

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

Location of Construction: 125 Newbury Street		Owner: Annie Dowling		Phone: N/A		Permit No: 000694	
Owner Address: 125 Newbury Street		Lessee/Buyer's Name: N/A		Phone: N/A			Permit Issued: JUN 29 2000
Contractor Name: The Dovetail Group		Address: N/A		Phone: N/A			
Past Use: 2 Family		Proposed Use: Same		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 204.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>9-3</i> Type: <i>5B</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>			Zone: <i>B-2</i> CBL: 020-D-023 Zoning Approval: <i>[Signature]</i> Special Zone of Reviews: <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
Proposed Project Description: Reconstruct interior walls		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Signature: _____ Date: _____			
Permit Taken By: GG		Date Applied For: June 23, 2000 G					

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..

*** Call Chris Greenlaw @ 414-8604

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

June 23, 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

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 1
 CEO DISTRICT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 125 Newbury St. CBL: 020-D-023

Issued to Annie Dowling

Date of Issue October 4, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No.000694 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

2 Family
Use Group R-3
Type 5B

Limiting Conditions:

Temporary ~~until~~ November 3, 2000 due to electrical violations (NEC) of the service entrance cable entering the building.

This certificate supersedes certificate issued

Approved:

10-4-00 _____
(Date) Inspector

_____ *[Signature]*
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

COMMENTS

- 7-3-00 Close-in inspection - 2x3 Bearing wall rebuilt to 2x6, New (2) Lally columns on precast 24" x 8" footings installed at carrying Beam - all jacked up level. 6' french door opening on 1st floor hall-header 5 1/4 x 9 1/4 panel.
- 2nd Floor 2x3 wall removed - replaced w/ (2) 11 7/8 x 1 3/4" LVL spanning 14'. Requested Specs on LVL. Will need to install support members where notching and boring has exceeded allowance at plumbing lines. Reusing previous stair rail materials, not changing stair construction.
- 7-5-00 w/ Steve & DC. Reviewed floor plan and unit separation - will need to provide 1 hr fire rating to separate units at walls and ceiling. JB Also at independent front hall unit 2 egress grs.
- 9-8-00 met w/ Chris to discuss C.O punch List. - Exterior stair needs to be raised (Guardrail) to 42" JB
- 9-29-00 Inspected Exterior guardrail ok, C.O. Inspection ok JB
- 10-4-00 Issued Temp solution re electrical wiring at service entrance while continuing on same. until ABC 3, 2000 JB

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 23 June 2000 ADDRESS: 125 Newbury St. CBL: 020-D-023

REASON FOR PERMIT: Reconstruct interior wall -

BUILDING OWNER: Annie Dowling

PERMIT APPLICANT: CONTRACTOR The Dove Tail Group

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$30,000.00 PERMIT FEES: \$2,400

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, *11, *13, *14, *15, *16, *17, *19, *27, *29, *32, *36, *38, #31

- *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.
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.

Handwritten signature and initials at the bottom right of the page.

X 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/1999), 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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and 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/1999)

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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 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.

X 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. *This building is to remain 2 dwelling units. This permit is NOT an approval for an addition dwelling unit.*

X 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.

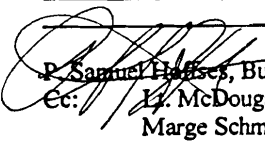
33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X Your plans do not show where the interior load bearing walls are located. Therefore NO load bearing walls shall be removed under this permit.

X No Boring, Cutting, or Notching of any Manufactured Joist or beam is allowed, unless done as per the manufactures requirement.


P. Samuel Haffner, Building Inspector
Cc: M. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**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

**** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <i>125 Newbury Street</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>20</i> Block# <i>D</i> Lot# <i>23</i>	Owner: <i>Annie Dowling</i>	Telephone#:
Owner's Address: <i>125 Newbury Street Portland Maine 04101</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$30,000</i> Fee <i>\$204.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Reconstruct interior walls & add headers as necessary</i>		
Contractor's Name, Address & Telephone <i>The Dovetail Group</i>		Rec'd By
Current Use: <i>2 Family</i>	Proposed Use:	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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.

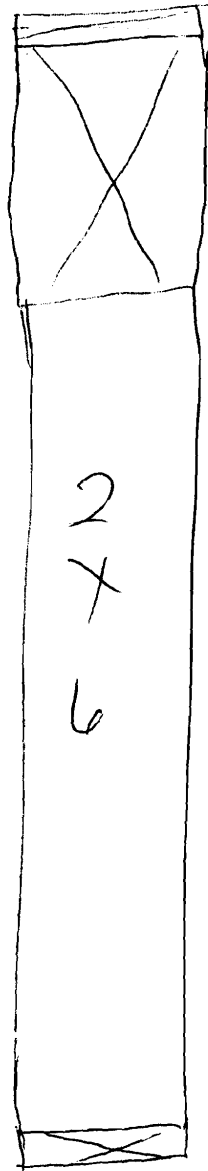
Signature of applicant: <i>Chris Greenlaw</i>	Date: <i>6-23-00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

*Call Chris Greenlaw
415-8604*

Typical Headers For interior walls.



5 1/4 x 9 1/4 Paneling



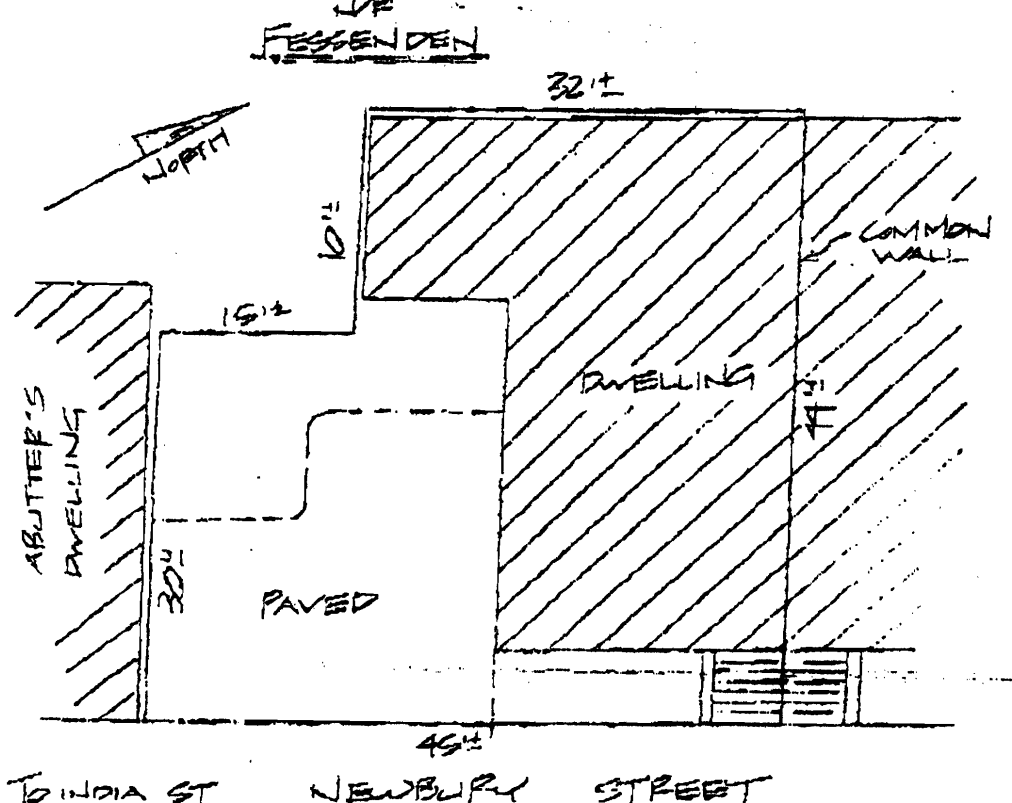
11 7/8 x 1 3/4 LVL

Both interior walls.

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (ADAPTATIONS SHOWN ARE TAKEN FROM DISTRICT CITY ORDINANCES SHOWING HEIGHTS, SETBACKS, ETC.) ALL MEASUREMENTS EXCEPTING SETBACKS AND NECESSARY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS SHALL BE AS SHOWN. STANDARD REQUIREMENT SHALL BE OBSERVED TO RESOLVE A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE INCLUDING VERTICAL CURVES. ALL UTILITIES, SPECIAL ENCROACHMENTS WITH RESPECT TO ADJACENT PROPERTY LINES AND ADJACENT EASEMENTS, EASEMENTS & RIGHTS OF WAY SHALL BE SHOWN IN BLUE. DISTRICT TITLE REFERENCE AND LOTS ARE SHOWN. THIS IS NOT A BOUNDARY SURVEY. THIS IS TO BE USED ONLY BY THE LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND NOT TITLE INSURER.

ADDRESS: 23 NEWBURY ST PORTLAND, ME ME INSPECTION DATE: 4-13-2000 SCALE: 1"=10'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Dwelling REQUESTING PARTY: NEW ENGLAND TITLE
 OWNER: PORTLAND ARCHITECTURAL ATTORNEY: _____
 LENDER: SALVAGE FIRST FINANCIAL FILE NO: 2007716
MTC. CORP

TITLE REFERENCES:
 DEED BOOK: 14812 PAGE: 173
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMB

MUNICIPAL REFERENCE:
 MAP: 22 BLOCK: 12 LOT: 23

YOUR FILE # NOE-192

NADBAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 644 STANFORD AVENUE PORTLAND, ME 04103 (207) 874-7000
 255 CLARKS FORDS ROAD CUMBERLAND, ME 04132 (207) 409-1200

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 23882-1 RANGE 5000 DATE 12-8-92

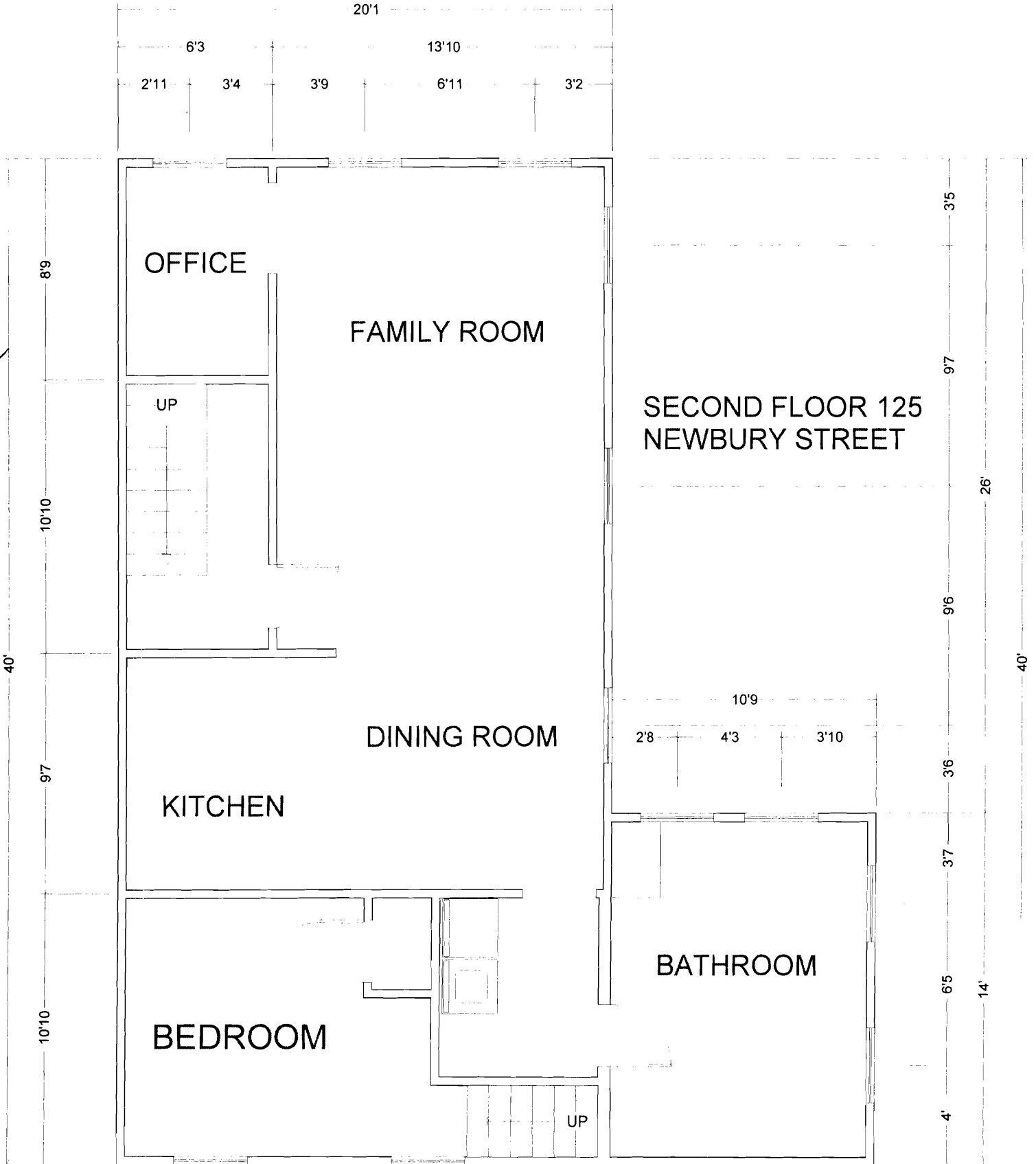
THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

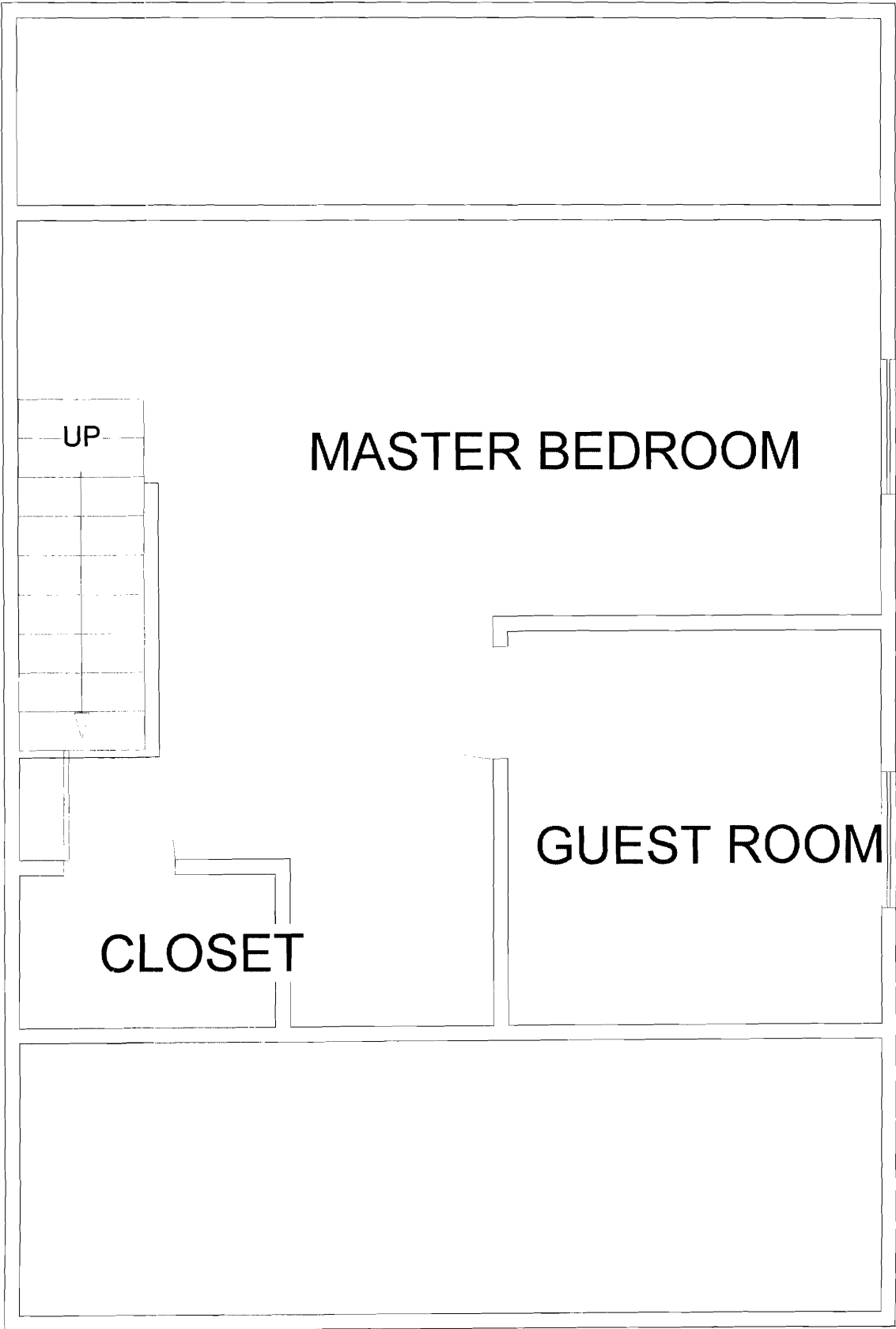
COMMENTS: RECOMMEND STANDARD BOUNDARY SURVEY

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

1st Floor 125 Newbury St







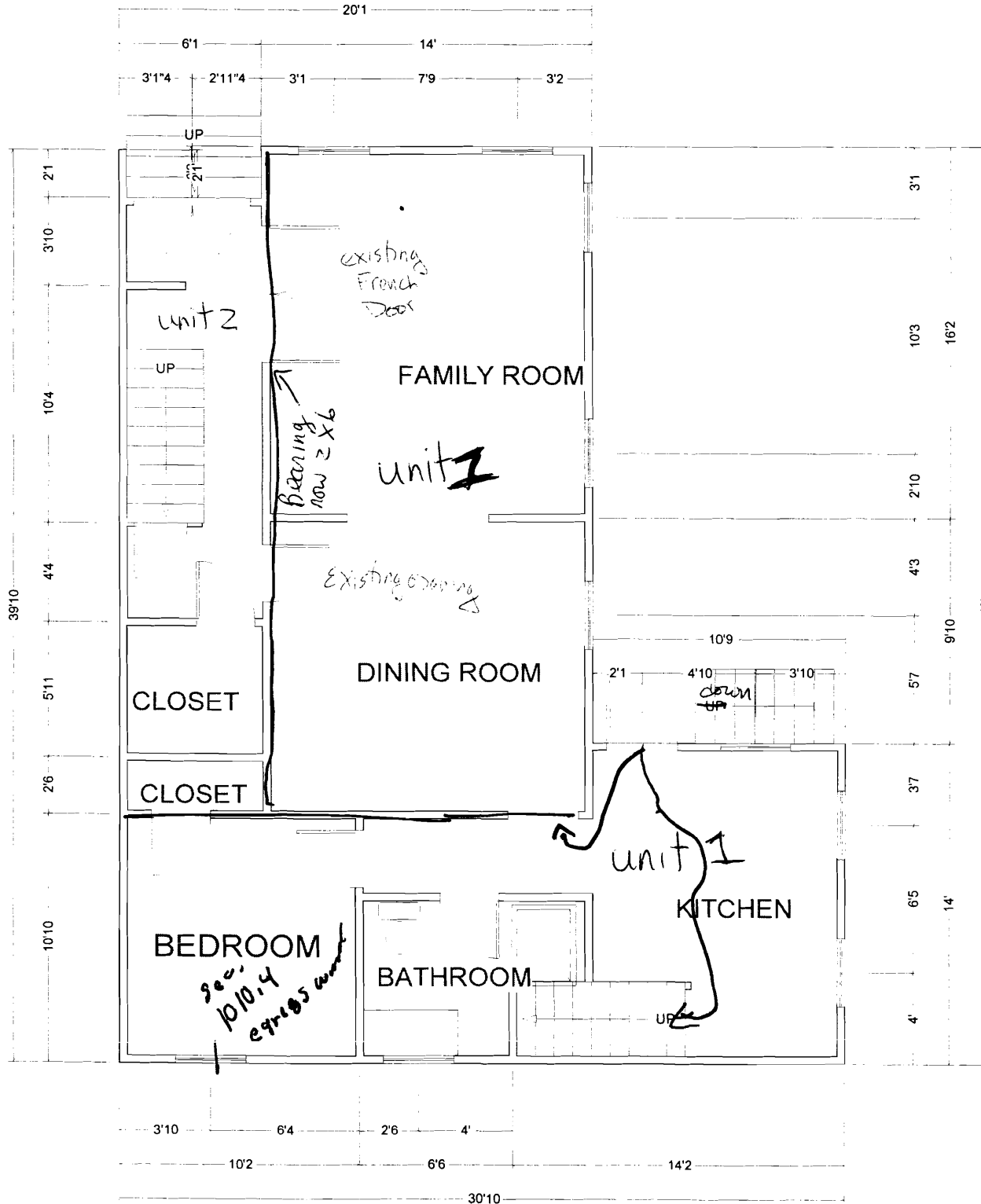
UP

MASTER BEDROOM

GUEST ROOM

CLOSET

1st Floor



Guardrails - Sec. 1022.0
Handrails - Sec. 1021.9

2nd Floor 125 Newbury



29'4"

6'7"

3'9"

2'7"

11'10"

4'7"

Down
FR

0

Unit 2

MASTER BEDROOM

GUEST ROOM

CLOSET

29'4"

6'7"

4'3"

4'10"

4'4"

4'9"

4'7"

9'1"

9'1"

20'1"

20'1"

8th Floor 125 Number

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

**CITY OF PORTLAND
INSPECTION SERVICES
Room 315
389 Congress Street
Portland, Maine 04101
Phone 207-874-8730
Fax 207-874-8716
FAX COVER SHEET**

Date: 10-4-00

To: Beth Engel

Business: Engel Investigations

Fax Number: 879-1007

From: Jeanie Bourke C.E.O.

Re: Closing of 125 Newbury St

Number of pages 3 including cover sheet.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 125 Newbury St. CBL: 020-D-023

Issued to Annie Dowling

Date of Issue October 4, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No.000694, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

2 Family
Use Group R-3
Type 5B

Limiting Conditions:

Temporary until November 3,2000 due to electrical violations (NEC) of the service entrance cable entering the building.

This certificate supersedes certificate issued

Approved:

10-4-00

(Date)

Jeanie Bourke
Inspector

J. Samuel
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AKW



T. A. NAPOLITANO, INC.
Electrical Contractor
Commercial • Residential • Industrial

October 4, 2000

City of Portland
Inspection Services

RE: 125 Newbury Street Service

To Whom it May Concern,

T. A. Napolitano Electrical Contractor, Inc. will replace and/or repair code violations regarding service entrance cable coming into the building as per NEC requirements

Sincerely,

Timothy A. Napolitano
President, T. A. Napolitano Electrical Contractor, Inc