

COMMENTS

4/29/98 Called for Pre Construct - called to Mrs. - They havnt rec'd permit yet -  
Mr. Will call when permit rec'd.

6-29-99 Work mostly complete -  
owner State K. Carroll checked setback + Appln.  
Need to mud + tape wall - need fire rated door -  
need <sup>vis</sup> ballusters on stairs.

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 27 APRIL 98

ADDRESS: 95 Racine Ave 399-C-54

REASON FOR PERMIT: To Construct an attached single car garage.

BUILDING OWNER: Frederick Fuller

CONTRACTOR: owner

PERMIT APPLICANT: ↗

USE GROUP A-3

BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*5, \*24, \*26, \*29

- \*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)  
Precaution must be taken to protect concrete from freezing.  
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.
- \*5. 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)  
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).
- 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).
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 8. 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". Handroom in habitable space is a minimum of 7'6".
- 9. Handroom in habitable space is a minimum of 7'6".
- 10. Handroom in habitable space is a minimum of 7'6".
- 11. 11" tread, 7" maximum rise.
- 12. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8")
- 13. 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 (118mm) 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.
- 14. 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.
- 15. 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.)  
The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

Applicant: Frederick Fuller  
Address: 95 Racine Ave

Date: 4/24/98  
C.B.L.: 399-C-54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1997

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' + Shown

Rear Yard - 25' req - 25' + Shown

Side Yard - 8' req - 8' AT closest point Shown

Projections -

Width of Lot -

Height -

Lot Area - 9,332<sup>sq</sup> ft

Lot Coverage/Impervious Surface - 25% or 2,333<sup>sq</sup> ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Storeland Zoning/Stream Protection -

Flood Plains -

12 x 16 = 192  
24 x 32 = 768  
5 x 28 = 140  
2,333<sup>sq</sup> ft  
~~1100<sup>sq</sup> ft~~

ADDRESS:

91-06 PINE AVE  
PORTLAND, ME

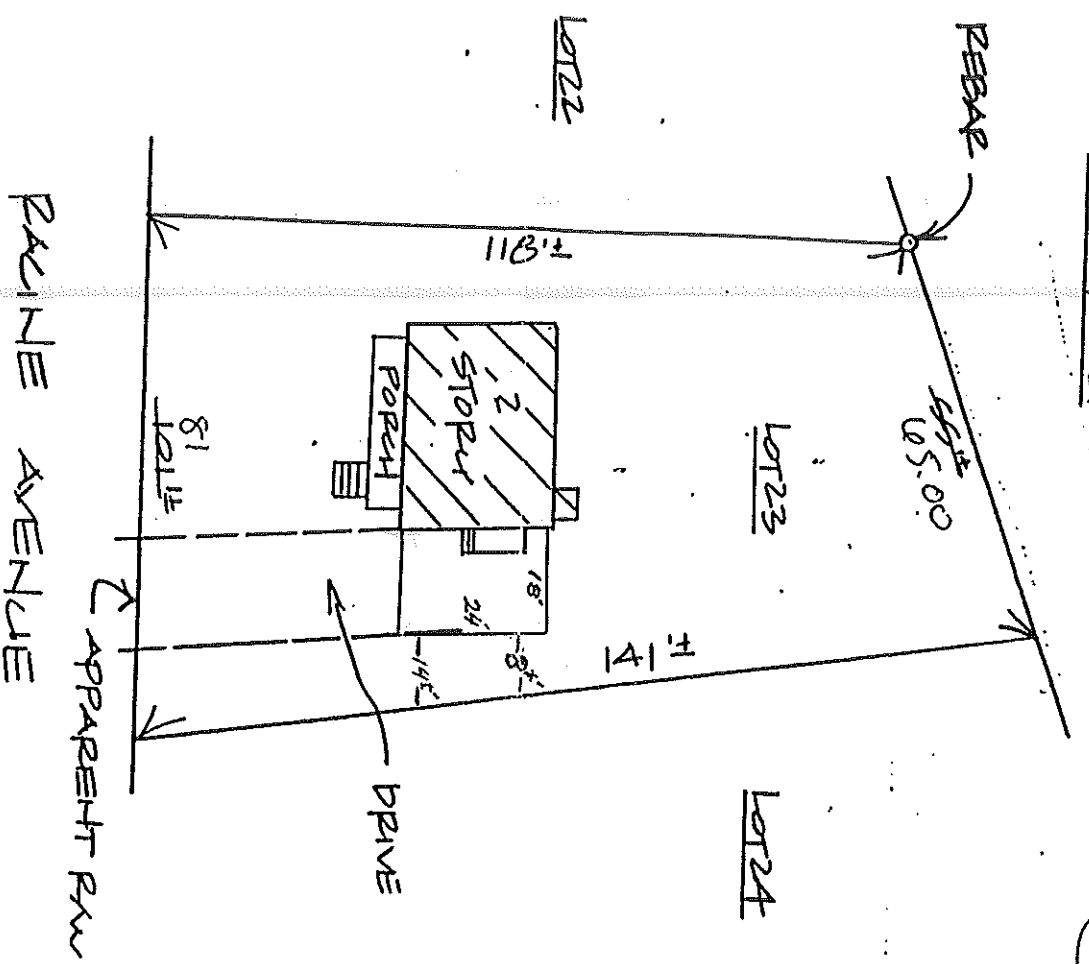
INSPECTION DATE

7-23-97

SCALE

1" = 30'

W/ DONATELLI



LOT 22

LOT 23

LOT 24

PINE AVENUE

PRIVATE RW

DRIVE

STOR

PORCH

REBAR

475.00

113'±

81'

141'

18'

24'

14'

PRIVATE RW

Inspection Services  
Michael J. Nugent  
Manager



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

CITY OF PORTLAND



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.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**  
**Building or Use Permit 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 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: <b>95 RACINE AVE</b>	
Tax Assessor's Chart, Block & Lot Number	Owner:
Chart# <b>379</b> Block# <b>C</b> Lot# <b>54</b>	<b>FREEMARK ELLER</b>
Owner's Address: <b>95 RACINE AVE</b>	Lessee/Buyer's Name (If Applicable)
Proposed Project Description: (Please be as specific as possible) <b>18X24 GARAGE</b>	Cost Of Work: <b>\$ 6,800.00</b>
Contractor's Name, Address & Telephone <b>FREEMARK ELLER</b>	

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: <b>Freemark Eller</b>	Date: <b>4/17/98</b>
Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.	

## Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

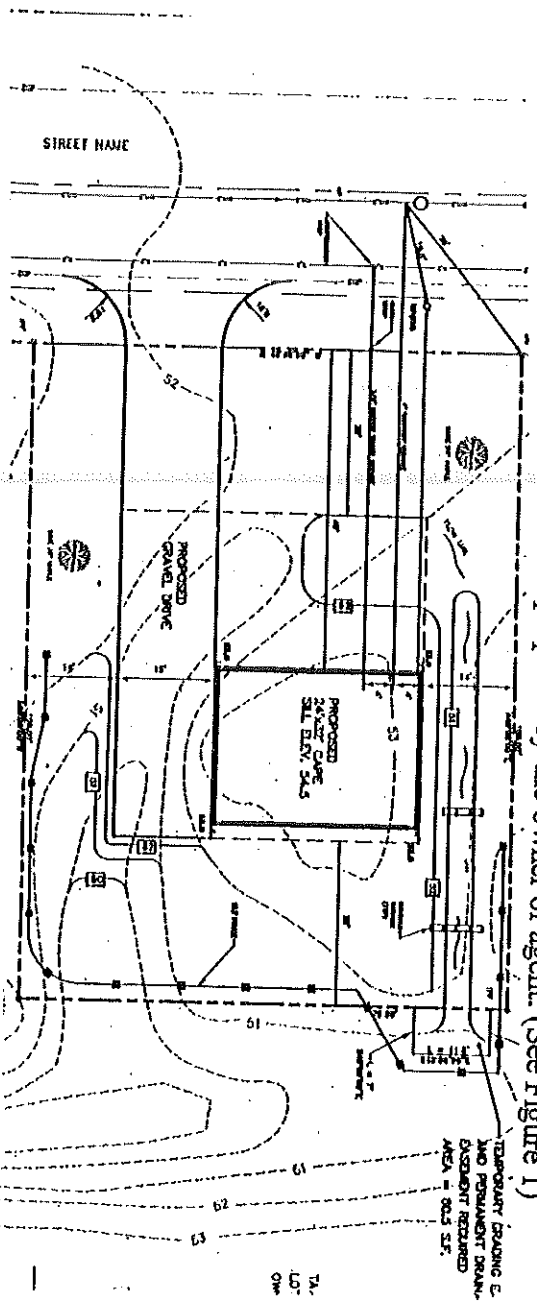


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

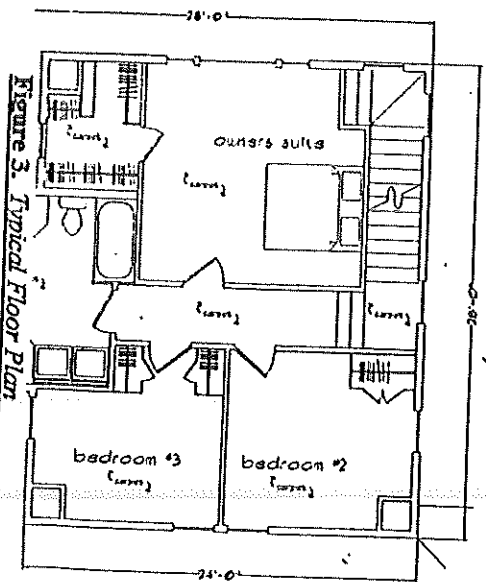


Figure 3. Typical Floor Plan

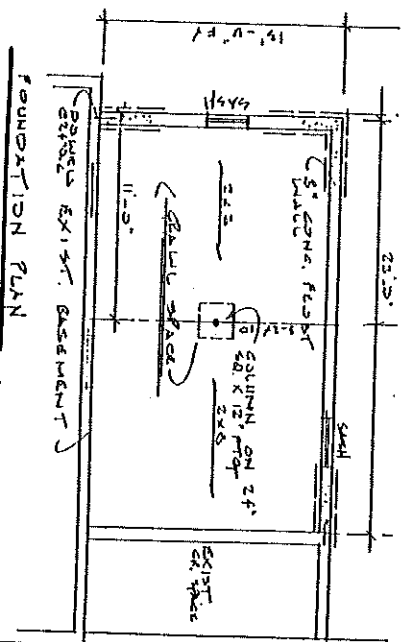


Figure 2. Typical Foundation Plan

