

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

Location of Construction: 86 Essex Lane, 04102		Owner: Franklin		Phone:		Permit No: 000527	
Owner Address: 86 Essex Lane, 04102		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: General Contracting Service		Address: 64 Washington Ave, St Port		Phone:		Permit Issued: MAY 22 2000	
Past Use: single family dwelling		Proposed Use: SAME		COST OF WORK: \$ 8266		PERMIT FEE: \$	
Proposed Project Description: New detached 16' x 24' Garage 12' x 28' Deck 27' Above Ground Pool		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: U Type: 59		Zone: CBL:	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
Permit Taken By: CB		Date Applied For: MC 5-11-2000		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
				Signature: _____ Date: _____		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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**

Call for P/U 799-1891 (Richard)

**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: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

BUILDING PERMIT REPORT

DATE: 11 MAY 2008 ADDRESS: 86 Regan Lane CBI: 348-C-055

REASON FOR PERMIT: DeTache'd 16'x24' garage / 12'x38' deck / 27' Above Ground

BUILDING OWNER: Br Etow

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR: J. General / Cont. Service

USE GROUP: V CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$,000.00 PERMIT FEES: \$2205

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1995)


CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*4, \*11, \*13  
\*2, \*29, \*32, \*34, \*36, \*37, \*38

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approval from the ~~Department~~ ~~Review~~ ~~Construction~~ 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
- 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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 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/1995). 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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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)
- 13. 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)
- 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 closer's. (Over 3 stories in height requirements for fire ratings 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)

15

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/1999), 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 921.10)
  - The Fire Alarm System shall be installed and maintained to NFPA #72 Standard
22. The Sprinkler System shall be installed and 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/1999)
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 4394-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 to the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 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.
- \*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 2406.0)
- \*35. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*36. Please read and implement attached Swimming Pool Regulations
- \*37. First protection shall be made for slab. Section 1806.1 or the slab framing into. War deck is to be submitted with a building code.
- \*38. NO WORK ON DECK IS TO BE DONE UNTIL THE PLANS ARE SUBMITTED AND APPROVED.

  
 Marge Schmuckel, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckel, Zoning Administrator

PSH 12600

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

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 14.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

**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: 85 REGAN LAKE - PORTLAND, ME.

Tax Assessor's Chart, Block & Lot Number	Owner	Telephone#:
Chart# <u>348</u> Block# <u>1</u> Lot# <u>055</u>	<u>STEPHEN/FRANCINE BRETON</u>	<u>797-3350</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee
<u>SAME</u>		<u>\$ 8000 \$72.00</u>

Proposed Project Description: (Please be as specific as possible)

NEW DETACHED - 16'x29' GARAGE / 12'x28' P.T. DECK / 27' ABOVE GROUND BOUL

Contractor's Name, Address & Telephone

Geneva - Contractors SERVICE by Washington Ave. SPMF 767-8226

Rec'd By:

RD

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)

Call for Pic  
Richard  
799-1891

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: R. Peter Donahy Date: 5/11/00

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

ONUNSPCORRESMNTGENTAPADSPD.WPD

JOB SITE - (BRETONS)  
86 REGAN LANE  
PORTLAND, ME.

MAY 21, 2000

MARBE,

The customers have agreed to change

The DIMENSIONS OF THEIR PROPOSED

GARAGE FROM 24' X 16' TO

14'6" X 20'

By Doing THIS, the new construction  
will meet the required Set Backs  
that you told me about Friday.

{ 8 FOOT Side Set Back }  
  25 FOOT Rear Set Back }

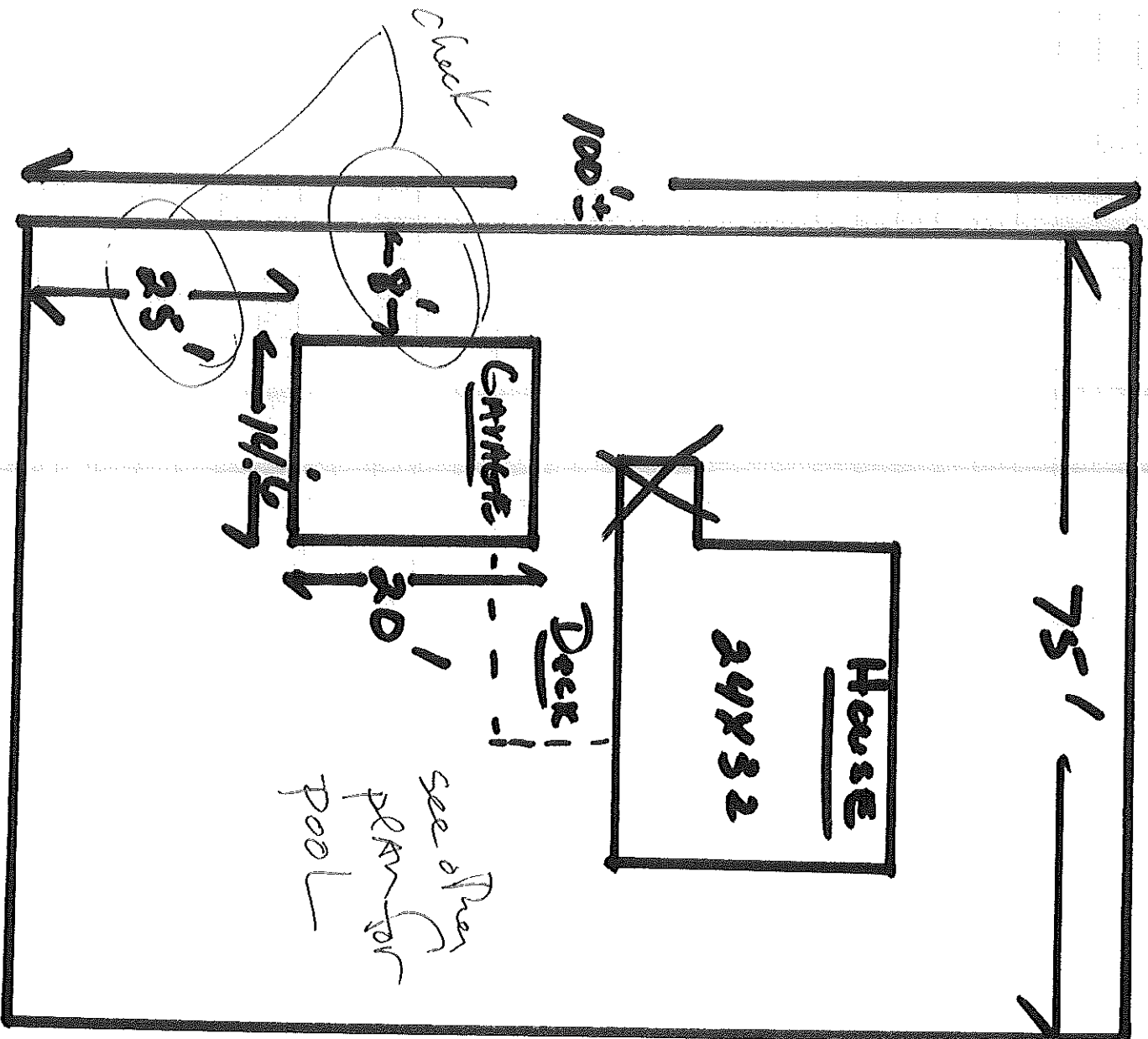
Thank you

Reta Dougherty

Received

5/22/00

86' Rear Lane



Received  
5/22/00

NEW Set Backs

P-3 Zone

the garage  
is Deck Req.

Side: 8' req - 8' shown

REAR 25' req - 25' shown

for pool

10' req. from

Side & REAR

Property lines,

Also 10' req. from

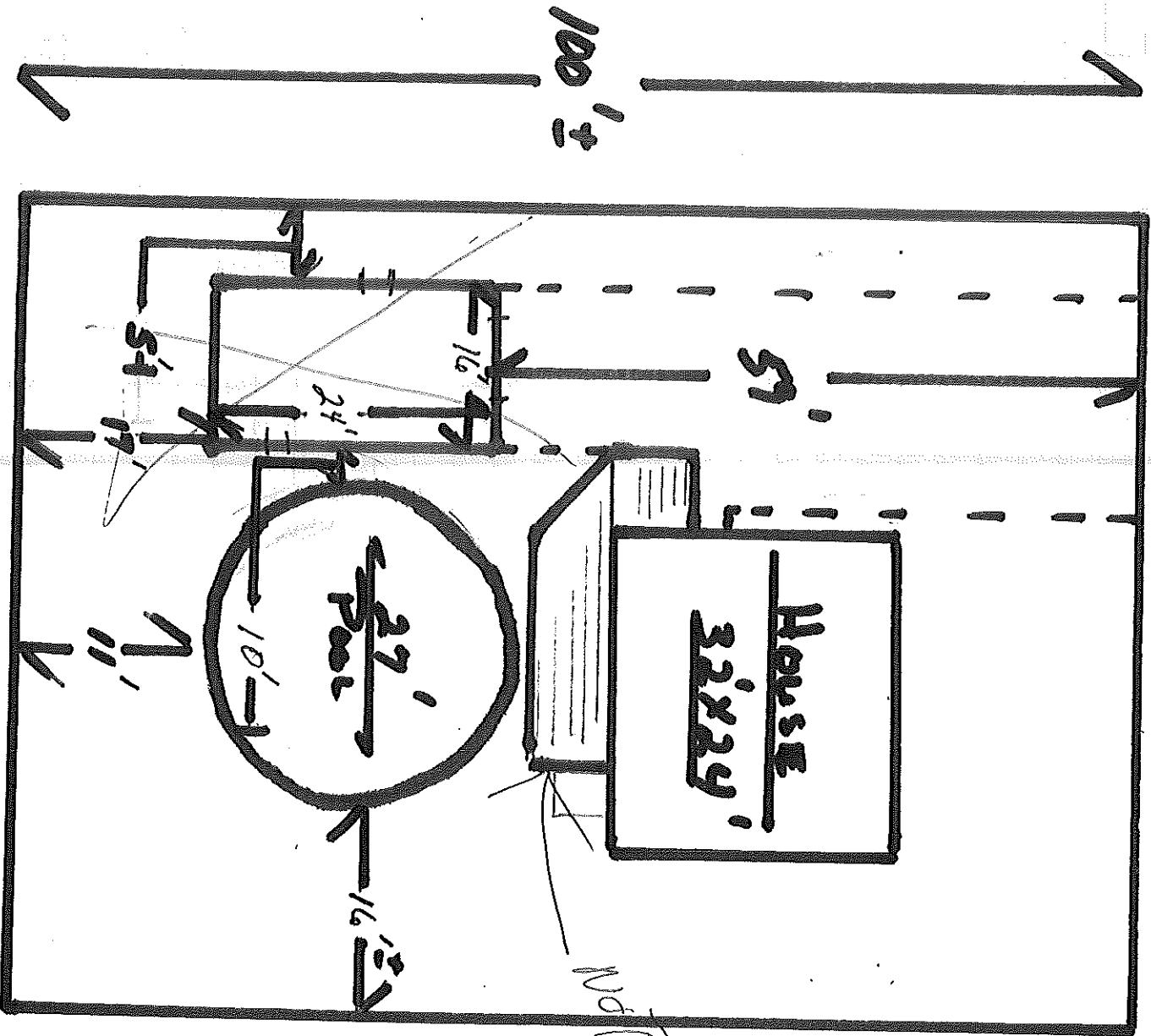
The principal

Structure

NOT A CORNER LOT

REGAN LAURE

75' ±



EXISTING.

PROPOSED.

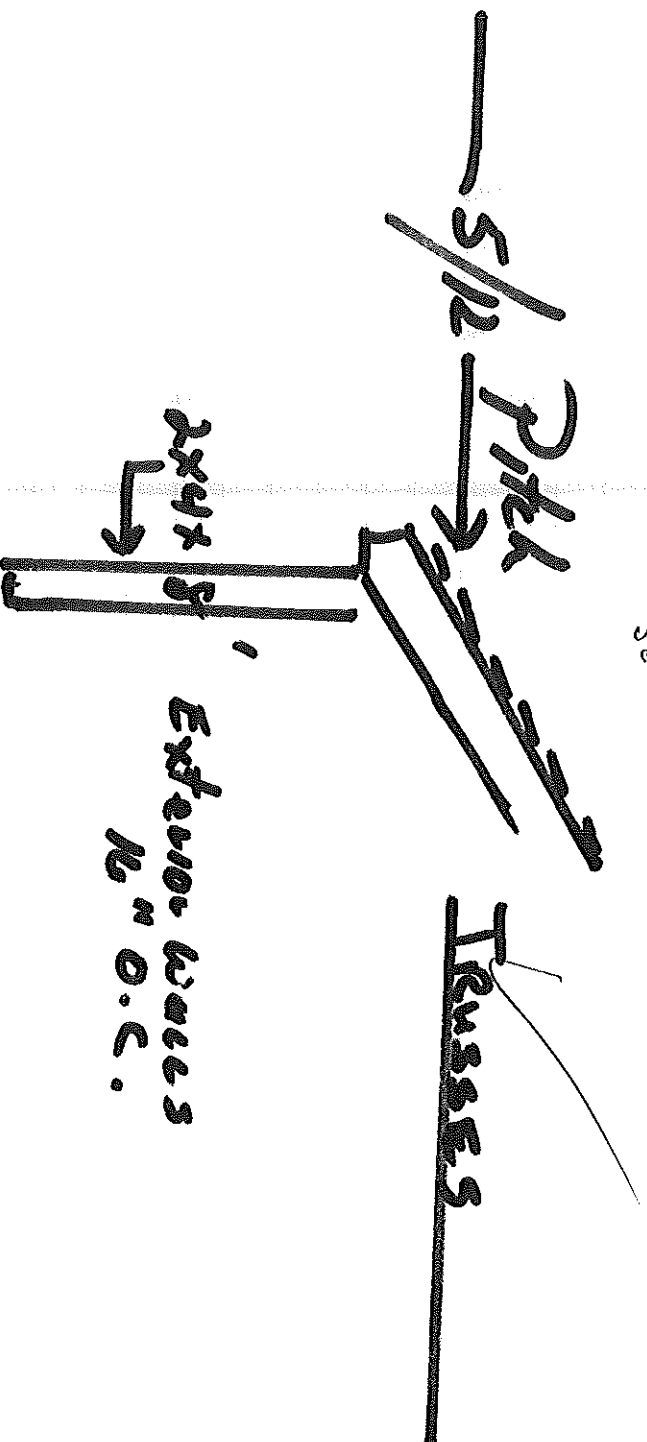
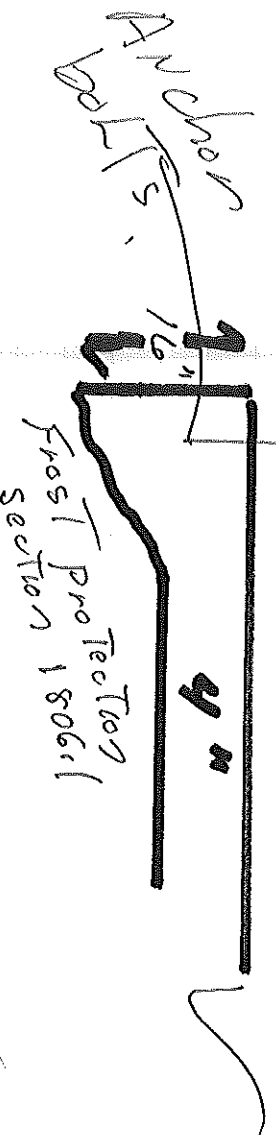
see fenced area plan 5/22/00

Nothing on deck.

# GARAGE - 24' x 16' DETACHED

## P.T. DECK 12' x 25' ±

1. 2x4x8 - Exterior walls ✓
2. T-111 - SIDING ✓
3. TRUSSES: By Wood Structures OF MARINE ✓
4. Shingles: 25 yr. Asphalt. ✓
5. Monolithic Pour for Slab: ✓  
FOOTING - 14" CONCRETE



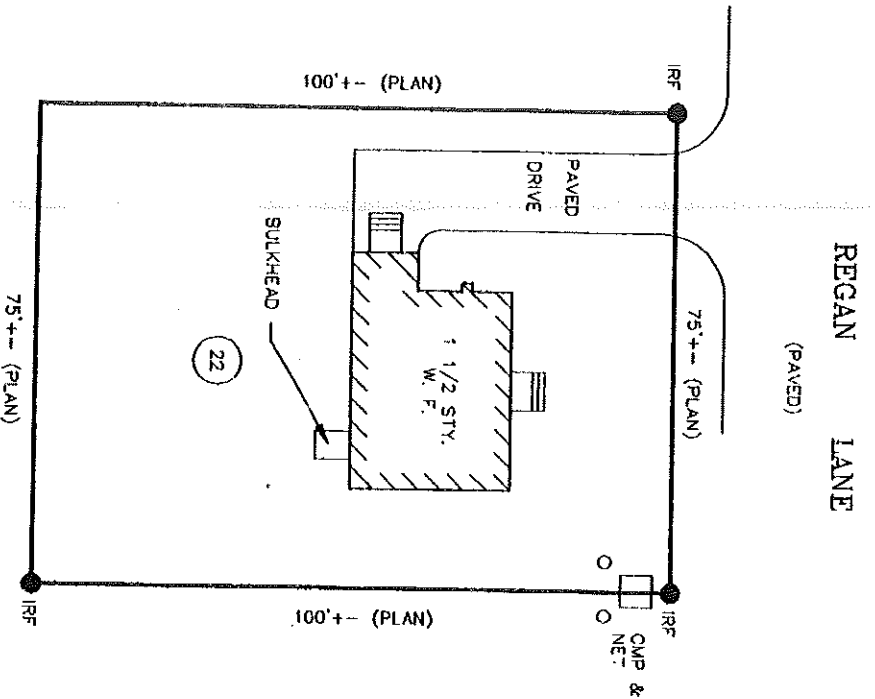


# MORTGAGE LOAN INSPECTION

Borrower(S): Stephen A. Breton and  
Francine R. Breton  
Sc No.: 00086  
Street: Regan Ln.  
Town: Portland, ME  
Source Deed Bk. 06232 Pg. 00245

Cumberland Title Company  
P.O. Box 4843  
Portland, ME 04112  
1-207-774-1773  
1-207-774-2278 (fax)

CL No.: 000354  
Job No.: CTC03-68.  
Date: 4/12/96  
Country: Cumberland  
Plan Bk. 00133 Pg. 37  
Lot(S): 00022  
Scale: 1" = 30'



**NOTE: THIS IS NOT A BOUNDARY SURVEY.** This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

**CERTIFICATION:** I hereby certify to *Peoples Heritage Savings Bank*, and its mortgage title insurer that based upon inspection made with reasonable certainty, that:  
a) this plan was made from an inspection of the site.

b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.

c) **the principal structure(s) located on the premises ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

# EXHIBIT A

A certain lot or parcel of land situated in the city of Portland, County of Cumberland, and State of Maine, with all improvements thereon, and being Lot No. 22 as shown on a Plan of Northwork prepared by James C. Lauzier and Richard A. Manthorne, dated February 1982, and recorded in Plan Book 133, Page 37, Cumberland County Registry of Deeds. Reference is also made to Plan of Phase I, Revised, Northwork, dated January 1933, and recorded at Plan Book 136, Page 136, Page 77, of said Registry of Deeds, Lot No. 22 was not changed by said Revised Plan.

Said Lot 22 is more particularly bounded and described as follows:

Beginning: At an iron pipe eset on the Southeasterly sideline of Regan Lane at the Northerly corner of the Lot herein conveyed, which Northerly corner is also the Westerly corner of Lot 23 as shown on said Plans:

Thence: S 33° 47' 53 " E 100 feet to an iron pipe;

Thence: S 56° 12' 07" W 75.00 feet to an iron pipe;

Thence: N 33° 47' 53 " W 100.00 feet to an iron pipe on the said Southeasterly sideline of Regan Lane;

Thence: N 56° 12' 07" E 75.00 feet to the iron pipe at the point of beginning.

Containing 7500 square feet.

Being the same premises conveyed to the Grantor herein by deed of R. Risbara Construction Co. Inc. By deed dated July 28, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6232, Page 245.