

COMMENTS

11-22: UNABLE TO ESTABLISH ACUATE SIDE SET-BACK, 11-27 CALLED OWNER; LEFT MESSAGE OF SAME W/ INSTRUCTION TO CALL FOR DISCUSSION, SKW.

11-27: Measured side set back w/ owner @ 8'6" Aprox, Stud it on blocks allowing movement in future if needed. SKW.

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 14 November 2006 ADDRESS: 94 Wall St.

CBL: 340-J-015

REASON FOR PERMIT: Shed

BUILDING OWNER: James Nathan Schrock

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: U CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 65000 PERMIT FEES: 3000

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: * / *2 29433 #31
434 #36

A1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

A2. Before construction for foundation is placed, approvals from the Development Review Committee 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. 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 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 & 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". 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 1/2" 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.

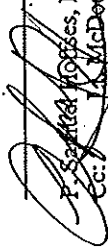
Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)

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 closure'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 Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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
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.
 - 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
 - 22. The Sprinkler System shall be installed and 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/1999)
 - 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 Stare 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
 - 27. 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.
 - 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. *your side yard can be no less than 8 feet from the property line to*
 - 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *The proposed sheet*
 - 33. Bridging shall comply with Section 2305.16.
 - 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
 - 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
 - 36. All flashing shall comply with Section 1406.3.10.


 K. McDesgall, PFD
 Manager, Schmuekel, Zoning Administrator

FSH 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.**

******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**

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 owns 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: 94 Wall St. Portland, Me. 04103	
Tax Assessor's Chart, Block & Lot Number Chart# 210 Block# J Lot# 015	Owner: James Nathan Schwach Telephone: 707-797-8845
Owner's Address: 94 wall st. Portland	Cost Of Work: \$ 650.00 Fee: \$ 30
Proposed Project Description (Please be as specific as possible) Stick - frame tool/storage shed	Leased/Buyer's Name (if Applicable)
Contractor's Name, Address & Telephone: Self	Rec'd By:

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)

• A complete plot plan (Site Plan) must include:

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:

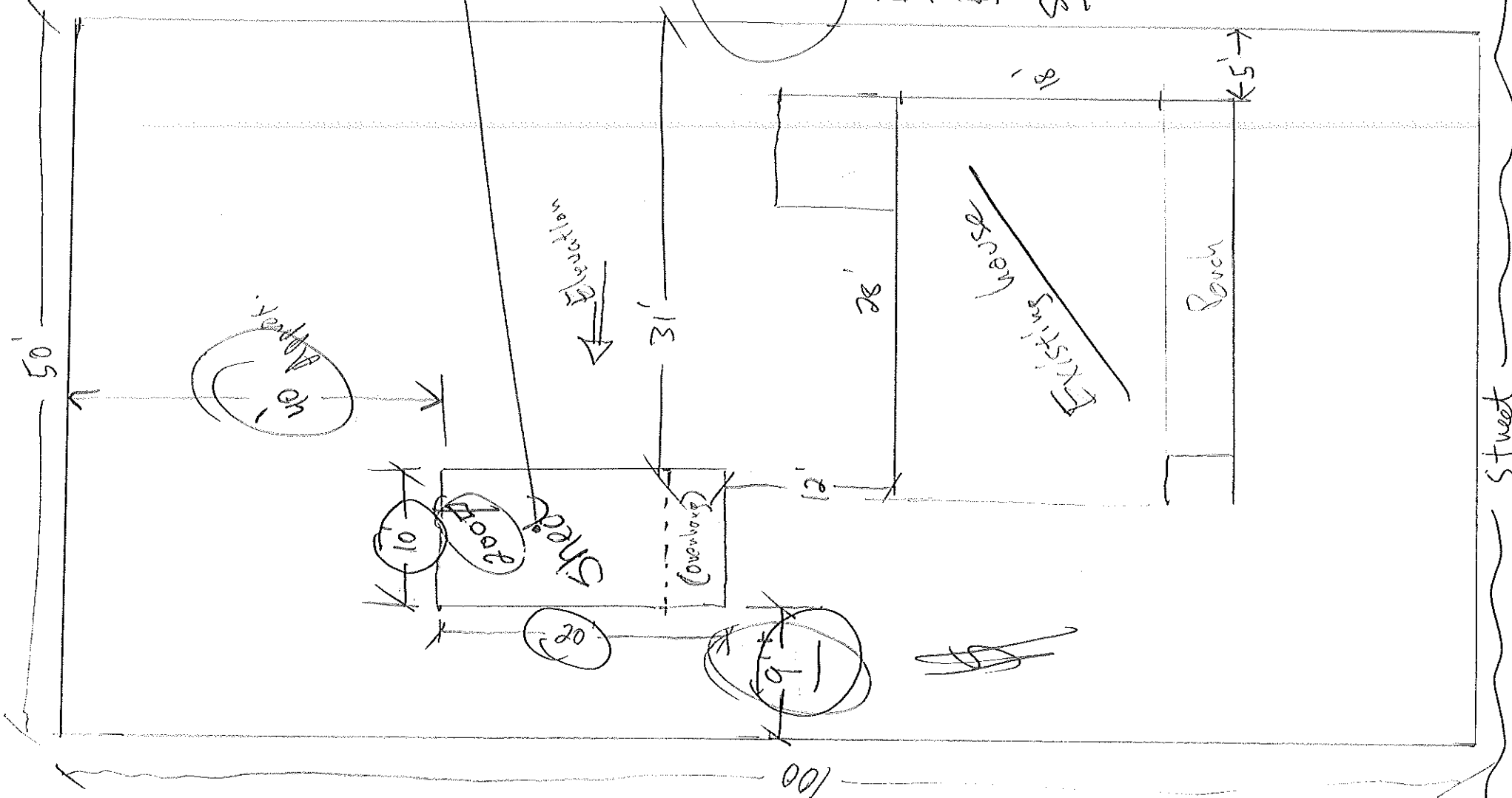
- Cross Sections w/ Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: James Nathan Schwach Date: 11/13/00

Building Permit Fee: \$50.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Front: 25' req - 90' + show
 Rear: 25' req - 40' show
 Side: 9' min - 9' show

no
 Approx.

Shed

(overhang)

Existing house

Porch

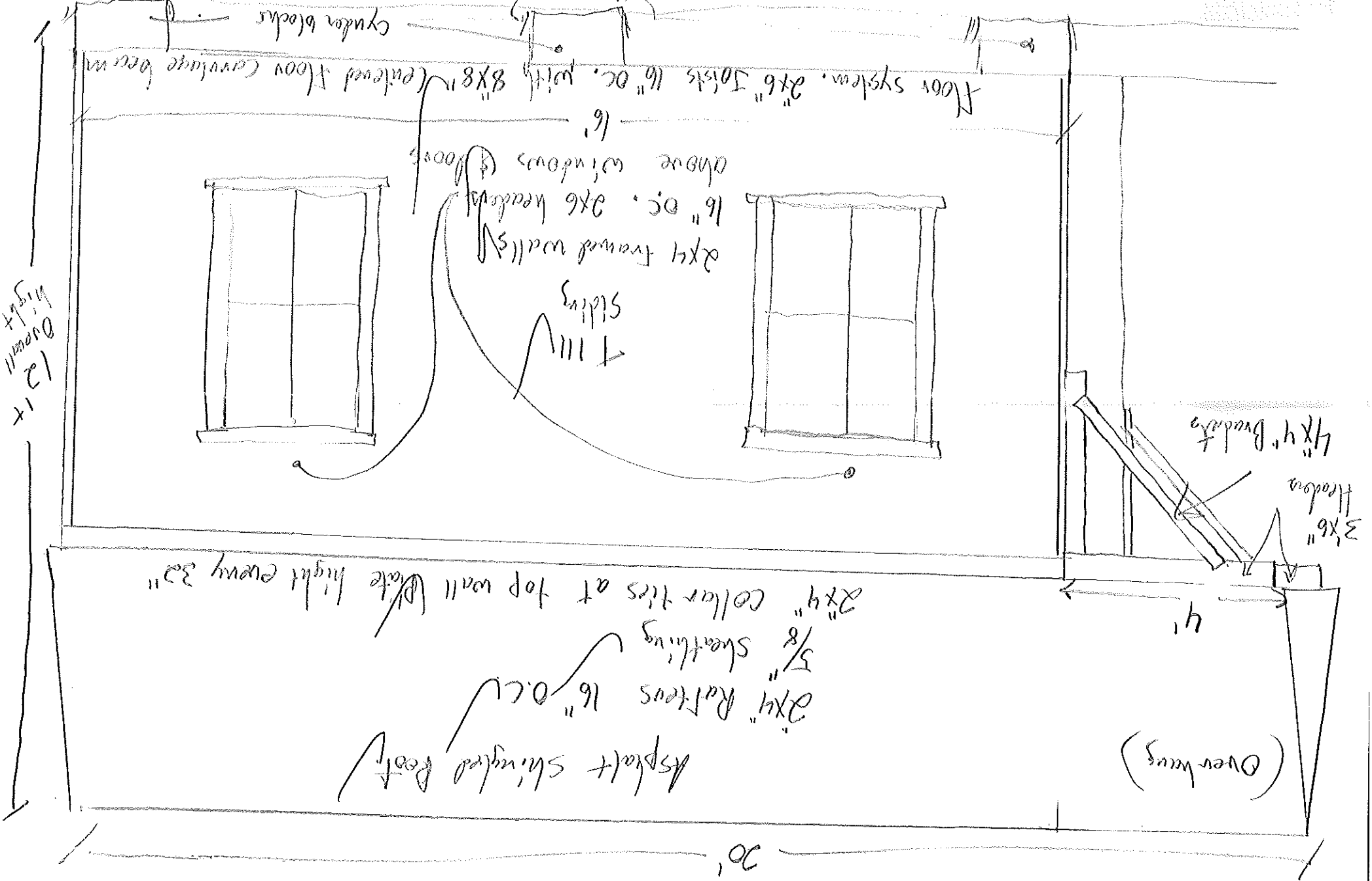
R-3 Zone

1" = 10' (Approx)

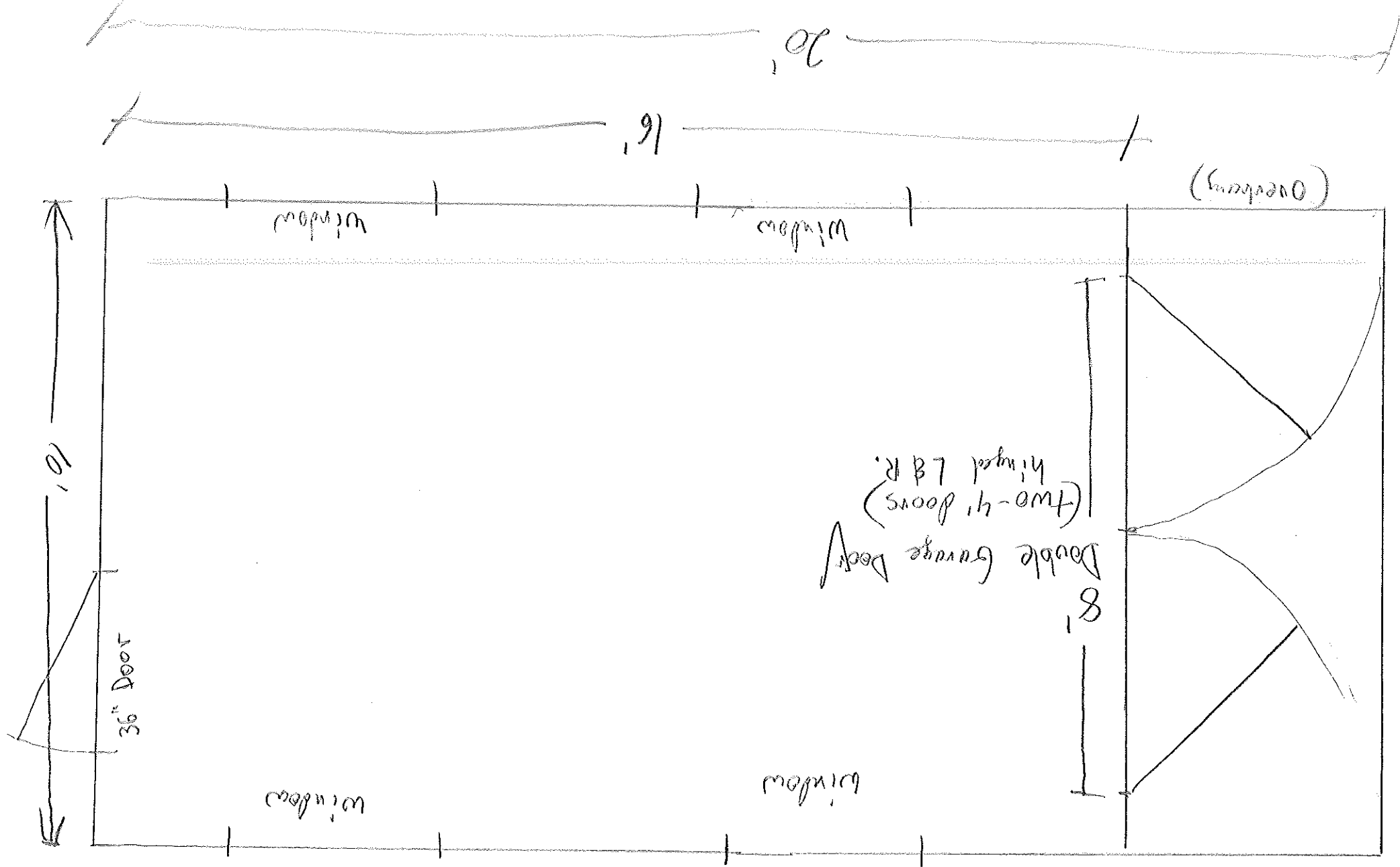
1 story tool/storage shed

Plot Plan for
 94 wall st.

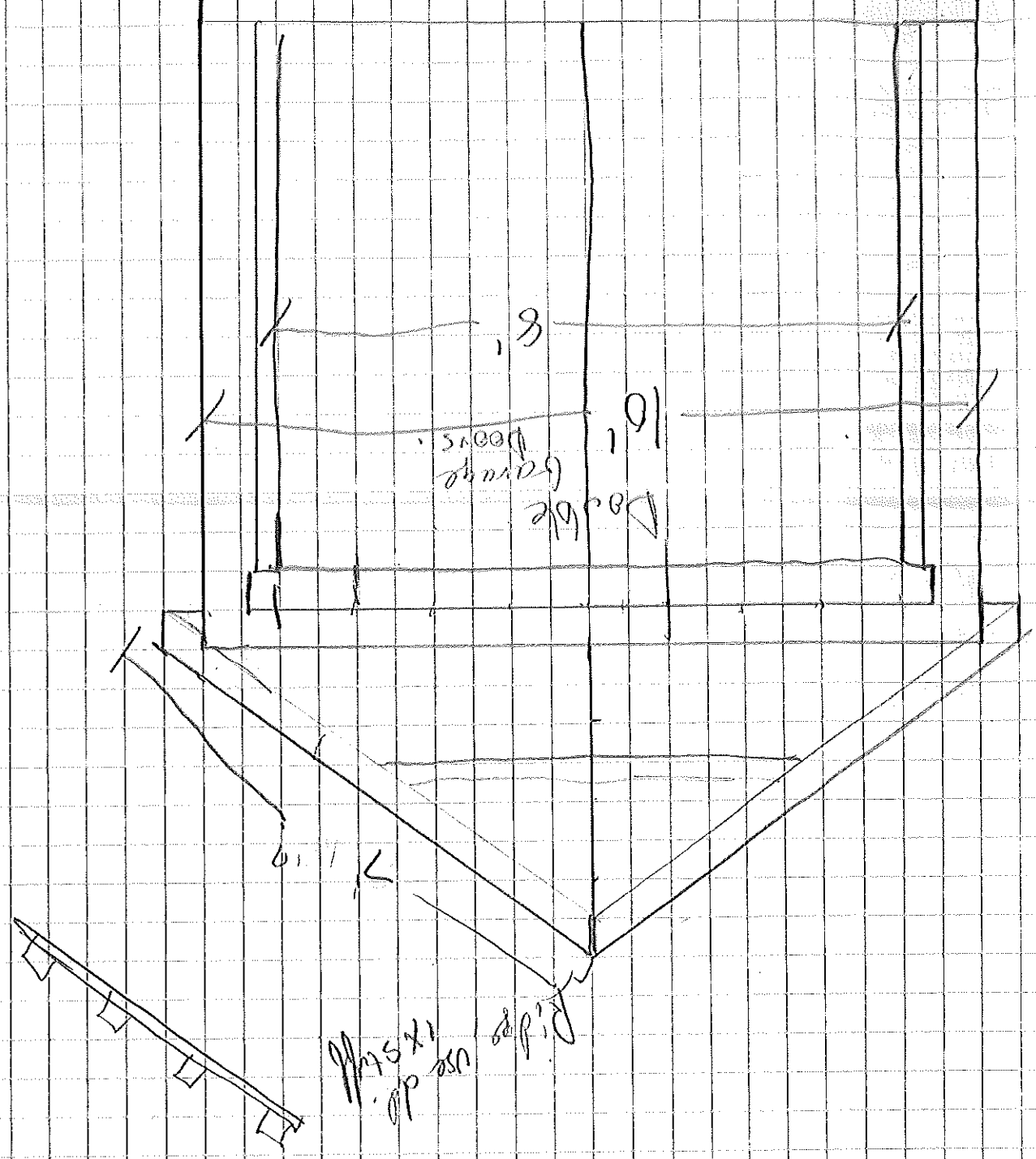
Elevation
tool storage shed.
94 wall st.



94 wall st.
Tool/Storage Shed. Floor Plan



Goal St.
Hwy 54
d. Elev.



19373

SB#11,808

MORTGAGE

PAID AUG 3

Post-Box 371
Fax Note R7672
To: JIM W. ...
From: ...
Phone: 923 7609

THIS MORTGAGE is made this 24th day of July, 1979, between the Mortgagor, PETER K. HOLMES of Portland, County of Cumberland and State of Maine, and State of Maine, PORTLAND SAVINGS BANK, a corporation organized and existing under the laws of the State of Maine, whose address is 481 Congress Street, Portland, Maine (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited, grants and conveys to Lender and Lender's successors and assigns the following described property located in the County of Cumberland, State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine and being bounded and described as follows: BEGINNING at a point on the northerly sideline of Wall Street, distant easterly one hundred (100) feet from Broadway Street; thence extending easterly on said sideline of Wall Street fifty (50) feet; thence northerly one hundred five and eight hundredths (105.08) feet; thence westerly and parallel with Wall Street fifty (50) feet; thence southerly to Wall Street one hundred five and eight hundredths (105.08) feet to the point of beginning, being lot number three (3) as shown on plan of Halfacre Homes made by E. C. Jordan & Co., Civil Engineers, and recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 2, and subject to the restriction that no building or part thereof shall be erected or placed nearer than fifteen (15) feet of the line of Wall Street.

Being the same premises conveyed to the Grantor herein by deed of Joseph C. Hamilton et al delivered simultaneously herewith and to be recorded.

which has the address of 94 Wall Street, Portland, ME

Maine (herein "Property Address"); (State and zip code)

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated July 24, 1979 (herein "Note"), in the principal sum of Ten Thousand Dollars, with interest thereon, providing for monthly installments of (\$10,000) Dollars, with interest thereon, if not sooner paid, due and payable on August 1, 1994; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restriction listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.



CITY OF PORTLAND, MAINE
 Department of Building Inspection

Received from James Schurr 1113100

of thirty -

for permit to alter ^{install} erect

add 2 new /100 Dollars \$

at 94 move demolish
 11th St

Est. Cost \$ 650-

CC 9102

340-3-D15

Inspector of Buildings

Per J. Adams

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Auditors Copy