

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

| | | | | | | | |
|---|--|--|--|---|--|---------------------------------|--|
| Location of Construction: ** 155 Ray St., Portland | | Owner: Safesh and Susan Carr | | Phone: 791-4379 | | Permit No: 000544 | |
| Owner Address: 155 Ray St., Portland, ME | | Lessee/Buyer's Name: N/A | | Phone: N/A | | Business Name: N/A | |
| Contractor Name: AAA | | Address: N/A | | Phone: N/A | | Permit Issued: MAY 29, 2000 | |
| Past Use: | | Proposed Use: | | COST OF WORK: \$ 2,000 | | PERMIT FEE: \$ 36.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| | | | | Signature: | | Signature: 7 | |
| Proposed Project Description: 2' x 19' addition | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | Signature: | | Date: | |
| Permit Taken By: Kathy | | Date Applied For: MAY 23, 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.

Zone: CBL: 407-A-003

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

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: May 23, 2000 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS

10/2/03

**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: 155 RAY Street Port Maine

| | | | |
|--|--|--|----------------|
| Tax Assessor's Chart, Block & Lot Number | Chart# <u>4107</u> Block# <u>A</u> Lot# <u>003</u> | Owner: <u>Keith & Susan Gurney</u> | Telephone#: |
| Owner's Address: | <u>155 Ray Street Port Harb</u> | Lessee/Buyer's Name (If Applicable) | |
| Proposed Project Description (Please be as specific as possible) | <u>2x19' ADDITION</u> | | |
| Contractor's Name, Address & Telephone | <u>SHA</u> | Cost Of Work: | Fee: |
| | | <u>\$ 2000</u> | <u>\$ 3000</u> |

Read 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)

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 pergolas, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

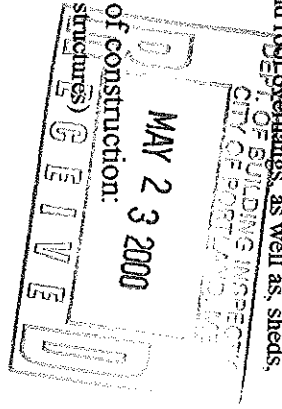
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- 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.

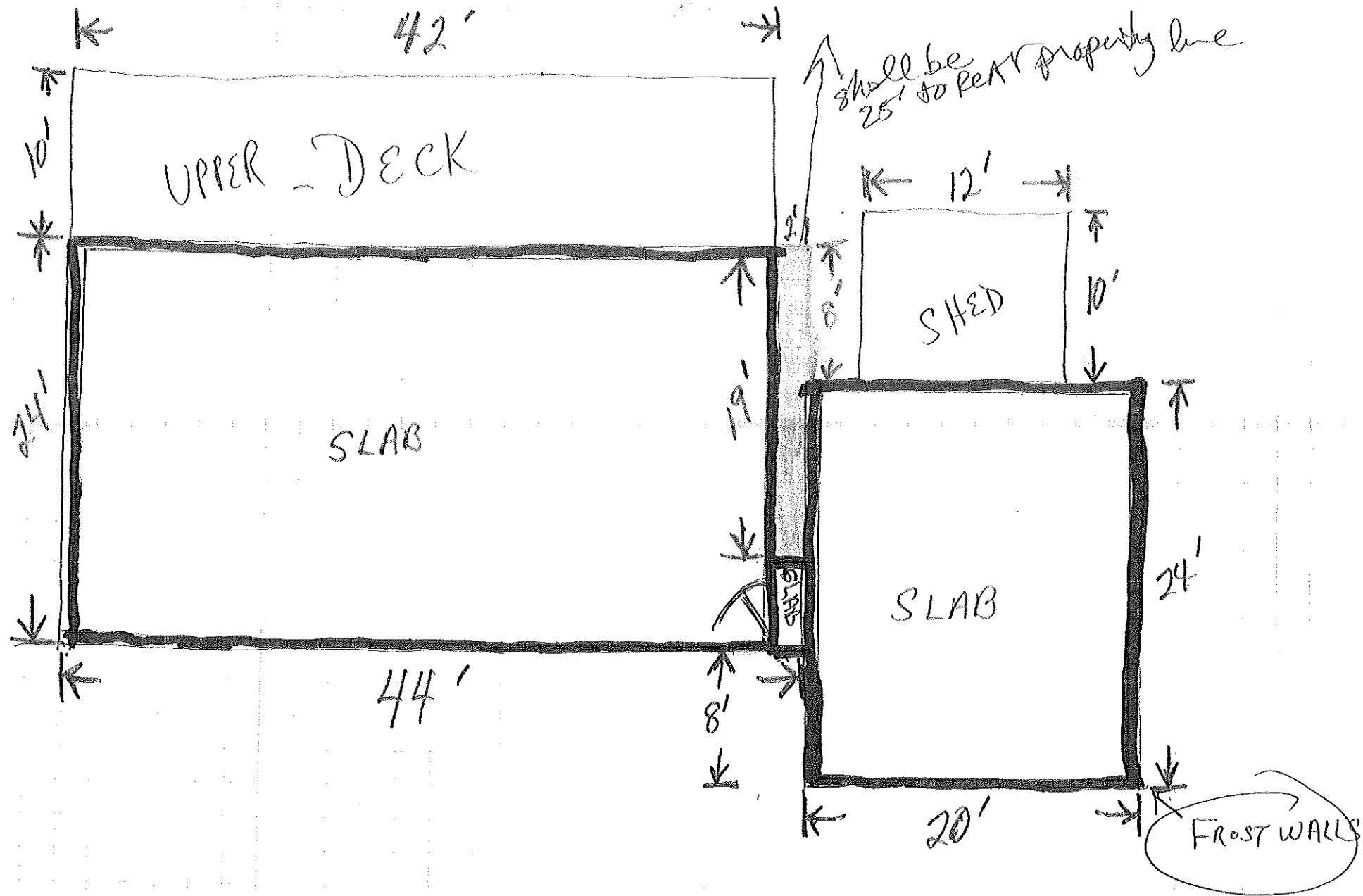
Certification

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: Keith & Gurney Date: 5/23/00

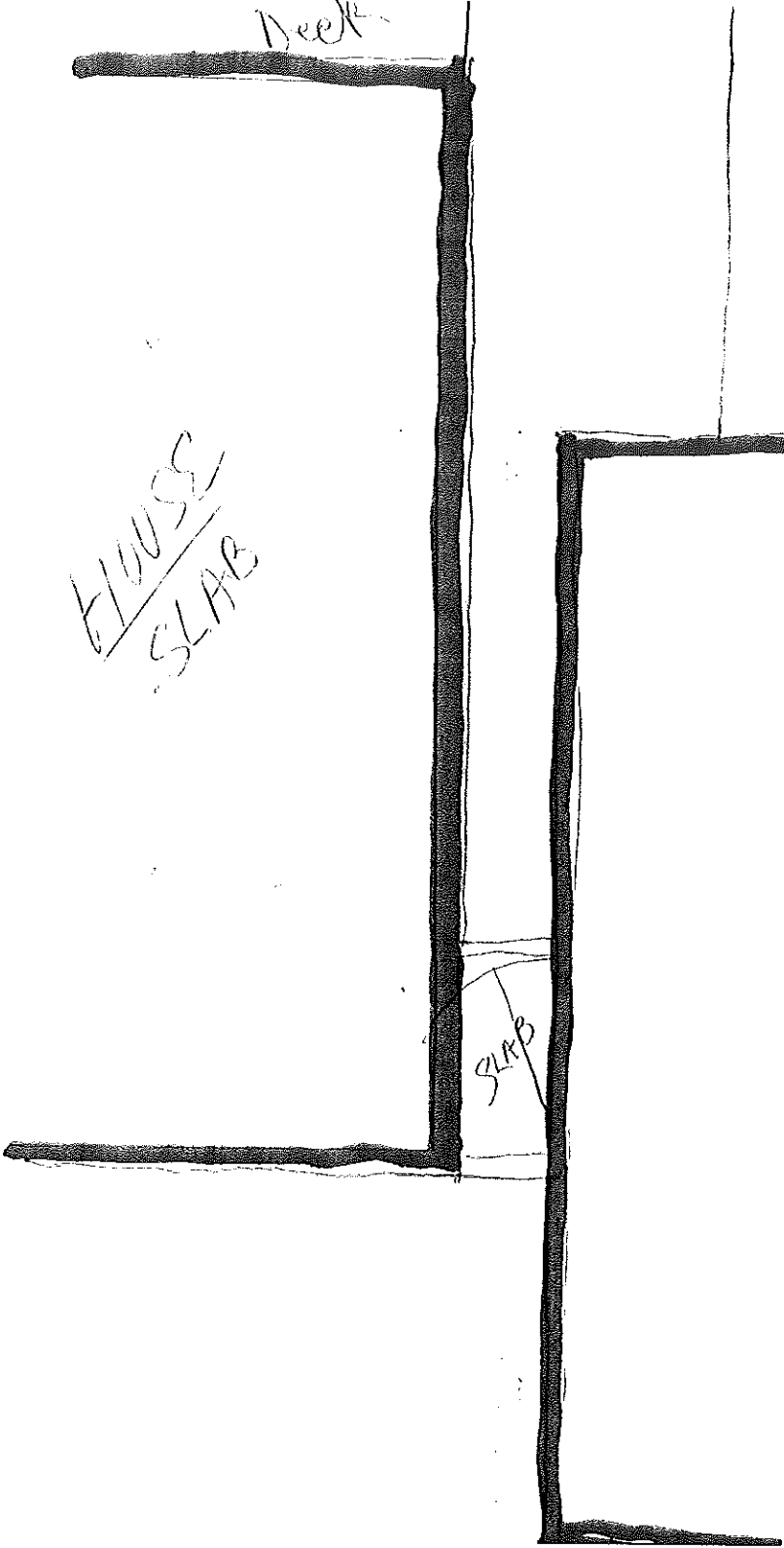
Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.





● = ADDITION 19' x 2'

● = FROST WALLS



DECK

SHED

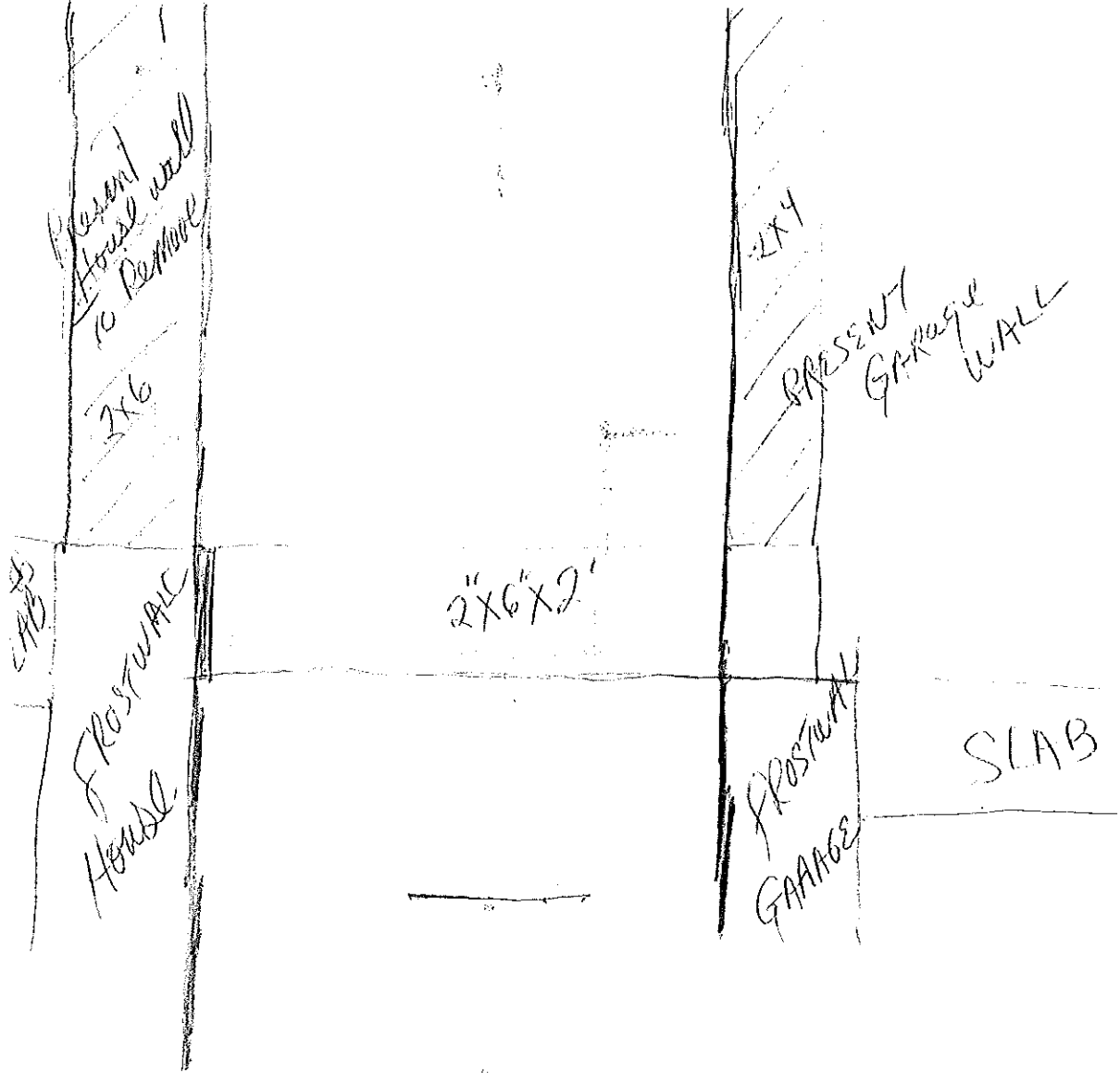
HOUSE
SLAB

GARAGE
SLAB

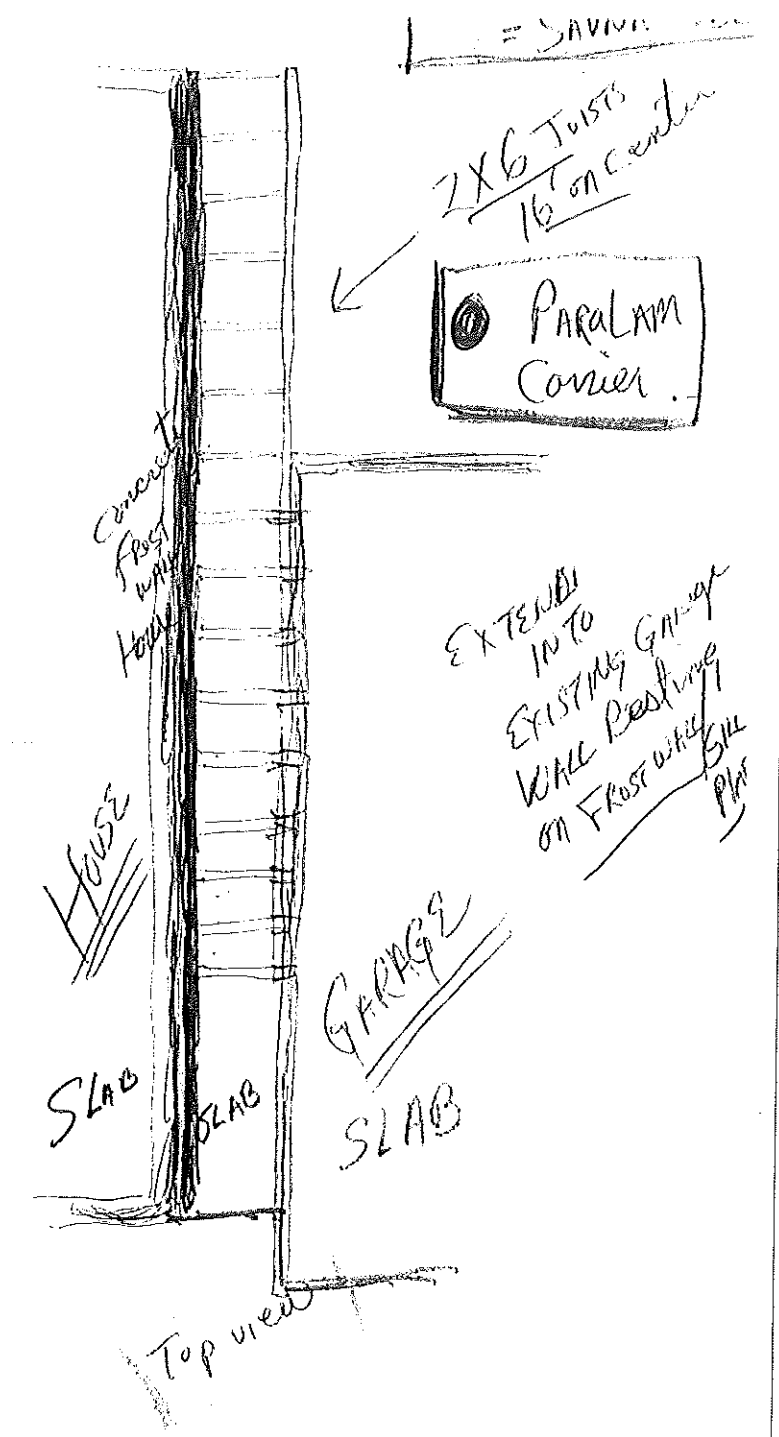
SLAB

BASE of ADDITION

ADDITION 19' x 2'



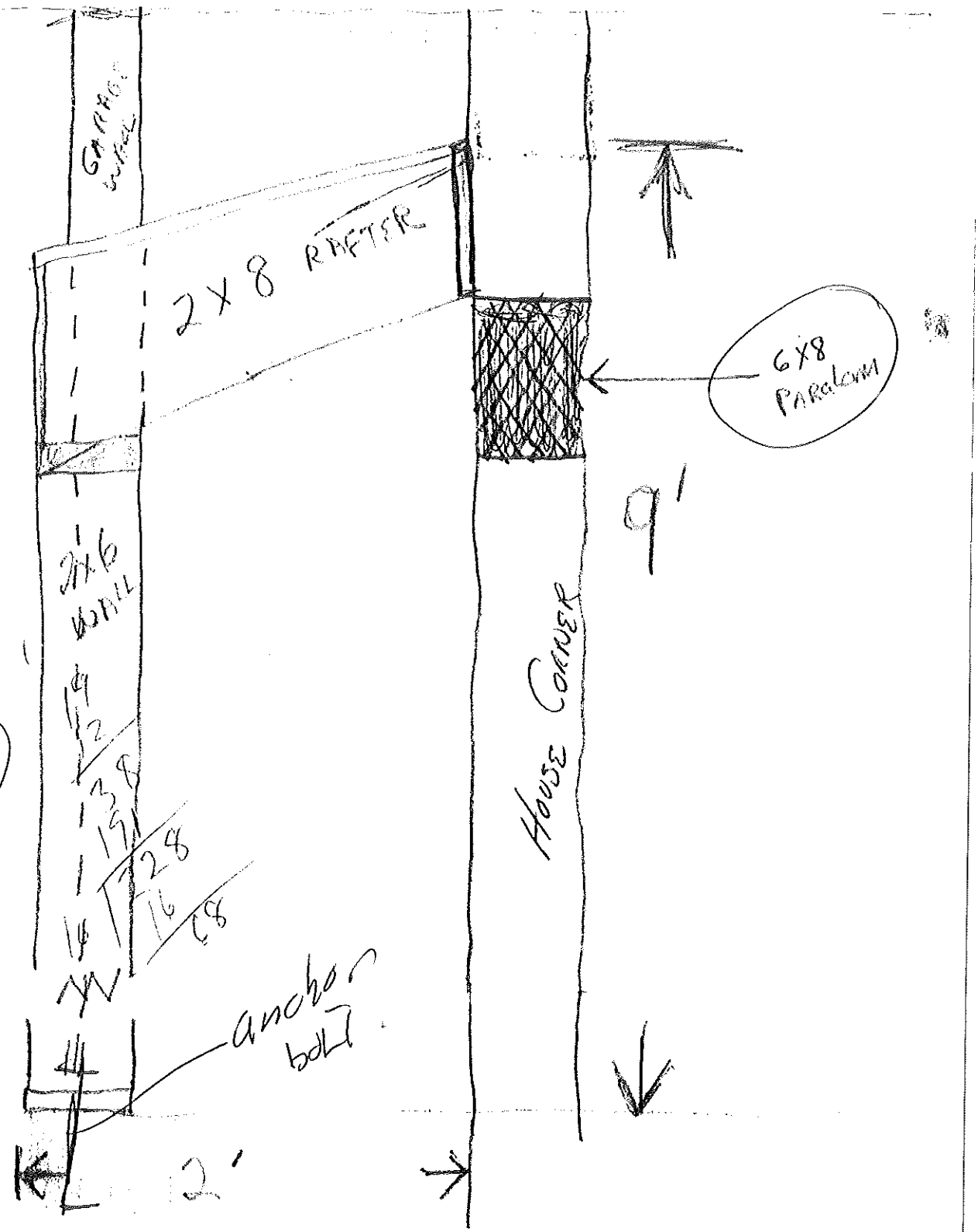
Side view




= SAVIN

14 | 19.5
— | —
50

= SAUNA TUBE
8" 10"



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 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 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 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. *shall have 25' to rear property line. If not, just contact your code officer and do not stand for a medal to apply for.*
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. *you will apply for.*
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).


 D. Schumuckal, Building Inspector
 CC: ~~Mr. McDougall~~, PFD
 Marge Schumuckal, Zoning Administrator

PSH 1/26/00

**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 114.0 OF THE BUILDINGCODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

BUILDING PERMIT REPORT

DATE: 23 May 2008 ADDRESS: 155 Ray St. CBI: 147-A-053

REASON FOR PERMIT: 2' x 19' addition

BUILDING OWNER: The Furrey

PERMIT APPLICANT: _____ / CONTRACTOR S B Q

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 2000 PERMIT FEES: 200

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

#31 *32 *34 This permit is being issued with the understanding that the following conditions are met: *1 *2 *8 *22 *29

- *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 ~~Professional Registered Civil Engineer~~ 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. Precast concrete 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/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". 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)
- 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)

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. ns911501

Property Description: **24 Rabbit Run (Lot#23 Maplewoods)** City: **Portland** State: **ME** Zip Code: **04102**
 Property Address: **24 Rabbit Run (Lot#23 Maplewoods)** Assessor's Parcel No.: **Book:15129 Page:134 / SMSA: 6400 / Summary Appraisal Report** County: **Cumberland**
 Tax Year: **99/00** RE Taxes \$ **Est.** Special Assessments \$ **None**
 Borrower: **John O'Brien/Paul MacDowell** Current Owner: **Hildreth & White** Occupant: Owner Tenant Vacant

Neighborhood or Project Name: **Maplewoods** Map Reference: **Map:196 Lot:G/13** Census Tract: **23/005/18**
 Sale Price: **\$ 213,536** Date of Sale: **Pending** Description and \$ amount of loan charges/concessions to be paid by seller: **None noted**
 Lender/Client: **Allied Mortgage Capital Corp.** Address: **75 Atlantic Place, South Portland, Me 04106**
 Appraiser: **Noel M. Sanders RA#1392** Address: **P.O. Box 6370, Scarborough, ME, 04070-6370**

| | | | | | | | |
|-----------------|--|--|--------------------------------------|---|--|--------------------|--|
| Location | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Predominant occupancy | <input type="checkbox"/> Single family housing | Present land use % | Land use change |
| Built up | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> 25-75% | <input type="checkbox"/> Under 25% | <input checked="" type="checkbox"/> Owner | PRICE \$ (000) | One family | <input checked="" type="checkbox"/> Not likely |
| Growth rate | <input type="checkbox"/> Rapid | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Slow | <input type="checkbox"/> Tenant | 175 | 2-4 family | <input type="checkbox"/> In process |
| Property values | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Vacant (0-5%) | 300 | Multi-family | To: _____ |
| Demand/supply | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In balance | <input type="checkbox"/> Over supply | <input type="checkbox"/> Vacant (over 5%) | Predominant | Commercial | 5% |
| Marketing time | <input type="checkbox"/> Under 3 mos. | <input checked="" type="checkbox"/> 3-6 mos. | <input type="checkbox"/> Over 6 mos. | | 225 | Vacant | |

Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: See Attached Addendum.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): See Attached Addendum.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): See Attached Addendum.

Project Information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? YES NO
 Approximate total number of units in the subject project: **N/A** Approximate total number of units for sale in the subject project: **N/A**
 Describe common elements and recreational facilities: **N/A**

Dimensions: **See Legal** Topography: **Mostly level**
 Site area: **20 acres per assessor** Corner Lot: Yes No
 Specific zoning classification and description: **Residential 3** Shape: **Typical for area**
 Zoning compliance: Legal Legal nonconforming (Grandfathered use) Illegal No zoning
 Highest & best use as improved: Present use Other use (explain) _____
 Utilities: Public Off-site Improvements Street Public Private
 Electricity: None Granite Asphalt Asphalt
 Gas: None Granite Asphalt Asphalt
 Water: None Granite Asphalt Asphalt
 Sanitary sewer: None Granite Asphalt Asphalt
 Storm sewer: None Granite Asphalt Asphalt

Comments (apparent adverse easements, encroachments, special assessments, side areas, illegal or legal nonconforming zoning, use, etc.): The minimum lot size requirement is 6,500 square feet with 50' of road frontage. No adverse easements, encroachments, or conditions, were noted.

| GENERAL DESCRIPTION | EXTERIOR DESCRIPTION | FOUNDATION | BASEMENT | INSULATION |
|------------------------------------|--------------------------------------|----------------------------------|-------------------------------|--------------------------|
| No. of Units: One | Foundation: Concrete | Slab: No | Area Sq. Ft.: 905 | Roof: R-38* |
| No. of Stories: 2 | Exterior Walls: Wd. Clpbd | Crawl Space: No | % Finished: 0% | Ceiling: R-19* |
| Type (Det./Att.): Detached | Roof Surface: Asph. Sh. | Basement: Full | Ceiling: Wd Joists | Walls: X |
| Design (Style): Colonial | Gutters & Dwnsprts.: Adeq. OH | Sump Pump: No | Walls: Concrete | Floor: X |
| Existing/Proposed: UndrCons | Window Type: Wd. Dblng | Dampness: None expect. | Floor: Concrete | None: X |
| Age (Yrs.): New | StormScreens: Therm/Yes | Settlement: None expect. | Outside Entry: Walk Up | Unknown: X |
| Effective Age (Yrs.): New | Manufactured House: No | Infestation: None expect. | to garage: _____ | *Per specs |
| ROOMS | Foyer: Living | Family Rm.: _____ | Laundry: _____ | Other: _____ |
| Basement: _____ | Dining: _____ | Rec. Rm.: _____ | Bedrooms: _____ | Area Sq. Ft.: 905 |
| Level 1: I | Kitchen: _____ | Den: _____ | # Baths: 3 | Area Sq. Ft.: 905 |
| Level 2: _____ | Level 1: I | Level 1: I | Level 1: I | Area Sq. Ft.: 884 |
| Level 2: _____ | Level 2: _____ | Level 2: _____ | Level 2: _____ | Area Sq. Ft.: 0 |

Finished area above grade contains: **7** Rooms: **3** Bedroom(s): **2.5** Bath(s): **1,789** Square Feet of Gross Living Area
 INTERIOR: Materials/Condition: **HW/Cpt/Tile/Gd** HEATING: **FHW** KITCHEN EQUIP.: Refrigerator Range/Oven Dishwasher Microwave Washer/Dryer
 Floors: **Drywall/Good** Type: **Oil** Fuel: **Oil** Disposal: **Drop Stair** Fireplaces(s) #2: AMENITIES: Garage Attached Detached Built-in Carport
 Walls: **Wood/Good** Condition: **Good** COOLING: **None** Central: **None** Other: **None** Floor: **Heated** Pool: _____
 Bath Floor: **Tile/Good** COOLING: **None** Central: **None** Other: **None** Floor: **Heated** Pool: _____
 Bath Wainscot: **Fiberglass/Good** COOLING: **None** Central: **None** Other: **None** Floor: **Heated** Pool: _____
 Doors: **6 Pnl. Msnv/Gd** Condition: **N/A** Washer/Dryer: _____ Finished: _____

Additional features (special energy efficient items, etc.): ***No allowance has been made in the contract for the purchase of appliances. There will be a gas fireplace on the first floor, a gas fireplace in the master bedroom, and a whirlpool tub in the master bath.**
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: **See Attached Addendum.**
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **See Limiting Conditions.**

Borrower: John O'Brien/Paul MacDowell
Property Address: 24 Rabbit Run (Lot#23 Maplewoods)
City: Portland
Lender: Allied Mortgage Capital Corp.

File No.: ns003212
Case No.:
State: ME
Zip: 04102

