

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

Location of Construction: **231 York St. 04102		Owner: ** Bernard Orne		Phone: N/A		Permit No: <b>000750</b>
Owner Address: 8 Reed Rd. Windham 04062		Lessee/Buyer's Name:		Phone:		
Contractor Name: SA Matthews		Address: 44R Salem St 04102		Phone:		Permit Issued:
Past Use:  Pub		Proposed Use:  Same		<b>COST OF WORK:</b> \$ 10,000.00 <b>PERMIT FEE:</b> \$ 84.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: <i>A3</i> Type: <i>511</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>		
Proposed Project Description:  Replace Exixsting Deck & Add A Frost Wall		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Signature: <i>[Signature]</i> Date: _____		Zone: <i>B-1</i> CBL: 044-E-003 Zoning Approval: <i>OK S 3/31/00</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>Exemption signed by</i> <b>Zoning Appeal</b> <i>S.H.</i> <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
Permit Taken By: KA		Date Applied For: GD		March 24, 2000		

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

March 24, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

PERMIT ISSUED  
WITH REQUIREMENTS

PERMIT ISSUED  
WITH REQUIREMENTS  
CEO DISTRICT

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building) <b>231 YORK ST</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot <b>4130</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>044</b> Block# <b>E</b> Lot# <b>003</b>		Owner: <b>Bernard Orne</b>	Telephone#:
Owner's Address: <b>8 Reed Rd Windham ME Bernard Orne 04102</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work:      Fee <b>\$ 10,000.00      \$ 84.00</b>
Proposed Project Description: (Please be as specific as possible) <b>Remove existing shed additions and decks New frost wall Per drawings and New P.T. Deck to replace existing</b>			
Contractor's Name, Address & Telephone <b>SA Matthews 44R Salem ST Portland</b> <span style="float: right;">Rec'd By <b>(K)</b></span>			
Current Use: <b>PUB</b>		Proposed Use: <b>Same</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <b>Steve Matthews</b>	Date: <b>3-24-00</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

# BUILDING PERMIT REPORT

DATE: 27 MARCH 2008 ADDRESS: 231 York Street CBL: 044-E-003  
REASON FOR PERMIT: Replace existing deck & add Frost wall  
BUILDING OWNER: Bernard Orne  
PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR: S.A. Matthews  
USE GROUP: A-3 CONSTRUCTION TYPE: 513 CONSTRUCTION COST: 10,000.00 PERMIT FEES: \$84.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1 \*11 \*13 \*27 \*29  
\*34 \*36 \*37

- \*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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. 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, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- \*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

3/24/08

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. 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".

25. 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 the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

✓ 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

✗ 29. 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).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

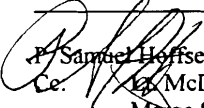
33. Bridging shall comply with Section 2305.16.

✗ 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

✗ 36. This permit only authorizes the replacement of existing decks and add Frost wall - This permit does not authorize the construction of any new dormer - A new permit shall be obtained if new dormer is added - shall

✗ 37. The proposed deck is used for public assemblies be designed to carry 100 PSF live loads - Please submit Framing details before work begins.

 Samuel Hoffses, Building Inspector

Ce.  McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVILENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Bernard Orme

Applicant

Reed Rd So Windham ME 04062

Applicant's Mailing Address

New Matthews 7718813

Consultant/Agent/Phone Number

3-20-00

Application Date

addition to Rapp's car house

Project Name/Description

231 York St Portland ME

Address of Proposed Site

Description of Proposed Development:

Remove deteriorated sheds and replace w/ 2 story addition per drawings

Remove rotted decks and replace w/ P.T decks

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Applicant's Assessment  
(Yes, No, N/A)

NO

yes

NO Change

yes

NO Change

NO Change

yes

yes

Planning Office  
Use Only

Planning Office Use Only:

Exemption Granted ☒

Partial Exemption ☐

Exemption Denied ☐

Planner's Signature

[Signature]

Date

3/24/00

**RELEASE DEED**  
**[Statutory Short Form]**

KNOW ALL PERSONS BY THESE PRESENTS, that we, **WILLIAM T. PEARSON**, of Portland, Maine, and **DANIEL W. STEVENS**, of Cape Elizabeth, Maine, do hereby **REMISE, RELEASE AND CONVEY**, and forever **RELEASE** unto **BERNARD L. ORNE**, of Windham, and State of Maine, whose mailing address is 8 Read Road, Windham, Maine 04062, the following described real estate in Portland, Maine:

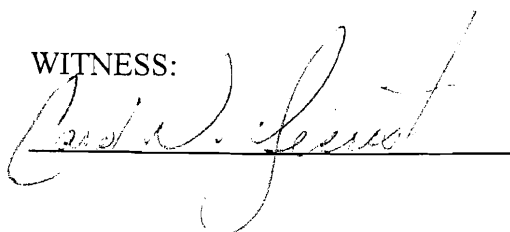
A certain lot or parcel of land with the buildings thereon, situated at the Northeasterly corner of Brackett Street and York Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:


Beginning at the corner formed by the intersection of the Northeasterly side of Brackett Street with the Northwesterly side of York Street; thence Northeasterly by said York Street fifty-nine (59) feet to land now or formerly of one Oleson; thence Northwesterly by said Oleson land seventy (70) feet to land now or formerly of the Hammond heirs; thence Southwesterly by said Hammond heirs land fifty-nine (59) feet to said Brackett Street; thence Southeasterly by said Brackett Street seventy (70) feet to the point of beginning.

For the grantors' title, see a deed from Adelene M. Golke dated December 23, 1987, recorded in the Cumberland County Registry of Deeds on January 5, 1988, in Book 8132, Page 153.

IN WITNESS WHEREOF, the said Daniel W. Stevens has set his hand and seal on February 10, 1999.

WITNESS:



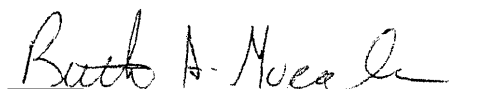
  
**Daniel W. Stevens**

STATE OF MAINE  
 COUNTY OF CUMBERLAND, ss.

Feb 10, 1999

Then personally appeared the above-named Daniel W. Stevens and acknowledged the foregoing instrument to be his free act and deed.

Before me,

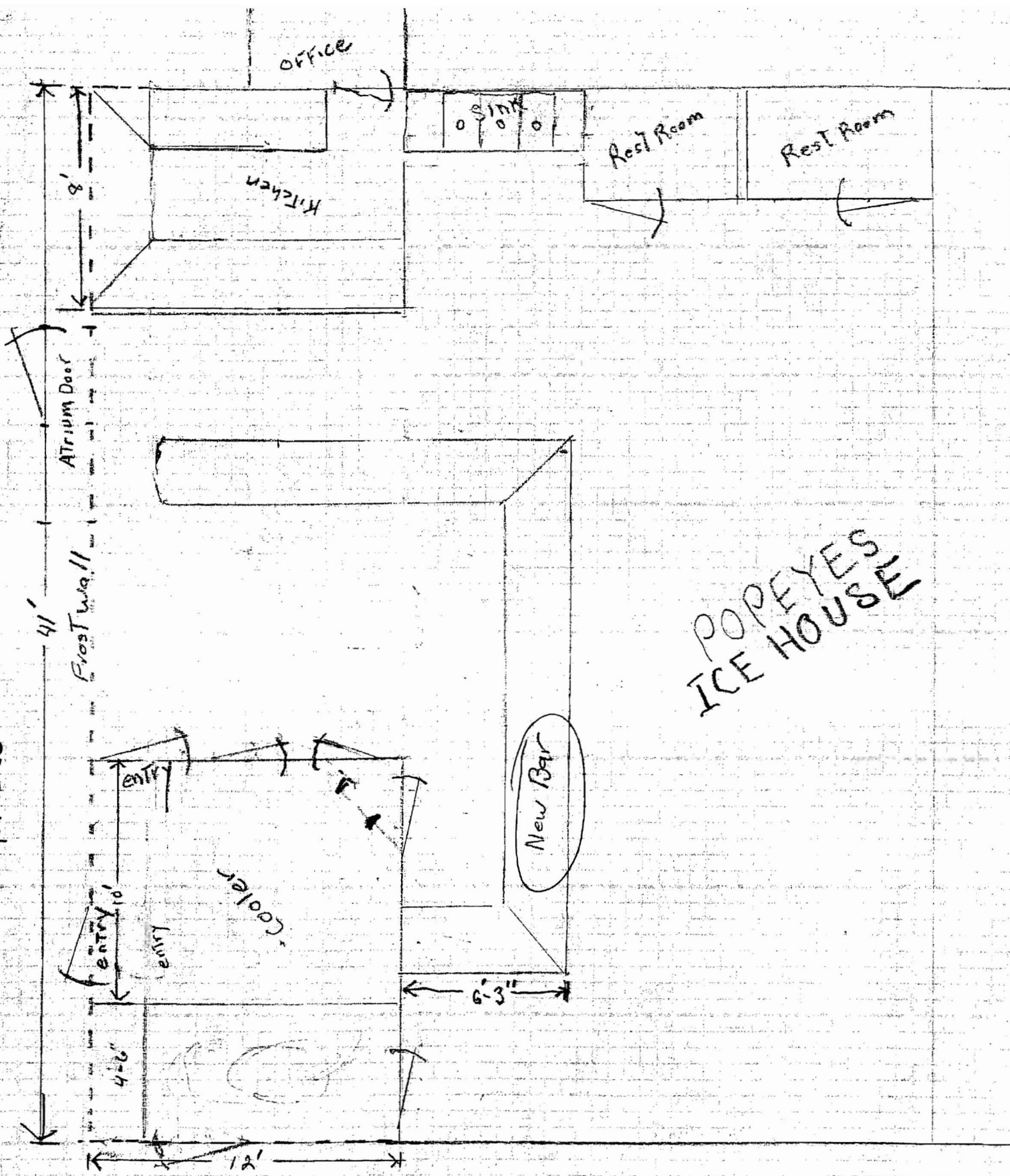
  
 Notary Public/Attorney-at-Law  
 [Print name: \_\_\_\_\_]

**SEAL**

**RUTH A. MORALES**  
 Notary Public, Maine  
 My Commission Expires March 26, 2004

MAINE REAL ESTATE TAX PAID

Brackel



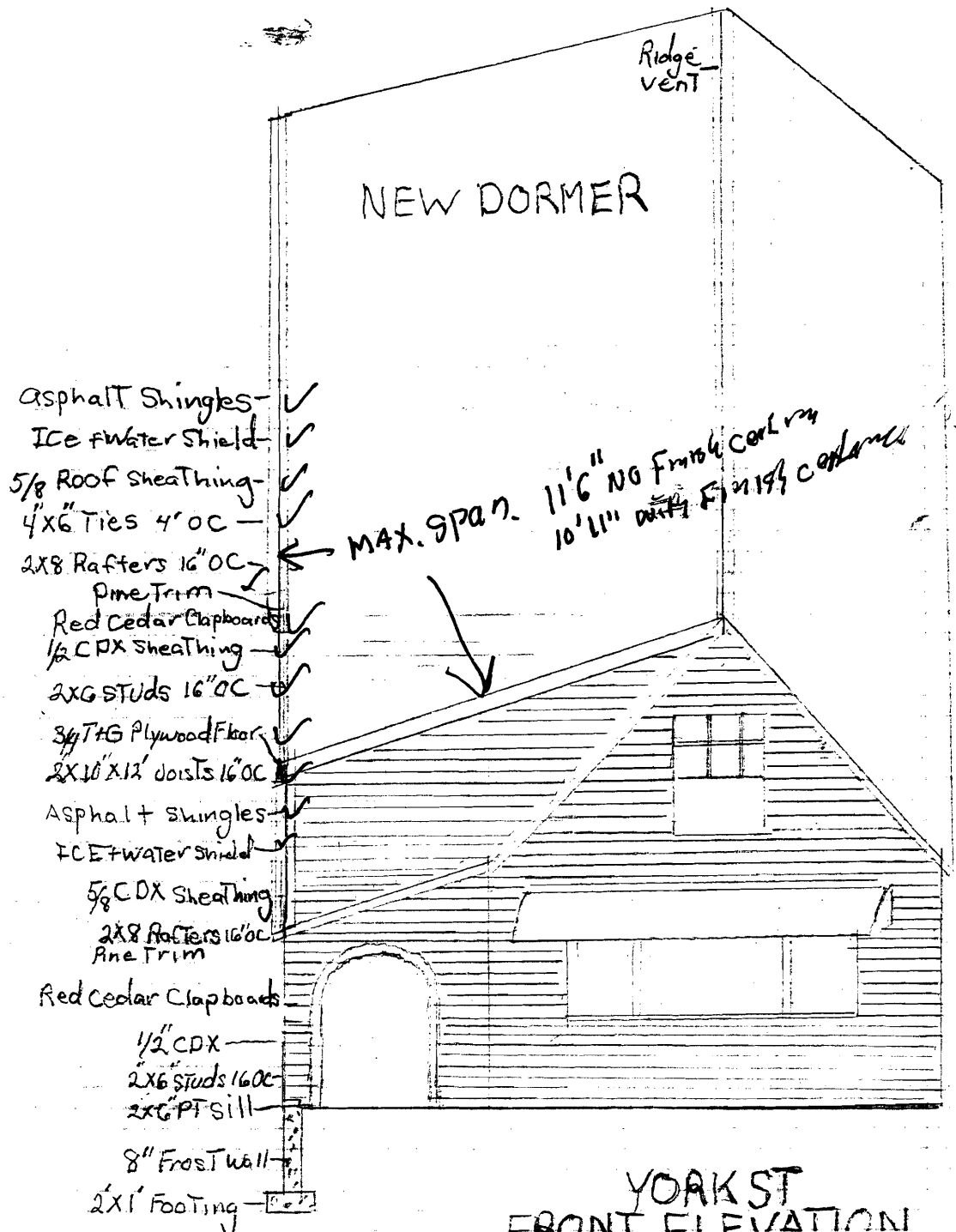
POPEYES  
ICE HOUSE

YORK ST

# POPEYE'S ICE HOUSE

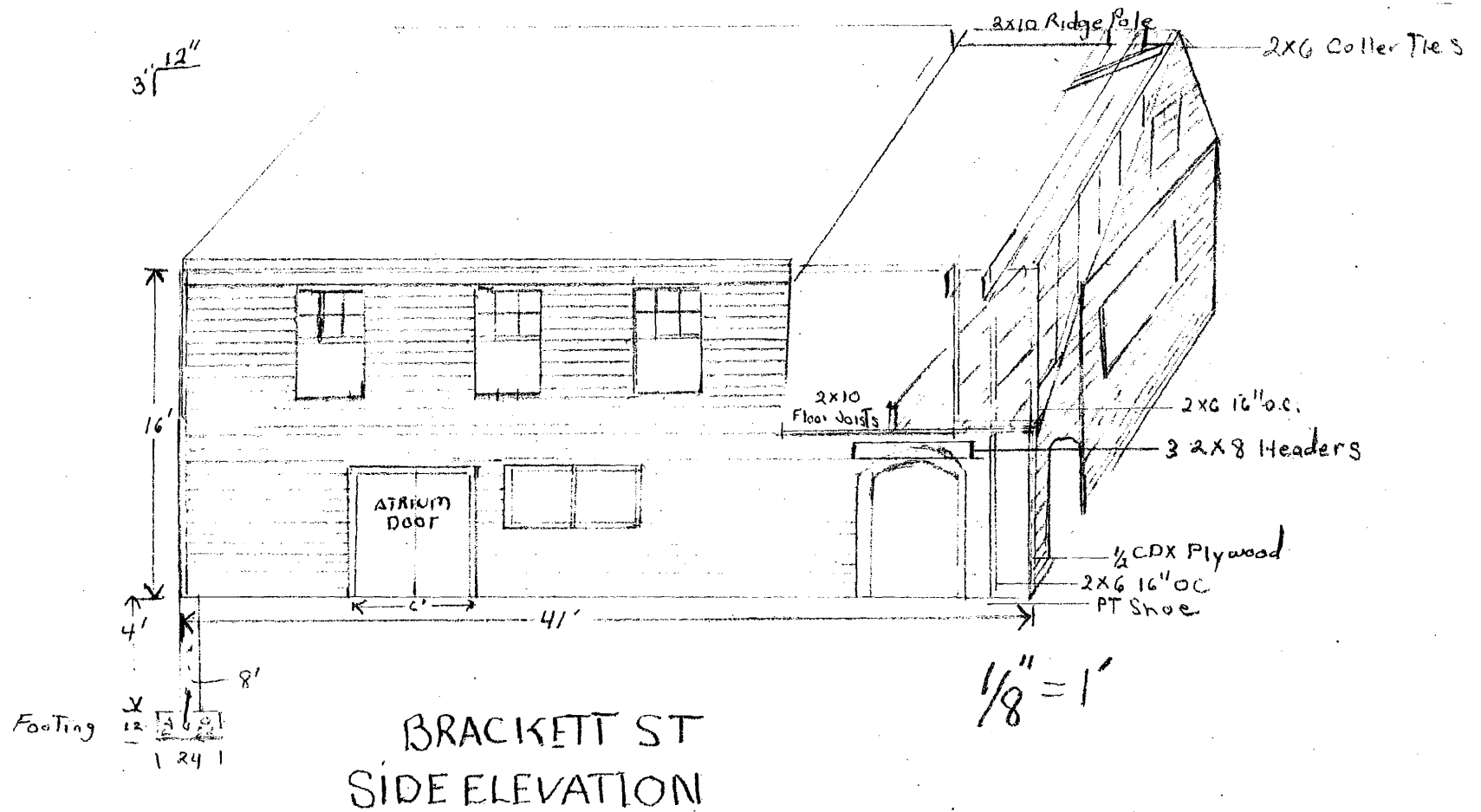
## FRONT ELEVATION

BRACKETT ST



YORK ST  
FRONT ELEVATION







**S. A. Matthews**  
Carpentry & Remodeling

$\frac{1}{8}'' = 1'$

FENCE

ADDITION FOUNDATION

