

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

Location of Construction: 29 Oregon St		Owner: York, Diane & William		Phone:		Permit No: <b>970919</b> <b>PERMIT ISSUED</b> Permit Issued: <b>AUG 26 1997</b> <b>CITY OF PORTLAND</b>			
Owner Address:		Lessee/Buyer's Name:		Phone:			BusinessName:		
Contractor Name: Ledy Builders		Address: 64 Eastern Prom Ptld, ME 04101		Phone: 871-8083			Permit Issued: <b>AUG 26 1997</b> <b>CITY OF PORTLAND</b>		
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 12,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 80.00 INSPECTION: Use Group: Type: Signature:		
Proposed Project Description: Construct Sunroom 8 x 12 (Utop existing deck)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				Zone: <b>R-5</b> CBL: 433-I-002 Zoning Approval: <i>OK me 8/25/97</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shorelandys within 75' <i>HWSM</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>map B Zone C</i> <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: 13 August 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..

**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: 8/14/97  
*K. Jacobot*

**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

*Paul Leddy*  
 SIGNATURE OF APPLICANT Paul Leddy

13 August 1997  
 DATE:

ADDRESS: 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 **6**  
*Mr. Leary*



COMMENTS

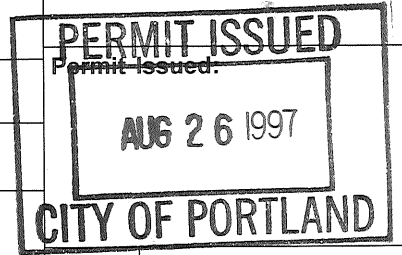
F-26-97 Work is all complete

Inspection Record

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

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		Signature:		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 13 August 1997			



**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  
 Approved with Conditions  
 Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Zone: R-5 CBL: 433-I-002

Zoning Approval: \_\_\_\_\_

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
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 Interpretation  
 Approved  
 Denied

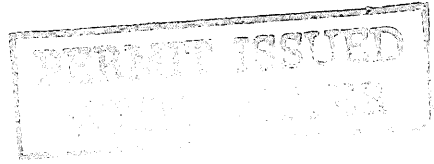
**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 19/11/1997



**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: Paul Leddy ADDRESS: \_\_\_\_\_ DATE: 13 August 1997 PHONE: \_\_\_\_\_

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

CEO DISTRICT

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Leddy Builders  
64 Eastern Prom  
Portland, ME 04101

RE: 29 Oregon Street

August 25, 1997

Dear Mr. Leddy,

Your application to construct a new sunroom 8 x 12 on an existing deck has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

### **NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET**

#### **Zoning Review Requirements**

This property is situated within the Shoreland Zone with a portion of the structure within 75 feet of the high water mark. With this proposed structure most of the one time 30% cubical volume increase has been met. Any future changes shall only be allowed based on what has been allowed within this permit.

#### **Building Code Requirements**

Please read and implement the attached building permit requirements #2, 9, 16, 27.

Sincerely,

Marge Schmuckal  
Asst. Chief of Insp. Services

cc to: Diane & William York, 29 Oregon St  
P. Samuel Hoffses, Chief of Insp. Services

BUILDING PERMIT REPORT

DATE: 8/25/97

ADDRESS: 29 Oregon St

REASON FOR PERMIT: To construct sun room on existing deck

BUILDING OWNER: Diane & William York

CONTRACTOR: Paul Leddy

PERMIT APPLICANT: contractor

APPROVAL: with conditions

DENIED

#2, #9, #16, #27

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 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) 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.
  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.
  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.
  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

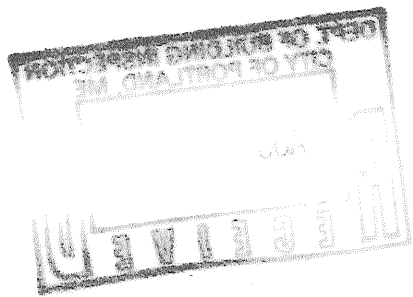
I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 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 and plumbing 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. \_\_\_\_\_
- 29. \_\_\_\_\_

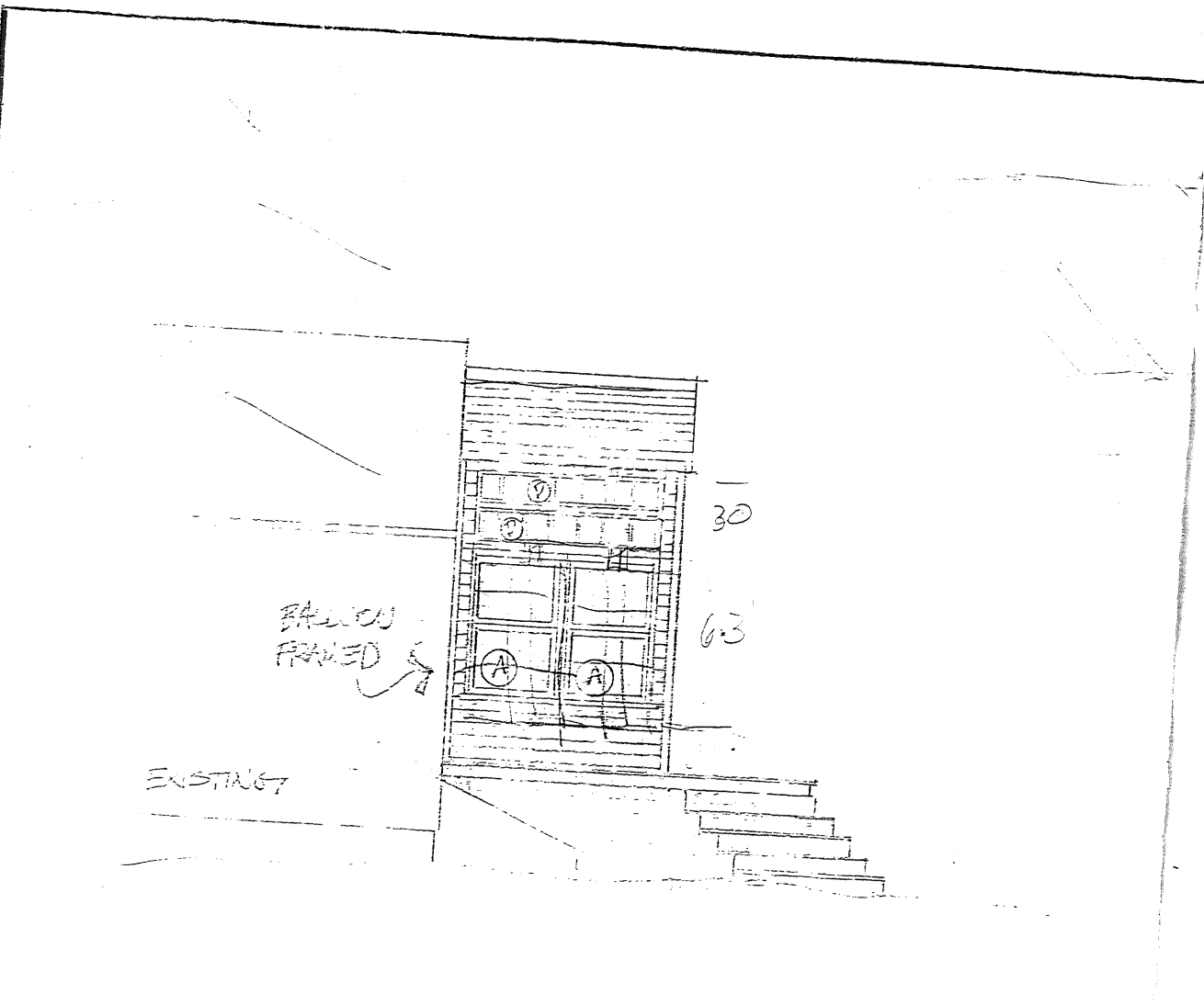
P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal





LANDSCAPE ARCHITECT: [unreadable] ARCHITECT: [unreadable] ENGINEER: [unreadable] CONTRACTOR: [unreadable]



BALCONY  
FRAMED

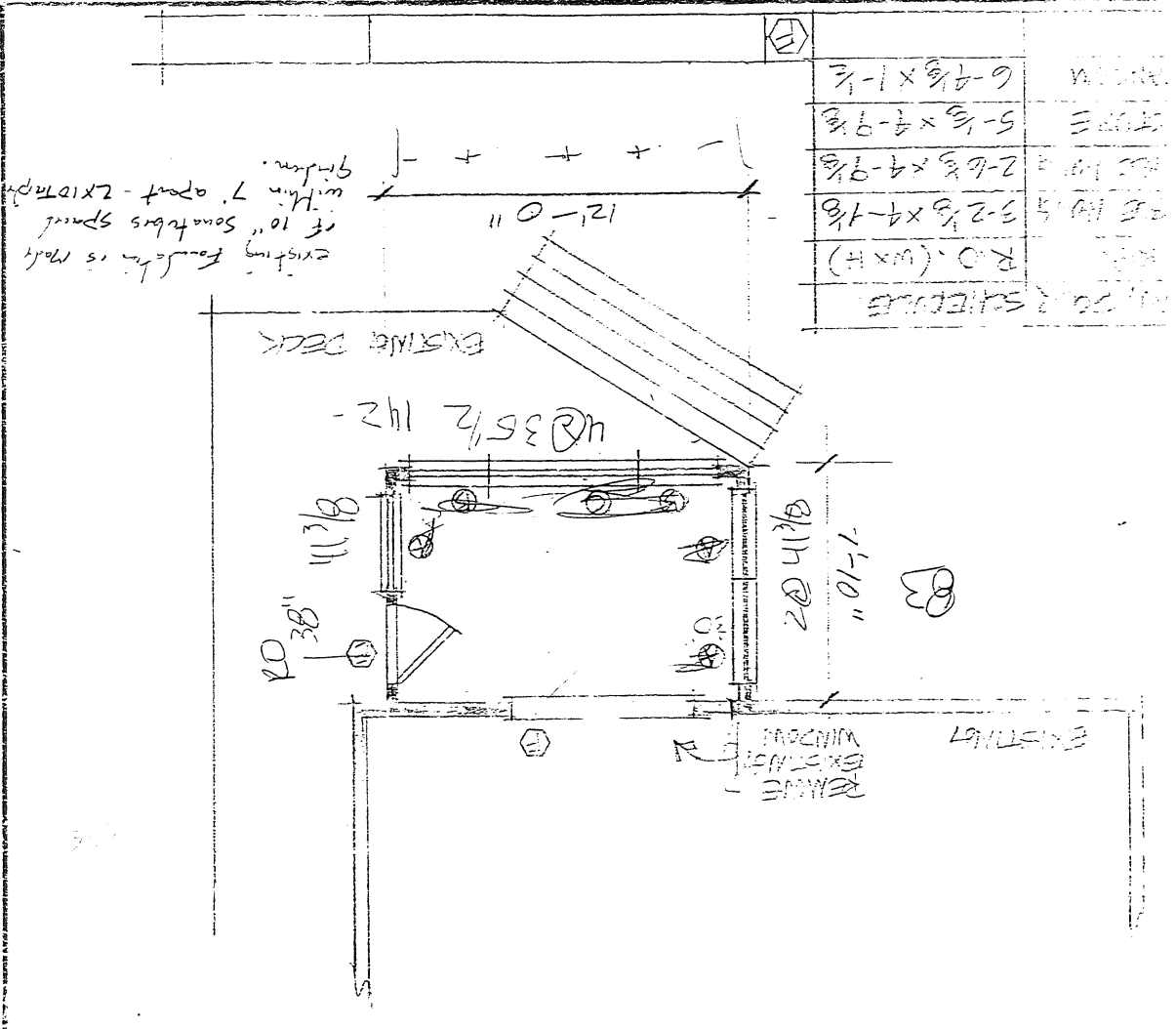
EXISTING

30

63



OF SHEETS	1
SHEET	ONE
JOB	DRY
SCALE	1/4" = 1'-0"
DATE	
CLIENT	DIANE YORK
PHONE	
SITE	
REP.	



6-4 1/2 x 1-1/2	WOOD
5-5/8 x 4-9/8	STONE
2-6 3/8 x 4-9/8	WOOD
3-2 1/8 x 4-1 1/8	WOOD
R.O. (W x H)	
1/2" x 3/4" x 1/2"	

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

AUG 13 1997

RECEIVED



Applicant: Paul Leddy  
Address: 29 Oregon St

Date: 8/25/97  
C-B-L: 433-I-00216

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1948  
Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct Sunroom 8x12 on top of existing deck

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Existing

Given information

Exit Squares 448 # of present bldg is in 75' setback

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Existing cubic footage: 3584 cu. ft. - 1st floor  
1456 cu. ft. - 2nd floor

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5040 TOTAL cu. ft. in existing house within the 75' setback

5,710 #  $5040 \times 30\% = 1512$  allowable increase

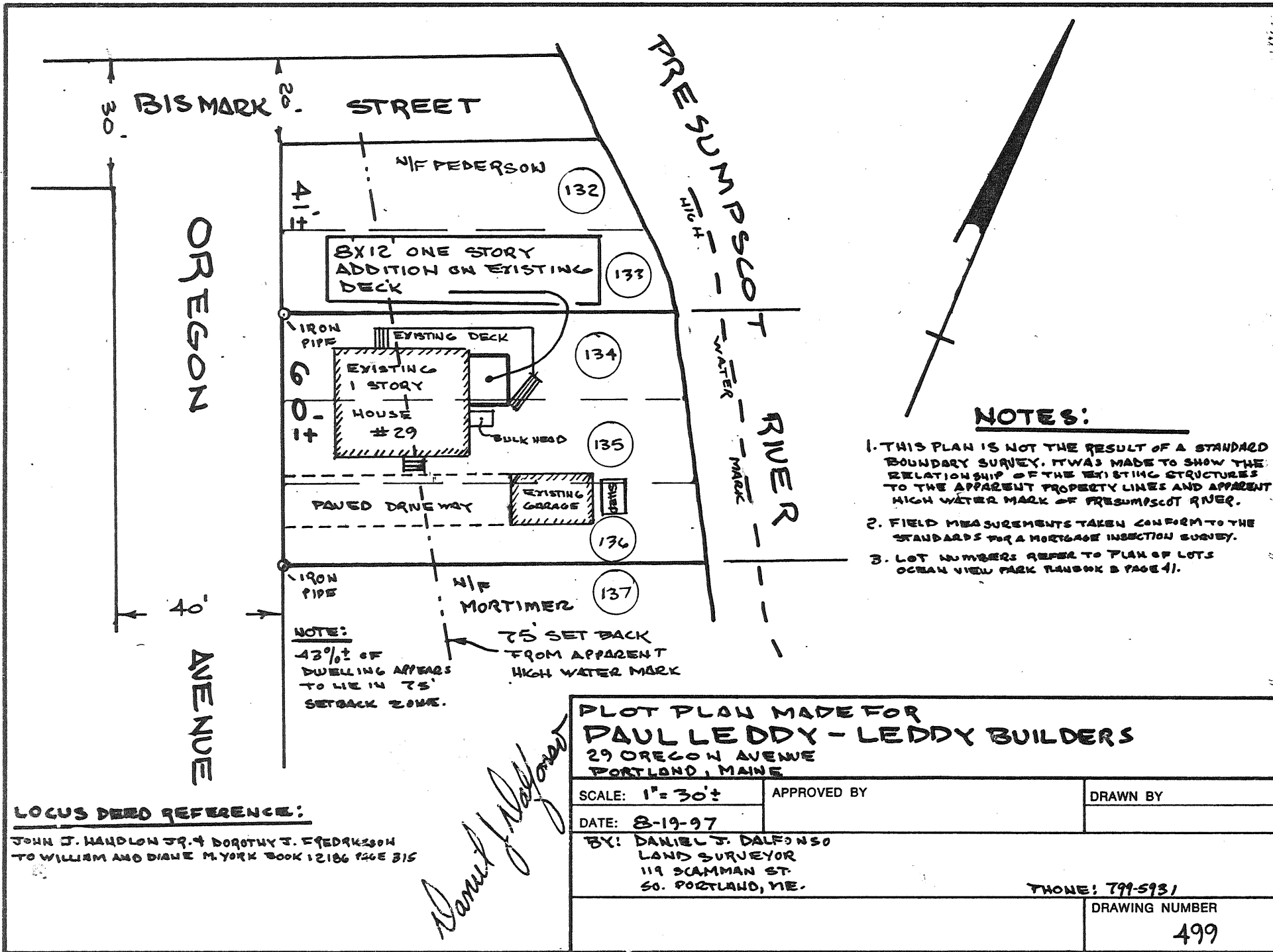
New Addition - NO NEW square footage - is on existing deck

$8 \times 12 = 96^2 \times 8' = 768$  cubic footage - 1st floor

28.8 cubic footage - Attic

1056 cubic footage total

yes within 75' setback



**NOTES:**

1. THIS PLAN IS NOT THE RESULT OF A STANDARD BOUNDARY SURVEY. IT WAS MADE TO SHOW THE RELATIONSHIP OF THE EXISTING STRUCTURES TO THE APPARENT PROPERTY LINES AND APPARENT HIGH WATER MARK OF PRESUMPSCOT RIVER.
2. FIELD MEASUREMENTS TAKEN CONFORM TO THE STANDARDS FOR A MORTGAGE INSPECTION SURVEY.
3. LOT NUMBERS REFER TO PLAN OF LOTS OCEAN VIEW PARK PLANS B PAGE 41.

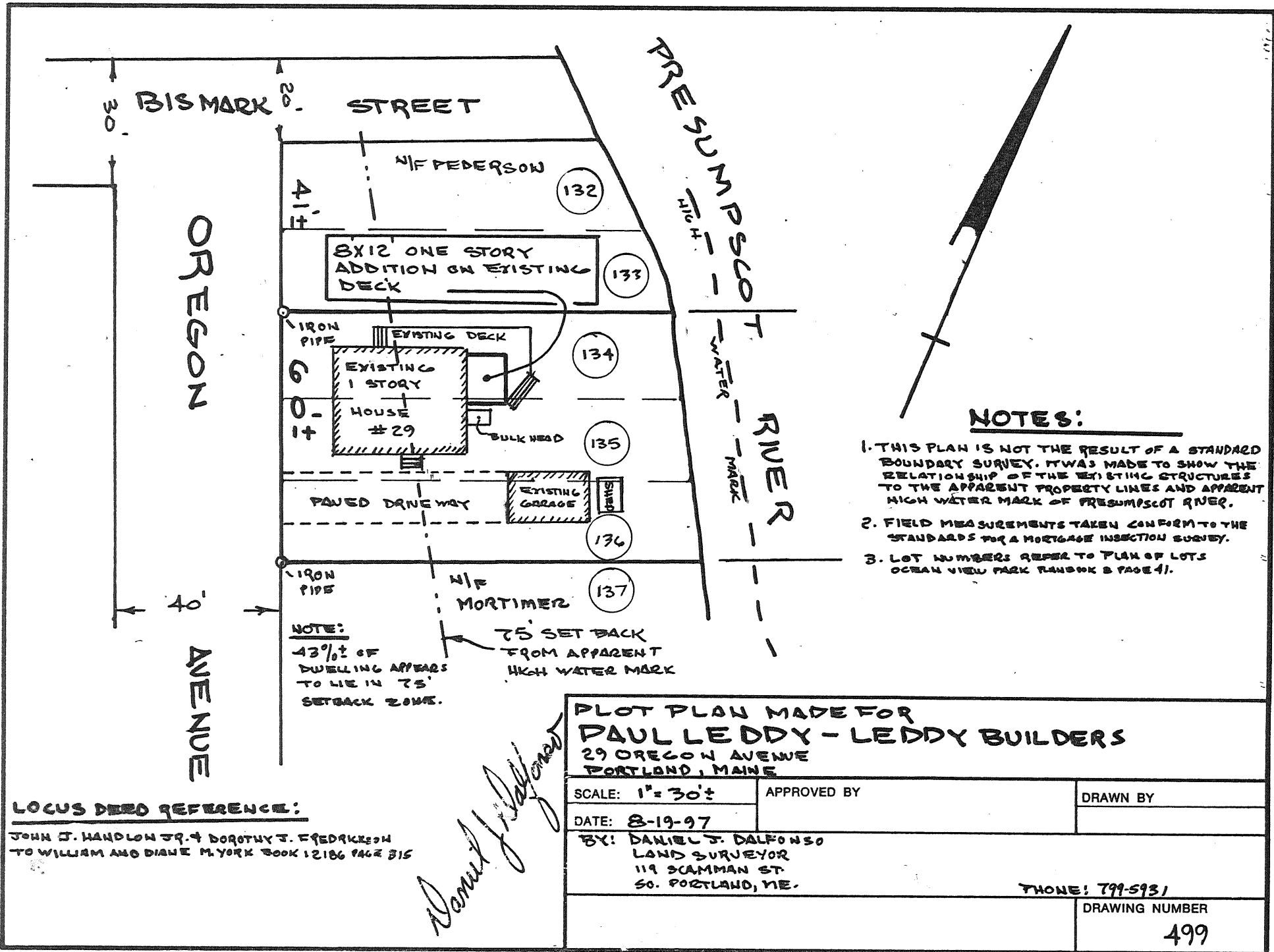
**NOTE:**  
43%± OF DWELLING APPEARS TO LIE IN 75' SETBACK ZONE.

75' SET BACK FROM APPARENT HIGH WATER MARK

<b>PLOT PLAN MADE FOR PAUL LEDDY - LEDDY BUILDERS</b> 29 OREGON AVENUE PORTLAND, MAINE		
SCALE: 1" = 30'±	APPROVED BY	DRAWN BY
DATE: 8-19-97	BY: DANIEL J. DALFONSO LAND SURVEYOR 119 SCAMMAN ST. SO. PORTLAND, ME.	
PHONE: 799-5931		DRAWING NUMBER 499

*Daniel J. Dalfonso*

**LOCUS DEED REFERENCE:**  
JOHN J. HANDLON JR. & DOROTHY J. PEDERSON  
TO WILLIAM AND DIANE M. YORK BOOK 12186 PAGE 315



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