

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

Location of Construction: 121 State Street		Owner: Clontier Toothaker Assoc., Inc.		Phone:		Permit No: 980887	
Owner Address: P.O. Box 4271 Station A Portland 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: AUG 12 1998	
Past Use: 3-family Dwelling		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Practical Difficulty Variance Application		Signature:		Signature:		Zone: CBL: 045-11-020	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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: Sherry Pinard		Date Applied For: July 16, 1998 @ 11:50 a.m.		Signature:		Date:	

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 Fees Received: \$50.00

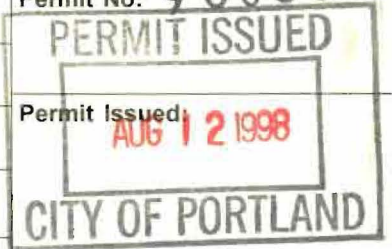
CERTIFICATION

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

Thomas Jewell
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

Thomas Jewell

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

Parking for 121 State St

119 State St #3 parking

119 State St #2 parking

119 State St. #1 Parking

exit

Bedroom #2

Bedroom

Closet

to basement

Deck and landings for exiting of 121 and 119 State St.

Bedroom

Diningroom

UP

UP

Diningroom

entrance to #1

UP

UP

Closet

Parlor

Parlor

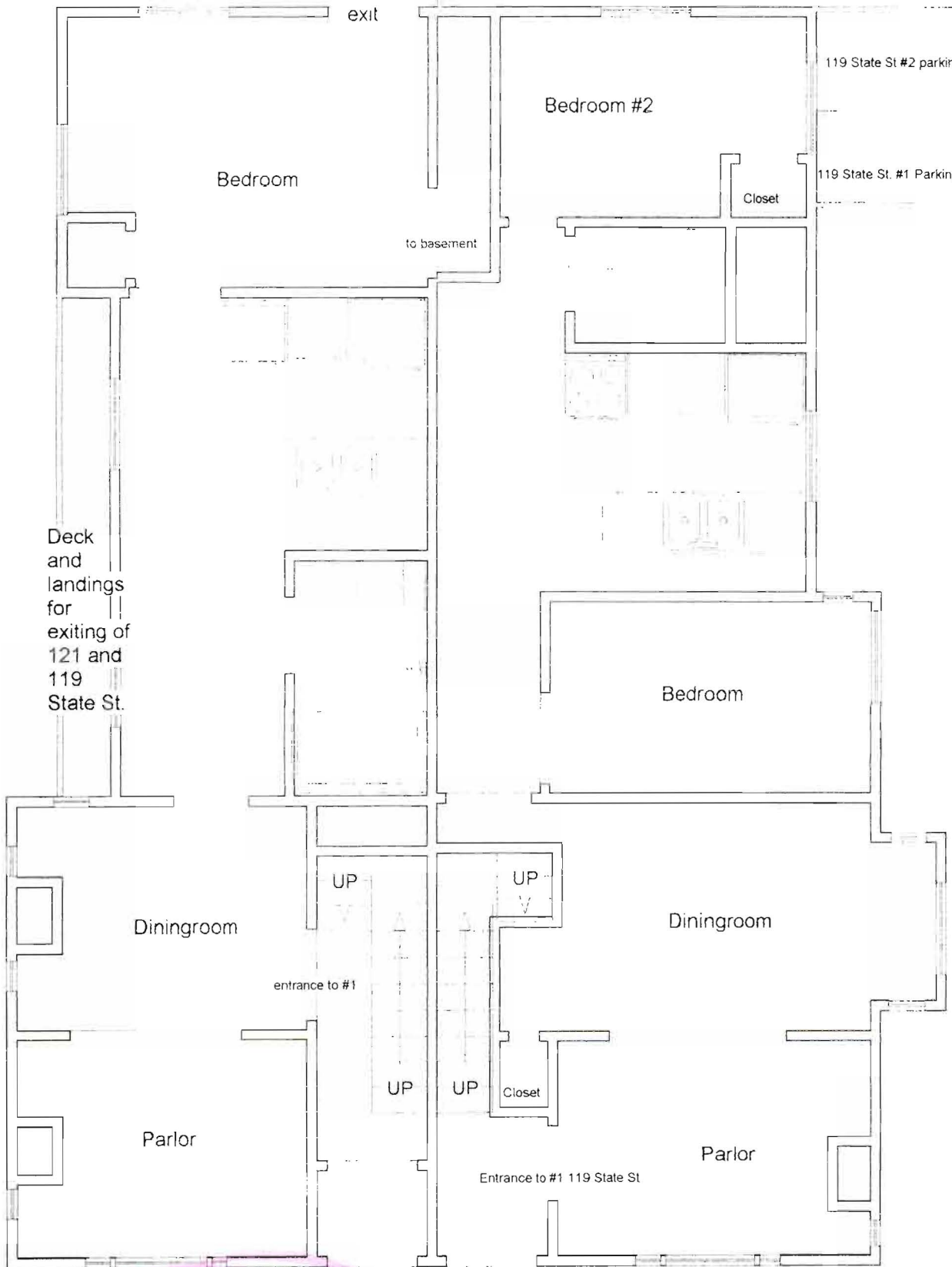
Entrance to #1 119 State St

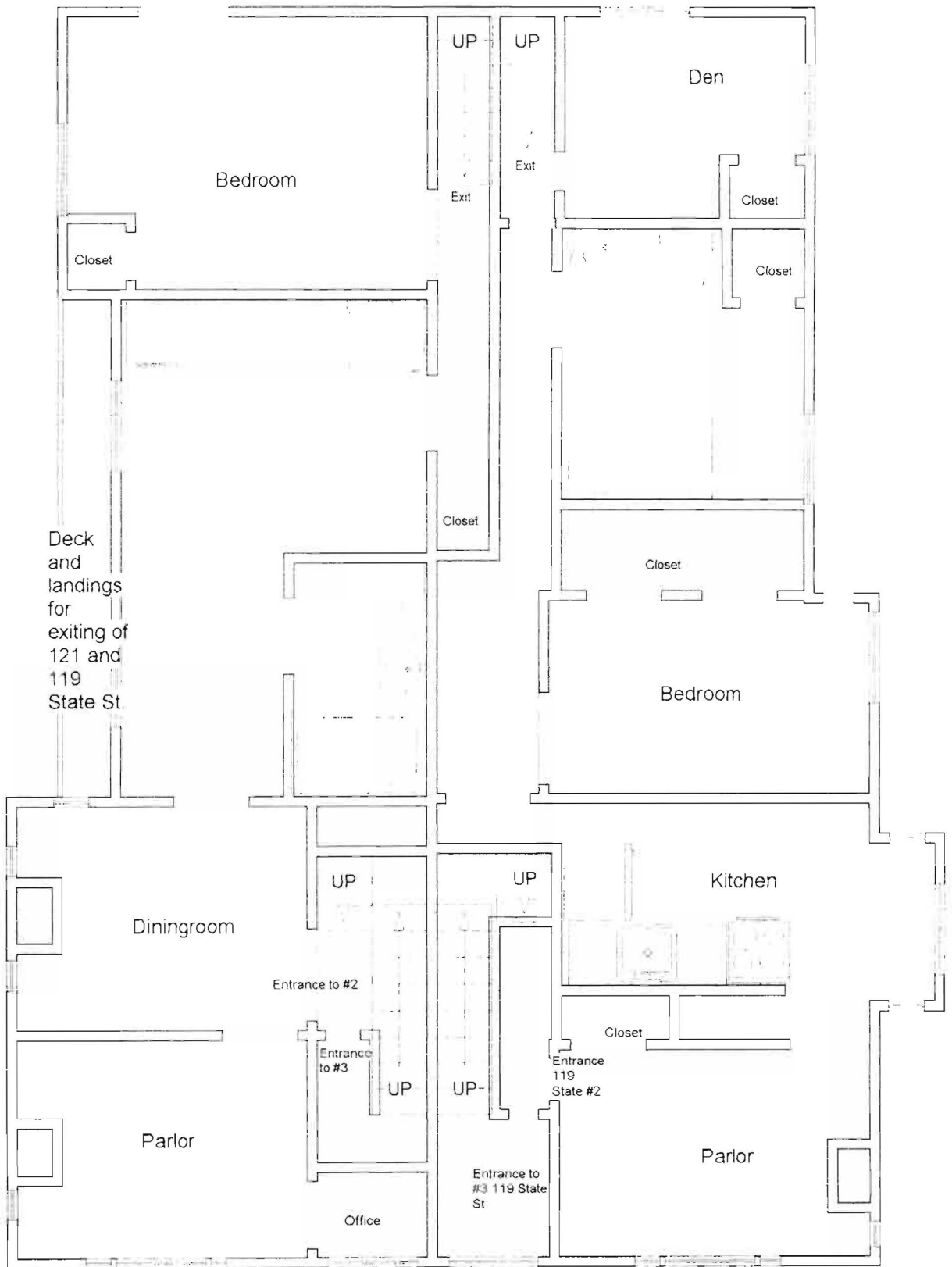
Entrance to Building

121 State Street

119 State Street

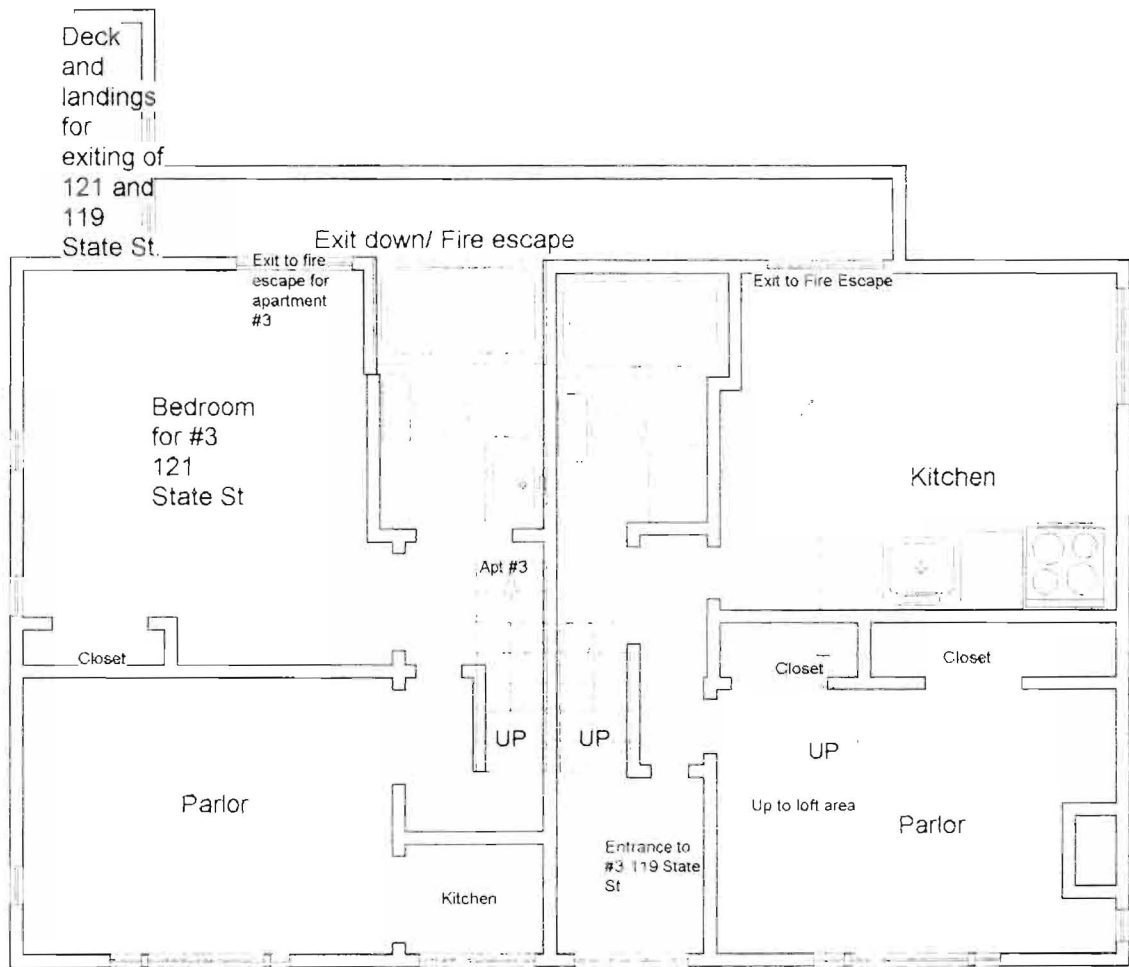
1st floor





121 State Street
2nd Floor

119 State Street
2nd Floor



121 State Street
3rd Floor

119 State Street
3rd Floor

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



045-A-020

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

July 20, 1998

121 State Street
045-A-020
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,

Marge Schmuckal
Zoning Administrator

cc: file

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



045-A-20

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

August 6, 1998

RE: 121 State Street
045-A-20
R-6 Zone

Dear Tom,

As you know, at its July 30, 1998 meeting, the Board of Appeals voted 5-0 to grant relief from the dimensional requirements of Section 14-139(2)a to allow for a 3 unit building. A copy of the Board's decision is enclosed for your records. It will now be necessary to pay the \$25 change of use fee and supply floor plans of each floor so that we can further process your building permit.

It is now necessary for you to have the enclosed Certificate of Practical Difficulty Variance Approval recorded in the Cumberland County Registry of Deeds within 90 days in order for the variance to be valid.

Should you require any further information regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

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

Marge Schmuckal
Zoning Administrator

cc: Joseph E. Gray, Dir., PUD
Mark Adelson, Neighborhood & Housing Services
Area 3

BUILDING PERMIT REPORT

DATE: 8/12/98 ADDRESS: 121 State St
REASON FOR PERMIT: Allow existing 3 family D.U.
BUILDING OWNER: Cloutier Toolmaker Assoc.
CONTRACTOR: N/A Existing - owner resp. for work
PERMIT APPLICANT: Thomas Jewell - Lawyer, Co 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-1, 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

over

COMMENTS

8/18/98 Did walk thru w/owner (C. Toothacker) -
legalizing units - existing structure -
all hard wired det. thru out - 2 egress
thru out. J.T.M.

Inspection Record

Type

Foundation:

Framing:

Plumbing:

Final:

Other:

Date

8/18/98

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. 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-closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)

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

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
- 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 shall be maintained in accordance with Sections 1023. & 1024. Of the City's Building Code.

21. Section 25-135 of the Municipal Code shall apply to any excavation or opening of any street or sidewalk.

22. The builder of a facility to which a permit is issued shall obtain certification from a design professional registered with the State of New Hampshire.

23. All electrical, plumbing and HVAC systems shall meet the requirements of the applicable codes.

24. All requirements must be met before the permit is issued.

25. All building elements shall meet the requirements of the applicable codes.

26. All building elements shall meet the requirements of the applicable codes.

27. Ventilation of spaces within a building shall meet the requirements of the applicable codes. (Chapter 19 Mechanical Code/1993).

28. Please read and implement the attached codes.

29. _____

30. _____

31. _____

32. _____

Chapter 10 Section & Subsections 1016)

Permit shall be granted a permit to April 15 of the following year. If Title 5 MRSA refers, shall obtain a facility, the builder shall submit the

Building Code. (crawl spaces & attics) and the requirements of their trade.

Building Code. (The BOCA National Building Code)

Building Code (The BOCA National Building Code)

*C.O. - 3 family
121 State -
- entrance
Will pick up*

P. Samuel Hoffses, Building Inspector

[Signature] for P. Samuel Hoffses

cc: Lt. McDougall, PFD
Marge Schmuckal



CITY OF PORTLAND, MAINE
Department of Building Inspection

045-A-020

Certificate of Occupancy

LOCATION 121 State St (045-A-020)

Issued to Cloutier Toothaker Assoc.

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. 980887, 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 *Tanning Munson*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

[Handwritten mark]

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.