

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

Location of Construction: *** 129 Alice Street		Owner: *** Brian Ragny		Phone: 878-2825		Permit No: 000417	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Mark St. Pierre		Address:		Phone: 428-3392		Permit Issued: ISSUED MAY 4 2000	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 5,000		PERMIT FEE: \$ 54.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOCA 99 Signature: <i>[Signature]</i>	
Proposed Project Description: Family room in basement				Signature:		Zone: CBL: 389-E-022	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>K</i>		Date Applied For: April 24 2000 <i>K</i>		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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: April 24 2000 PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 24 APRIL 2000 ADDRESS: 129 ALICE ST. CBL: 389-E-032

REASON FOR PERMIT: To Construct Family Room in basement.

BUILDING OWNER: Brian R. Gney

PERMIT APPLICANT: CONTRACTOR Hank St. Pere

USE GROUP: R-3 CONSTRUCTION TYPE: E-B CONSTRUCTION COST: 5,000.00 PERMIT FEES: 854.00

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


CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *11 *15 *19 *23
*29 *32 #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. 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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precast concrete shall be protected 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The midrimum 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 1010.4)
- 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)

A/gk

- 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/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year"
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 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.
- X 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/1999).
- 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. *See Attached Zoning requirements*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 M. McDougall, PFD
 Building Inspector
 Cc: Marge Schmuckel, Zoning Administrator

PSH 113600

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

**THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

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

LAND USE - ZONING REPORT

ADDRESS: 129 Alvie St DATE: 5/3/00

REASON FOR PERMIT: Family Room in Basement

BUILDING OWNER: Brian Pizney C.B.I.: 389-E-22

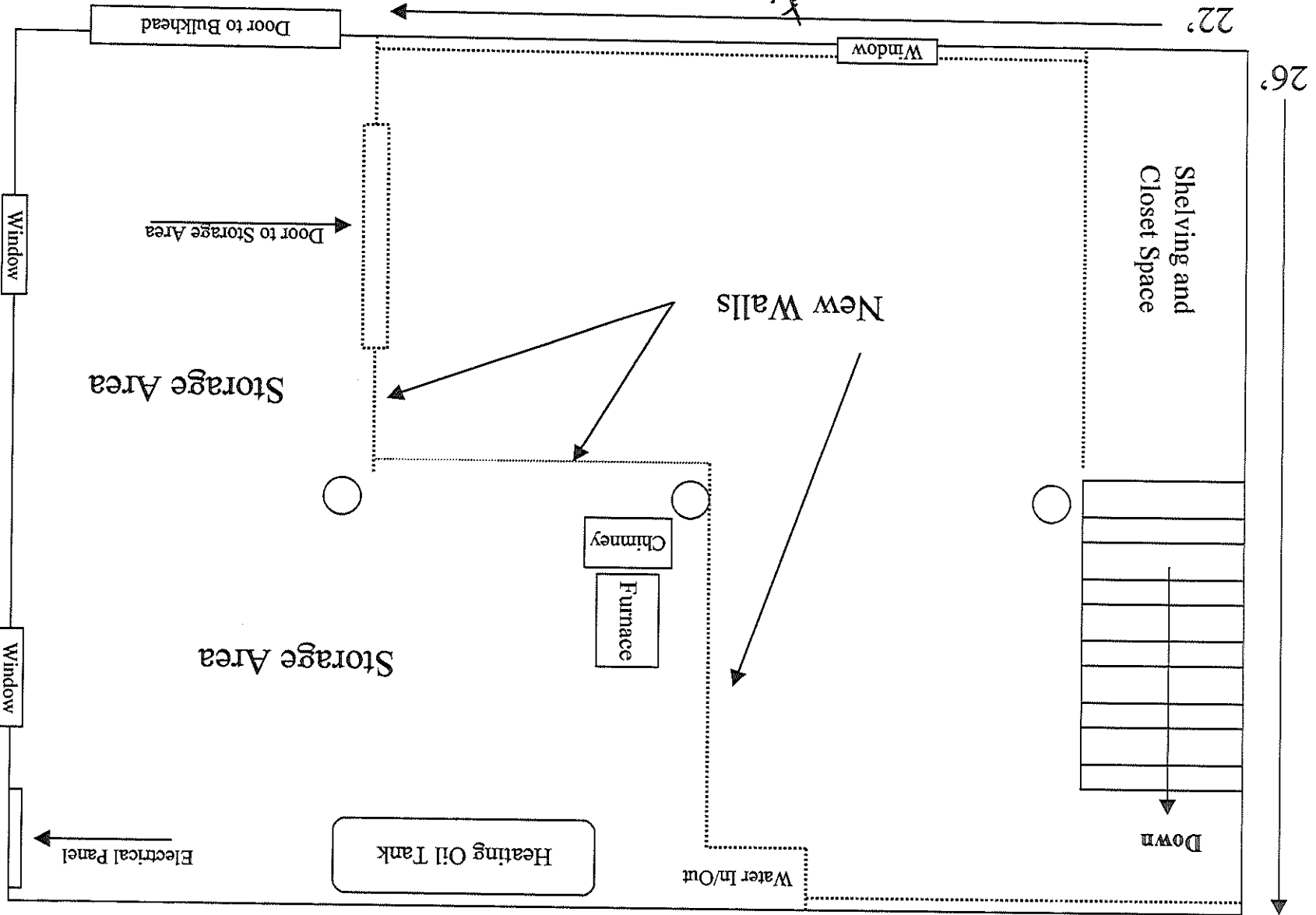
PERMIT APPLICANT: _____

APPROVED: With conditions DENIED: _____
#1 #2 #10 CONDITIONS) 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 _____

Marge Schmuckal
Marge Schmuckal, Zoning Administrator

Rigney - 129 Alice Street



Requirement Note: Not to be ANY cooking or other kitchen facilities installed

Rigney - 129 Alice Street

Comments:

- 2 x 4 construction (16" on center); insulated; sheetrocked walls with suspended ceiling; carpeted floor; exit through existing bulkhead door.
- Electrical done by certified electrician.
- One additional zone.
- Work performed by:

Hank St. Pierre
(207) 428-3392

Little Sebec Lake

West Gray, ME

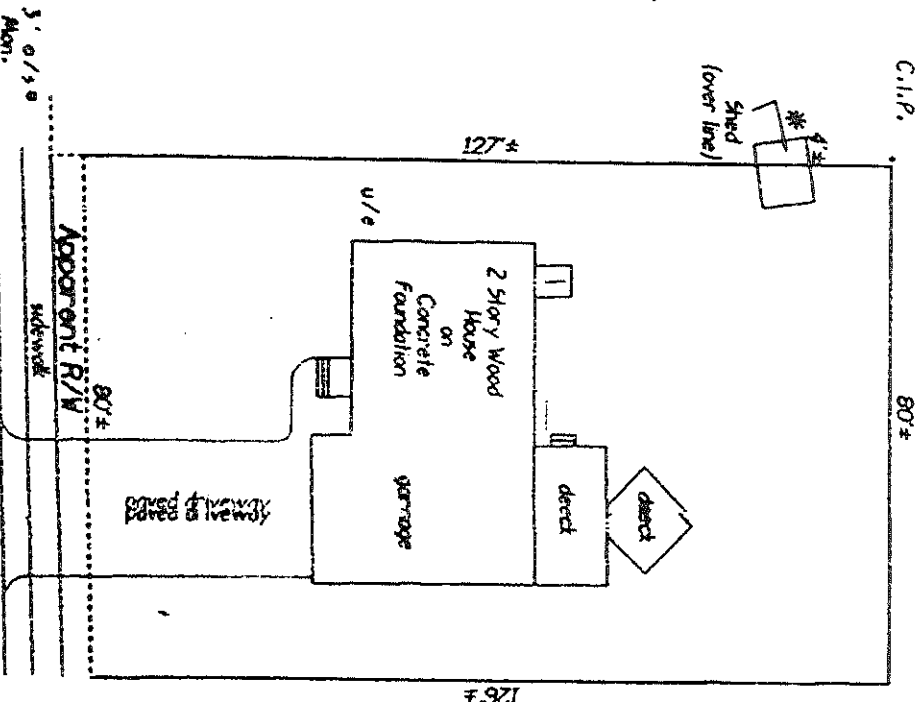
INDICATION OF PREMISES
I HEREBY CERTIFY TO Cumberland Title Co.
Myself, Mortgagee, and its Title Insurer

129 Alice Street
Portland, Maine

Job Number: 303-18
Inspection Date: 11-13-97
Scale: 1" = 30'

The instrument is set in harmony with current good practice.
The building setbacks are set in conformity with zoning requirements, except *
The dwelling does not separate fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not separate fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B

BUYER: Mary C. & Brian T. Rigney
SELLER: Michael F. & Nancy D. Smyth



Alice Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABSTRACT DEEDS.

BRUCE R. BOWMAN INC.
P.O. Box 12
Cumberland, Maine 04021
Phone: (207) 823-9559
Fax: (207) 823-322



PLAN BOOK 81 PAGE 23 LOT (4)383
DEED BOOK 9892 PAGE 246 COUNTY Cumberland
THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

073942

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

Michael F. Smyth and Nancy D. Smyth, of Portland, Maine, for valuable consideration, grant to Mary C. Rigney and Brian T. Rigney, as joint tenants, with a mailing address of 102 Plymouth Drive, Portland, Maine, 04103, with Warranty Covenants, the following described real property situated at 129 Alice Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Michael A. Pardue and Sandra M. Pardue to Grantor dated February 4, 1992, and recorded in the Cumberland County Registry of Deeds in Book 9892, page 245.

Witness our hands this 5th day of December, 1997.

Witness
Michael F. Smyth

Witness
Nancy D. Smyth

STATE OF MAINE
CUMBERLAND, ss
December 5, 1997

Personally appeared the above named Michael F. Smyth and Nancy D. Smyth, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jeanette L. Beaudoin
Attorney at Law/Notary Public

JEANETTE L. BEAUDOIN
Notary Public, Maine
My Commission Expires July 21, 2003
Printed Name

SEAL

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, and State of Maine, and more particularly described as follows:

BEGINNING at a point being 80.04 feet southeasterly from a point located at the corner of Alice Street Extension and Pamela road being the southeasterly corner of Land now or formerly of Chabot and located on the southwesterly sideline of Alice Street Extension; thence S 51° 11' W along said sideline of land of Chabot 125.7 feet to a point; thence S 38° 44' E 79.8 feet to a point; thence N 51° 16' E 127.4 feet to a point; thence N 39° 57' W 80.0 feet to the point of beginning.

Said parcel being 10,000 square feet, more or less.

MS

RECEIVED
CLERK OF COURTS
COUNTY OF CUMBERLAND

1997 DEC -9 PM 1:21

CUMBERLAND COUNTY
John B. O'Brien

ELECTRICAL PERMIT

City of Portland, Me.

SFE/SPC
#1 DC



Ⓟ

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 5/24/00
Permit # 448
CBL# 359-6-088

SITE LOCATION: 129 Alice Street

OWNER Brian Rigney TENANT _____

	RECEPTACLES	SWITCHES	SMOKE DETECTORS	TOTAL EACH FEE	
OUTLETS	Receptacles	13	2	.20	
FIXTURES	Incandescent	1	Fluorescent	1	.20
SERVICES	Overhead	Underground	TTL AMPS	15.00	
	Overhead	Underground	>800	25.00	
Temporary Service	Overhead	Underground	TTL AMPS	25.00	
METERS	(number of)			25.00	
MOTORS	(number of)			1.00	
RESID/COM	Electric units			2.00	
HEATING	oil/gas units	Interior	Exterior	1.00	
	Ranges	Cook Tops	Wall Ovens	5.00	
APPLIANCES	Insta-Hot	Water heaters	Fans	2.00	
	Dryers	Disposals	Dishwasher	2.00	
MISC. (number of)	Compactors	Spa	Washing Machine	2.00	
	Others (denote)			2.00	
	Air Cond/win			2.00	
	Air Cond/cent		Pools	3.00	
	HVAC	EMS	Thermostat	10.00	
	Signs			5.00	
	Alarms/res			10.00	
	Alarms/com			5.00	
	Heavy Duty(CRKT)			15.00	
	Circus/Carnv			2.00	
	Alterations			25.00	
	Fire Repairs			5.00	
	E Lights			15.00	
	E Generators			1.00	
				20.00	
PANELS	Service	Remote	Main	4.00	
TRANSFORMER	0-25 Kva			4.00	
	25-200 Kva			5.00	
	Over 200 Kva			8.00	
				10.00	
INSPECTION:	MINIMUM FEE/COMMERCIAL	35.00	TOTAL AMOUNT DUE	35.00	
	Will be ready		or will call	25.00	

CONTRACTORS NAME Cavanaugh's Electric MASTER LIC. # MC60012801
 ADDRESS 24 Fayer Road Boring ME LIMITED LIC. # _____
 TELEPHONE 657-5210

SIGNATURE OF CONTRACTOR [Signature]