

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

Location of Construction: <i>119 State Street</i>		Owner: <i>Cloutier Toothaker Associates, Inc.</i>		Phone:	Permit No: <b>980888</b>
Owner Address: <i>P.O. Box 4071 Station A Portland ME 04101</i>		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name:		Address:		Phone:	
Past Use: <i>3-family dwelling</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$	PERMIT FEE: \$ <i>700</i>
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description:  <i>Practical Difficulty Variance Application</i>		Signature:		Signature:	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: Date:	
Permit Taken By: <i>Sherry Pinard</i>		Date Applied For: <i>July 10, 1998 @ 11:30 a.m.</i>			

**PERMIT ISSUED**  
 Permit Issued:  
**AUG 12 1998**  
**CITY OF PORTLAND**

Zone: CBL: *045-B-019*

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved *7/17*  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *5*

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..

*Appeal Fee Received: \$50.00*

**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: *Thomas Jewell* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

CEO DISTRICT 2

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



045-A-019

Thomas Jewell  
c/o Jewell & Boutin  
465 Congress Street - Suite 408  
Portland, ME 04101

July 20, 1998

119 State Street  
045-A-019  
R-6 Zone

Dear Tom.,

The Practical Difficulty Variance Appeal that you requested regarding the above referenced property, is scheduled for review before the Board of Appeals on Thursday, July 30, 1998. You must plan to attend to answer any questions which the Board may have regarding this appeal. A copy of the agenda has been included for your information.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

cc: file

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

045-A-19

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZON.
	119	State		OF			1	

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER	YEAR	BOOK
ALLMAINE TRADING CORPORATION 527 CUMBERLAND AVE CITY			
LAND & BLDG STATE ST #119 & SPRING ST #161-165 ASSESSORS PLAN 45-A-19 AREA 2993 SQ FT			

CHART	BLOCK	LOT
45	A	19
PROPERTY FACTORS		
TOPOGRAPHY		IMPROVEMENT
LEVEL	<input checked="" type="checkbox"/>	WATER
HIGH		SEWER
LOW		GAS
ROLLING		ELECTRICITY
SWAMPY		ALL UTILITIES
STREET		TREND OF DISTRICT
PAVED	<input checked="" type="checkbox"/>	IMPROVING
SEMI-IMPROVED		STATIC
DIRT		DECLINING
HIDEWALK	<input checked="" type="checkbox"/>	
TILLABLE	<input type="checkbox"/>	WOODED

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
51	90	130 <sup>00</sup>	96	125 <sup>00</sup>	3880	
<i>C.I + 10%</i>					+390	
TOTAL VALUE LAND					4270	
TOTAL VALUE BUILDINGS					3500	
TOTAL VALUE LAND AND BUILDINGS					7770	

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND AND BUILDINGS					

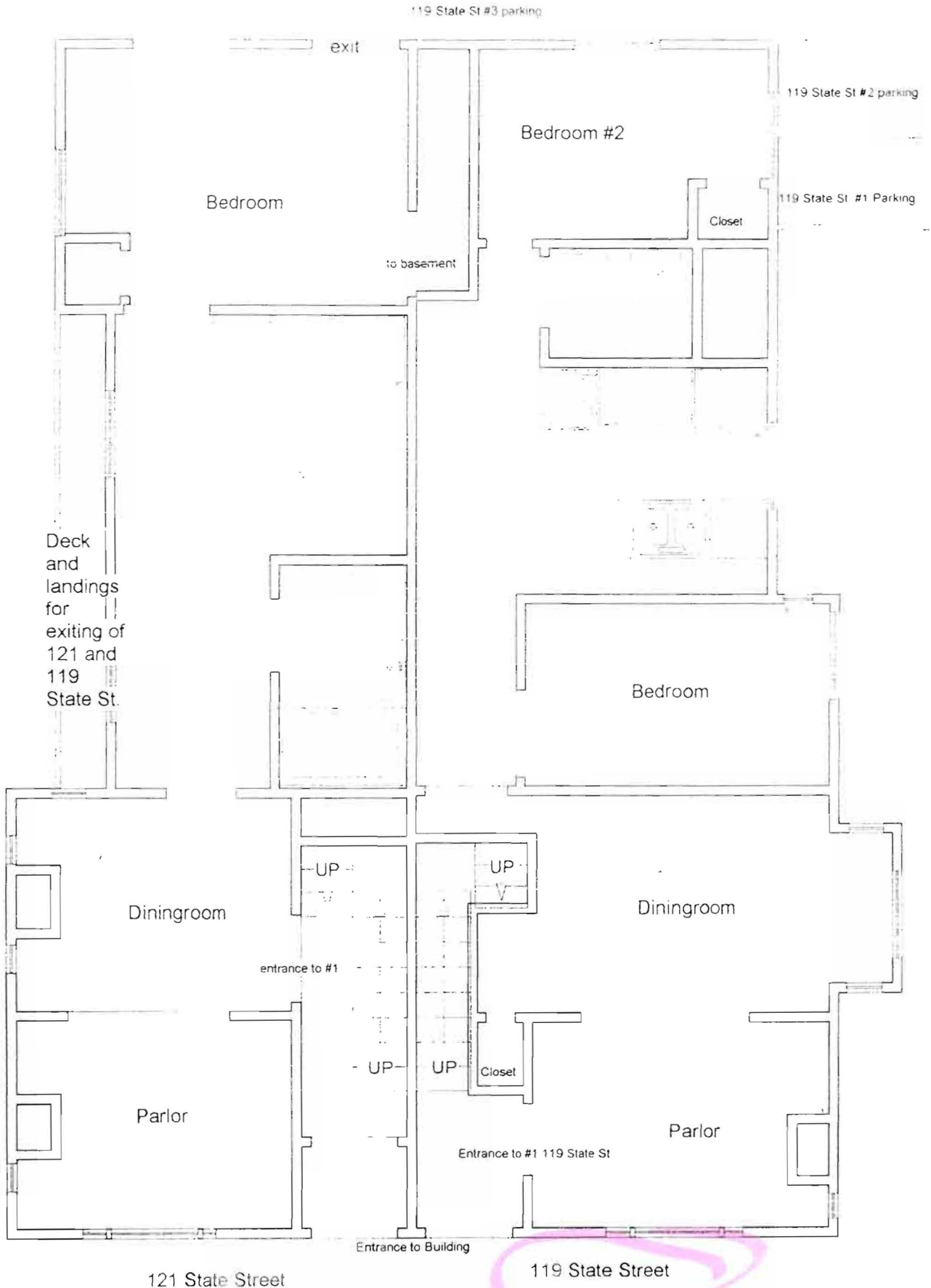
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

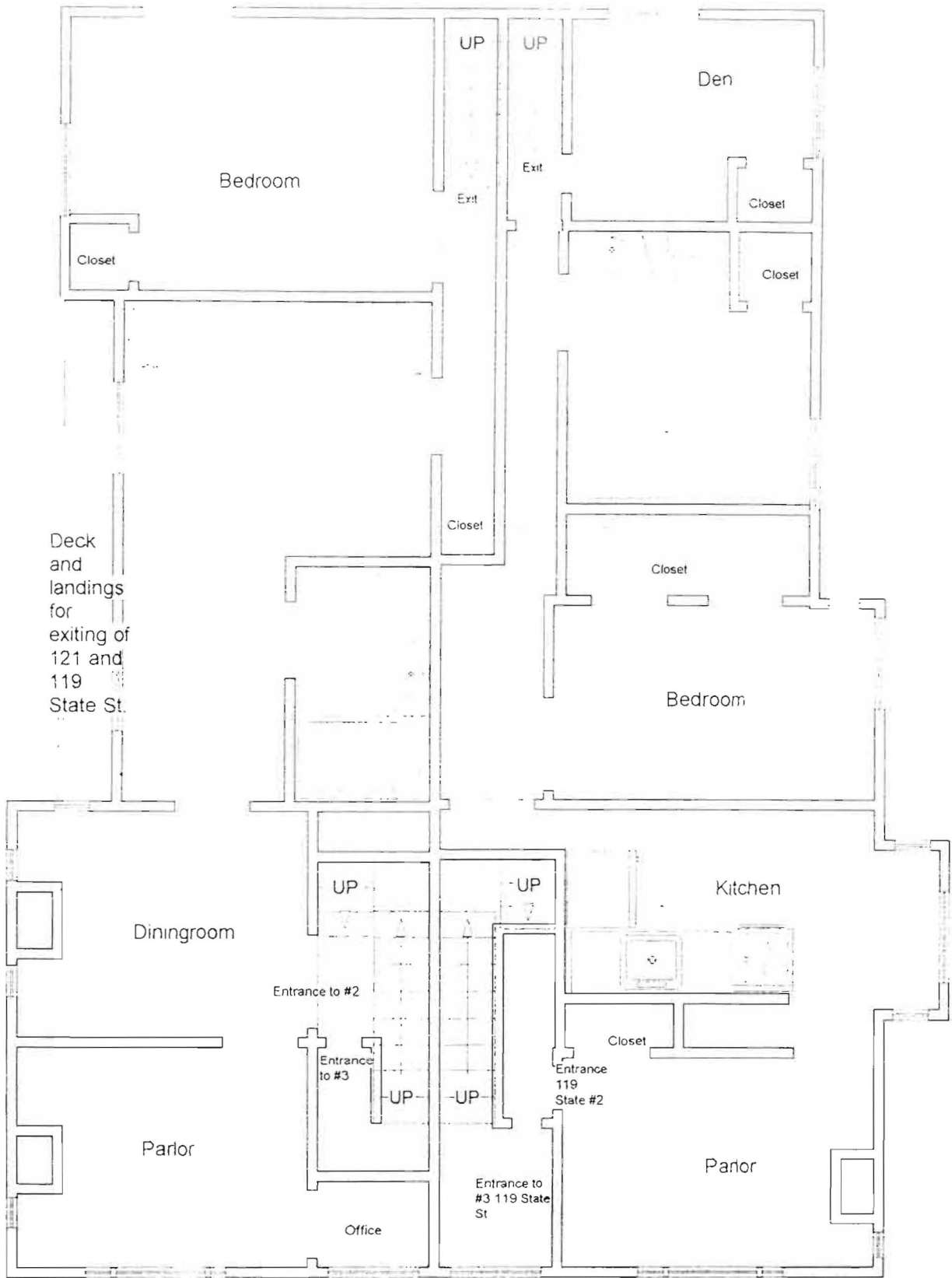
38  
 288 2000 = 28  
 1600 3000 = 3  
 31

ASSESSMENT YEAR	LAND	BLDGS.	TOTAL	INCREASE DECREASE
1950	3100	2550	5650	
1951	3550	2100	4650	
1955	2250	2100	4350	
1958				
1959				
1960				
1961				
1962				
1963				
1964				
1965				



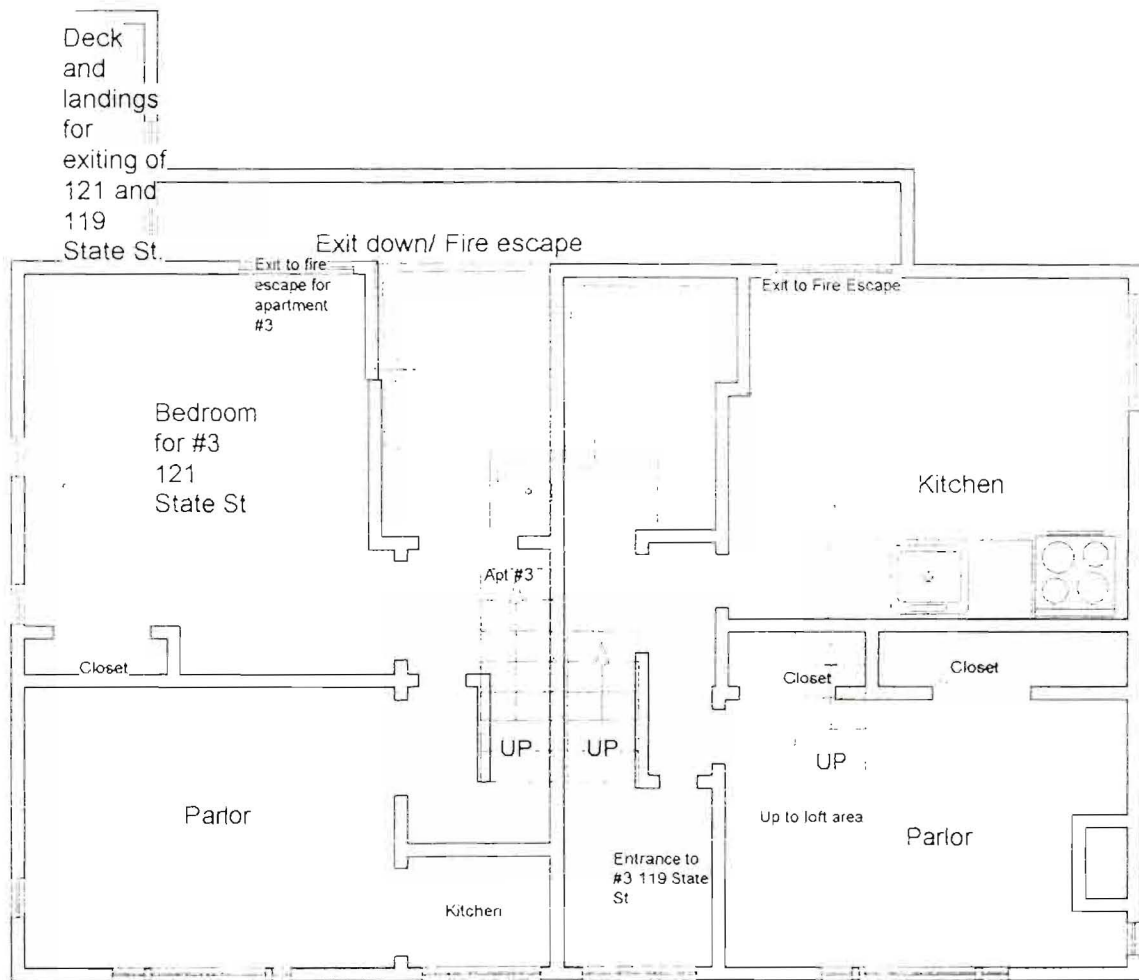


1st floor



121 State Street  
2nd Floor

119 State Street  
2nd Floor



121 State Street  
3rd Floor

119 State Street  
3rd Floor

**BUILDING PERMIT REPORT**

DATE: 8/12/98 ADDRESS: 119 State Street  
REASON FOR PERMIT: Allow existing 3-family D.U.  
BUILDING OWNER: Cloutier Toothaker Assoc.  
CONTRACTOR: N/A Existing - owner resp. for work  
PERMIT APPLICANT: Thomas Jewell - Lawyer for owner  
USE GROUP \_\_\_\_\_ BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

**CONDITION(S) OF APPROVAL**

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #1, #7, #12, #13, #14, #15, #16, #23, #24, #25

- 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)
- 2.5 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.
- 2.6 Foundations anchors shall be a minimum of 1 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)
- 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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 +2", 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". (Sections 1021 & 1022.0)
- 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 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. (Section 1014.0)
- 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

*Handwritten mark*



COMMENTS

8/10/98 - Did walk thru of ~~of~~ bldg w/ owner (C. Toothacker) -  
existing structure - just legalizing units -  
all hard wired det. - 2 egress thru out. T.M.

Inspection Record

	Type	Date
Foundation:		
Framing:	N/A	
Plumbing:		
Final:	O.K.	8/10/98
Other:		

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 1018.6 )

- 13.
- 14.
- 15.
- 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.  
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.)  
The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

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):

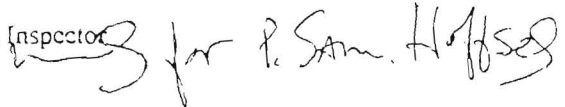
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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. (crawl spaces & attics)
- 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). ( Chapter M-16 )

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

- 29. \_\_\_\_\_
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_

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

V

045-A-019



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 119 State St (045-A-019)

Issued to Cloutier Toothaker Associates Date of Issue 19 August 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. 980888, 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:

8/19/98

(Date)

*Tammy [Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

*2/1/98*

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.