

Location of Construction: 64 Gray St. 04101		Owner: Project For Supported Living		Phone: 879-0849	Permit No: <b>991135</b>
Owner Address: 87 Free Street Ptd, ME		Lessee/Buyer's Name:		Phone:	
Contractor Name: <b>**R.S. Carter Construction</b>		Address: P.O. Box 11138 Ptd, ME 04101		Phone: 207-839-7700 Ext. 1	
Past Use:  Multifamily  7units		Proposed Use:  Same  6 units with 7th unit becoming an office		COST OF WORK: \$ 9,300	PERMIT FEE: \$ 84.00
Proposed Project Description:  Changing a 7 unit into a 6 unit for adults needing supervision. The existing seventh unit will become an office.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>10/15</i> type: <i>5B</i>	
		Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: NW		Date Applied For: 9-29-99		PEDESTRIAN ACTIVITIES DISTRICT (PAD.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	

Zone: *R-1* CBL: 044-I-010  
 Zoning Approval: *7 unit - last use per microfiche*  
**Special Zone or Reviews:**  
 Shoreland *N/A with conditions*  
 Wetland  
 Flood Zone *Zone 10/15/99*  
 Subdivision  
 Site Plan *major*  minor  mm   
*4,200 sq ft*  
**Zoning Appeal** *of an*  
 Variance *mark*  
 Miscellaneous *10/15/99*  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

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..

\*\*\*Please  
 Call for Pick Up:  
 Stuart Carter 207-839-7700 Ext 1  
 or Cell Phone 838-9395

**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

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
**Action:** *Any Exterior Work requires*  
 Approved *A separate*  
 Approved with Conditions  
 Denied *Review*  
 Date: \_\_\_\_\_

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 9-29-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT **3**  
 ub

COMMENTS

11/3/99 - Rough plumbing 1st FL RIF (at) (B)  
Bldg questions 2 HR Rating on Office - advised him to call SAN / MIB (B)

Inspection Record

Type

Date

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

## 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>64 GRAY ST. PTLD ME 04101</b>		
Total Square Footage of Proposed Structure <b>3,000 sq ft</b>	Square Footage of Lot <b>11,000 sq ft</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>044</b> Block# <b>I</b> Lot# <b>110</b>	Owner: <b>PROJECT FOR SUPPORTED LIVING</b>	Telephone#: <b>879-0849</b>
Owner's Address: <b>87 FREE ST PTLD ME</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$9,300.-</b> Fee <b>\$81.00</b>
Proposed Project Description:(Please be as specific as possible) <b>CHANGING A 7 UNIT INTO A 6 UNIT FOR ADULTS NEEDING SUPERVISION, THE EXISTING SEVENTH UNIT WILL BECOME AN OFFICE</b>		
Contractor's Name, Address & Telephone <b>R.S. CARTER CONSTRUCTION P.O. BOX 11138 PTLD 04101</b>		Rec'd By <b>ASK</b>
Current Use: <b>MULTI FAMILY</b>		Proposed Use: <b>MULTI FAMILY</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>[Signature]</b>	Date: <b>9/29/99</b>
--------------------------------------------	----------------------

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

*OR 838-9395 (cell phone)*  
*Stuart Carter*  
*Please call*

BUILDING PERMIT REPORT

DATE: 29 Sept. 99

ADDRESS: 64 Gray St.

CBL: 044-I-010

REASON FOR PERMIT: Change of use 7 To 6 dwelling unit / dwelling unit To office

BUILDING OWNER: Project For Supported Living

PERMIT APPLICANT: Contractor R.S. Carter Const.

USE GROUP R-2/B CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 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, \*35, \*37

Approved with the following conditions:

- \*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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

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 closer'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)
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/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) Section 920.3.2.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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. *see attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. ~~A (2) Two hour Fire resistance rating requirement for Fire Separation Assemblies between the residential and Business Use groups.~~
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

LAND USE - ZONING REPORT

ADDRESS: 64 Caray St DATE: 10/15/99

REASON FOR PERMIT: going from 7 units to 6 units in Assessor's office.

BUILDING OWNER: Project for Suppated Living C-B-I: 44-7-10 <sup>for 1000 sq ft</sup> <sub>units</sub>

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_  
#1, #11

CONDITION(S) OF APPROVAL

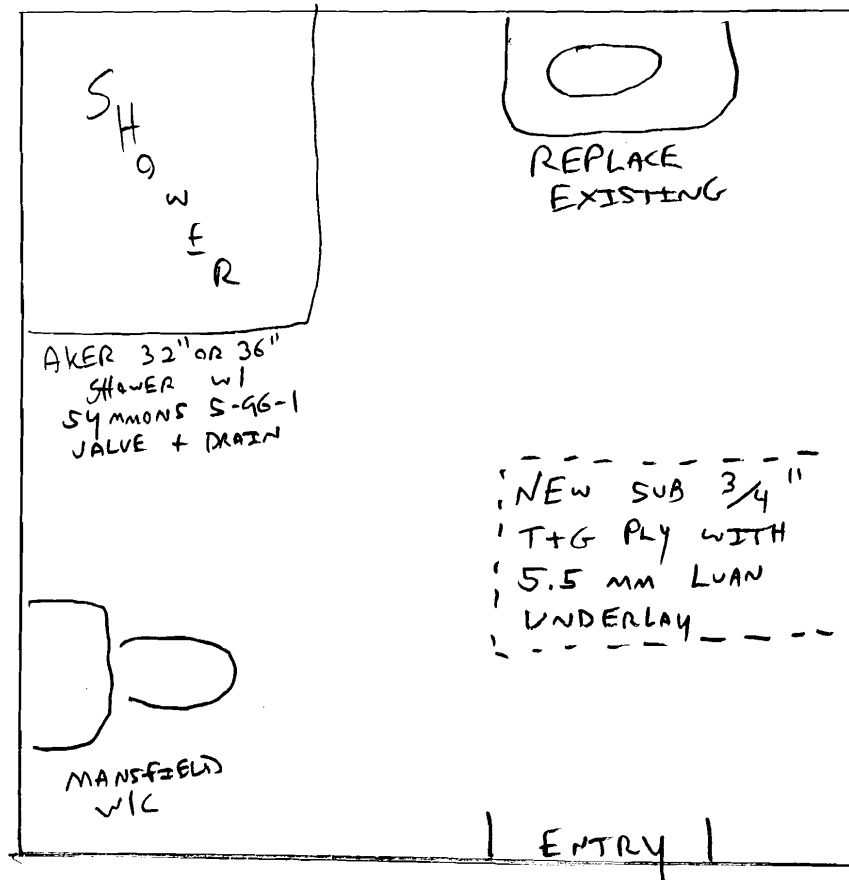
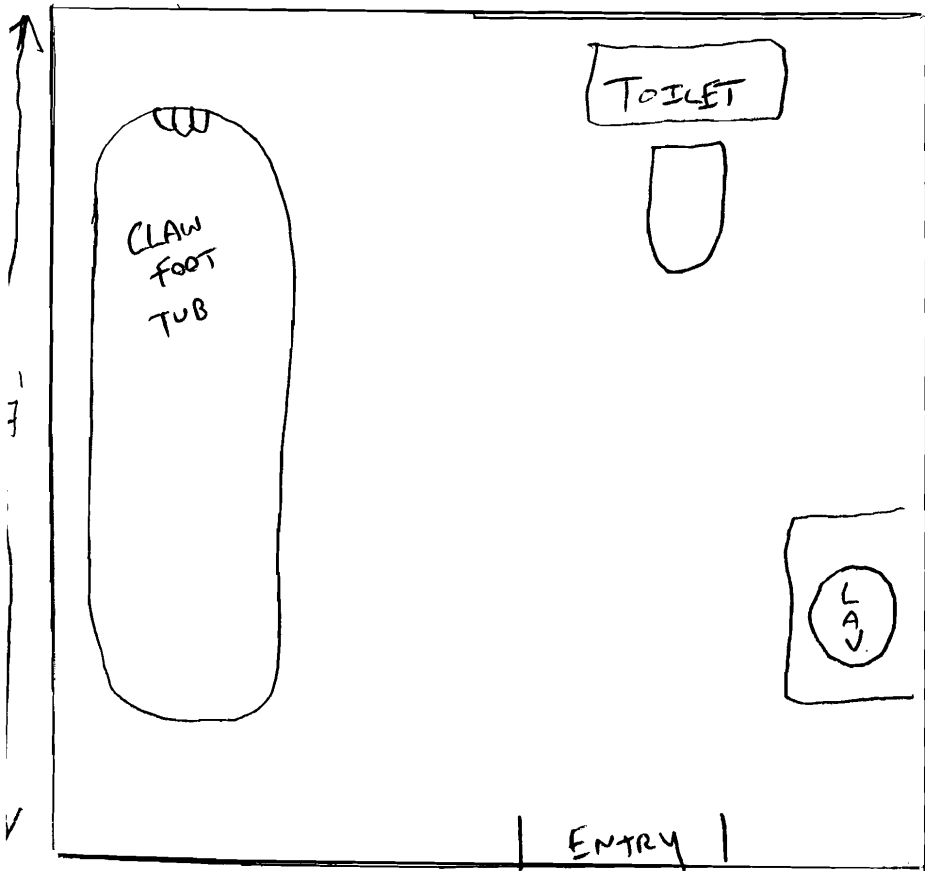
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
5. 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 \_\_\_\_\_ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition With the deletion of this 7th unit, you will be eliminating a legal nonconforming unit. You will not be able to turn it back into a dwelling unit without the aid of an appeal variance of some sort.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

BATHROOM CHANGE IN APT #3

EXISTING

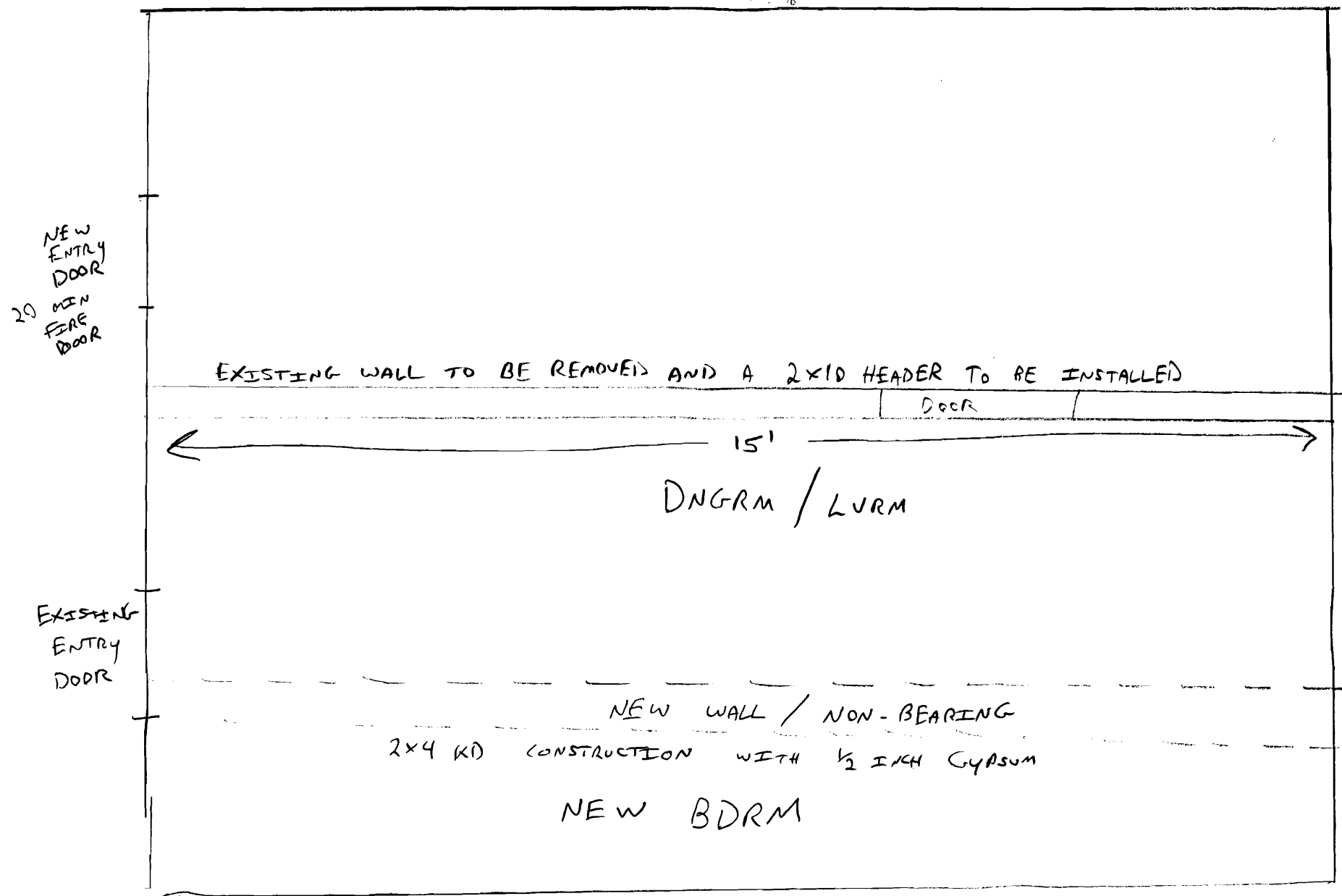


NEW ARMSTRONG INTERFLEX VINYL

64 GRAY ST PTLD ME

TOP VIEW OF APARTMENTS #3 + #4

IDENTICAL APARTMENT - ONE ATOP THE OTHER



64 GRAY ST. (TL)