

COMMENTS

4/18/99 Need to have hit the bump so final inspection in order to get going

Met with possible buyer of building turn over requirements for change of use. Vender ready for cost of occupancy now

5/18/99 Posted + vacant due to fire. Close out permits. [Signature]

98-0332

022-5-012

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

LAND USE - ZONING REPORT

ADDRESS: 13-17 Mayo Street DATE: 3/23/98

REASON FOR PERMIT: change of use from 9 lodging rooms to 15 ^{lodging} rooms

BUILDING OWNER: William Childs C-B-L: 022-J-12-15

PERMIT APPLICANT: Norm Stevens

APPROVED: with conditions DENIED: _____
6

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of 15 rooming units. Any change ^{with the issuance of this permit} in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schinuckal Marge Schinuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Norm Stevens
Address: B-17 Mayo St

Date: 3/23/98
C-B-L: 022-5-12 & 15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing bldg 25' x 60' bldg - 3 full stories
Zone Location - R-6 1500 x 3 = 4500 sq ft floor Area
STAIRWAY 20 x 8 = 160 sq ft

Interior or corner lot -

Proposed Use/Work - change of use from 9 lodging units to 15 lodging units

Sewage Disposal - City

Lot Street Frontage -
Front Yard - ① min. Rooming unit Areas for lodging houses:
200 sq ft of combined rooming unit & common area for each rooming unit, 200 x 15 = 3000 sq ft req

Rear Yard -
Side Yard - ② 80 sq ft req for min. size of each individual room
110 sq ft is the smallest room

Projections -
Width of Lot - ③ min. Land Area per lodging house rooming unit -
250 sq ft = 250 sq ft x 15 = 3750 sq ft

Height -
Lot Area - 9,460 sq ft ok

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 1 spc @ each 5 rooms - 3+ shown - ok
3 SPACES reqd

Loading Bays -

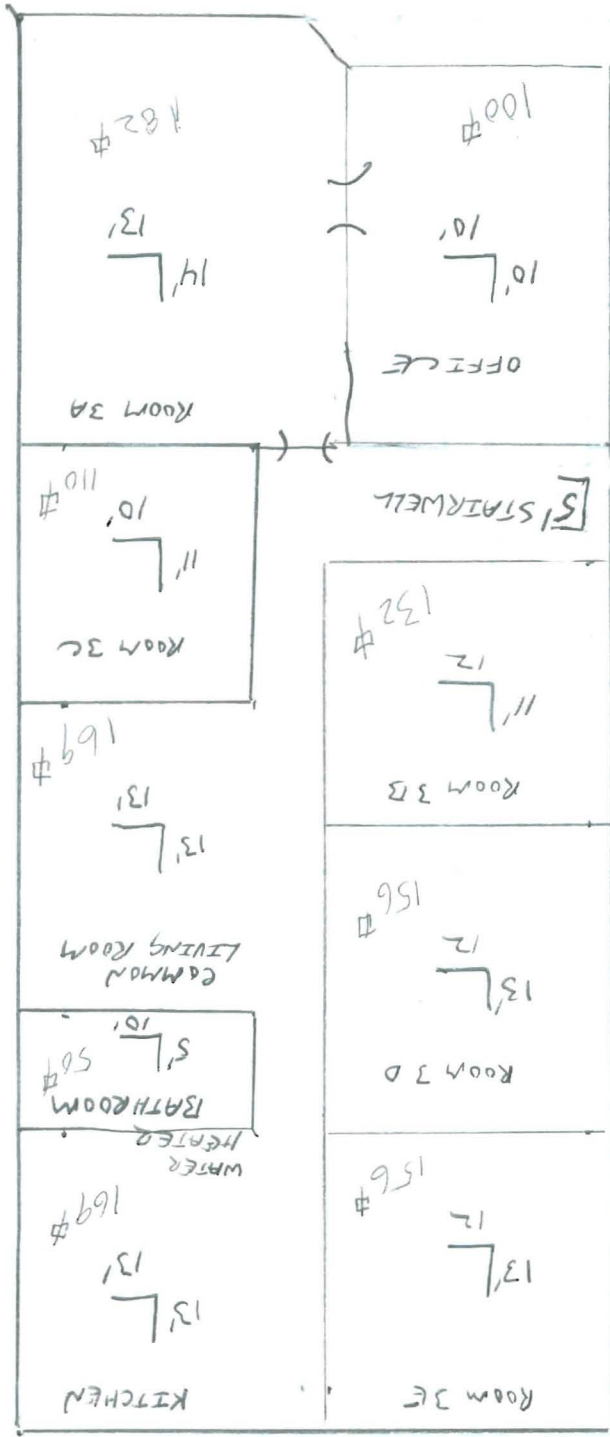
Site Plan - Existing lodging house changing from 9 to 15 units N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

13-15 MAYO STREET 3RD FLOOR

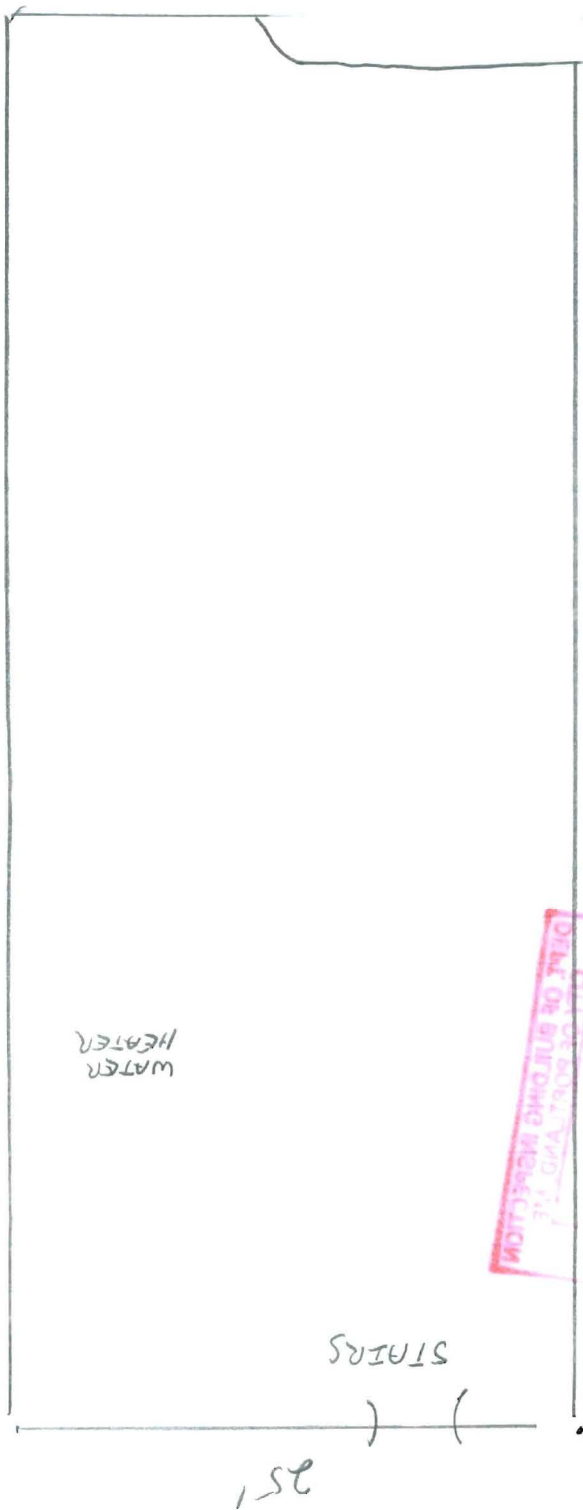
25'



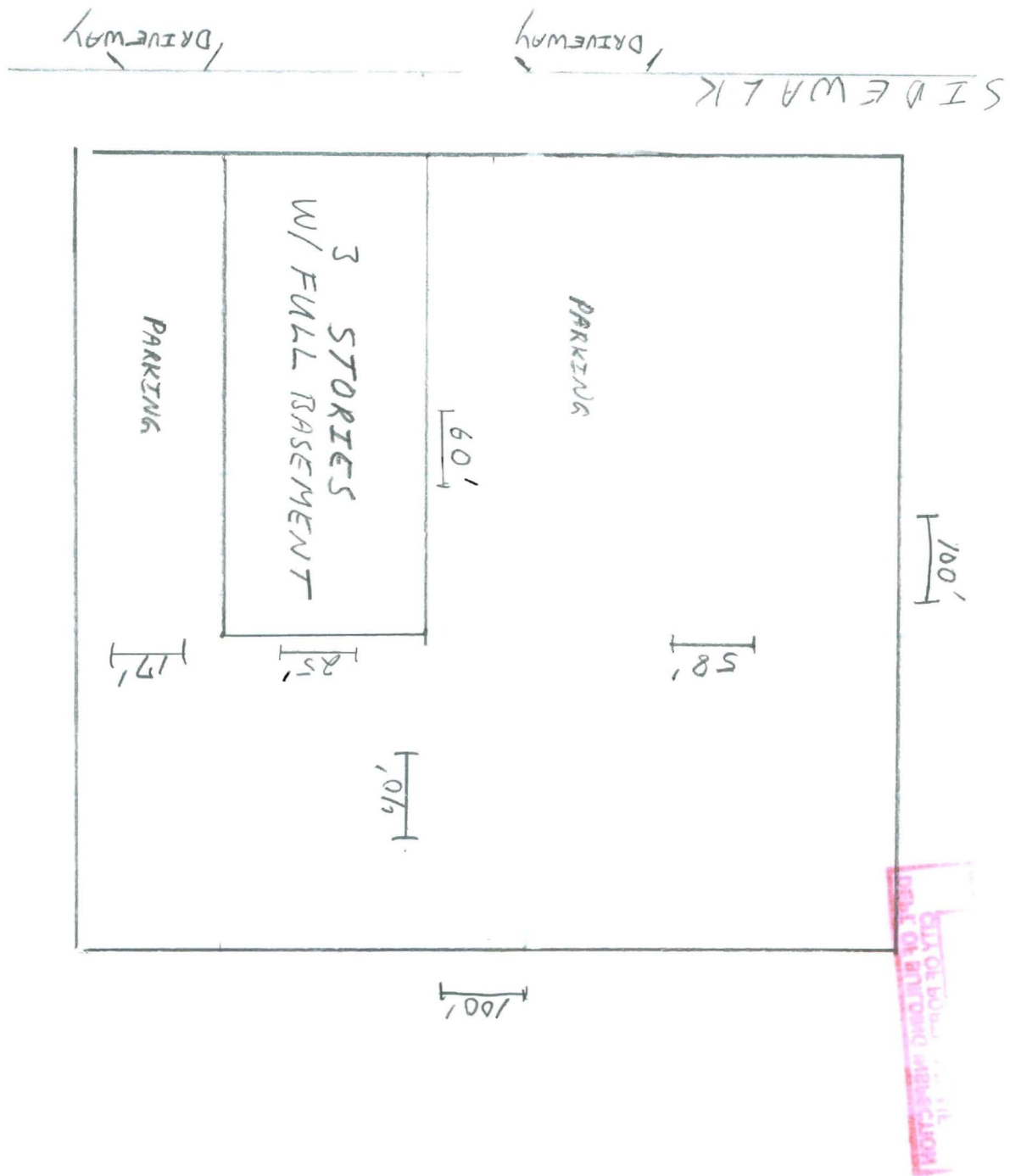
60'

CLYDE
DEPT OF BUILDING RESEARCH

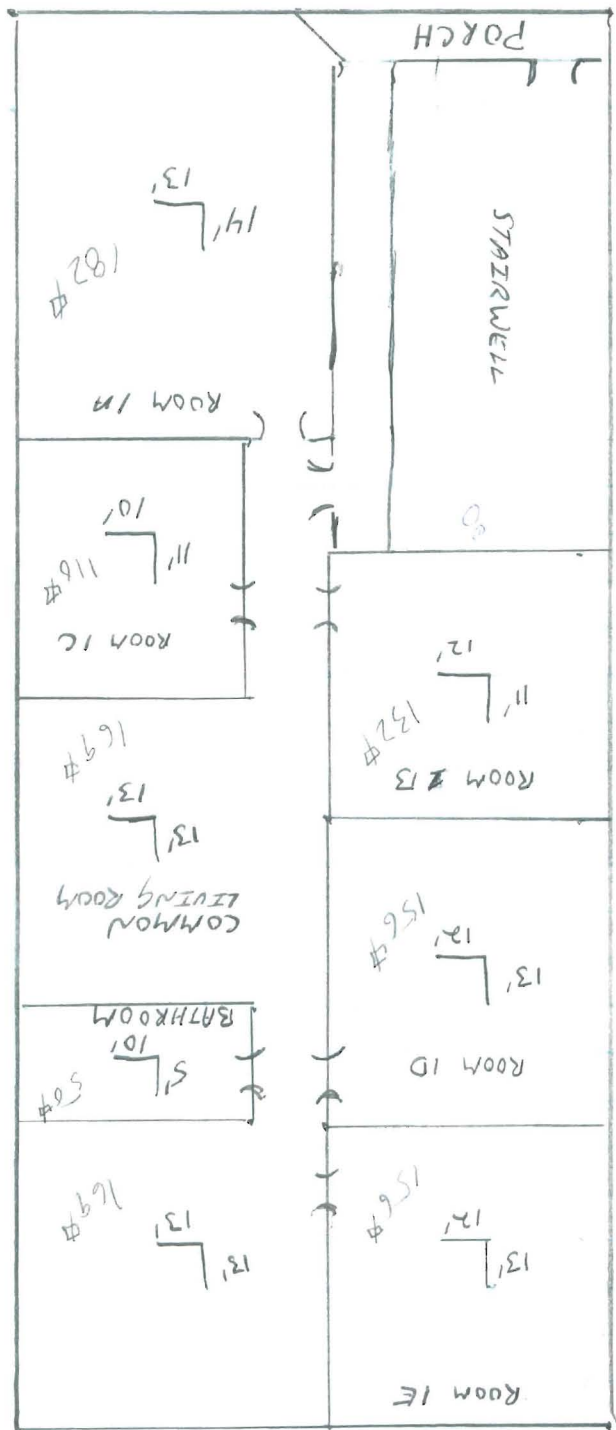
BASEMENT 13-15 MAYO STREET



DOUBLE LOT 13-15 MAYO STREET



13-15 MAYO STREET 1ST FLOOR



25'

60'
City of Lowell
Department of Public Works
Office of Inspection

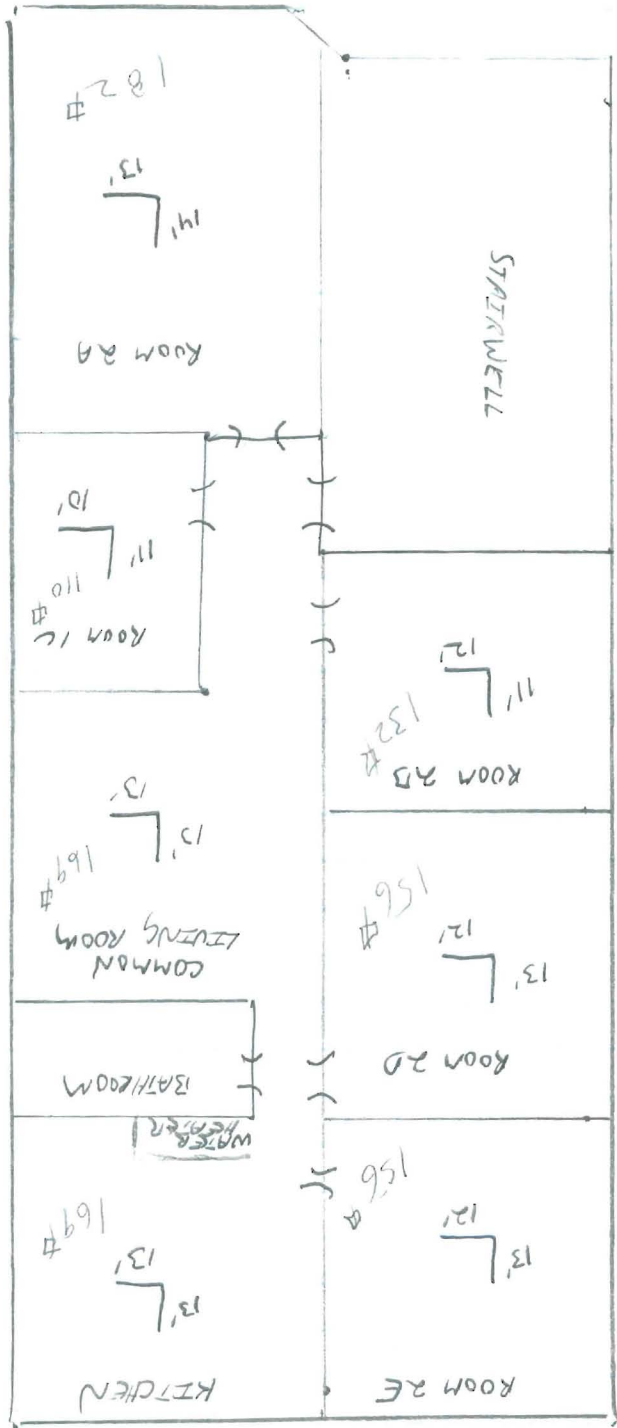
20'

11'

13'

13'

13-15 MAYO STREET 2ND FLOOR



25'

60'

City of Portland
 DEPT. OF BUILDING INSPECTION

BUILDING PERMIT REPORT

DATE: 6 April 98 ADDRESS: 13-17 Mayo ST. (ø22-J-ø12)
REASON FOR PERMIT: Change of use 9 To 15 Lodging Units.
BUILDING OWNER: William Childs
CONTRACTOR: SAA
PERMIT APPLICANT: Norm Stevens
USE GROUP R-1 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *28, *29

- *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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and 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". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. 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.
14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

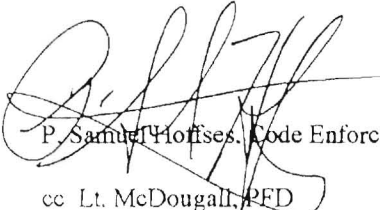
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993)
- X 28. Please read and implement the attached Land Use-Zoning report requirements.

A 29. This permit is being issued under existing bldg. and
exception 904.8 of the City's bldg. Code.

30. _____

31. _____

32. _____


P. Samuel Hoffses, Code Enforcement
cc Lt. McDougall, PFD
Marge Schmuckal