

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

Location of Construction: 31 Lennox St		Owner: Andrew, Hilary & Stephen		Phone:		Permit No: 981126			
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Taggart Construction		Address: P.O. Box 255 Freeport, ME 04031		Phone: 865-2281		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  OCT 2 1998  <b>CITY OF PORTLAND</b> </div>			
Past Use: 1-fam		Proposed Use: Same		<b>COST OF WORK:</b> \$ 35,000.00		<b>PERMIT FEE:</b> \$ 175.00			
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: Type:			
				Signature:		Signature:			
Proposed Project Description: Rebuild/Expand Garage Original Permit #971342 Issued 30 Dec 97 Expired Reapplying with original submittals				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: Special Zone or Reviews: <input checked="" 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	
Permit Taken By: UB		Date Applied For: 21 September 1998						Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

- This permit application does not 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 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

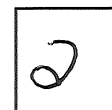
22 September 1998

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



COMMENTS

12/14/99 complete close out Jk

Inspection Record

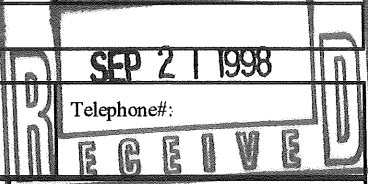
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**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: <u>31 Lenox St. Portland, ME</u>		
Tax Assessor's Chart, Block & Lot Number Chart# <u>430</u> Block# <u>A</u> Lot# <u>008</u>	Owner: <u>Stephen + Hilary Andrew</u>	
Owner's Address: <u>31 Lenox Street</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$35,000.</u> Fee: <u>\$175.</u>
Proposed Project Description: (Please be as specific as possible) <u>Rebuild + Expand Garage</u>		
Contractor's Name, Address & Telephone <u>Taggart Construction Inc. P.O. Box 255 Freeport ME 04032</u>		Rec'd By: <u>UB</u>

*\*Everything is the original permit #0971342 - expired SAME*

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: <u>Peter Taggart</u>	Date: <u>9-21-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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*\* Peter Taggart  
Address above - pls. mail*

# BUILDING PERMIT REPORT

DATE: 24 Sept. 98 ADDRESS: 31 Lennox ST. 430-A-008  
 REASON FOR PERMIT: Rebuild/Expand garage  
 BUILDING OWNER: Andrew, Hilary & Stephen  
 CONTRACTOR: Laggart Const.  
 PERMIT APPLICANT: 11  
 USE GROUP 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, \*2.6, \*26, \*28, \*29-

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. 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. Section 1813.5.2
- \*2.6 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 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
10. 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 )
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. ( Section 1018.6 )

- 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. Section 1010.1
- 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.) Section 710.0
- 15. 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
- 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) Section 920.3.2

- 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. Section 921.0
- 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). ( Chapter M-16 )
- \*28. Please read and implement the attached Land Use-Zoning report requirements.

\*29. All requirements of The original permit are still in effect.

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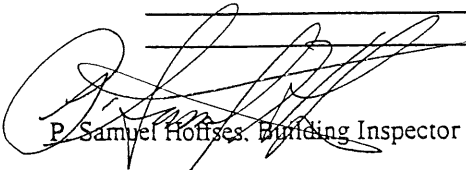
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P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 31 LENNOX Street DATE: 9/30/98

REASON FOR PERMIT: reconstruct/expand garage

BUILDING OWNER: Stephen & Hilary Andrew B.L.: 430-A-8:9

PERMIT APPLICANT: Peter Taggart

APPROVED: with conditions DENIED: \_\_\_\_\_

#1A, #4, #5, #8, #9, #10, #11

CONDITION(S) OF APPROVAL

1A. This approval with conditions is based up All the information received for your previous permit issued 12/97 (#9713)

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.

4. 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 garage in place and in phases. per your previously faxed outline

- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. 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.
- 7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage, or sheds, or pools  
9. Other requirements of condition This permit is only for an additional accessory

Room Above The garage. This is not an approval for an additional dwelling unit. This area shall not have any kitchen equipment installed, such as (but not inclusive): kitchen sinks, counters, cabinets, cooking equipment (stoves, microwaves), and/or refrigeration units.

10. The accessory garage structure shall not be higher than 18' (Sec. 14-90-7)

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

11. No construction shall occur within the Portland Water District easement

Marge Schmuckal

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

971342

**BUILDING INSPECTION**

**PERMIT**

**PERMIT ISSUED**  
DEC 30 1997  
**CITY OF PORTLAND**

This is to certify that \_\_\_\_\_  
has permission to \_\_\_\_\_  
AT \_\_\_\_\_  
Taggart Construction  
Reconstruct/Expand Garage  
31 Lennox St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

- Fire Dept. \_\_\_\_\_
  - Health Dept. \_\_\_\_\_
  - Appeal Board \_\_\_\_\_
  - Other \_\_\_\_\_
- Department Name \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**  
*[Signature]*  
Director - Building

**PENALTY FOR REMOVAL**

copy to Mike Collins; Elmer INSP.

LAND USE - ZONING REPORT

ADDRESS: 31 Lennox Street DATE: 12/29/97

REASON FOR PERMIT: reconstruct/expand garage

BUILDING OWNER: Stephen & Hilary Andrew C-B-L: 430-A-8 & 9

PERMIT APPLICANT: Peter Taggart

APPROVED: with conditions DENIED: \_\_\_\_\_

#4, #5, #8, #9, #10, #11

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. 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 garage in place and in phases. *Received outline*
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage, or sheds, or pool
9. Other requirements of condition This permit is only for an additional Accessory Room Above the garage. This is not an approval for an additional dwelling unit. This Area shall not have any kitchen equipment installed such as (but not inclusive); kitchen sinks, counters & cabinets, cooking equipment and/or refrigerator units.
10. The Accessory garage structure shall not be higher than 18' (see 14-90-7)
11. No construction shall occur within The Portland W District easement.

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

May



BUILDING PERMIT REPORT

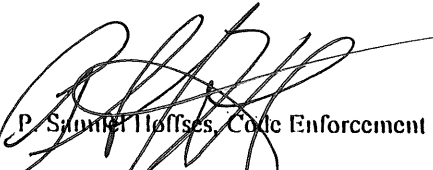
DATE: 30 Dec. 97 ADDRESS: 31 Lennox Dr
REASON FOR PERMIT: Reconstruct / Expand garage.
BUILDING OWNER: S. & H. Andrews
CONTRACTOR: Taggart Const.
PERMIT APPLICANT: Peter Taggart APPROVAL: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*10, \*11, \*12, \*14, \*16
USE GROUP B1- BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
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.
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...
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces...
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour.
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.

• 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. *Please read and implement attached Land Use-Zoning Report Requirements*
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_

  
P. Sumner Hoffses, Code Enforcement  
cc: Lt. McDougall, PED  
Marge Schmuickal

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

Location of Construction: 31 Lennox St		Owner: Stephen & Hilary Andrew		Phone:		Permit No: <b>971342</b>	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Taggart Construction		Address: P.O. Box 255 Fredport, ME 04032		Phone: 865-2281		Permit Issued: <b>DEC 30 1997</b>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 35,000.00		PERMIT FEE: \$ 195.00	
Proposed Project Description: Reconstruct/Expand Garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i>		Zoning Approval: Zone: <i>R-3</i> CBL: 430-A-008 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>outside of 75'</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Signature:		Signature: <i>[Signature]</i>			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____			
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <b>08 October 1997</b>					

- This permit application does not 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 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 <i>Peter Taggart</i>		ADDRESS:		DATE: <b>08 October 1997</b>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Peter W. Taggart</i>						PHONE: <i>865-2281</i>	

**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: 10/9/97

*[Signature]*

**CEO DISTRICT**

*6*

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

Location of Construction: 31 Lennox St		Owner: Stephen & Hilary Andrew		Phone:		Permit No: 971342	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Taggart Construction		Address: P.O. Box 255 Fredport, ME 04032		Phone: 865-2281		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>DEC 30 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fan		Proposed Use: Same		COST OF WORK: \$ 35,000.00			
Proposed Project Description: Reconstruct/Expand Garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 430-A-008	
				Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action:		Approved <input type="checkbox"/>		Approved with Conditions: <input type="checkbox"/>		Denied <input type="checkbox"/>	
		Signature:		Date:		Zoning Approval: <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 Gresik		Date Applied For: 08 October 1997					

- This permit application does not 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 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: Peter Taggart		ADDRESS:		DATE: 08 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

MM, L. Carr

COMMENTS

1-20-98 No work yet

1-29-98 " " "

Permit Expired on 6/30/98

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

copy to Mike Collins; Eliza Insp.

LAND USE - ZONING REPORT

ADDRESS: 31 Lennox Street DATE: 12/29/97

REASON FOR PERMIT: reconstruct/expand garage

BUILDING OWNER: Stephen, Hilary, Andrew C-B-L: 430-A-8 & 9

PERMIT APPLICANT: Peter Taggart

APPROVED: with conditions DENIED: \_\_\_\_\_

#4, #5, #8, #9, #10, #11

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.

4. 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 garage in place and in phases. *received outline*

5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6. 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.

7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage, or sheds, or pool

9. Other requirements of condition This permit is only for an additional Accessory

Room Above the garage. This is not an approval for an additional dwelling unit. This area shall not have any kitchen equipment installed such as (but not inclusive); kitchen sinks, counters & cabinets, cooking equipment, and/or refrigerator units.

10. The Accessory garage structure shall not be higher than 18' (see 14-90-7)

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

11. No construction shall occur within The Portland Water District easement.

*Marge Schmuckal*

# BUILDING PERMIT REPORT

DATE: 30 Dec: 97 ADDRESS: 31 Lennox St  
 REASON FOR PERMIT: Re-Construct / Expand garage  
 BUILDING OWNER: S. & H. Andrews  
 CONTRACTOR: Taggart Const.  
 PERMIT APPLICANT: Peter Taggart APPROVAL: #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, #14, 16  
 USE GROUP: R-1 BOCA 1996 CONSTRUCTION TYPE: 5B

## CONDITION(S) OF APPROVAL

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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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.
8. 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".)
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
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)

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.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall be maintained to NFPA #13 Standard.

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)

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.

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".

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.

This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All requirements must be met before a final Certificate of Occupancy is issued.

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).

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

*Please read and implement attached Land Use-Zoning Report Requirements*

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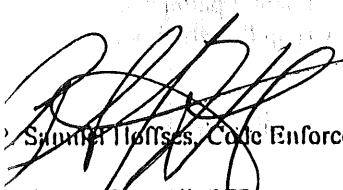
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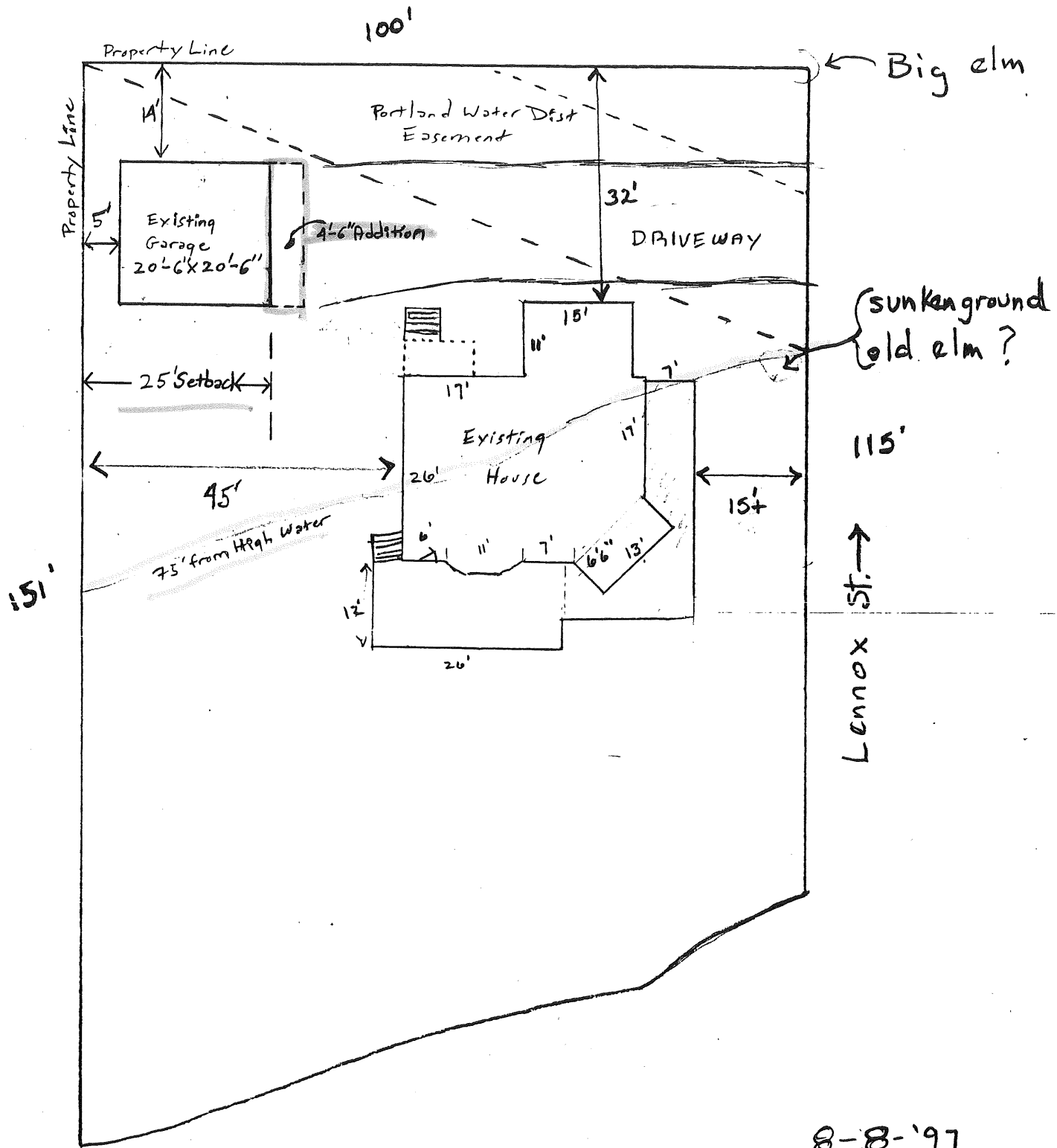
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Supervisor, Code Enforcement  
c: Lt. McDougall, PCD  
Marge Schmuckal



# Andrew Plot Plan

31 LENOX STREET, Portland



8-8-'97

Taggart Construction  
 PO Box 255  
 Freeport, Maine  
 drawn by PWT

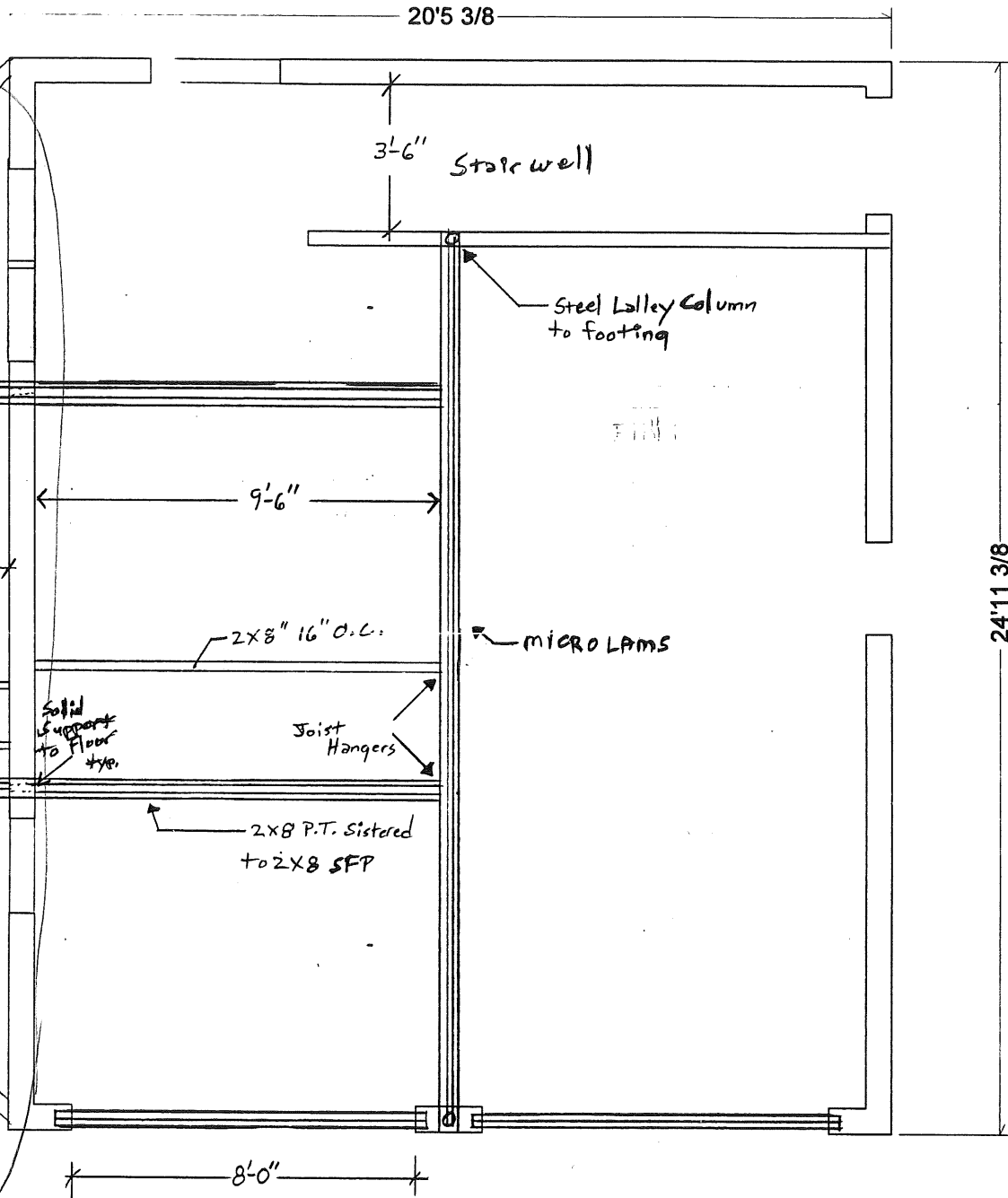
1" = 20'



Andrew Garage / Studio  
 Framing Plan

Target Construction 10/1/97  
 Scale 1/4" = 1'-0"

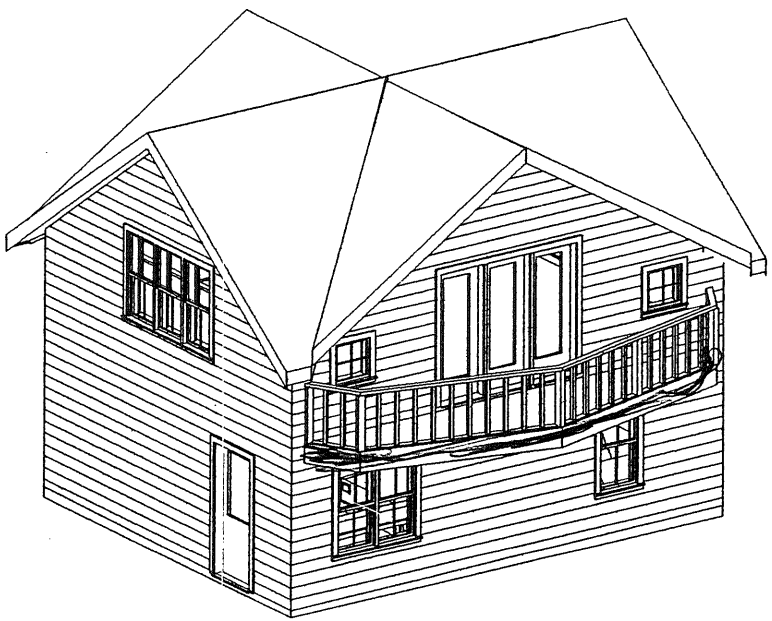
No more than 2' project  
See to used for



Andrew Residence Garage  
Second Floor Framing Plan  
31 Lenox Street, Portland

Taggart Construction 10/1/97  
Scale 1/4" = 1'-0"  
065-2281

2

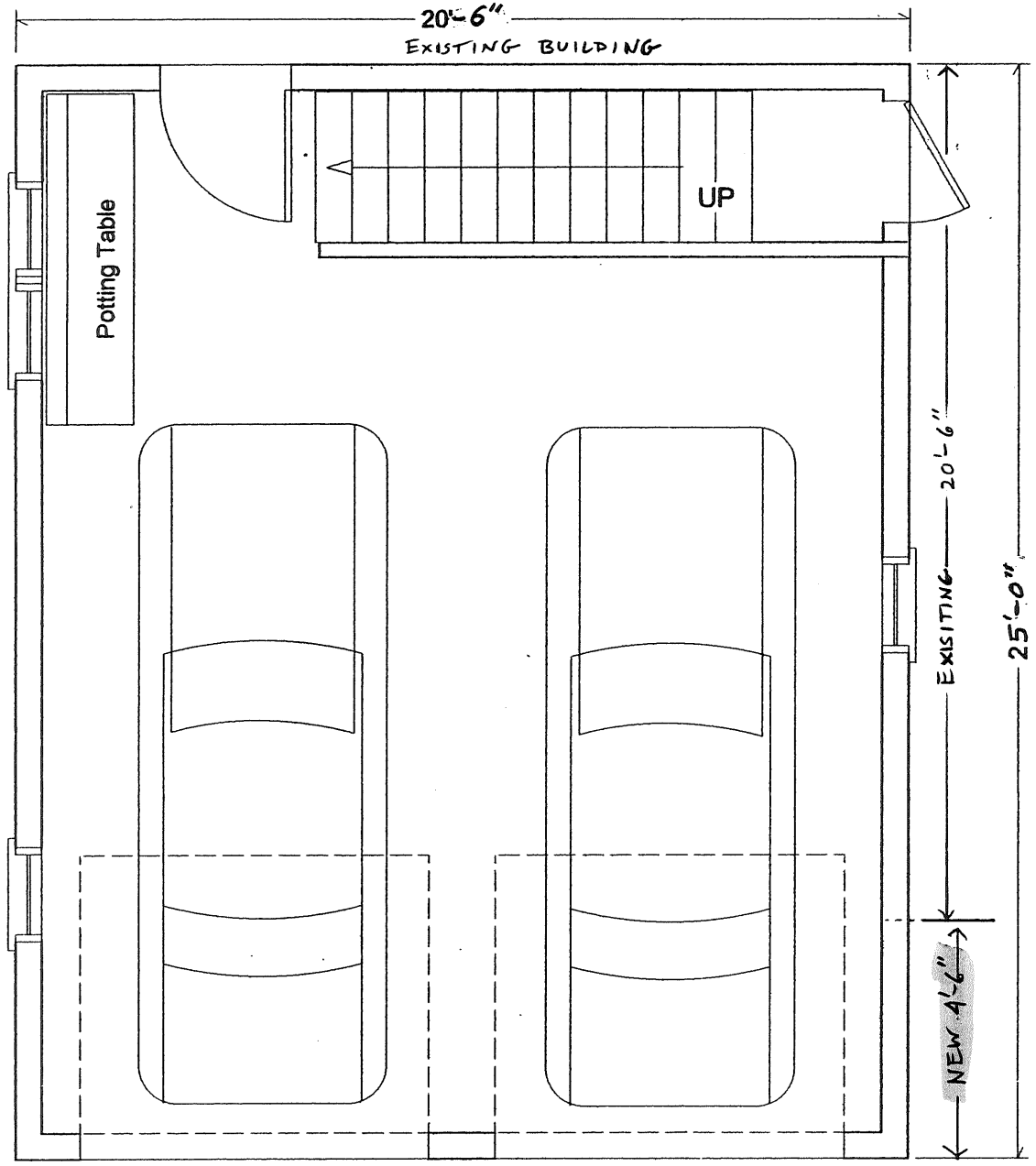


**ANDREW GARAGE / STUDIO**      **TAGGART CONSTRUCTION**

31 Lenox Street, Portland

27 August 1997

Scale 1/4" = 1'



GROUND FLOOR

ANDREW GARAGE / STUDIO TAGGART CONSTRUCTION

31 Lenox Street, Portland

27 August 1997

Scale 1/4" = 1'



SECOND FLOOR

ANDREW GARAGE / STUDIO TAGGART CONSTRUCTION

865-2281

31 Lenox Street, Portland

27 August 1997 Scale 1/4" = 1'

no more  
than 21'  
overhang



North Elevation

ANDREW GARAGE / STUDIO      TAGGART CONSTRUCTION  
31 Lenox Street, Portland      27 August 1997      Scale 1/4" = 1"



East Elevation

ANDREW GARAGE / STUDIO TAGGART CONSTRUCTION

31 Lenox Street, Portland

27 August 1997

Scale 1/4" = 1'





South Elevation

ANDREW GARAGE / STUDIO TAGGART CONSTRUCTION

31 Lenox Street, Portland

27 August 1997

Scale 1/4" = 1'

No more than  
2' overhang

See  
North Elevation  
for Detail



West Elevation

ANDREW GARAGE / STUDIO

TAGGART CONSTRUCTION

31 Lenox Street, Portland

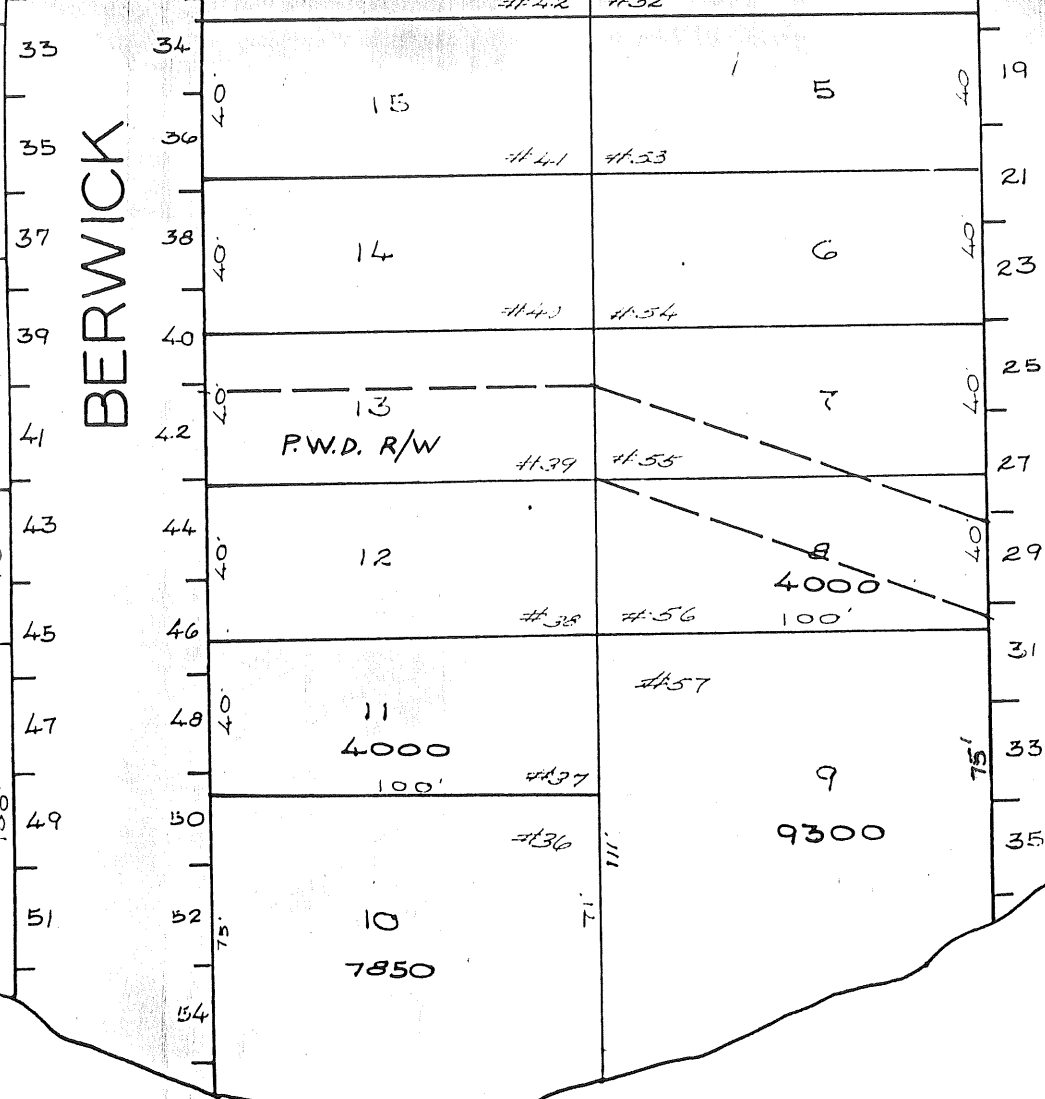
27 August 1997

Scale 1/4" = 1'

BERWICK

LENNOX

SHEET 2



A-23  
51382

INSERT-430

(F)

MARK

Building Code Enforcement  
City of Portland  
City Hall  
Portland, Maine

6 October 1997

Greetings,

Please find attached a set of plans for the reconstruction of an existing garage located at 31 Lenox Street in Portland. The owners, Stephen & Hilary Andrew would like to expand the front of the building by 4 ½ feet and increase the height of the building to add a guest room/playroom.

The existing building sits on a 3" concrete slab that is buckling in the middle and the building is sagging in several places. We are proposing to remove the existing slab and install a new thickened edge, frost protected slab under the entire building.

The existing building is non-conforming because it sits with-in the restricted setback area on the back and one side. The proposed expansion on the front of the garage would be built on the permitted side of the set back line.

The proposed new roof has a middle roof height of 17'-6".

We have not finalized our plans on how the work should be phased so as to preserve the legally non-conforming setbacks. We would like to know if it is possible to have the building precisely located by a licensed surveyor in the presence of a code enforcement officer and then be held accountable to build in the exact same location.

*not allowable  
They would still be losing their lot line*

Please call me with any questions or comments.

Sincerely,



Peter W. Taggart

Applicant: Peter Taggart  
Address: 31 Lennox St

Date: finalized 12/29/17  
C-B-L: 430-A-8 & 9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1906

Zone Location - R-3 Zm

Interior or corner lot - END of Street lot

Proposed Use/Work - Reconstruct & Expand garage

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 5' shown on existing garage which may be maintained with conditions on rebuilding

Side Yard - 14' req - 14' shown - ok

Projections - see reduction - balcony is a problem shall be no more than 2'   
 Pkt. to give us a schedule of how they will rebuild - see for

Width of Lot -

Height -

Lot Area -

Lot Cov -

Area pe -

Off-stre -

Loadin -

Site Pl -

Shorel -

Flood Plains - N/A

Zone C-

Accessory use  
14-404

wants a guest room above  
NO kitchen stuff

4.5' toward st  
Also Not in PWD easement

10/15/17  
spoke with contractor  
again re-structured  
concerns - needs  
to change balcony -  
needs a phasing plan  
etc

may be no higher than 18'  
14-90(7)

3,325 sq ft  
26 x 32 = 832 sq ft  
11 x 15 = 165 sq ft  
25 x 20.5 = 512.50 sq ft  
1509.50 sq ft

Thin, but garage is outside  
the 75' setback -