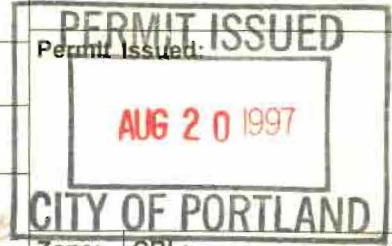
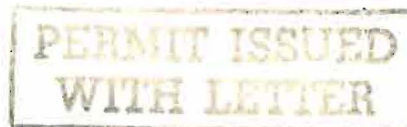


# City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716,

Location of Construction: 44-52 Pleasant St		Owner: Fenton, David		Phone: 771 9027	Permit No: 770907
Owner Address: RR 1, Box 3991 Oakland, ME 04963		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: David Fenton SAA		Address:		Phone:	
Past Use: Vacant Building	Proposed Use: 3- Dwelling Units 3-mix uses		COST OF WORK: \$ 55,000.00	PERMIT FEE: \$ 295.00	
			FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use/make Int/Ext Renovations			Signature:	Signature:	
			PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied NO <input type="checkbox"/>		
Permit Taken By: Mary Gresik			Date Applied For: 15 August 1997		



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 David Fenton ADDRESS: DATE: 15 August 1997 PHONE: 771 9027

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

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

- 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:

CEO DISTRICT





**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** March 9, 1998

**SUBJECT:** Request for Certificate of Occupancy  
44-52 Pleasant Street

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and that a **permanent Certificate of Occupancy** could be issued assuming Code Enforcement has no outstanding issues.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 20, 1997

Mr. David Fenton  
RR 1 Box 3991.  
Oakland, Me. 04963

RE: 44-52 Pleasant St.

Dear Sir,

Your application to change the use of 44-52 Pleasant St. from vacant to 5 dwelling 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.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Approved with conditions: That any change in the number of units will require a separate permit and reviews. M. Schmuckal

**Development Review Coordinator:** Approved: J. Windel

**Planning Div. :** Approved: K. Talbot

**Fire Dept.:** Approved: Lt. McDougall

### Building Code Requirements

1. Please read and implement attached building permit requirements 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 14, 15, 16, 18, 20, 21, 26, & 27.

Sincerely,

  
P. Samuel Hoffses

Chief of Code Enforcement

c: M. Schmuckal, S. Wendel, K. Talbot, Lt. McDougall

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

TO: P Samuel Hoffses, COI

FROM: Michael A. Collins, CEI

August 20, 1997

RE: 44-52 Pleasant Street, Plan and Specification Review

1. Electrical panels shall not be located in the following area(s):

- A. Kitchen Areas
- B. Bathrooms/laundry areas
- C. Closets
- D. Storage areas

2. Electrical panels may be located in the following area(s):

- A. Hallways
- B. In a bedroom, behind the door.



Applicant: DAVID Fenton

Date:

8/19/97

Address: 44-52<sup>nd</sup> Pleasant St

C-B-L:

40-B-4

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing bldg - 1800's

Zone Location -

B-3

Interior or corner lot -

Proposed Use/Work -

from commercial & existing studio space

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

5,245 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

N/A

Off-street Parking -

3  
4  
7

SPACES req - 8 SPACES

shown

Loading Bays -

N/A

Site Plan -

memo

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

N/A

to Avoid Subdivision

2 extra units being created

5 Dwelling unit with 2nd floor on Pleasant St side

8/19/97 Kandi Talbot  
has original  
has signed  
has copies of lease  
(from The Bakery & Co.)

## CITY OF PORTLAND

July 24, 1997

Mr. David M. Fenton  
RR 2  
Box 3991  
Oakland, ME 04963

Re: 44-52 Pleasant Street

Dear Mr. Fenton:

On July 23, 1997 the Portland Planning Authority granted minor site plan approval for a two-story, two-unit addition at 44-52 Pleasant Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

O:\PLANDEV\REV\W\PLEAS44\APPRVLTR.WPD



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

David M. Fenton

31 March 1997

Applicant RR 2, Box 3991 Oakland, ME 04963

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

David - 465-2506/ 671-9868

44-52 Pleasant St

Address of Proposed Site

040-B-004

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change of Use ☒ Residential

☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify)

3,200 Sq Ft Approx

5,245 Sq Ft

Mix Use

B-3

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan  
(major/minor)

☐ Subdivision  
# of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional  
Use (ZBA/PB)

☐ Zoning Variance

☐ Single-Family Minor

☐ Other

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

☒ Approved

☐ Approved w/Conditions  
listed below

☐ Denied

1.

2.

3.

4.

Approval Date 4/11/97

Approval Expiration date

Extension to date

JUL 23 1997

☐ Additional Sheets  
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

Performance Guarantee Reduced

date

remaining balance

signature

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: 44 - 52 Pleasant St





CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

David N. Panton

31 March 1997

Applicant Mr. J. Doe 3331 Oakland, ME 04103

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

David - 465-2506/ 671-9868

44-52 Pleasant St

Address of Proposed Site

040-9-004

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change of Use ☒ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) B-3

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status:

Reviewer Kandi Talbot

- ☒ Approved ☐ Approved w/Conditions  
listed below ☐ Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 7/23/97

Approval Expiration 7/23/98

Extension to \_\_\_\_\_  
date date

☐ Additional Sheets  
Attached

☐ Condition Compliance \_\_\_\_\_  
signature date

Performance Guarantee

☐ Required\*

☒ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |                   |                 |
|---|----------------|-------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____          | _____             | _____           |
|   | date           | amount            | expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____          | _____             |                 |
|   | date           | amount            |                 |
| Performance Guarantee Reduced                           | _____          | _____             | _____           |
|   | date           | remaining balance | signature       |
| Performance Guarantee Released                          | _____          | _____             |                 |
|   | date           | signature         |                 |
| Defect Guarantee Submitted                              | _____          | _____             | _____           |
|   | submitted date | amount            | expiration date |
| Defect Guarantee Released                               | _____          | _____             |                 |
|   | date           | signature         |                 |





CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: 44 - 52 Pleasant St

David M. Fenton

31 March 1997

Applicant RR/1, Box 3991 Oakland, ME 04963

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

David - 465-2506/ 671-9868

44-52 Pleasant St

Address of Proposed Site

040-B-004

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change of Use ☒ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Mix Use

3,200 Sq Ft Approx

5,245 Sq Ft

B-3

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other                   |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer David M. Fenton

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Approval Date 3/31/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date ☐ Additional Sheets Attached

☐ Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee ☐ Required\* ☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

44 - 52 Pleasant St

David N. Fenton

31 March 1997

Applicant RR/1, Box 3991 Oakland, ME 04963

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent David - 465-3506/ 671-9868

44-52 Pleasant St

Address of Proposed Site

040-B-004

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change of Use ☒ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) ☒ Mix Use  
3,200 Sq Ft Approx 5,245 Sq Ft

Proposed Building Square Feet or # of Units

Acreage of Site

B-3  
Zoning

Check Review Required:

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance       | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other                   |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

Marge Schumaker

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Any change of use, or increase in units shall require a separate permit and review

3.  
4.

Approval Date 8/19/97 Approval Expiration date Extension to date ☐ Additional Sheets Attached

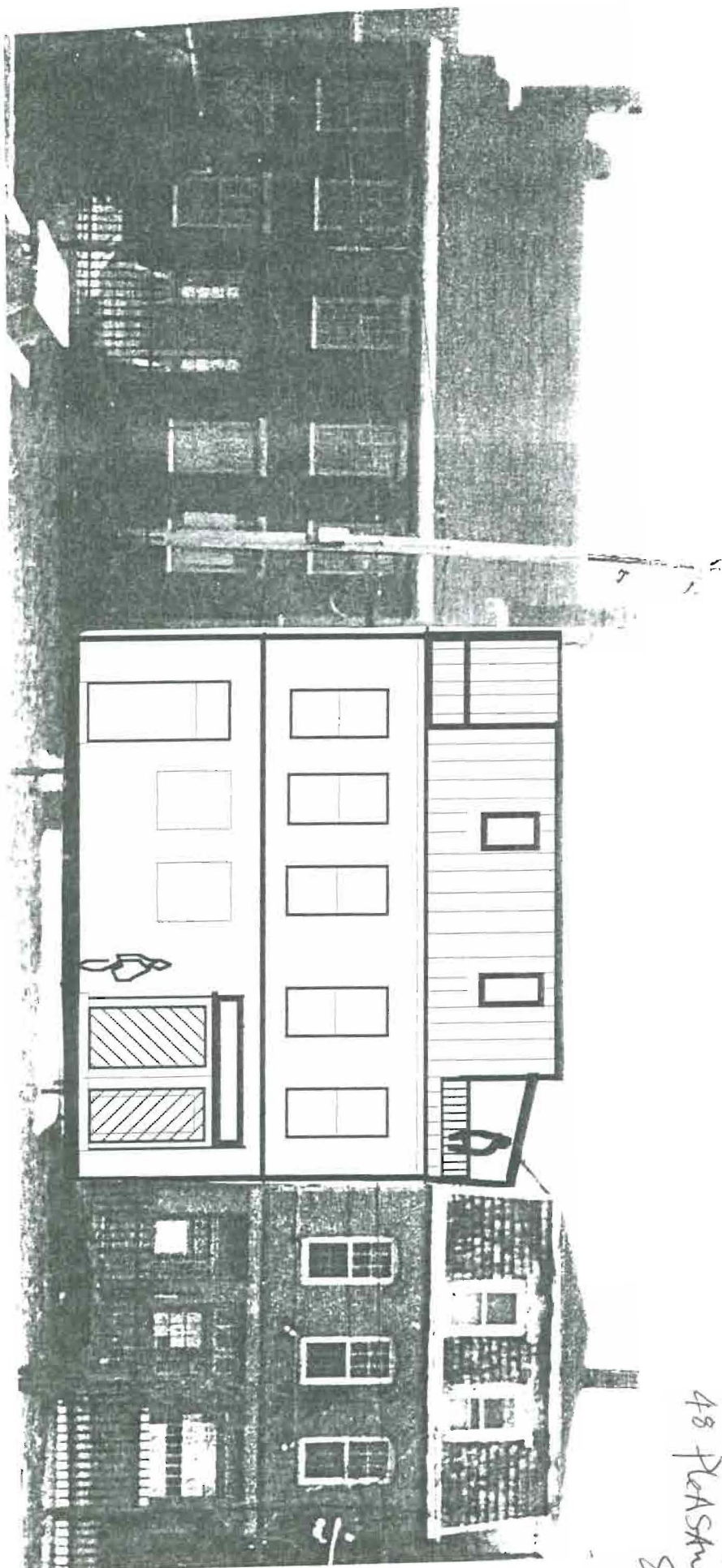
☐ Condition Compliance signature date

Performance Guarantee ☐ Required\* ☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

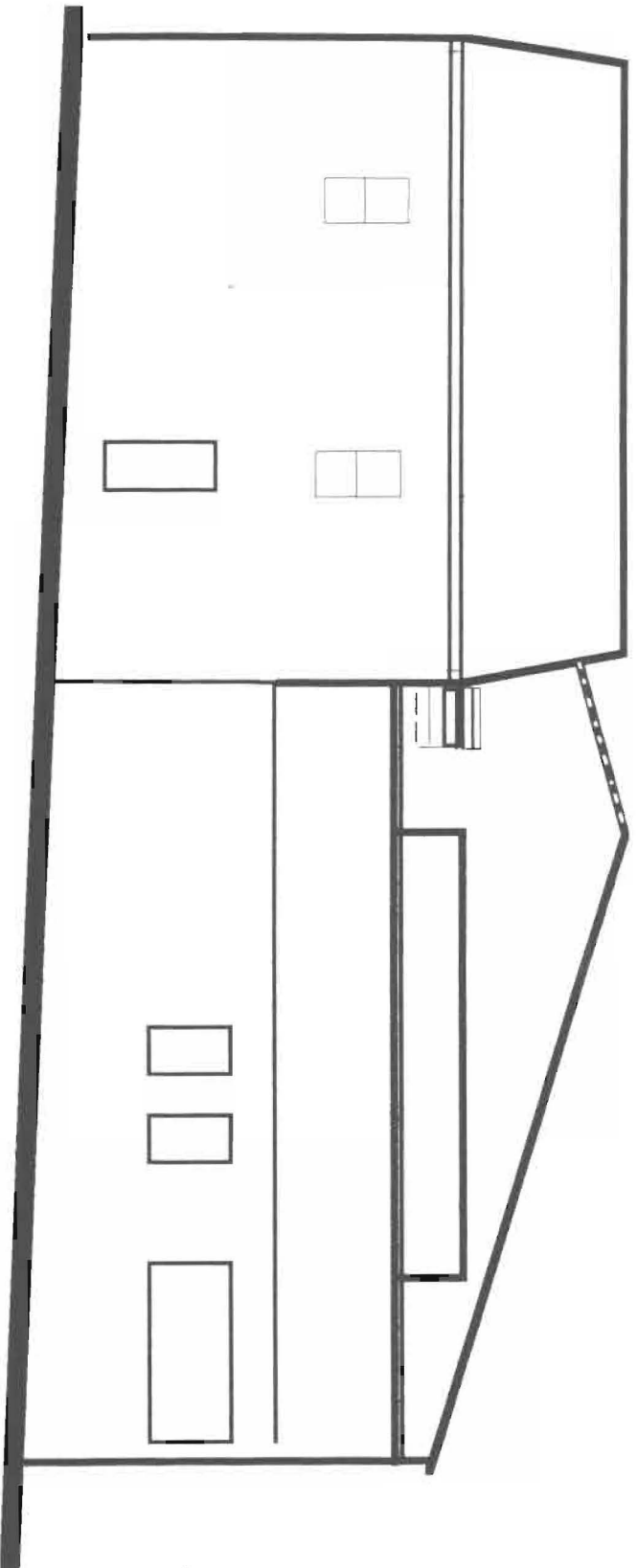




Exterior Drawings  
5/6/97  
5<sup>th</sup>  
48 West 5th St  
SF

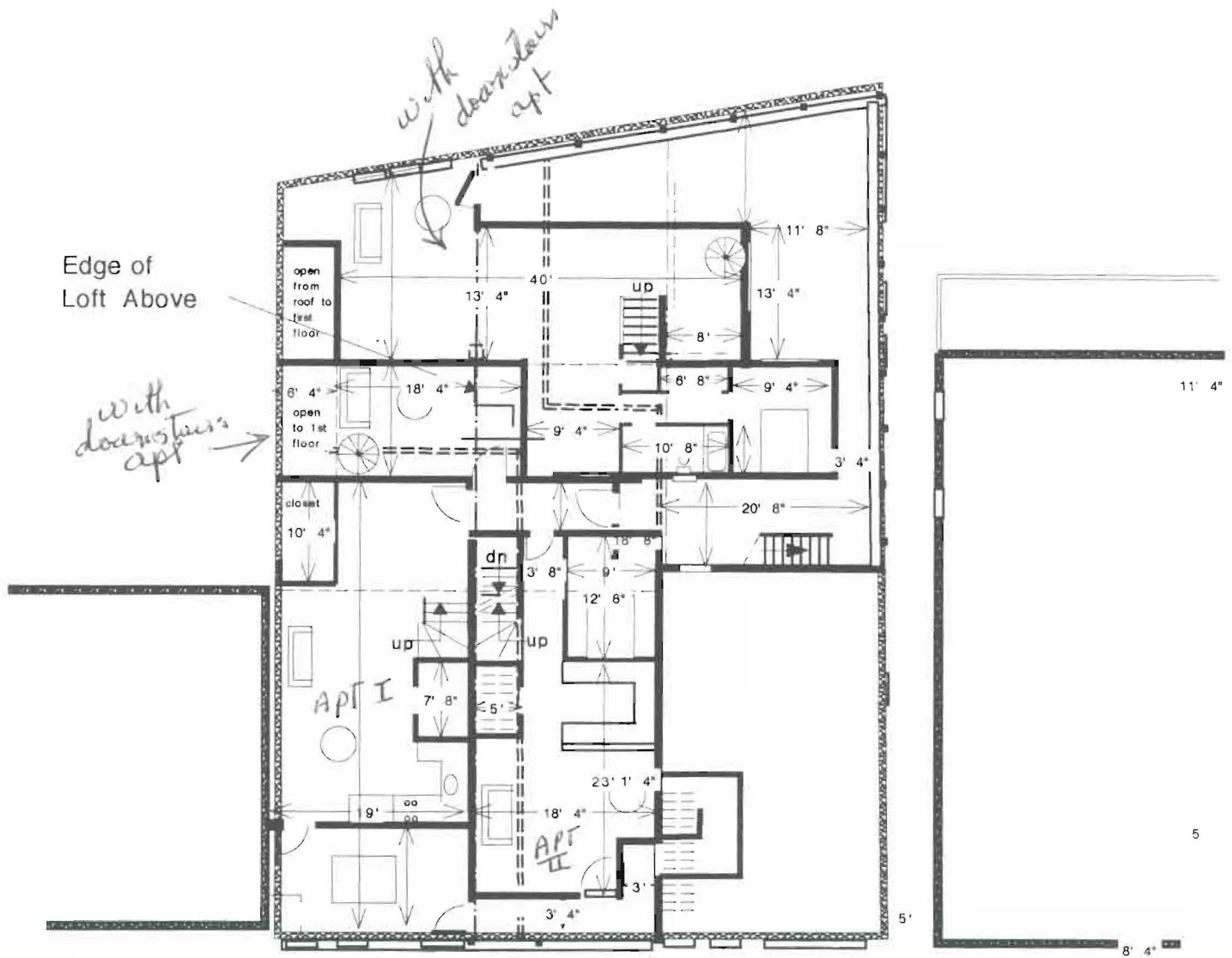






**Proposed West Elev.**

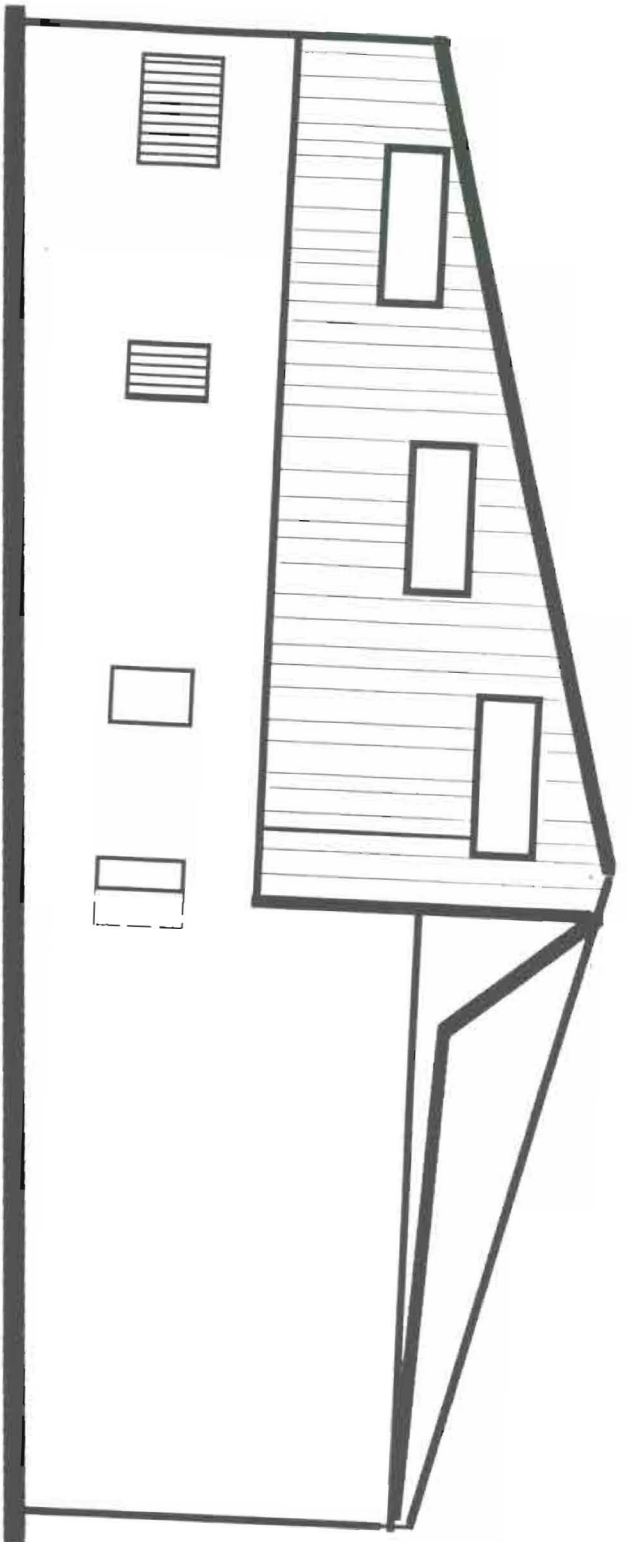
**1/16" = 1'-0"**



44' 8"

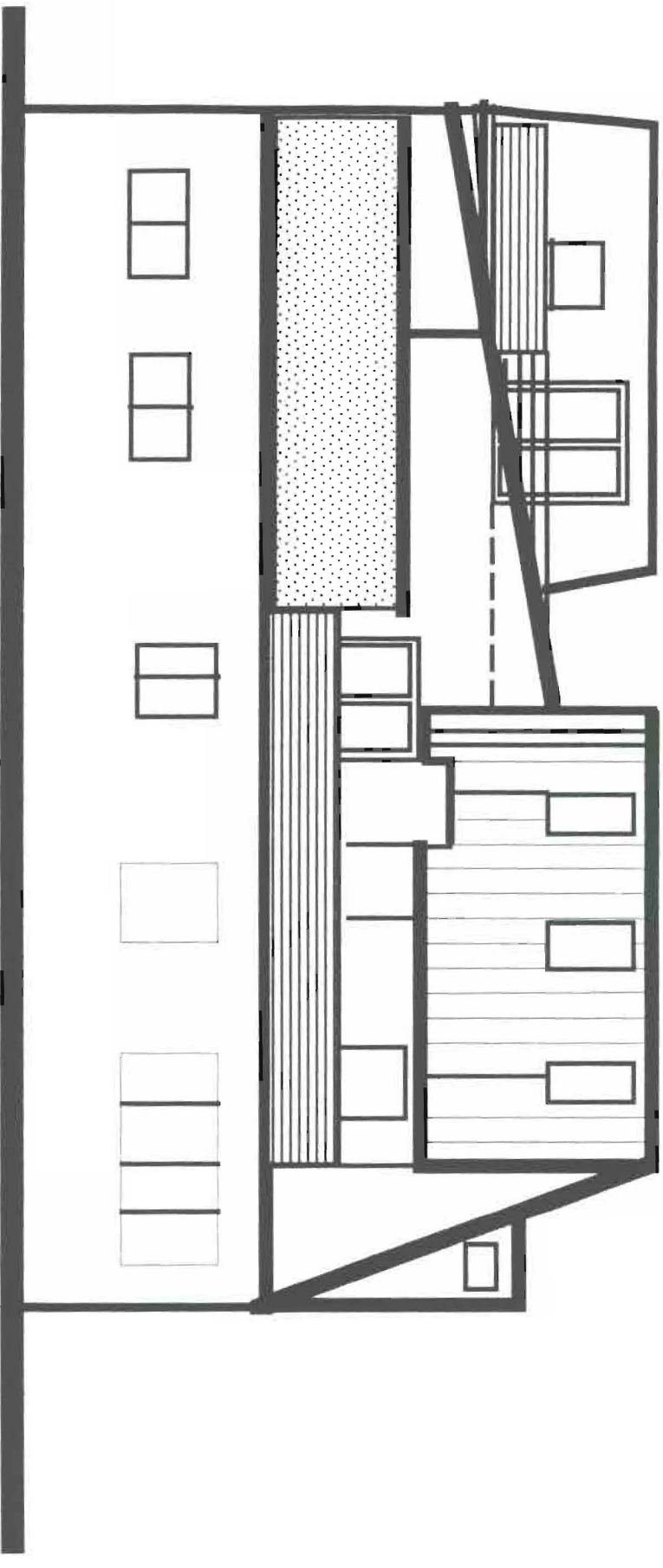
David Fenton  
Scribner Building  
50 Pleasant St.  
Portland, ME.

Proposed Second Floor  
1/16" = 1'-0"



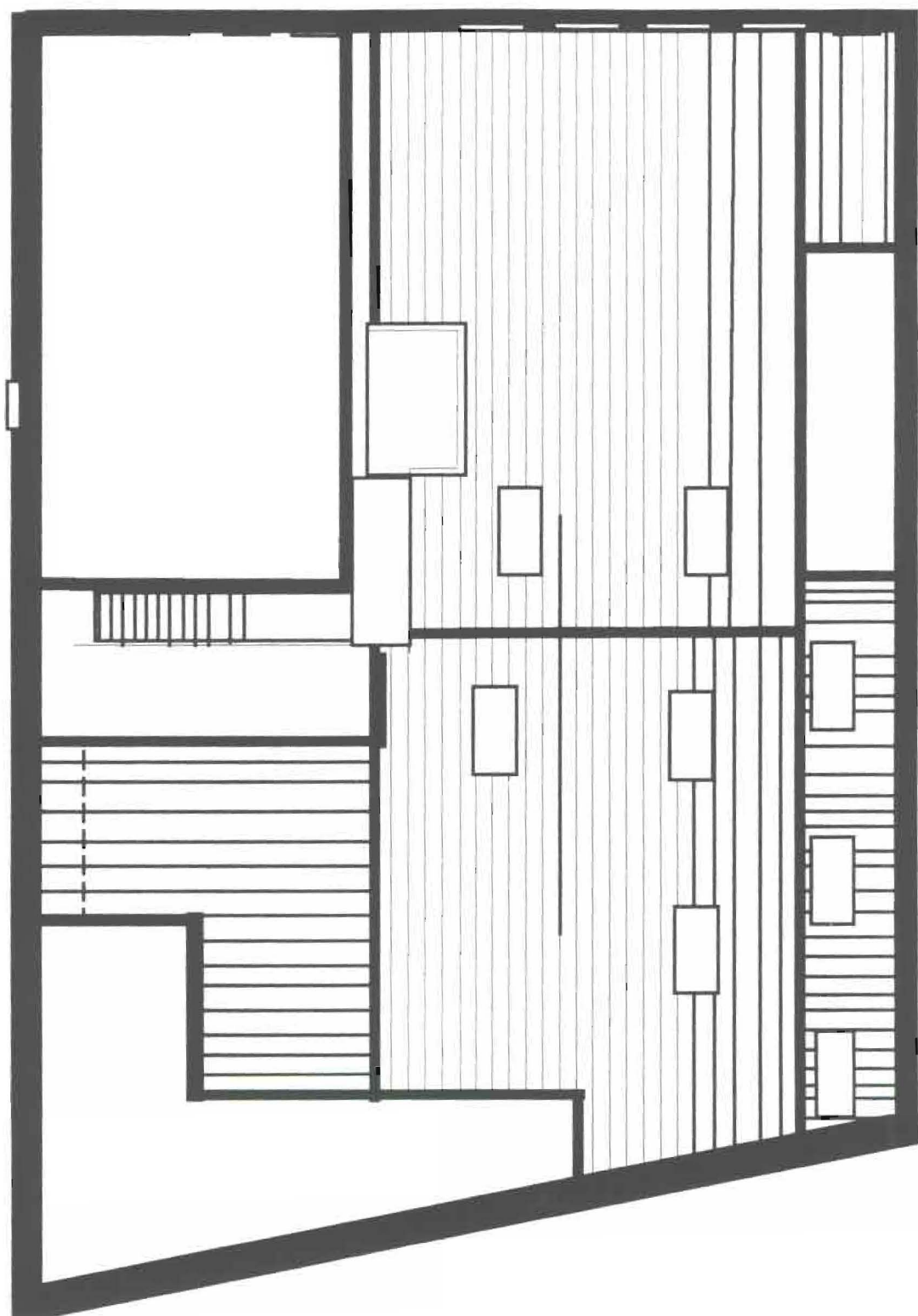
David Fenton  
Scribner Building  
50 Pleasant St.  
Portland, ME.

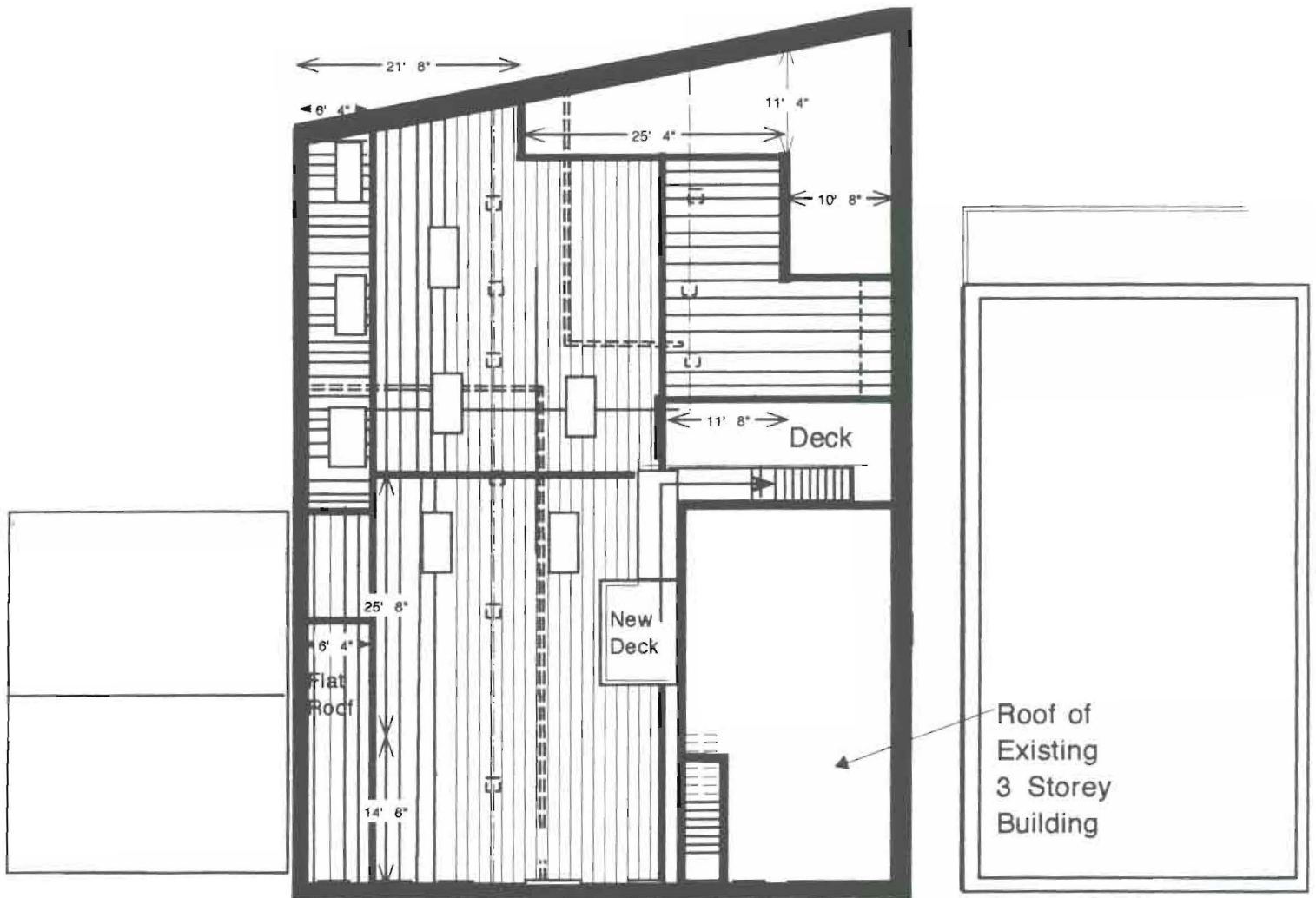
Proposed East Elev.  
1/16" = 1'-0"



**Proposed South Elev.**







David Fenton  
Scribner Building  
50 Pleasant St.  
Portland, ME.

Proposed Roof Plan  
1/16" = 1'-0"

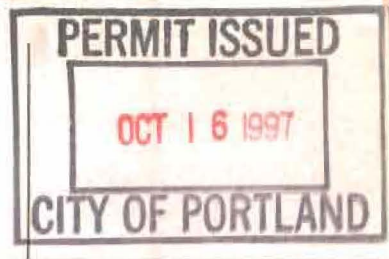


# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

971121



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

07 October 1997

The undersigned hereby applies for amendment to Permit No. 970907 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 44-52 Pleasant St Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address David Fenton 44-52 Pleasant St Portland, ME 04101 Telephone 771-9029  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address SAA Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Mix Use No. families \_\_\_\_\_  
Last use Same No. families \_\_\_\_\_  
Increased cost of work -0- Additional fee 25.00

## Description of Proposed Work

Relocate Interior Wall as per plans

David Fenton

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Framing lumber — Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: B-3 - original use on 1st permit  
11/1/97 no changes allowed on that  
Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_ Inspector of Buildings

INSPECTION COPY — WHITE  
APPLICANT'S COPY — YELLOW

FILE COPY — PINK  
ASSESSOR'S COPY — GOLDEN

WITH PERMIT ISSUED

12 MR. ROWE



# COMMENTS

8/22/97 Questions re: neighbor complaints resolved.

9/11/97 Meeting w/ Dave Tittle of State Plumbing Board and Caron and Willy re: previously installed substandard plumbing resolved. That which is easy to reach will be removed. The rest will be left as is.

10/15/97 Measurements taken re: neighbor complaint. OK

10/16/97 More measurements taken. OK

10/20/97 More measurements taken w/ Candy Talbot re: complaint. No real problems exist. OK

2/6/98 Questions re: existing changes. OK

2/26/98 Met w/ Ms. Williams re: problem w/ breasting. They will be replaced thru out bld. OK

2/27/98 Met w/ owner re: CPO for several units. OK

3/2/98 Met w/ owner w/ M. Collins, L + MacD. for CPO. 4 units →

Commercial 2 Co, 4 and Residential 7 and 9 OK OK

3/13/98 Unit 10 right front 2nd + 3rd Floor, OK for CPO

unit 8 right rear OK for CPO. O'Connor

## Inspection Record

### Type

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

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

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

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

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

### Date



## BUILDING PERMIT REPORT

DATE: 20 AUG. 97 ADDRESS: 44-52 Pleasant ST.  
REASON FOR PERMIT: Change of Use / make Int / EXT Reno  
BUILDING OWNER: David Fenton  
CONTRACTOR: David Fenton  
PERMIT APPLICANT: ↑ APPROVAL: X1 \*6 \*7 \*8 \*9 \*10 \*11 \*12 \*13 DENIED  
X 14 \*15 \*16 \*18 \*20 \*21 \*26 \*27 \*28

### CONDITION(S) OF APPROVAL

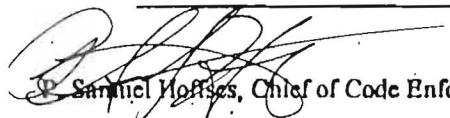
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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 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)
- X 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.
- X 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. 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, 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.
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 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.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 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 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.
- X 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.
- X 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.
- X 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 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 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)

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.
- X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
- X 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)
- X 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
- X 23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X 27. All requirements must be met before a final Certificate of Occupancy is issued.

X 28. See attached elec. requirements from Mr. Collins CEI to me dated Aug 20, 92.

29.

  
Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schinuckal  
M. COLLINS



## BUILDING PERMIT REPORT

pm  
DATE: 15 OCT, 97 ADDRESS: 44-52 Pleasant St  
REASON FOR PERMIT: To relocate interior wall  
BUILDING OWNER: David Fenton  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: \*1 \*30 DENIED  
USE GROUP A-2 BOCA 1996 CONSTRUCTION TYPE 5B

### 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. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. **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.
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- \*30. This permit is being issued with the understand that it  
does not increase the Floor area
31. \_\_\_\_\_
32. \_\_\_\_\_
33. \_\_\_\_\_
34. \_\_\_\_\_

  
P. Samuel Hoffman, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 44-52 Pleasant ST 040-B-004

Issued to Fenton, David

Date of Issue 10 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. 970907, 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

Second Floor/Left Front #9  
1st fl ctr/2nd fl rear/3rd fl left #7  
#4/Left front/#6 left rear

Limiting Conditions:

APPROVED OCCUPANCY

Dwelling Unit  
Dwelling Unit  
Art Gallery/Studio

Only above mentioned spaces to be occupied at this time.

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 44-52 Pleasant St 040-B-004

Issued to Fenton, David

Date of Issue 16 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. 970907, 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

Unit 10/2nd & 3rd floors  
Unit 8/1st floor/right-rear

APPROVED OCCUPANCY

Residential  
Residential

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

3/16/98  
(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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 44-52 Pleasant St 040-8-1114

Issued to David Fenton

Date of Issue 28 May 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. 970907, 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

First floor/left center  
& 2nd floor left

APPROVED OCCUPANCY

Dwelling Unit  
Apt #5

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date) 5/28/98

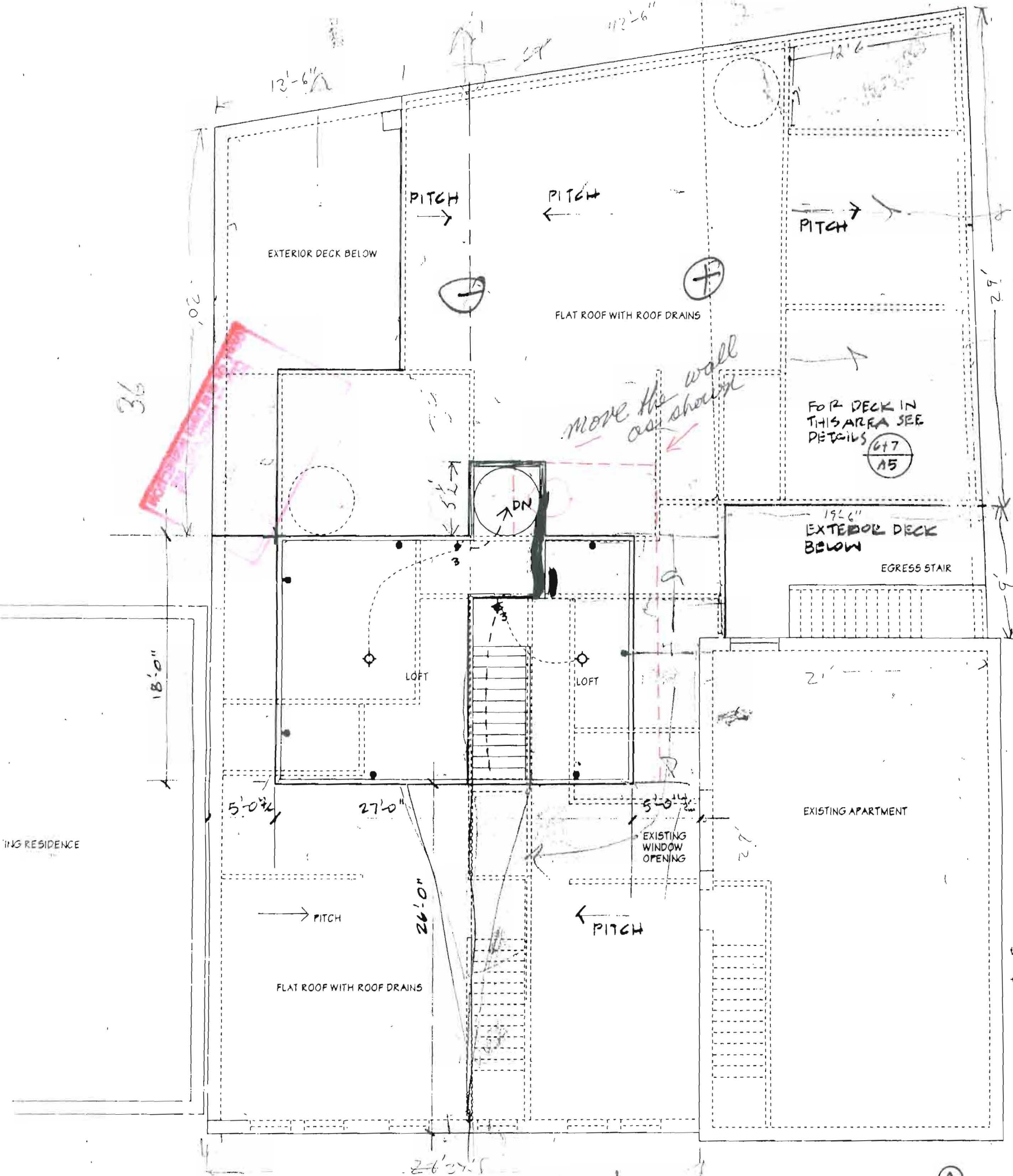
Inspector

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.



970-907  
040-B004



U.T. 7-10 1/2

ROOF & LOFT  
SCHEMATIC PLAN

U.T. 8-1 1/2

#### SYMBOL LEGEND

SINGLE POLE SWITCH

THREE WAY SWITCH

SWITCH W/ DIMMER

DUPLEX OUTLET 18" AFF UNLESS NOTED OTHERWISE

GROUND FAULT INTERCEPT DUPLEX OUTLET

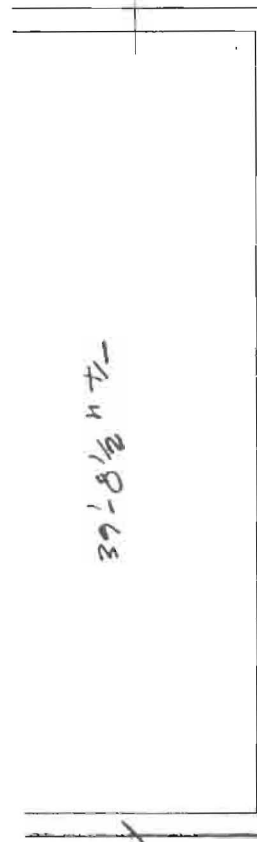
OUTLET 1/2 SWITCHED

WATERPROOF EXTERIOR DUPLEX OUTLET

PROTECTED CEILING EXHAUST FAN

GRANDPATHERED UNIT

EXISTING



REVISED  
STAIR SKETCH.