

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

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

<b>Permit No:</b> 05-0269		<b>Permit Issued</b> MAR 24 2005 CITY OF PORTLAND		<b>CBL:</b> 028 JO 5001
<b>Location of Construction:</b> 137 Newbury St	<b>Owner Name:</b> Macfadyen Luke	<b>Owner Address:</b> 15 Howard St	<b>Phone:</b>	<b>Zone:</b> C2
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Zone:</b> C2		
<b>Past Use:</b> 4 Unit building	<b>Proposed Use:</b> 4 unit building / Repair to current code <i>HANDRAILS GUARDS</i>	<b>Permit Fee:</b> \$39.00	<b>Cost of Work:</b> \$2,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> Repair to current code <i>two (2) retail units on first floor (condoed)</i> <i>LEGAL USE: two (2) residential dwelling units (condoed above first floor)</i> <i>HANDRAILS GUARDS ONLY</i>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R2 Type: SB 3/23/05	
<b>Signature:</b>		<b>Signature:</b>		
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
<b>Action</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
<b>Signature:</b>				
<b>Date:</b>				
<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 03/17/2005	<b>Zoning Approval</b>		
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..		<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>with conditions</i> Date: 3/21/05	<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 Date:

## 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

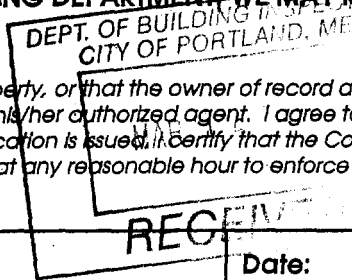
PHONE

Total Square Footage of Proposed Structure		Square Footage of Lot	
* Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>J</u> Lot# <u>15</u>		Owner: <u>Luke MacFadyen</u> Telephone: <u>871-1075</u>	
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <u>15 Howard St.</u> <u>Portland ME</u>	
		cost Of Work: \$ <u>2,000.</u> Fee: \$ <u>3500/100</u>	
Current use: <u>4 units (2 room 2 bath)</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Bring handrails on fire escape to current code</u>			
Project description: _____			
Contractor's name, address & telephone: <u>Luke MacFadyen (House + Barn Builders)</u>			
Who should we contact when the permit is ready: <u>LUKE MACFADYEN</u>			
Mailing address: <u>15 Howard</u> <u>Portland ME</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b> <u>(207) 871-1075</u>			

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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 of applicant: <u>Luke S. MacFadyen</u>	Date: <u>3/17/05</u>
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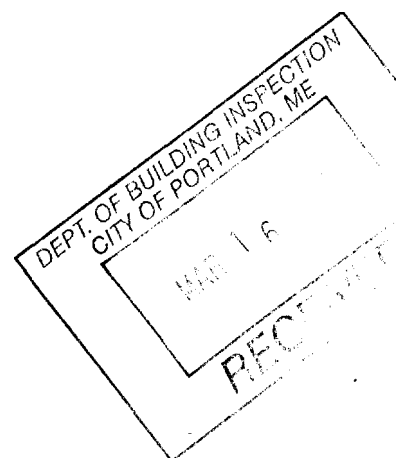


**This is NOT a permit. you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

137 NEWBURY ST.

- REPLACE ALL HAND RAILS, BALUSTERS AND 4x4 POSTS  
UP TO BUILDING CODES FROM 2<sup>ND</sup> FLOOR DECK TO 3<sup>RD</sup>  
FLOOR DECK

- HAND RAILS TO 42" IN HEIGHT
- BALUSTERS AT 4" ON CENTER
- 4x4'S REPLACEMENT TO ACCOMMODATE  
42" HAND RAILS



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

PERMIT

PERMIT ISSUED

MAR 24 2005

Permit Number: 050269

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that

Macfadyen Luke/Applicant  
Repair to current

has permission to

at 137 Newbury St

028 J015001

provided that the person or persons, firm or corporation, accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland 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.

## OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

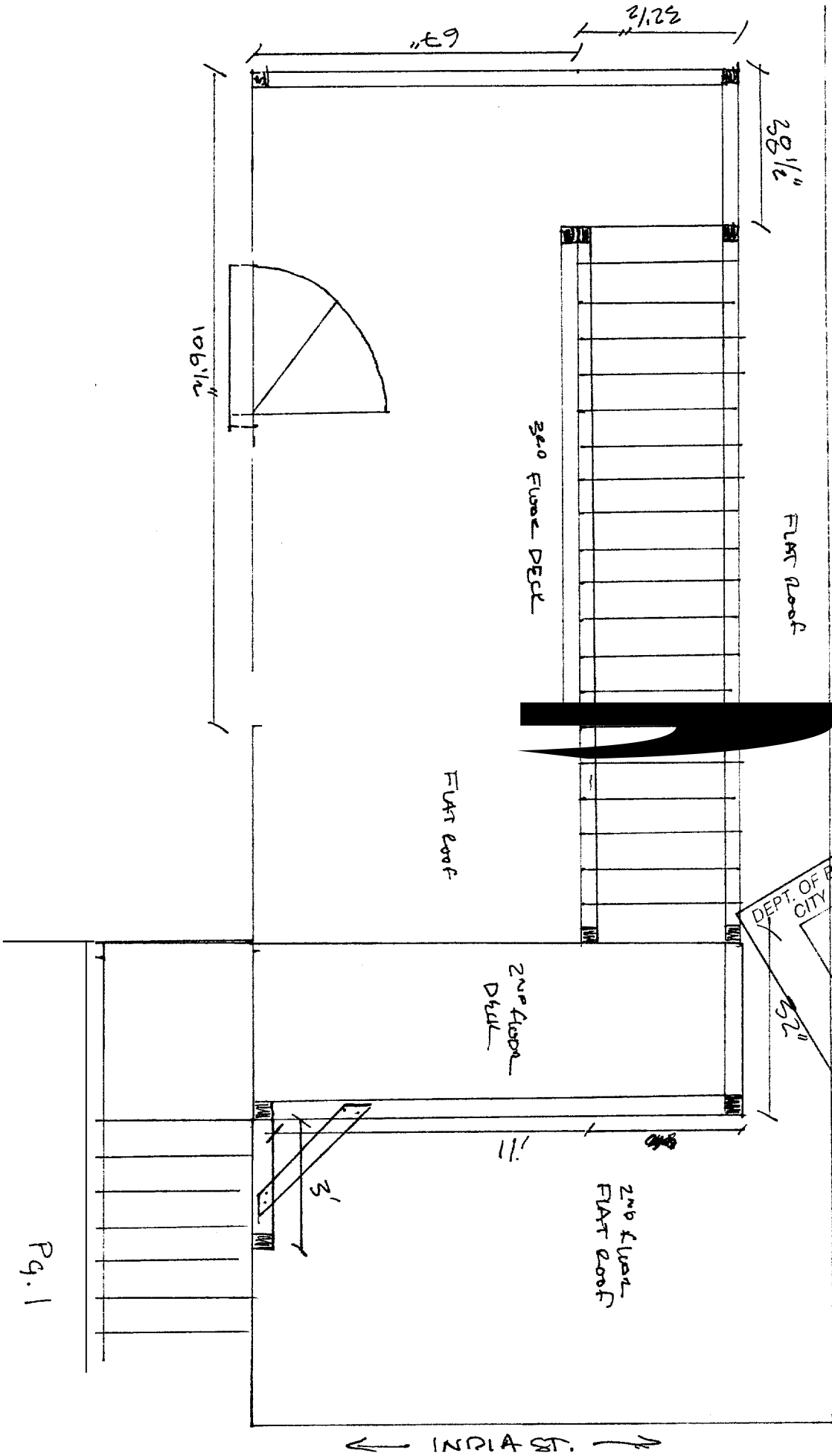
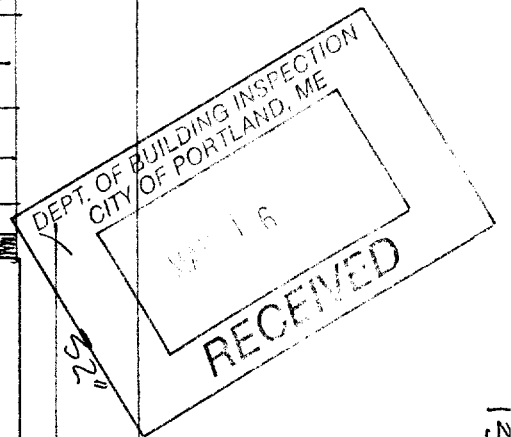
PENALTY FOR REMOVING THIS CARD

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

Notification of inspection must be given and when permit is procured before this building is closed-in. A notice is required.

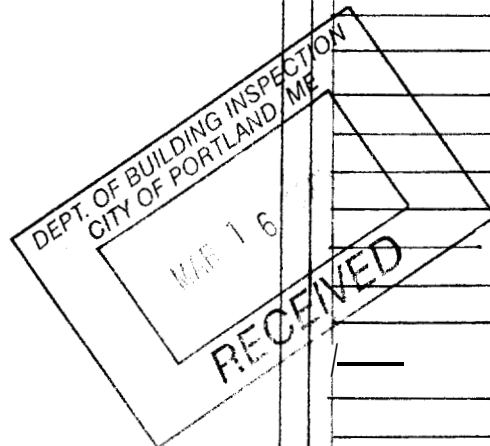
*Clayton*  
Director - Building & Inspection Services

137 NEWBURY ST.  
3.16.05



42"  
RAIL H~~HT~~

4" O.C.



2x4  
BRACKS  
SEE PG 1

FLAT  
ROOF

2x4 ON  
FLAT

DECKING

137 NEWBURY ST.  
3.16.05

2.2

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

05-0269

03/17/2005

028 JO 15001

137 Newbury St

Macfadyen Luke

15 Howard St

1

Phone

Portland

## Alterations - Commercial

4 unit building (same as above)/ Repair fire escape to current code

Repair fire escape to current code

**Approval Date:** 03/23/2005

Ok to Issue: ☒

1) handrails shall not be open-ended

38515  
RECEIVED  
MAR 21 2005  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

2x4 RAILS

42"  
RAIL HEIGHT

Hand 2 RAIL  
42" TALL  
(1 1/2 x 1 1/2  
ROUND)  
w/ BRACKETS

RAUSTICS  
1 1/2 x 1 1/2

1  
4" OC.

4x4's

2x4  
BRACKS  
SEE (9)

FLAT  
ROOF

2x4 ON  
FLAT

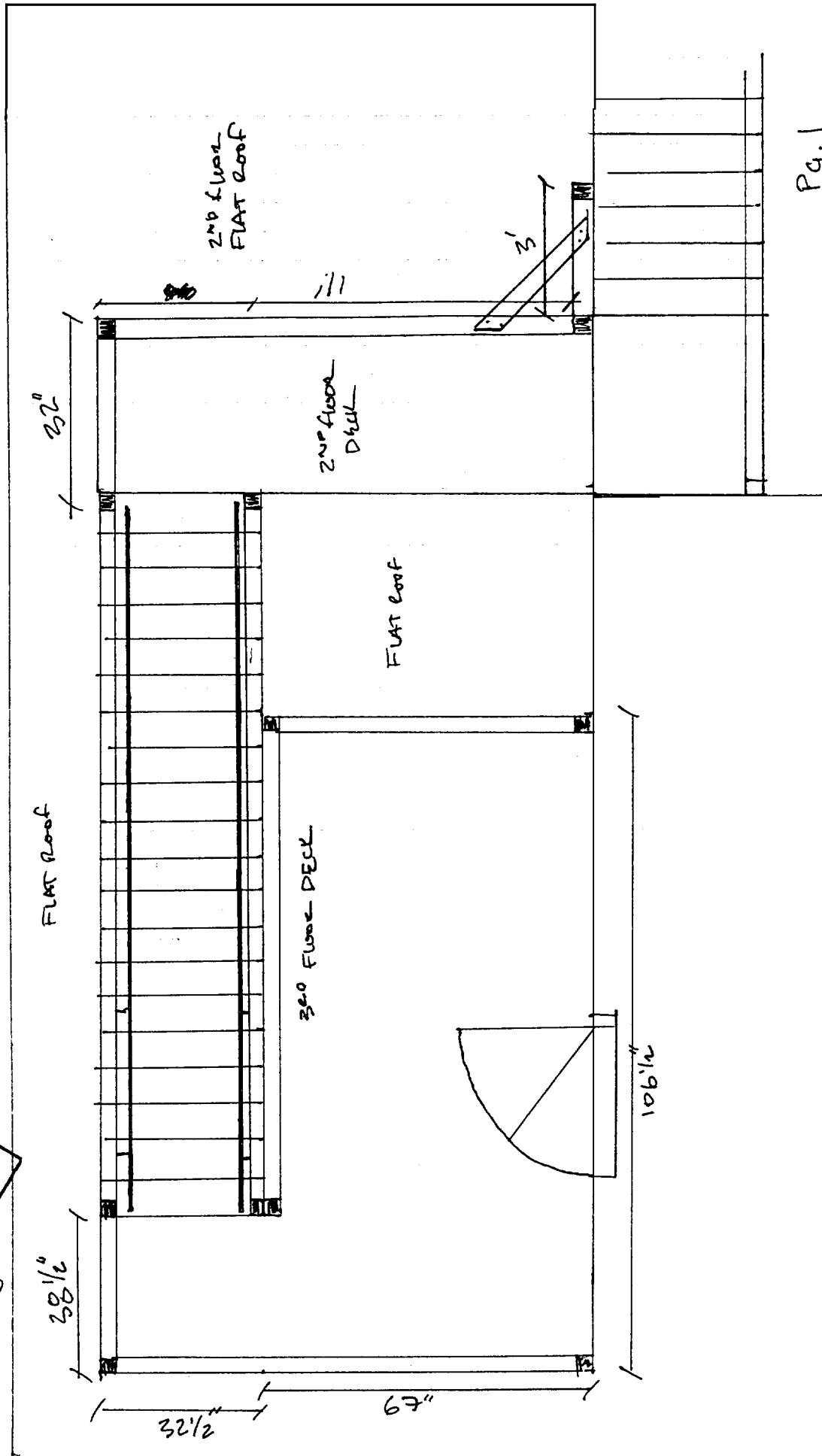
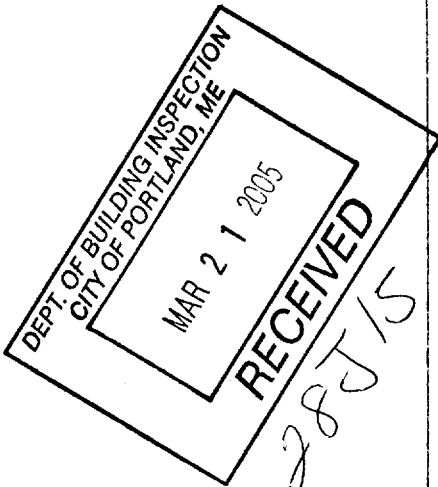
DECKING

137 NEWBURY ST.  
5.16.05

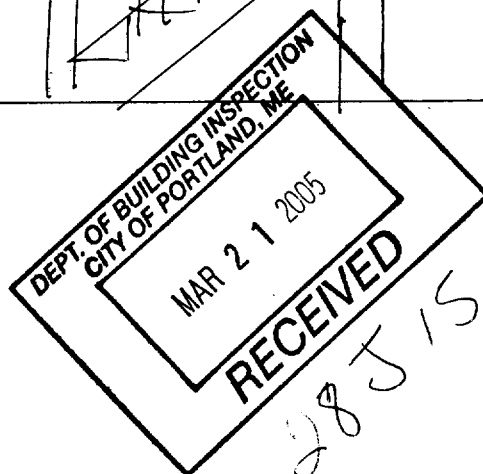
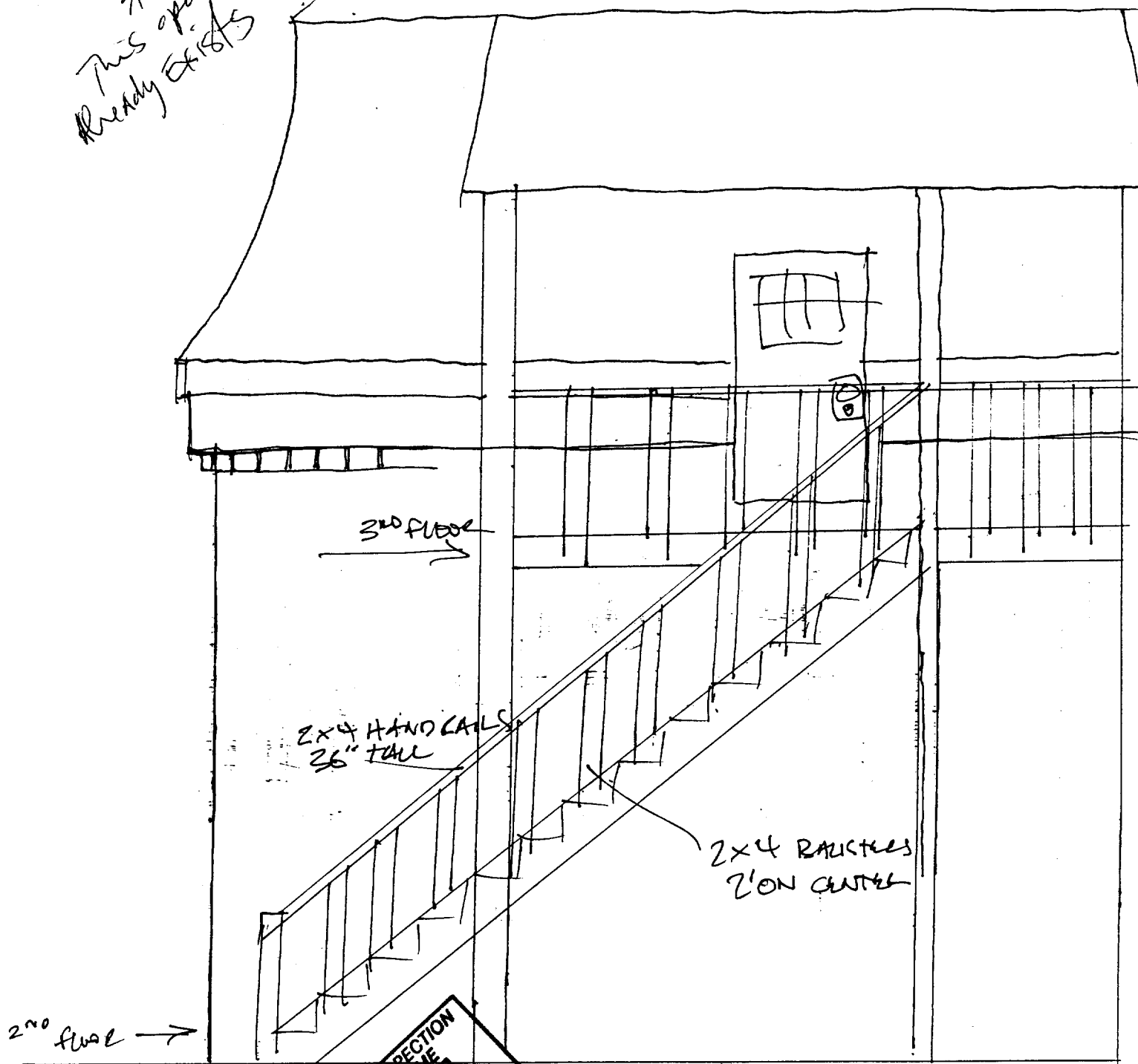
Pa. 2



137 NEWBURN ST.  
3.16.05



3/21/05  
This open stairway  
Ready exists



137 NEWBURY ST.  
 → HAND RAILS NOW  
 NOT UP TO CODE  
 → HAND RAILS @ 36" TALL  
 → 2x4 BALUSTERS SPACED 2' ON CENTER

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

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

Permit No: 05-0185	Date Applied For: 02/18/2005	CBL: 028 J015001
Location of Construction: 137 Newbury St	Owner Name: Macfadyen Luke	Owner Address: 15 Howard St
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion

floor - change all to condominiums

*Previous Condo Conversion  
Approval***Dept:** Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/28/2005**Note:** 2/25/2005 talked to Allan Tracy - he will get me the infor on the other residential unit which is vacant **Ok to Issue:** ☐

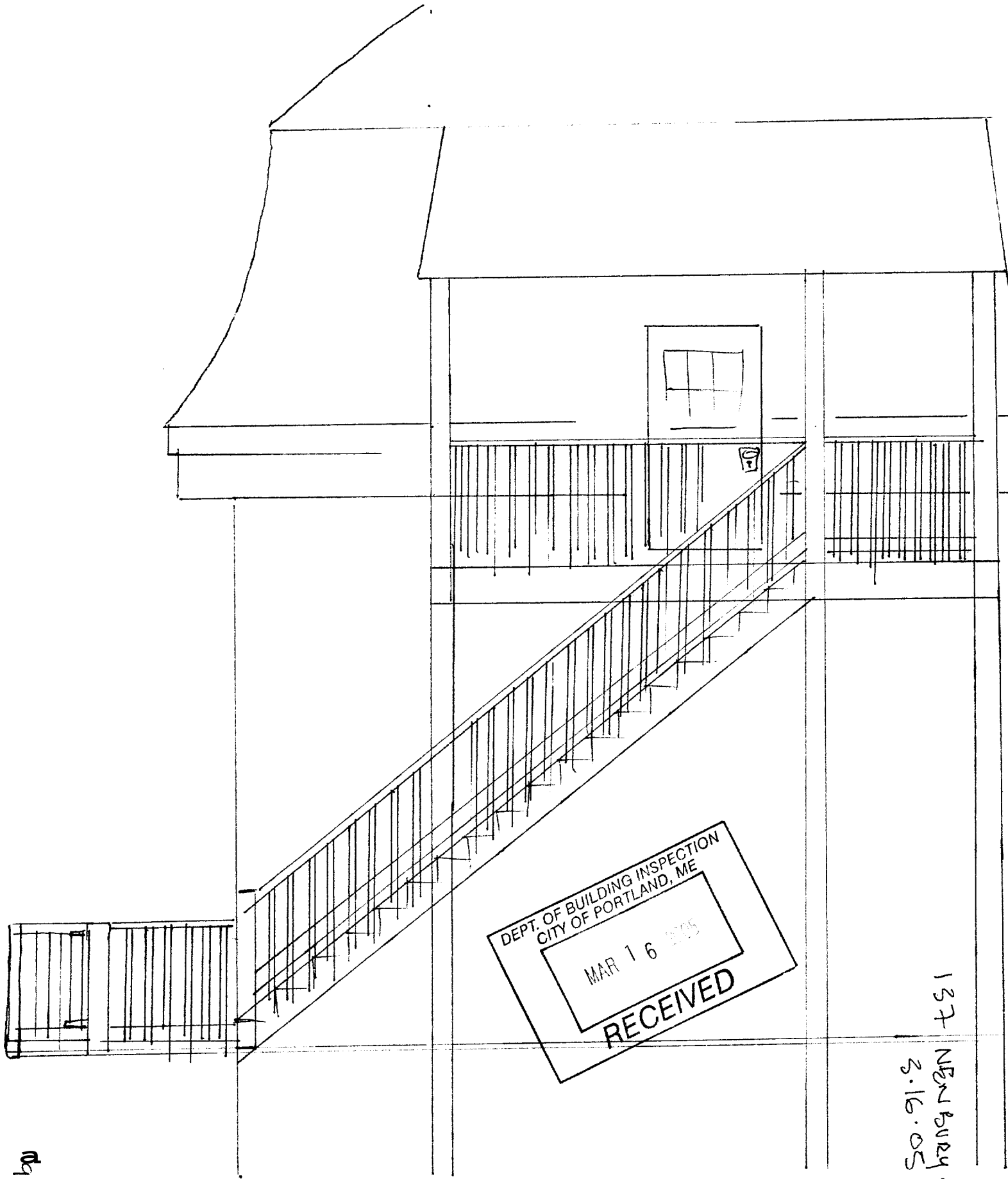
- 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or ~~offer to~~ convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 2) This is NOT an approval for ~~an~~ additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain two (2) retail units on the first floor and ~~two~~ residential dwelling units above the floor. **Any** change of use shall require a separate permit application for review and approval. Please remember that this property is under a contract zone which will require an amendment if any uses or other contractual requirements are changes.
- 4) This permit is being approved on the basis of plans submitted. **Any** deviations shall require a separate approval before starting that work.

**Dept:** Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/02/2005**Note:** **Ok to Issue:** ☒

- 1) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/02/2005**Note:** **Ok to Issue:** ☒

- 1) fire extinguishers shall be installed in accordance with NFPA 10
- 2) the boiler shall be separated with a one hour enclosure or a smoke enclosure with a domestic sprinkler
- 3) smoke detectors shall be installed in accordance with NFPA 101
- 4) vertical openings shall be fire rated with a one hour rating



ndy.3

137 NEWBURY ST.  
3.16.05