

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

Location of Construction: *** 99 Regan Lane 04103		Owner: Phyllis Guenin ****		Phone: 797-7059		Permit No: <b>991105</b>	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Jansen Souliere		Address: 34 Tasker Street Saco ME		Phone: 283-8502		Permit Issued: OCT 5 1999	
Past Use: single family		Proposed Use: same		COST OF WORK: \$2,950		PERMIT FEE: \$ 42.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>513</i> <i>130CA96 N5DA 211</i>	
Proposed Project Description: Add 1 flue chimney next to existing chimney		Signature:		Signature: <i>Hefner</i>		Zone: <i>R-2</i> CBL: <i>348-C-007</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 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 <input type="checkbox"/>	
Permit Taken By: K		Date Applied For: Oct 1 1999 K		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..

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: Oct 1 1999 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

- 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: \_\_\_\_\_

CEO DISTRICT

2

BUILDING PERMIT REPORT

DATE: ROCT. 99

ADDRESS: 93 Regan Ln

CBL: 348-C-99.7

REASON FOR PERMIT: Add 1-Flue Chimney next to existing Chimney.

BUILDING OWNER: Phyllis Green

Contractor: James Soulier

PERMIT APPLICANT: \_\_\_\_\_

CONSTRUCTION TYPE SB

USE GROUP R-3  
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 \*9 \*35 - #31

Approved with the following conditions: \_\_\_\_\_

X 1.

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

4.

Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code. Precaution must be taken to protect concrete from freezing. Section 1908.0 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)

X 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", 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 3'-4" 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 1/2" 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) 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 tread, 7" maximum rise. (Section 1014.0)

13.

The minimum headroom in all parts of a stairway shall not be less than 80 inches. (68") 1014.4

14.

Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1

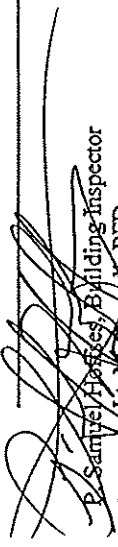
15.

the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening (Section 1018.6)

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 closer'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/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. In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2. 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-10)

*This chimney shall not extend into Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code. Then set back 100 have Two feet,*

*The Foundation For The proposed Chimney shall be a minimum of 41 below grade*

  
 L. McDonough, Building Inspector  
 cc: Marge Schmuckal, Zoning Administrator

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

**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 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: 93 Regan Ln. Add # 0103	
Tax Assessor's Chart, Block & Lot Number Chart# 348 Block# C Lot# 077	Owner: Phyllis Grevin Telephone#: 797-7059
Owner's Address: 93 Regan Ln. Add	Lessee/Buyer's Name (If Applicable) Cost Of Work: \$ 2,950. Fee \$ 42.00
Proposed Project Description: (Please be as specific as possible) Add 1 flue chimney to existing chimney	
Contractor's Name, Address & Telephone JAMES SOULIERE 34 TASKER ST. SACO, ME (207) 283-8502	

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 1992 ASHRAE 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: Phyllis Grevin	Date: 10-1-99
--	---------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APADSF.D, WPD  
 [Signature] 10/1/99 [Initials]

sf

**Estimate**

**JAMES SOULIERE**  
 Mason Contractor  
 34 Tasker Street  
 Saco, Maine 04072  
 (207) 283-8502

DATE	ESTIMATE #
9/14/1999	145

NAME / ADDRESS	
Phyllis Guerin 93 Regan Lane Portland, Me. 04103	

PROJECT

DESCRIPTION	TOTAL
<p>This price is for digging and installing a footing to support a chimney. An all brick chimney will be constructed with old white bricks. Two holes will be drilled out of the foundation wall for a thimble and a clean out door. the chimney will be 33 feet high and will be 16 x 20 inches with a z-flex liner running up inside. The liner will have a rain cap on top. Lead flashing will be used on the roof to make it water tight. Lead flashing will run up the side of the chimney and will be tucked under the siding. The cleanout door on the fireplace will be moved to the back of it. The siding will be cut and a finish board will run up along side of the chimney. The two holes left in the siding after the units are removed will be repaired and filled in with new siding. The chimney will be one inch away from the house. The chimney will run up the side of the existing fireplace with its own separate four walls. Wall ties will be put in for added support.</p>	
<b>TOTAL</b>	\$0.00

Payment terms - 1/2 upfront. 1/2 when job is completed.

Proof of insurance available upon request. Any alteration or deviation from above specifications will become an extra cost. Owner to carry fire and other necessary insurance. In signing this proposal you agree to the above terms and prices.

SIGNATURE

\_\_\_\_\_

# JAMES SOULIERE

Mason Contractor

34 Tasker Street

Saco, Maine 04072

(207) 283-8502

# INVOICE

DATE INVOICE

9/14/1999 1142

## BILL TO

Phyllis Guerin  
93 Regan Lane  
Portland, Me.  
04103

P.O. NO.	TERMS	DUE DATE	PROJECT
		9/14/1999	

This price is for digging and installing a footing to support a chimney. An all brick chimney will be constructed with old white bricks. Two holes will be drilled out of the foundation wall for a thimble and a clean out door. the chimney will be 33 feet high and will be 16 x 20 inches with a z-flex liner running up inside. The liner will have a rain cap on top. Lead flashing will be used on the roof to make it water tight. Lead flashing will run up the side of the chimney and will be tucked under the siding. The cleanout door on the fireplace will be moved to the back of it. The siding will be cut and a finish board will run up along side of the chimney. The two holes left in the siding after the units are removed will be repaired and filled in with new siding. All work is guaranteed. Proof of insurance upon request

### DESCRIPTION

2,950.00

\$1,475.00 has already been paid.  
 \$1,475.00 due upon completion.

0.00

*Handwritten notes:*  
 Paid in full 9/14/99  
 check # 0123  
 \$1,475.00 SS

Payment terms - 1/2 upfront, 1/2 when job is completed.

**Total** \$2,950.00

**STATE OF MAINE  
CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION  
DISCLOSURE**

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, §2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please to note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

**INSTALLER INFORMATION**

Name of Installer James Soubier

D.B.A. \_\_\_\_\_

Name of Installer (if incorporated) \_\_\_\_\_

D.B.A. \_\_\_\_\_

Legal Address 34 Taber St.

(Street and No.)

(City or Town)

Maine

(State)

York

(County)

(Zip Code)

Home Telephone 207 283 18502

Business Telephone Spare

Years of experience doing fireplace or chimney installations 17 yrs.

**CONSUMER IDENTIFICATION**

Consumer's Name Phyllis Gwin

Mailing Address 93 Kegan St

(Street and No.)

Maine

(State)

Cumberland

(County)

Portland

(City or Town)

04103

Home Telephone 207 797 17059

Business Telephone \_\_\_\_\_

Installer, please give a brief description of installation being offered.

An all brick 16x20 chimney will be built 33 feet high. A 2-flue stainless steel lining will be installed with insulation panel around it.

I, James Soubier, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, and the Oil and Solid Fuel Board Rules.

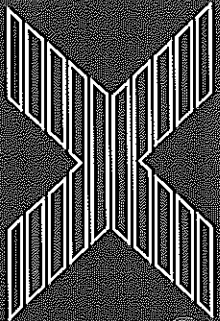
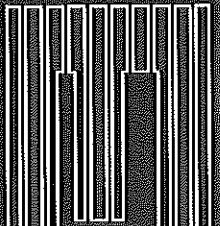
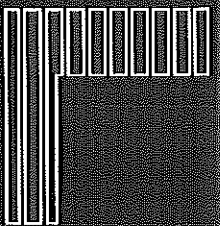
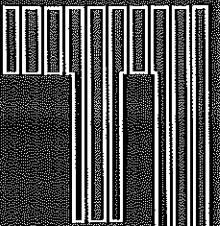
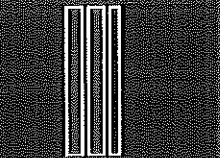
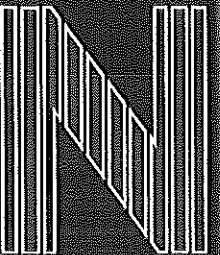
Signature

James Soubier

Date

8/19/99

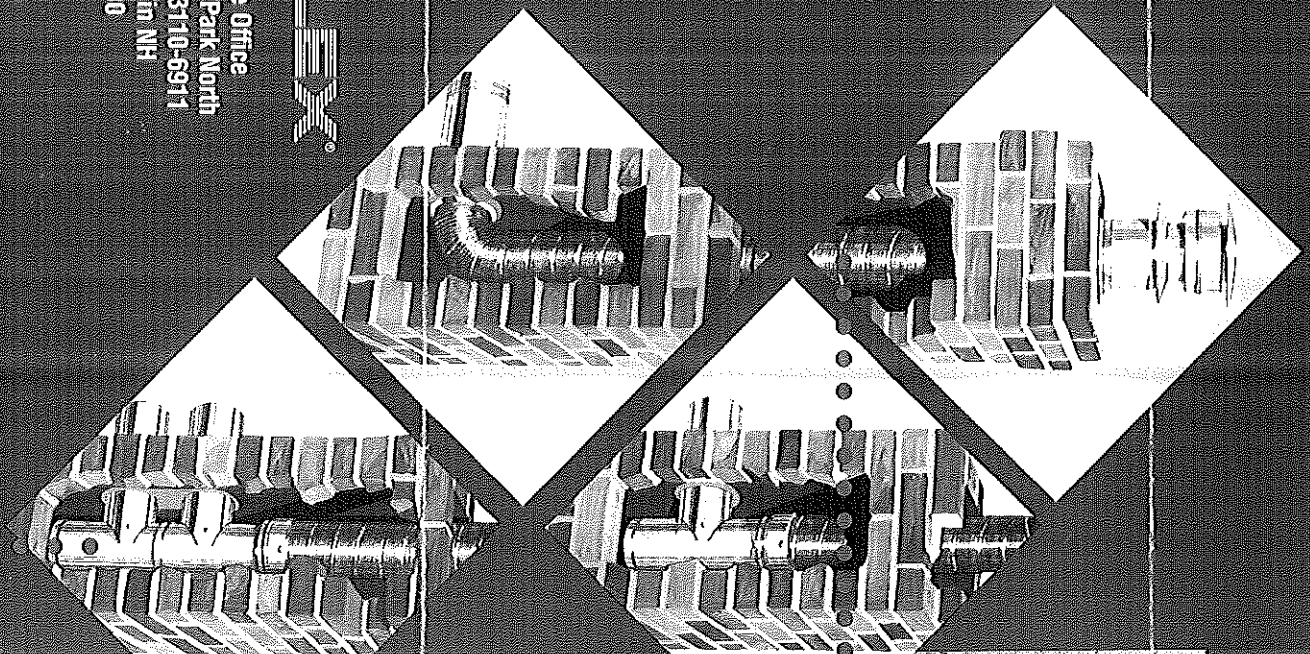
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# The Simple Solution for Oil Fired And All Fuel Heating Equipment

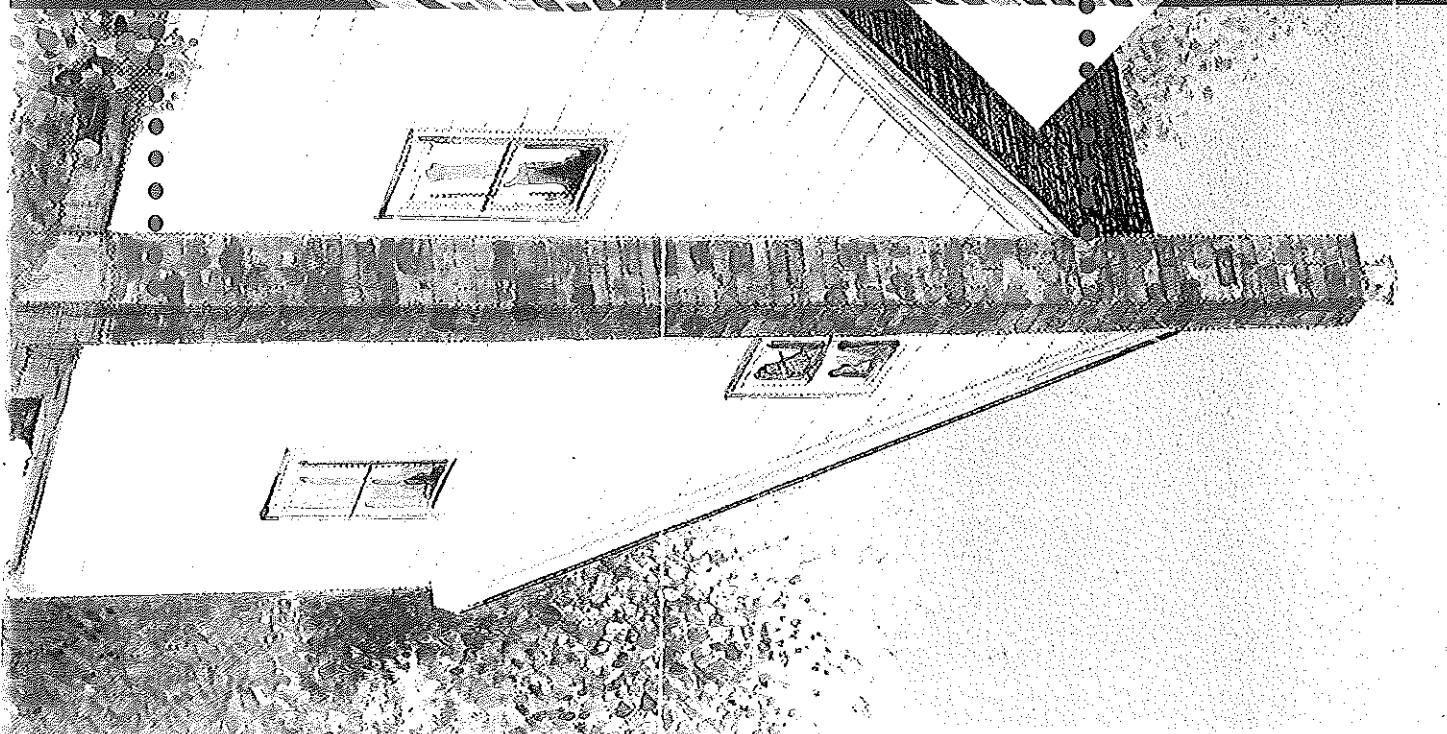
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*Z-FLEX® Stainless Steel  
Chimney Liner For Oil Fired  
And All Fuel Heating Equipment.*



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603-669-5136 in NH  
1-800-654-5600  
Toll Free Fax  
888-882-FLEX  
(9-3539)

International Office  
20 W. Pearce  
Richmond Hill  
Ontario, Canada L4B1E3  
905-731-9411





Phyllis Guevin  
93 Regan Ln.  
Pied, Me.  
04103  
797-7059

9-21-99

Dear Michael Nugent,

I am writing you this letter to request that the \$100.00 fine for being late to obtain a permit for adding an outdoor chimney onto my house at 93 Regan Ln, Pied. Please be waived. As soon as I contact my mason, James Souliere, either he or I will be in to file and pay for the chimney permit. I respectfully request that the late fee be waived in my case because I did not know I had to obtain a permit to add the chimney until I called Sam Hoffses for help about getting my mason to perform a "smoke bomb" test which was not done. Mr Hoffses was not available and had Mr. Kevin Carroll contact me. Mr. Carroll told me about the permit and the fine. Up until 9/20 when Mr Carroll called me at work I did not know about this. I have lived at 93 Regan here for 16 years and have not added anything to the house all this time so I had no prior experience. I sought help and advice from Robert Bellair, fuel compliance officer, and received forms in the mail plus other information over the phone from him. I also called Sam Hoffses at City Hall for any forms needed but I don't think I got through to him. I also spoke with an inspection lieutenant in the Fire Department about laws and regulations when building a chimney. I made these calls so I would know what to request of the masons who gave me estimates. I also called Union Oil and the company that makes my furnace. No one I called nor any of the four masons giving me estimates said anything to me about obtaining a permit to build the chimney. If I had known it would have been done. I am a very honest responsible and reliable person and home-owner who sought out any information I could get so I would get the chimney built right. Although Mr Carroll and Mr LeClair both stated that usually the builder knows about and obtains the work permit I understand that I am ultimately responsible.

Thank-you for your consideration.

Respectfully

Phyllis Guevin