

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

Location of Construction: 37 High St		Owner: Brooks, Richard B.		Phone:		Permit No: 980347 <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 10 1998 CITY OF PORTLAND </div>	
Owner Address:		Lessee/Buyer's Name:		Phone:			Business Name:
Contractor Name: James Hester		Address: P.O. Box 1864 Biddeford, ME 04005		Phone: 835-2899			Permit Issued:
Past Use: 6-fam		Proposed Use: 4-fam		COST OF WORK: \$ 23,000.00 PERMIT FEE: \$ 150.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:			Signature: Signature:
Proposed Project Description: Change Use from bffm to 4-fam dwelling unit Renovations				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: 040-C-015 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 Greshk		Date Applied For: 25 March 1998				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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> 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: James Hester ADDRESS: DATE: 25 March 1998 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

CEO DISTRICT

PERMIT ISSUED
WITH REQUIREMENTS

COMMENTS

4/24/98 Info average for contractor OK 838-2899

8-26-98 1st Floor Front Second Egress will Be Bed Room windows 33'w X 6'9" H

1st Floor Rear 2nd Egress through windows all 33'w X 6'9" H
ask mack about using existing wall plaster in Hall as Retaining
coner on what needs what for Fire Rating
can it Put washer Dryer in Front hall?

~~Just~~ ~~Small~~ ~~it~~ ~~out~~ ~~to~~ ~~Skills~~ ~~ing~~ ~~Electric~~ ~~—~~ ~~ReBox~~ ~~496~~ ~~N. water~~ ~~board~~ ~~etc~~ ~~etc~~
11-20-98 Finish Fastening Strapping on 3rd Floor and he had one
more Egress window to Frame into 3rd floor, 2nd Floor Rear and 1st Rear
He will Protect the windows that go to Fire Escape ~~with~~ with a Sprinkler

Had at Ec. window OK
5/8/99 - Called to General - Doro 90 min OK

30 ft deck Balustrade some 4 1/2 up to 4 3/4" — End a Rod NOT 36" high high
R1 Re Deck 15T - Red height only 32" Balustrade 4 1/2" + OK Recons to 8 1/4 Treads OK
Needs New Deck OK Bed Room windows do not meet 5'7 1/4 Requirement OK

12 ft front Be 28 X 27.5 = 5,347 # 12 ft Rear Be 28 X 27.5 = 5,347 #

2nd fl Re Be 28 X 24 = 4,66 # 3rd fl front Be 27 X 17 3/4 = 3,42 #

3rd fl fr Be = 20 X 30 = 4,16 # Refract to 4th floor 4 PS4 OK

5/24-PER P.S.H. Need Documentation on Bed Room windows from this date
Surre Shot MUST Be moved 6" left Foundation: P & J R

6/11/99 - Surre Shot Vent Moved — Plumbing: _____

6/16/99 Memo Re: Windows, Need (Attached) Final: _____

Done OK OK Other: _____

Inspection Record

Date

DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DEBORAH ANDREWS
SENIOR PLANNER

To: Kevin Carroll

From: Deb Andrews

Date: June 16, 1999

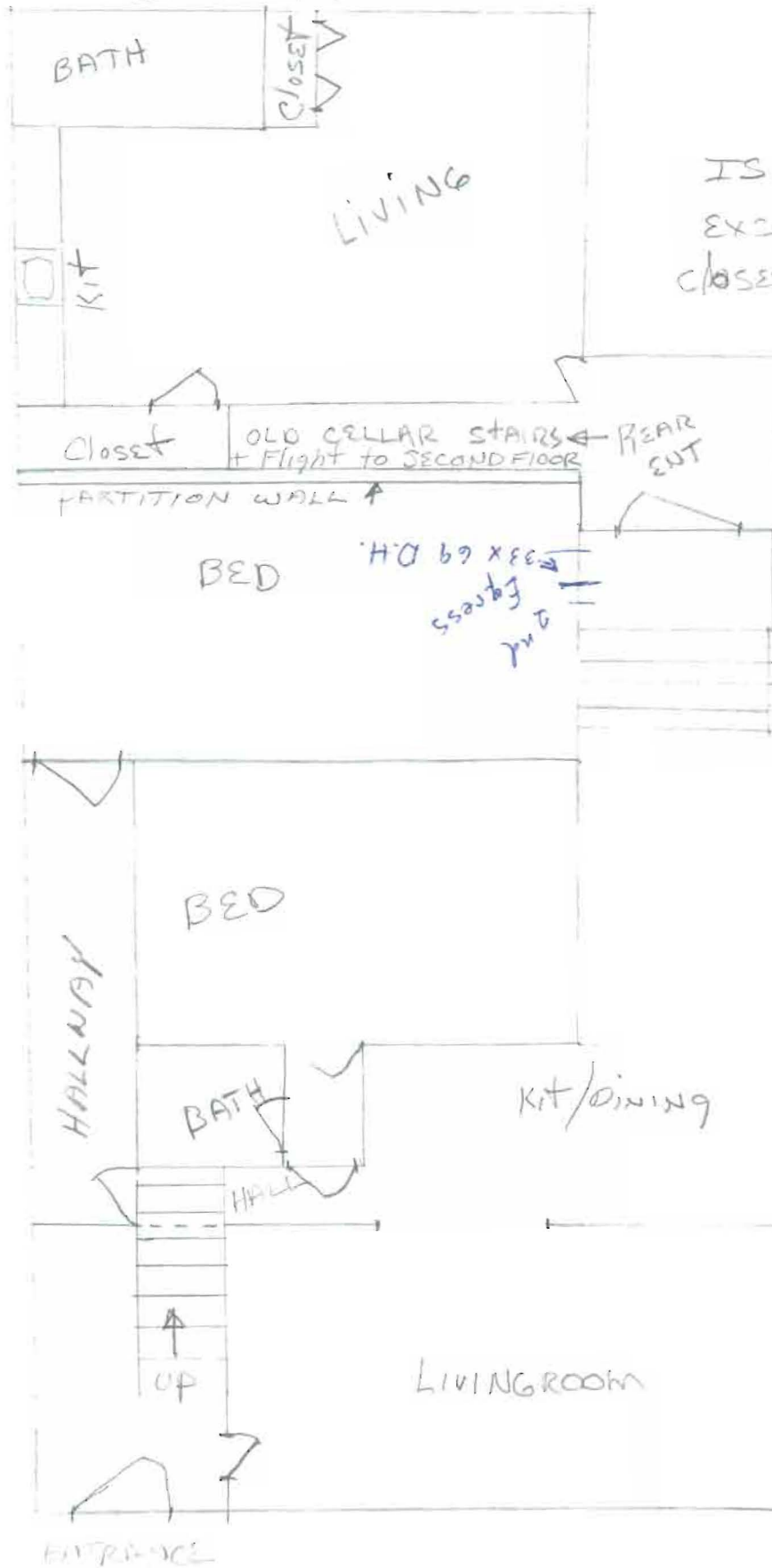
RE: 37 High Street, James Mener
applicant

This is to confirm that, in accordance with the applicant's review and approval under the historic preservation ordinance, the size of the windows were required to remain unchanged.

1st Floor

Studio Unit

UNIT 2



UNIT 2

IS SHOWN AS IT
EXISTS, EXCEPT FOR
CLOSET AT HEAD OF STAIRS

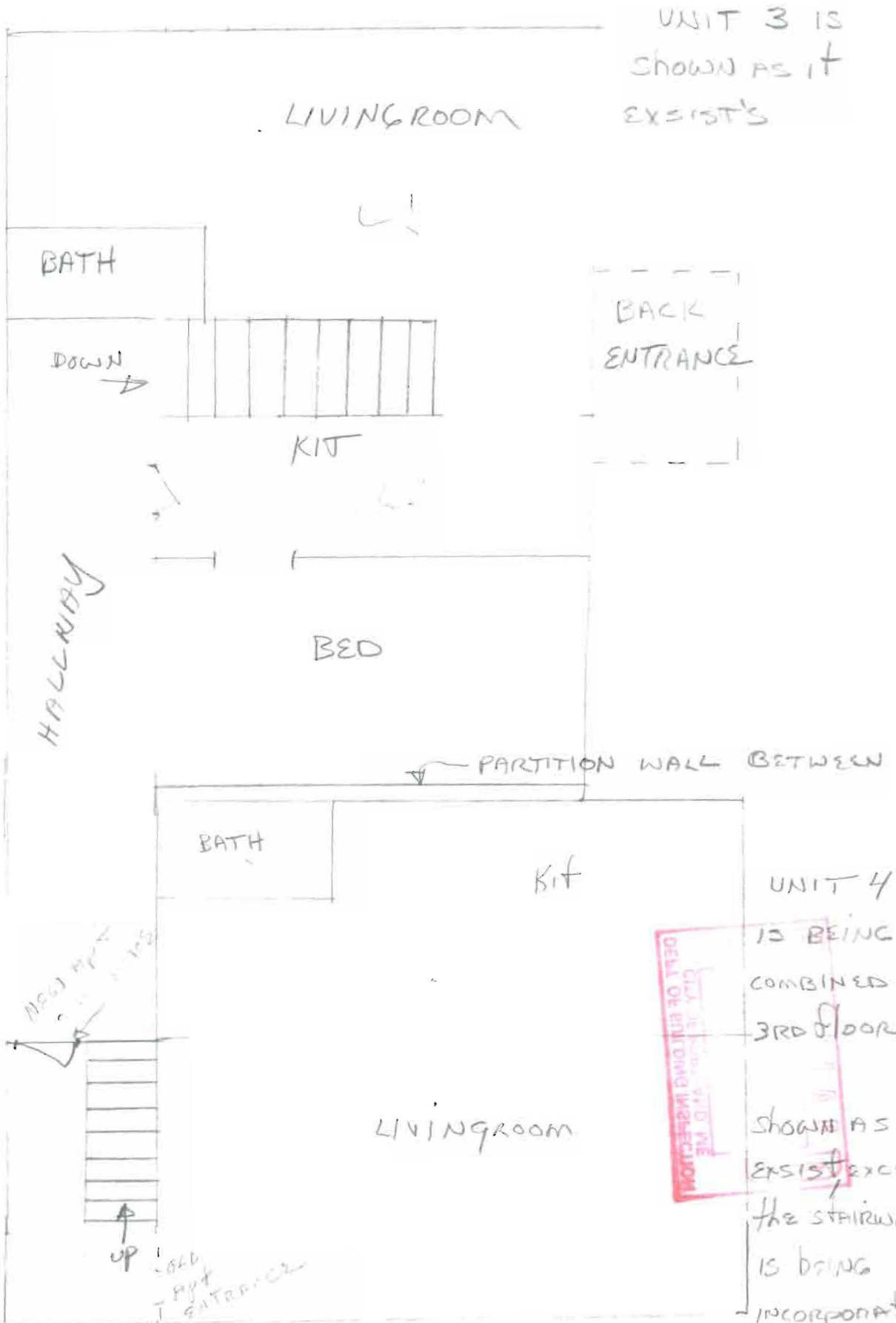
UNIT 1 WAS TWO
UNITS, NO STRUCTURE
WALLS ARE BEING
MOVED, SOME REFRAMING
OF THE BATHROOM IS
NEEDED TO 5' MIN. 1'
ONE BATHROOM +
DOT HALFWAY TO

UNIT 1



2ND Floor

UNIT 3



3RD FLOOR

EXISTING REAR FIRE ESCAPE

DOWN

CRAWL ATTIC

TREX DECKING

DECK

4' HIGH RAIL

2x2x48 SPINDLES

GOING TO SET ON EX-
DECK/W NEW RUBBER
MEMBRANE

2x8"x10" JOIST

2x6
WALLS

7/16 OSB
w/VINYL

VINTO

1/2 BATH

BED

CLOSET

CLOSET

m BED

CLOSET

KNEE
WALL

THE KITCHEN +
BATHROOM ARE
REMOVED AND
REPLACED WITH
BEDROOMS

THE HALF BATH
IS NEW + BACK
TO BACK TO
WHERE THE BATH
USED TO BE.

ALL WORK SHALL BE
UNDER THE CLOSE
EYE OF BUILDING INSPECTOR

PART OF
UNIT 4

There ARE NO structural changes planned other than cutting the roof open for 3rd floor deck.

The combining of four units into 2 will bring the total units from 6 to 4. BECAUSE of the layout this is accomplished quite easily.

All of the mechanicals will be new.
Boiler, Wiring + Plumbing.

No changes to the exterior are expected other than the deck plans previously mentioned.



BUILDING PERMIT REPORT

DATE: 10-APRIL 98 ADDRESS: 37 High ST. #40-C-015
REASON FOR PERMIT: Change of use From 6 dwelling unit To 4 dwelling units
BUILDING OWNER: Richard D. Brooks
CONTRACTOR: James Messer
PERMIT APPLICANT: CommTractor
USE GROUP R-2 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,*8,*9,*12,*13,*14,*15,*16,*20,*24,*25,*27,*29,*30,*31.

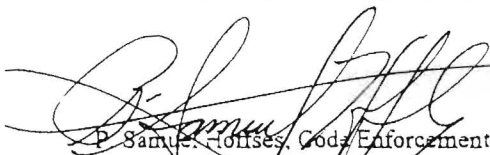
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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).
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"
- *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. (6' 8")
- *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 closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- *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. 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. This permit is for four dwelling units only -
- *30. Every dwelling unit shall have at least one room which shall have not less than 150 sq. of floor area. Other habitable rooms, except kitchens, shall have an area not less than 70 sq. ft.
- *31. A minimum of a one (1) hour fire resistance rating must separations must be between dwelling units.
32. _____


P. Samuel, Code Enforcement

cc: Lt McDougall, PFD
Marge Schmuckal



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 37 High Street CBL#040-C-015

Issued to Richard Brooks

Date of Issue

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. 980347, 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

Entire

APPROVED OCCUPANCY

4 Family Dwelling

Limiting Conditions: None

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.