

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 031242  
MAY 26 2005

Please Read Application And Notes, If Any, Attached

This is to certify that Murray Cathleen /Great East Builders

has permission to Change of Use, from 2 units to 3 units.

AT 91 Beckett St

003 GO14001

CITY (IF PORTLAND)

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1242	Issue Date: <b>PERMIT ISSUED</b> MAY 12 2005	CDL: 003 G014001
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<b>Location of Construction:</b> 91 Beckett St	<b>Owner Name:</b> Murray Cathleen Z	<b>Owner Address:</b> 91 Beckett St	<b>Phone:</b> 207-772-1572
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Great East Builders	<b>Contractor Address:</b> Box 47 Waterbury	<b>Phone:</b> 207-2476011
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	<b>Zone:</b> R6

<b>Past Use:</b>	<b>Proposed Use:</b>	<b>Permit Fee:</b>	<b>Cost of Work:</b>	<b>CEO District:</b>
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<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group <b>R2</b> Type <b>SO</b> 5/12/05 Signature: <i>[Signature]</i>
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**Proposed Project Description:**  
Change of Use; from 2 units to 3 units. *making larger domes*

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 10/10/2003	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>exemption forms filed</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>10/10/03</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>[Signature]</i></p> <p>Date: _____</p>
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**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 03-1242	<b>Date Applied For:</b> 10/10/2003	<b>CBL:</b> 003 G014001
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<b>Location of Construction:</b> 91 Beckett St	<b>Owner Name:</b> Murray Cathleen Z	<b>Owner Address:</b> 91 Beckett St	<b>Phone:</b> 207-772-1572
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Great East Builders	<b>Contractor Address:</b> Box 47 Waterboro	<b>Phone:</b> (207) 247-6011
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers	<b>Proposed Project Description:</b> Change of Use; from 2 units to 3 units. New unit on the third floor - expanding dormers
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/10/2003

**Note:** 12/8/03 I talked to owner - I am waiting for site plan exemption (I made out for the applicant) and new plot **Ok to Issue:**   
plan showing the available parking spaces (4 spots available per owner).

12/9/03 I received the revised site plan showing 4 parking spaces (3.5 spcs req.)

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. There is no longer a third floor deck shown as part of the renovations.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted on 12/9/03. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 05/24/2005

**Note:** **Ok to Issue:**

- 1) Each Sleeping Room Must have at least One Egress Window in the new unit.
- 2) Field inspections revealed that this was existing living space prior to construction, thus NOT constituting a NEW third floor.
- 3) The Fire separation assembly between the second and third floors has been presented with NO penetrations, due to the use of intumescent paint and existing plaster, the integrity of this assembly is important

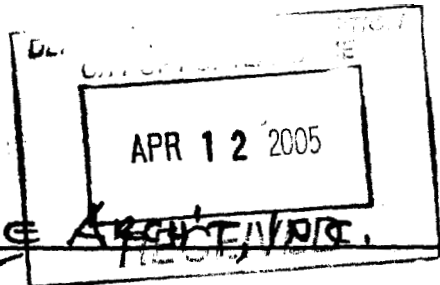
**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 12/10/2003

**Note:** **Ok to Issue:**

**Comments:**

12/18/2003-mjn: Need stamped plans (\$90,000cost) have questions about the verticle expansion if the new area constitutes an additional floor it may be prohibitted for type 5B construction. Left voicemail with Owner.

4/25/2005-mjn: Met with the Design Professional, Discussed Fire separaion assemblies...NEED them



FROM DESIGNER: JOHN H. LEASURE ARCHT/ENR.  
 DATE: APRIL 6, 2005  
 Job Name: C THLEEN MURRAY APARTMENTS  
 Address of Construction: 91 LUCKET ST, PORTLAND, ME.

2003 International Building Code

Construction project was designed according to the building code criteria listed below:  
 Building Code and Year IBC-2003 Use Group Classification(s) R2

Type of Construction ~~5-B~~ 5-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No.

Is the Structure mixed use? No. if yes, separated or non separated (see Section 302.3)  
 Supervisory alarm system? No. Geotechnical/Soils report required? (See Section 1802.2) N.A.

<b>DESIGN STRUCTURAL CALCULATIONS</b>		<u>NA</u>	Live load reduction (1803.1.1, 1807.8, 1607.10)
<u>YES</u>	Submitted for all structural members (108.1, 108.1.1)	<u>42 PSF</u>	Roof live loads (1803.f.2, 1607.11)
<b>DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)</b>		<u>60 PSF</u>	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.11, 1807)		<u>42 PSF</u>	Ground snow load, $P_g$ (1608.2)
Floor Area Use	Loads Shown	<u>1.0</u>	If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)
<u>RESIDENTIAL</u>	<u>40 PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1608.3.1)
<u>EGRESS STAIR (MSW)</u>	<u>100 PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, $I_s$ (Table 1604.5)
_____	_____	<u>1.0</u>	Roof thermal factor, $C_t$ (Table 1608.3.2)
_____	_____	<u>42 PSF</u>	Sloped roof snowload, $P_s$ (1608.4)
Wind loads (1803.1.4, 1608)		<u>B</u>	Seismic design category (1616.3)
<u>1609.6</u>	Design option utilized (1609.1.1, 1609.6)	<u>K</u>	Basic seismic force-resisting system (Table 1617.8.2)
<u>100 MPH</u>	Basic wind speed (1609.3)	<u>6.5/4.0</u>	Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.8.2)
<u>1.0</u>	Building category and wind importance factor, $I_w$ (Table 1604.5, 1609.5)	<u>1617.5</u>	Analysis procedure (1616.8, 1617.5)
<u>B</u>	Wind exposure category (1609.4)	<u>0.052 W</u>	Design base shear (1617.4, 1617.5.1)
<u>+/- 0.18</u>	Internal pressure coefficient (ASCE 7)	<b>Flood loads (1803.1.8, 1612)</b>	
<u>+ 17.2/-18.7</u>	Component and cladding pressures (1809.1.1, 1809.8.2.2)	<u>NA.</u>	Flood hazard area (1612.3)
<u>13.3 PSF</u>	Main force wind pressures (7603.1.1, 1809.8.2.1)	<u>130 2004</u>	Elevation of structure
<u>(19.9 @ CORNERS)</u>	_____	Other loads	_____
Earthquake design data (1803.1.5, 1614-1629)		<u>NA</u>	Concentrated loads (1607.4)
<u>1617.5.1</u>	Design option utilized (1614.1)	<u>NA</u>	Partition loads (1607.5)
<u>I</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>NA</u>	impact loads (1607.8)
<u>0.28/0.11</u>	Spectral response coefficients, $S_{ps}$ & $S_{Dr}$ (1615.1)	<u>NA</u>	Misc. loads (Table 1607.6, 1607.6.1, 1807.7, 1607.12, 1807.13, 1610, 1811, 2404)
<u>C</u>	Site class (1615.1.5)	_____	_____

# L & L STRUCTURAL

ENGINEERING SERVICES, INC.

516 Q Street

South Portland, ME 04106

## LETTER OF TRANSMITTAL

TEL 207 767-4830

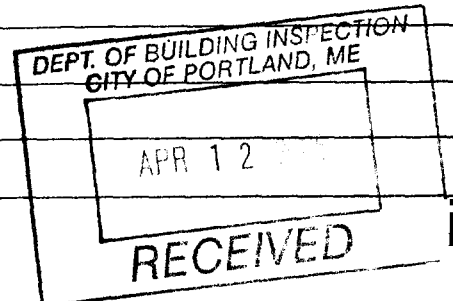
TO: JOHN LEASURE ARCH  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: <u>3/28/05</u>	Job No: <u>2A228</u>
Attn: <u>JOHN LEASURE</u>	
Re: _____	
_____	
_____	

WE ARE SENDING YOU  Attached  
 Under separate cover via \_\_\_\_\_  
 the following items:

- Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of Ltr  \_\_\_\_\_

Copies	Date	No.	Description
<u>1</u>	<u>3/28/05</u>	<u>51-52</u>	<u>STRUCTURAL DWGS.</u>



THESE ARE TRANSMITTED as checked below:

- |   |   |
|---|---|
| <input type="checkbox"/> For approval                     | <input type="checkbox"/> Approved as submitted              |
| <input type="checkbox"/> For your use                     | <input type="checkbox"/> Approved as noted                  |
| <input type="checkbox"/> As requested                     | <input type="checkbox"/> Returned for corrections           |
| <input type="checkbox"/> For review and comment           | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | <input type="checkbox"/> _____                              |

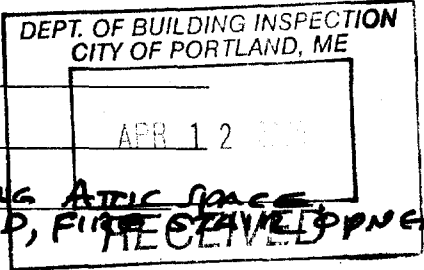
REMARKS: THERE ARE TWO REMAINING ISSUES STRUCTURALLY TO ADDRESS:  
1) THE CONDITION AT SPOT "A" WHERE THE EXTERIOR WALL  
IS SUPPORTED BY " ? ". WE NEED TO INVESTIGATE (C.I.C.)  
2) IN THE BASEMENT TOWARDS THE FRONT OF THE BLOCK THE  
C.I.C. SHALL CONSTRUCT A BRG WALL TO BEHIND W/ BRG WALL  
ABOVE IN THE BASEMENT NEAR THE FURNACE AS DISCUSSED  
ON SITE.

COPY TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_

If enclosures are not as noted, kindly notify us at once.

# All Purpose Building Permit Application

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.

Total Square Footage of Proposed Structure <b>1,045 SF</b>		Square Footage of Lot <b>3,000 ±</b>	
Tax Assessor's Chart, Block & Lot Block# <b>3</b> Lot# <b>4</b> <b>14</b>		Owner: <b>MRS. CATHLEEN MURRAY</b>	Telephone: <b>772.1572</b>
Lessee/Buyer's Name (if Applicable) <b>N.A.</b>		Applicant name, address & telephone: <b>JOHN H. LEASURE, ARCHT 767.4600</b>	cost Of Work: \$ <b>N.A.</b> Fee: \$ <b>PAID 4/26/02</b>
Current use: <b>RESIDENCE (2 FAMILY)</b>			
If the location is currently vacant, what was prior use: <b>N.A.</b>			
Approximately how long has it been vacant: <b>—</b>			
Proposed use: <b>NEW APT. DEVELOPED IN EXISTING ATTIC SPACE</b>		Project description: <b>(ADD NEW REAR, 1 HR ENCLOSED, FIRE STAIRWELL OPEN DIRECT TO OUTSIDE).</b>	
Contractor's name, address & telephone: <b>GREGG JONES, 247.5061</b>			
Who should we contact when the permit is ready: <b>JOHN LEASURE (767.4600)</b>			
Mailing address: <b>SIX Q ST ST, SO. PORT,</b>			
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <b>767.4600</b></p>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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.

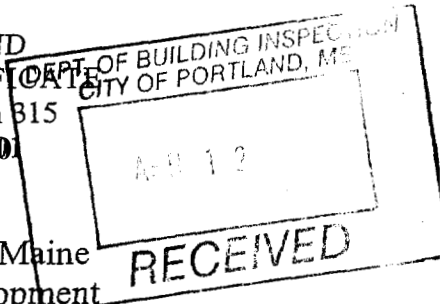
Signature of applicant: **John H. Leasure** Date: **April 6, 2005**

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04 101



TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: JOHN H. LEASURE ARCHITECT, INC.

RE: Certificate of Design

DATE: APRIL 6, 2005

These plans and/ or specifications covering construction work on:

3<sup>rd</sup> FLOOR REMODELING TO 91 BEECH ST APTS.

(CHANGE FROM 2 APTS TO 3 APTS.)

Have been designed and drawn up by the undersigned, a Maine registered Architect/  
Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: [Handwritten Signature]

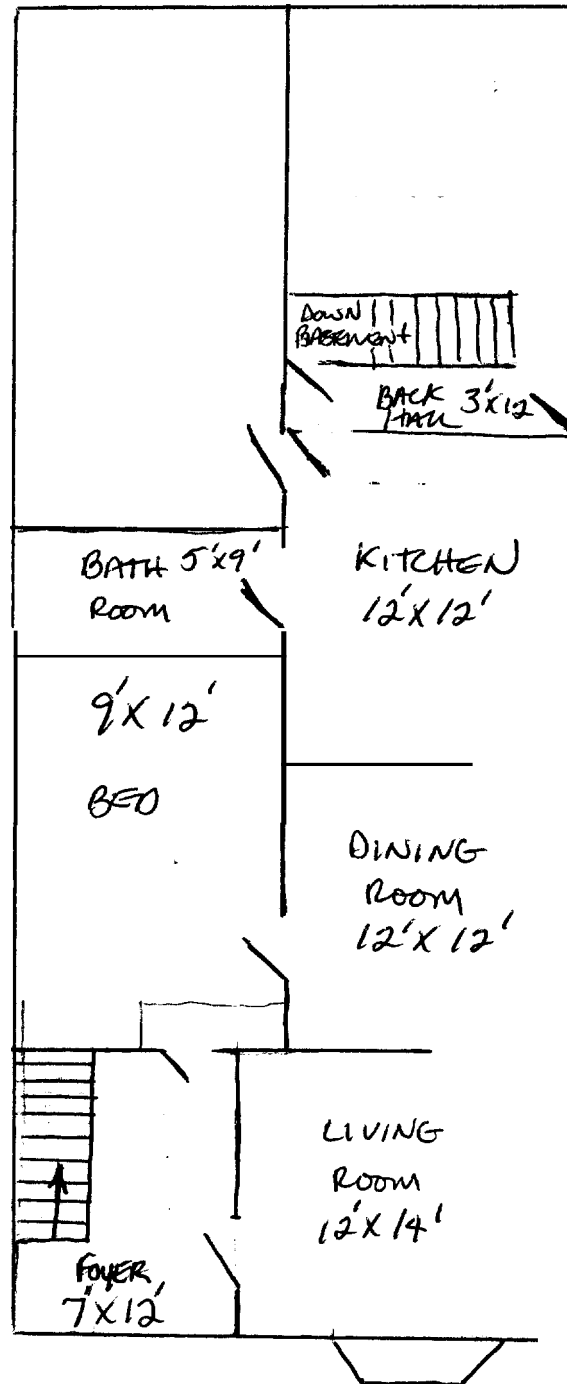
Title: PRESIDENT

Firm: JOHN H. LEASURE ARCHT INC.

Address: SIX Q ST. So. PORT. ME

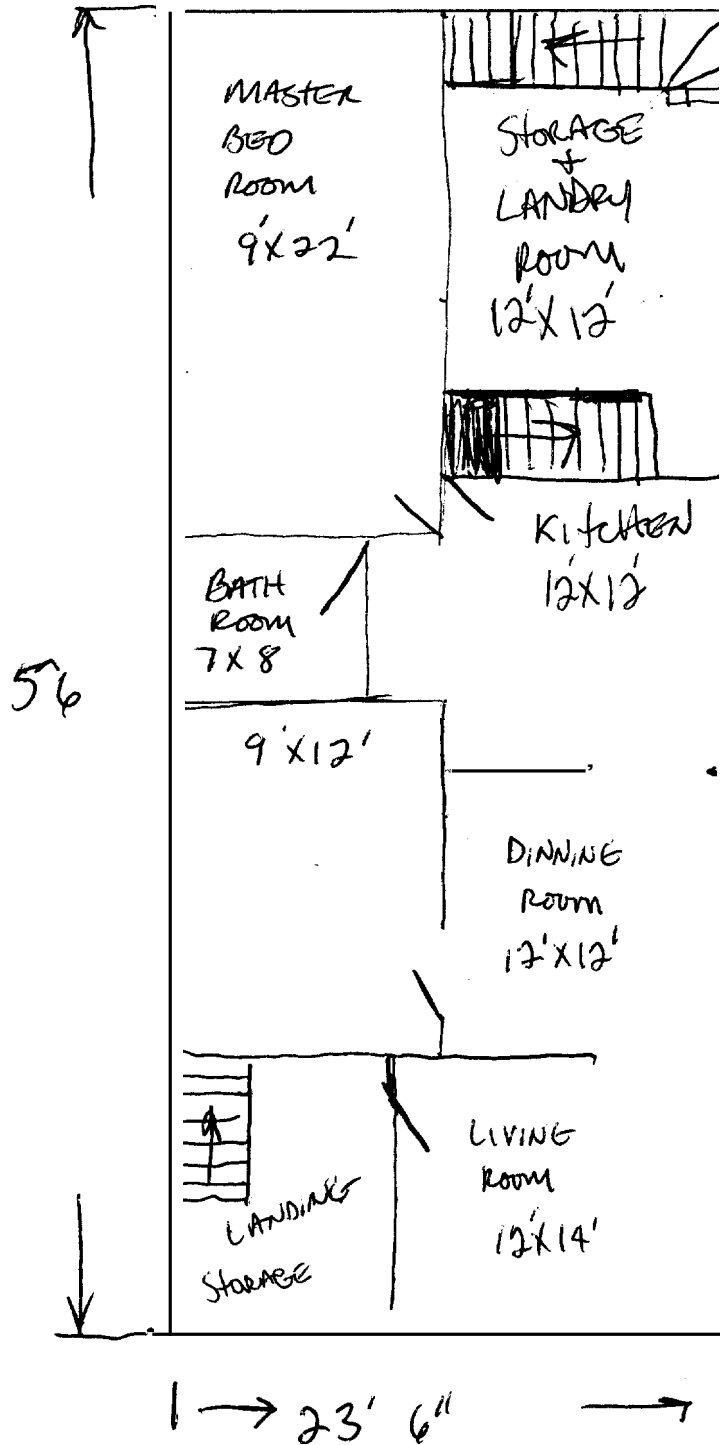


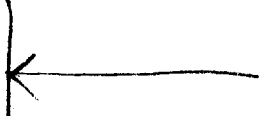
1st  
Floor  
Apt.



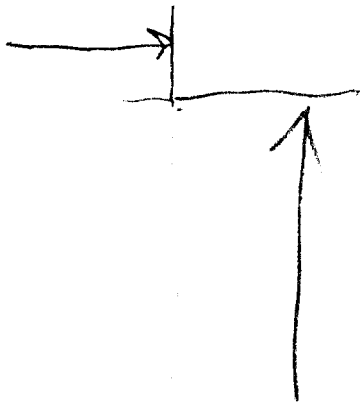
# 91 BECKETT ST.

2ND  
FLOOR  
APT.



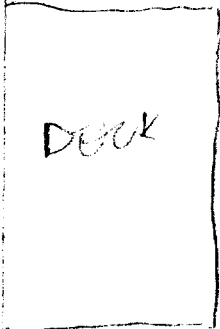


40'



YARD

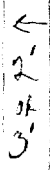
?



DECK

HOUSE

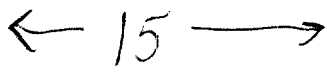
80'



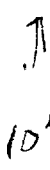
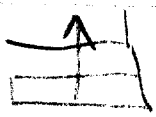
2''  
3''

PARKING

? how many  
CARS

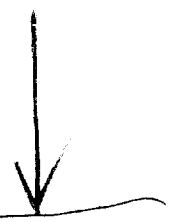


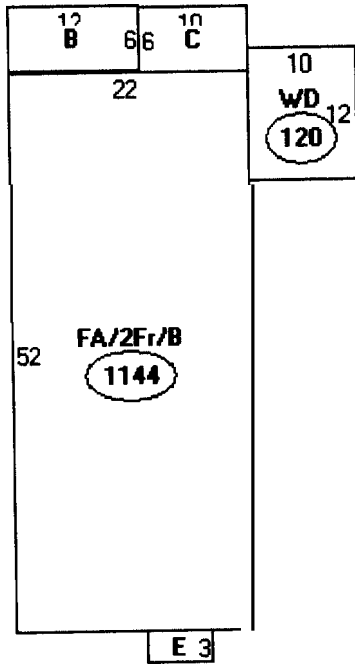
DRIVE



ENTRY  
AREA

10'  
91 BECKER ST





Descriptor/Area

A:FA/2Fr/B  
1144 sqft

E:2Fr  
72 sqft

C:FUB/FUB  
60 sqft

D:WD  
120 sqft

E:2FBAY/B  
18 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	003 G014001
Location	91 BECKETT ST
Land Use	TWO FAMILY
Owner address	MURRAY CATHLEEN Z 91 BECKETT ST PORTLAND ME 04101
Book/Page	/
Legal	3-G-14 BECKETT ST 89-91 3200 SF

**Valuation Information**

Land	Building	Total
\$29,090	\$104,370	\$133,460

**Property Information**

Year Built 1880	Style old style	Story Height 2	Sq. Ft. 2926	Total Acres 0.073		
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 11	Attio Full Finsh	Basement Full	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
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**Picture and Sketch**

[Picture](#)      [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).

