

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

*** Location of Construction: 17 Racine Ave. 04103		Owner: Jeffrey S. Night		Phone: 797-9693	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:	
Contractor Name: Base Construction		Address: 10 Thompson's Point, Pctd. NE		Phone: 871-9070	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 12,000	
				PERMIT FEE: \$ 80.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Garage Use Group: 403 Type: 53 00C496	
Proposed Project Description: Garage addition 22x26				Signature: <i>Hoffer</i>	
				Signature: _____ Date: _____	
Permit Taken By: BB		Date Applied For: 12/14/98			

Permit No: **981413**

PERMIT ISSUED

Permit Issued:
DEC 15 1998

CITY OF PORTLAND

Zone: **CBL:399-C-041**

Zoning Approval:

Special Zone or Reviews:

Shoreland *W/L*

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

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: *9*

1. This permit application does not preclude the Applicant(s) from
2. Building permits do not include plumbing, septic or electrical
3. Building permits are void if work is not started within six (6) months of issuance. Failure to start work within this time period may invalidate a building permit and stop all work.

*17 Racine Ave -
Forest Ave - Ravol's*

**PERMIT ISSUED
REQUIREMENTS**

I hereby certify that I am the owner of record of the named property, authorized by the owner to make this application as his authorized agent; if a permit for work described in the application is issued, I certify that I will have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of such permit.

of record and that I have been authorized by the owner to make this application as his authorized agent; if a permit for work described in the application is issued, I certify that I will have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of such permit.

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

4/TM

CEO DISTRICT

[Signature]

**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: 17 Racine Ave 04103

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>399</u> Block# <u>C</u> Lot# <u>041</u>	<u>Jeffrey S. Hight</u>	<u>797-9693</u>
Owner's Address: <u>17 Racine Ave 04103</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 12,000⁰⁵</u> Fee <u>\$80-</u>

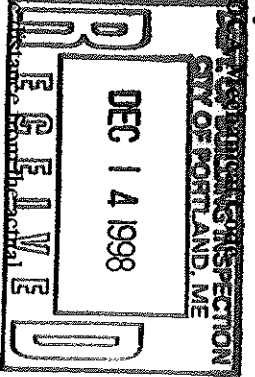
Proposed Project Description: (Please be as specific as possible)
Garage Addition 22x24 (1-Family home)

Contractor's Name, Address & Telephone
Base Const. 10 Thompson's Point Read By: UB 871-9070

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 and Air Conditioning installation must comply with the 1993 B.O.C.A. National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. National Mechanical Code as amended by Section 6-Art III.

- 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 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: [Signature] Date: 12-14-98

Building Permit Fee: \$25.00 for the 1st \$1000.00 plus \$5.00 per \$1,000.00 construction cost thereafter.

ONNSPCORRESPONDENT APADSPD WPD

BUILDING PERMIT REPORT

DATE: 4/Dec, 98

ADDRESS: 17 Racine Ave.

CR# 379-G-041

REASON FOR PERMIT: To Construct an attached private garage.

BUILDING OWNER: J. Hoyt

CONTRACTOR: Base Const.

PERMIT APPLICANT: Owner

USE GROUP R-3 (U) Private garage BOCA 1996 CONSTRUCTION TYPE 518

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X1 X2 X

- ~~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)
- ~~X2.5~~ 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 1813.52
- ~~X2.6~~ 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)
- ~~X3.~~ Precucon must be taken to protect concrete from freezing. Section 1908.0
- ~~X4.~~ 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.
- ~~X5.~~ 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~X8.~~ 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)
- ~~X9.~~ Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~X10.~~ 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. (Section 1014.0)
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

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

LAND USE - ZONING REPORT

ADDRESS: 17 Racine Ave DATE: 12/14/98

REASON FOR PERMIT: New Attached garage

BUILDING OWNER: Jeffrey Highf C-B-L: _____

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
8, # 10, # 9
CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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.
5. 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. without special approvals.
10. Other requirements of condition A separate permit for the above

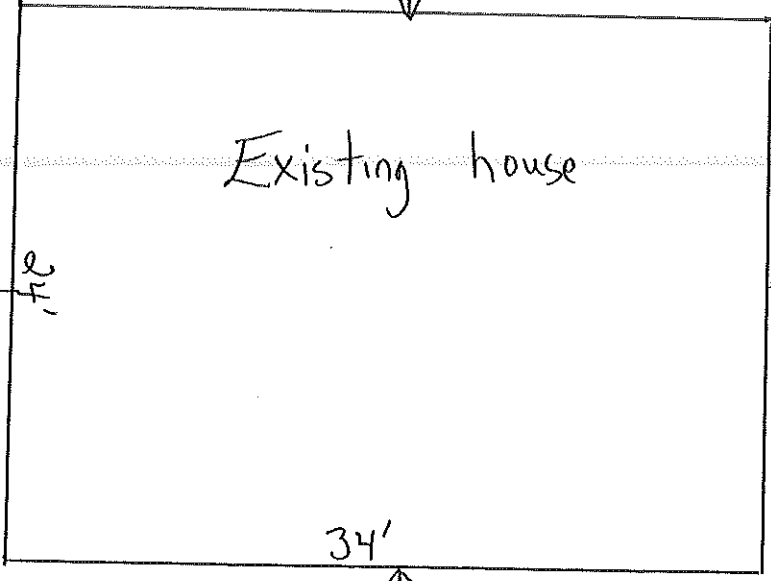
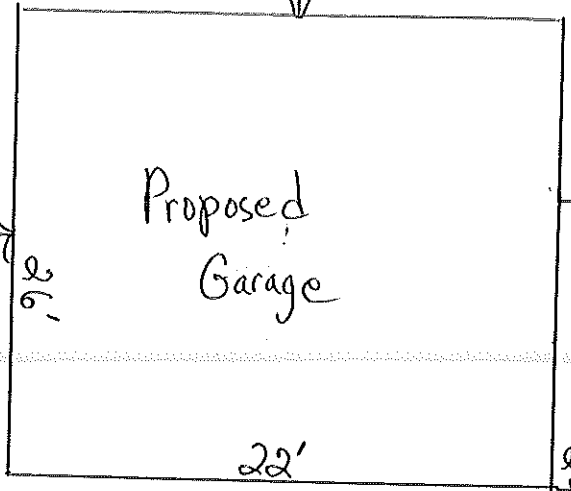
Per sign is required (Home Occupation guidelines)
No occupancy for this area until an approved permit
has been issued.
Marge Schmuckel
 Marge Schmuckel, Zoning Administrator
 City of Portland

75'

30'

41'

10'



9'

34'

35'

100'

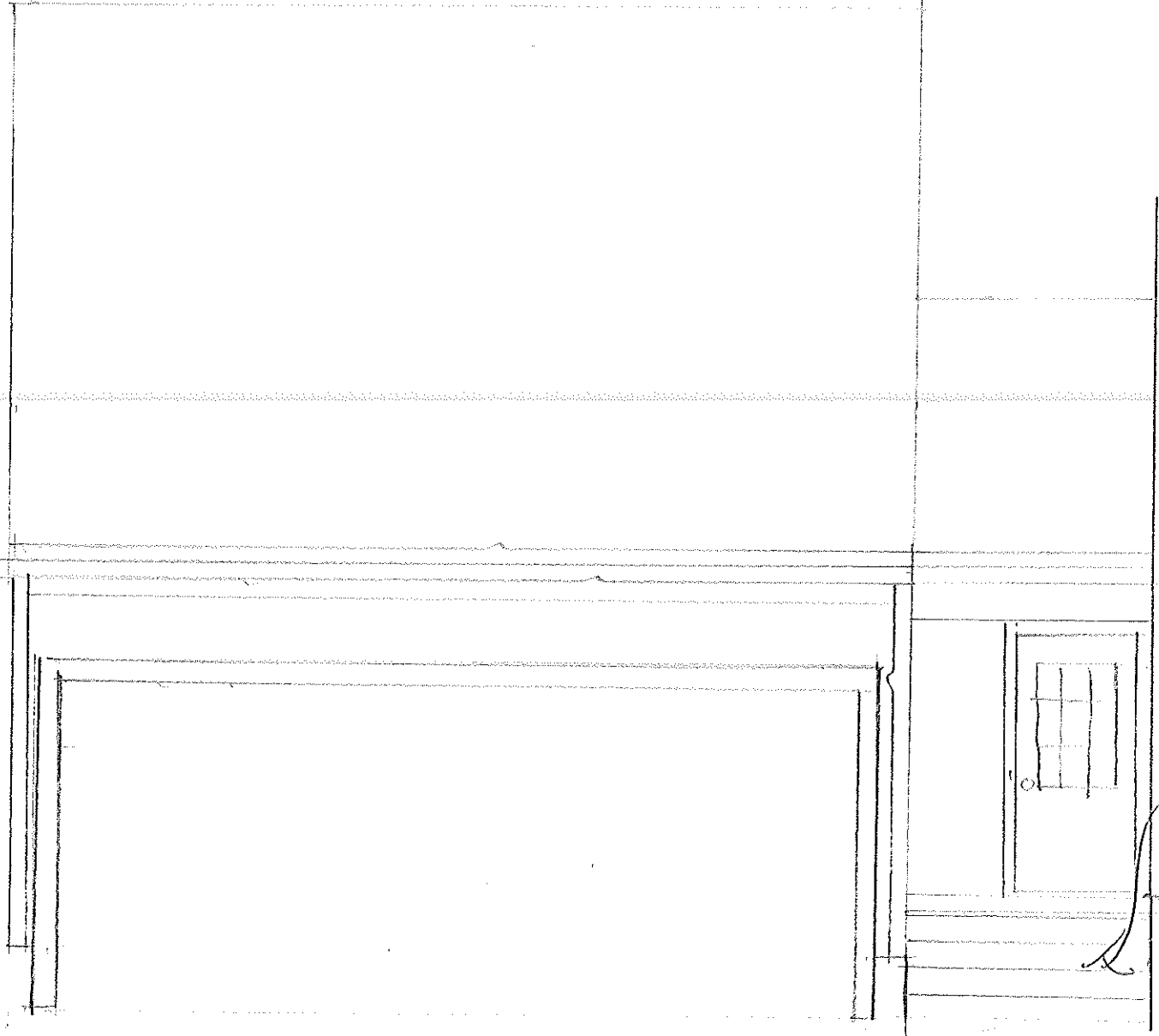
High - 17 Racine Ave

R-3 zone

REAR Req - ~~25'~~ - 30' show
 1st side req - 8' - 10' show

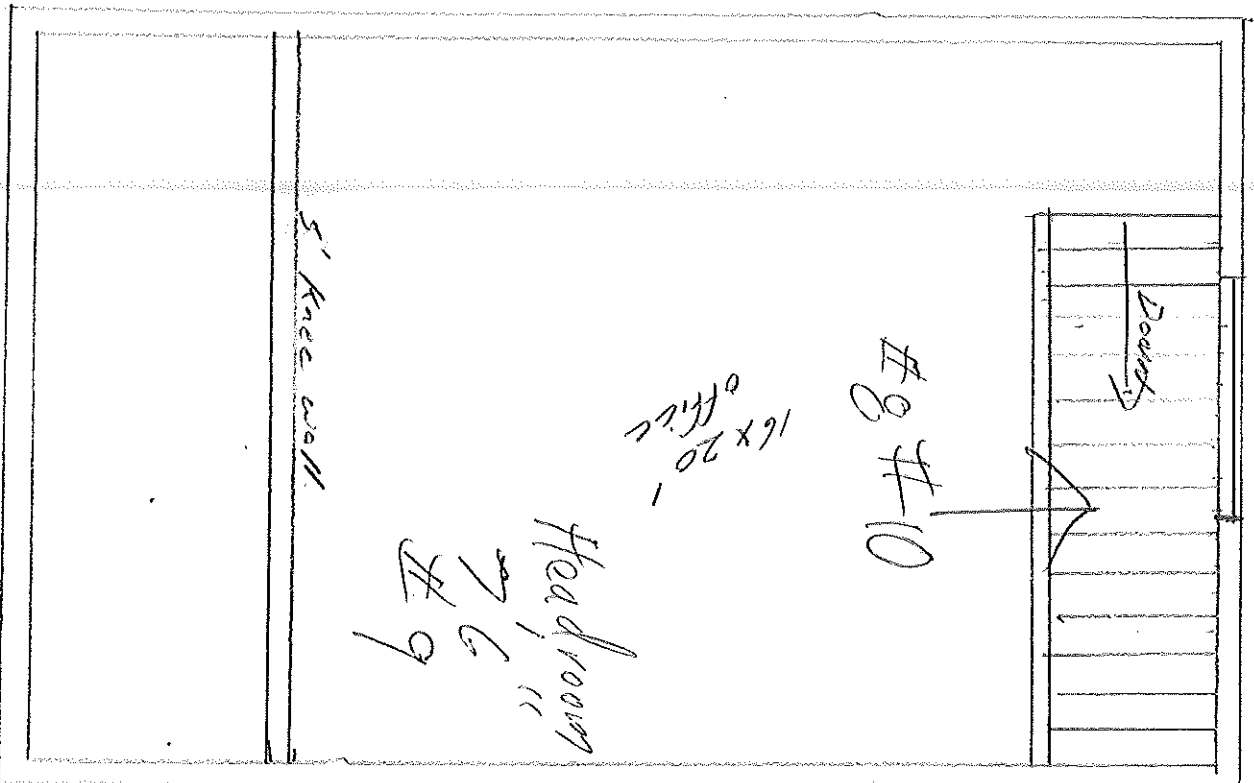
$24 \times 34 = 816$
 $22 \times 24 = 572$
 $1388 \#$

$7500 \times 25\% = 1875 \#$ ok
 ok



Existing house
Hight - 17 Racine Ave.
Handrail

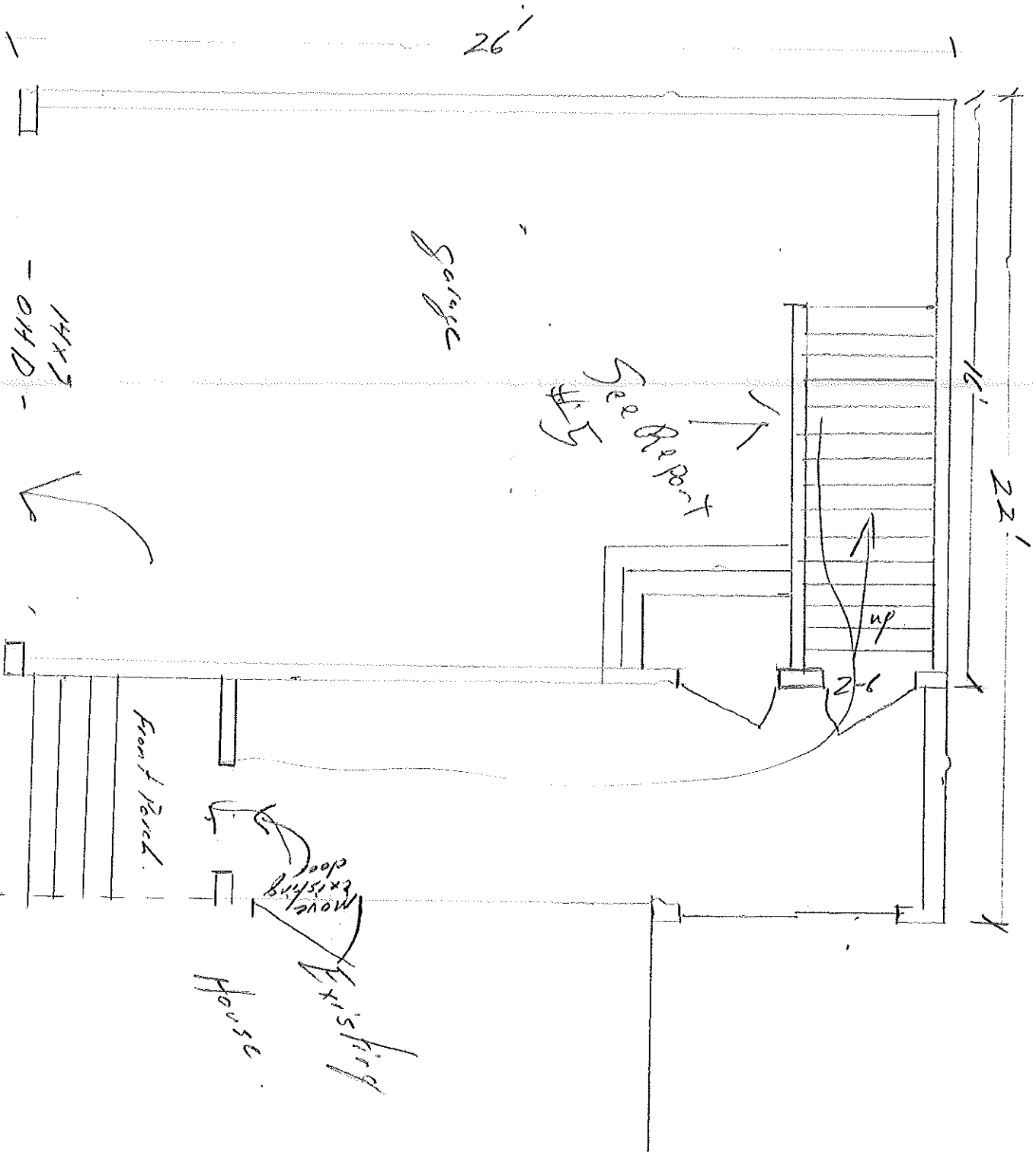
15's
Treads



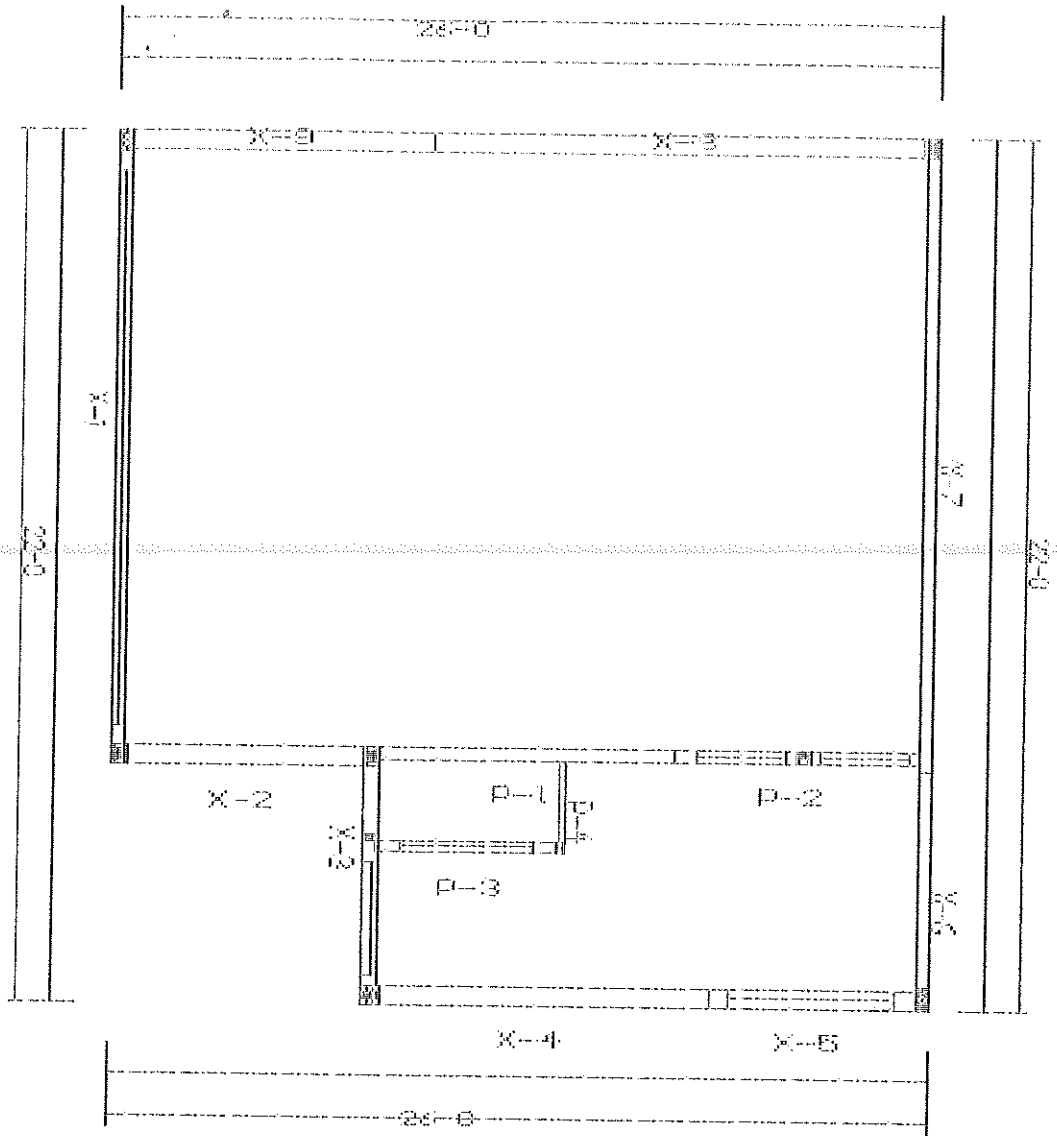
2nd Floor

High - 17 Racine Ave,

1st Floor
Hght - 17
Racine Ave



Hight - 17 Racine Ave.



Exterior walls 2x6 const
Exterior siding - cedar
Clapboards

windows - double hung to
match existing
house

Height - 17
Race Ave

