

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

Location of Construction: <i>111 St.</i>		Owner: <i>Build 3 Garage Unit</i>		Phone: <i>773-1111 or 773-1111</i>	Permit No: 970863
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: <i>Dev Corp</i>		Address: <i>107 Waterhouse St., Portland ME 04101</i>		Phone: <i>773-5157</i>	
Past Use: <i>Single Fam Dwelling</i>		Proposed Use: <i>Int/est card</i>		COST OF WORK: \$ <i>5,577.00</i>	PERMIT FEE: \$ <i>37.00</i>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: <i>Card as per plans</i>		Signature:		Signature:	
Permit Taken By: <i>Eric Turner</i>		Date Applied For: <i>3/1/97</i>			

PERMIT ISSUED
Permit Issued:
AUG 12 1997
CITY OF PORTLAND

Zone: *R-3* CBL: *121-2-265*
Zoning Approval:
ok - 5/14/97
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

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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 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: *Eric Turner* ADDRESS: *111 St.* DATE: *3/1/97* PHONE: *773-1111*

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

CEO DISTRICT *6*

COMMENTS

8-20-97 Sefing's not only
8-28-97 Pooters have been finished
11-3-97 Think all completely according to plan

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 12 Aug 97 ADDRESS: 5 Kendall St
REASON FOR PERMIT: To make int/ext. head.
BUILDING OWNER: Young
CONTRACTOR: A New Look
PERMIT APPLICANT: Catherine McIntire APPROVAL: *1*2 *8*10 *9*12 ~~DELETED~~
*16

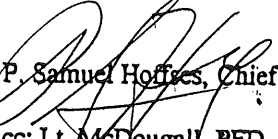
CONDITION(S) OF APPROVAL

- ~~A~~ 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~X~~ 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 and 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) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~X~~ 8. Guardrail & 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.
- ~~X~~ 9. Headroom in habitable space is a minimum of 7'6".
- ~~X~~ 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.
- ~~X~~ 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.
- ~~X~~ 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 be 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. 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 or demolition permit is granted.
- 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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. Please read and implement items listed on the attached
Land Use-Zoning report.
- 28. _____
- 29. _____


P. Samuel Hoffes, Chief of Code Enforcement
cc: Lt. McDougal, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 5 Kendall St DATE: 8/11/97

REASON FOR PERMIT: interior/exterior work

BUILDING OWNER: Donald & Gregory Young C-B-L: 431-G-2FS

PERMIT APPLICANT: CAROLINE McINTIRE

APPROVED: with conditions #5, #9. DENIED: _____

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.
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.

9. Other requirements of condition A very small portion of the deck covered deck is within the 75' setback. It appears that you are not violating setback requirements as per your submitted plans

Marge Schmuckal

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

GREG YOUNG

ASPHALT SHINGLES

ICE + WATER SHD.

1/2" CDX

2x8 RAFTERS 16" OC

2x6 STUDS 16" OC

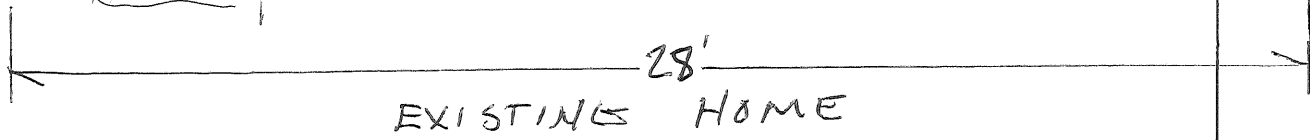
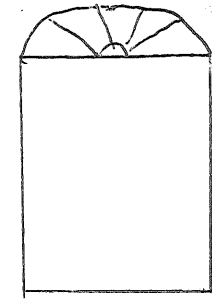
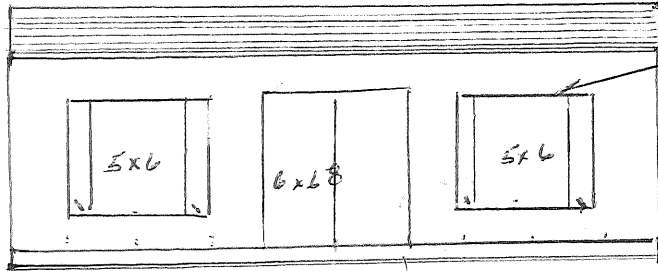
HOUSE WRAP

2x10 (TRIPLE) HDLS

2x8 FLOOR JOISTS 16" OC

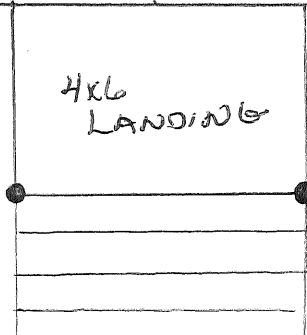
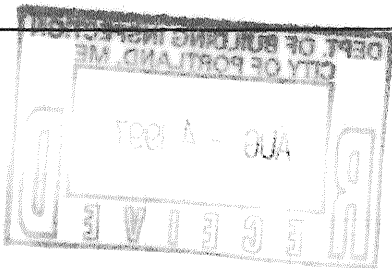
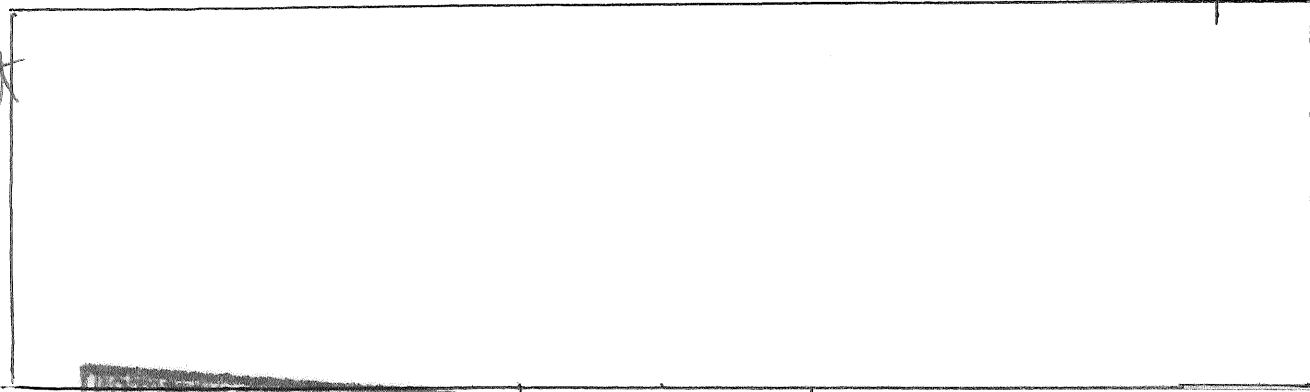
2x4 PT SILLS w/SILL SEAL

EXISTG HOME



FULL FOUNDATION (CONC)

old had. A roof vent but was not enclosed



8" SOND TUBES

GREG YOUNG
PORTLAND, ME.

Applicant: Catherine McFattie

Date: 8/1/97

Address: 5 Kendall St

C-B-L: 431-G-2 & S

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - replace rear deck & roof with enclosed structure same size

Sewage Disposal - City

Lot Street Frontage -

Front Yard -
Rear Yard -
Side Yard - } Keeping same setbacks

Projections -

Width of Lot -

Height -

Lot Area - 7743 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - yes within - just a small portion of the rear deck is on the 75' setback

Flood Plains - N/A zone C. stairs & platform are within

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Location of Construction: <u>5 Kendall St.</u>		Owner: <u>Donald & Gregory Young</u>		Phone: <u>773-0074 or 799-4424</u>		Permit No 970863
Owner Address:		Lessee/Buyer's Name:		Business Name:		
Contractor Name: <u>A New Look</u>		Address: <u>One Waterhouse Rd., Gorham 04033</u>		Phone: <u>339-5453</u>		Permit Issued: Zone: <u>R-3</u> CBL: <u>431-G-225</u> Zoning Approval: <u>OK 3/11/97 with conditions</u> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <u>Corner of deck with HWY</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>NA Zone C</u> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: <u>Single Fam dwelling</u>		Proposed Use: <u>Int/ext reno</u>		COST OF WORK: <u>\$ 5,580.00</u> PERMIT FEE: <u>\$ 50.00</u> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <u>13</u> Type: <u>5B</u> <u>BOCA 96</u> Signature: <u>Hoffman</u>		
Proposed Project Description: <u>Reno as per plans</u>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: _____ Date: _____		
Permit Taken By: <u>Vicki Dover</u>		Date Applied For: <u>3/4/97</u>				

- 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..

Call Catherine McIntire - 799-4424 for P/U

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

Catherine McIntire
 SIGNATURE OF APPLICANT Catherine McIntire ADDRESS: _____ DATE: 3/4/97 PHONE: 799-4424

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

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

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: 8/5/97

DA

CEO DISTRICT 6

M. Leary

STREET

Existing Dwelling

28'

Proposed Replacement of PORCH

8'

31'

75' setback

Neighbors line

Front measurements like front porch

72"

55"

5 steps down (see photo -)

8'

Neighbors LINE

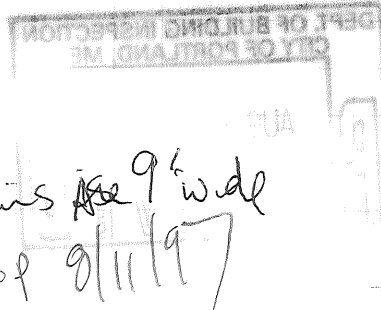
10'

66'

66'

WATER

72"
37"
109"



front stairs are 9' wide
wsp 9/11/97

431-J-001

City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer *MPD*

Subject: Verification of Legal Number of Units

Date: 7/31/98

C-B-L- Number: 431-J-1

We have received an application for housing assistance for the property located at:
72 Veranda Street

The applicant's name is:
William Hendrix
(current owner: Richard Moulton)

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

Please verify that the number of units are legal under the current code.

- Yes, the number of units are legal. *ok per microfiche*
- No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.
- The property is a single family dwelling.

Verified By: *Marge Schmuckal* Title: *Zoning Admin.*
8/4/98

Scanned



8/11/95 Already started work



8/11/97 4x6 Deck & 5 stringers
old ones