

**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		Owner: Spinella, Ronald & Christine		Phone: 773-4773		Permit No: <b>980599</b>	
Owner Address: 5AA Pld, NE 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Jon Thorne		Address: P.O. Box Limerick, ME 04148		Phone: ZZ 793-4461		Permit Issued: <b>JUN - 9 1998</b>	
Past Use: 1 Retail 3 Residential		Proposed Use:		COST OF WORK: \$ 11,000.00		PERMIT FEE: \$ 30.00	
Proposed Project Description: Expand 2 room apartment on second floor to include living space on third floor Addition of a back porch		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 5/4 Signature: [Signature]		Zone: CBL: 033-1-020	
		Signature: [Signature]		Signature: [Signature]		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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 17 May 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
				Signature: _____ Date: _____		Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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: 28 May 1998		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
						CEO DISTRICT <input type="checkbox"/>	

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

**Building or Use Permit Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If 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: <u>377 CUMBERLAND AVE, PORTLAND 04101</u>		
Total Square Footage of Proposed Structure <u>1170</u>	Square Footage of Lot <u>2900 +/-</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>33</u> Block# <u>I</u> Lot# <u>20</u>	Owner: <u>RONALD &amp; CHRISTINE SPANELLA</u>	Telephone#: <u>773-4773</u>
Owner's Address: <u>SAME</u>	Lessee/Buyer's Name (If Applicable) <u>NA</u>	Cost Of Work: <u>\$ 12,000 +/-</u>
Proposed Project Description:(Please be as specific as possible) <u>WE ARE EXPANDING A TWO ROOM APARTMENT ON THE SECOND FLOOR TO INCLUDE LIVING SPACE ON THE THIRD FLOOR AND THE ADDITION OF A BACK PORCH</u>		
Contractor's Name, Address & Telephone <u>JON THORNE, P.O. BOX, LIMERICK ME 04048, 793-4461</u>		
Current Use: <u>RETAIL, 3 RESIDENTIAL</u>	Proposed Use: <u>SAME</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
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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: <u>Christine Spanella</u>	Date: <u>5-27-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



*send to owner!*

( 580 )

**EXHIBIT A/SCHEDULE A**  
**LEGAL DESCRIPTION OF PROPERTY LOCATED**  
**in Cumberland County at**  
377 Cumberland Avenue, Portland, Maine

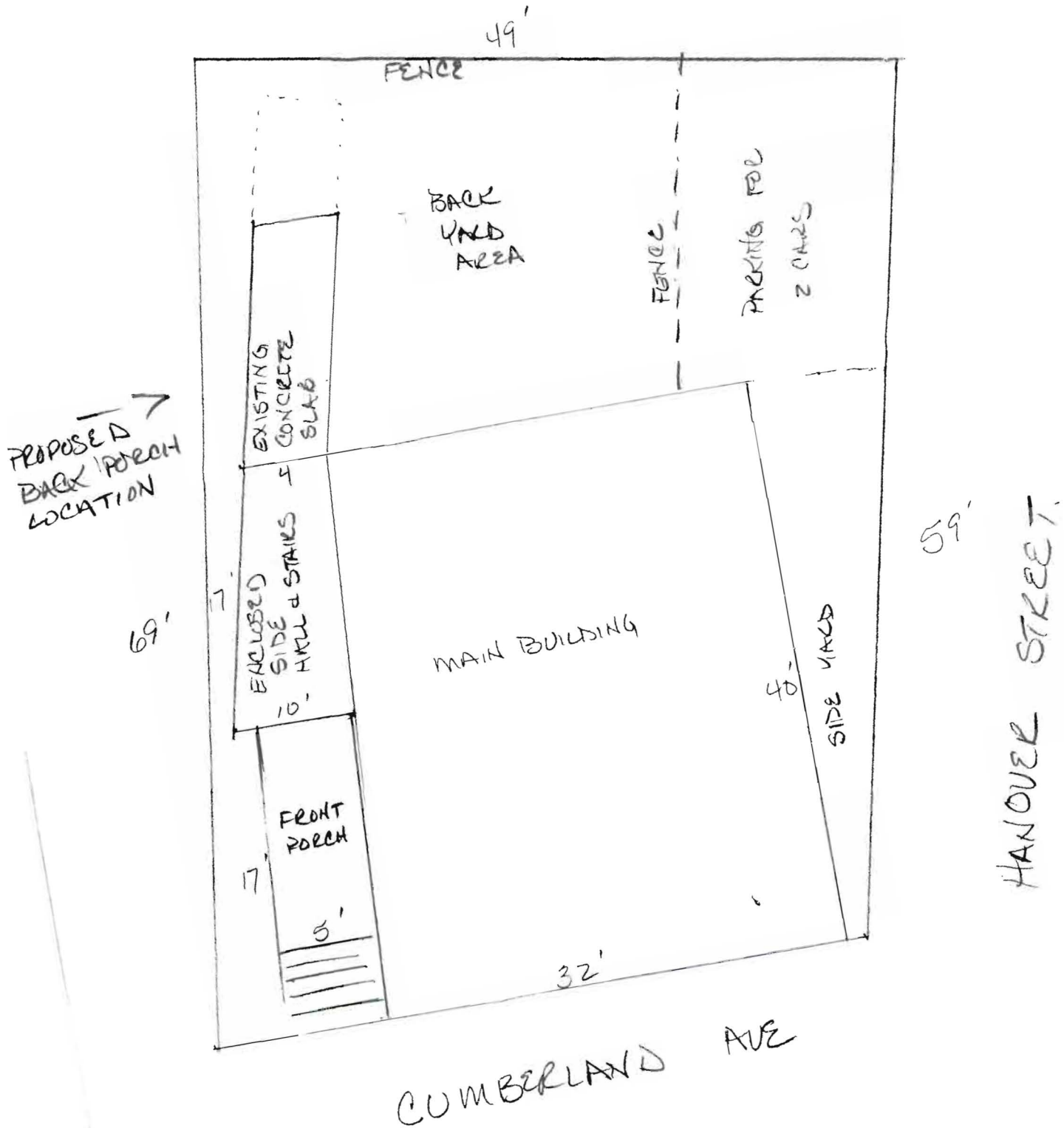
A certain lot or parcel of land with the buildings thereon, situated in said Portland, at the corner formed by the intersection of the Northwesterly line of Cumberland Avenue, with the Westerly line of Hanover Street, and bounded and described as follows, to wit:

Beginning at the corner formed by the intersection of the Northwesterly line of Cumberland Avenue with the westerly line of Hanover Street, and running thence northerly by said Hanover Street fifty-nine (59) feet to a point; thence Southwesterly by land now or formerly owned or occupied by one McIntire, forty-nine (49) feet, more or less, to land now or formerly of Wilkinson Edes; thence southeasterly by said Edes land, sixty-nine (69) feet, more or less, to said Cumberland Avenue; thence northeasterly by said Cumberland Avenue to the place of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Ronald J. Spinella and Christine L. Spinella by deed of James T. Mooney dated August 30, 1996, to be recorded in the Cumberland County Registry of Deeds prior hereto.

377 CUMBERLAND AVE.  
(NOT TO SCALE)

W  
S+N  
E



## FIRST FLOOR

GENERAL DESCRIPTION OF MODIFICATIONS TO THE FIRST FLOOR: Apartment #1 and Gallery remain "as is". We want to access the back yard from the side hall, which would require the installation of an exterior door in the side hall on the back of the building. At one time there was a stair system on the back of the building in this location; it has been demolished but the concrete pad remains and is in good condition. We propose to build a back porch using part of this existing pad as a footing.

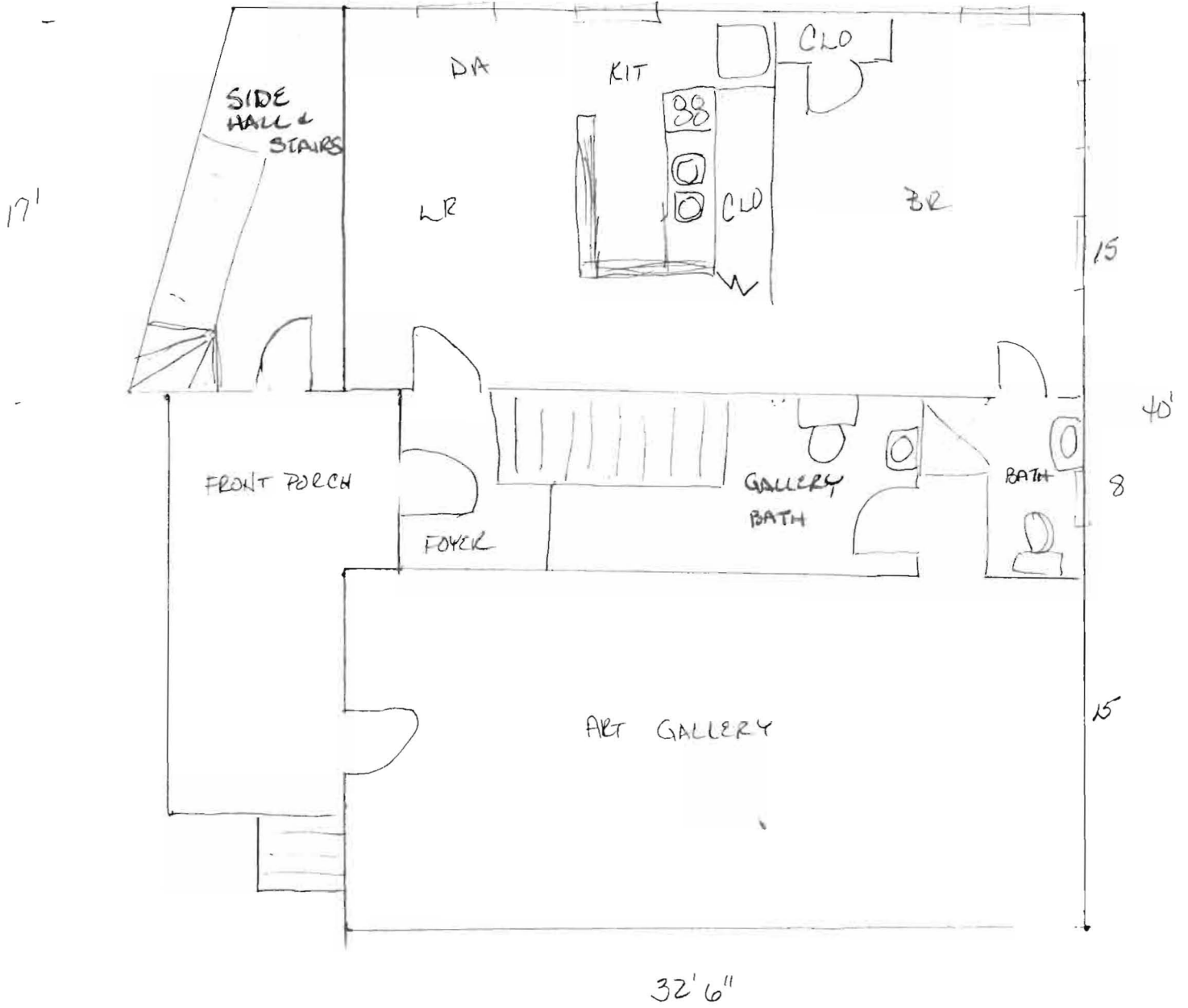
### Carpentry

1. Install new door in rear hall.
2. Build new back porch, apx 7'X10'with one set of stairs to ground level. Framing members for porch will consist of 2"x8" joist 16" O.C., 5/4"x6" decking, 4"x4" upright supports. Handrail will consist of 2"x4" rail cap with 2"x2" balusters 6"O.C. Stairs will consist of 4 - 2"x12" stringers and 5/4"x 6" treads. All exterior material is pressure treated. Railings to be 42" and handrail to be 36". Install roof over rear door egress using decorative wood roof brackets. Back porch and stair to be placed on existing concrete pad which is in good condition.

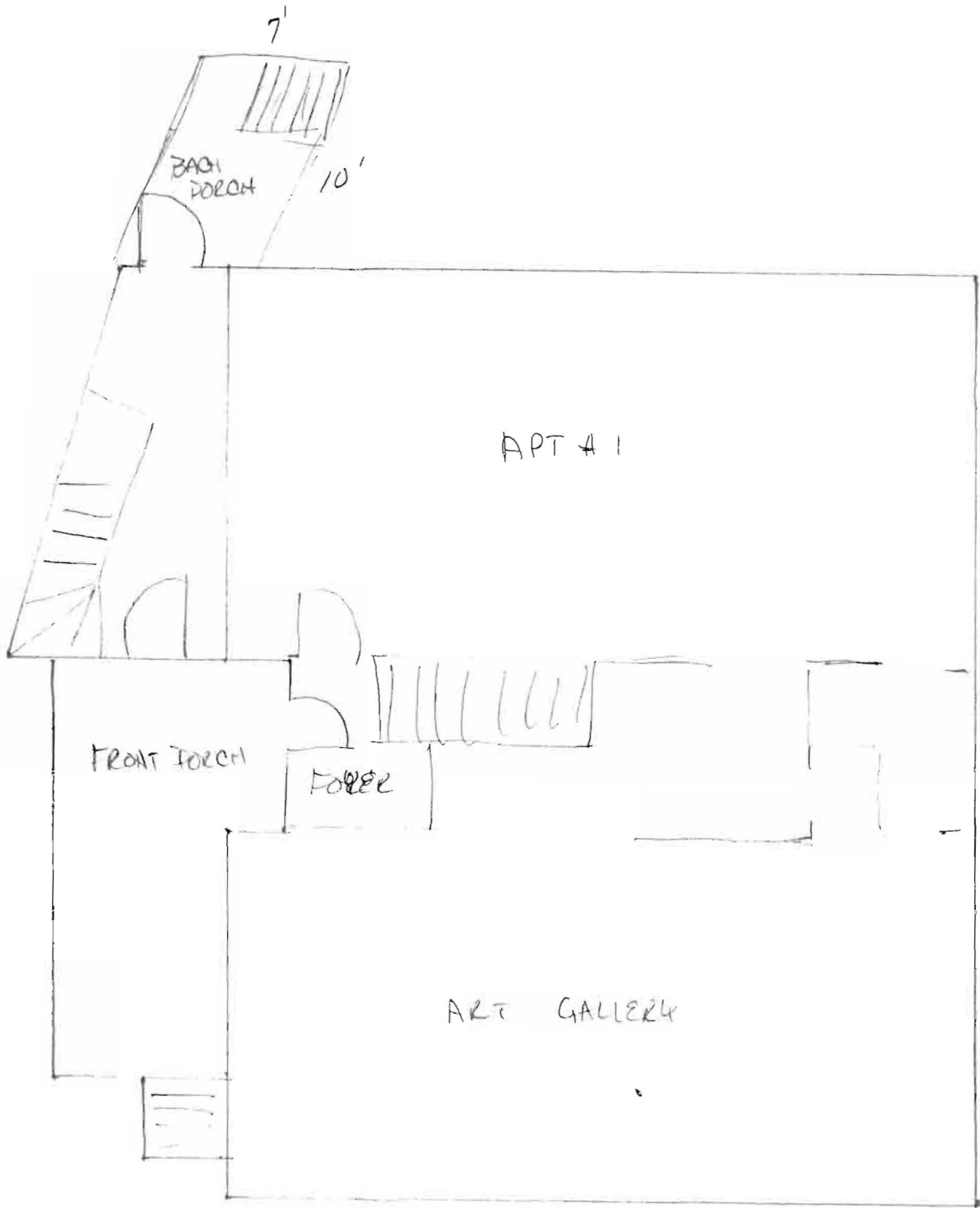
# FIRST FLOOR "AS IS"

Existing

APT #1



FIRST FLOOR "AS PROPOSED"



## SECOND FLOOR

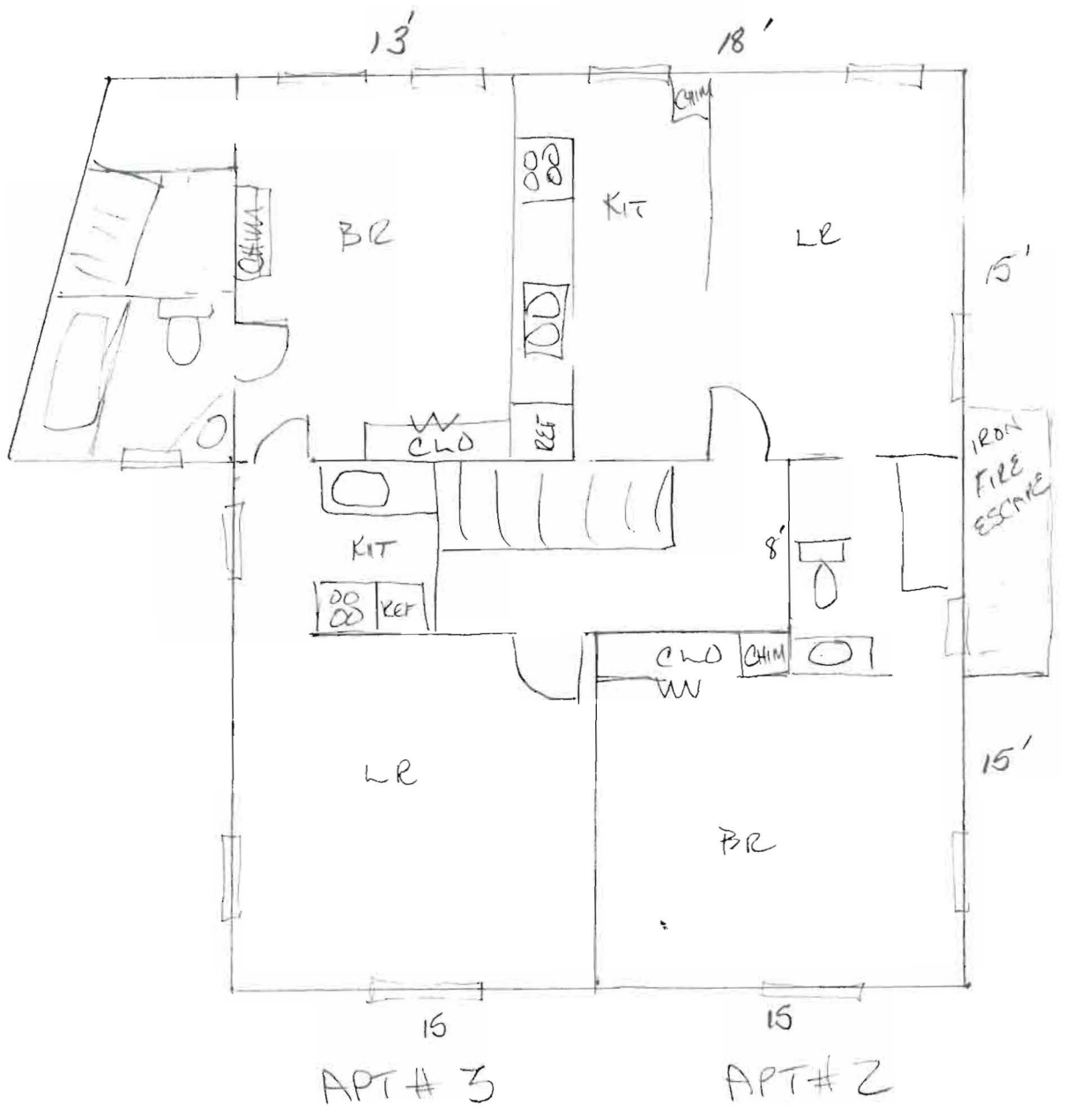
GENERAL DESCRIPTION OF MODIFICATIONS TO SECOND FLOOR: Apartment #2 remains "as is". None of these changes affect egress, apt #2 is entered from the front hall and has an iron fire escape from the bathroom window. Apartment #3 is entered from the front hall with a second egress as it always has been in the side hall which will now lead to both the front and the back of the building. All apartment doors in the front hall were replaced August of 96 with steel one-hour-burn fire rated doors. The front room of apt #3 will now act as the dining room. The kitchen will be gutted and converted to a walk in closet. The biggest change is in the former bedroom. This will have a new interior stairway to the third floor. The remainder of the room will become a galley kitchen.

### Carpentry

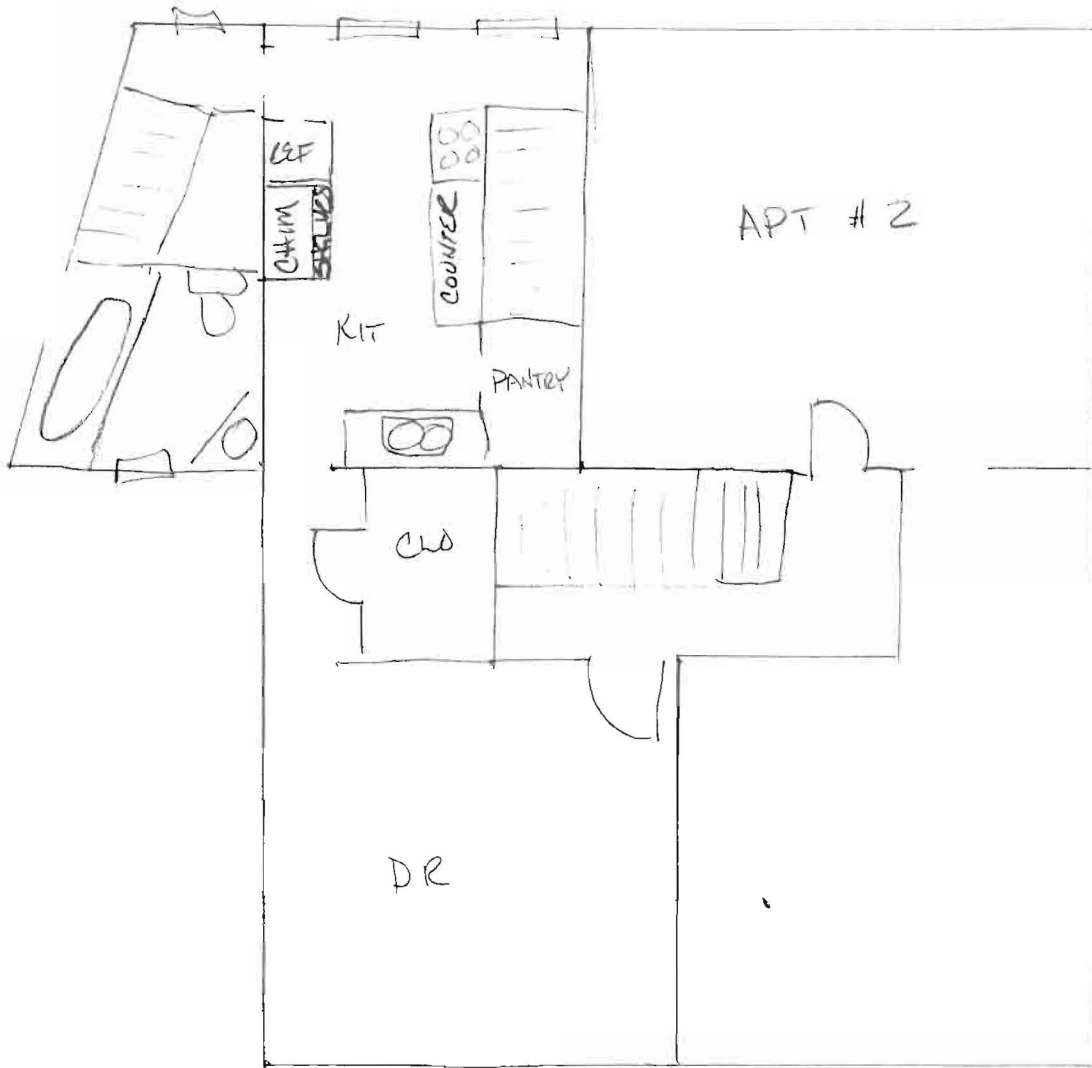
1. In the new dining room we will replace the old single pane stationary window with a thermal pane glider, using the same size window opening.
2. Remove sink, cabinets and appliances from old kitchen and install new 2" X 4" interior wall form walk-in closet.
3. In former bedroom, build new interior stairway to third floor. The stairway will consist of 2"x12" stringers and one layer 3/4" plywood and one layer 1"x12" pine treads. Handrail to be at 36". be enclosed, with pine treads.
4. Install new 2"x4" wall at stairway to accommodate new kitchen cabinets and pantry closet under new stairs.
5. Sheet rock over all old ceilings, new walls, stairs, pantry and closet.



SECOND FLOOR "AS IS"



SECOND FLOOR  
HAS PROPOSED



APT# 3

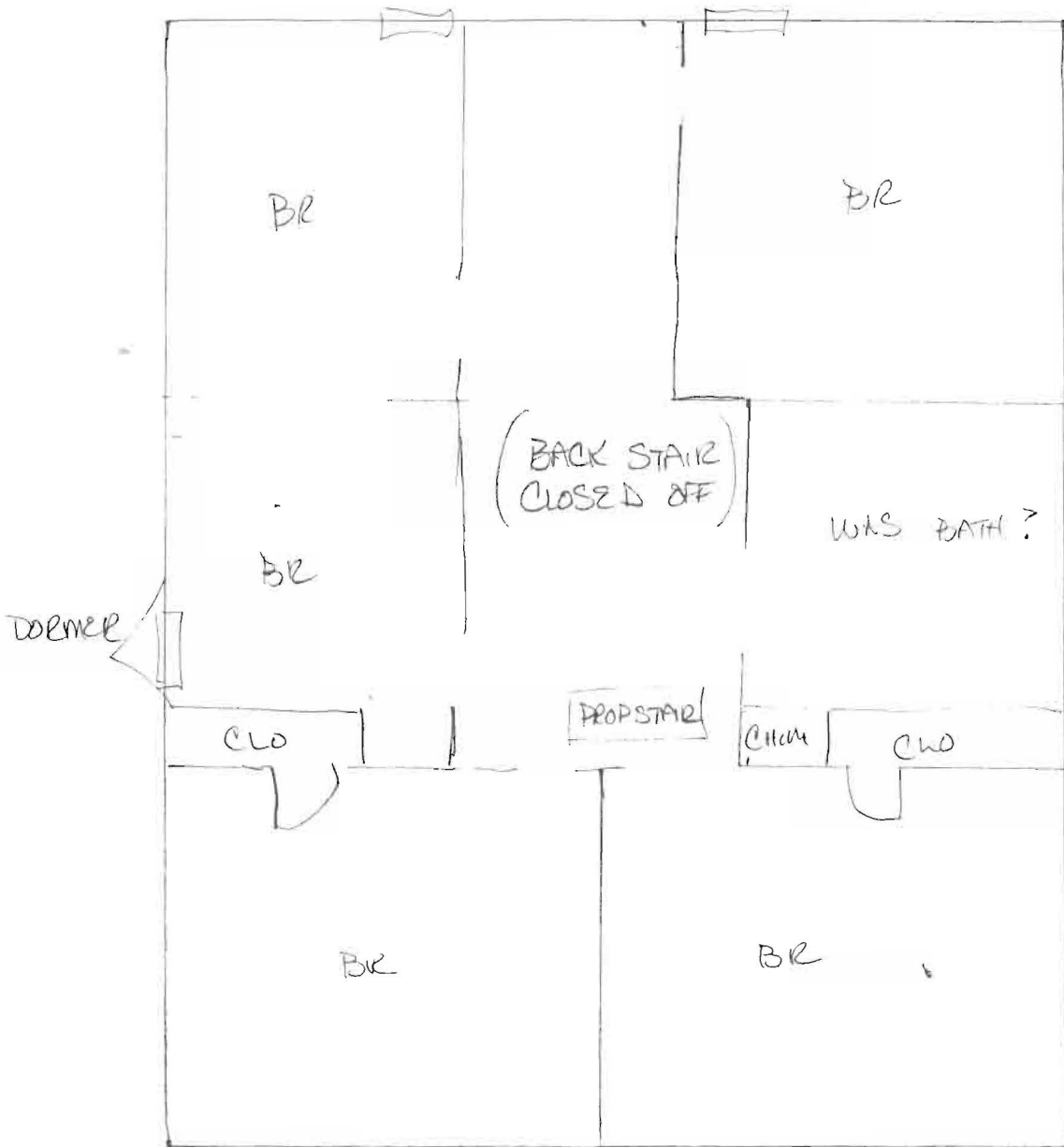
## THIRD FLOOR

GENERAL DESCRIPTION OF MODIFICATIONS: The third floor appears to have been the domestic quarters when this building was a single family residence. At one time this floor was also used as bedrooms after the building had been divided into a two family. At some time in the more recent past the original interior rear stairway was closed off and the kitchen to apartment #2 was built in that space. This area was then accessed by a drop stair in the main hall. We propose to use this area as living room, library, master bedroom, guest bedroom and full bath.

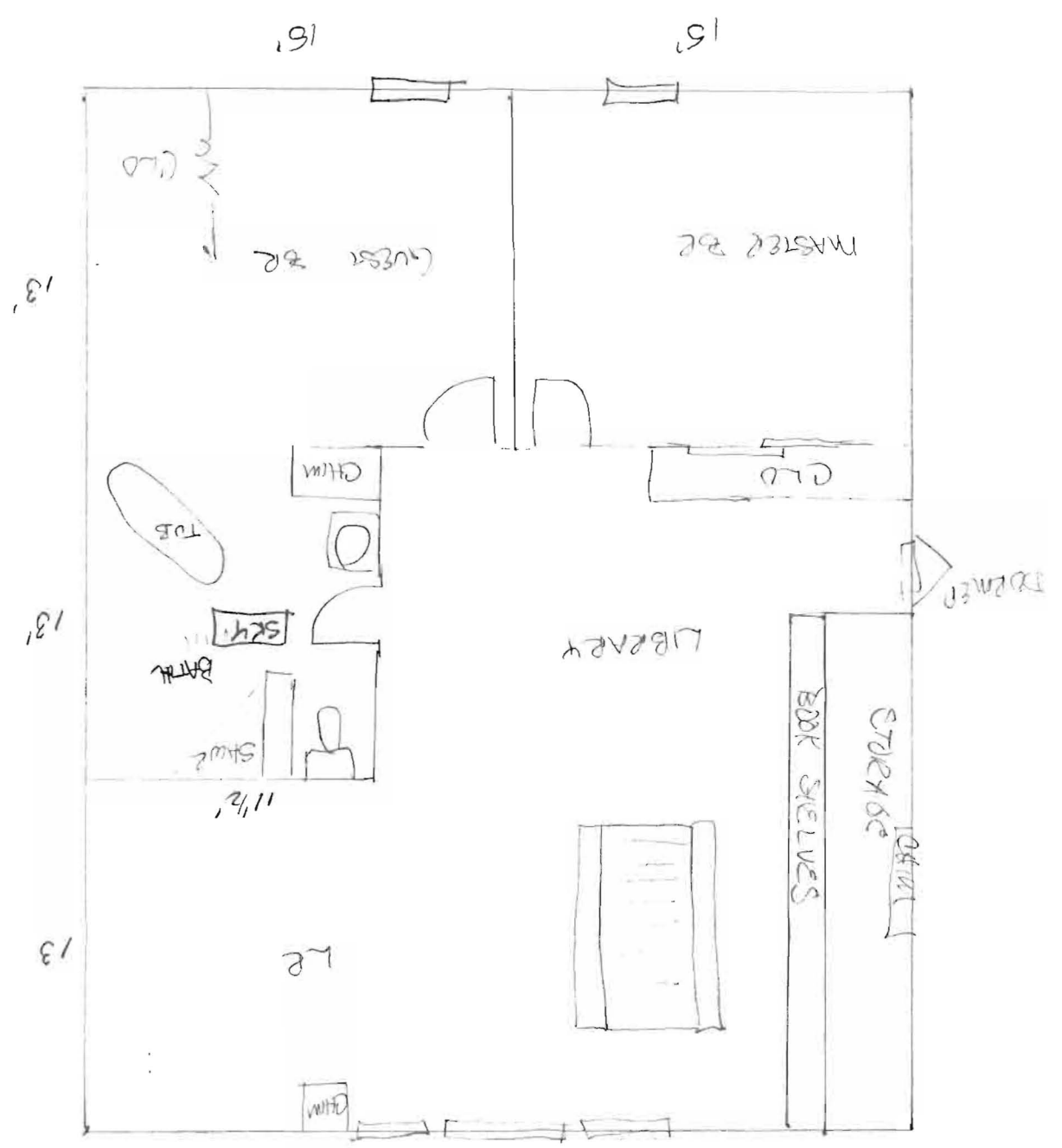
### Carpentry

1. Demo interior walls of the 3 rear rooms. Install truss roof system at ceiling to allow for the removal of existing walls. Truss system will consist of attaching existing roof rafters with ceiling joists with a 2"x4" W construction.
2. Build new closets in both bedrooms, 2"x4" construction.
3. Build floor to ceiling bookshelves. Back wall of bookshelves will form storage area under eaves.
4. Install new stationary window at west wall between two existing double hung windows. Window will be 64"x56".
5. Install new windows in original window openings in Bedrooms. Rough openings are 33"x58", and are 44" from floor. (The original window openings have been boarded up and sided over.
6. Repair wood floors
7. Repair and replace woodwork as necessary.
8. Box plumbing in bath.
9. Install new venting skylight in bath. Rough opening is 30"x47".

THIRD FLOOR "AS IS"



THIRD FLOOR HAS PROPOSED

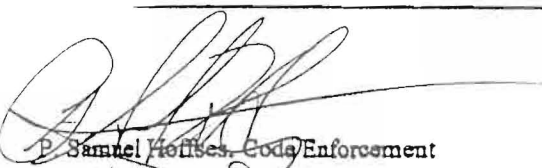


provisions of the City's Building Code Chapter 9, Section 19.920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- 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. IF The 4x4 support posts are part of foundation system they must be placed on foundation piers on a footing. *John*
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_



P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

COMMENTS

6/10/98 Called Contractor, Adam

6/12/98 Phone w/ owner, Re: 1 hr fire rating on K.A.C.

6/20/98 Framing ok, PB ok, Q.A.

11/15/99 all work complete - Problem Ballistic Spacing on Rear Deck exceeds 4" spacing on verticals as well as bottom Horizontals - advised owner that this condition will have to be corrected R

1/21/99 - Owner Called - Vertical & Horizontal Guard rails spacing Corrected - work complete as per Code Requirements R 1/21/99

Inspection Record

Type

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

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28. Please read and implement the attached Land Use-Zoning report requirements.
- \* 29. IF The 4x4 Sapor-T post are part of foundation system they must be placed on foundation piers on a footing. *John*
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffies, Code Enforcement  
cc: Lt. McDougall, PFD  
Marge Schmuckal