

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

980060

Location of Construction: 126 Danforth St		Owner: Rena Wynn		Phone:		Permit No: 980060	
Owner Address: 135 Kenwick Rd So. Portland, ME 04106		Lessee/Buyer's Name:		Phone: 892-0439 or 828-0656 H		BusinessName: 831-5618	
Contractor Name: SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: FEB - 3 1998 CITY OF PORTLAND </div>	
Past Use: Illegal 9 Unit		Proposed Use: 4-family		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 125.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-2 Type: 5B	
Proposed Project Description: Change Use - Make interior renovations				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 044-2-043 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland 125/10 <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 Greeff		Date Applied For: 20 January 1998					

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..

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

SIGNATURE OF APPLICANT *Rena J. Wynn* ADDRESS: DATE: 20 January 1998 PHONE:

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: _____

CEO DISTRICT 2

LAND USE - ZONING REPORT

ADDRESS: 126 Danforth St DATE: 1/23/98

REASON FOR PERMIT: ^{Change} Illegal unit to 4 units

BUILDING OWNER: Rena Wynn C-B-L: 44-B-043

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The use of 5 units is lost with this

permit to 4 units. Because of the requirements of the zoning ordinance, you have lost any grandfathered rights to 5 units.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 3rd day of April, 1998, I made service of the Stop work Order
upon the Contractor, Jim Wyon, at _____.

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode
with a person of suitable age or discretion who resides therein and whose
name is _____.

By delivering a copy to an agent authorized to receive service of process,
and whose name is Jim Wyon at 43 Peering Ave.

By (describe other manner of service) _____.

DATED 4/3/98



Signature of Person Making Service

Code Enforcement Officer
Title

Re: 124 Dunbar St.

44-B-43

1/27/98
Second meeting records?

Jan 20 1998

My name is Rena J Wynn, I purchased 126 Danforth St on Jan 6th and am planning to rehab. It currently has 9 apartments but is only legal for 5. My current plans are to make it a 4 unit apartment

No new plumbing fixtures will be added.

The two 3rd floor apartments will become bedrooms with baths as part of the front 2nd floor apartment. It will be a 3 bedroom 3 bath apartment like a town house, there will be an entrance door in the 2nd floor hallway, stairwell to the 3rd floor will be enclosed. The rear 2nd floor apartment will have the current catwalk. I will remove the rear kitchen that goes with the current 1 bedroom apartment and make it into 2 bedrooms.

The current 1st floor main dining apartments will become 1 apartment with current rear kitchen + bath remaining and the front kitchen + bath will be removed leaving room for 2 bedrooms. The 1st floor side apartments will become 1 apartment removing the rear kitchen and bath, making two bedrooms out of the rear apartment.

Maintenance work is all that will be done to exterior.

No new plumbing will be added but 2 bathrooms and 5 kitchens will be removed when the rehabing is complete.

Estimated cost of this work is 20,000.00.

-10 Wynn

828-0656

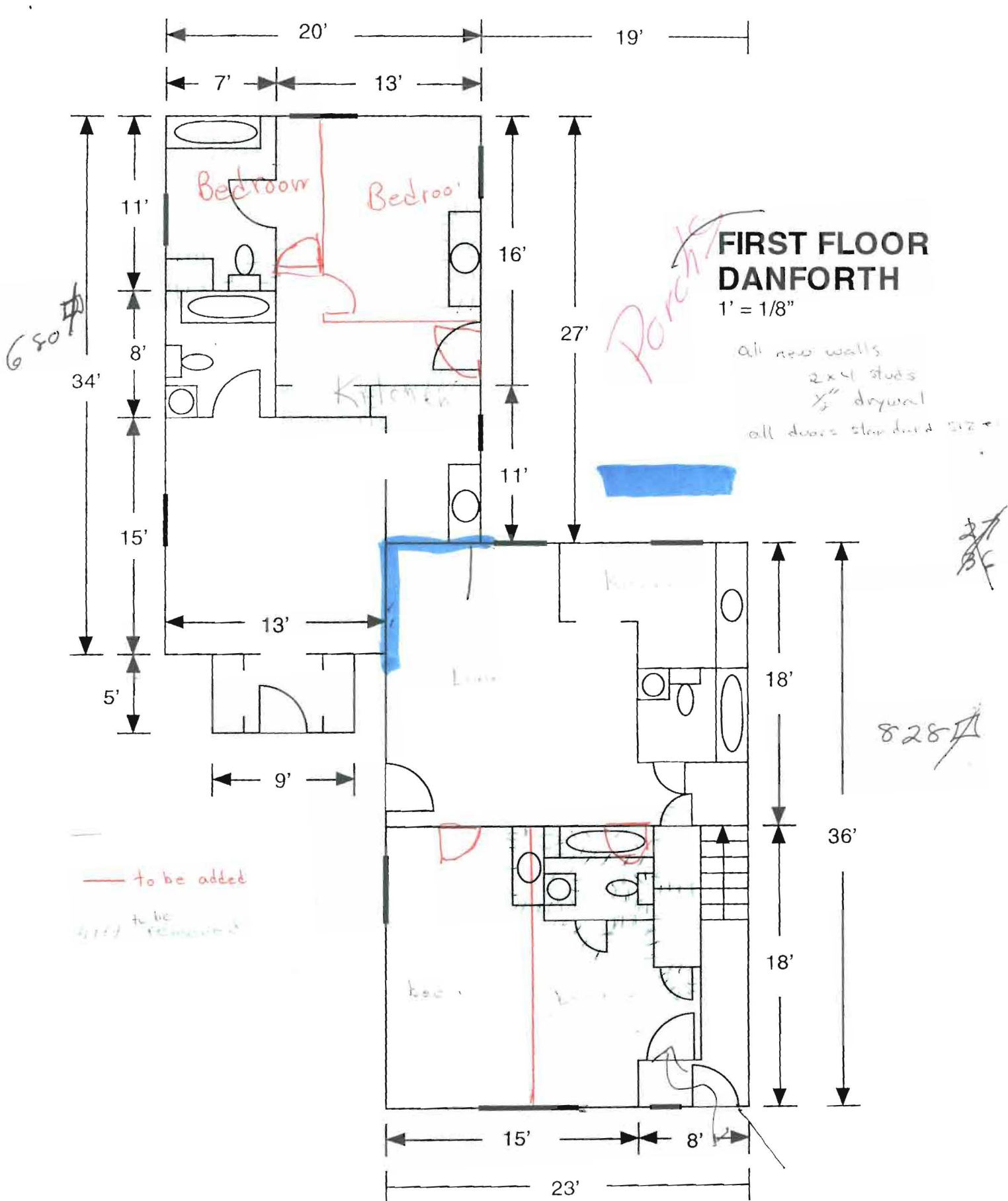
11/27/98 Jm Wynn

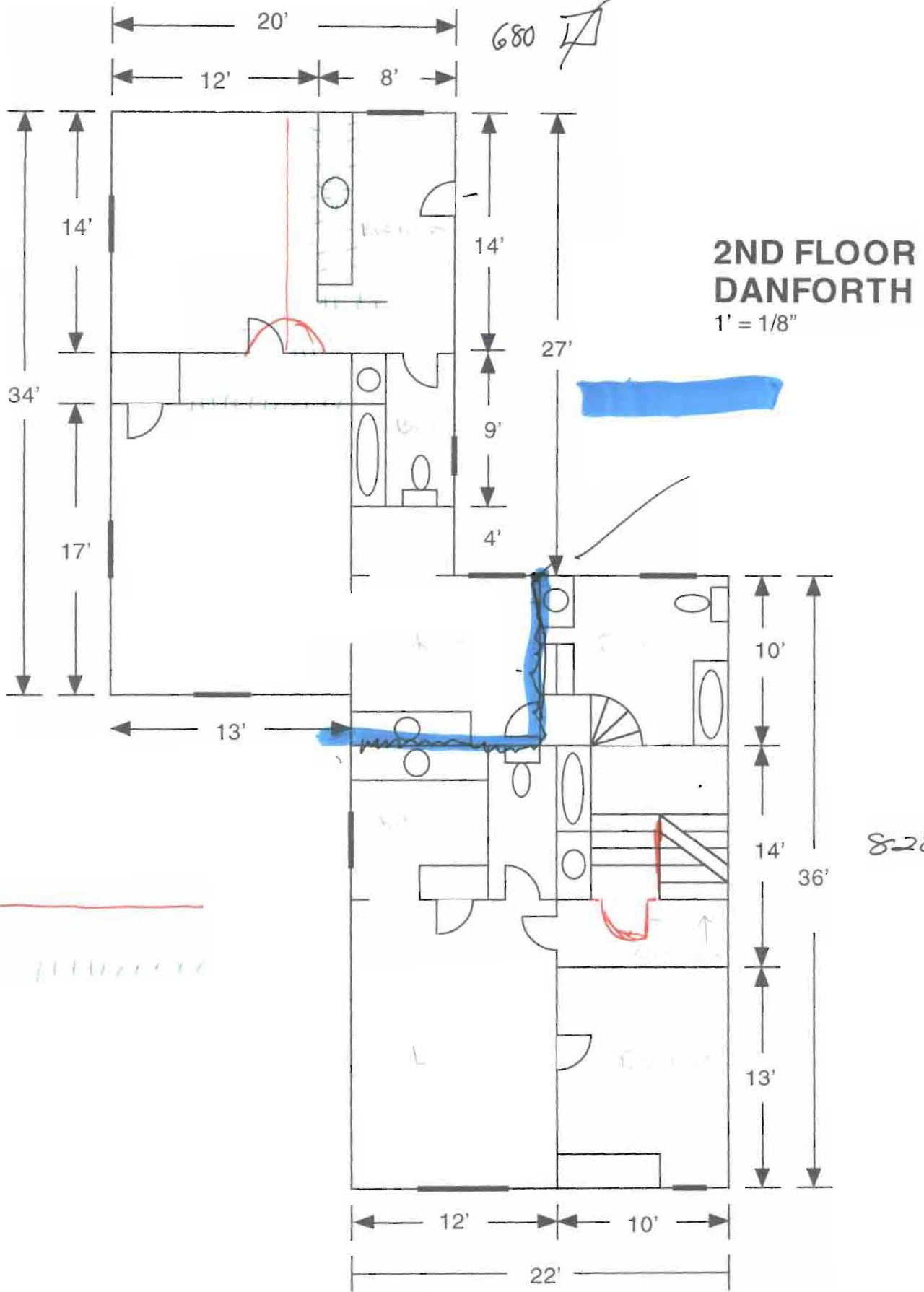
892 0439

Rena J Wynn

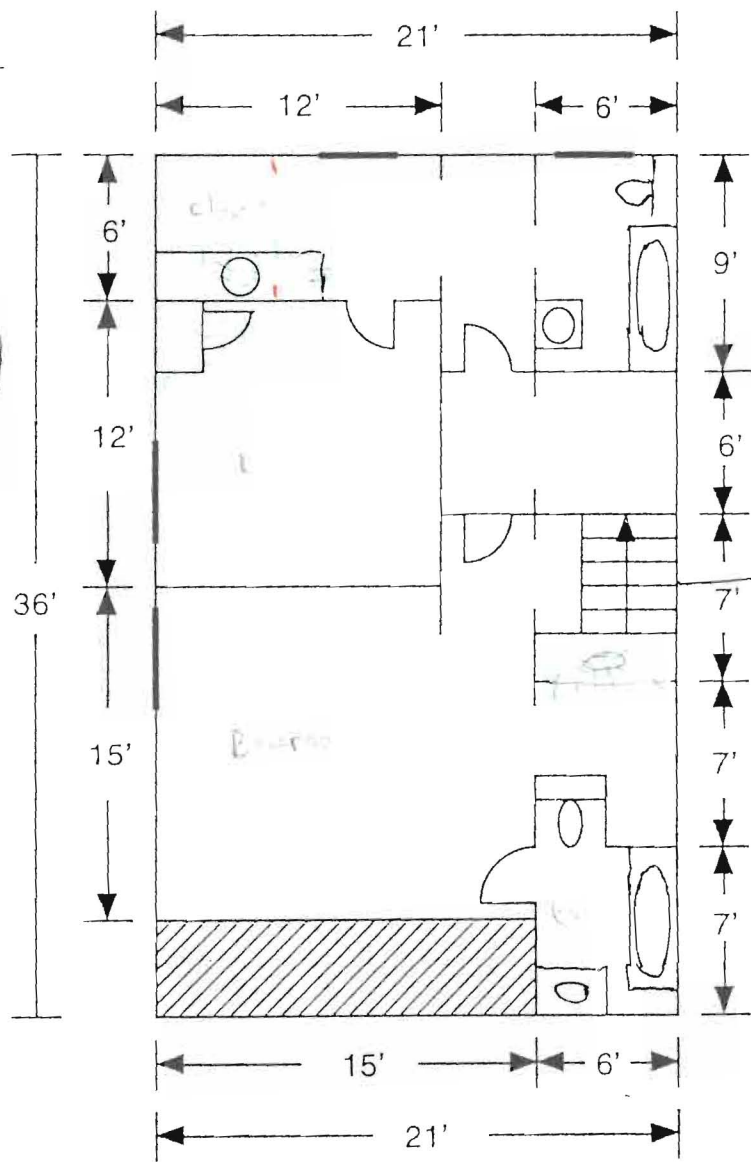
135 Keswick Rd

S. Portland ME 04103





756 #



3RD FLOOR DANFORTH

1' = 1/8"

"EXISTING"

Removal OF
All plumbing Fixtures.

down.

REMOVE

add



BUILDING PERMIT REPORT

DATE: 1/28/98 ADDRESS: 126 Dryforth St

REASON FOR PERMIT: Renovation

BUILDING OWNER: Rena Wyun

CONTRACTOR: _____

PERMIT APPLICANT: Rena Wyun APPROVAL: 1*6*2*8*9*10*11*12*13*14*15*16 ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~ ~~51~~ ~~52~~ ~~53~~ ~~54~~ ~~55~~ ~~56~~ ~~57~~ ~~58~~ ~~59~~ ~~60~~ ~~61~~ ~~62~~ ~~63~~ ~~64~~ ~~65~~ ~~66~~ ~~67~~ ~~68~~ ~~69~~ ~~70~~ ~~71~~ ~~72~~ ~~73~~ ~~74~~ ~~75~~ ~~76~~ ~~77~~ ~~78~~ ~~79~~ ~~80~~ ~~81~~ ~~82~~ ~~83~~ ~~84~~ ~~85~~ ~~86~~ ~~87~~ ~~88~~ ~~89~~ ~~90~~ ~~91~~ ~~92~~ ~~93~~ ~~94~~ ~~95~~ ~~96~~ ~~97~~ ~~98~~ ~~99~~ ~~100~~

USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE ~~3A~~ 3B

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).
- *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 grips has to be a minimum of 1"*
- *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 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. *w/ smoke protection*
- *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

COMMENTS

2/6/98 Meeting w/ owner and contractor to discuss project.
A. Lowe

2/12/98 met w/ owner for 3rd floor framing, O.K. A. Lowe

3/27/98 met w/ contractor and LT Thompson to go on more
stuff. A. Lowe

4/1/98 Called to demand electure permit be required. A. Lowe

4/3/98 Stop work order due to lack of electrical permit and
electric work already closed in. A. Lowe

Hand delivered to Jim Wynn at 93 Deering Av.

5/13/98 CJO for one apartment only. Unit - 2nd and 3rd floor
townhouse type. A. Lowe

6/8/98 CJO for 1st floor left unit. A. Lowe

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

[Handwritten signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 126 Danforth St 044-8-043

Issued to Wynn, Rena

Date of Issue 11 June 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. 980060, 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

First Floor Left

Single Dwelling 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 126 Danforth Street 044-B-043

Issued to **Wynn, Rena**

Date of Issue **19 October 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. **7730050** 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

Entire

4 Dwelling Units

Limiting Conditions:

This certificate supersedes
certificate issued **June 11, 1998 & May 14, 1998**

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 126 Danforth St 044-B-043

Issued to Wynn, Rena

Date of Issue 14 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. 980060, 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

2nd floor front &
entire 3rd floor

Townhouse Unit

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

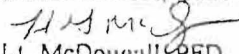
Inspector

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.

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, plumbing and HVAC 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. Fire partitions wall assemblies must be constructed (between) separating dwelling units. These walls must be ~~two~~ (2) hour fire rated assembly - and shall extend from the top of the floor to below the underside of the floor above - (Table 602) (Table 313.1.2) IF building has an automatic sprinkler system. The assembly may be reduce to a one (1) hour.
- *31. Please read and implement attached Land Use - Zoning report requirements.
- *32. This permit is for interior work only - Any exterior work will require Historic Preservation review -
- *33. Before work begins on this proposed change - you must submit for approval a detail of the two hour fire-separation assembly.

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmueckal