

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

Location of Construction: <i>24 Hanover St</i>		Owner: <i>Mallett, Sarah</i>		Phone: 871 9893	Permit No: 9 80729
Owner Address: <i>9 Parris St #1 Pold, ME 04101</i>		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: <i>SAA</i>		Address:		Phone:	
Past Use: <i>1-fam</i>		Proposed Use: <i>2-fam w/o garage</i>		COST OF WORK: \$ 3,000.00	PERMIT FEE: \$ 35.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A3</i> Type: <i>50</i>
Proposed Project Description: <i>Change Use from 1 to 2-fam dwelling Demolish Garage</i>		Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: <i>ME</i>		Date Applied For: <i>30 June 1998</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: _____ Date: _____	

PERMIT ISSUED
 Permit Issued:
JUL - 7 1998
CITY OF PORTLAND

Zone: *8* CBL: *033-1-013*
 Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: *30*

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: *30 June 1998* PHONE: _____

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

CEO DISTRICT **5**

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

**Building or Use Permit Pre-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: 24 HANOVER ST			
Tax Assessor's Chart, Block & Lot Number Chart# 033 Block# I Lot# 013		Owner: SEND TO 9 Parri's St #1 Portland ME 04101 Sarah Mellett	Telephone#: 871-9893
Owner's Address: 24 Hanover St Portland		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 3,000 Fee: \$ 35⁰⁰
Proposed Project Description: (Please be as specific as possible) Garage to be demolished (See plot plan) Changing a single family to a 2 unit - adding a kitchen, blocking 2 doorways			
Contractor's Name, Address & Telephone Sarah Mellett 24 Hanover St. Portland. 871-9893		Rec'd By:	

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 (Sample Attached)

If there is 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:

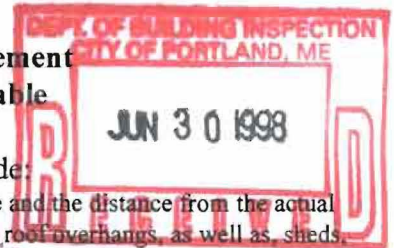
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 6/25/98
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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.



Applicant: SARAH Mallett

Date: 2/6/98

Address: 24 Hanover St

C-B-L: 23-I-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing - 1855

Zone Location - B-2 with R-6 closest

Interior or corner lot -

Proposed Use/Work - change of use from 1 to 2 units, demo garage

Sewage Disposal -

- Lot Street Frontage -

Front Yard -

Rear Yard - No change

Side Yard -

1st unit = 1342.16 sq ft
2nd unit = 935.56 sq ft

Projections -

Width of Lot -

Height -

Lot Area - 3531 sq ft existing

Lot Coverage/ Impervious Surface -

Area per Family - 1,000 sq ft/unit or 2,000 sq ft

Off-street Parking - 2 1/2 spaces req - 4 spaces shown

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

condition: NO open exterior stairways

Also: Supply photos !!!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 24 HANOVER ST Owner: SARAH MALLET
Structure Type: ATTACHED GARAGE Contractor: OWNER

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>N/A</u>
NYNEX	878-7000	<u>N/A</u>
Northern Utilities	797-8002 X6241	<u>N/A</u>
Portland Water District	761-8310	<u>N/A</u>
Public Cable Co.	775-3431 X257	<u>N/A</u>
Dig Safe***	1-888-344-7233	<u>N/A</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>NA</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>NA</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>NA</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>NA</u>
Building Inspections(insp required)	874-8300 X8703	<u>NA</u>
Historic Preservation	874-8300 X8726	<u>NA</u>
Fire Dispatcher	874-8300 X8676	<u>NA</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>N/A</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: [Signature] DATE: 6/30/98

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 10951 PAGE 330 COUNTY Cumberland
 PLAN BOOK -- PAGE -- LOT --

ADDRESS: 24 Hanover Street, Portland, Maine

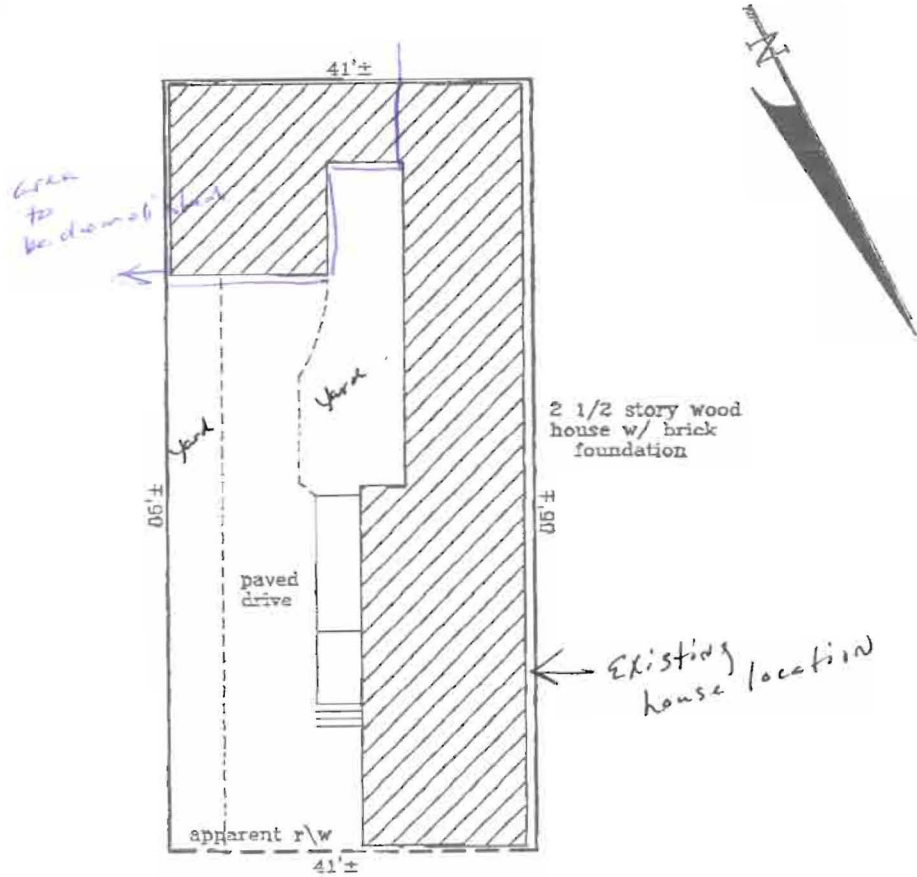
Job Number: 199-77

Inspection Date: 5-12-98

Scale: 1" = 20'

Buyer: Sarah A. Mallet

Seller: Sally McGonagle



H a n o v e r S t r e e t

[Handwritten signature]

I HEREBY CERTIFY TO: Hopkinson & Abbondanza, P. A.,
 The Mortgage, and its title insurer.

Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0013B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1994

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4631 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

WARRANTY DEED

I, **WILLIAM P. MCGONAGLE**

of 24 Hanover Street, Portland, Maine 04101, for consideration paid, grant to

SARAH A. MALLET

of 9 Paris Street, Portland, ME 04101, with WARRANTY COVENANTS, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 12th day of June, 1998.

*William P. McGonagle by
Sally P. McGonagle D.P.O.A.*
William P. McGonagle by Sally McGonagle

State of Maine,
County of Cumberland,

Personally appeared before me Sally McGonagle, Attorney-in-Fact for William P. McGonagle and acknowledged the foregoing instrument to be her free act and deed.



James A. Hopkinson
Attorney-at-Law

98-1769

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Hanover Street in Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said westerly side of Hanover Street at the northerly corner of land now or formerly of Ezra Russell; thence running northwesterly on said street forty-one (41) feet; thence from these two bounds extending back southwesterly, adjoining said Russell land and keeping the width of forty-one feet, eighty (80) feet, more or less, to land formerly of Thomas Cobb. Said premises being numbered 24 and 26 on said street.

Being the same premises conveyed to William P. McGonagle by William P. McGonagle, Personal Representative of the Estate of Gertrude M. Prinn, by Deed dated September 7, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10951, Page 330.

Also, a certain lot or parcel of land situated southerly of but not adjacent to Hanover Street in Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Commencing at the southeasterly corner of land now or formerly of William P. McGonagle as described in a deed dated September 14, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10951, Page 330;

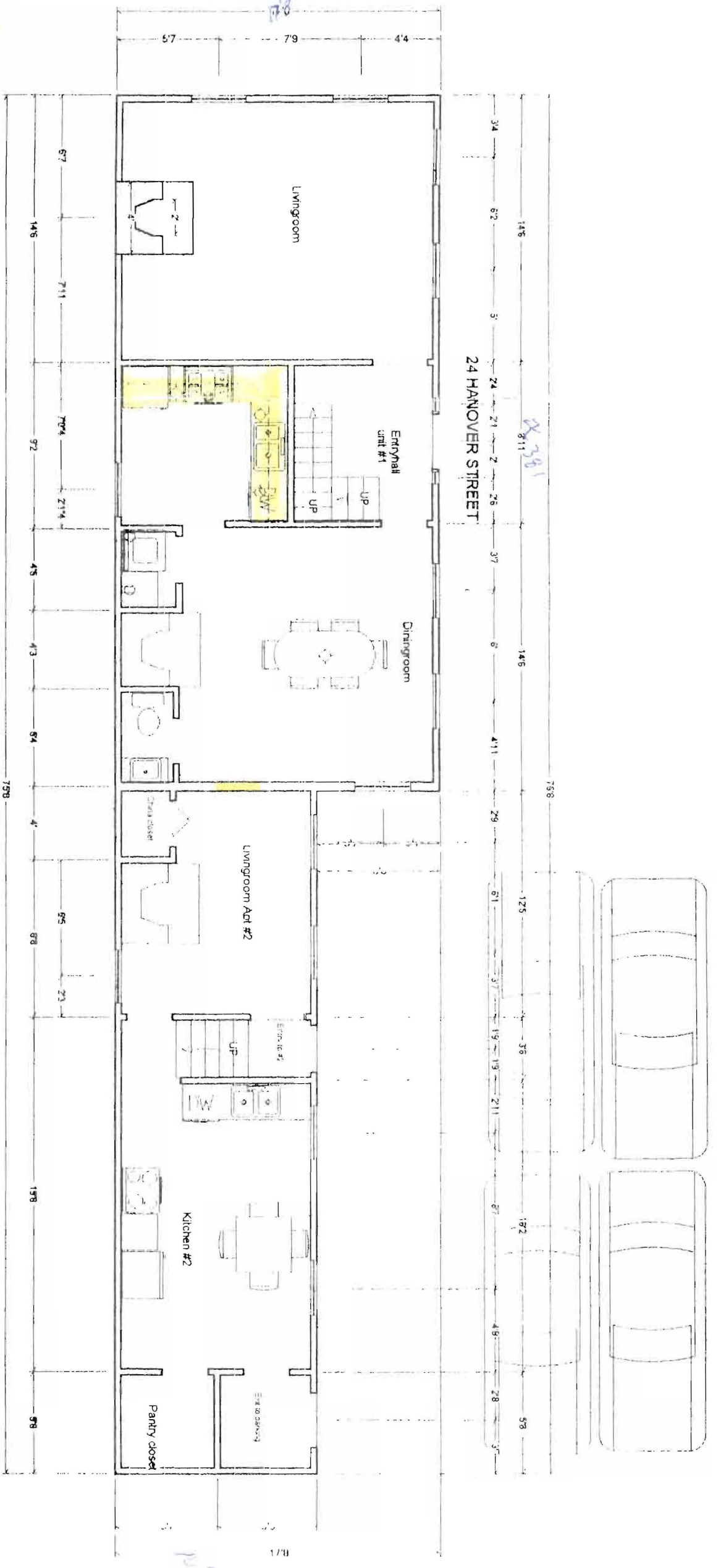
Thence in a general southerly direction along the extension of the easterly sideline of the said McGonagle land a distance of five (5) feet;

Thence in a general easterly direction and parallel to the southerly sideline of said McGonagle land a distance of forty-one (41) feet to a point on the extension of the westerly sideline of said McGonagle land;

Thence turning and running in a general northerly direction a distance of five (5) feet, more or less to a point which is the southwesterly corner of said McGonagle land;

Thence in a general easterly direction a distance of forty-one (41) feet, more or less, to the point of beginning.

The purpose of this deed is to confirm the location of the common boundary between land of the Grantor and land of the Grantee herein and to recognize the rights acquired by William P. McGonagle, through his predecessors in title, by virtue of the location of the building on said McGonagle land as described in the above-referenced deed and as located on the premises described herein. The said building located on said McGonagle land has been in its present location for a period of time in excess of twenty (20) years and this deed is given to confirm title to that portion of the premises on which the building is located.



New kitchen 1st floor
 blocking door way between units.

36 x 17.66 = 671.08 #
 on 1st floor
 671.08 #
 1342.16 #

1st floor
 19.66
 8.66
 4.66
 27,98 x 14 = 417,98
 417,98
 835,66 #
 AF 1 =

BUILDING PERMIT REPORT

DATE: 6 July 98 ADDRESS: 24 Hanover Street (033-I-013)
REASON FOR PERMIT: Change of use 1 To 2 Family dwelling demo Garage.
BUILDING OWNER: Sarah Mallett.
CONTRACTOR: SAA
PERMIT APPLICANT: SAA.
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5.B

PERMIT ISSUED WITH REQUIREMENTS

CONDITION(S) OF APPROVAL

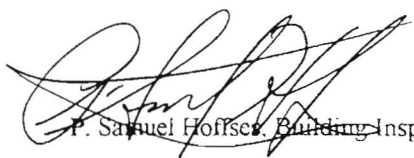
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *6, *8, *9, *10, *12, *14, *16, *24, *26, *27, *28, *29, *30

- *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.
2.5 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.
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.

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 closers. (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 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)
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. (crawl spaces & attics)
- *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. NO exterior open stairway are allowed.
- *30. A one (1) hour Fire-Separation must be Constructed between dwelling units.
31. _____
32. _____


P. Samuel Hoffsch, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal