

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

Location of Construction: 355 Bay St		Owner: Michael & Rebecca Dipietro		Phone: 797-3095		Permit No: 981321	
Owner Address: 355 Bay St Portland 04103		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: George Hannon		Address: Scarborough		Phone: 883-2420		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> NOV 23 1998 </div> CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: same w/garage		COST OF WORK: \$ 8,000			
Proposed Project Description: Add attached garage to existing home		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 403-C-041-AZ	
				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <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	
Permit Taken By: SP		Date Applied For: November 17, 1998		Signature:		Date:	

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..

call for p/u 797-3095

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 provisions of the code(s) applicable to such permit

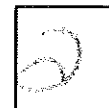
November 17, 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



**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: 355 RAY ST PORTLAND, MAINE

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>403</u> Block# <u>C</u> Lot# <u>611</u>	<u>Michael & Rebecca D'Amico</u>	<u>797-3095</u>
Owner's Address <u>355 RAY</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$8,000</u> Fee <u>\$60</u>
<u>PORTLAND ME 051103</u>		

Proposed Project Description: *Please be as specific as possible)*
Adding Attached Garage to Existing House

Contractor's Name, Address & Telephone
George H. ... Scarborough 883-2430 Rec'd By: [Signature]

- 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 property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, pools, garages and any other accessory structures.
Scale and required zoning district setbacks

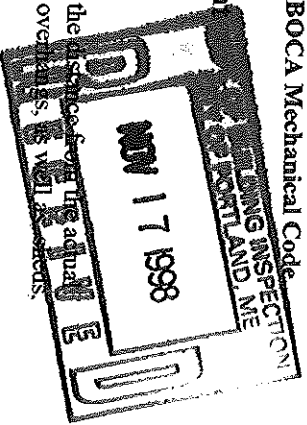
4) Building Plans (Sample Attached)

- 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 Officials authorized representative shall have the authority to enter any 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: 11-16-98

Building Permit Fee: \$25.00 for the 1st \$1000, cost plus \$5.00 per \$1,000.00 construction cost thereafter.
O:\INSPECTOR\RES\MANU\GENT\APADSE\DWPP

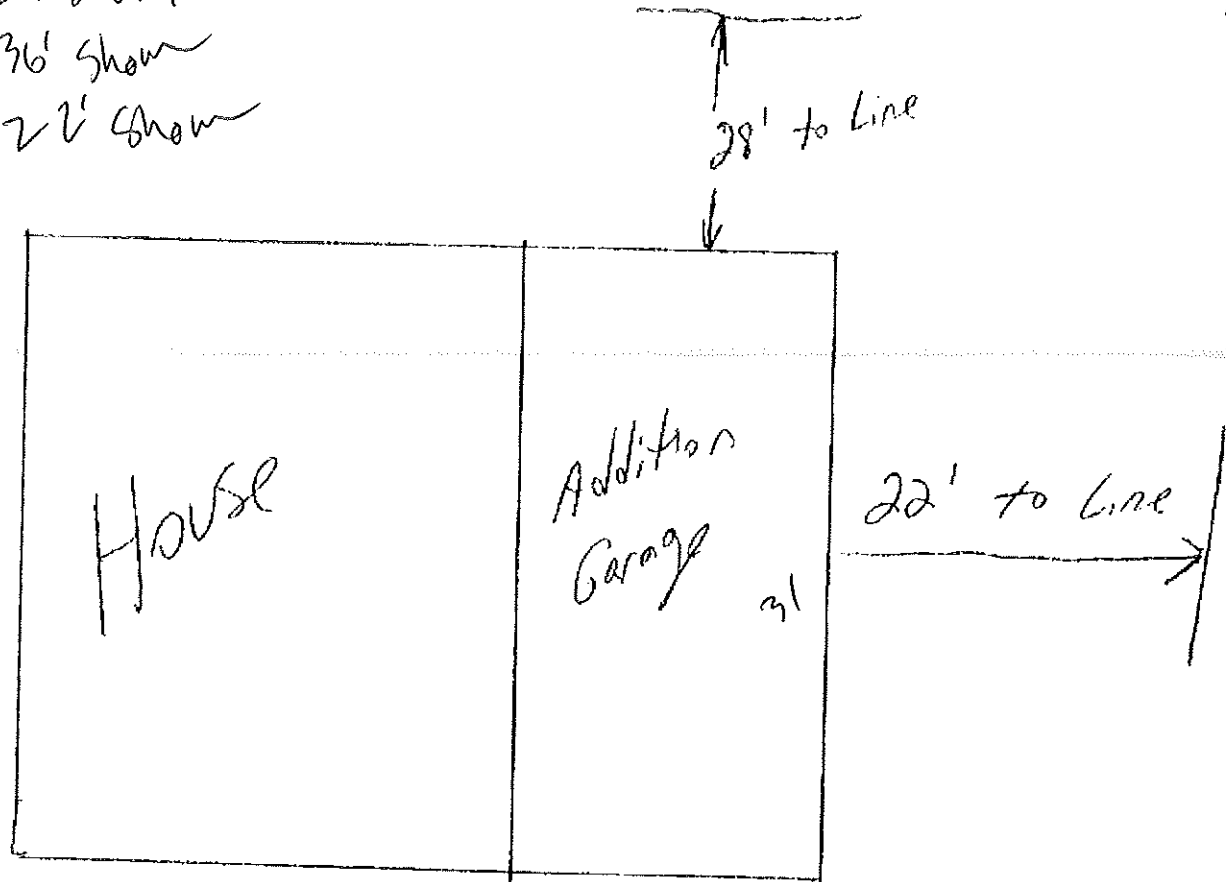


R-3 Zone

Rear setbacks - 25' req - 28' shown
front " - 25' req - 36' shown
Side " 8' req - 22' shown

28
31

36
95



36' to Line

(Roughly, not sure of exact location of property line)

Revised Plan
received 11/19/98

FAX COVER SHEET

Michael A. DiPietro
365 Ray Street

Portland, Maine 04103

207-797-3095
207-797-3095

SEND TO Company name City of Portland	From Michael DiPietro
Attention Margie	Date 11-18-98
Office location Portion J	Office location Portion J
Fax number 207-874-8716	Phone number 207-797-3095

Urgent Reply ASAP Please comment Please refer For your information

Total pages, including cover: 2

COMMENTS

PLOT PLAN FOR
 355 RAY ST.
 PORTLAND, ME
 PROPERTY OF:
 MICHAEL A. DIPIETRO

BUILDING PERMIT REPORT

CBL 403-C-4

DATE: 18 NOV. 98 ADDRESS: 355 Ray St.

REASON FOR PERMIT: To Construct an Attached Garage

BUILDING OWNER: M. & R. Di Pietro.

CONTRACTOR: George Hannor

PERMIT APPLICANT: owner BOCA 1996 CONSTRUCTION TYPE 50

USE GROUP U (R-3)

CONDITION(S) OF APPROVAL

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

* 1 * 2 * 2.5 * 2.6 * 3 * 5 * 8 * 10 * 24 * 26 * 29

Approved with the following conditions: the following conditions are met.

- 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)
- 2.5 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 top of the footing. 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. Where a drain tile or perforated pipe is used, 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
- 2.6 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)
- 3. Foundation must be taken to protect concrete from freezing. Section 1908.0
- 4. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 5. 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.
- 6. 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/1996)
- 7. 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
- 8. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 9. 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-1, 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)
- 10. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 11. 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)