

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 St		Owner: Brian & Mary Rigney		Phone: 876-2825	Permit No: 9 80852
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Henri C. St. Pierre Gray, ME		Address: 428-3392		Phone:	
Past Use: 1-fan		Proposed Use:		COST OF WORK: \$ 5,000.00	PERMIT FEE: \$ 45.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
				Signature:	Signature:
Proposed Project Description: 30' x 5' covered front porch		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: SP		Date Applied For: 24 July 1998			

PERMIT ISSUED
Permit Issued:
AUG - 4 1998
CITY OF PORTLAND

Zone: CBL: 389-E-022
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

27 July 1998

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

CEO DISTRICT 2

COMMENTS

10/22/99 WORK complete JLR

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 3 Aug. 1998 ADDRESS: 129 ALICE ST. (389-E-022)
REASON FOR PERMIT: To Construct 5' x 30' covered front porch
BUILDING OWNER: Rigney
CONTRACTOR: Henri C. St. Pierre
PERMIT APPLICANT: -
USE GROUP A-3 (U) BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1 *2 *8 *10 *26 *28 *29

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
- X10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special 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.

- 13. 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.
- 14. 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.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 16. 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 19, 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)
- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. The proposed Foundation (10" Sono Tubes) MUST rest on Footing with Anchor connecting The Footing and Tube
- *30. The proposed pier Foundation (10" Tube) must have anchor at The Top to be attached To The porch Framing.
- 31. _____
- 32. _____

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal *Zoning Adm*

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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 129 Alice Street

Tax Assessor's Chart, Block & Lot Number Chart# <u>389</u> Block# <u>E</u> Lot# <u>22</u>	Owner: <u>Brian T. / Mary C. RIGNEY</u>	Telephone#: <u>878-2825</u>
Owner's Address: <u>129 Alice Street, Portland 04103</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$5000⁰⁰</u> Fee <u>\$45⁰⁰</u>
Proposed Project Description:(Please be as specific as possible) <u>30' x 5' covered front porch; 2x6 pt framing 16" on ctr.</u>		
Contractor's Name, Address & Telephone <u>Henri C. St. Pierre, Gray ME (202) 428-3392</u>		Rec'd By:

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 N/A
- 3) A Plot Plan (Sample Attached) ✓

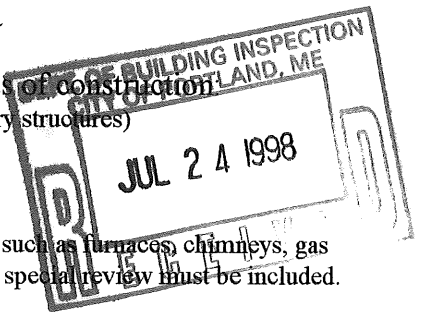
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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

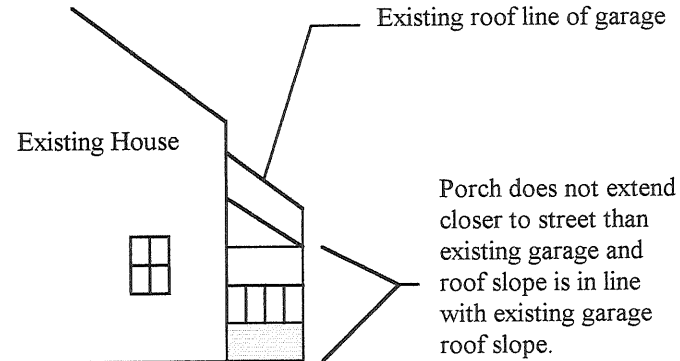
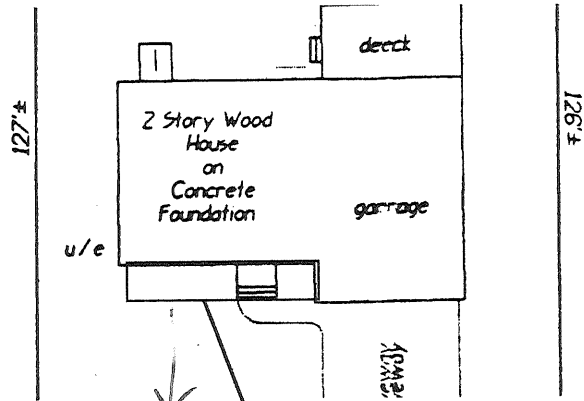
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Brian T. Rigney Date: 7/23/98

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

Brian T./ Mary C. Rigney
 129 Alice Street
 Portland, ME 04103
 (207) 878-2825

Re: 30'x5' Covered Front Porch



30' x 5' front porch to go across front of house w/o extending beyond existing outer footprint boundary of house.

30'± per further info in phase 9/3/98 → only 25' req. in front? 8' on side

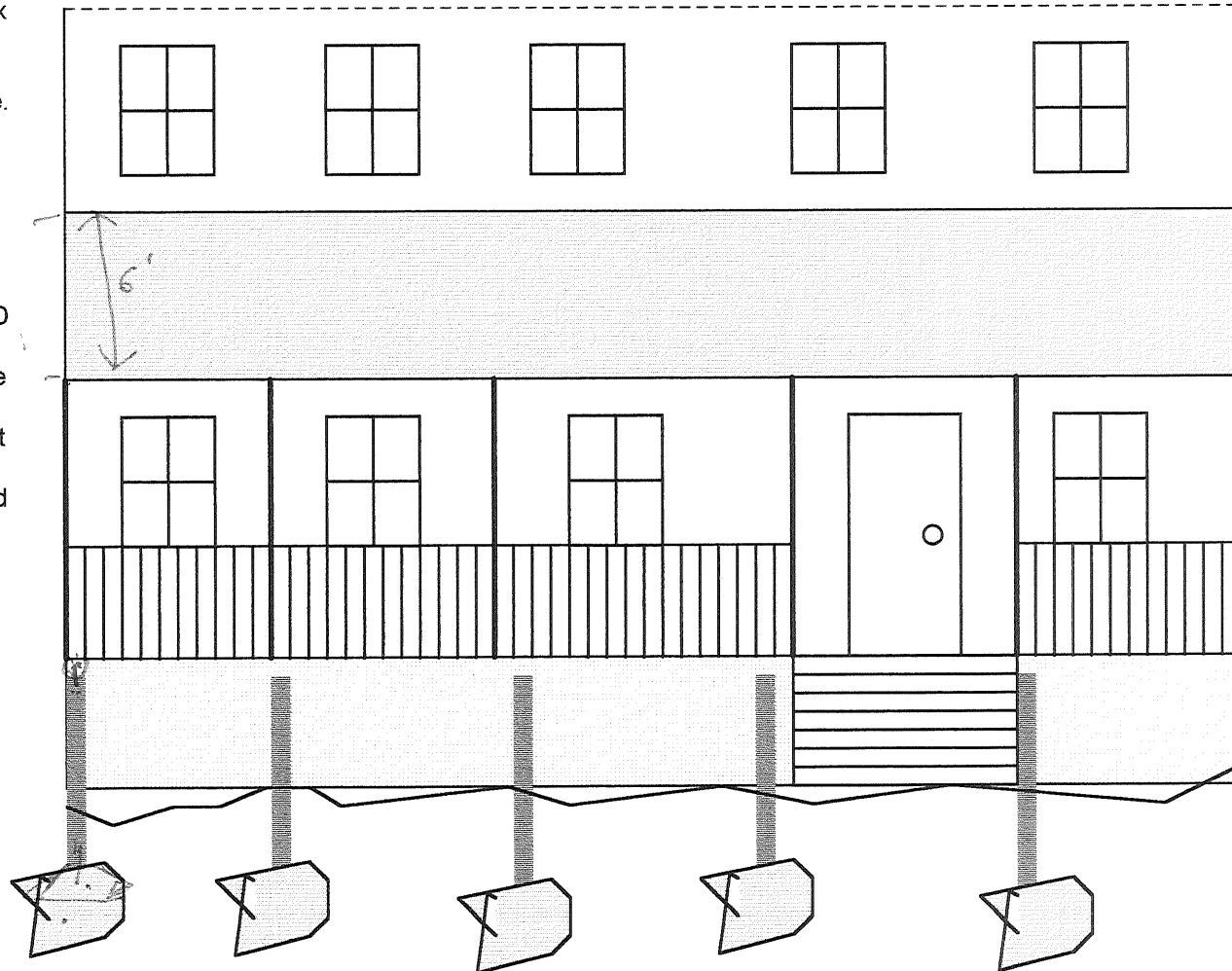
- Covered Porch: 30' wide x 5' deep x 3' high with 36" high railings with a 4" gap between each vertical piece. Framing is 2"x 6" pressure treated 16" on center. Foundation is 10" sonnet tubes in 48" deep holes.
- Roof: 2"x 6" framing w/ KD plywood and 40 year shingles. Roof supports are 4"x 4" turned spindles. Existing downspouts will not be moved.



Brian T./ Mary C. Rigney
129 Alice Street
Portland, ME 04103
(207) 878-2825

Re: 30'x5' Covered Front Porch

- Covered Porch: 30' wide x 5' deep x 3' high with 36" high railings with a 4" gap between each vertical piece. Flooring is 5/4"x6" PT boards. Framing is 2"x 6" pressure treated 16" on center. Foundation is 10" sonnet tubes in 48" deep holes.
- Roof: 2"x 6" framing w/ KD plywood and 40 year shingles. Roof supports are 4"x 4"x8" turned spindles. Existing downspouts will not be moved. Roof ceiling will be 8' from floor of porch and slope of porch roof will match that of existing garage.
- Skirting and ceiling of porch will be lattice and 1"x4" boards, respectively.
- Porch will not extend closer to property boundaries than current existing outer footprint of house.
- Porch exists onto paved walkway leading to driveway.



**Garage
is to
this side
of
house**

INSPECTION OF PREMISES

I HEREBY CERTIFY TO **Cumberland Title Co.**

Northwest Mortgage, Inc. and its Title Insurer

**129 Alice Street
Portland, Maine**

Job Number: 303-18

Inspection Date: 11-13-97

Scale: 1" = 30'

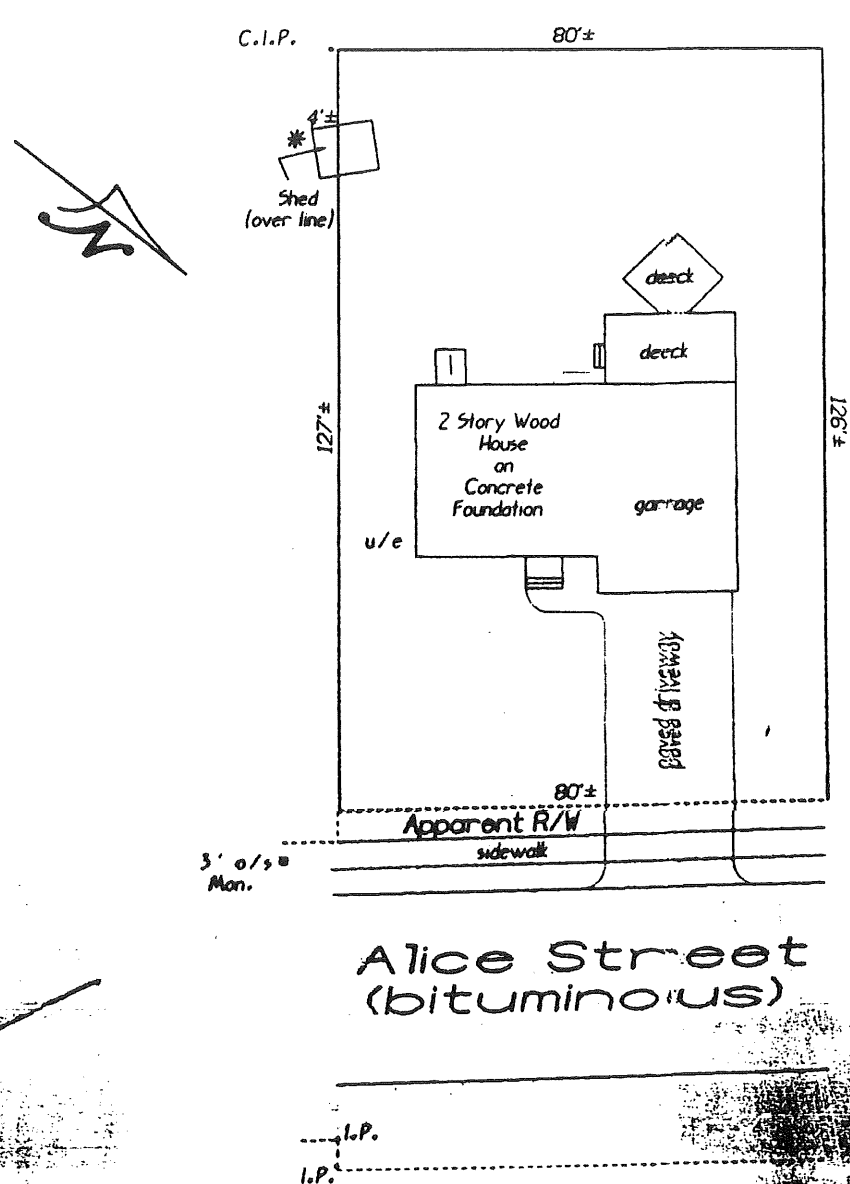
The monumentation is set in harmony with current deed description.

The building setbacks are set in conformity with town zoning requirements, except *

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to 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



[Handwritten signature]

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

BRUCE R. BOWMAN, INC.
P.O. Box 12
Cumberland, Maine 04021
Phone: (207) 823-959
Fax: (207) 823-522



PLAN BOOK 81 PAGE 23 LOT (#) 383
DEED BOOK 9892 PAGE 246 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

Copy

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,

Attorney at Law/Notary Public

Printed Name

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.