

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

Location of Construction: 32 Alder Street		Owner: Earl Hodgkins		Phone: 772-4817		Permit No. 970405 PERMIT ISSUED Permit Issued: MAY - 5 1997 CITY OF PORTLAND		
Owner Address: 17 Codman St. Portland 04101		Lessee/Buyer's Name:		Phone:			Business Name:	
Contractor Name:		Address:		Phone:				
Past Use: 5 unit building		Proposed Use: 2 unit building		COST OF WORK: \$ 20,000.00			PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 53 BOCA 961		
Proposed Project Description: Change use reducing number of units as per plans				Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: CBL B-2 33-C-21 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland 2 units <input type="checkbox"/> Wetland 3rd floor 1st <input type="checkbox"/> Flood Zone Remain <input type="checkbox"/> Subdivision VA Ant <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Vicki Dover		Date Applied For: 4/29/97				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use 4/30/97 <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied		

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..

NOTE Call E. Hodgkins @ 772-4817 for P/U

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 **Earl Hodgkins** **ADDRESS:** **17 Codman St., Portland 04101** **DATE:** **4/29/97** **PHONE:** **772-4817**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
WITH REQUIREMENTS**

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date: **4/29/97**

CEO DISTRICT

5

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Proposed Project Description: Change use reducing number of units as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zone: <i>B-2</i> CBL: <i>33-C-21</i> Zoning Approval: <i>use R-6 for residential</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>2 units only</i> <input type="checkbox"/> Wetland <i>3rd floor to</i> <input type="checkbox"/> Flood Zone <i>Remain</i> <input type="checkbox"/> Subdivision <i>Vacant until</i> <input type="checkbox"/> Site Plan, map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>approved by separate</i> <i>plan Zoning Appeal</i> <input type="checkbox"/> Variance <i>OK</i> <input type="checkbox"/> Miscellaneous <i>4/30/97</i> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
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Earl Hodgkins
 SIGNATURE OF APPLICANT Earl Hodgkins
 ADDRESS: 17 Codman St., Portland 04101
 DATE: 4/29/97
 PHONE: 772-4817

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED
WITH REQUIREMENTS**

Historic Preservation
☒ Not in District or Landmark
☒ Does Not Require Review
☐ Requires Review

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied

Date: *4/29/97*
D. Anderson

CEO DISTRICT *5*
D. Jordan

Applicant: EARL Hodgkins

Date: 4/30/97

Address: 32 Alden St

C-B-L: 33-C-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg - boarded up & VACATED 4-5 yrs - They lost their legal Non conformity for 5 units

Zone Location - B-2 using R-6 requirements

Interior or corner lot -

Proposed Use/Work - change to 2^{Dwelling} units

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

2,940

Lot Coverage/ Impervious Surface -

Area per Family - 1,000[#]/unit - 2 OK

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Note: The owner (EARL Hodgkins) - spoke to both Sam & myself about the number of units. The property is 60[#] short of allowing a third unit - The owner has been encouraged to try to obtain 60[#] more.

BUILDING PERMIT REPORT

DATE: 1 May 97 ADDRESS: 32 Alder St -
REASON FOR PERMIT: Change of Use From 5 units To Legal 2 DU
BUILDING OWNER: Earl Hodgkins
CONTRACTOR: ↑
PERMIT APPLICANT: ↑ APPROVAL: X1, 6, 7, 8, 9, 10, 11, 15 ~~DERIVED~~
X25 X26

CONDITION(S) OF APPROVAL

- X 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)
- X 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) U.L. 103.
- X 7. Guardrail & 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.
- X 8. Headroom in habitable space is a minimum of 7'6".
- X 9. 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.
- X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 15. 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 basementsIn 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)

COMMENTS

5-15-97 - work in progress / 6-5-97 Huber Permit needed / Uh # for metal liner not yet installed / Air test on wastedowns / 6-12-97 - 9:03 AM / 9:15 draft hold / Found leak redo / 9:22 - 9:30 Failed only 2.5 lbs of Air / 11:55 - 12:10 (Replace Hub) Pressure on healing pipe OK /

2-3-98 - Liner / Flex-L Inc. North Atlantic chimney (207-781-7640) Uh # 5483 / Pull Permits / 2 Hot Water ^{on Pb-Permit.} heaters + Boiler / Gas / (Steve Scott Liner Installer)

2-18-98 - window in bedrooms / 4.9 ^{sq ft} / Guard Rail Front Stairs / Re-model Rear Express / 2nd Fl. Water Heater / 3rd Fl. Sink Dets w/ Batteries / + Heat plant on 3rd Fl. Apt.

2-27-98 - Rear Express / Stairs Add 2" cap to gain / 2" Hotglot / + Finish 2nd Fl. Rear landing / 2nd Fl. Apt. close holes in ceiling / Front Bedroom / Need permit for 3rd Fl. Heater / Tape + paint Front Hallway / 3rd Fl. Sinks not inter connected / 3rd Fl. Sinks OK

10/25/01 Appears to be complete JB

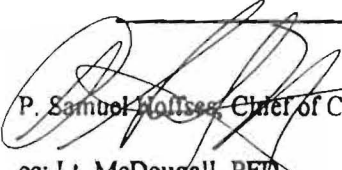
33-C-21

970405

Inspection Record

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

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. 2 unit only, 3rd floor to remain vacant until approved
by separate permit with plans
27. _____
28. _____


P. Samuel Holmes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



32 AIDER ST
Floor one and two

windows 
walls 
doors 
sinks toilets 

