

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

Location of Construction: 49 Nevada Ave		Owner: Rideout, Gerald & Sheila		Phone:		Permit No: 971157	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Gerald Rideout		Address: 49 Nevada Ave Portland, ME 04103		Phone: 797-5348		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 23 1997 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: garage		COST OF WORK: \$ 5,000.00 PERMIT FEE: \$ 45.00			
Proposed Project Description: Construct detached garage (24 x 24)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: 50 Signature: [Signature]		Zone: R-3 CBL: 403-C-020	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Approval: 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: Mary Gresham		Date Applied For: 15 October 1997					

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 [Signature] Gerald Rideout	ADDRESS:	DATE: 15 October 1997	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

7

• 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- *28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

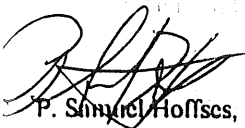
30. _____

31. _____

32. _____

33. _____

34. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Gerald Rideout
 Address: 49 Nevada Ave

Date: 10/20/97
 C-B-L: 403-C-20 & 21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1944

Zone Location - R-3

Interior or corner lot - corner lot - ~~Nevada Ave~~ Virginia St corner lot provision

Proposed Use/Work - construct Detached garage 24 x 24

Sewage Disposal - Sec. 14-428 using Sec 14-428 for open setbacks

OK

Lot Side	Existing facing long side- aggregate of yards	Required setbacks (if facing on short side)
Front	Front yard 33.5' feet	Front yard 25 feet
Rear	Rear yard 19' feet	Rear yard 25 feet
Side Y	Side yard -rt 9' feet	Side yard -rt 20 feet
Side Y	Side yard -lft 36 feet	Side yard -lft 8 feet

Project TOTALS 97.5' feet is greater than 78 feet
 yes

Width of Lot -
 Height - 1 story shown

Lot Area - 7,000 sq ft shown
 Lot Coverage/ Impervious Surface - 25% = 1750 sq ft max

Area per Family -
 Off-street Parking - OK

Loading Bays -
 Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

29 x 31 = 899 sq ft
 6 x 9 = 54
 new 24 x 24 = 576
 = 1529