

DATE: 10 MAR 2025 ADDRESS: 79 Farago UT ST - CB#: 239-1-221

REASON FOR PERMIT: To Construct Downer on Second Floor

BUILDING OWNER: LOUISE J. GRIFFIN

/CONTRACTOR Rich Flanagan

PERMIT APPLICANT: _____
USE GROUP: A-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: \$5000 PERMIT FEES: \$132.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

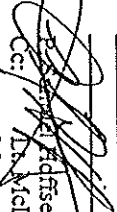
This permit is being issued with the understanding that the following conditions shall be met: *1 *11 *16
\$28 *30 *33 *36

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 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. Precast concrete must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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 of the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 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 & NPPA 211
- X10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- X16. 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 1010.4)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
- 19. 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)

30. 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 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
21. 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)
 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
 24. 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/1999)
 25. 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".
 26. 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.
 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
 29. All requirements must be met before a final Certificate of Occupancy is issued.
 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
 31. 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)
 32. Please read and implement the attached Land Use Zoning report requirements.
 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
 34. Bridging shall comply with Section 2305.16.
 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
 36. All flashing shall comply with Section 1406.3.10.
 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).

38. The borrower construction is being approved with this permit. However, if he received a permit for a rear side shed that we have never reviewed. The rear set back of 25ft is not being met. This issue shall be resolved as soon as possible.


 Michael Nugent, Building Inspector
 Michael Nugent, Zoning Administrator
 Marge Schmuckel, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

**THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

***ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

PERMIT ISSUED

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

Permit No: 01-0498	Issue Date: MAY 17 2001	CBL: 339 1021001
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Location of Construction: 79 Farragut St	Owner Name: Griffin Louise J	Owner Address: 79 Farragut St Portland, ME 04101	Phone: 207-878-8443
Business Name: n/a	Contractor Name: Flanagan, Rich	Contractor Address: PO Box 350 Standish	Phone: 207/6424834
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Same / Add second floor dormer	Permit Fee: \$132.00	Cost of Work: \$18,000.00	CEO District: 1
Proposed Project Description: Add Second Floor Dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: PERMITS REQUIRED 1/29/01	

Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature: <i>[Signature]</i>	Date: Date:
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date: Date:

Permit Taken By: gg	Date Applied For: 05/08/2001	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>MM</i> <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"/> <i>Owner is ok - concerns about the existing</i>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date: Date:
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2nd - second floor
05/16/01

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

Minor/Minor Site Review for New Detached Single Family Dwelling,

All Purpose Building Permit Application

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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: 79 FARRAGUT ST	
Total Square Footage of Proposed Structure 1368	Square Footage of Lot 10,000
Tax Assessor's Chart, Block & Lot Number 3592D	Owner: Louise J. Gaskin
Chart# 339 L - 2170 24 Block# Lot#	Telephone#: 878 6443
Lessee/Buyer's Name (if Applicable)	Owner's/Purchaser/Lessee Address: SALE
Current use: RESIDENTIAL	Cost Of Work: \$18,000 Fee: \$132
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:	
single	
Proposed use: RESIDENTIAL	single
Project description: ADD SECOND FLOOR OWNER P&R ATTACHED	
Contractor's Name, Address & Telephone: RICH FLANNAGAN P.O. BOX 350 STRUDISH, ME, 04084 H. 642-4834 - W 671-2929	
Applicants Name, Address & Telephone: LOUISE J. GASKIN 79 FARRAGUT ST PORTLAND Who should we contact when the permit is ready: Applicants - ABOVE	
Telephone: 878 6443	
If you would like the permit mailed, what mailing address should we use: 79 FARRAGUT ST PORTLAND, ME mmfbi	
Rec'd By:	

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

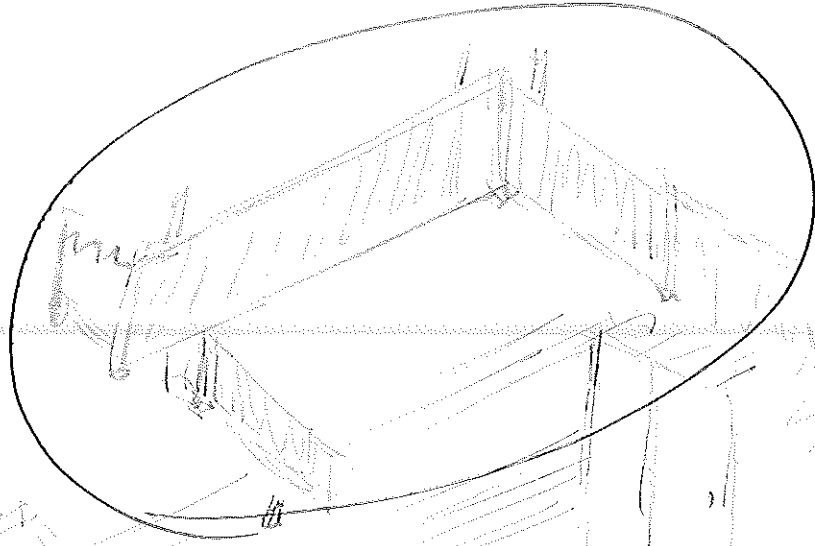
Certification

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: 	Date: 
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Please note that exact replacement of any structure including decks, stairs and sheds will still need a scaled plot plan.

R. KANAGAN



PROPERTY

79 PAKKAGOT ST

EXISTING

STREET

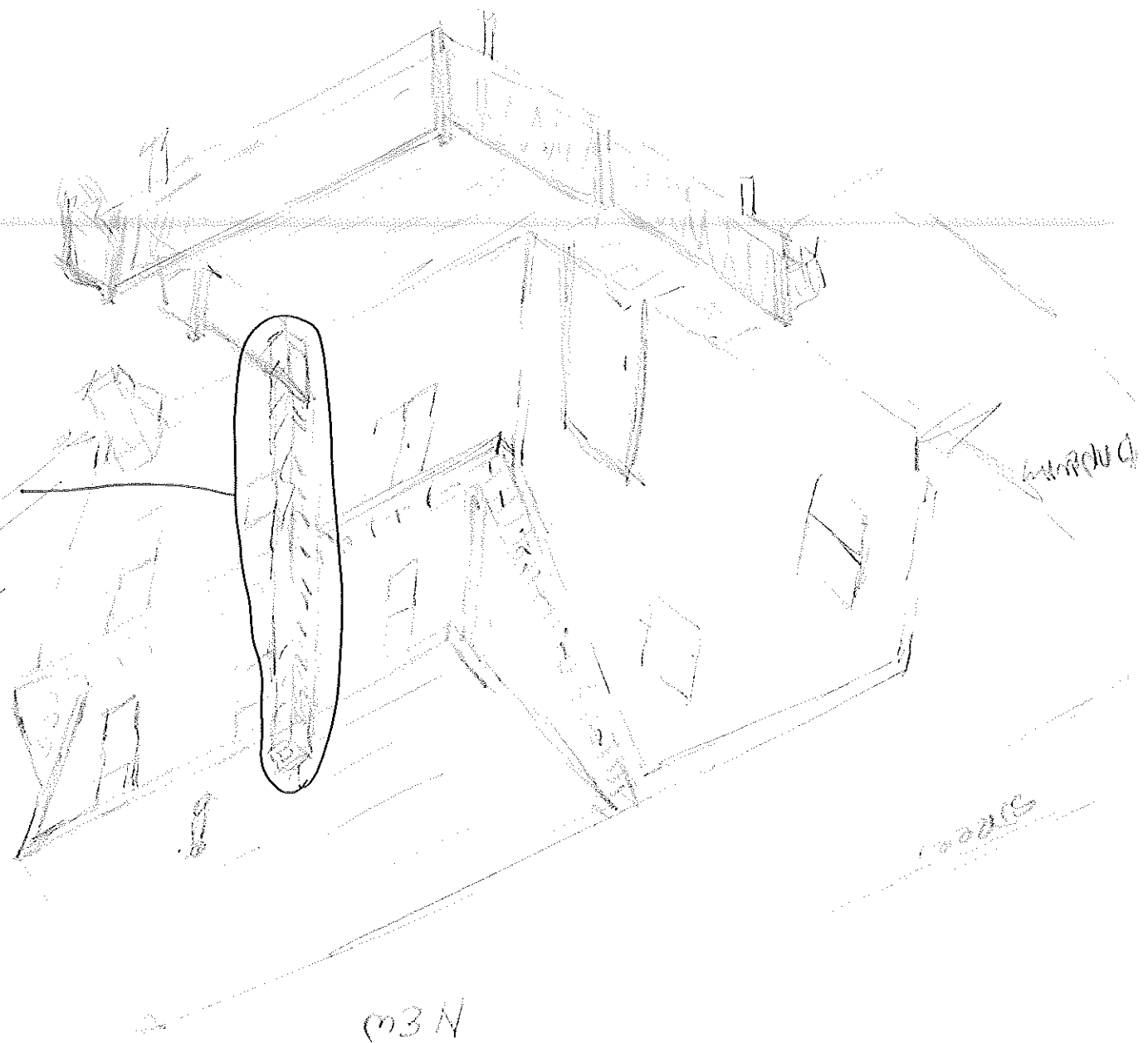
R. F. LANGRISH

WSPR 211
Ch. 5

New

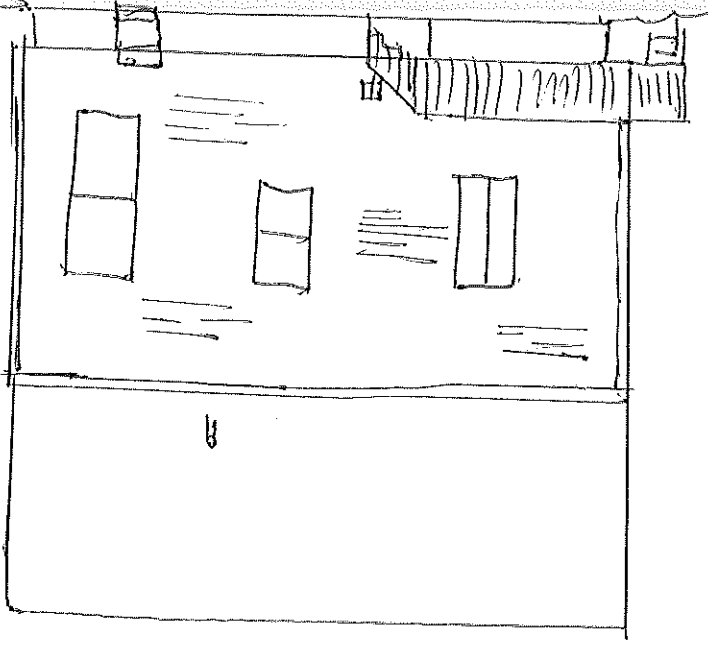
79 FARMHOUT ST

NEW

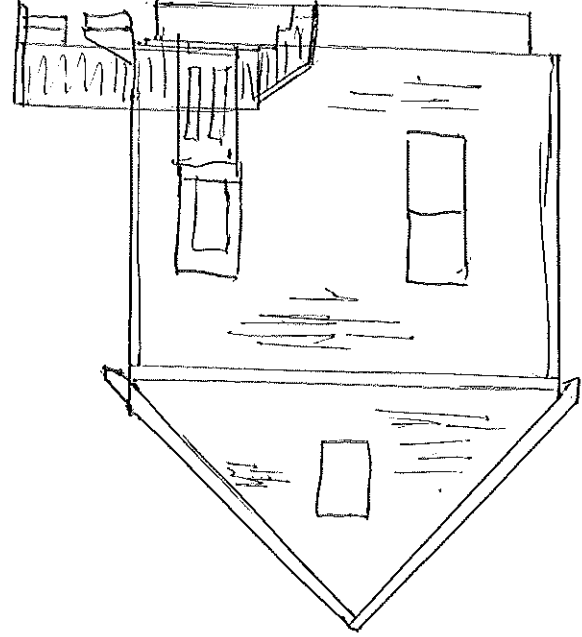


R. FULTON

BACK
VIEW



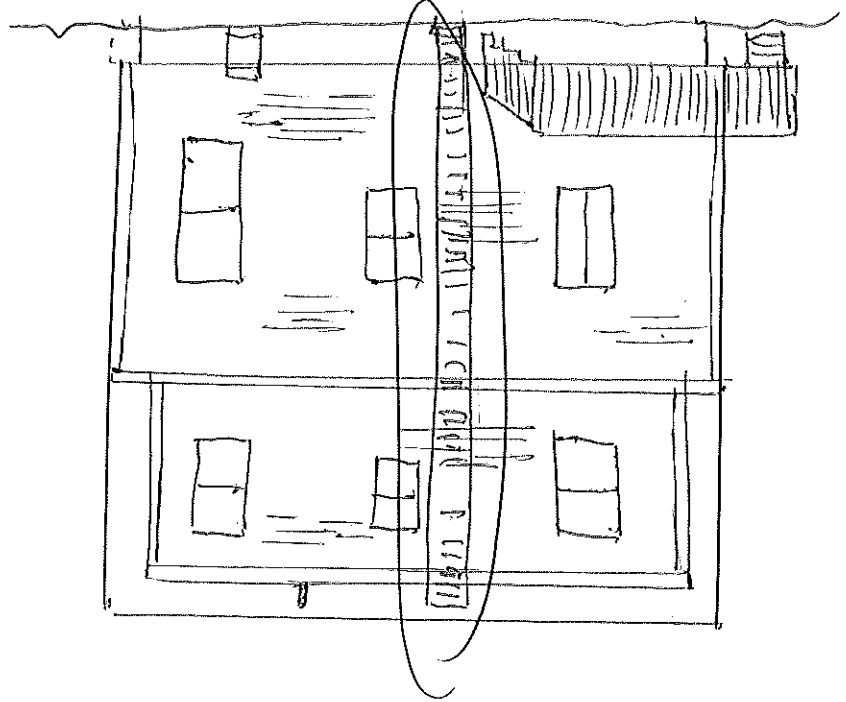
SIDE
VIEW



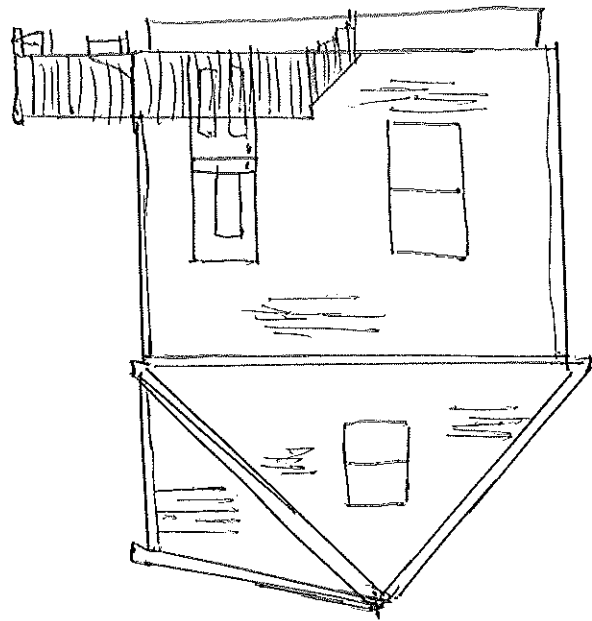
EXISTING 24 x 32 CARP
79 FARRAGUT ST

R. F. LAMBERT

BACK
VIEW



SIDE
VIEW



PROPOSED
24 X 32 GARAGE
W/ 30' DORMER
79 FARRAGUT ST

79 PARKHURST ST
PORTLAND MAINE

CONSTRUCTION DETAILS

FOR DOWNER

ROOF RAFTERS 2"x8" 16" oc 5/12 PITCH APPROX. MAX SPAN 13'-6"
ROOF 1/2" CDX SHEATHING WITH 100# ✓
WATER SHEEDING AND 20 YEAR
SHINGLES ✓
EXTERIOR VINYL SIDING DOUBLE 9" ✓

INTERIOR,

WALLS 2X6 EXTERIOR 16" oc ✓
WALLS 2X4 INTERIOR 16" oc ✓
SHEETROCK 3/8" MIN. - MR IN BATH ✓

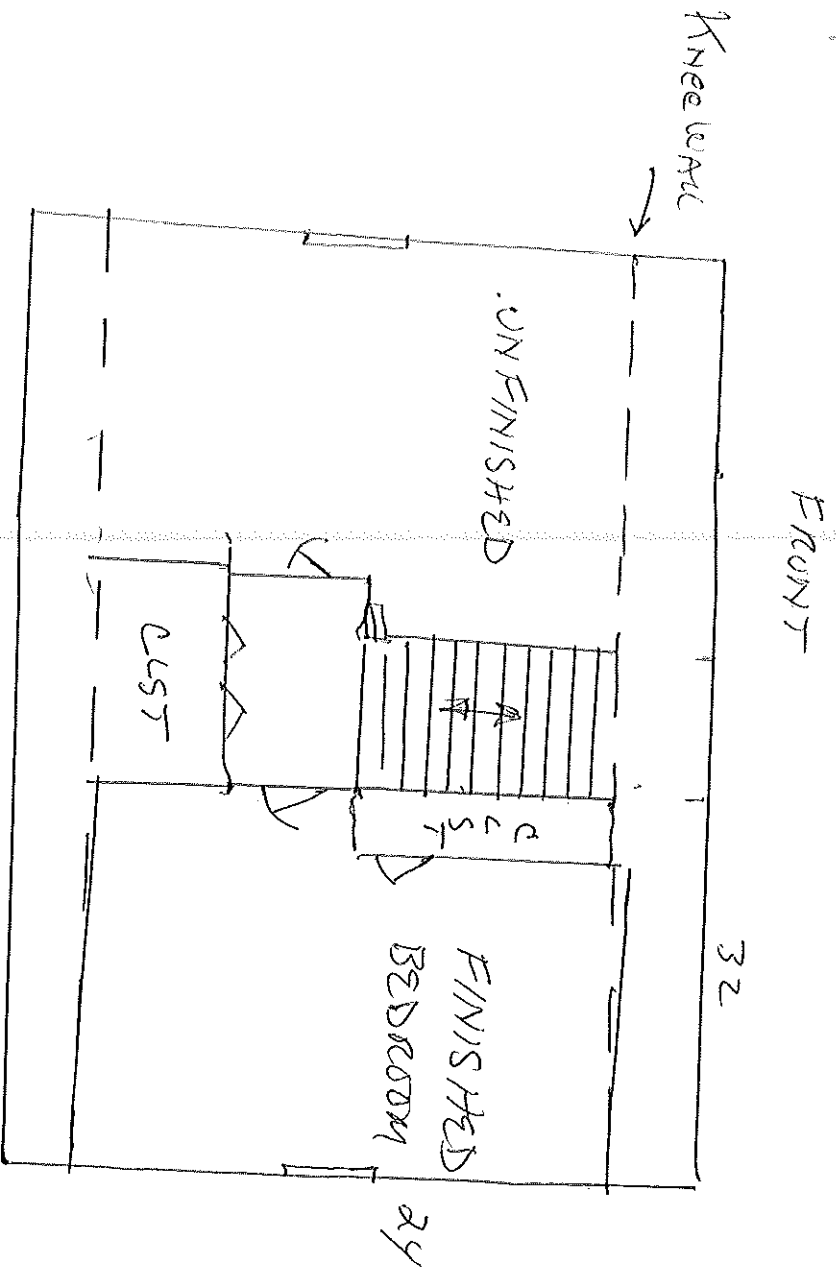
WINDOWS 2 - 32"x55" APPROX D.H. i. Egress window
1 - 24"x39" APPROX D.H. bedroom sec. 1010.4
see attach ✓

DOORS INTERIOR 2'8" x 6'8" ✓
CEILING RAFTERS 2"x6" 16" oc ✓
ELECTRICAL PER CODE ✓
PLUMBING PER CODE ✓
MASSONARY PER CODE ✓

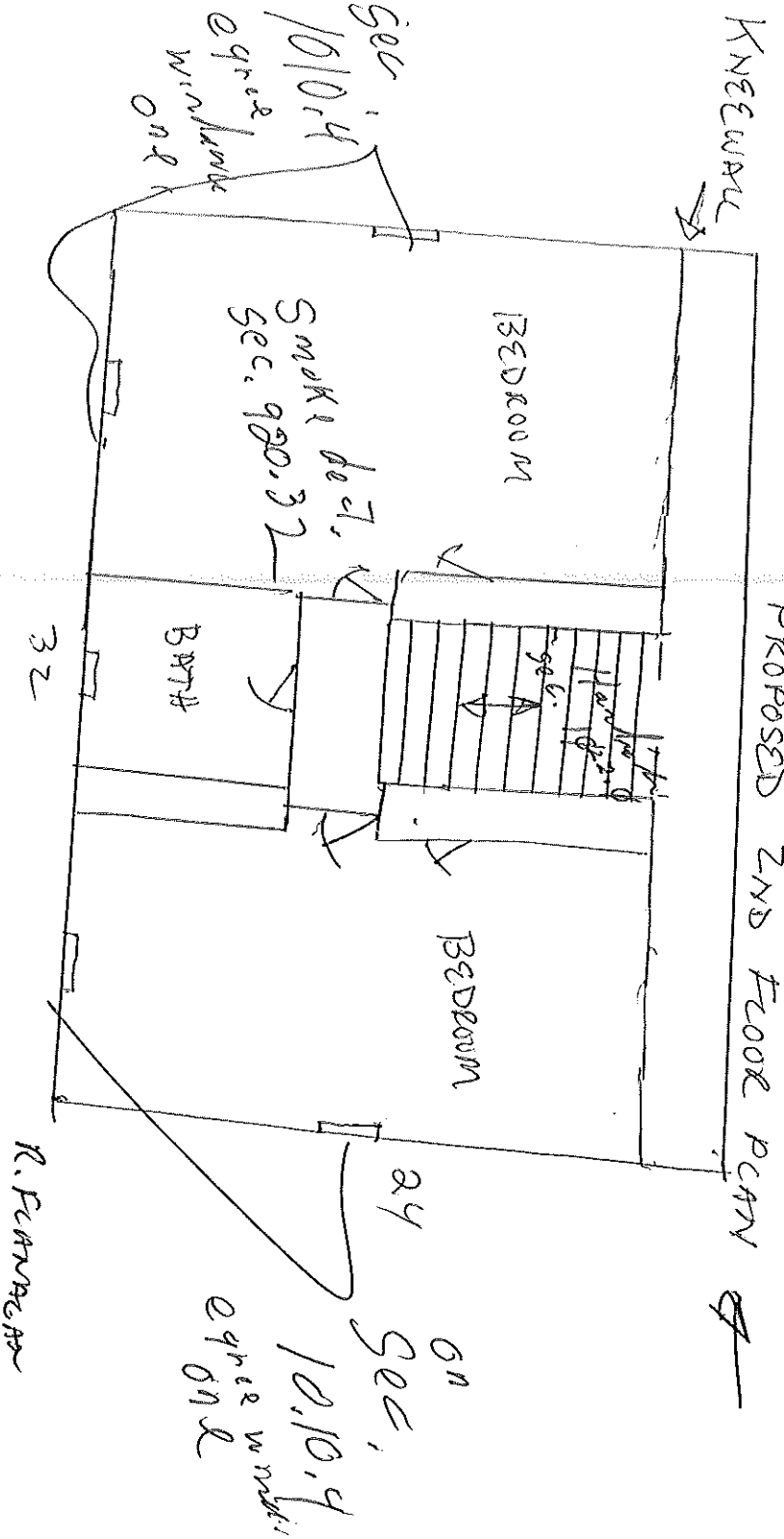
Rich Farnham
d/ba Rich Farnham Remodelers

79 FARRAGUT ST

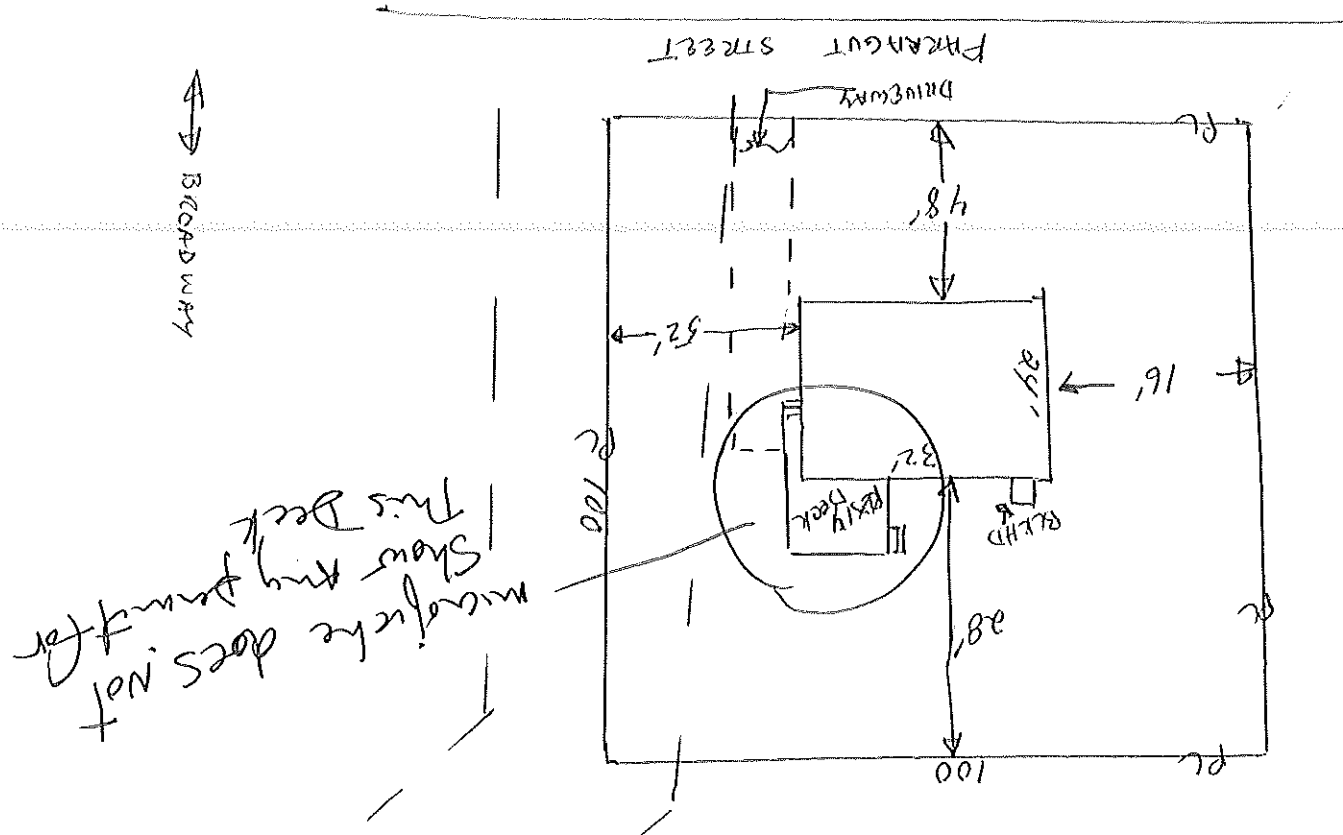
EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



C. GRIFFIN
79 FARGUS ST
Plot Plan

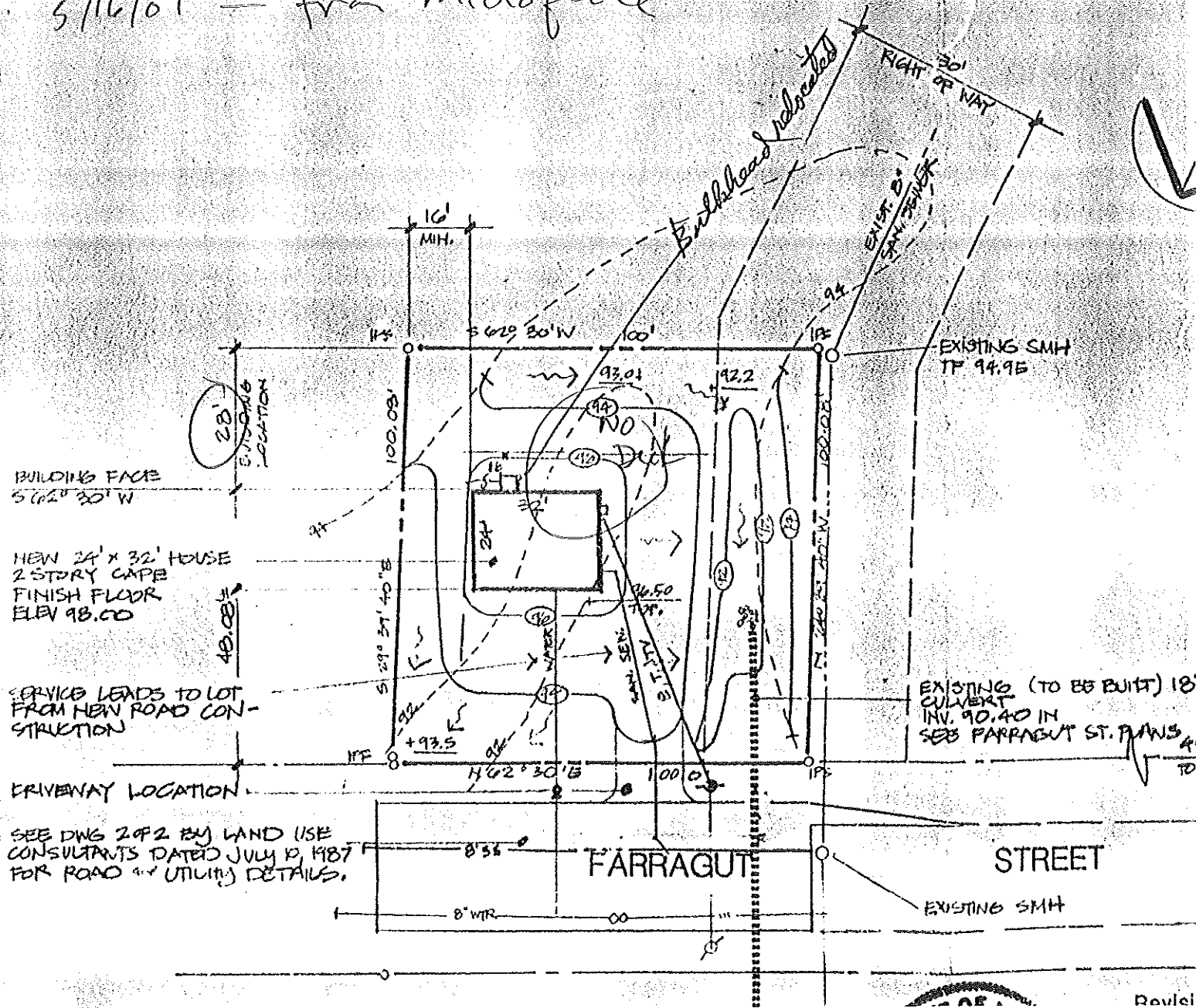


micajliche does not
show this point for
this deck

R. F. Johnson

50 FT
10.0 in.

5/16/01 - from microfiche



BUILDING FACE
 $S 62^{\circ} 30' W$

NEW 24' x 32' HOUSE
2 STORY CAPE
FINISH FLOOR
ELEV 98.00

SERVICE LEADS TO LOT
FROM NEW ROAD CON-
STRUCTION

DRIVEWAY LOCATION

SEE DWG 2 OF 2 BY LAND USE
CONSULTANTS DATED JULY 10, 1987
FOR ROAD & UTILITY DETAILS.

EXISTING SMH
TF 94.95

EXISTING (TO BE BUILT) 18"
CULVERT
INV. 90.40 IN
SEB FARRAGUT ST. PAVES

FARRAGUT

STREET

EXISTING SMH