

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

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

Permit No: 07-1345	Issue Date:	CBL: 012 D012001
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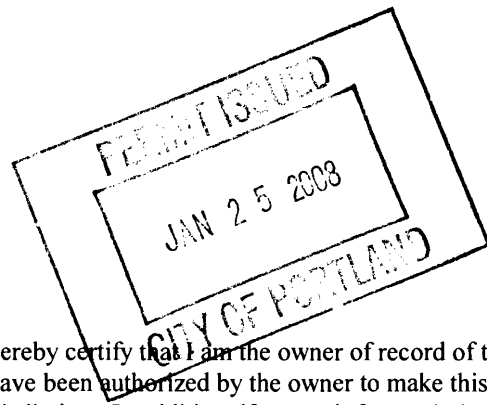
Location of Construction: 154 WASHINGTON AVE	Owner Name: DRE MANAGEMENT INC	Owner Address: 318 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: S2b/R2

Past Use: 4 unit Residential & Retail	Proposed Use: 4 Unit Residential - Change of use from 4 unit Residential & Retail to 4 unit Residential Combine units 2&3 to make one unit	Permit Fee: \$105.00	Cost of Work: \$500.00	CEO District: 1
Proposed Project Description: Change of use from 4 unit Residential & Retail to 4 unit Residential Combine units 2&3 to make one unit		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R2 Type: SB	
		Signature: <i>Craig Cuzz</i> Signature: <i>JMB 1/25/08</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 10/24/2007	<b>Zoning Approval</b>		
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>11/21/07</i> <i>ABA</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING INSPECTION

PERMIT

Permit Number: 071345

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that DRE MANAGEMENT INC property owner  
has permission to Change of use from 4 unit Residential & Commercial to 1 unit Residential Combine units 2&3 to make one unit  
AT 154 WASHINGTON AVE City 012 D012001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State 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.

PERMIT ISSUED  
JAN 25 2008  
CITY OF PORTLAND

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. NO OTHER NOTICES REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. Creech  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Janne Bank* 1/25/08  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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Permit No: 07-1345	Date Applied For: 10/24/2007	CBL: 012 D012001
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Location of Construction: 154 WASHINGTON AVE	Owner Name: DRE MANAGEMENT INC	Owner Address: 318 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: 4 Unit Residential - Change of use from 4 unit Residential & Retail to 4 unit Residential Combine units 2&3 to make one unit	Proposed Project Description: Change of use from 4 unit Residential & Retail to 4 unit Residential Combine units 2&3 to make one unit
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/08/2007

**Note:** Permit & certificate of occupancy were issued in 1987 to change the use from two dwelling units and one retail to four dwelling units and one retail. The current permit combines the retail unit (first floor front) with the dwelling unit (first floor rear) to create one dwelling unit on the first floor. **Ok to Issue:**

The use of the building is now:

basement - one dwelling unit

first floor - one dwelling unit

second floor - one dwelling unit in the front & one dwelling unit in the rear

third floor - part of the dwelling unit from the second floor rear.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of this permit and the certificate of occupancy, this property will be four residential dwelling units. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 01/25/2008

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

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 01/25/2008

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

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"  
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 2) Prior approval; means of egress meets NFPA 101



# General Building Permit Application

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: <u>154 WASHINGTON AVE</u>		
Total Square Footage of Proposed Structure/Area <u>830</u>		Square Footage of Lot <u>3575</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>012</u> <u>D</u> <u>12</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>DRE MANAGEMENT</u> Address <u>310 BRIGITON AVE</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>329-6993</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>RON DUBOIS</u> Address <u>DRES. DRE MANAGEMENT</u> City, State & Zip	Cost Of Work: \$ <u>500.00</u> City Of Fee: \$ <u>30.00</u> Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>4 RES 1 RETAIL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>4 RESIDENTIAL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CHANGE TO 4 RESIDENTIAL BY COMBINING UNITS 2 + 3 TO MAKE 1 UNIT. NO INTERIOR OR EXTERIOR WALLS WILL BE REMOVED. COMBINE GAS &amp; ELECTRICAL UTILITIES TO MAKE 1 UNIT</u>		
Contractor's name: <u>RON DUBOIS</u> Address: <u>310 BRIGITON AVE</u> City, State & Zip: <u>PORTLAND ME</u> Telephone: <u>329-6993</u> Who should we contact when the permit is ready: <u>RON DUBOIS</u> Telephone: <u>329-6993</u> Mailing address: <u>310 BRIGITON AVE, PORTLAND, ME 04102</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Ron Dubois

Date: 10/23/07

**This is not a permit; you may not commence ANY work until the permit is issue**

BUILDING PERMIT REPORT

DATE: 20/MAR/87  
ADDRESS: 154 WASHINGTON AVE.  
REASON FOR PERMIT: 2 to 4 single family apt.  
BUILDING OWNER: Kenneth King  
CONTRACTOR: owner  
PERMIT APPLICANT \_\_\_\_\_  
APPROVED: \* 1-2-3-4-5-6 DENIED

CONDITION OF APPROVAL ~~OR DENIAL~~:

- \*1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- \*2.) 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.
- \*3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- \*4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- \*5.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

\*6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

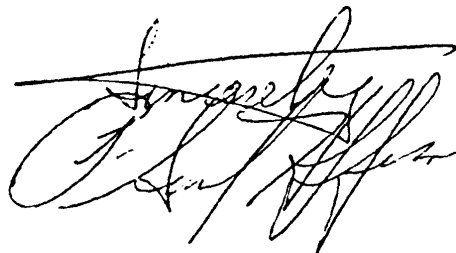
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of ½-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 ¾-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.

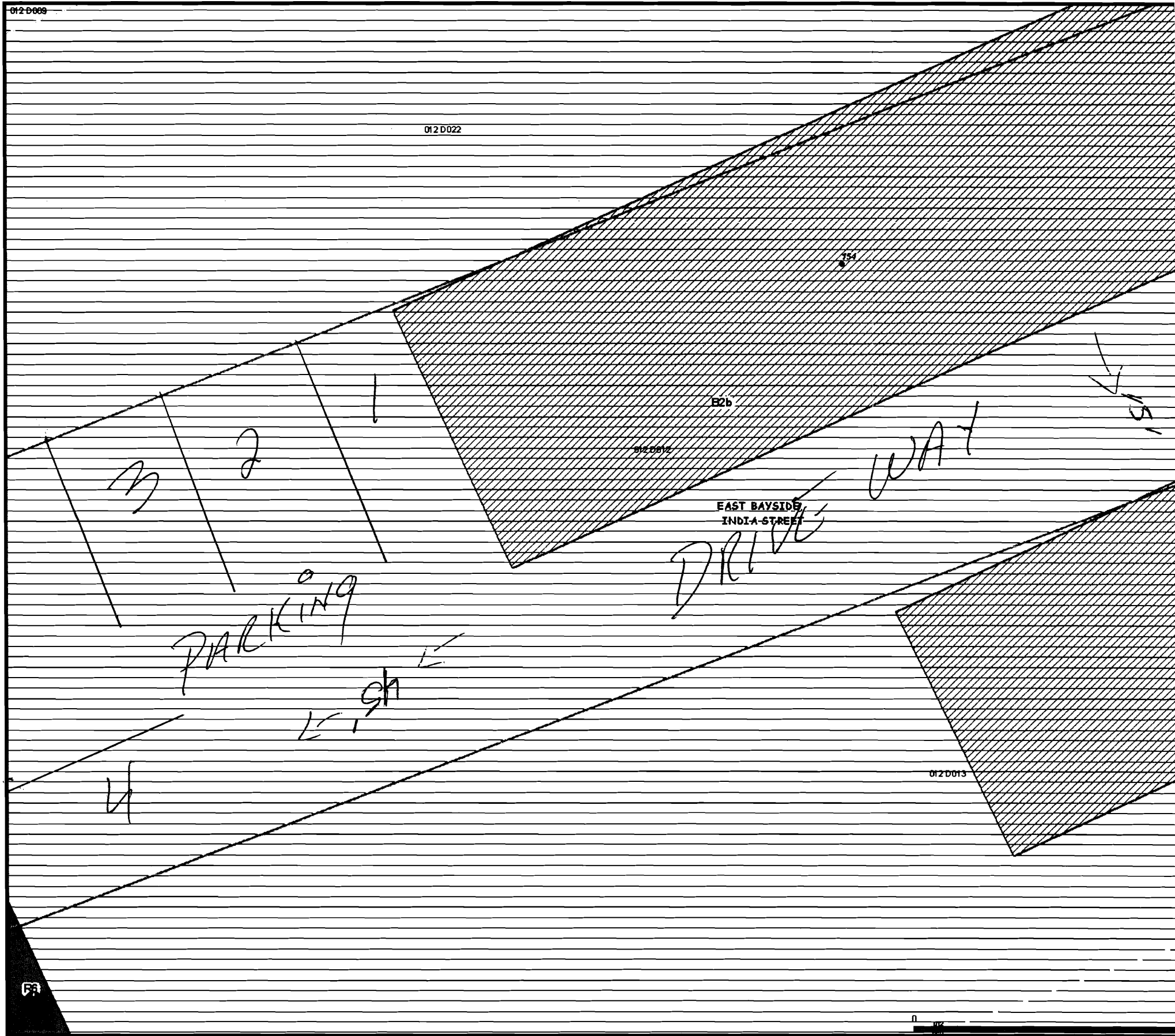
A handwritten signature in black ink, appearing to be 'James J. [unclear]', written in a cursive style.



6	18 B
20	18 3SFR/B 360
10	18 3SFR 180
28	18 2SFR 504

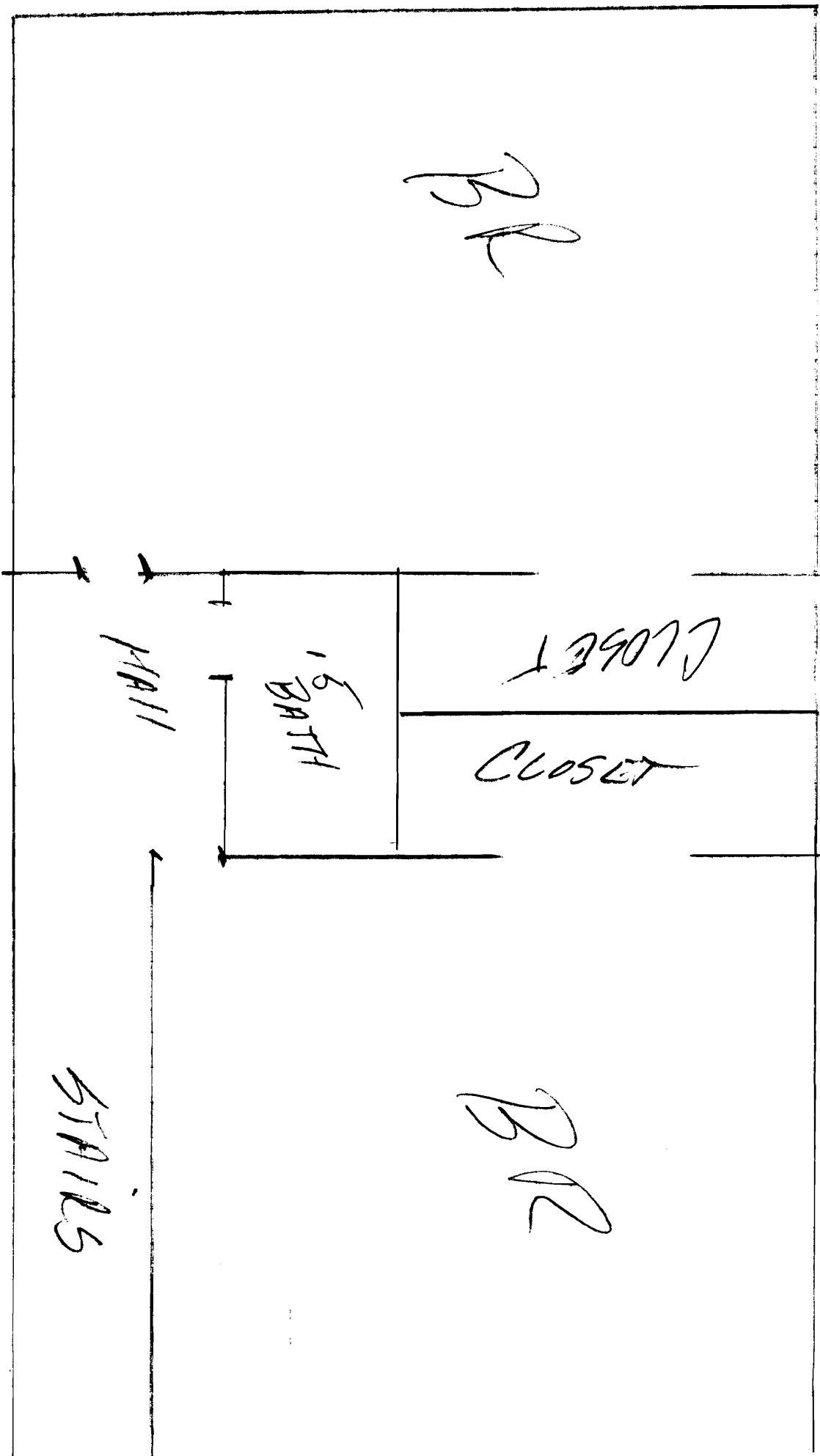
Descriptor/AreaA: 3SFR/B  
360 sqftB: WD/2SOFP  
108 sqftC: 3SFR  
180 sqftD: 2SFR  
504 sqft





Unit 5

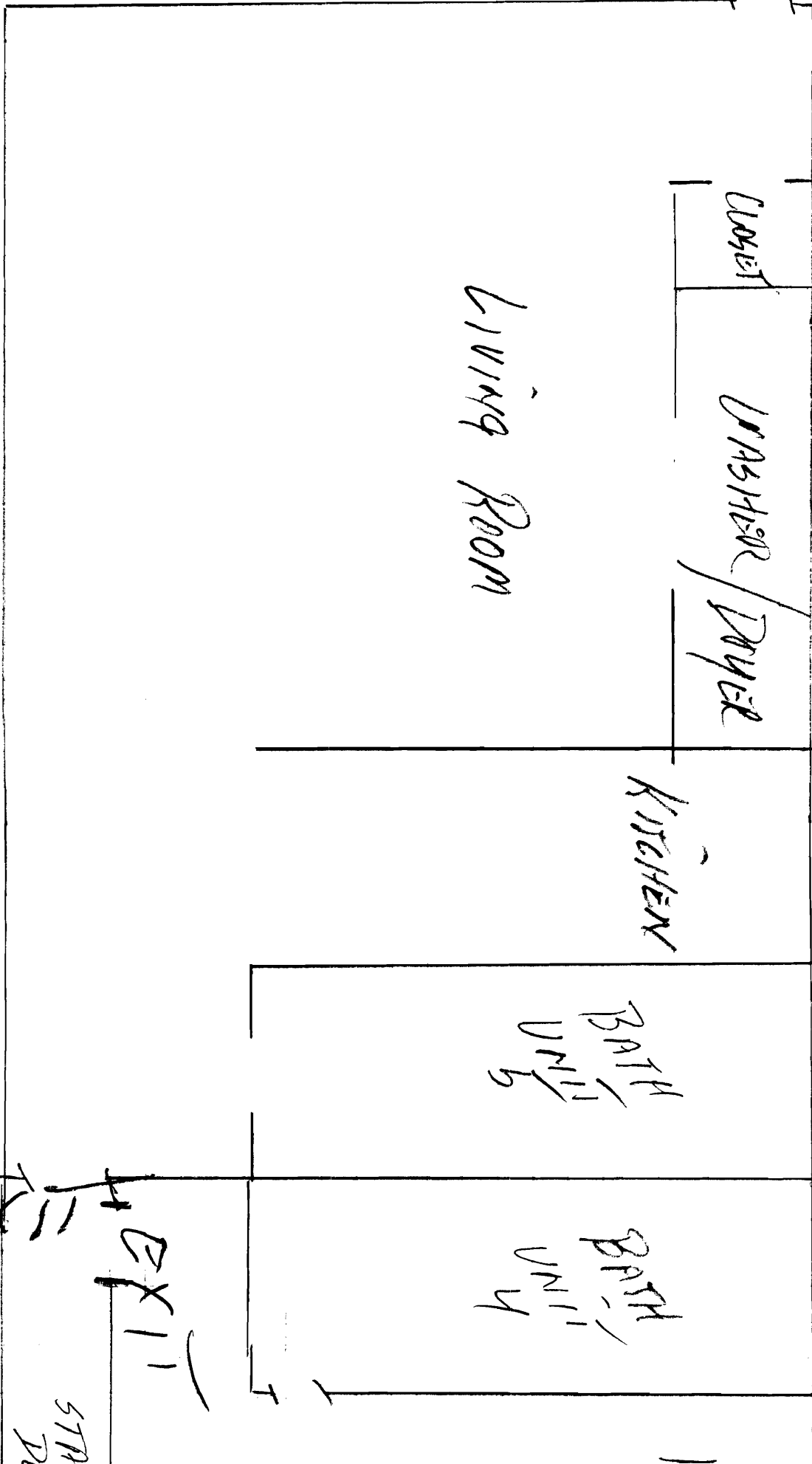
Third Floor rear.



DECK

EXIT

UNIT 5

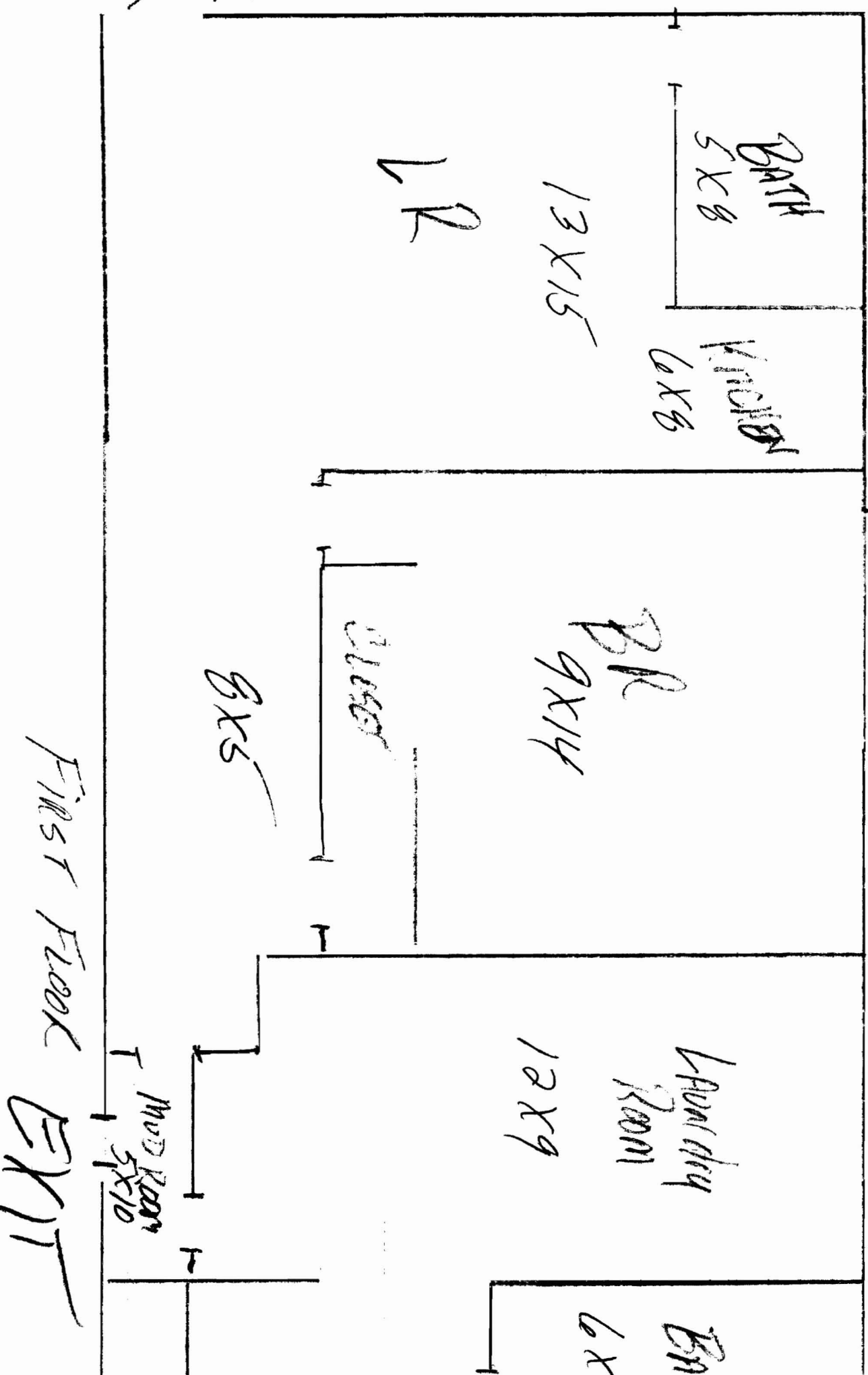


Second Floor.

# PROPOSED

COMBINING 1 + 3 INTO 1 UNIT

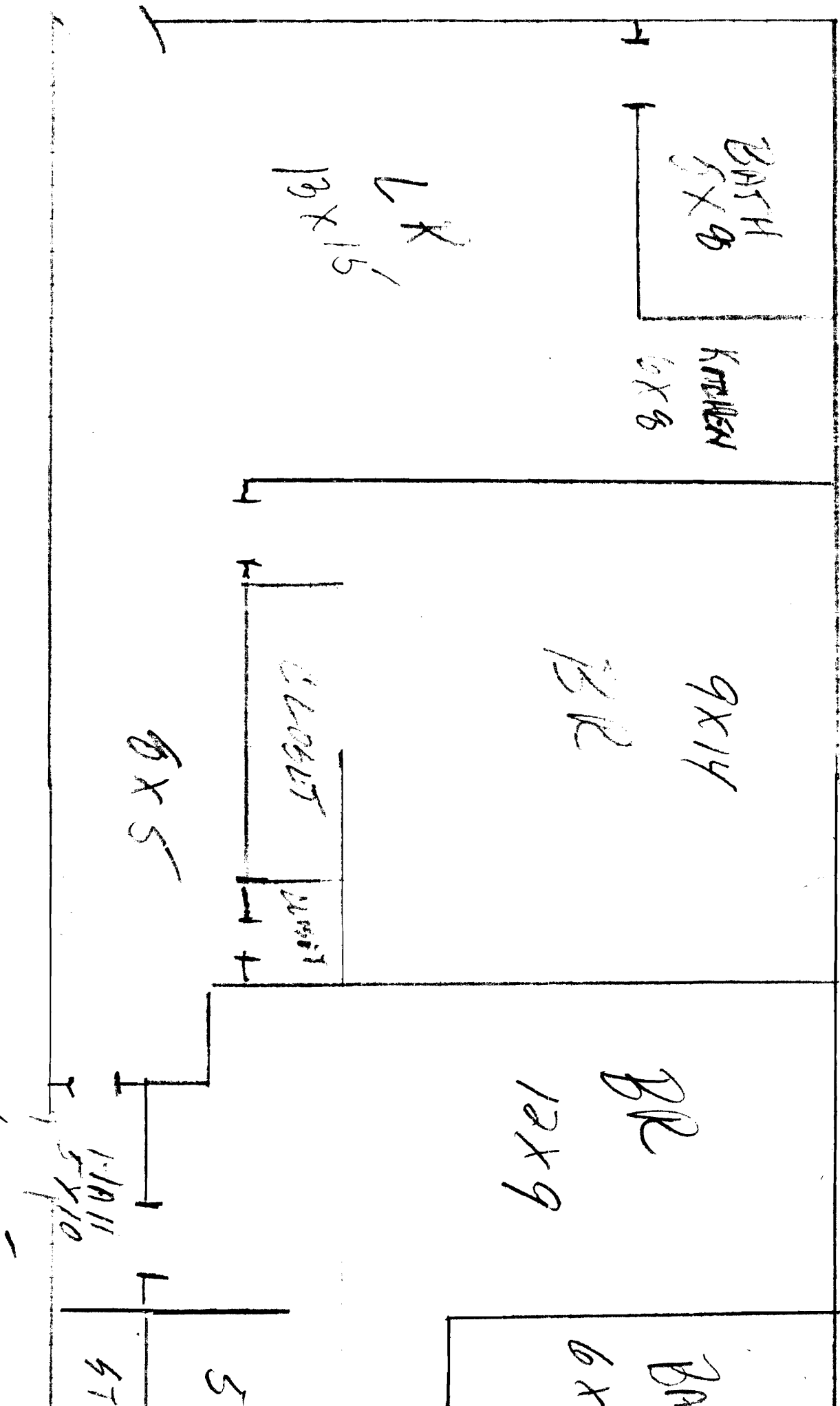
EXIT



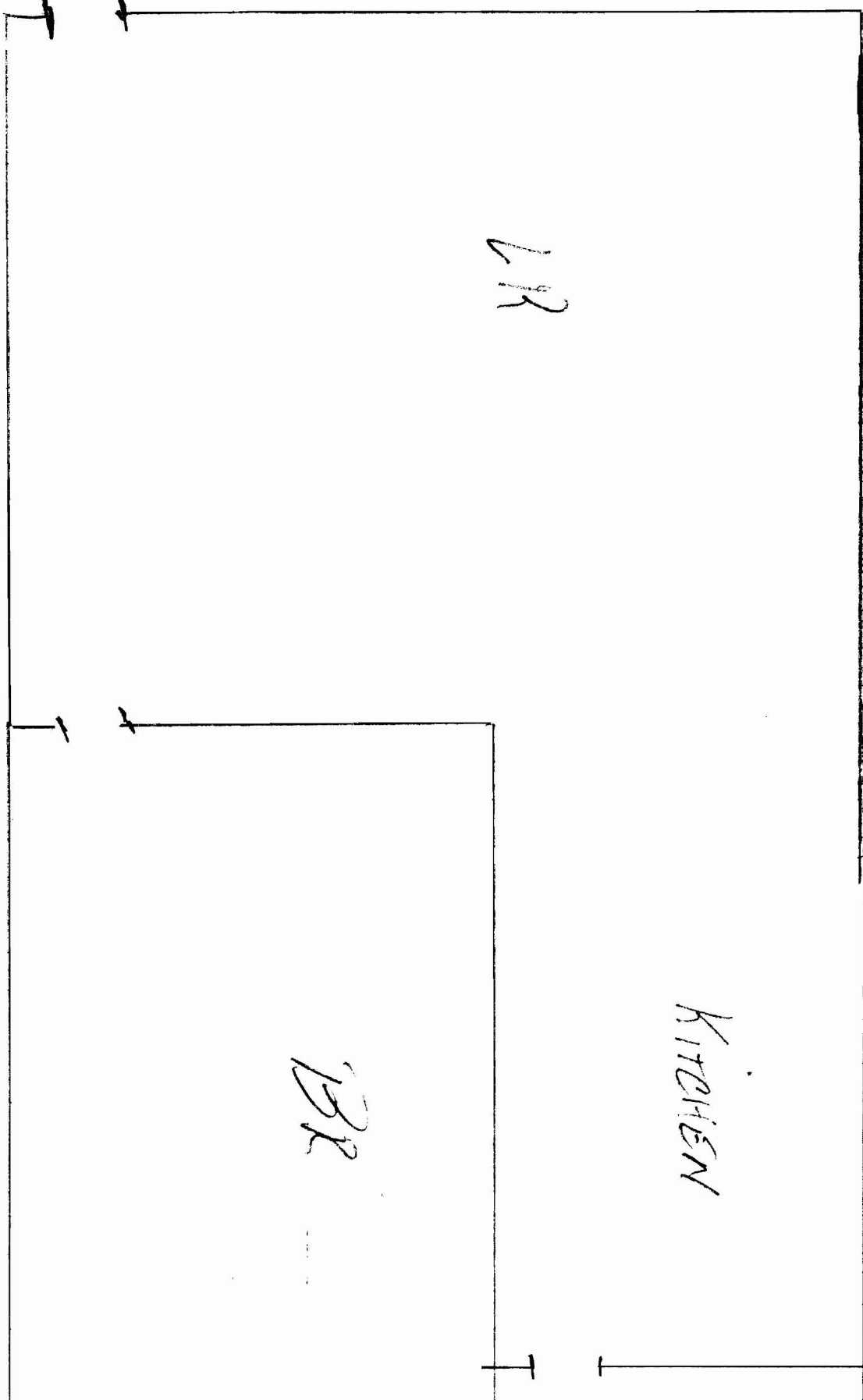
# EXISTING

Unit 3

FIRST FLOOR



EX 11 Ground Level



UNIT 2