

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

Location of Construction: 80 Racine Ave		Owner: Chadbourne, Peter W.		Phone: 797-4565		Permit No: 951050	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: G.J. Holden		Address: 9 Willow Ln Cumberland, ME		Phone: 04021 829-5352		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> OCT - 5 1995 </div> CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/garage		COST OF WORK: \$ 10,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 70.00 INSPECTION: 4 Use Group: Type: Signature:	
Proposed Project Description: Construct (24 x 26) attached garage..				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 02 October 1995					

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

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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 <i>Greg Holden</i>	ADDRESS: Cumberland ME 04021	DATE: 02 Oct 95	PHONE: 829-5352
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Approval:
R-3 CBL: 399-A-012

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: 19/3/95

P. Chadbourne

CEO DISTRICT 7

D. ...

COMMENTS

10-11-95 - Foundation poured no notification / 7 3/4" Frost wall width / I-Beam over

Floor span (needs D.P. letter) (Setbacks appear OK)

10-18-95 - / Framing Insp OK (need D.P. letter for I-Beam) OSB Wall sh. / Ply roof sh. no clips (no stairs yet)

10-30-95 - Garage finished ^{ERT.} (rest H. remodeling + plumbing / over 10' from back vent (1 1/2" vent to 3" vent)

3-6-96 - Garage ceiling not covered w/BWB 5/8" x / no guards on stairs

3-11-96 - Guard rail on stairs

4-1-96 Rails installed. C of O. A. Lowe

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 80 Racine Avenue

Issued to Peter W. Chadbourne

Date of Issue April 4, 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951050, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Attached garage

Entire

Limiting Conditions: NONE

APPROVED OCCUPANCY

Attached garage

Entire

This certificate supersedes
certificate issued

Approved:

4.3.96 *P. Chadbourne*

(Date)

Inspector

[Signature]

Inspector of Buildings

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

Pete Charbourn

80 Racine

24 X 26 Attached Garage
Open Span (8x12 steel beam)

Ridge Vent

2x10 Ridge

3 TAB 20 year
Roof shingles Type

2x8 x 18'
Roof Rafters

1x8 + 1x3 Pine #2
vented drip edge

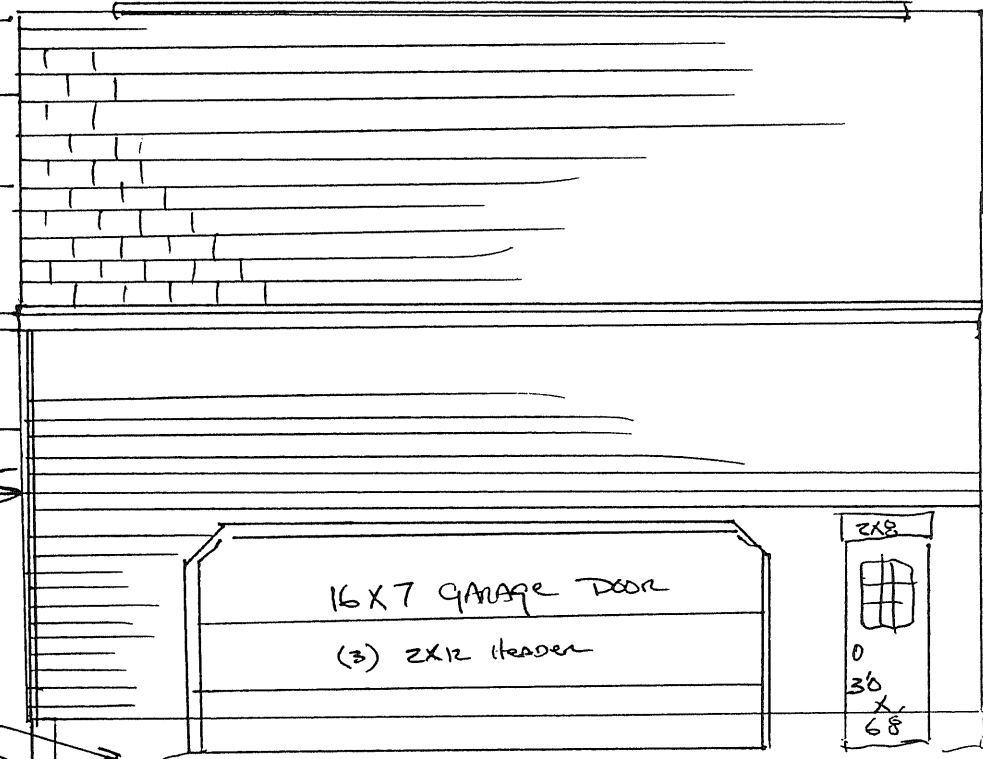
1x5 + 1x4 Pine Tam #2

ceam clay board 5" to work

4" with wire
Concrete Floor 3000 PSI

8" x 5' 2500 PSI
Foundation

10" x 26" 2500 Footer



Note
Roof Pitch 9" or 10" x 12"
To have Rafter shibe
under existing windows

2x8 ceiling Joist
2x4 Plates
2x6 Collar Ties
Truss 2x12
2x8 Headers

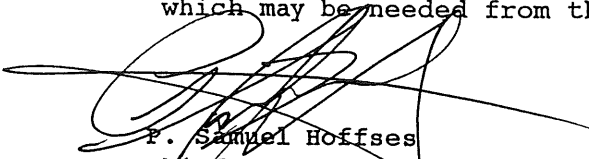
10' 2x4 walls
4x8 ~~bracket~~
2x4 PT sills

To be Built by Plans by
G S Holden Corp
9 Willow Ln
Cumberland ME 04021

Ang. Holden

207-829-5352

- *10. 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/1993)
- *11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses
Chief, Inspection Services

Applicant: Greg Holden

Date: 10/3/95

Address: 80 Racine

Assessors No.: 399-A-012

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - Attached garage 24' x 26'

Sewage Disposal -

Rear Yards - 25' req. - 27' shown

Side Yards - 8' req. - 10' shown

Front Yards - 25' req. - 34' shown

Projections -

Height -

Lot Area -

6,841[#] given

Building Area - MAX 25% coverage or 1710.25[#] MAX

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

$10 \times 10 = 100$

$24 \times 34 = 816$

$24 \times 26 = 624$

1540[#]

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO NORTH/EAST
LAND TITLE FLEET AND ITS
TITLE INSURER

The monumentation is in harmony with current
deed description.

The building setbacks are not in conformity with
town zoning requirements. PER CEO

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

NOTE: STRUCTURE DOES NOT
APPEAR TO MEET
25' FRONT SETBACK
REQUIREMENT

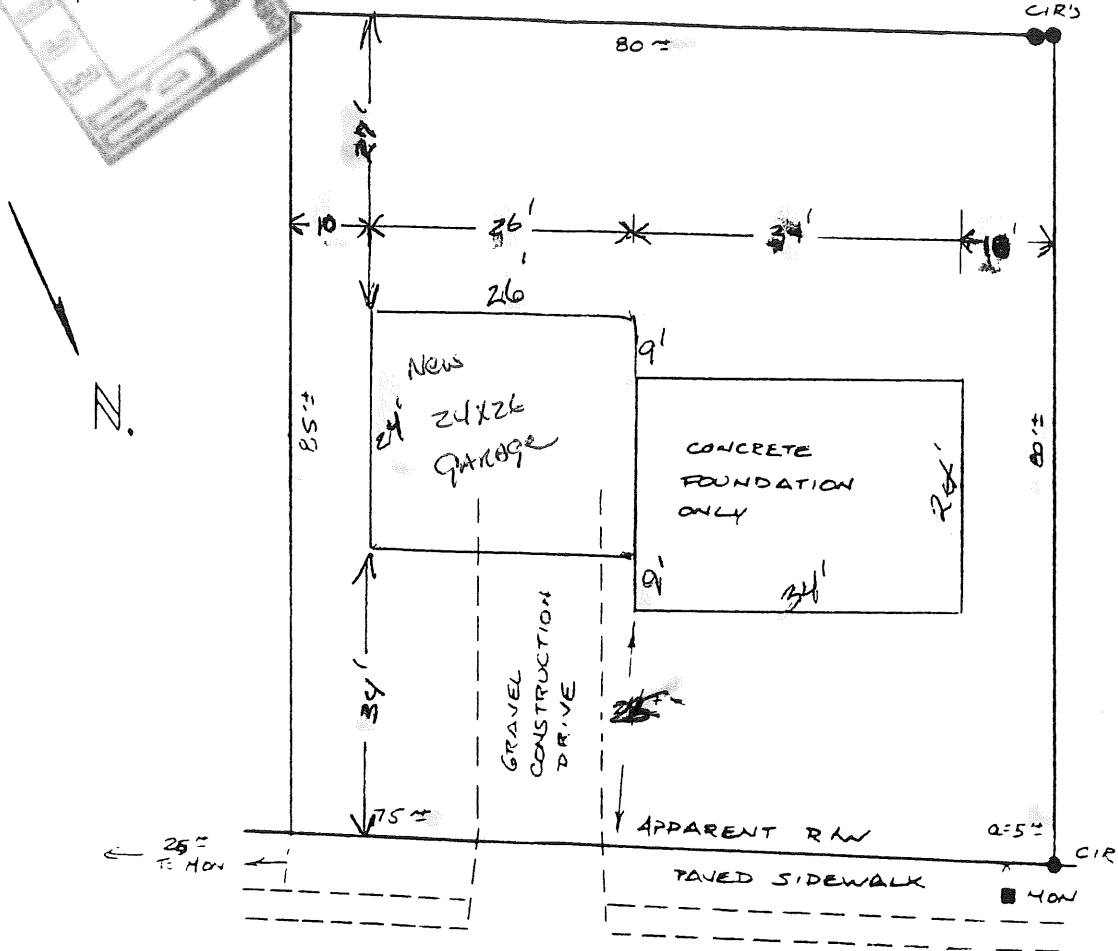
80 RACINE ROAD
FORTLAUD, MAINE

Job Number: 155-48
Inspection Date: 08-26-91
Scale: 1" = 20'

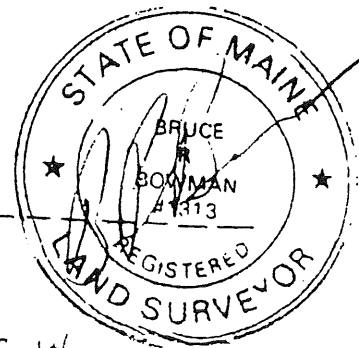
BUYER: PETER W. CHADBOURNE

SELLER: BAYSTATE DEVELOPMENT
CORP

399-A-012



RACINE ROAD
(BITUMINOUS)



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

BRUCE R. BOWMAN, INC.
20 Forest Avenue
Cumberland, Maine
Phone (207)829-3959

PLAN BOOK 179 PAGE 63 LOT 14
DEED BOOK E-72 PAGE 46 COUNTY CUMBERLAND

THIS PLAN IS NOT FOR RECORDING Drawn by: JC

BUILDING PERMIT REPORT

DATE: October 4, 1995 ADDRESS: 80 Racine Avenue

REASON FOR PERMIT: To construct a 24' x 26' attached garage

BUILDING OWNER: Peter W. Chadbourne

CONTRACTOR: G. J. Holder APPROVED: Per items #1, 10, 11 & 13

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. 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.