

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

Location of Construction: _____ Phone: _____

Owner Address: _____ Phone: _____

Contractor Name: _____ Address: _____

Past Use: _____

Proposed Project Description: _____

Permit Taken By: Gayla Date Applied For: August 31, 2000

Owner: _____ Phone: _____

Lessee/Buyer's Name: _____ Phone: _____

Business Name: _____

Address: _____ Phone: _____

Proposed Use: _____

Single Family

10 x 16 Shed

Permit Fee: \$ 500.00

INSPECTION: Use Group: V Type 5

Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved with Conditions Denied

Signature: _____ Date: _____

Permit Issued: **ISSUED**

SEP 12 2000

Zone: _____ CBL: _____

Zoning Approval: _____

Special Zone or Reviews:

Shoreland Wetland Flood Zone Subdivision Site Plan major Minor Dmm

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: _____

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: August 31, 2000 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

PERMIT ISSUED WITH REQUIREMENTS

BUILDING PERMIT REPORT

DATE: 31 August 2009 ADDRESS: 215 MAINE AVE. CBL: 406-C-006

REASON FOR PERMIT: To Construct a 10'x16' shed

BUILDING OWNER: The Lee's

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: U CONSTRUCTION TYPE: 5A CONSTRUCTION COST: \$30,00 PERMIT FEES: 30,00

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)

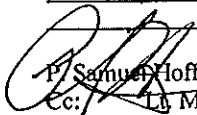
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #317 #1 #2 #29 #32 #36

- 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 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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

8/31

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 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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 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/1999).
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 2405.0)
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. This permit is being issued with the understanding that the new proposed shed is on the same footprint as the original. The original was 31 August.
- # 37 - per conversation on 8/11/00 - this shed shall be placed 10' from the rear and 5' from the side line. Spoke with Chris Lee - permit issued based on this verbal information.


 P. Samuel Hoffses, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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 Fees: \$50.00 each**

******* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.**

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF DEED BOOK B740 PAGE 80 COUNTY Cumberland
 PLAN BOOK 17 PAGE 6 LOT 770 & 771

ADDRESS: 215 Maine Avenue, Portland, Maine

Job Number: 281-04

Inspection Date: 3-28-00

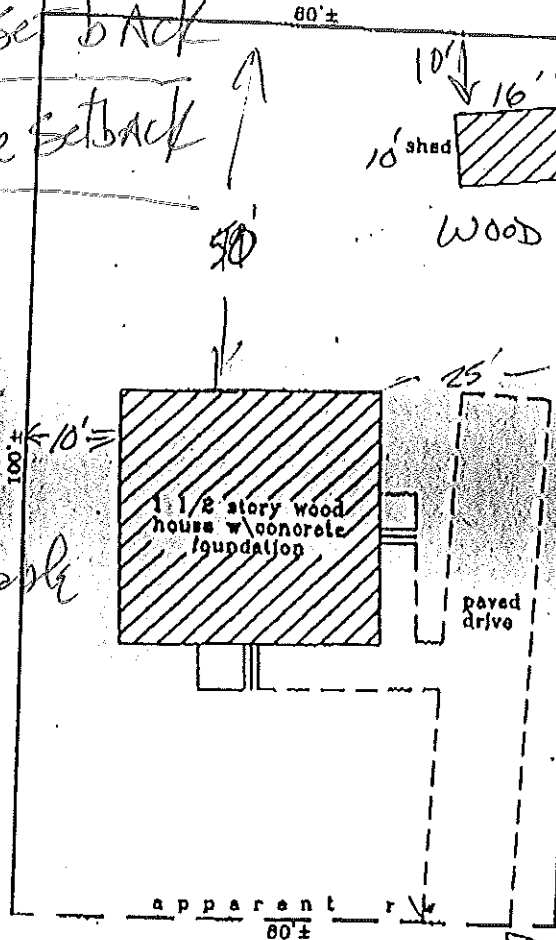
Scale: 1" = 20'

Owners: Rebecca Lee & Aaron Shawn MacDonald

[Note] 9/11/00 spoke with Chris Lee
 will move the shed so that there is a
 10' rear set back

Tele. Conv. 31 AUG. 2000 @ 2:50 PM

AND A 5' side setback



In original
 Foot print
 Scale is not accurate

Foundation on grade
 Floor Framing - 2x6
 Wall Framing - 2x4
 Rafters - 2x6 @ 16" o.c.

R-3 zone
 using section
 14-433 to
 reduce the allowable
 setbacks

Maine Avenue

[Signature]

I HEREBY CERTIFY TO: Guaranty Title Corp., Fleet Mortgage Corp., and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0002B:
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
 Professional Land Surveyors & Foresters
 80 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9781 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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.

NOTEIf 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: <u>215 Maine Ave. Portland, ME.</u>		
Tax Assessor's Chart, Block & Lot Number Chart# <u>406</u> Block# <u>C</u> Lot# <u>006</u>	Owner: <u>Christopher/Rebecca Lee</u>	Telephone#: <u>797-4228</u>
Owner's Address: <u>SAME</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 500.00</u> Fee: <u>\$30.00</u>
Proposed Project Description:(Please be as specific as possible) <u>10'x16' Shed / Replacing old Shed / Wood Structure</u>		
Contractor's Name, Address & Telephone <u>SAME</u>		Rec'd By: <u>Ganf</u>

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:

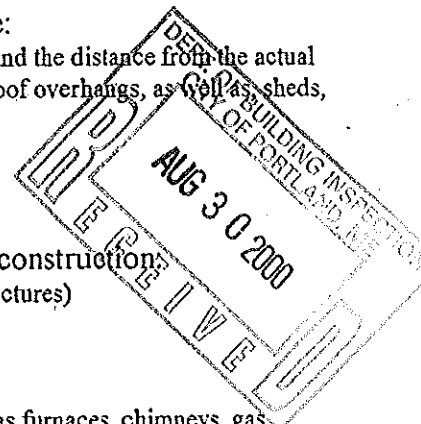
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>Christopher Lee</u>	Date: <u>8-30-00</u>
------------------------------------------------	----------------------

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



Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND
STOP WORK NOTICE

August 22, 2000

Chris Lee
215 Maine Ave
Portland, Maine 04103

RE: 215 Maine Ave
CBL: 406-C-006

Dear Mr. Lee,

An evaluation of the property at 215 Maine Ave on Aug. 21, 2000 revealed that the structure fails to comply with Section 107.1 of the 1999 Boca Building Code of the City of Portland.

Construction of a 16x20 Structure without a permit

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1999 BOCA). All construction activity must Stop immediately.

A building permit must be applied for and issued prior to release of this Stop Work Order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

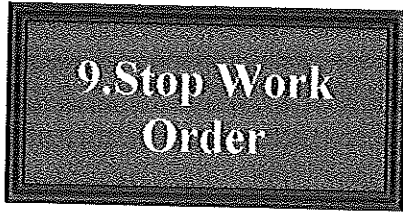
Sincerely,

Kevin Carroll,
Code Enforcement Officer

ka

Cc: Central File
David Caddell

797-4228 406-c-6/7
Chris Lee (~~Walter M. Quinn~~)



STOP WORK NOTICE

(DATE) 8/22/00

(OWNERS NAME) Chris Lee

(ADDRESS) 215 MAINE AVE.
(CITY, STATE, ZIP CODE) PORTLAND, ME.

406-c-6/7
RE: (Property Location C-B-L)
215 MAINE AVE

Certified Mail Receipt #

MR Lee
Dear (Name of Owner),

215 MAINE AV
8/21/00 @ 2PM

An evaluation of your property at (location) on (date & time) revealed that the structure fails to comply with Section 107.1 of the 1999 Code of the City of Portland.
BOCA

(Cite the specific circumstances and Sections of the Code violated)

Construction without a permit
of a 16'x20' structure without permit 1999
This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1996-BOCA). All construction activity must Stop immediately.

A Building Permit Must Be Applied for & Issued
(Cite the circumstances or action that will allow the construction to commence)
Prior to Release of this Stop Work Order

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

Kevin W. Carroll

Code Enforcement Officer

cc/Central File
David Caldwell