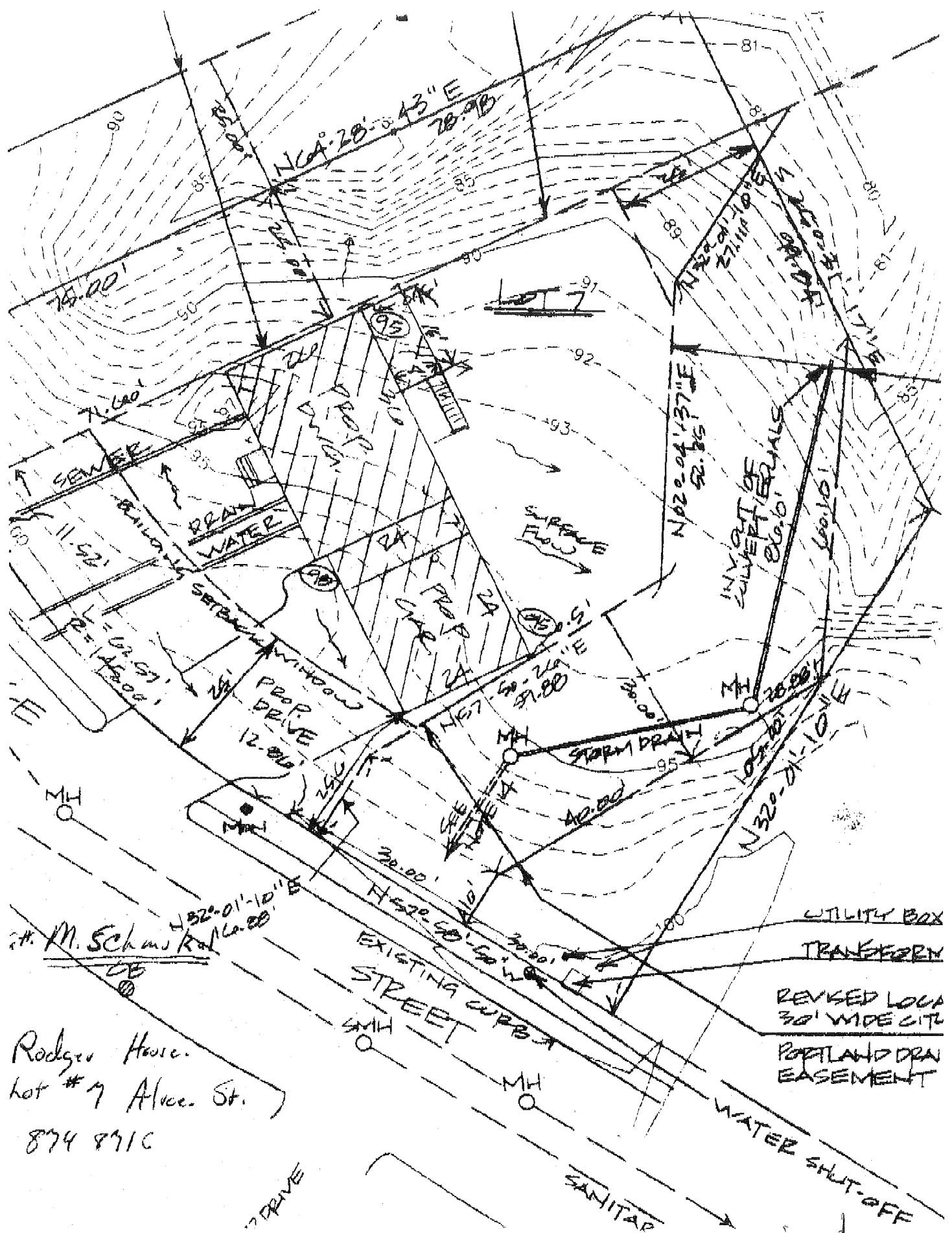
*720  
300  
-----  
\$1020*

Clemen Construction Co. Inc.

Att M. Schmukal

RE: Rodgers House  
lot # 7 Albee St.

874-8716



Mr. M. Schms Rd  
 16.00'  
 CB  
 Rodgers House  
 Lot # 7 Albee St.  
 874 871C

Received  
 12/14/98

Inspection Services  
Michael J. Nugent  
Manager



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

*58 Alice  
Garage/shed*

**CITY OF PORTLAND**  
**STOP WORK NOTICE**

February 05, 1999

Steven Rodgers  
c/o Coleman Construction, Inc. Mr. Coleman Walsh  
1 Percy Hawkes Rd  
Windham ME 04062

Re: 8 Alice St (387-A-037)

**Certified Mail Receipt # Z 564 696 481**

*2/8/99 -  
Verification on  
for date placement  
Rec'd from Surveyor  
Release  
Stop order  
@ 2/8/99*

Dear Mr. Rodgers and or/Colman Construction, Inc. Mr. Coleman Walsh:

An evaluation of the property at 8 Alice St on 02/4/99 @ 8am revealed that the structure fails to comply with Section 111.3 of the 1996 BOCA Code of the City of Portland.

Required foundation & setback inspection were not performed.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit amended construction and site plans to this office for review and approval. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

*387-A-037*

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin W. Carroll". The signature is fluid and cursive, with a large initial "K" and "C".

Kevin W. Carroll  
Code Enforcement Officer

cc: Central File  
Joseph Gray