

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

Location of Construction: 31 Dewar's St	Owner: Joe Dewar	Phone:	Permit No: 000827
Owner Address: 31 Dewar's St	Lessee/Buyer's Name:	Phone:	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Permit Issued: ISSUED AUG - 7 2000 </div>
Contractor Name: Nick Pelletier	Address: 21 Hickory Lane	Phone:	
Past Use: Single Family	Proposed Use: Single Family	COST OF WORK: \$ 5,500.00	PERMIT FEE: \$ 66.00
Proposed Project Description: 8' x 12' Entry Way		FIRE DEPT.: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A3 Type 5B BOC 894 Signature: [Signature]
		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action: Approved with Conditions: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Action: Approved with Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Permit Taken By: Cayle	Date Applied For: August 4, 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.

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:** August 4, 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

*** Call Nick Pelletier @ 831-1402
PERMIT ISSUED WITH REQUIREMENTS

- 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

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BUILDING PERMIT REPORT

DATE: 6 August 2000 ADDRESS: 31 Demerest St. CBL: 410-E-021

REASON FOR PERMIT: To Construct a 8'x12' Entry Way

BUILDING OWNER: Joe Brunni

PERMIT APPLICANT: CONTRACTOR Nick Pelletier

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 6,500.00 PERMIT FEES: 66.00

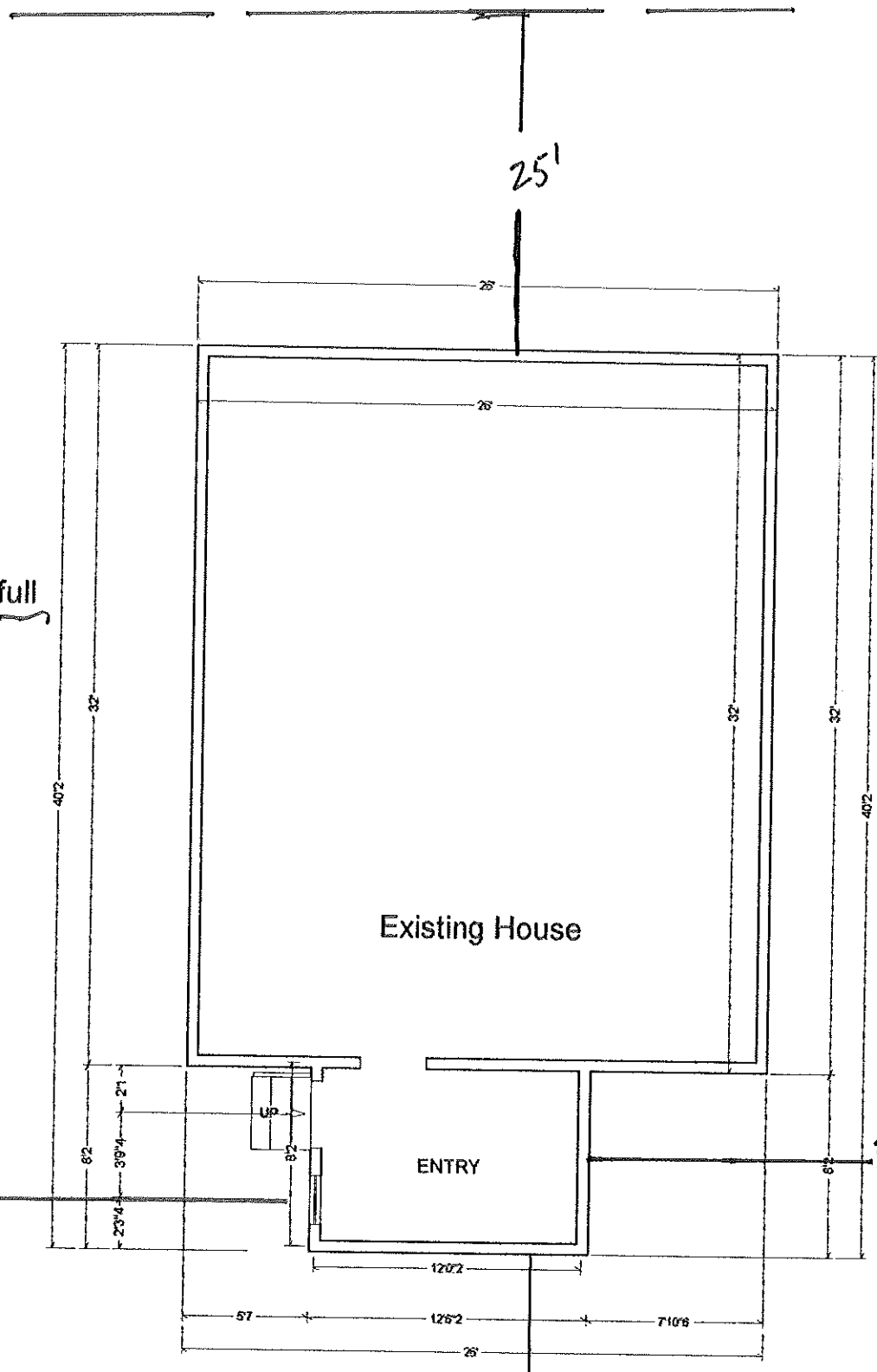
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2 *3 *4 *5
*11, *13, *22, *29, *32, *33, *34,

- 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 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, R, 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 inches (914 mm) and not more than 42 inches (1067 mm). 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 (508)mm, 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 closure's. (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)

8/14



#31 Demerest St

- Proposed entry will sit on a full foundation.

DEMAREST ST
Front

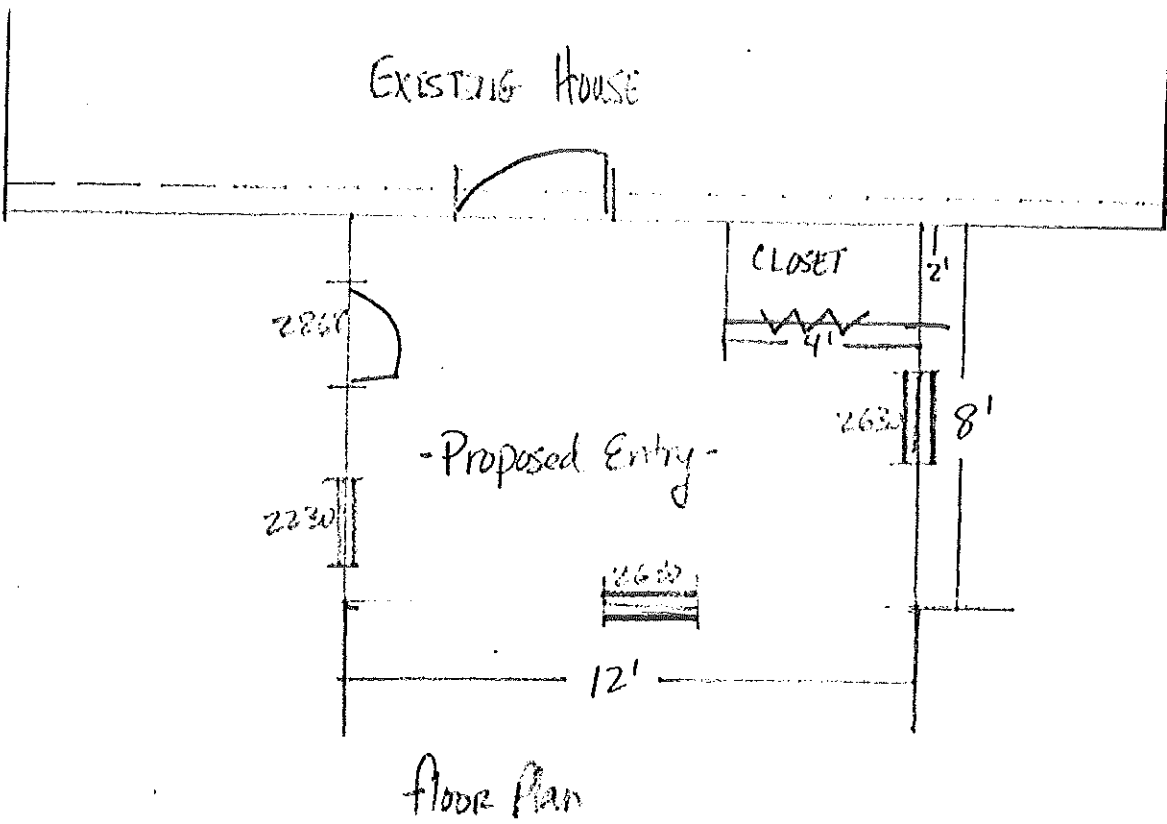
65'6"

side yard 14'5"

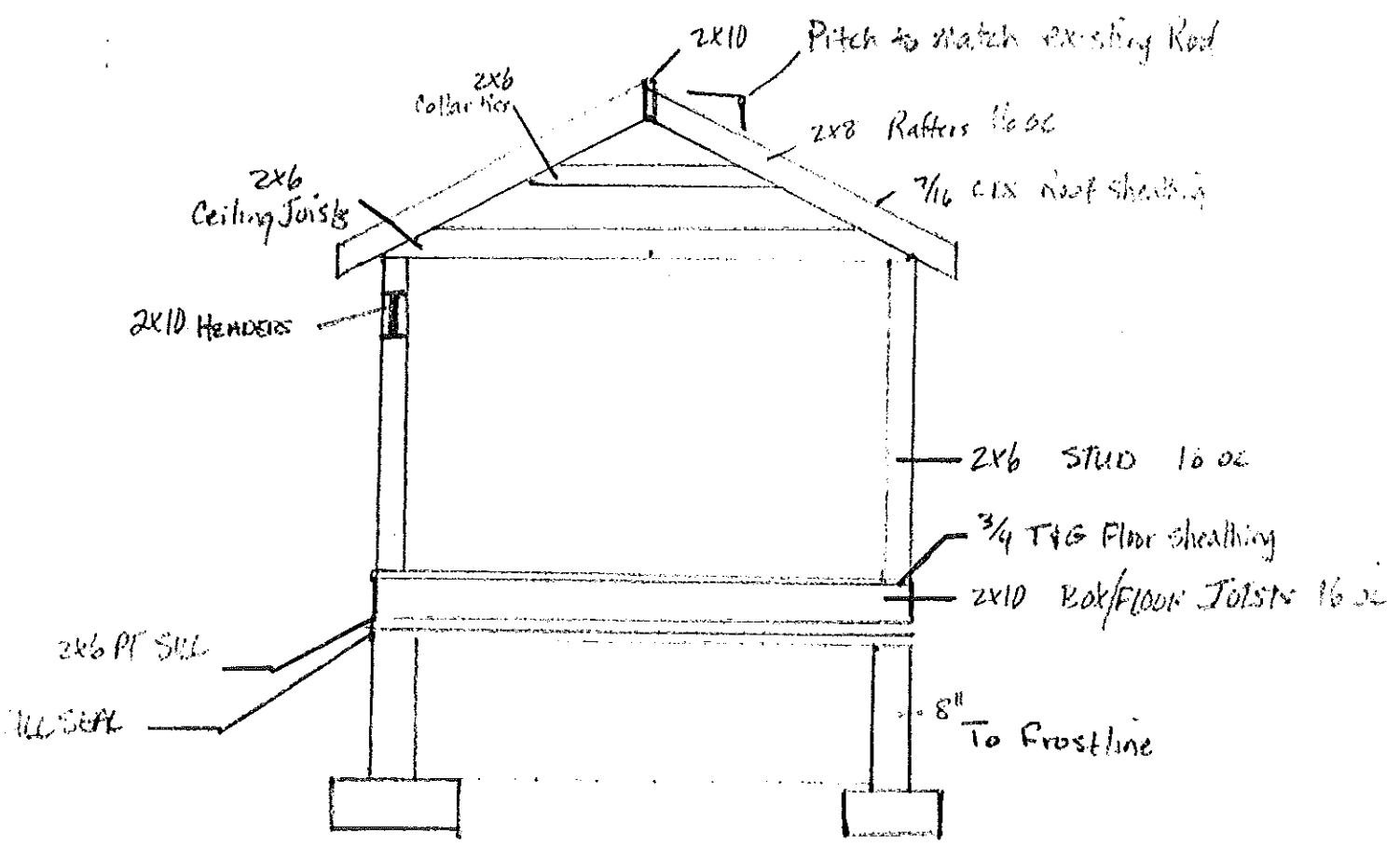
(R-3)

Front - 25' req - 65'6" shown
 REAR - 25' req - 30' shown
 Side - 8' req - 14'5" shown

8' x 12' 96"
 See 14.125 only 50' Allowed
 with a max. 5' projection



CROSS & foundation



* Common Roof Rafters, No. 1 Pine, Valleys.

original

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, RAYMOND C. OLSON, and MARY JANE OLSON, being married, both of Portland, County of Cumberland and State of Maine, for consideration paid, grant to Joseph J. Bruni, Sr., of Portland, County of Cumberland and State of Maine, whose mailing address is 64 Marlborough Street, Portland, Maine, with warranty covenants, the land in City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

SEE EXHIBIT A ANNEXED HERETO AND MADE A PART HEREOF

WITNESS our hands and seals this 1st day of September, 1999.

Signed, sealed and delivered
In the presence of:

Witness

Raymond C Olson
Raymond C. Olson

Maureen Stone
Witness

Mary Jane Olson
Mary Jane Olson

STATE OF MAINE
CUMBERLAND, SS.

September 1, 1999

Then personally appeared the above-named Raymond C. Olson and Mary Jane Olson and acknowledged the fore-going instrument to be their free acts and deeds.

Before me,
John E. Geary
John E. Geary, Attorney at Law