

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

Location of Construction: 17 Pine St #2		Owner: Katherine Allen		Phone:	
Owner Address: SAA Portland, ME 04102		Lessee/Buyer's Name:		Phone: 772-5511/773-8409	
Contractor Name:		Address:		Phone:	
Past Use: Illegal 3-fam		Proposed Use: Legal 3-fam		COST OF WORK: \$ PERMIT FEE: \$ 25.00	
Proposed Project Description: Change Use to Legalize existing set-up of structure 3-fam dwelling		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 30 Type: 30 Signature: H.D.	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: H.D.	
Permit Taken By: Mary Gresik		Date Applied For: 09 December 1997			

Permit No: **971314**

PERMIT ISSUED

Permit Issued:

DEC 17 1997

CITY OF PORTLAND

Zone: **B1** CBL: **045-G-033**

Zoning Approval: **12/15/97**

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: **12/17/97**

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

09 December 1997

SIGNATURE OF APPLICANT Katherine Allen	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 3

Location of Construction: 12 Pine St #2		Owner: Katherine Allen		Phone:	
Owner Address: SAA Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 772-5511/773-8409	
Contractor Name:		Address:		Phone:	
Past Use: Illegal 3-fam		Proposed Use: Legal 3-fam		COST OF WORK: \$	
				PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group R2 Type 30 BOCA 96	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Change Use to Legalize existing set-up of structure 3-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 09 December 1997			

Permit No: 971314

PERMIT ISSUED

Permit Issued:
DEC 17 1997

CITY OF PORTLAND

Zone: CBL:
B1-Use 045-C-033

Zoning Approval: *[Signature]* R-6 For Res.
Special Zone or Reviews: *[Signature]* 12/15/97
with conditions

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *No exterior alterations approved w/ this permit.*

Approved
 Approved with Conditions
 Denied

Date: 12/9/97

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

Katherine Allen
SIGNATURE OF APPLICANT Katherine Allen ADDRESS: DATE: 09 December 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **3**
T. Munson

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM 3 <input checked="" type="checkbox"/>	
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE <input checked="" type="checkbox"/>	MILL TYPE	WATER CLOSET	
PIERS	REIN. CONCRETE	LAVATORY 1 <input checked="" type="checkbox"/>	
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH		
3/4 1/2 3/4	B 1 2 3	KITCHEN SINK 1 <input checked="" type="checkbox"/>	
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	STD. WAT. HEAT	
EXTERIOR WALLS			
CLAPBOARDS	EARTH	AUTO. WAT. HEAT 1 <input checked="" type="checkbox"/>	
WIDE SIDING	PINE <input checked="" type="checkbox"/>	ELECT. WAT. SYST.	
DROP SIDING	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS	
NO SHEATHING	TERRAZZO	NO PLUMBING	
WOOD SHINGLES	TILE	TILING	
ASBES. SHINGLES		BATH FL. & WCOT.	
STUCCO ON FRAME	ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>	TOILET FL. & WCOT.	
STUCCO ON TILE	INTERIOR FINISH		
BRICK VENEER	B 1 2 3	LIGHTING	
BRICK ON TILE	PINE <input checked="" type="checkbox"/>	ELECTRIC <input checked="" type="checkbox"/>	
SOLID BRICK <input checked="" type="checkbox"/>	HARDWOOD <input checked="" type="checkbox"/>	NO LIGHTING	
STONE VENEER	PLASTER <input checked="" type="checkbox"/>	NO. OF ROOMS	
CONC. OR CIND. BL.	UNFINISHED	BSMT. 2ND 4	
	METAL CLG.	1ST 5 3RD	
TERRA COTTA		OCCUPANCY	
VITROLITE	RECREAT. ROOM	SINGLE FAMILY <input checked="" type="checkbox"/>	
PLATE GLASS	FINISHED ATTIC FULL <input checked="" type="checkbox"/>	TWO FAMILY	
INSULATION	FIREPLACE	APARTMENT	
WEATHERSTRIP	HEATING		
	PIPELESS FURNACE	STORE	
ROOFING			
ASPH. SHINGLES	HOT AIR FURNACE	THEATRE	
WOOD SHINGLES	FORCED AIR FURN.	HOTEL	
ASBES. SHINGLES	STEAM	OFFICES	
SLATE TILE	HOT WAT. OR VAPOR <input checked="" type="checkbox"/>	WAREHOUSE	
METAL	NO HEATING	COMM. GARAGE	
COMPOSITION <input checked="" type="checkbox"/>		GAS STATION	
ROLL ROOFING	GAS BURNER	ECONOMIC CLASS	
INSULATION	OIL BURNER 1 <input checked="" type="checkbox"/>	OVER BUILT	
	STOKER	UNDER BUILT	
		DT. AR. 05	
		LD. PD. 05	
		MS. CK. 51	

COMPUTATIONS

UNIT	1951				
878 B. F.	7260				
S. F.					
1-2/3 DAY	+ 160				
ADDITIONS	+ 4050				
P.W.	- 360				
BASEMENT					
WALLS					
ROOF					
FLOORS					
ATTIC Full	+ 460				
FINISH					
FIREPLACE					
HEATING	+ 240				
PLUMBING	+ 680				
TILING					
TOTAL	12450				
FACT + 10	730				
REP. VAL.	13180				

3850
PRICED BELOW
220
15/18 GAR
576
72
40
40
BUCKHEAD
578
2 GAR 34
50
PW

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
DWY	A 2 1/2 BR	B	old		G	13180	50%	6590	30%	4610	2775	51
GAR	B SKITICH				G	580	50%	290	30%	200	125	51
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.		4810	2900
OLD VAL.	11900		
CHANGE			

V	VACANT LOT	OCCUPANCY	
D	DWELLING DATA	SINGLE FAMILY	
CONSTRUCTION		TWO FAMILY	
2.0 STORY		APARTMENT	
1 BRICK 4 CONC. BLK. 7 STONE		NO. UNITS	
2 FRAME 5 STUCCO 8		OTHER	
2 SPLIT-LEVEL 3 FR. & MAS. 6 9		COTTAGE	
AGE		UNFIN.	
ERECTED 1		FIN. OPEN	
REMODELED 19		FIN. DIV.	
LIVING ACCOMMODATIONS		TOTAL OTHER FEATURE POINTS	
TOTAL ROOMS 12		19	
BED ROOMS 5		19	
FAMILY ROOMS -		19 1/2	
FULL BATHS 4		19	
HALF BATHS 0			
TOTAL FIXTURES 17			
FOUNDATION		DWELLING COMPUTATIONS	
CONCRETE		BASE PRICE	
CONC. BLOCK WALLS		53,500 53,500	
BRICK STONE WALLS		PLUMBING	
PIERS/SLAB/CRAWL		5,000 6,000	
BASEMENT - FULL		BASEMENT	
0 1/4 1/2 3/4		BASEMENT FIN.	
EXTERIOR WALLS		ATTIC	
WOOD VINYL ALUM.		5,980 5,980	
SHINGLES - WOOD		HEATING	
SHINGLES - ASPHALT		ADDITIONS	
SHINGLES - ASBESTOS		28,360 27,780	
BRICK VENEER		DORMERS	
BLANKET INSULATION		TOTAL BASE	
ROOF INSULATION		93,840 94,260	
ROOFING		GRADE FACTOR	
SHINGLES - ASPHALT		1.22	
SHINGLES - WOOD		TOTAL	
SHINGLES - ASBESTOS		114,480 115,000	
SLATE		OTHER FEATURES	
ROLL		1,900 1,900	
FLOORS		TOTAL	
CONCRETE		116,380 116,900	
EARTH		C & D FACTOR	
PINE		1.10 1.10	
HARDWOOD		REPL. COST	
ASPH. TILE		128,020 128,590	
CARPET		DEPREC.	
		60/10 60 50	
		R.C.L.D.	
		46,090 51,440 64,300	
NOTES:		OTHER BUILDINGS AND YARD	
OWNER		NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.C.L.D. TYPE CODE	
TENANT		1	
NO ANSWER		2	
INSPECTED		3	
REFUSED ENTRY		4	
INFO @ ODOR		5	
REFUSED INFO		TOTAL VALUE	
		46,090	
		51,440	
		64,300	

OTHER FEATURES	
0 MASONRY TRIM	
0 MODERNIZED KITCHEN	
0 RECREATION ROOM	
1 WOODBURNING FIREPLACE	19
0 BASEMENT GARAGE	
0 ATTACHED GARAGE	
TOTAL OTHER FEATURE POINTS	
19	
DWELLING COMPUTATIONS	
BASE PRICE	
53,500 53,500	
PLUMBING	
5,000 6,000	
BASEMENT	
BASEMENT FIN.	
ATTIC	
5,980 5,980	
HEATING	
ADDITIONS	
28,360 27,780	
DORMERS	
TOTAL BASE	
93,840 94,260	
GRADE FACTOR	
1.22	
TOTAL	
114,480 115,000	
OTHER FEATURES	
1,900 1,900	
TOTAL	
116,380 116,900	
C & D FACTOR	
1.10 1.10	
REPL. COST	
128,020 128,590	
DEPREC.	
60/10 60 50	
R.C.L.D.	
46,090 51,440 64,300	
OTHER BUILDINGS AND YARD	
NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.C.L.D. TYPE CODE	
1	
2	
3	
4	
5	
TOTAL VALUE	
46,090	
51,440	
64,300	
TOTAL VALUE - BUILDINGS	
YEAR	
NOTES:	
1 Red 4 Rms	
2 2 Rms	
3 Rm 2 End 4 Rms	
4 1 Red 2 Rms	

15
1 BR + FR
2.5 BR
B
5
OFF
40
130
250
650
24070
540
36
1060
2.5 BR
B
872
34
F.R.
2.3
340
ENT
16x5
9
600
690
MS
3x7.5
25 RRM
21
1070

Reel
Deck
6x10
P/W 45FC-34
15
2
15
6
34
6
1060
F.R.
2.3
340
ENT
16x5
9
600
690
MS
3x7.5
25 RRM
21
1070

11P 11.9

LAND USE - ZONING REPORT

ADDRESS: 12 Pine Street DATE: 12/15/97

REASON FOR PERMIT: legalize existing 3 units

BUILDING OWNER: Katherine Allen C-B-L: 45-C-3

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#8, #9, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage, sheds, or pools
9. Other requirements of condition NO exterior fire escapes shall be erected.

10. Our records show that there might have been a fourth unit in this building in recent times, ~~that unit is not~~ being legalized by this permit at this time. All previous kitchen equipment shall be removed from that old "unit".

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Katherine Allen
Address: 12 Pine Street

Date: 12/15/97
C-B-L: 45-C-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1885

Zone Location - B-1 using R-6 for Residential Reg.

Interior or corner lot -

Proposed Use/Work - to legalize existing 3 units

Assessors Show - There were 4 - other unit shall have All kitchen eq. removed

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family - 1,000[#]/unit or 3,000[#] min

Off-street Parking - 1 for old unit pre 1957
3 (1 1/2 each) for new
↑ SPACES req

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

No change in bldg
lot already developed

Apt #1 - 1st floor - $34 \times 15 = 510$
 $36 \times 15 = 540$
1050[#]

Apt #2 - front 2nd & 3rd floor - $23 \times 34 = 782$
 $23 \times 34 = 782$
1564[#]

Apt #3 - rear 2nd & 3rd fl - $15 \times 36 = 540$
 $15 \times 36 = 540$
1080[#]

all more than 600[#]
no basement units

5 SPACES shown

LAND 3416 #

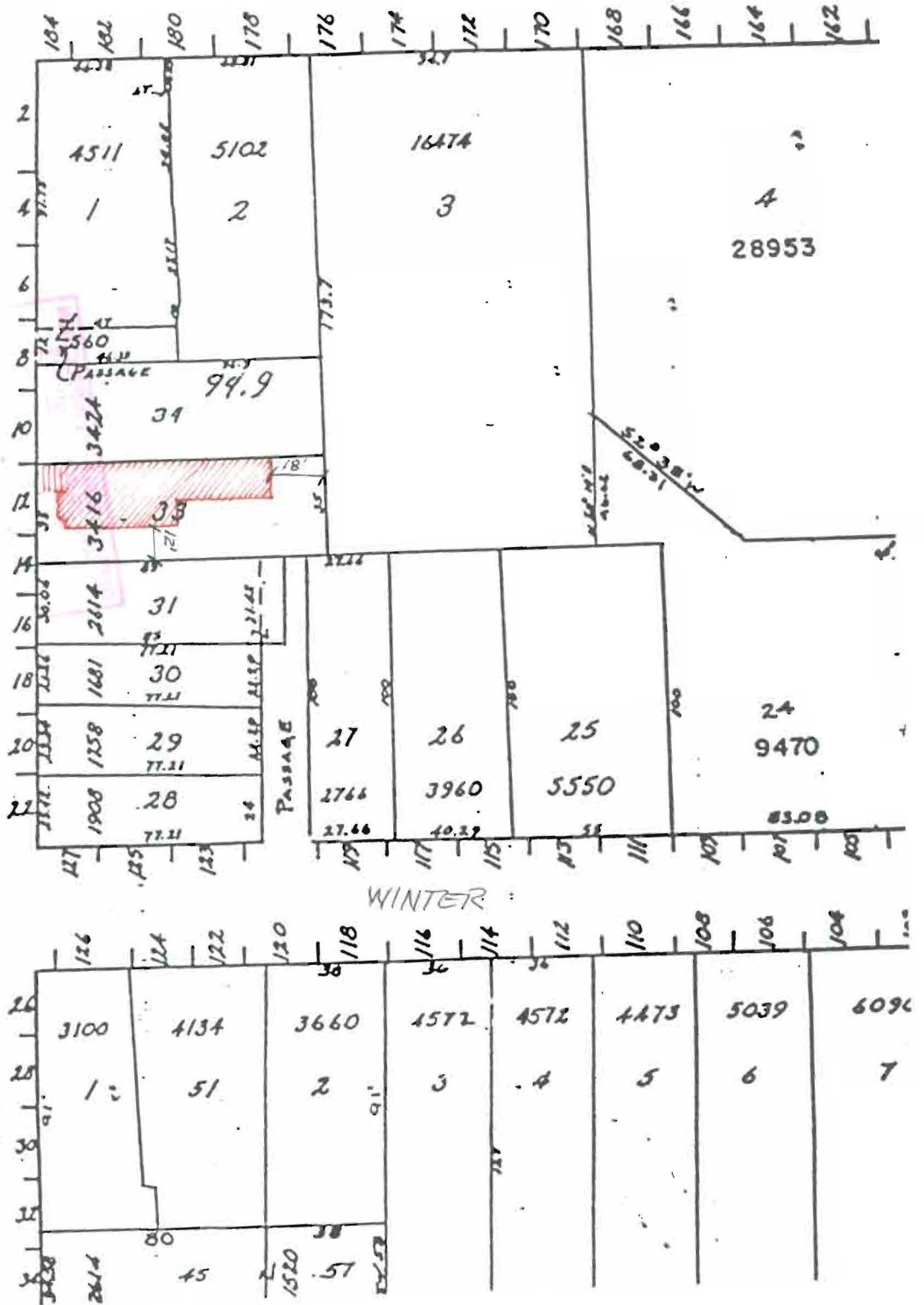
SHEET 55-C

STREET

PINE

STATE ST.

WINTER



BUILDING PERMIT REPORT

DATE: 12/16/97 ADDRESS: 12 Pine St

REASON FOR PERMIT: Change use

BUILDING OWNER: Katherine Allen

CONTRACTOR: -

PERMIT APPLICANT: Katherine Allen APPROVAL: *1, *30*14*15*12, DEMO

USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

- *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.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w/ smoke & p.c.t.
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 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**

22. 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".

23. 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.

24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.

26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

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

28. 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).

29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

X 30. *Please read and implement attached Land-use + Zoning report requirements*

31. _____

32. _____

33. _____

34. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD

Marge Schumickal