

Ms Simpson

JENSEN BAIRD GARDNER & HENRY

ATTORNEYS AT LAW
TEN FREE STREET
P.O. BOX 4510

PORTLAND, MAINE 04112
(207) 775-7271

TELECOPIER (207) 775-7935

RAYMOND E. JENSEN
M. DONALD GARDNER
MERTON G. HENRY
OF COUNSEL

KENNETH BAIRD
(1914-1987)

YORK COUNTY
OFFICE

419 ALFRED STREET
BIDDEFORD, MAINE 04005

(207) 282-5107

TELECOPIER (207) 282-6301

JOHN D. BRADFORD
WALTER E. WEBBER
KENNETH M. COLE III
NICHOLAS S. NADZO
FRANK H. FRYE
DAVID J. JONES
MICHAEL A. NELSON
RALPH W. AUSTIN
RONALD A. EPSTEIN
WILLIAM H. DALE
JOSEPH H. GROFF III
F. BRUCE SLEEPER
DEBORAH M. MANN
LESLIE E. LOWRY III

KEITH R. JACQUES
PATRICIA McDONOUGH DUNN
MICHAEL J. QUINLAN
ELIZABETH T. HIGH
JAMES N. KATSIAFICAS
PETER B. LAFOND
JOHN R. GOLDSBURY
MILDA A. CASTNER
EMILY A. BLOCH
ANNE H. JORDAN
SCOTT A. ROBERTSON
BARRY P. FERNALD
SALLY J. DAGGETT
MATTHEW A. WOODWARD

August 21, 1995

HAND DELIVER

Marge Schmuckal
Assistant Chief of Inspections
Code Enforcement Office
City of Portland
389 Congress Street
Portland, Maine 04101

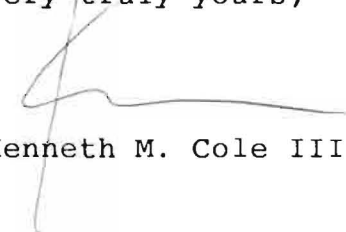
Re: 42 State Street

Dear Marge:

This letter is intended to confirm our telephone conversation of Friday, August 18, 1995 that the principals of the Joseph Drowne House, Inc. who own both 42 State Street and the adjoining property agree that in the event that either parcel should be separately sold an easement along the adjoining property for access to the rear of 42 State Street and the parking located there will be executed. As long as the parcels are in similiar ownership we do not see the need for this agreement but you may rely on this letter that in the event either is sold, such an easement will be created.

Thank you for your attention to this matter.

Very truly yours,


Kenneth M. Cole III

KMC/ab
cc: Natalie Burns, Esq.
Leo J. LaPlante

Received
8/22/95

Applicant:

Date:

8/22/95

Address:

42 State Street

Assessors No.:

44-C-16

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

R-6

Interior or corner lot -

Use -

change of use 1 → 3 units
new side stairway

! Add dormers
Not to exceed existing foot
print of Bldg -

Sewage Disposal -

Rear Yards -

Side Yards -

→ side stairway OK - Sec. 14-436(b)

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

1000^{sq}/unit 13,000^{sq} req -
4078^{sq} per assessors
~~4,078~~ sf 4078^{sq} shown

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

1 for existing unit + 3 (1 1/2 each for 2 new) = 4 req
5 shown

Loading Bays -

Site Plan -

minor site plan review

Shoreland Zoning -

N/A

Flood Plains -

N/A

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

22 August 1995

CITY OF PORTLAND

Mr. Leo LaPlante
P. O. Box 936
Scarborough, ME 04074

RE: 42 State Street

Dear Mr. LaPlante,

Your application to change of use from a single family dwelling to a 3 family dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. 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

Fire Department: Approved - Lt. McDougal

Planning Division: Approved - with conditions that the applicant is to submit landscaping plans for staff approval - D. Andrews

Development Review Coordinator: Approved - M. O'Sullivan

Inspection Services - Dormers not to exceed existing footprint of building. The City expects the implementation of a written easement when, as outlined in the letter from Kenneth M. Cole III, dated August 21, 1995, regarding access to rear parking (required) - M. Schmuckal.

Building and Fire Code Requirements

Please read and implement items 4, 5, 6, 7, 9, 11, 13, 14, 15 and 16 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Hoffses', written over the typed name and title.

P. Samuel Hoffses
Chief, Inspection Services

cc: Lt. McDougal, PFD
D. Andrews, SP
M. O'Sullivan, DRC



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

I. D. Number

Address: 42 State St

Applicant Leo J LaPlante
Application Date 8-10-95
Applicant's Mailing Address Box 936 Scarborough Me 04074
Project Name/Description 42 State St
Consultant/Agent 885-5500
Address of Proposed Site 044 c 016
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) _____
change of use + renovation
Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning R-6

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 subdivision _____

Approval Status: ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

Reviewer Megan Schmuck

1. dormers not to exceed existing footprint of Bldg -
2. The City expects the implementation of a written easement when and as
3. outlined in the letter from Kenneth M. Cole III dated 8/21/95 per
4. Access to rear parking (required)

Approval Date 8/22/95 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

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Address of Proposed Site

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) _____

Proposed Building Square Feet or # of Units

Acreage of Site

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 2300 subdivision _____

Approval Status:

Reviewer Handwritten Signature

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

1. _____
2. _____
3. _____
4. _____

Approval Date 8/14/95 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

Applicant

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Application Date

Project Name/Description

Address of Proposed Site

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) _____

Proposed Building Square Feet or # of Units

Acreage of Site

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 2300 subdivision _____

Approval Status:

Reviewer

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

1. _____
2. _____
3. _____
4. _____

Approval Date 27 Aug 95 Approval Expiration 22 Aug 96 Extension to _____ date _____
☐ Additional Sheets Attached

☒ Condition Compliance YO:LO 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 _____

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site _____

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) _____

Single to 3 Fam
Proposed Building Square Feet or # of Units _____ Acreage of Site _____ 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 _____ subdivision _____

Approval Status:

Reviewer: Johanneh Andersen

☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Applicant to submit landscaping plan for staff approval

2. _____

3. _____

4. _____

Approval Date 8/22/95 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

☐ 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 _____

PLUMBING *ACL* *HEATING*
INC.

FILED 12-7-95
@

December 4, 1995

Ms. Amy Simpson
Code Enforcement Officer
City of Portland
389 Congress St.
Portland, Me 04101

RE: Permit #5531
42 State St. plumbing

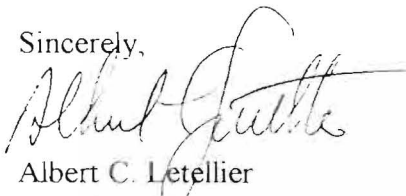
Ms. Simpson:

Due to a dispute just resolved over compensation for rough in plumbing, I have terminated my relationship with the owners of the above mentioned property and will not be finishing the work at that address.

I wish to inform you that I am withdrawing as plumbing contractor on this permit and will accept no responsibility for any work beyond the rough in which was duly inspected and approved. Please see to it that no work continues under my license and that the next plumber of record properly re-applies for the necessary permits.

Thank you for your attention to this matter.

Sincerely,


Albert C. Letellier
President

PLUMBING - HEATING - MECHANICAL PIPING
RESIDENTIAL & COMMERCIAL
P.O. BOX 2679 • SO. PORTLAND, ME 04116-2679
(207) 767-8080

"WHERE YESTERDAY'S CRAFTSMANSHIP MEETS TODAY'S TECHNOLOGY"

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

| | |
|--------------------------|-------------|
| Town Or Plantation | PORTLAND ME |
| Street Subdivision Lot # | 42 STATE ST |

PROPERTY OWNERS NAME

| |
|--|
| Last: <u>LARANT / PETERS</u> First: |
| Applicant Name: <u>ALL PLUMBING & HEAT, INC</u> |
| Mailing Address of Owner/Applicant (If Different): <u>PO Box 2679 50 PORTLAND, ME 04116-2679</u> |

| | | |
|------------------------------------|---------------|---|
| PORTLAND | PERMIT # 5531 | STATE COPY |
| Date Permit Issued: <u>9.28.95</u> | \$ <u>120</u> | <input type="checkbox"/> Double Fee Charged |
| L.P.I. # <u>0124</u> | | |
| Local Plumbing Inspector Signature | | |

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

2679

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 | Type Of Structure To Be Served: | Plumbing To Be Installed By: |
|---|--|---|
| 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING | 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____ | 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>01846</u> |

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | | Column 2 Number Type of Fixture | Column 1 Number Type of Fixture |
|---|----|--|------------------------------------|
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. | OR | Hosebibb / Sillcock | 3 |
| | | Floor Drain | 3 |
| HOOK-UP: to an existing subsurface wastewater disposal system. | OR | Urinal | 3 |
| | | Drinking Fountain | 6 |
| PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | OR | Indirect Waste | 6 |
| | | Water Treatment Softener, Filter, etc. | 3 |
| Number of Hook-Ups & Relocations | | Grease / Oil Separator | 3 |
| Hook-Up & Relocation Fee | OR | Dental Cuspidor | 3 |
| | | Bidet | |
| TRANSFER FEE [\$6.00] | OR | Other: _____ | |
| | | Water Heater | |
| | | Fixtures (Subtotal) Column 2 | 30 |
| | | Fixtures (Subtotal) Column 1 | |
| | | Fixtures (Subtotal) Column 2 | |
| | | Total Fixtures | 30 |
| | | Fixture Fee | \$ |
| | | Transfer Fee | \$ |
| | | Hook-Up & Relocation Fee | \$ |
| | | Permit Fee (Total) | \$ 120 |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

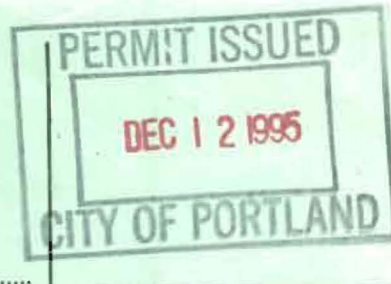


951300

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 11 December 1995

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 42 State St Use of Building Multi-fam No. Stories New Building
Name and address of owner of appliance Dan Peters Existing "
Installer's name and address Phil Snyder Telephone
434 Auburn St Ptld, ME 04103 797-8913

General Description of Work

To install Forced hot water - oil fired - heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance 10' From sides or back of appliance 6"
Size of chimney flue 7" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 166,000.00
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 7"
Location of oil storage basement Number and capacity of tanks 1-330
Low water shut off yes Make OEM No. 170

1. Read manual
2. Check oil tank
3. Check oil filter
4. Check oil pump
5. Check oil control
6. Check oil valve
7. Check oil line
8. Check oil support
9. Check oil vent
10. Check oil vent
11. Check oil vent
12. Check oil vent
13. Check oil vent
14. Check oil vent
15. Check oil vent
16. Check oil vent
17. Check oil vent
18. Check oil vent
19. Check oil vent
20. Check oil vent

Barbā
Architecture & Preservation

500 Congress Street
Portland, Maine 04101
tel: 207-772-2722
fax: 207-772-3667

Date: 13 March 1996

To: Amy Simpson
City of Portland
Planning Department

From: Nancy L. Barba, AIA

Regarding: 42 State Street

Number of Pages (including transmittal): n/a
(Please contact us if you do not receive the transmittal in full)

Comments: Here is a progress set of the as-built drawings for 42 State Street for your use.



Barbā

Architecture & Preservation

500 Congress Street

Portland, Maine 04101

tel: 207-772-2722

fax: 207-772-3667

20 November 1995

Leo LaPlante
28 Oak Hill Terrace
Scarborough, ME 04074

Re: 42 State Street

Dear Leo:

At your request we have visited the site during construction to amend the schematic drawings in response to the Portland Planning Department's requirement for an amendment to the original building permit application.

Normally, we are much more involved in the dimensioning, detailing, and construction administration of a project. As we discussed, I would like to make it clear that since we have not been involved in preparing detailed documents, nor have we been hired to provide construction administration, that we will in no manner be held responsible for any corrections to work or liability arising out of our work -- either now or for the previous plans.

We are solely performing this work to schematically record changes that have been made to the original plans. This is performed as a courtesy to you and Dan as we value the work you have been doing to contribute to Portland's quality housing stock.

To that end, would you please sign and return a copy of the attached document agreeing that you understand our limit of liability in this situation.

Sincerely,

Nancy

Nancy L. Barba, AIA

NLB:tg

copy: Sam Hofses CEO, City of Portland



Schematic Drawings Without Detailed Documents or Construction Administration for 42 State Street

It is understood and agreed that Barba Architecture & Preservation's basic services under this agreement do not include construction documents or construction administration. Under this agreement, it is not within the architect's scope of work to observe or review the contractor's performance or any other construction phase services, and all such services will be provided by the owner. The owner assumes all responsibility for interpretation of the schematic drawings and for construction observation and supervision and waives any claims against Barba Architecture & Preservation that may be in any way connected thereto.

In addition, the owner agrees, to the fullest extent permitted by law, to indemnify and hold Barba Architecture & Preservation harmless from any loss, claim or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the schematic design drawings to reflect changed field or other conditions, or any unauthorized changes made to the design, except for claims arising from the sole negligence or willful misconduct of the architect.

Owner: _____

Date: _____

Architect: Nancy L. Barba, AIA

Date: 20 NOVEMBER 1995

X

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

X

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

X

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

X

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

X

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

X

Submit DRAINAGE PLAN showing lot grading DRAINAGE PATHS and outlet for DRAINAGE SWALES. It shall also show POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AND Bulkhead at the Building. Also indicate REVISED FINAL Finish Floor Elevation.

cc:

Paul Niehoff, Materials Engineer

X

Locate Silt Fence on Plans showing Limit of Work. HAY BALES.

X

Submit

BUILDING PERMIT REPORT

DATE: 22/AUG/95 ADDRESS: 42 STATE ST.
 REASON FOR PERMIT: To Change of use From 1 Family To 3 Family.
 BUILDING OWNER: Leo LaPlante
 CONTRACTOR: 11 APPROVED: *4 *5 *6 *7
 PERMIT APPLICANT: _____ ~~DELETED~~: *9 *11 *13 *14 *15 *16

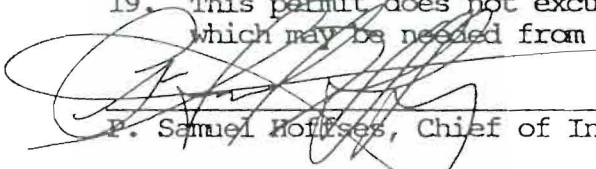
CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
- * 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- * 5. 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.
- * 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- * 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- * 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

COMMENTS

8/24/95 n/a

9/5/95 need to apply for an amendment, if changing any window. dems completed, have started to frame new interior walls, as well as addition on back.

10/12/95 Framing + Plumbing inspection. Contractor needs to extend wall in Kit Chen @ Apt #2 to 42" high.

All new windows in stalled, possible exiting problem @ 2nd floor Bedroom. No egress size window -> Dormer?

11/29/95 File research shows submitted drawing for the dormer needed in the bedroom. Contractor error, he omitted by mistake. spoke w/ John Turk @ Saba Associates and they will be submitting the required drawings. As for all charges incurred during construction.

12-7-95 Rec'd letter from A.C. P+H today, requesting us to void his plumbing permit as he will no longer be working for owners. Voided Permit #5531, for \$120.00 thru state office.

12-14-95 Progress inspection. Verified all areas to receive Type X did some finish work being performed. Working on exterior front brick entry. Need new Plumber. Heating system being installed by Phil Snyder.

3/10/96 C of O Inspection, Need to contact Planning - Re: Sisk Plan Landscaping. Inspection Record

Penetration @ 3rd floor vanity in front Foundation:

Dormer - & Smokes - effective.

3/18/96 front steps - ok per code

small site plan review dispute over style. But ok wall now.

Date

Framing:

Plumbing:

Final:

Other:

Type



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 42 State St (044-C-016)

Issued to Leo LaPlante

Date of Issue 21 March 1996

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. 950889, 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

Three Family Dwelling

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.

microfilming! 3/21/94

Please keep the
attached correspondence
with the proper plans
when photo'ing, they
are 2 separate sets
and require the
letters to be with
them as paperclipped
so.

As