

Location of Construction: 118 ROARING BROOK RD. 04103	Owner: Tim Haggis	Owner's Name: 118 Roaring Brook Rd. 04103
Owner Address: 118 ROARING BROOK RD. 04103	Lessee/Buyer's Name: 118 Roaring Brook Rd. 04103	Contractor Name: Mishland Builders
Past Use: Single Family		

Proposed Use: Same	Proposed Use: Same	Proposed Project Description: Interior Renovations Renovations to 2nd floor of Attached Garage.
COST OF WORK: \$ 8,000.00	INSPECTION: FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature: <i>[Signature]</i>
PERMIT FEE: \$ 72.00	Use Group: <i>4-3 Type 5</i>	Date: November 9, 1999

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Date: November 9, 1999
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i>	Date: November 9, 1999

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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.

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:	Address:	Date:
November 9, 1999	November 9, 1999	November 9, 1999

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
PHONE:
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: **991258**

Permit Issued: **NOV 12 1999**

Zone: **395-R-014**

Zone: **395-R-014**

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan (major) minor mm

Zoning Approval:
[Signature]

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: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT **2**

BUILDING PERMIT REPORT

DATE: 10 NOV. 99

ADDRESS: 118 Roaring Brook Rd.

CB#: 395-K-014

REASON FOR PERMIT: Interior Renovation

BUILDING OWNER: Tim Morse

CONTRACTOR: _____

PERMIT APPLICANT: _____

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: \$ 800 PERMIT FEES: \$ 2200

The City's Adopted Building Code (The BOCA National Building code/1996 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 are met: ✓ 1 * 8 * 36

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) "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 footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain 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 1813.52
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 damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precast concrete 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. 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 34" 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 has 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 (508)mm, 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 closers. (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)

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date Nov 23 1999
 Permit # 295-K-014
 CBL # 295-K-014

SITE LOCATION: 118 Ravine Brook Rd.

OWNER Tim & Kris Masse TENANT _____

	TOTAL EACH FEE	
OUTLETS	Receptacles <u>5</u>	Switches <u>3</u>
FIXTURES	Incandescent <u>2</u>	Fluorescent <u>3</u>
SERVICES	Overhead <u>2</u>	Underground
Temporary Service	Overhead	Underground
METERS	(number of)	Smoke Detectors <u>3</u>
MOTORS	(number of)	Strips
RESID/COM	Electric units	TTL AMPS <u><800</u>
HEATING	oil/gas units	TTL AMPS <u>>800</u>
APPLIANCES	Ranges	Interior
	Insta-Hot	Cook Tops
	Dryers	Water heaters
	Compactors	Disposals
	Others (denote)	Spa <u>✓</u>
MISC. (number of)	Air Cond/win	Washing Machine
	Air Cond/cent	Pools
	HVAC	Thermostat
	Signs	EMS
	Alarms/res	
	Alarms/com	
	Heavy Duty(CRKT)	
	Circus/Carnv	
	Alterations	
	Fire Repairs	
	E Lights	
	E Generators	
PANELS	Service	Remote
TRANSFORMER	0-25 Kva	Main
	25-200 Kva	
	Over 200 Kva	
INSPECTION:	MINIMUM FEE/COMMERCIAL 35.00	TOTAL AMOUNT DUE
	Will be ready _____	MINIMUM FEE 25.00
	or will call _____	<u>85.00</u>

CONTRACTORS NAME Leon Lefterriere MASTER LIC. # M540089075
 ADDRESS 414 Bannock Eagle Rd. Skowhegan, ME. LIMITED LIC. # _____
 TELEPHONE 602-4726
 SIGNATURE OF CONTRACTOR Leon Lefterriere

PLUMBING APPLICATION

395 K 014

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
 Street: 118 LOCKWOOD BROOK RD
 Subdivision Lot #: PROPERTY OWNERS NAME
 Last: MAEST First: ANITA
 Applicant Name: ROBERT L MAESTRE
 Mailing Address of Owner/Applicant (if Different): WALTON N18 04091

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PORTLAND Permit Issued: 11/12/99 7076 \$ 24.00 TOWN COPY If Double Fee Charged
 Signature: _____ LPL # 01124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: _____ Date: 11/15/99

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER — SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG/D. HOUSING DEALER / MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # 102665

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>OR</p> <p>TRANSFER FEE [S6.001]</p>		Hosebibb / Silcock	1	Bathrub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

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LAND USE - ZONING REPORT

ADDRESS: 118 Poking Brook Rd DATE: 11/12/99

REASON FOR PERMIT: interior & exterior renovations

BUILDING OWNER: Tim Masse C-B-I: 395-12-14

PERMIT APPLICANT: Contractor

APPROVED: with conditions DENIED: _____

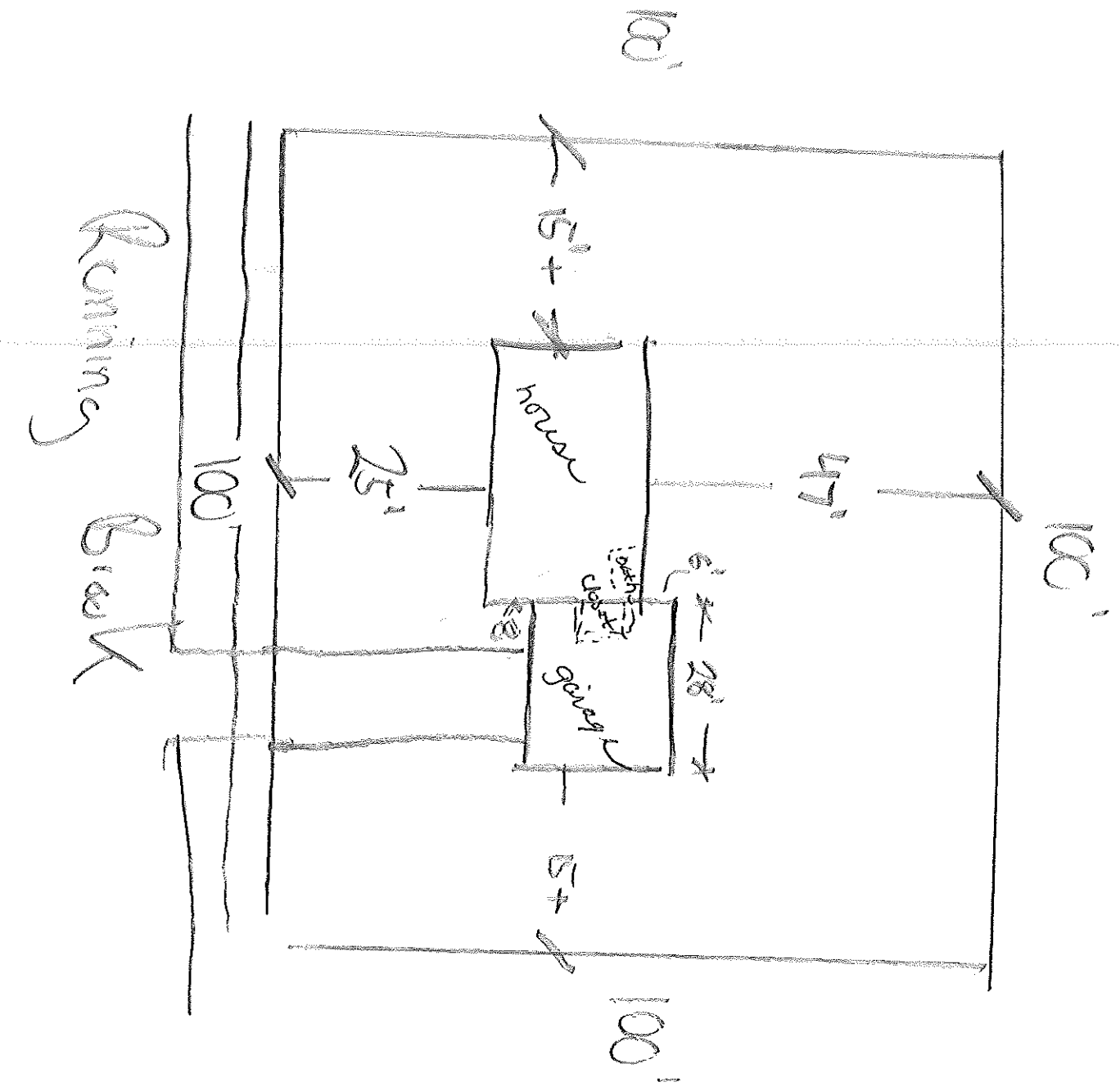
1, # 6, # 10 CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
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, sheds, pool(s), and/or garage.
9. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
10. without special approvals.
11. Other requirements of condition _____

Marge Schmuckel Marge Schmuckel, Zoning Administrator

Plot Plan

143 Remaining Back Rd



TAKES ON
11/8/99

**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: 118 Keating Park Rd

Tax Assessor's Chart Block & Lot Number	Chart# <u>395</u> Block# <u>K</u> Lot# <u>014</u>	Owner: <u>Tim Messer</u>	Telephone#:
Owner's Address:	<u>118 Keating Park</u>	Lessee/Buyer's Name (If Applicable)	
Proposed Project Description: (Please be as specific as possible)	<u>Remodel interior existing bath + closet + construction to 2nd fl garage</u>		
Contractor's Name, Address & Telephone	<u>Hopland Builders 13 Pine St Forbes Waltham</u>	Rec'd By: <u>WB</u>	Cost of Work: <u>\$ 8000</u> Fee: <u>\$ 125</u>

- 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 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)

Call ~~892~~ 892-5775
P/O

- 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

- 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.




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: [Signature] Date: 11/8/99

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
OWNERS/CONSTRUCTION/AGENT/APADSPD.WPP

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/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
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. see attached
32. 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.
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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
36. This permit is being issued with the structural analysis shall be made before work is started & structural analysis shall be made in the area of the exterior walls & ceiling of the existing garage. Ceiling joists & this analysis shall be submitted to PFD for approval - talked with builder walls post on mud room wall below

 Samuel Hoffses, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH102599

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