

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

Location of Construction: 76 Woodlawn Avenue		Owner: Ralph Neumyer		Phone:		Permit No: 990731	
Owner Address: Wildwood Drive Saco, Maine		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Dobson Construction		Address: 78 Bailey Ave. Pctld, ME 04103		Phone: ***878-0145		Permit Issued: JUL 9 1999	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 68,000		PERMIT FEE: \$ 432.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 93 Type 5 BOCA 96	
Proposed Project Description: <i>Dormer with interior renovations. needs horizontal cellar bottom section 1 Bedroom w/ 20ft x 36w need lam beam specs</i>				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: SP		Date Applied For: July 6, 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>ok - SWP 7/8/99</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
				Signature:		Date:	

PERMIT ISSUED
JUL 9 1999
CITY OF PORTLAND
Zone: **CBL**

- 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 for Pick up Dobson Construction
878-0145

**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

7-7-99

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

2

COMMENTS

12-10-99 went to site met w/ contractor (Bart) He is taking over For Dubson Const. Went over all req. Need specs on paralkum. Will call Ben next morn JR

12-30-99 went w/ SAM checked Framing, plumbing test, all OK except paralkum need support on notched end JR Paralkum all set JR

3/13/00 For Final - Still waiting for Specs on paralkum -

Discussed all w/ Bart Wellborn contractor

Needs Nailsail bottom 1/2 cellar Slab

Need permit for new Surrace

New Bedroom Windows (Not Replacements) only 20" H X 36W = 5#

(These are New window opening in new dormer which expanded sledge of bedroom) Ⓟ

3/13/00 Bart Called Mike Nugent - Mike Says Code has to be met on the 2 New Windows Ⓟ

3/14/00 Called Bart @ 282-6402 - left message regarding Bedroom Windows Must meet Code Ⓟ

3/23/00 went to site - measured new egress windows are all OK JR

3/24/00 - Heating Permit applied for - Plumbing & heating ok Ⓟ

Issue Cd &

Single Family House w/ detached garage Ⓟ

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to *Ralph Neumyer*

LOCATION *76 Woodlawn Avenue* (CBL.#435-A-030)

Date of Issue *3-28-00*

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. *99-0731*, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling with detached garage

Use Group R-3

Type 5 B Boca 96

Limiting Conditions:

Repairs after fire w/addition of dormer on rear

This certificate supersedes certificate issued

Approved:

3/28/00

(Date)

R. M. Blawie

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.

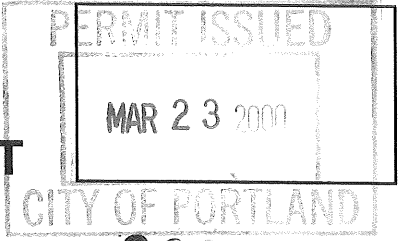
JML
3/28/00



FILL IN AND SIGN WITH INK

(R)

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



435-A-030

000228

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 76 Woodlawn Ave Use of Building Residential Date 3-21-2000

Name and address of owner of appliance Ralph + Susan Neumyer
34 Wildwood Dr. Saco, Me. 1-284-7419

Installer's name and address MARK A. SHERMAN 64 Seavey Dr. Buxton, Me 04093
Telephone 207-929-8442

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: Boiler Slant Fin - 3 Section Cast w/coil

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

Type of Chimney:

Masonry Lined Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

Oil Gas

Size of Tank 275 gal

Number of Tanks _____

Distance from Tank to Center of Flame 6.5 feet.

fee 30.00

The Type of License of Installer:

Master Plumber # MS 2360 MASHerman

Solid Fuel # _____

Oil # JY 3000 8405 MASHerman

Gas # _____

Other MS 2000 4435 J. Ellis Foreman
Supervising Master

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer Mark A. Sherman

Approved with Conditions

See attached letter or requirement

Supervising Master Oil Tech.
Shane W. Foster
3-21-2000

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.

NOTEIf 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: 76 Woodlawn Ave

Tax Assessor's Chart, Block & Lot Number Chart# <u>435</u> Block# <u>A</u> Lot# <u>030</u>	Owner: <u>Ralph Neunger</u>	Telephone#:
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Owner's Address: <u>Wildwood Dr. Saco</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$68,000</u> Fee: <u>432</u> <u>\$100</u> <i>264</i>
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Proposed Project Description: (Please be as specific as possible)
Downer w/ Int Reno. \$532

Contractor's Name, Address & Telephone <u>Dobson Construction 78 Bailey Ave Portland 04103</u>	Rec'd By: <u>878-0145</u>
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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:

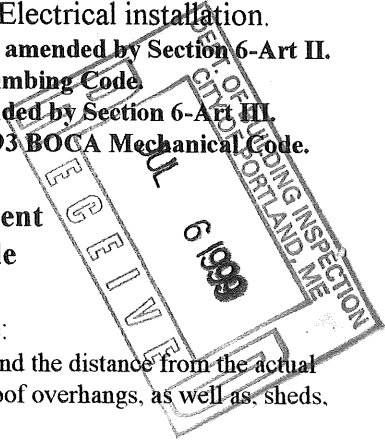
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>[Signature]</u>	Date: <u>6/6/99</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.



Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

DOBSON CONSTRUCTION

78 Bailey Ave

Portland, ME 04103

Tell: (207) 878-0145

Tax I.D. # 01-0478265

February 22, 1999

Ralph & Susan Neumyer
76 Woodlawn Ave
Portland, Me 04103

This is agreement between Ralph & Susan Neumyer of Portland, Me and Scott Dobson Fire Restoration of Portland, Me. The following restoration will be performed in no more than 9 weeks.

- 1) Remove all burned area from interior of home. ✓ *watch bearing walls*
- 2) Remove & Replace all windows. *see attachment*
- 3) Remove & Replace all doors. ✓
- 4) Remove roof on back side of house and install a full dormer. Will include (2) Egress ✓ windows.
- 5) Remove & replace shingles on house roof. ✓
- 6) Install new vinyl siding on dormer only. ✓
- 7) Install new kitchen cabinets & counter tops. (\$3,000.00 allowance) ✓
- 8) Sand hardwood floors and replace where needed. ✓
- 9) Remove wall in kitchen to open up kitchen into living room area. ✓
- 10) Replace electricity *SR*.
- 11) Install new insulation.
- 12) Sheetrock interior, prime & paint. ✓
- 13) Framing for new bath downstairs. ✓
- 14) Install new flooring (\$16.00 per sq. yd.) ✓
- 15) Provide plumbing & heating for entire house including 1 full bath upstairs and a 3/4 ✓ bath downstairs. We will replace existing furnace with a Burnham boiler and Beckett burner.

Total: \$68,000

Accepted By: *Susan Neumyer* Witness: *[Signature]*

DOBSON CONSTRUCTION

**78 Bailey Ave
Portland, ME 04103
Tell: (207) 878-0145
Tax I.D. # 01-0478265**

June 14, 1999

City of Portland
Attn: Tammy Munson
Code Enforcement Officer
389 Congress Street
Portland, ME 04101

Dear Ms Munson,

We are applying for permits to rennovate 76 Woodlawn Ave, Portland, ME.

Attached you will find a detailed drawing of what we propose to do and work that has been done including:

Install a 22' dormer (2 x 8" roof rafters, 16" on center & 2 x 4" walls, 16" on center)

Roof consists of 5/8" tounge & groove OSB sheathing & 25yr; asphalt shingles.

2 egress type windows will be installed to meet code.

Existing interior design will be mostly unchanged.

A 16" x 8" x 24' beam will be installed in living and kitchen area.

A 10' x 6', 3/4" bath will be installed on the 1st floor (2 x 4 walls).

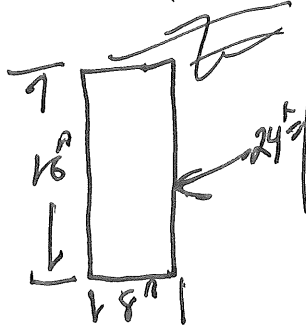
*Max span of
2x8 @ 16" oc. is
12' 4"*

CL - Bldg. Permits

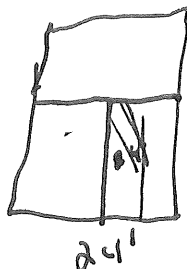
Thank you for your assistance in this matter.

Sincerely,

Scott B. Dobson



*8" x 16" x 24'
can carry
8342 lb*



*24
8640*

*# 8640 Reg.
8342 will carry*

BUILDING PERMIT REPORT

DATE: 7 July 99 ADDRESS: 76 Woodlawn Ave - CBL: 435-A-030

REASON FOR PERMIT: Porner & interior renovations

BUILDING OWNER: Ralph Neumyer

PERMIT APPLICANT: Dubson Const

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5^m

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *9 *12 *15 *19 *26 *27 *29 *31 *32 *33 *34 *35

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. 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
4. 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)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
- *9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. 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 3e4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. 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)
16. 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)
17. 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)
- *18. 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)
- *19. 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 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.

20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *to remain family - no additional kitchen equip to be installed*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. MAXIMUM SPAN OF 2x8 @ 16" O.C. FOR RAFTERS IS 12'4"
35. The proposed 8" x 16" beam spanning 24' does not meet the bldg. code requirement - Please do not work in this area until you have a structure engineer review this span for a beam that will carry the proposed loads.

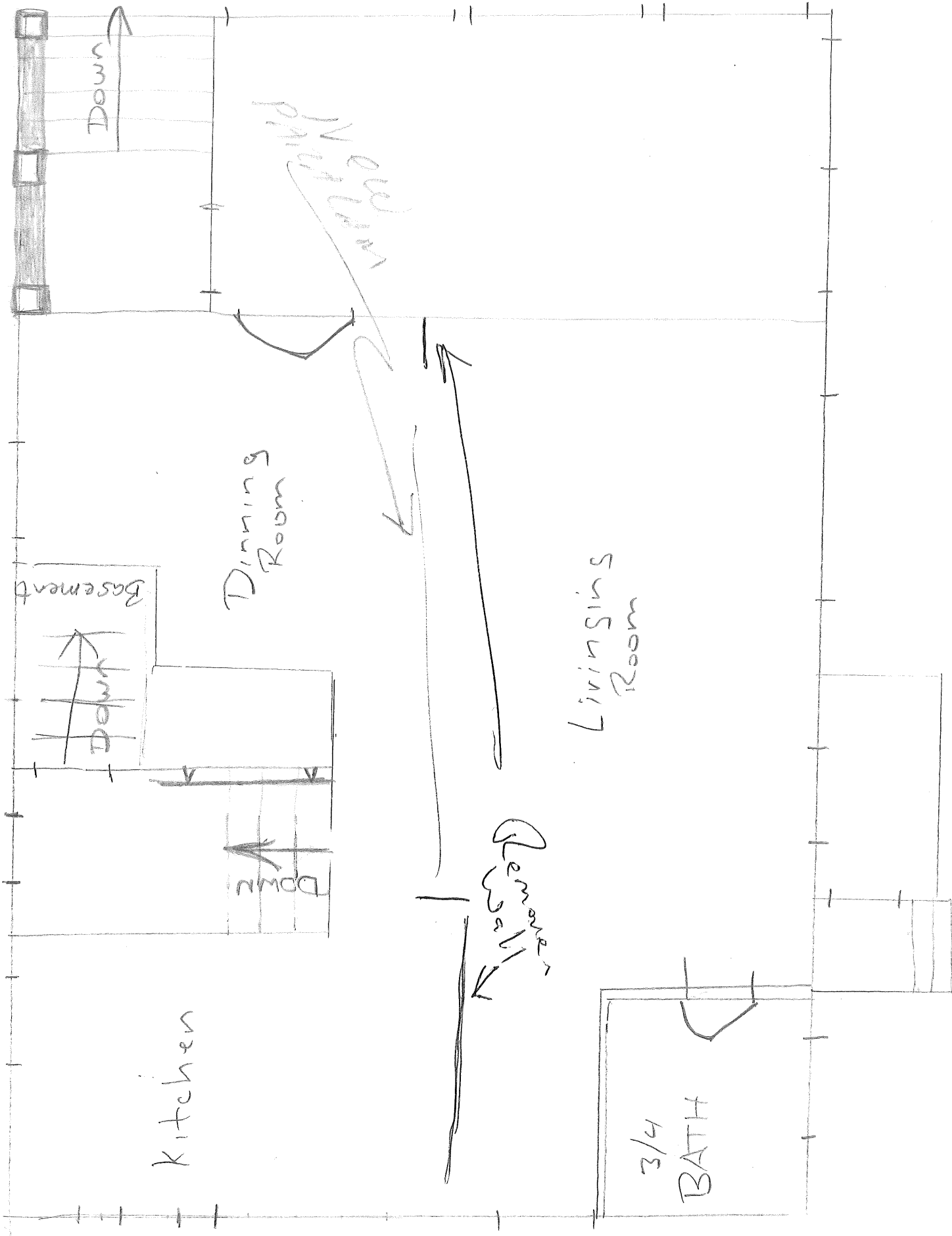
By Samuel P. Poirer, Building Inspector

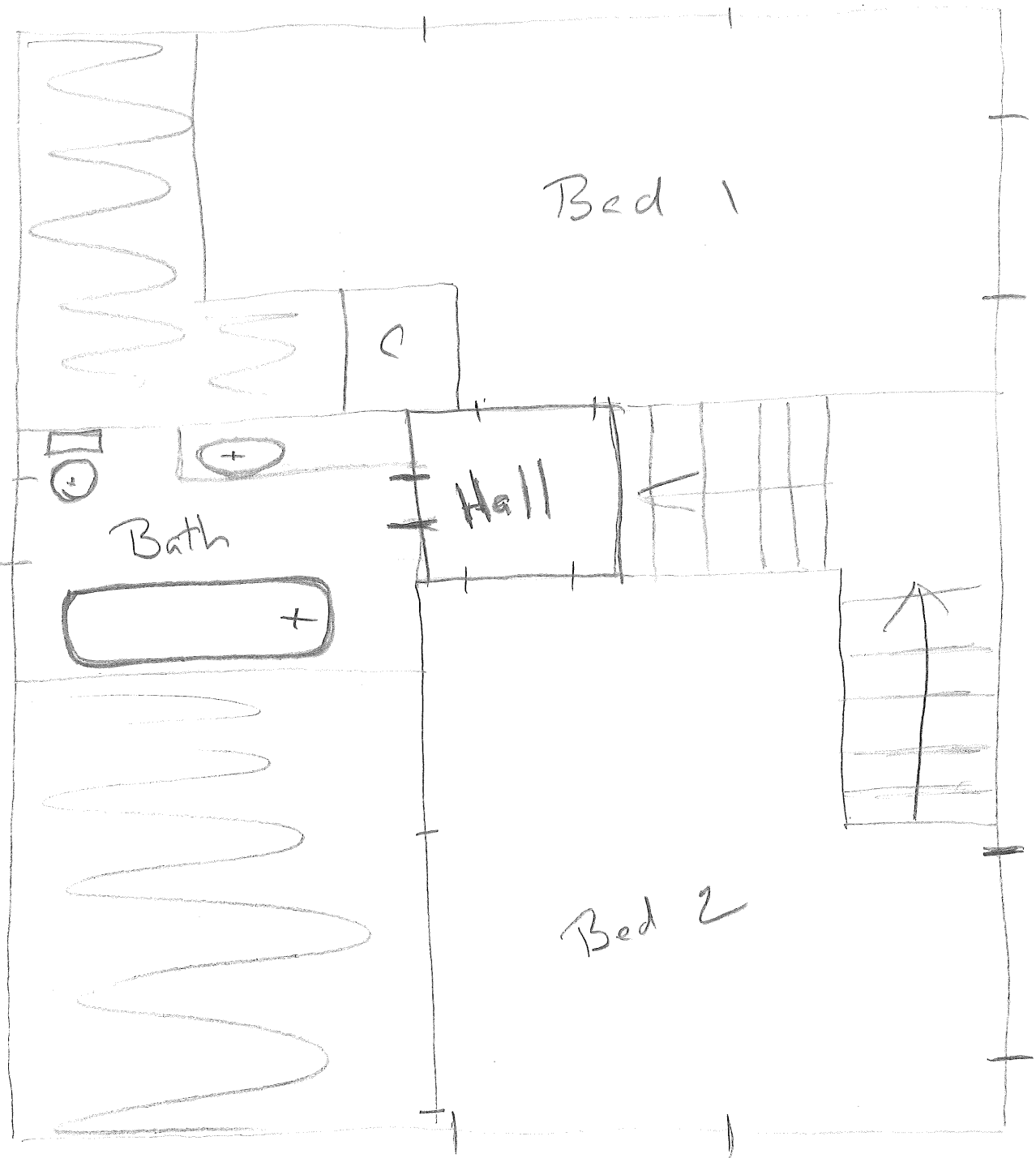
cc. By McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 12-14-91

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.





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