

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

Location of Construction: ***142 Moran Lane		Owner: Ed Vlaherty		Phone: 874-3831		Permit No: 000876	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contract Name: Ren Signs		Address: A new look 1 Warehouse Rd		Phone:		Permit Issued: ISSUED AUG 14 2000 CITY OF PORTLAND	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 3,160.00		PERMIT FEE: \$ 48.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 512 00CA99	
Proposed Project Description: porch bulkhead door entry				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i>	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		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: GG		Date Applied For: July 28 2000		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: July 28 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- 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: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 29 July 25 ADDRESS: 142 Regan Lane CBL: 550-C-002

REASON FOR PERMIT: Porch - door - bulkhead enclosure.

BUILDING OWNER: Ed Taberly /CONTRACTOR Bob Gagne.

PERMIT APPLICANT: _____

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 3160 PERMIT FEES: 46.00

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/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2 *11 *13
*22 *29 *32 *35

~~*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 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

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 2305.15

5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.

6. Precast concrete shall 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/1993). Chapter 12 & NFPA 211.

~~*11. 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code. 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 1/4" 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 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) SEE ATTACHMENTS~~

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 (508mm), 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-closers. (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)

7/26

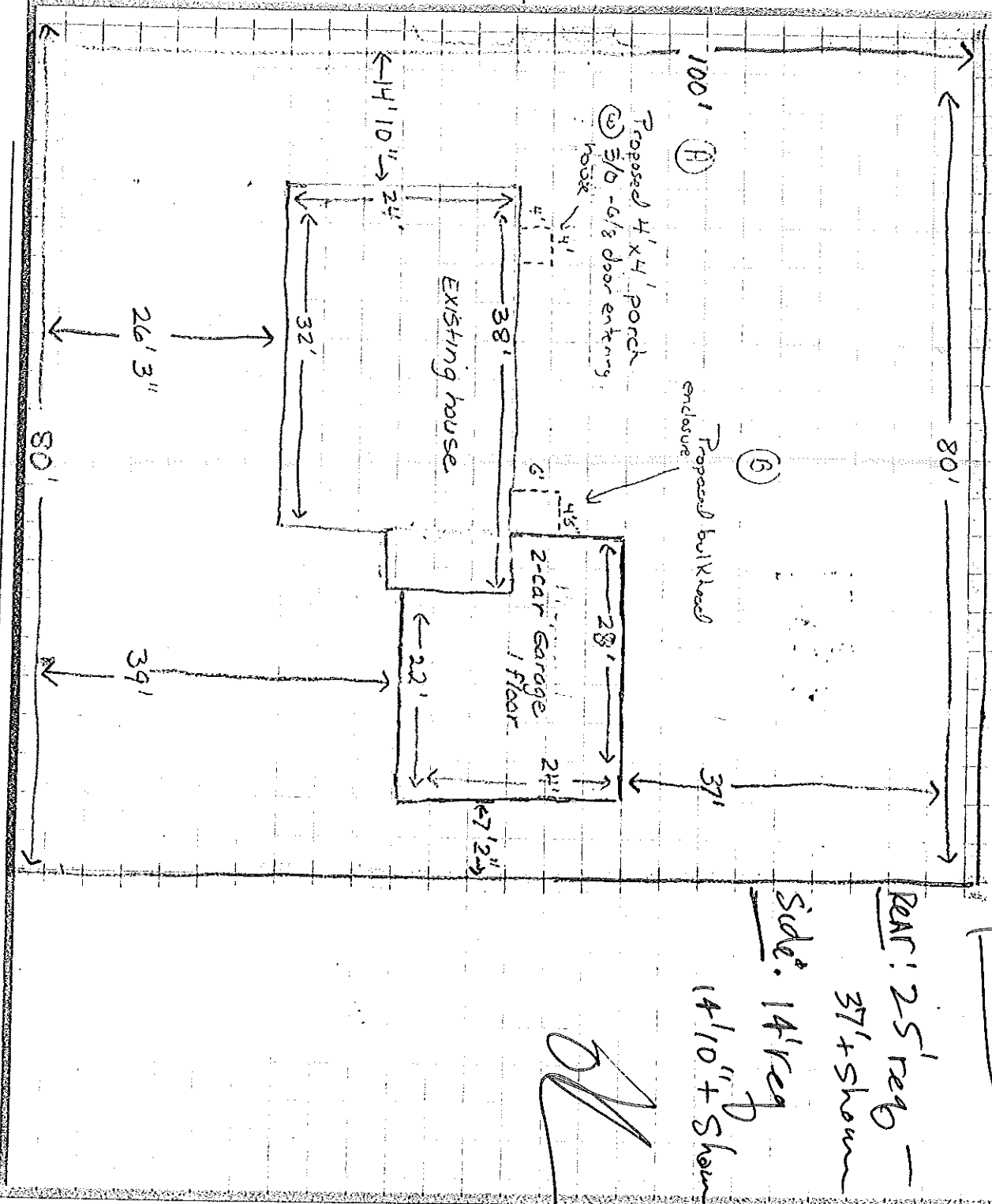
Brockway-Smith Company
 Brosco Architectural Group
Serving New England Architects since 1890



Offices and Exhibit Area:
 146 DASCOMB ROAD
 (Route 93 - Exit 42)
 ANDOVER, MA 01810

800-225-7912
 FAX (24 hours) 800-242-4533

DATE _____ JOB _____



Handwritten signature

Side: 14' req
 14' 10" + Show
 Rear: 25' req -
 37' + Show

2-3

Ed + Deborah Flaherty
 142 Regan Lane
 Portland, ME 04103
 878-2831

Available to serve you with Budget Prices, Window Detailing and Spec Writing

Form No. BR4005

ENTRY DOOR SYSTEM

Wood and Steel
 Hinged French Patio Doors

Andersen "Rain Sensitized"

Automatic Closing
 POOR WEATHER

HOME

(B)



SHED ROOF



BULKHEAD ENCLOSURE

5'6"

DOOR

5'

25YR ASPHALT SHING.
1/2" CDX
2x6 RAFTERS

8" GALV.
DRIP EDGE

SIDING TO MATCH
HOME

STORM
DOOR

EXISTING
FROSTWALL

(A)

DOOR

PORCH

4'

4'

STEPS

DOWN

STAIR CONST
SEC. 1014.0

Guardrail 1022.0
Handrail 1021.0
FOOTINGS

Dimensions are approx.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

~~Minor~~ **Minor Site Review, Building or Use Permit Pre-Application**
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: 142 REGAN LANE #		Square Footage of Lot	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:	
Chart# 350 Block# C Lot# 007	EDWARD S. PLAMBERTY JR	8752831	
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work:	Fee:
	50 WARD ST FLORENCE ST N2 REGAN LANE	\$ 3160	\$181.00
Proposed Project Description: (Please be as specific as possible) 4' x 4' w/tn 3/8" x 6" door entry and a bulkhead enclosure			

Contractor's Name, Address & Telephone

Ron Gandy - A New Door One WATERBURY Rd Secharon ME 04031 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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum): **Plans available also submit**
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A complete set of construction drawings showing all of the following elements of construction: **4) Building Plans (Sample Attached)**

- 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 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: **7/25/02**

Site Review Fee: \$300.00/Building Permit Fee: **\$25.00** for the 1st \$1000.00 cost plus **\$5.00** per \$1,000.00 construction cost thereafter.

\$35.00

\$6.00

A NEW LOOK

Building And Remodeli
A DIVISION OF DECK SPECIALTIES

One Waterhouse Rd, Gorham, Me. 04038 E-Mail nagagne@juno.com Tel. 839-6442

PROPOSAL

July 25, 2000

Edward and Debbie Flaherty
142 Regan Lane
Portland, Maine 04103
Tel. 878-2831

Job Location: Same

Work Description: Misc.

- ***Door/Porch
 - * Cut opening in wall and install customer's 3/0-6/8 door and customer's storm door.
 - Also two exterior lights outside door. customer to pick up.
 - * Includes plumbing and electrical.
 - * Construct porch out side door with 4' x 4' landing consisting of 8" concrete footings below frost line.
 - * 4x4 posts. —
 - * 2x8 outside rim joists. —
 - * 2x6 floor joists 16" o.c. —
 - * 5/4x6 radius edged decking. —
 - * One set of steps consisting of 2x10 stringers, 3/4" riser boards and double 2x6 treads (11").
 - * Baluster type rails.
 - * All lumber for porch to be pressure treated southern yellow pine.
- ***Bulkhead enclosure
 - * Construct enclosure over bulkhead consisting of 2x4 framing, 1/2" CDX wall sheathing.
 - * 2x6 rafters 16" o.c. 1/2" CDX roof sheathing. Pine exterior trim.
 - * 8" galvanized drip edge, shingles to match home as closely as possible.
 - * Siding to match home.
 - * Install customer's storm door.
 - * Install one exterior light outside storm door switched from kitchen, if feasible.

***Total labor and materials.....\$3,160.00

***Note: Contractor can pick up doors, if customer has paid for them ahead of time.

Customer responsible for any and all permits
Customer to provide utilities necessary for project
Contractor responsible for trash removal at end of project

Terms of Payment

\$1000.00 deposit, \$2,160.00 at completion.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

WARRANTY: In addition to any additional warranties agreed to by the parties, Deck Specialties warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for the location; and constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

RESOLUTION OF DISPUTES: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit.
- Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

By agreeing to the above, Deck Specialties is not waiving its rights to a mechanic's lien and, should it prevail in a lawsuit filed to enforce its claim under a lien or this contract, it shall also be entitled to all of its attorney's fees and costs.

If Deck Specialties is delayed at anytime in the progress of the work by an act or neglect of the owner, his agents or employees, or by changes ordered in the work, or by labor disputes, unusual delay in deliveries, subservice conditions, unavoidable casualties or other causes beyond the control of Deck Specialties then the completion date shall be extended by change order for a reasonable time and the contract price shall be increased by change order for extra costs.

CHANGE ORDERS: Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order.

ACCEPTANCE OF CONTRACT BY BOTH PARTIES

DATED:

BY: 
Norman A. Gagne

BY: 
Homeowner

DATED:

I acknowledge receipt of a copy of this executed contract.