

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

Location of Construction:		Owner:		Phone:		Permit No: 981409	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use:		Proposed Use:		COST OF WORK: \$ 24,000		PERMIT FEE: \$ 140	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group PH3 Type: 5B	
				Signature:		Signature: Hoffman	
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By:		Date Applied For:					

PERMIT ISSUED
DEC 14 1998
CITY OF PORTLAND

Zone: **GBL**
125-40 A-27
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: _____

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..

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: _____ PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

2



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

JUL 29 1999

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 50 Maple St. Use of Building Res. 1-Fam Date 7-26-99

Name and address of owner of appliance Jim Shannon 50 Maple St

Installer's name and address James Godbout P.H. 183 Granite St. Bldg. 100
Telephone 283-1200

Location of appliance:

- ☒ Basement ☐ Floor
☐ Attic ☐ Roof

Type of Fuel:

- ☒ Gas NAT. ☐ Oil ☐ Solid

Appliance Name: Viesmann or ~~Burnham~~

U.L. Approved ☒ Yes ☐ No

Will appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ No

IF NO Explain: _____

The Type of License of Installer:

- ☒ Master Plumber # 05993
☐ Solid Fuel # _____
☒ Oil # 9547
☒ Gas # PNT 1440
☐ Other _____

Type of Chimney:

- ☐ Masonry Lined
Factory built _____

- ☐ Metal
Factory Built U.L. Listing # _____

- ☒ Direct Vent
Type Tjernlund HST UL# or 29-4C stainless

Type of Fuel Tank

- ☐ Oil
☐ Gas

Size of Tank N/A

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

COST 7,000.-
Fee 600.00

Approved

Fire: _____

Ele.: _____

Bldg.: #

Signature of Installer James M. Shih

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

Approved with Conditions

- ☐ See attached letter or requirement

#2

PLUMBING APPLICATION

040-A-027

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or
Plantation

Portland

Street
Subdivision Lot #

50 Maple St.

PROPERTY OWNERS NAME

Last: (Contractor) Tim Higgins
First:

Applicant
Name:

Jim Godbout R/H

Mailing Address of
Owner/Applicant
(If Different)

183 Granite St.
Baldwin Me

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER -- SPECIFY _____

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 05993

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number

Column 2

Type of Fixture

1 / Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

Other: _____

Fixtures (Subtotal)
Column 2

Number

Column 1

Type of Fixture

1 / Bathtub (and Shower)

1 / Shower (Separate)

1 / Sink

4 / Wash Basin

3 / Water Closet (Toilet)

1 / Clothes Washer

1 / Dish Washer

1 / Garbage Disposal

1 / Laundry Tub

1 / Water Heater

14 / Fixtures (Subtotal)
Column 1

1 / Fixtures (Subtotal)
Column 2

15 / Total Fixtures

\$ 4- / Fixture Fee

\$ / Transfer Fee

\$ / Hook-Up & Relocation Fee

\$60. / Permit Fee
(Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

**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: <u>50 Maple St</u>		
Tax Assessor's Chart, Block & Lot Number Chart# <u>040</u> Block# <u>A</u> Lot# <u>027</u>	Owner: <u>Dowd Properties LLC</u>	Telephone#: <u>7736250</u>
Owner's Address: <u>PO Box 4894</u> <u>31 Exchange St - Port - ME 04117</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 24,000</u> Fee: <u>\$140.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Interior Renovation's - change of use from Single Fam to Single Fam 6</u>		
Contractor's Name, Address & Telephone <u>Dowd Properties LLC - 211 Dowd</u>		Rec'd By: <u>+ OFFICE 1st Fl.</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 (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: <u>Dowd Properties LLC</u> <u>Walter Dowd</u> Ids Member	Date: <u>12/10/58</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUGENT\APADSFD.WPD

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair
Lee Lowry III, Secretary
William Neleski, Jr.
Andrew Braceras
Sami Sivovlos
Julie Brady
Peter Clifford

November 20, 1998

William Dowd
Dowd Properties, LLC
31 Exchange Street
P.O. Box 4894
Portland, ME 04112

RE: 50 Maple Street
040-A-027
R-6 Zone

Dear Mr. Dowd:

As you know, at its November 19, 1998 meeting, the Board of Appeals voted 6-0 to allow a Conditional Use Appeal from a single family dwelling to a single family unit on the second and third floor with a professional office (real estate) on the first floor. A copy of the Board's decision is enclosed for your records.

It will now be necessary for you to come to this office and apply for a change of use. We will require complete floor plans with dimensions and a set of construction plans should you do any interior renovations.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



Marge Schmuckal
Zoning Administrator

MS/nbg

Enclosure

CC: Kevin Carroll, CEO

DOWD PROPERTIES
PO BOX 4894
31 EXCHANGE STREET
PORTLAND, MAINE 04112
(207) 773-6250 FAX (207) 773-0046

FAX COVER SHEET

DATE: 6/11/99TO: Tammy Munson

ATTN: _____

FROM: _____

RE: 50 MapleNUMBER OF PAGES INCLUDING COVER 2

IF YOU DO NOT RECEIVE THE CORRECT NUMBER OF PAGES, PLEASE
CALL DOWD PROPERTIES AT (207) 773-6250 AND WE WILL
RE-SEND.

OUR FAX NUMBER IS (207) 773-0046

MESSAGE: Per your requestAny Question please callBill

40-A-27

BUILDING PERMIT REPORT

DATE: 12 Dec 98 ADDRESS: 50 Maple ST. CBL 40-A-27
REASON FOR PERMIT: To Change The use From a Two family dwelling To a single family with office
BUILDING OWNER: Dowd Properties, LLC
CONTRACTOR: SAA
PERMIT APPLICANT: ↑
USE GROUP R-3 / B BOCA 1996 CONSTRUCTION TYPE 5B

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, *7, *8, *9, *10, *11, *12, *14, *16, *17, *24, *25, *26, *27, *28, *29, *30, *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)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
- *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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *10. 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)
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- *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. The units must be operable from the inside without the use of special

COMMENTS

3/8 + 3/10 - Met w/ Bill Dond + Sam Hefses on site - instructed him he needs to have

an engineer evaluate prop. before going further.
5/25 - Engineer designed beams - told Bill Dond to have engineer give statement of proper installation - still have framing issues on interior walls. Exter walls - framed w/ beams + lag bolts tied into cross beams.

8/13 - Plumbing R100 - not ready - didn't hold test.

8/23/99 - Framing - engineers letter on file - Right Rear needs more support - near stairs.

12/28/99 - Call for CofE - Completed work appears to be Single Joining Home - does not conform to plan - Call in to Bill Dond, CE

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

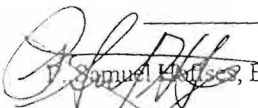
Other: _____

Date

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. (Section 1018.6)

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. Section 1010.1
- *14. 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
15. 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
- *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 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
- *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. Section 921.0
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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *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). (Chapter M-16)
- *28. Please read and implement the attached Land Use-Zoning report requirements. *- Separate permit needed for any new signage*
- *29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *31. *Table 313.1.2 of The City's building code (The BOCA National Building Code/1996) requires a minimum of a two (2) hour fire separation assemblies between the two use groups The (R-3) Residential and (B) Business Use Group - See section 709 and section 713.0 of the building code for requirements -*

33.

 Samuel Hedges, Building Inspector

cc: Lt. McDougall, PFD

Marge Schnuckal, Zoning Administrator


PSH 8-1-98