

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

Location of Construction: 36 Florence Street  
 Owner Address: 36 Florence Street 04103  
 Contractor Name: David Holmes  
 Past Use: Single Family

Owner: Scott Drown  
 Lessee/Buyer's Name:  
 Address: 457 Auburn St. Pct 14 04103  
 Proposed Use: Single Family

Phone: 773-3410  
 Business Name:  
 Phone: 797-9349

Permit No: 990393  
 Permit Issued: APR 30 1999  
 CITY OF PORTLAND  
 Zone: CBL: 136-B-006

PERMIT FEE: \$ 35.00  
 INSPECTION: Use Group 43 Type 53  
 Signature: [Signature]  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action: Approved  Approved with Conditions  Denied

COST OF WORK: \$ 3200  
 FIRE DEPT.  Approved  Denied

Signature: [Signature]  
 Date: 21 April 1999

Proposed Project Description:  
 add 8 x 14 deck to existing deck

Permit Taken By: SP  
 Date Applied For: 21 April 1999

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.

**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

**PERMIT ISSUED WITH REQUIREMENTS**

Signature of Applicant: \_\_\_\_\_  
 Date: 21 April 1999

Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Responsible Person in Charge of Work, Title: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO District: 3

**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**

*Wool 3*

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: 36 Florence

Tax Assessor's Chart, Block & Lot Number Chart# <u>136</u> Block# <u>B</u> Lot# <u>006</u>		Owner: <u>Scott Droum</u>	Telephone#: <u>773-3410</u>
Owner's Address: <u>36 Florence St. 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$3200</u> Fee: <u>\$35</u>
Proposed Project Description: (Please be as specific as possible) <u>Deck 8' x 19' added to existing deck. Insulate and sheetrock unfinished areas 1st floor 10' x 18' 2nd Fl. 10' x 18'</u>			
Contractor's Name, Address & Telephone <u>David Holmes 467 Auburn St Portland 04103 797-9349</u>		Rec'd By: <i>[Signature]</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

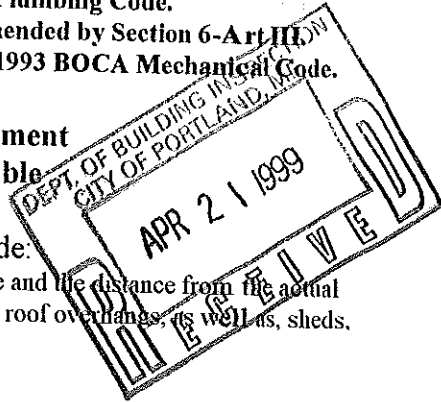
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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>David Holmes</u>	Date: <u>4/21/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Florange St

Driveway

Unfinished area

Existing deck 18'

Edge of new deck to property line 22'

8'  
25'

Florange

25' show - 20' - 25' show  
22' show - 8' - 22' show  
60' - 20' - 25' show  
25' show - 20' - 25' show  
22' show - 8' - 22' show  
60' - 20' - 25' show



Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

August 6, 1999

Richard & Patti Anderson  
97 Florida Ave  
Portland ME 04103

CBL: 406-G-013

Dear Mr & Mrs Anderson:

It was recently noted that your swimming pool was not installed in accordance with Section 421.0 of the 1996 BOCA Code as stipulated in your permit issued April 30, 1999.

The following is a list of violation(s) I recognized in reviewing your pool:

1. No ladder protection

I will be glad to meet with you on site to fully explain these requirements.

Please note the failure to contact this office within 10 days will result in legal action being taken.

Sincerely,

Jon Reed  
Code Enforcement Officer

/sap



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director*

June 8, 2006

TALBOT ROBIN V  
91 FLORIDA AVE  
PORTLAND, ME 04103

**CBL: 406 G015001**  
**Located at 91 FLORIDA AVE**

**Mail**

Dear TALBOT ROBIN V ,

Please be advised that the waste put out for Bulky Waste collection does not meet the attached criteria and cannot be collected.

All materials must be removed from the curbside and stored or disposed of in a lawful manner.

A re-inspection will occur on 6-19-06 at which time compliance with this order is expected.

Please avoid and monetary penalties or charges by removing the materials immediately.

If you have questions about solid waste disposal, please call 756-8189.

Sincerely,

Jeannie Bourke @ (207) 874-8715  
Code Enforcement Officer

COPY



# ELECTRICAL PERMIT

## City of Portland, Me.

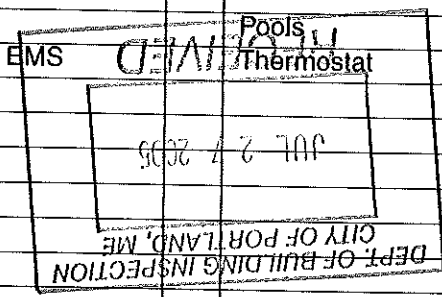


To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 7.27.05  
 Permit # 2005-4682  
 CBL# 406 F.32

LOCATION: 160 Marlborough Rd METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER \_\_\_\_\_  
 TENANT Gordan Thomsorn PHONE # 797-3193

				TOTAL EACH FEE				
OUTLETS	15	Receptacles		Switches	2	Smoke Detector	.20	3.40
FIXTURES		Incandescent		Fluorescent		Strips	.20	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
							2.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent					3.00	
		HVAC		EMS		Pools Thermostat	10.00	
		Signs					5.00	
		Alarms/res					10.00	
		Alarms/com					5.00	
		Heavy Duty(CRKT)					15.00	
		Circus/Carnv					2.00	
		Alterations					25.00	
		Fire Repairs					5.00	
		E Lights					15.00	
		E Generators					1.00	
PANELS		Service		Remote		Main	4.00	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL 45.00		
						MINIMUM FEE		35.00



CONTRACTORS NAME Al Brown MASTER LIC. # 1560014944  
 ADDRESS 523 S. 1st Rd N. Yarmouth, ME 04097 LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 318-6600  
 SIGNATURE OF CONTRACTOR [Signature] ck # 490  
 White Copy - Office • Yellow Copy - Applicant



**BUILDING PERMIT REPORT**

DATE: 23 APRIL 99 ADDRESS: 36 Florence ST. CBL: 136-B-006

REASON FOR PERMIT: To Construct 8'x14' deck

BUILDING OWNER: Scott Drouin

PERMIT APPLICANT: \_\_\_\_\_ / Contractor David Holmes

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*11, \*13, \*29, \*32, \*34, \*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 ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- \*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 damp proofing 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 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 3e4" 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)
- 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 1/4" 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (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)