

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

Location of Construction: 377 Cumberland Ave X		Owner: <i>Tyebue</i> Ronald & Christine Spinella		Phone: 775-1924		Permit No: 960679			
Owner Address: 991-Box 353- Limerick ME		Leasee/Buyer's Name: 94044		Phone:		Business Name:			
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 12 1996 CITY OF PORTLAND </div>			
Past Use: 1 retail unit & 2 dwg units		Proposed Use: 1 retail unit & 5 dwg units		COST OF WORK: \$ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>				PERMIT FEE: \$ 25 INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>	
Proposed Project Description: change of use - to 1 retail & 5 dwg units				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: B-3 CBL: 033-I-020 Zoning Approval: 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 6/25/96		Zoning Appeal <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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>7/1/96</i>					

1. This permit application doesn't 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
 PERMIT ISSUED WITH LETTER

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 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:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 5

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 11, 1996

Mr. Ronald & Christine Spinelle
RR 1 Box 353
Limerick, Me.

RE: 377 Cumberland Ave.

Dear Spinelle's

Your application to make alterations and to change the use of 377 Cumberland Ave. from 1 retail space with 2 dwlg. to 1 retail with 5 dwlg. units has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

Building and Fire Code Requirements

1 Please read and implement items 4,5,7,9,11,14 & 16 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.


P. Samuel Hoffses
Chief of Inspection Services

cc M. Schmuckal Asst. Chief of Inspections
LT Mc Dougall PFD

REQUEST FOR CHANGE OF USE
377 Cumberland Ave.

This request for a change of use is for the building located at 377 Cumberland Ave. It currently has one retail space and 2 apartments. We would like to add to this 3 additional apartments.

The property currently has a full basement used for storage and utilities, a retail space with a kitchen, bath and bedroom on the first floor, 2 one-bedroom apartments on the second floor and partitioned domestic rooms accessed by a drop stair on the third floor.

We would like to add a one bedroom basement apartment, a one room studio on the first floor, and a 2 bedroom apartment on the third floor.

The basement apartment has a ground level entry door at the rear of the building. The tenant would enter there to a foyer and then to the kitchen. There are existing windows in the kitchen and bedroom. The apartment would run the length of the building on the left side. The rest of the basement use would remain the same. The furnace room is walled off and has a steel door. There is a fire alarm call box in the furnace room. The building inspector we had look at this property said the there appeared to be room in this system for the additional apartments. This is something we would have updated and activated.

On the first floor, we would like to add a studio apartment in the current bedroom area. This would include a 3/4 bath and kitchenette. This apartment has a door directly to the main entry hall. The rest of the floor would remain the same. For the sake of energy conservation we would replace the current store front windows with a thermal-pane system.

The second floor would remain essentially the same. Except for the addition of two stairways to access the third floor. In the main entry hall, we would remove the drop-stair and add a full conventional stairway. This would be the main egress for the third floor. The second egress would be added at the rear of the building. The apartment on the left has a separate existing enclosed entry stairway to the current apartment. At the second floor landing we would continue the stairs to the third floor. These stairway systems would meet the one hour burn requirement, and would give the third floor an enclosed second egress.

The third floor which currently has some partitioned rooms would be completely remodeled. Current window openings would remain the same and we would add a skylight in the bath and re-open the roof transom over the stairs. The walls of the front two rooms and the two rooms on the right would remain the same but the other the other two rooms on the left would be taken down to become an open living area. These are not supporting walls. This unit would have separate utilities, including separate electrical service and a gas-fired heating system.

We have had a building inspector tour the building and review our plans. We do not have a carpenter's estimate at this time, but believe the work would cost around \$30,000. For this reason also We do not have exact interior measurements. The exterior dimensions of the building are taken from the city records.

Applicant:

Date: 7/6/96

Address: 377 Cumberland Ave

Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - B-3

Interior or corner lot -

Use - change from 1 retail unit & 2 dwelling units to 1 retail & 5 dwelling units

Sewage Disposal - City

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family - None Required in This Zone

Width of Lot -

Lot Frontage -

Off-street Parking - None req. for change of use

Loading Bays - NA

No Structural ~~plans~~^{changes} proposed

Site Plan -

Shoreland Zoning -

Flood Plains -

BUILDING PERMIT REPORT

DATE: 11/July/96 ADDRESS: 377 Cumberland Ave.
 REASON FOR PERMIT: Change of use 1 retail 2 dwlg To 1 retail 5 dwlg units
 BUILDING OWNER: Spinella
 CONTRACTOR: owner APPROVED: *4 *5 *7 *9
 PERMIT APPLICANT: " " " DENIED: *11 *14 *16

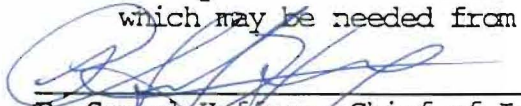
CONDITION OF APPROVAL OR DENIAL

1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
- *4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- *5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- *7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- *9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

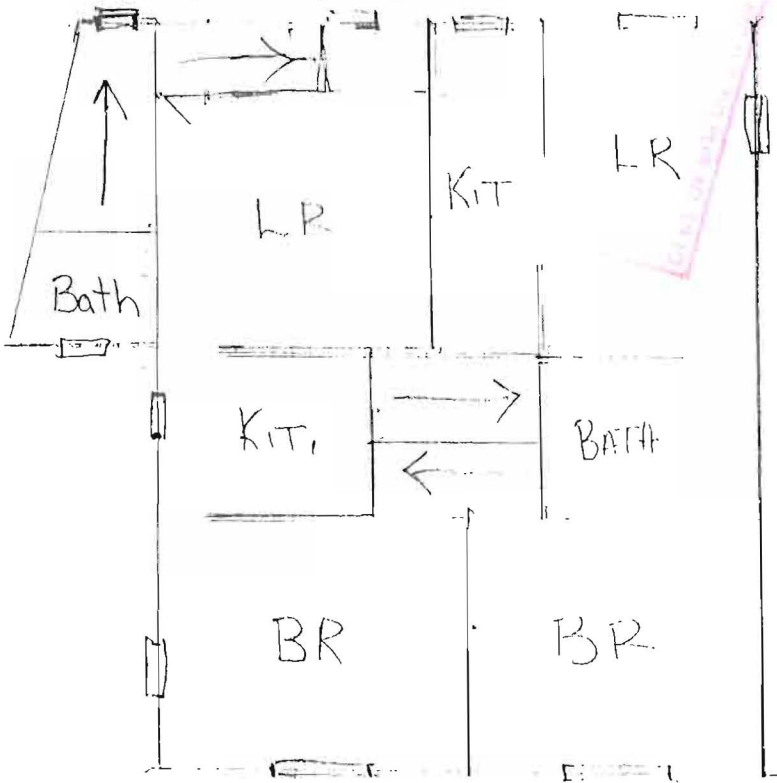

 P. Samuel Hoffes, Chief of Inspection Services

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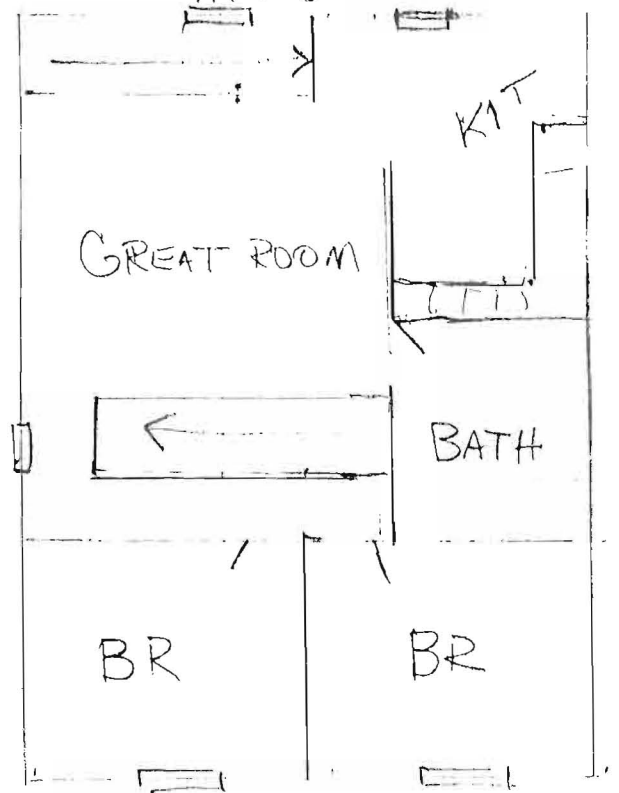
SKETCH ADDENDUM

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender			

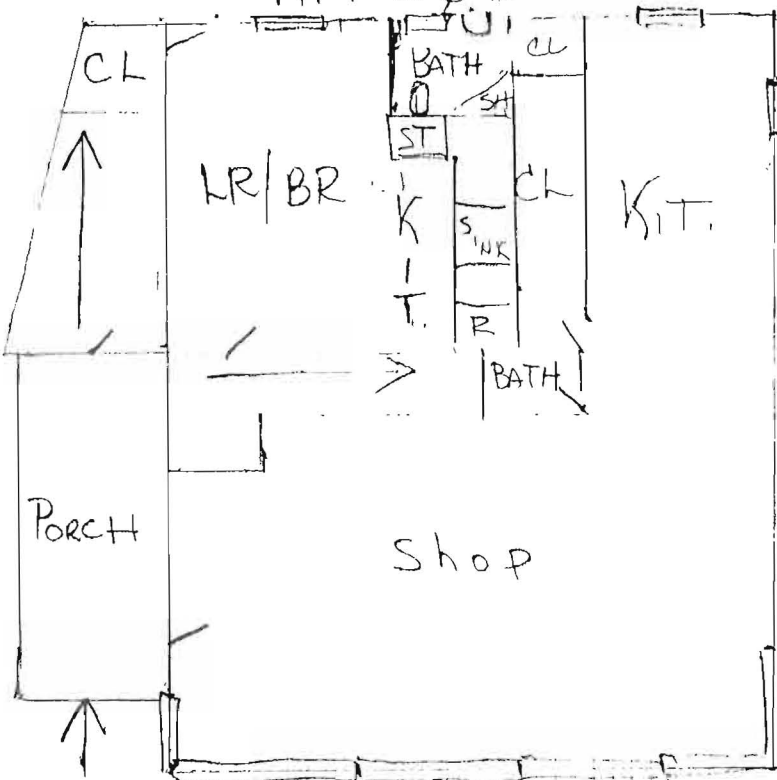
Second Floor
APT. 4 & 5



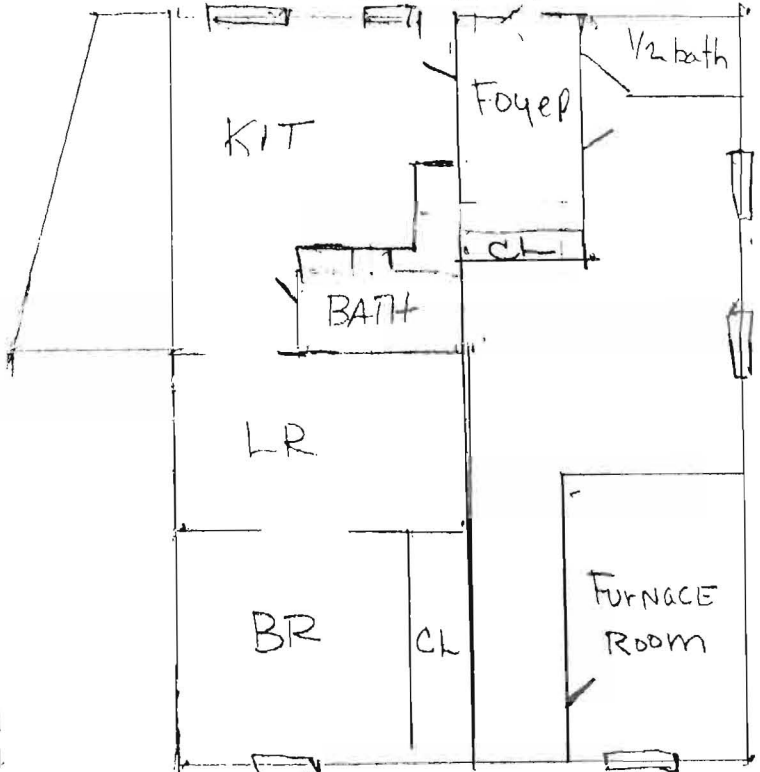
Third Floor
APT 6



First Floor
APT 2 & 3



BASEMENT
APT 1

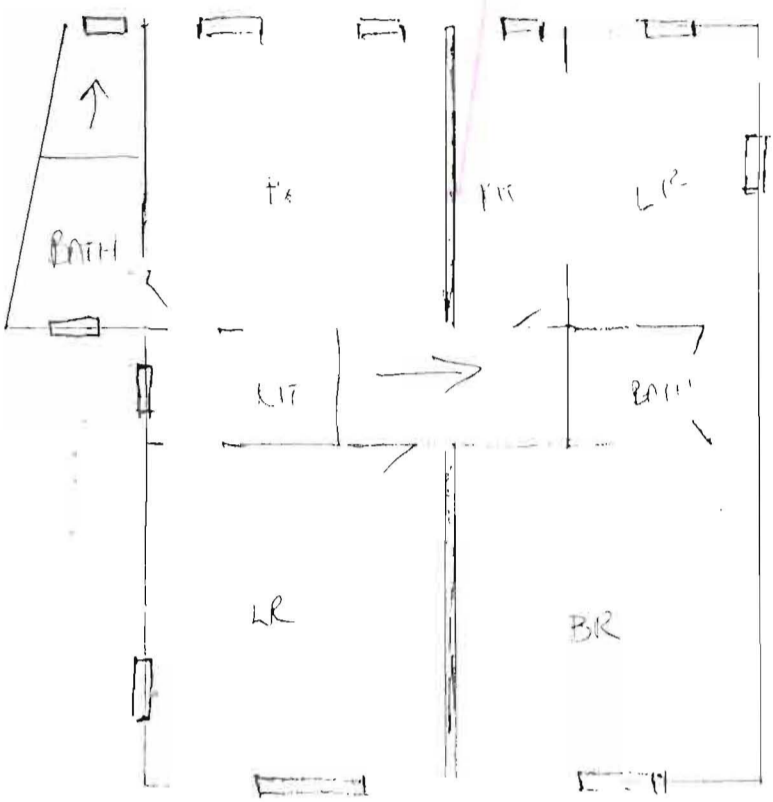


CURRENT FLOOR PLAN

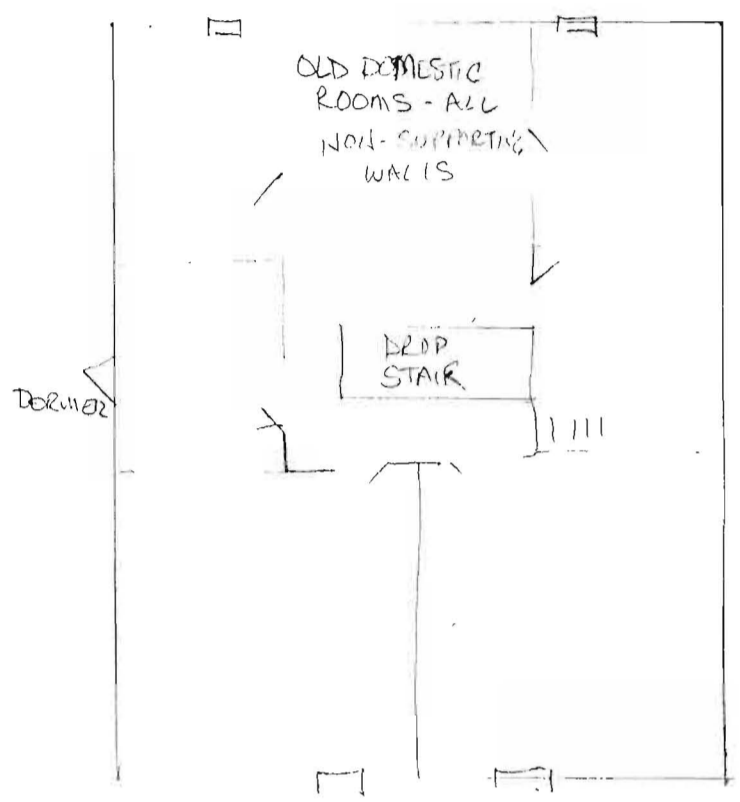
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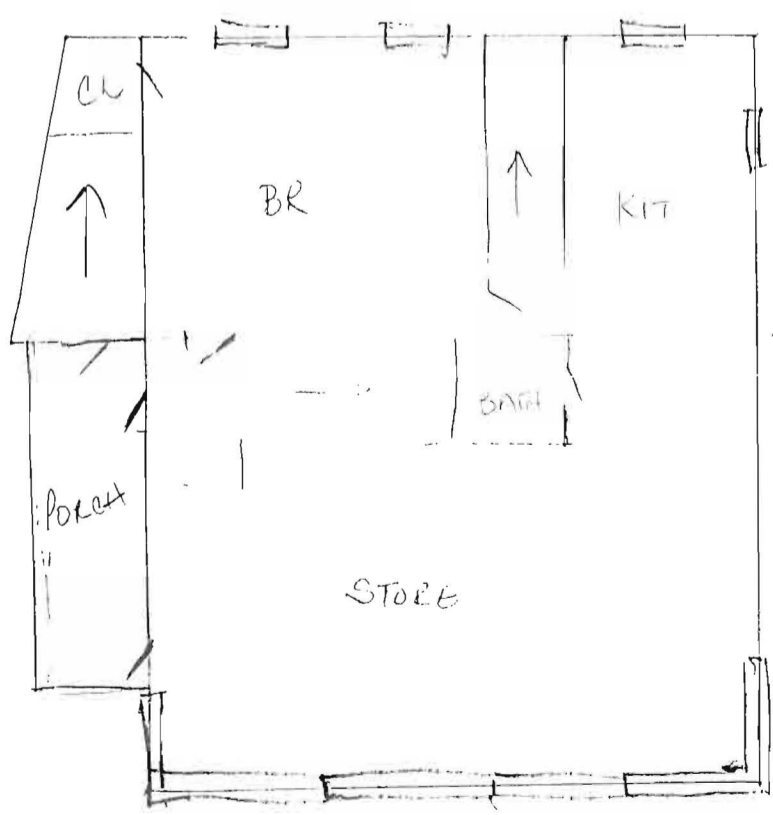
SECOND FLOOR
Z - 1BR AP1



3RD FLOOR



FIRST FLOOR
SHOP ONLY



BASEMENT
36

