

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

Location of Construction: 25 Cedar St.		Owner: Rosemarie Wheeler		Phone: 879-9543		Permit No: 980423	
Owner Address: 211 Cumberland Avenue		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Self & friend		Address:		Phone:		Permit Issued: APR 29 1998 CITY OF PORTLAND	
Past Use: 1-family		Proposed Use: 1-family		COST OF WORK: \$ 100		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: replace 12-ft wall				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or 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 <input type="checkbox"/>	
Permit Taken By: Judy Laplante		Date Applied For: 4/27/98					

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..

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

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

COMMENTS

4/30/98

This is a belated permit. Owner has improperly constructed wall and has been told to remove it, and reconstruct it properly.

5/18/99 Completed. AR

98-0432

026-C-001

Inspection Record

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

026-C-001

Corporation Counsel

Gary C. Wood



CITY OF PORTLAND

Associate Counsel

Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

June 22, 1999

Deputy Sheriff Sam Rinaldi
Cumberland County Sheriff's Department
36 County Way
Portland, ME 04102 *re: 25 Cedar St*

RE: City of Portland v. S.P.A.R.K. International, Inc., et al.
Docket No. POR-SA-99-544 - Civil Order of Arrest

Dear Sam:

You probably have already received a Request for a Civil Order of Arrest relating to Rosemary Wheeler in her capacity as president of S.P.A.R.K. International, Inc. Ms. Wheeler failed to appear for a disclosure scheduled for hearing on June 9, 1999.

From and after Wednesday, June 23rd, however, I will generally be out of the office until mid-August. The Corporation Counsel does not want to assign the matter involving Ms. Wheeler to anyone else here, since their workloads will be increased by temporary absences caused by vacations.

Accordingly, would you please not execute the Civil Order of Arrest until you have received direction from me to do so. I anticipate that I will renew my request on or after August 16th.

Very truly yours,

Charles A. Lane
Associate Corporation Counsel

cc: Gary C. Wood, Corporation Counsel
Richard Templeton, Assistant Clerk, Ninth District Court
Michael J. Nugent, Inspection Services Manager

CAL:mep
O:\WP\CHARLIE\LTR\WRINALD.LTR

026-C-001

100-0-001
026-0-001

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 9, 1991

RE: 25 Cedar Street

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Attorneys at Law
P.O. Box 4510
Portland, Maine 04112

Dear Mr. Lowry:

This letter will acknowledge withdrawal, without prejudice, of your variance appeal on August 8th 1991. The board voted 5-0 to accept your request for withdrawal.

Sincerely,

William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Thomas F. Jewell, Chairman, Board of Appeals
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Charles Lane, Associate Corporation Counsel
Ms. Rose Mary Wheeler, P.O. Box 10024, Portland, Maine 04101
Mark Mitchell, Code Enforcement Officer

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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25 Cedar Street

June 14, 1991

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Attorneys at Law
P. O. Box 4510
Portland, Maine 04112


Re: Rose Mary Wheeler
Variance Appeal

Dear Mr. Lowry:

At the meeting of the Board of Appeals on Thursday evening, June 13, 1991, the Board voted by a unanimous vote of the six members present to grant your request by Telefax letter for postponement of the space and bulk variance appeal on behalf of Rose Mary Wheeler and S.P.A.R.K. International, owners of the property at 25 Cedar Street in the R-6 Residence Zone. In the variance appeal application, Ms. Wheeler is requesting a variance for the minimum lot size requirement which states that in the R-6 Zone a lodging house must have a lot size of 4,500 square feet. Section 14-139(1) of the Zoning Ordinance.

In accordance with your request, this variance appeal has been postponed by the Board of Appeals to the July 18th meeting in Room 209, City Hall, Portland, Maine, at 7 P.M. As soon as copies of the agenda for July 18th become available for distribution, an agenda will be mailed to you.

Sincerely,


Warren J. Turner
Administrative Assistant

cc: Ms. Rose Mary Wheeler, P. O. Box 10024, Portland, Maine 04101
Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Mark Mitchell, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

JENSEN BAIRD GARDNER & HENRY

ATTORNEYS AT LAW
TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271
TELECOPIER (207) 775-7935

MERTON G HENRY
JOHN D BRADFORD
WALTER E. WEBBER
DONALD A KOPP
KENNETH M COLE III
NICHOLAS S NADZO
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JEFFREY D CLEMENTS
EMILY A BLOCH
ANNE H JORDAN
DANIEL L CUMMINGS
SCOTT A ROBERTSON

RAYMOND E JENSEN
M DONALD GARDNER
OF COUNSEL

KENNETH BAIRD
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BIDDEFORD OFFICE
419 ALFRED STREET
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(207) 282-5107
TELECOPIER (207) 282-6301

August 8, 1991

William Giroux, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Charles Lane, Corporation Counsel
City of Portland
389 Congress Street
Portland, Maine 04101

RE: S.P.A.R.K. International (Rosemary Wheeler), 25 Cedar
Street

Dear Bill and Charlie:

Pursuant to our discussion and meeting, please be advised that the above applicant hereby respectfully requests to withdraw its application for variance, without prejudice. Because of the complicated nature of this matter and certain questions which have arisen as a result of our discussions, we feel that this matter is not yet ripe to bring before the Board and would respectfully request permission to withdraw, without prejudice, rather than proceed with any continuance at this time.

Thank you very much for your attention to this matter.

Sincerely yours,



LESLIE E. LOWRY III

LEL/kbf

cc: Rosemary Wheeler

Bill

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Jane Durgin, City Clerk **DATE:**
June 14, 1991
FROM: Warren Turner, Administrative Assistant, Inspection Services *Warren J. Turner*
SUBJECT: Report on Actions Taken by the Board of Appeals on June 13, 1991

The meeting was called to order at 7:05 P.M. by the Chairman, Thomas F. Jewell. The Acting Secretary pro tem, John Knox, called the roll and there were six members present. Eric J. Gouvin was absent. There was no unfinished business.

Under New Business, the Board voted 6-0 to postpone the Space and Bulk Variance for 25 Cedar Street until July 18, 1991.

Interpretation Appeal:

Ninth Street Road Plans, Mr. James Wolf, of Ninth Street Associates, owner of the property on Ninth Street, applied for an interpretation appeal for a waiver of the requirement for granite curbing in street improvements for Ninth Street. The Board found that the appeal had not been filed in a timely fashion.

Space and Bulk:

Ninth Street Road Plans, Mr. James Wolf of Ninth Street Associates, owner of the property on Ninth Street, was seeking to get approval to waive requirements of granite curbing and the substitution of an alternative drainage plan. This was postponed to a special meeting on July 11th, in Room 209, City Hall at 7 P.M., due to a 3 to 3 vote of the Board. A majority of four votes is required to approve or deny an issue before the Board of Appeals.

The meeting was adjourned at 9:20 P.M.

Enclosure: Copy of the Board's Decision
Agenda for the June 13th meeting

/el

cc: The Mayor and Members of the Portland City Council
Chairman and Members of the Board of Appeals
Chairman and Members of the City Planning Board
Robert B. Ganley, City Manager
Mark Green, Deputy City Manager
William Dale, Acting Corporation Counsel
Charles A. Lane, Associate Corporation Counsel
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Alexander Jaegerman, Chief Planner
William D. Giroux, Zoning Administrator
Code Enforcement Officers

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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MICHAEL E. WESTORT

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, June 13, 1991 at 7 P.M. to hear the following appeals:

1. UNFINISHED BUSINESS: None
2. NEW BUSINESS:

Variance:

- a. Space and Bulk - Section 14-473(c)1 of the Ordinance must be met by the following request:

25 Cedar Street, Ms. Rosemary Wheeler of S.P.A.R.K. International Corporation, owner of the property at 25 Cedar Street is petitioning the Board of Appeals to permit a lodging house at the above location in the R-6 Residence Zone and has a lot size of 2,307 square feet of land area. The City Zoning Ordinance now has a minimum lot size of 4,500 square feet of land area for a lodging house in the R-6 Residence Zone.

Interpretation Appeal:

Ninth Street Road Plans, Mr. James Wolf, of Ninth Street Associates, owner of the property on Ninth Street, is seeking an interpretation of Section 14-403(b) and contends that the Department of Public Works may waive the granite curbing requirement and approve an acceptable alternative drainage plan for bituminous curbing.

Space and Bulk:

Ninth Street Road Plans, Mr. James Wolf of Ninth Street Associates, owner of the property on Ninth Street, is seeking approval of a space and bulk variance to waive the requirement of granite curbing and the substitution of an alternative drainage plan in the event the interpretation appeal is denied.

3. Adjournment

5/24/91

JENSEN BAIRD GARDNER & HENRY

ATTORNEYS AT LAW

TEN FREE STREET

P O BOX 4510

PORTLAND, MAINE 04112

(207) 775-7271

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ANNE H. JORDAN
DANIEL L. CUMMINGS
SCOTT A. ROBERTSON

July 31, 1991

Charles Lane, Esquire
Assistant Corporation Counsel
City of Portland
389 Congress Street
Portland, ME 04101

Re: S.P.A.R.K. International (Rose Mary Wheeler), 25 Cedar
Street, Portland, Maine

Dear Charlie:

This letter will confirm our conversation. We have agreed to sit down to discuss this application at 8:30 A.M. on Tuesday, August 6.

As I mentioned on the phone, I believe that the application which Ms. Wheeler was advised to submit for a space and bulk variance is not the appropriate application under these circumstances. Specifically, the property is located in an R-6 zone. The City records indicate the premises have been used/permitted as a two family dwelling. Within the R-6 zone, two family dwellings are permitted use. In addition, within this zone a lodging house is a permitted use. Both lodging houses and two family dwellings have minimum lot areas of 4500 square feet. The lot is a non-conforming lot of record.

Ms. Wheeler wishes to convert the use of the premises from a two family dwelling to a lodging house. As mentioned, both of those uses are permitted uses. She was advised by the building and inspection services office that she needed to apply for a lot size variance. I believe that advice is erroneous since her lot is a non-conforming lot of record and because she is merely changing the use from one permitted use to another permitted use.

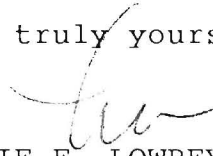
JENSEN BAIRD GARDNER & HENRY

July 31, 1991
Page two

While we may need to review other provisions of the Code to determine what might be required to meet other standards for a lodging house use, I believe a bulk and space variance for the lot size is not required under the terms of the ordinance.

I look forward to discussing this with you at our appointment next week.

Very truly yours,



LESLIE E. LOWREY, III

LEL/pwk

cc: Rosemary Wheeler

William D. Giroux, Zoning Administrator ✓

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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Secretary

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MICHAEL E. WESTORT

July 23, 1991

RE: 25 Cedar Street

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Attorneys at Law
P.O. Box 4510
Portland, Maine 04112

Dear Mr. Lowry:

At the meeting of the Board of Appeals on Thursday evening, July 18, 1991, the Board voted by a unanimous vote of four members present and voting to grant your request for postponement of the space and bulk variance appeal on behalf of Rose Mary Wheeler and S.P.A.R.K. International, owners of the property at 25 Cedar Street.

Your request for review of this appeal before the Board of Appeals will be scheduled for consideration on Thursday evening, August 8, 1991 in Room 209, City Hall, Portland, Maine at 7 P.M.

You will be sent a copy of the agenda for the August 8th meeting as soon as copies become available for distribution.

Sincerely,

William D. Giroux
Zoning Administrator

/el

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Mark Mitchell, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

Bill Let's Discuss

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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MERRILL S. SELTZER
MICHAEL E. WESTORT

25 Cedar Street

May 21, 1991

Ms. Rosemary Wheeler
S.P.A.R.K. International Corporation
P. O. Box 10024
Portland, Maine 04104

Dear Ms. Wheeler:

This will acknowledge receipt of your application for a space and bulk variance for your property located at 25 Cedar Street in the R-6 Residence Zone. The City Zoning Ordinance now has a minimum lot size for lodging houses of 4,500 square feet of land area. Your lot contains only 2,307 square feet of land area.

We are awaiting photographs of your house which are needed to complete your application for review by the Board of Appeals at the public hearing which is now scheduled for Thursday evening, June 13, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. Please furnish the photographs as soon as possible. A copy of the agenda for the June 13th meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

Enclosure: Zoning Amendment on Lodging Houses

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Mark Mitchell, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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MICHAEL E. WESTORT

25 Cedar Street

May 21, 1991

Ms. Rosemary Wheeler
S.P.A.R.K. International Corporation
P. O. Box 10024
Portland, Maine 04104

Dear Ms. Wheeler:

This will acknowledge receipt of your application for a space and bulk variance for your property located at 25 Cedar Street in the R-6 Residence Zone. The City Zoning Ordinance now has a minimum lot size for lodging houses of 4,500 square feet of land area. Your lot contains only 2,307 square feet of land area.

We are awaiting photographs of your house which are needed to complete your application for review by the Board of Appeals at the public hearing which is now scheduled for Thursday evening, June 13, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. Please furnish the photographs as soon as possible. A copy of the agenda for the June 13th meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Administrative Assistant

Enclosure: Zoning Amendment on Lodging Houses

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Mark Mitchell, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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

**Building or Use Permit 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: 25 Cedar St Portland, Me.

Tax Assessor's Chart, Block & Lot Number		Owner: <u>R. Wheeler founder</u>	Telephone#: <u>879 9543</u>
Chart#	Block#	Lot#	
<u>SPARK-</u>		<u>& director</u>	
Owner's Address: <u>211 Cumberland-1611</u>		Lessee/Buyer's Name (If Applicable) <u>to replace</u>	Cost Of Work: <u>\$ 100.00</u>
		<u>50. labor + 50 material</u>	
Proposed Project Description:(Please be as specific as possible) <u>damaged wall, "privacy"</u> <u>replace 12 ft wall, used only as "divider", non-supporting</u>			
Contractor's Name, Address & Telephone <u>myself & friend</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 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 self employed
- 3) A Plot Plan (Sample Attached)

If there is ^{no} 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:	Date:
-------------------------	-------

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

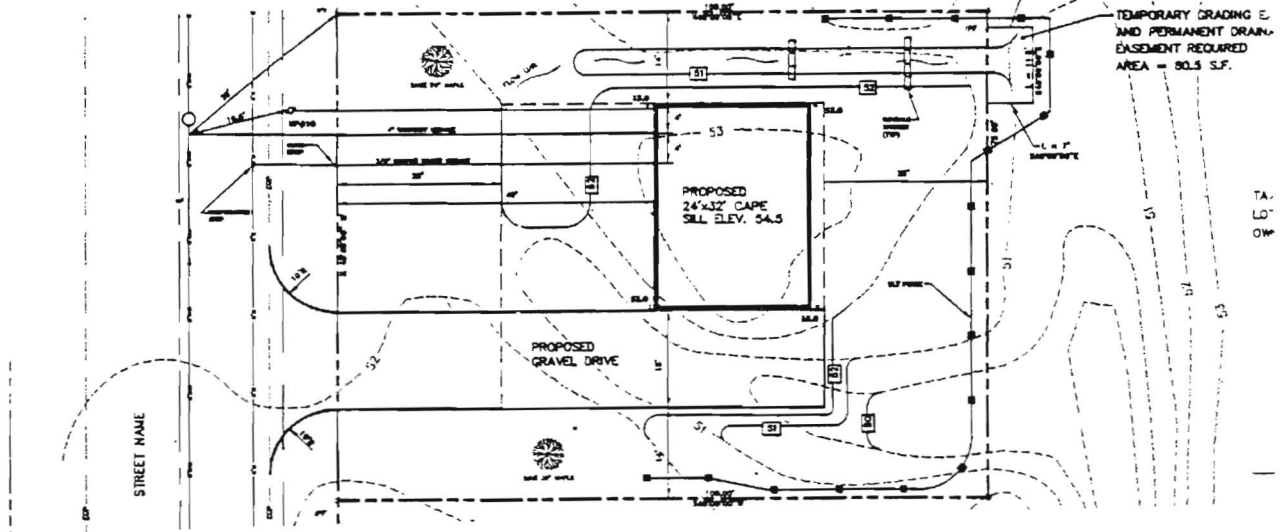


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- *No* ^{*to repair damaged wall*} For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

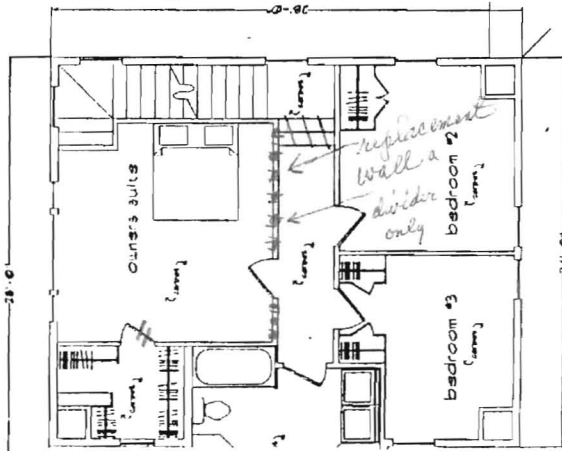


Figure 3. Typical Floor Plan

1st story

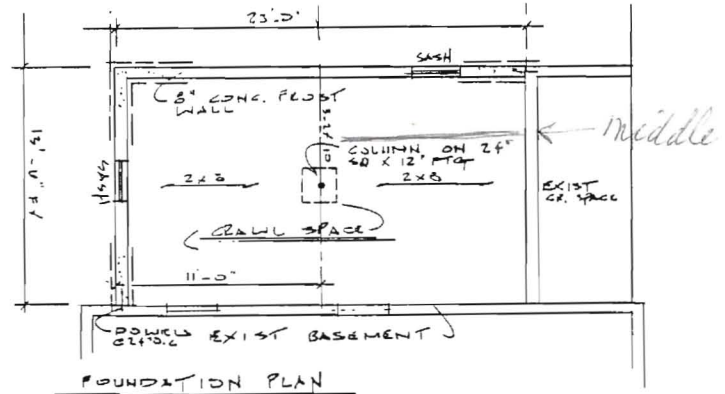


Figure 2. Typical Foundation Plan



CITY OF PORTLAND

4-24-98

Spark Inc
500040

Re: Payment Arrangement

Dear _____:

The City of Portland is prepared to enter into a payment arrangement for the payment of taxes and assessments on property located at 25 Cedar St as follows:

1. You will pay to the City the sum of 485.00 Dollars on or before _____. Every month thereafter you will pay to the City the sum of 120.00; the payment shall be due by the first of each month. These payments shall be applied to the "oldest" taxes and assessments, and shall continue to be applied to the account until all taxes, interest and lien charges are paid in full.
2. Interest will continue to accrue at the state statutory rate on all unpaid taxes and assessments while the payment plan is in effect.
3. The City will continue to maintain its liens on the property, and will continue the foreclosure process on any liens presently filed on the property. If the payment plan is maintained by you, the City will not dispose of its interest in the property.



4. The City will discharge its liens as the taxes and assessments are paid off by you. After all taxes and assessments have been paid, the City will issue a quitclaim deed to you
5. You will pay taxes for this year when due and remain current on all present tax obligations to the City.

If this payment plan is agreeable to you, please sign one copy and return it to me along with your first payment. Please contact me or any of the members of the Treasury staff at the numbers below if you have any questions

Sincerely,

Kevin R. Markee
Director of Treasury

Seen and agreed to:

A handwritten signature in cursive script, reading "Rose Mary O'Keefe", written over a horizontal line.

pc Donna M. Katsiaficas, Associate Corporation Counsel

If you have any questions, please contact.

Kevin Markee, Director of Treasury	874-8300, extension 8853
Gerry Concannon, Assistant Director of Treasury	874-8300, extension 8854
Peggy Peterson, Office Manager	874-8300, extension 8855
Linda McLeod, Administrative Assistant	874-8300, extension 8856
John Corbin, Administrative Assistant	874-8300, extension 8866

BUILDING PERMIT REPORT

DATE: 29 APRIL 98 ADDRESS: 25 Cedar St. (026-C-001)
REASON FOR PERMIT: Replace Wall
BUILDING OWNER: Rosemarie Wheeler
CONTRACTOR: SELF & Friend
PERMIT APPLICANT: Owner
USE GROUP R-3 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,

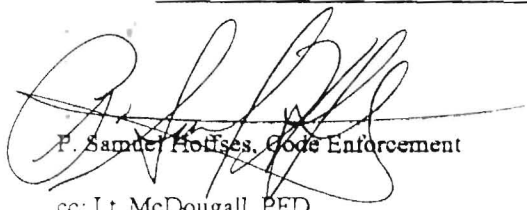
- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- * 29. This permit is being issued with the understanding
that this building remains a 2 unit building - one unit
First Floor 2nd Unit 2nd Floor -
30. _____
31. _____
32. _____



P. Sander Hottses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal