

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

Location of Construction: ****81 Quebec Street		Owner: 04101 (unit 2) ***Martha Freeman		Phone: 871-7890	Permit No: 000068
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A	Business Name: N/A
Contractor Name: N/A		Address: N/A		Phone: N/A	
Past Use: Condo		Proposed Use: Condo with home occupation		COST OF WORK: \$ 0	PERMIT FEE: \$ 30.00
Proposed Project Description: Change of Use from condo to condo with home occupation of counseling & consulting.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type 5B BOC 496	
		Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: ub		Date Applied For: 1-28-00		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	

Permit Issued:
FF

Zone: *R-2* **CBL:** 014-M-017

Zoning Approval: *5 Condo units snow on file*

Special Zone or Reviews:
 Shoreland *OK with conditions*
 Wetland
 Flood Zone
 Subdivision *9/2/00*
 Site Plan maj minor mm

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..

*** Please Send To: Martha Freeman
81 Quebec St.
Unit 2
Portland, ME 04101

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

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 1-28-00 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

ub

BUILDING PERMIT REPORT

DATE: 28 January 2008 ADDRESS: 81 Quebec Street CBL: 014-M-017

REASON FOR PERMIT: Home occupation Counseling & Consulting (No work)

BUILDING OWNER: Martha Freeman

PERMIT APPLICANT: CONTRACTOR Juser

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: PERMIT FEES: 30.00

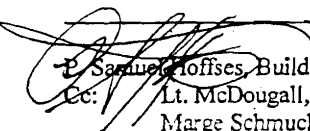
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *22 *11, #3/

- 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.
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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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/1996), 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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 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. *- see Attached Zoning requirements*
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.
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 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


 Samuel Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****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**

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.

NOTEIf 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: X-81 Juebec St 04101 (Unit 2)

Tax Assessor's Chart, Block & Lot Number Chart# <u>014</u> Block# <u>M</u> Lot# <u>017</u>		Owner: <u>* Martha Freeman</u>	Telephone#: <u>871-7890</u>
Owner's Address: <u>same</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ <u>0</u>	Fee \$ <u>30-</u>
Proposed Project Description: (Please be as specific as possible) <u>Home occupation - counseling & consulting</u> <u>Condo - change of use from condo to condo with home occupation</u>			
Contractor's Name, Address & Telephone <u>N/A</u>		Rec'd By: <u>UB</u>	

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 B.O.C.A. 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 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:

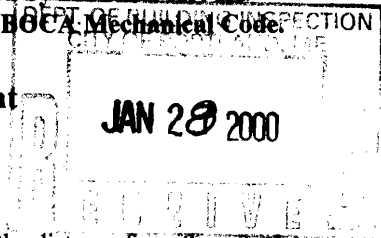
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Martha Freeman Date: 1/28/00

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



81 Quebec St., Unit 2
Portland, ME 04101
January 27, 2000

Marge Schmuckal
Zoning Administrator
Room 315, City Hall
Portland, ME 04101

Dear Ms. Schmuckal:

Please accept this cover letter as part of my application for a home occupation permit. A floor plan showing the dimensions and area of the home occupation space is attached.

I believe my home occupation, to occur in a condominium I own, meets the criteria of section 14-410 of the Portland Code as follows:

Subsection (1)(a) - the home occupation will be 25% of the total floor area (146 of a total of 823 square feet). ^{125% of 823 = 1028.75}

Subsections (1)(b) & (c) - there will be no outside storage or display of goods, nor inside storage of any materials, related to the home occupation. ^{+ 25% of 823 = 205.75}

Subsections (1)(d) & (e) - the home occupation requires no exterior signs or alterations to the residence.

Subsections (1)(f), (i) & (j) - parking for the home occupation will be provided in two spaces located in a paved parking area at the rear of the building, the home occupation will generate no greater volume of traffic than occurs in the neighborhood generally and no vehicle will be stored on the property in connection with the home occupation.

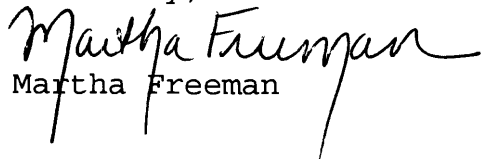
Subsection (1)(g) - the home occupation will produce no noise, odors, dust, heat, glare or other objectionable effects of any kind.

Subsection (1)(h) - no nonresident will be employed in the home occupation.

Subsection (2)(v) - the home occupation will be a professional consulting and counseling service.

Thank you for your attention to my application for a home occupation permit. If you have any questions, please feel free to contact me at 871-7890.

Sincerely,


Martha Freeman

WARRANTY DEED

Joint Tenancy

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Michael W. Kiszka

of Nutley, County of *ESSEX*, State of New Jersey,

for consideration paid, grant to **Richard E. Barringer and Martha E. Freeman**

of Portland, County of Cumberland, State of Maine,

whose mailing address is 81 Quebec Street #5 , Portland, Maine 04101

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this 12th day of July, 1999.

**Signed, Sealed and Delivered in
presence of:**

MAINE REAL ESTATE TAX PAID

Michael W. Kiszka
Michael W. Kiszka

STATE OF *NEW JERSEY*
COUNTY OF ~~*ESSEX*~~ *MORRIS*

9th
July ~~12~~, 1999

Then personally appeared the above named Michael W. Kiszka and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Mariann Melluso
Notary Public
Printed **MARIANN MELLUSO**
Name: **NOTARY PUBLIC OF NEW JERSEY**
My Commission Expires **April 12, 2000**

SEAL

Exhibit A - Property Description

That certain real estate located on Quebec Street in the City of Portland, County of Cumberland and State of Maine, being Unit Number 2 together with a .1980 undivided percent interest in the common areas and facilities of Hilltop Condominium, all as more specifically described in the Hilltop Condominium Declaration of Condominium, dated May 14, 1987 which has been established in accordance with the Maine Condominium Act of Maine Chapter 31, Title 33, of the Revised Statutes of Maine 1964 as amended and which Declaration of Condominium is recorded in the Cumberland County Registry of Deeds in Book 7770, Page 217 and as shown on the survey and on the floor plans encaptioned Hilltop condominium dated May 14, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 162, Page 47.

Said Unit is conveyed subject to and with the benefit of all the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations, and encumbrances contained in or referred to in said Hilltop Condominium Declaration, and the survey and floor plans as hereinbefore referred to, all of which are incorporated by reference herein as the same may be amended or modified from time to time by document recorded at or filed in the Cumberland County Registry of Deeds, which provisions together with any amendments or modifications thereto shall constitute conveyances running with the land and shall bind any person having at any time any interest or estate in the Condominium Unit, as if those provisions were raised and set forth herein. The Grantee(s), by the acceptance hereof agree to be bound and to comply with all of the terms and conditions of said Hilltop Condominium Declaration.

Being the same premises conveyed to Michael W. Kiszka by virtue of a warranty deed from Patricia K. Kinkade dated February 17, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8662 Page 152; Also, a quitclaim deed from Leslie D. Wright, formerly known as Leslie D. Kiszka, dated February 19, 1999 and recorded in Book 14749, Page 321.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 JUL 13 PM 3: 19

CUMBERLAND COUNTY

John B. O'Brien

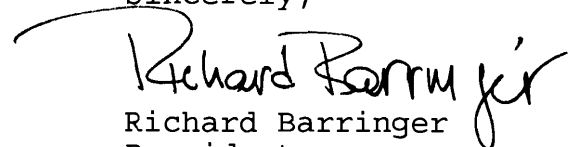
81 Quebec St.
Portland, ME 04101
January 27, 2000

Marge Schmuckal
Zoning Administrator
Room 315, City Hall
Portland, ME 04101

Dear Ms. Schmuckal:

I'm writing to indicate that the board and officers of the Hilltop Condominium Association approve of the type of home occupation proposed by Martha Freeman at 81 Quebec Street. The officers, board, and owners of our four-owner condominium building are all the same people and, in all their capacities, are aware of Ms. Freeman's occupation. As president of the Association, I'm authorized by our bylaws to communicate this to you.

Sincerely,

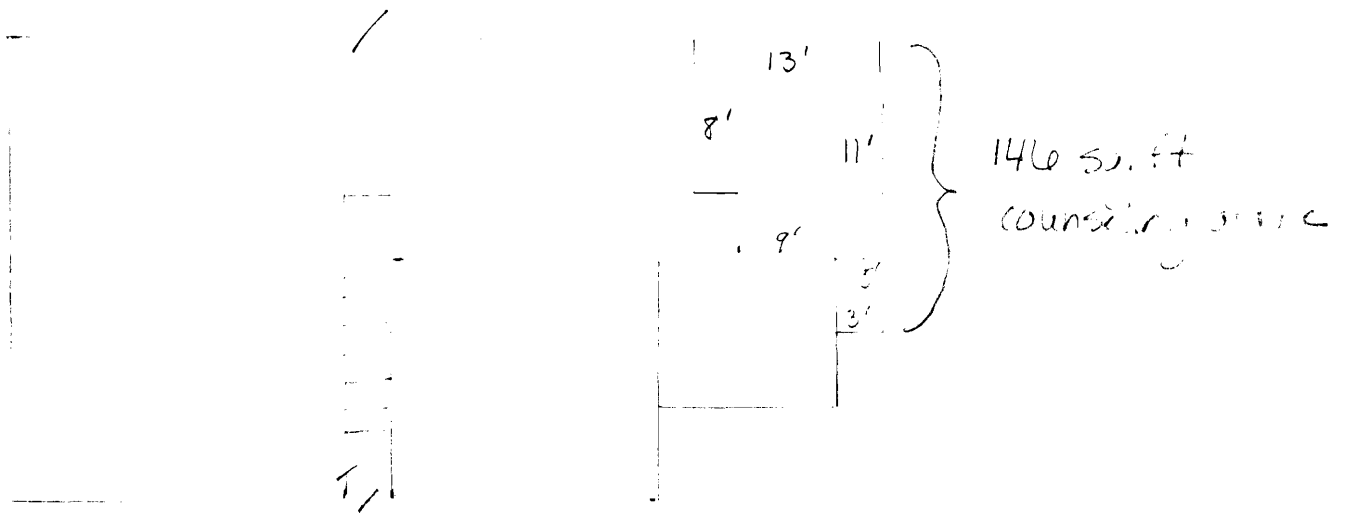
A handwritten signature in black ink that reads "Richard Barringer". The signature is written in a cursive style with a large, sweeping initial "R".

Richard Barringer
President
Hilltop Condominium
Association

Martha Freeman

81 square ft.

unit 2



unit 2 total = 82 2/3 sq. ft.