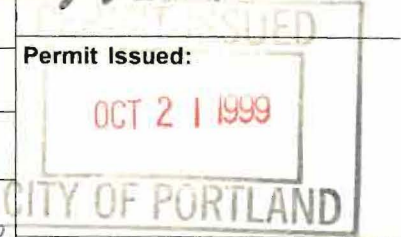


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 11-13 Grant Street		Owner: Bill Simpson		Phone: 865-6678		Permit No: 991148	
Owner Address: P.O. Box 641, Freeport, ME 04032		Lessee/Buyer's Name: N/A		Phone: SAA		Business Name: N/A	
Contractor Name: Owner		Address: SAA		Phone: SAA		Permit Issued: OCT 21 1999	
Past Use: Multi-Unit (9)		Proposed Use: Same		COST OF WORK: \$ 30,000		PERMIT FEE: \$ 204.00	
Proposed Project Description: Install fire doors and replace all windows.				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 92 Type: 5B	
				Signature: [Signature]		Signature: [Signature]	
Permit Taken By: UB				Date Applied For: 10-15-99			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	



Zone: _____ CBL: 036-D-016

Zoning Approval: _____

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 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..

Please Send: Bill Simpson
P.O. Box 641
Freeport, ME 04032

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

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 10-15-99 PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

ub

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

**Building or Use Permit Pre-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.

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 (include Portion of Building): 11-13 GRANT ST.		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 036 Block# D Lot# 01k	Owner: * Bill Simpson	Telephone#: 865-6678
Owner's Address: * PO BOX 641 Freeport, ME 04032	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$30,020 Fee: \$904
Proposed Project Description:(Please be as specific as possible) replace all windows Install Vinyl Low E Replacement Windows. Install Fire Rated Doors. Covering of existing ceiling w/new sheetrock, tape, & paint. Paint Hallways. New Exterior Doors. Replace Roof over front door. New kitchen cabinets.		
Contractor's Name, Address & Telephone (by owner)		Rec'd By WJ
Current Use: 9 APARTMENT BLDG units	Proposed Use: SAME	

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

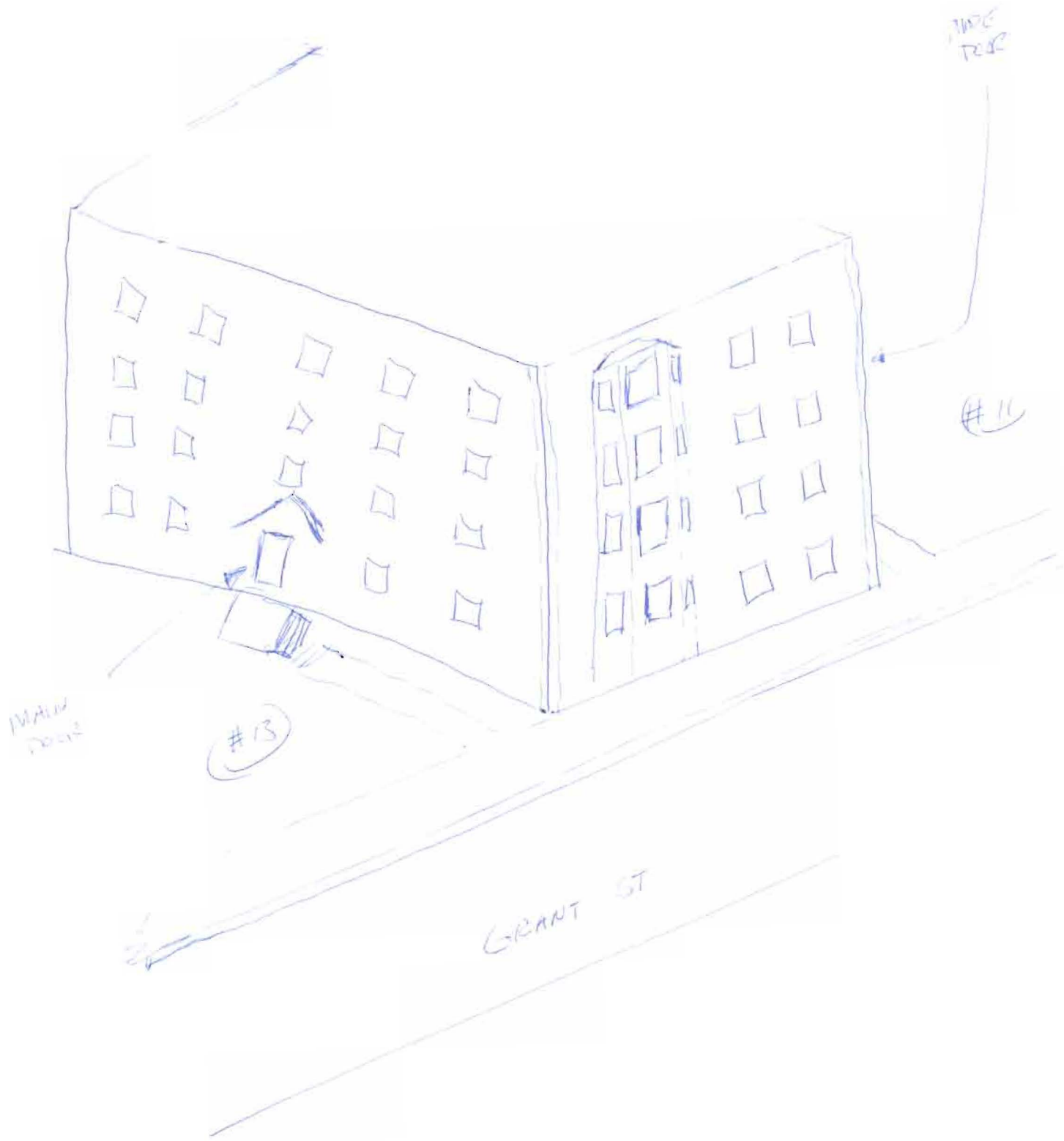
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: William P. Simpson	Date: 10-5-99
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Building Permit Fee: \$30.00 for the 1st \$1,000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





TOP FLOOR

#11

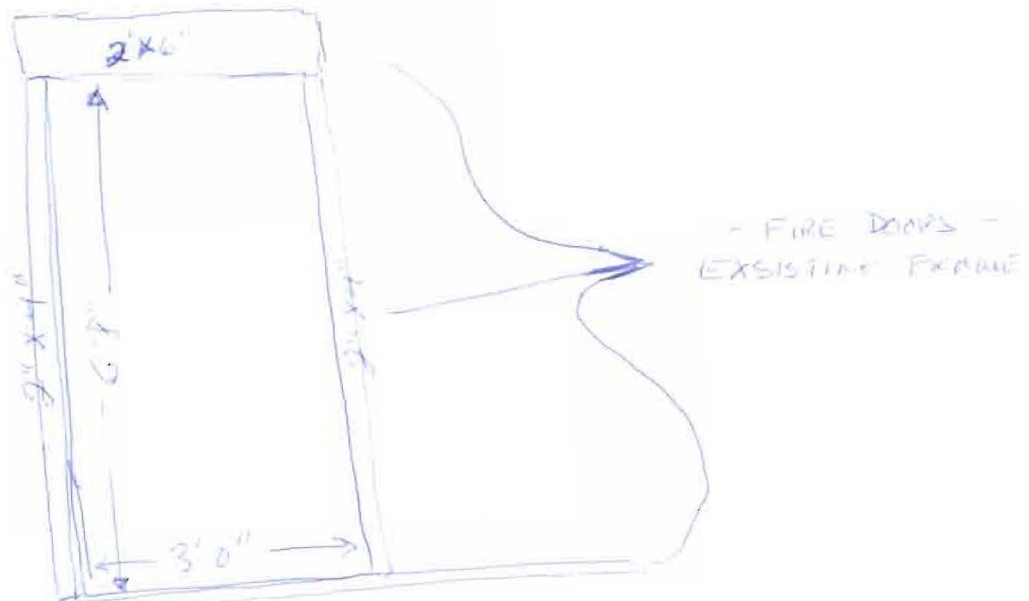
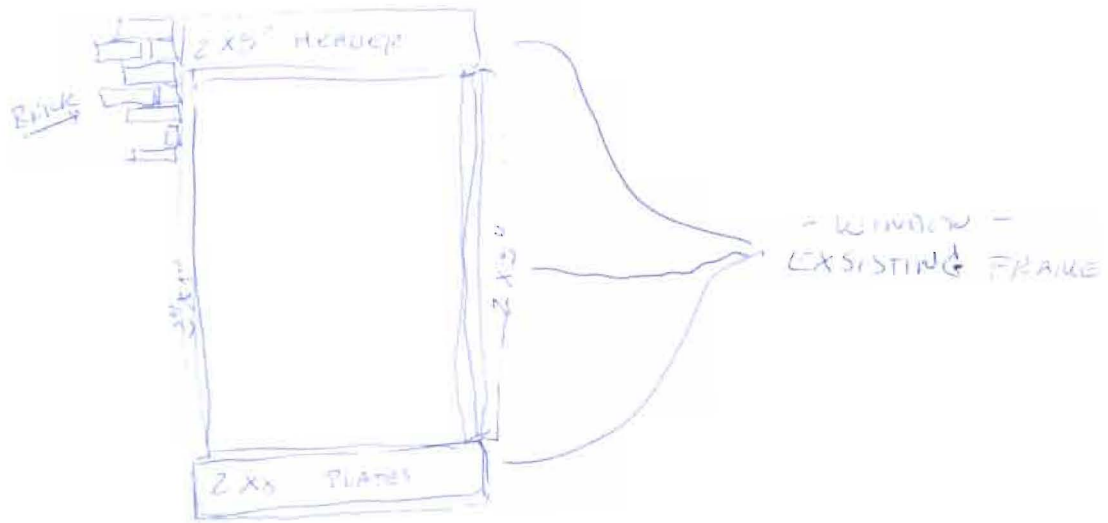
MAIN DOOR

#13

GRANT ST

Simpson, Bill

11 Green St.



1\" x 4\"
Reinforced Floor Concrete

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, that D.A.J., INC., a Maine corporation with a principal place of business in Scarborough, Maine, for consideration paid, grants to WILLIAM P. SIMPSON of Freeport, Maine, with a mailing address of P. O. Box 641, Freeport, Maine 04032, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Grant Street, Portland, County of Cumberland and State of Maine, and being Lot No. 3 in the Block of land marked H on Plan entitled "Plan of Division between Deering and Preble Estate" recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 37.

Being the same premises conveyed to the Grantor herein by deed of Robert T. Friedrich, dated October 21, 1996 and recorded in Book 12783, Page 96.

IN WITNESS WHEREOF, the said D.A.J., Inc. has set its hand this 8th day of July, 1999.

Thomas Jewell
Witness

D.A.J. INC.
BY: Jeffrey A. Oddy
Jeffrey A. Oddy
Its: President

STATE OF MAINE
COUNTY OF KENNEBEC

July 8, 1999

Then personally appeared before me Jeffrey A. Oddy, duly authorized President of D.A.J., Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Thomas Jewell
Notary Public/Attorney at Law
Thomas Jewell
Printed name of person taking acknowledgment

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**City of Portland, Maine
Memorandum**

To: Marge Schmuckal, Zoning Administrator
From: Mary P. Davis, Loan Officer *Mary P. Davis*
Subject: **Verification of Legal Number of Units**

Date: *9/29/99*

C-B-L- Number: *36 D 16*

We have received an application for housing assistance for the property located at:
11-13 Grant Street

The applicant's name is: *William P. Simpson*

In completing the application the applicant has indicated that the number of units currently in use at this property is *9*.

Please verify that the number of units are legal under the current code.

- Yes, the number of units are legal. *OK per microfiche*
- No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.
- The property is a single family dwelling.

Verified By: *Marge Schmuckal* Title: *Zoning Admin*

10/6/99

BUILDING PERMIT REPORT

DATE: 16 OCT. 99 ADDRESS: 11-13 Grant ST. CBL: 036-D-016
REASON FOR PERMIT: To Install Fire doors and replace all windows.
BUILDING OWNER: Bill Simpson
PERMIT APPLICANT: Contractor Owner
USE GROUP R-2 CONSTRUCTION TYPE 5B

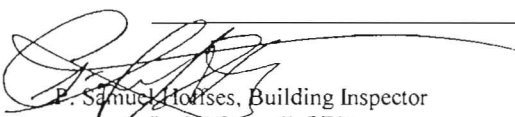
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)
Construction Cost: \$30,000
Permit Fees: \$204.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *15, *16, *17, *18, *19, *22, *29, *32, *33, *31

- 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. 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.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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.

- 16. 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. (Section 1010.1)
- 17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) *w/Smoke Separation*
- 19. 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 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) Section 920.3.2.
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. 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).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *This is Not An Approval for New units only 9 units Allowed.*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. _____
- 36. _____
- 37. _____
- 38. _____


 E. Schmuckal, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**