

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

Location of Construction: 401 Cumberland, Apt 1005, Portland 04101		Owner: Back Bay Tower Assoc		Phone:	Permit No: <b>970488</b>	
Owner Address:		Lessee/Buyer's Name: Fort Resources		Phone: 828-0048	Business Name:	
Contractor Name:		Address: 175 Lancaster St. Suite 217 Portland ME 04101		Phone: 04101	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAY 22 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 3 bdrm apt unit		Proposed Use: Same as handicap unit		COST OF WORK: \$		PERMIT FEE: \$ 25.00
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
Proposed Project Description: Change of use to 3 bdrm handicap unit with staff support		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
Permit Taken By: Vicki Dover		Date Applied For: 5/19/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: Approved <input type="checkbox"/>		Zoning Approval: Zone: B-3 CBL: 36-1-37		
		Action: Approved with Conditions <input type="checkbox"/>		Special Zone or Reviews:		
		Action: Denied <input type="checkbox"/>		<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"/>		

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

Mail to Port Resources  
175 Lancaster St., Ste 217  
Portland 04101

**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: *[Signature]* Dennis Strout  
ADDRESS: 175 Lancaster, Ste 217, Portland 04101  
DATE: PHONE: 828-0048

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

- 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: *[Signature]*

CEO DISTRICT

5

COMMENTS

7-1-97 / 24 hrs staff present / No Bathroom ADA Fixtures / needed  
re Stobe lights for Smoke Det. / but with staff present / and disabled  
as of De then clear to issue C&O.

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

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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: 5/19/97

*[Signature]*

CEO DISTRICT 5  
*D. Jada*

**PERMIT ISSUED WITH REQUIREMENT**

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*[Signature]*  
 SIGNATURE OF APPLICANT Dennis Strout  
 Port Resources

175 Lancaster, Ste 217, Portland 04101 828-0048  
 ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

## BUILDING PERMIT REPORT

DATE: 5/22/97 ADDRESS: 401 Cumberland Ave #1005  
REASON FOR PERMIT: change of use  
BUILDING OWNER: Back Bay Towers  
CONTRACTOR: \_\_\_\_\_  
PERMIT APPLICANT: Dennis Street APPROVAL: \*1/ \*26 ~~DENIED~~

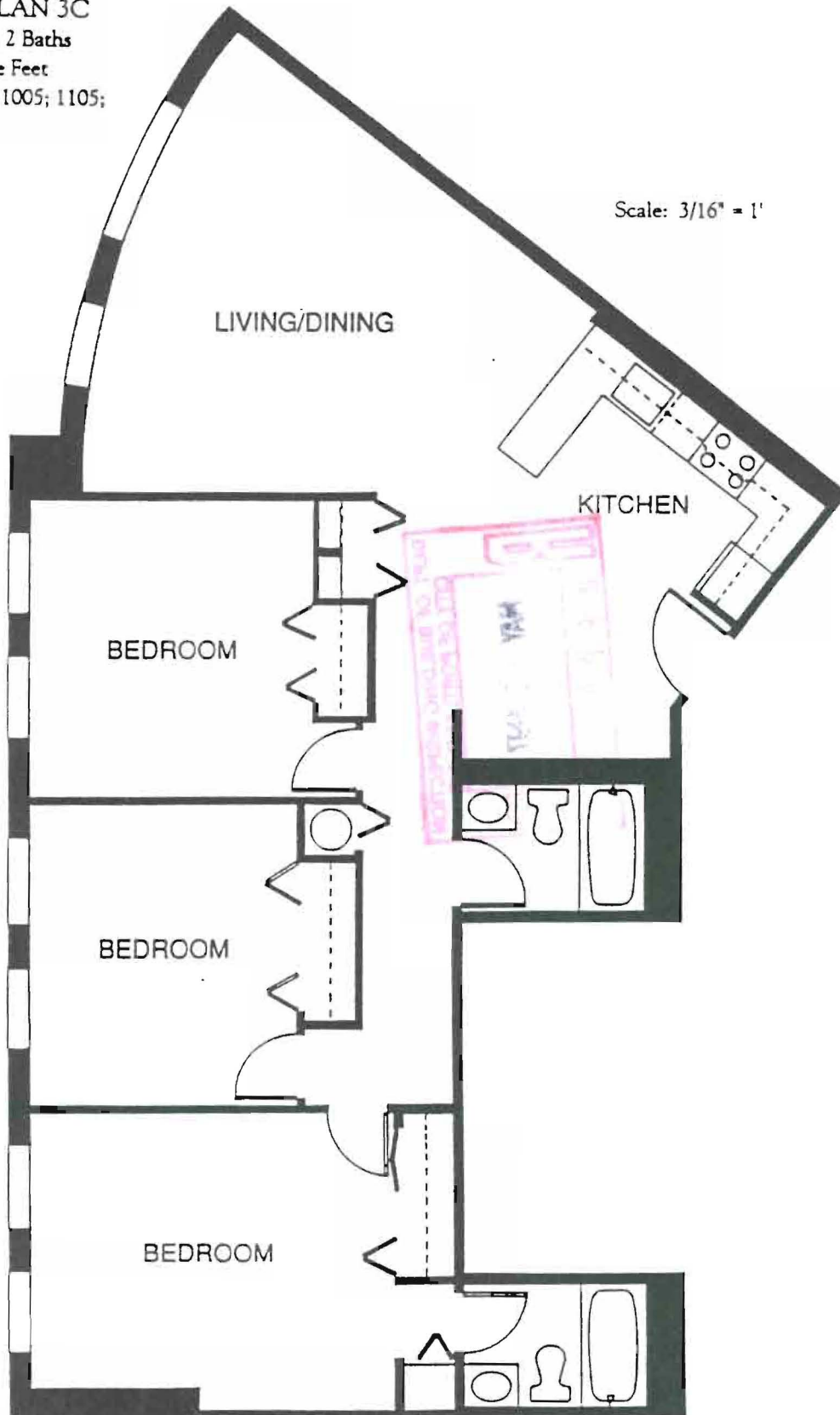
### CONDITION(S) OF APPROVAL

- ~~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)
- ~~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.
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.
8. Headroom in habitable space is a minimum of 7'6".
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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
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)

401 Cumberland St  
# 1005  
Portland, Maine  
04101

FLOOR PLAN 3C  
3 Bedrooms, 2 Baths  
1,170 Square Feet  
Apartments 1005; 1105;  
1205; 1405

Scale: 3/16" = 1'



# *Port Resources Memo*

*To: Marge Schmuckal, City of Portland Code Enforcement*  
*From: Arthur Lerman, Executive Director*  
*Date: May 9, 1997*  
*Re: Change of Use - Handicapped Family Unit*

Port Resources requests a Change of Use Permit for Apartment 1005, Back Bay Towers, 401 Cumberland Avenue, Portland. The change of use is from residential to handicapped family unit. The change of use is being requested because the apartment will be occupied by three women with developmental disabilities who will need staff support.

Thank you for your consideration of this application.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 401 Cumberland Ave Apt #1005 036-3-037

Issued to Back Bay Tower Assoc

Date of Issue 06 March 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970488, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Apartment #1005

Handicap Unit

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

.....  
(Date)

.....  
Inspector

.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.