

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

Location of Construction: **04103** Owner: **Mark Rogers and Karen Lucas** Phone: **797-8864**  
 \*\*\* 95 Maine Avenue  
 Owner Address: **SAA** Lessee/Buyer's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Business Name: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner  
 Past Use: **1-Family**

**PERMIT FEE:** \$ **400.00**  
**COST OF WORK:** \$ **4,000**  
**FIRE DEPT.**  Approved  Denied  
**INSPECTION:** Use Group: **4** Type: **5B**  
 Signature: *[Signature]* Signature: *[Signature]*

**Proposed Project Description:**  
 Raise existing garage structure in order to pour concrete floor and construct 16'x24' addition.  
**Action:**  Approved  Approved with Conditions  Denied  
**Signature:** \_\_\_\_\_ **Date:** **8-31-99**  
**PERMITS APPLIED FOR:** \_\_\_\_\_

- 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..

**\*\*\* Send To: Mark Rogers and Karen Lucas  
 95 Maine Ave.  
 Portland, Maine 04103**

**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** \_\_\_\_\_ **DATE:** **8-31-99**  
**ADDRESS:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_  
**RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

Permit No: **990993**  
**PERMIT ISSUED**  
**SEP 13 1999**  
**CITY OF PORTLAND**  
 Zone: **CBL: 407-0-035 C-3**  
 Zoning Approval: \_\_\_\_\_  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor

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

BUILDING PERMIT REPORT

DATE: 1 Sept. 99 ADDRESS: 95 MAINE ST. CBL: 407-H-035

REASON FOR PERMIT: 16'x24' addition and place Floor.

BUILDING OWNER: Roger & Lucas

PERMIT APPLICANT: \_\_\_\_\_ /Contractor owner

USE GROUP U CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 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, \*4, \*27, \*29, \*32, \*33, \*35  
Approved with the following conditions: \_\_\_\_\_

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals 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. 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 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 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

**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: <b>95 MAINE AVE.</b>		<b>04103</b>
Tax Assessor's Chart, Block & Lot Number Chart# <b>407</b> Block# <b>H</b> Lot# <b>35:36</b>	Owner: * <b>MARK ROGERS &amp; KAREN LUCAS</b>	Telephone#: <b>797-8864</b>
Owner's Address: * <b>95 MAINE AVE. PORTLAND, ME 04103</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$4000.-</b> Fee <b>\$48.-</b>
Proposed Project Description: (Please be as specific as possible) <b>RAISE EXISTING GARAGE STRUCTURE IN ORDER TO POUR CONCRETE FLOOR AND CONSTRUCT 16'X24' ADDITION.</b>		
Contractor's Name, Address & Telephone <b>OWNER</b>		Rec'd By: <b>UB</b>

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

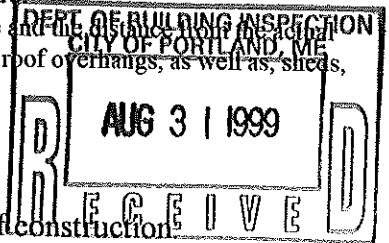
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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 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: <i>[Signature]</i>	Date: <b>8/31/99</b>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.


# WARRANTY DEED

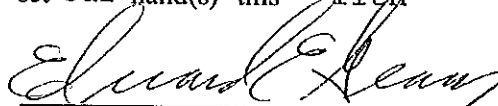
**Know All Men By These Presents That** We, Edward E. Geary and Anita L. Geary  
of 95 Maine Avenue, Portland,  
County of Cumberland and State of Maine,

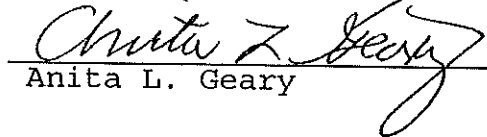
for consideration paid, grant to Mark E. Rogers and Karen F. Lucas  
of RR1 Box 450, Belgrade,  
County of Kennebec and State of Maine  
as Joint Tenants  
with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

**In Witness Whereof,** we have hereunto set our hand(s) this 11th day of  
August, 1999.

  
Witness

  
Edward E. Geary

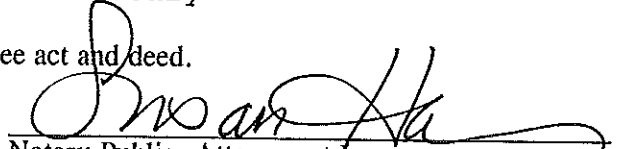
  
Anita L. Geary

State of Maine  
County of Cumberland

ss.

On this 11th day of August, 1999, personally appeared before me the  
above named Edward E. Geary and Anita L. Geary

and acknowledged the foregoing to be his/her/their free act and deed.

  
Notary Public, Attorney at Law  
Susan Harrison

Return to: NORTHEAST LAND TITLE  
4 Canal Plaza  
Portland, ME 04101

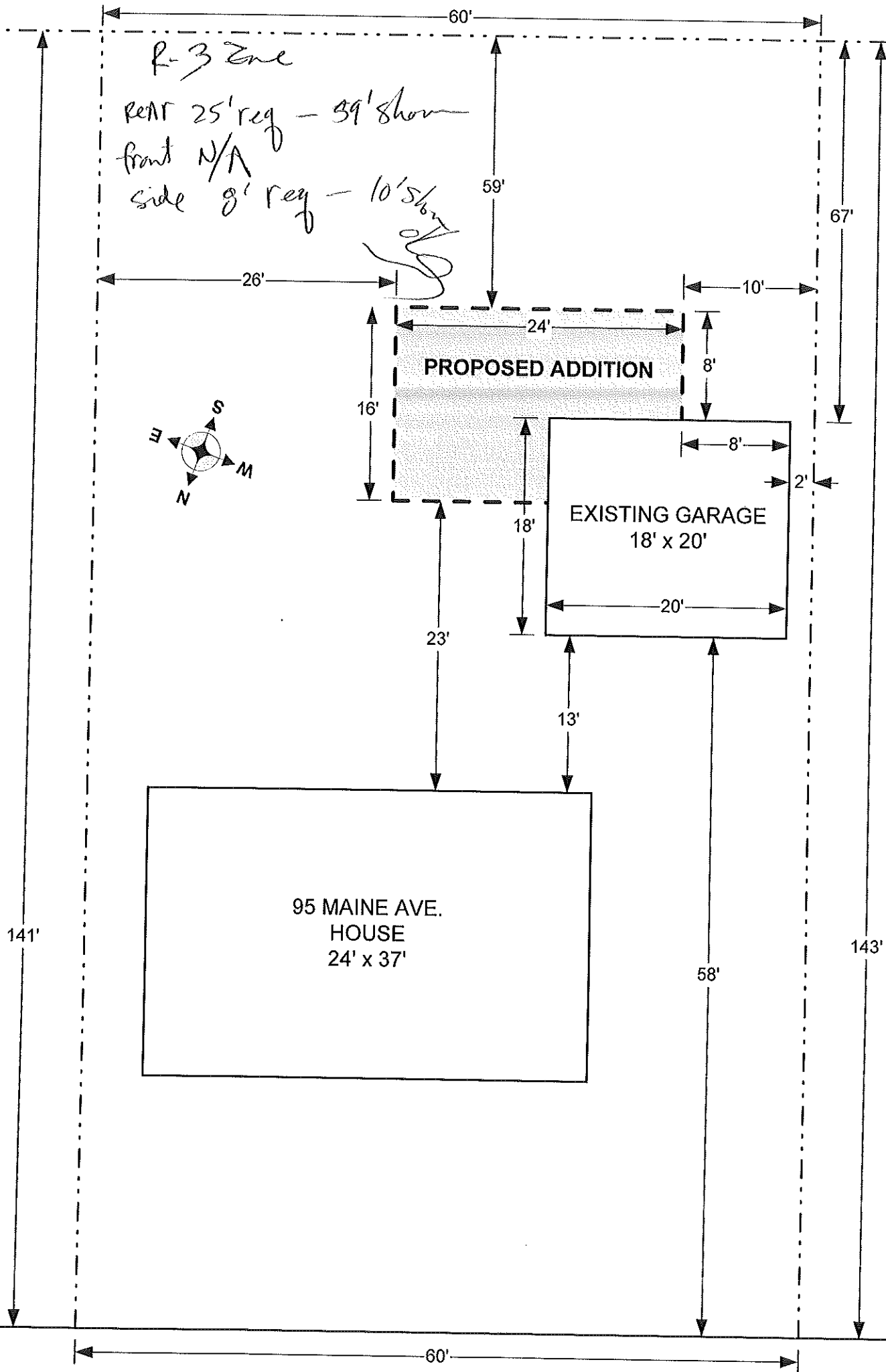
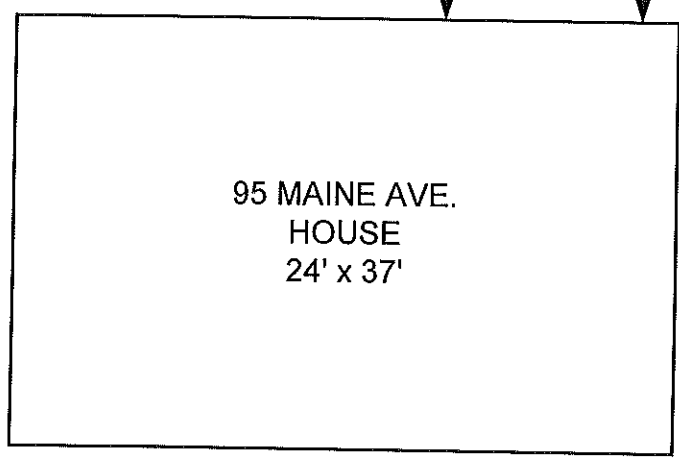
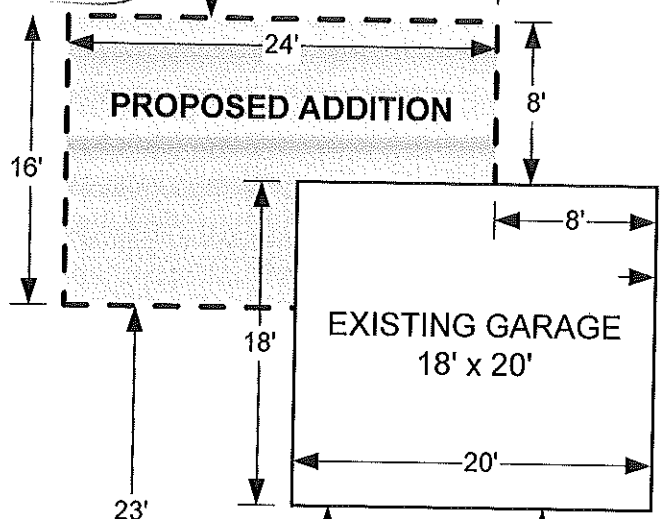
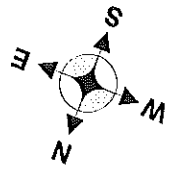
**Exhibit A - Deed**

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Maine Avenue in the City of Portland, County of Cumberland and State of Maine, being Lots No. 212, and No. 213 as shown on plan of The Pines, Sec. A, made by Percy H. Richardson, C.E., dated April 1925 and recorded in the Cumberland County Registry of Deeds in Plan Book 16, Page 29, to which plan reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Elizabeth J. Paige, Gwendolyn L. Jackiewicz and Marjorie R. Colpitts dated November 30, 1971 to Edward E. Geary and Anita L. Geary and recorded in the Cumberland County Registry of Deeds in Book 3202, Page 865.

R-3 Zone  
REAR 25' req - 39' shown  
front N/A  
side 8' req - 10' 5/8' shown

*[Handwritten signature]*



COMMENTS

11/9/99 - Plu Con by Plum Warner -

11/8/99 - checked Setbacks, ok. to pour Spr

11/2/99 - Checked blocked wall - need more anchor bolts -

Rear wall of addition + rear wall of garage - discussed w/ Mark

Rogers 11/15/99. TM

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____