

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

Location of Construction: 71 Gray St.		Owner: Matthew Lamore' & Mary Hartman		Phone: 828-0367		Permit No: 000739
Owner Address: same		Lessee/Buyer's Name:		Phone:		
Contractor Name: J & MC Contractors Inc.		Address: 52 Old Lisbon Rd. Topsham, ME 04086		Phone: 729-0894		Zone: G-6 CBL: 045-F-016
Past Use: Apartment		Proposed Use: same		COST OF WORK: \$6614.00		
Proposed Project Description: <i>Single family dwelling entry</i> Interior renovations		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-2 Type: 513 <i>BOCA 99</i> Signature: <i>[Signature]</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: ?		Date Applied For: June 27, 2000		Signature: _____ Date: _____		Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>3/6/00</i> <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"/>

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..

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

SIGNATURE OF APPLICANT		ADDRESS:		DATE: June 27, 2000		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *Any exterior work shall require a separate approval*

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

8-1-00 Did Preconstruction w/ owner at Bldg.
8-28-00 Inspected 2nd floor bathroom fixtures & air test on
waste & water test on supply lines OK - to
close in walls on framing time

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

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.

NOTEIf 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): <i>71 GRAY ST. PORTLAND, ME SECOND FLOOR</i>			
Total Square Footage of Proposed Structure <i>5'X6'</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>045</i> Block# <i>F</i> Lot# <i>016</i>		Owner: <i>MATHEW LAMORE MARY HARTMAN</i>	Telephone#: <i>207 838-0367</i>
Owner's Address: <i>71 GRAY ST. PORTLAND, ME 04102</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$6614.00</i> Fee <i>\$66.00</i>
Proposed Project Description: (Please be as specific as possible) <i>INSTALL 2ND FLOOR BATHROOM. 2X4 FRAMING. ONE DOOR. NO EXT. WINDOW. SHEET ROCK WALLS & CEILING. EXTEND EXISTING HEATING APPROX 2'. INSTALL VENT FAN. ONE OFFICE. INSTALL PLUMBING FIXTURES.</i>			
Contractor's Name, Address & Telephone <i>J & M CONTRACTORS, INC. 53 OLD LISBON RD PORTSMOUTH, ME 04056 207 729-0894</i>			Rec'd By
Current Use: <i>APT'S</i>		Proposed Use: <i>SAME</i>	

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 your 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: 	Date: <i>6/19/00</i>
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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 June 2000 ADDRESS: 71 Gray ST. CBL: 45-F-016
REASON FOR PERMIT: Interior renovations
BUILDING OWNER: Lamore & Hartman
PERMIT APPLICANT: CONTRACTOR J.C. MC CONST. INC.
USE GROUP: R-2 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 6614.00 PERMIT FEES: 6600

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)

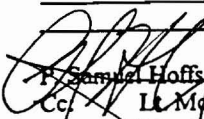
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *27, *29, *30, *31, *32, *34, *36

- *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". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". 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 (508)mm, 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 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)

Handwritten initials and signature at the bottom right of the page.

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).
- X 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.
- X 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).
- A 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*
- X 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.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 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).
- X 36. *7' minimum ceiling heights: section 1204.1.0*


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

PSH 1/26/00

**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.**

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

****** 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 EQUIVALENT.**

LAND USE - ZONING REPORT

ADDRESS: 71 Gray St DATE: 7/6/00

REASON FOR PERMIT: interior renovating

BUILDING OWNER: Lamar & Hartman C-B-L: 045-F-16

PERMIT APPLICANT: J & MC Contractors

APPROVED: with conditions DENIED: _____
#1, #6, #10, #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. you may not even wire or plumb for a 2nd unit without a use approval.
- 11. Other requirements of condition _____

This permit is being issued based on a conversation with the contractor who agreed that the 2nd unit would be addressed at a later time under a separate permit

Marge Schmuckal Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

71 Gray Street

April 5, 1991

Mr. Ron Taplin
Fleet Bank, Suite 915
900 Hammond Street
Bangor, Maine 04401

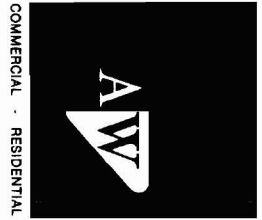
Dear Mr. Taplin:

Records in this office show that the building at 71 Gray Street in the R-6 Residence Zone is a legal single family dwelling. A letter to this effect has been requested by Mr. John Talbot of Mark Stimson Realty.

Sincerely,

Warren J. Turner
Administrative Assistant

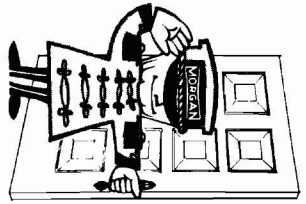
cc: P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Marland Wing, Code Enforcement Officer



Office and Exhibit Area:
146 DASCUMB ROAD
(Route 93 - Exit 42)
ANDOVER, MA 01810

800-225-7912
FAX (24 hours) 800-242-4533

Brockway-Smith Company
Broscos Architectural Group
Serving Greater Northeast Architects since 1890



AREA BEING CLOSED

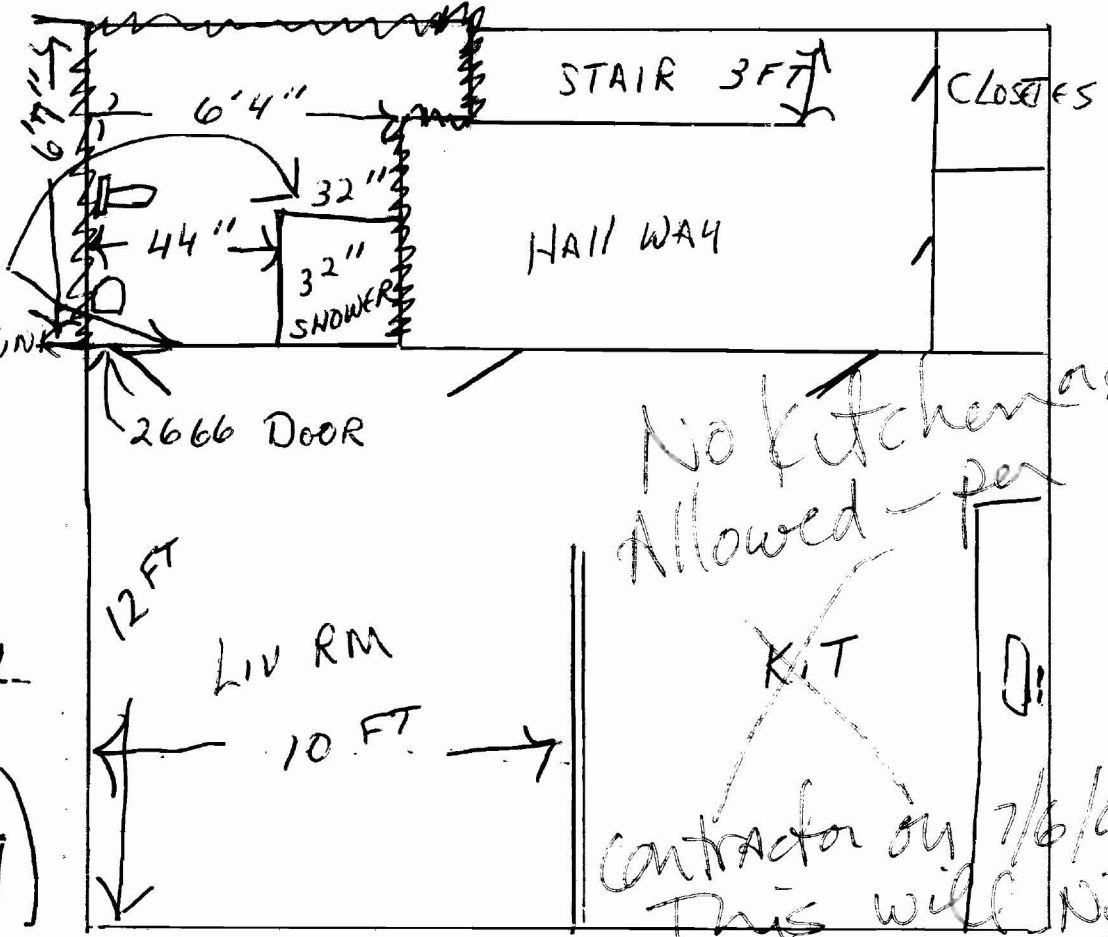
DATE _____

JOB _____

ADD BATH 2ND FLOOR

20 FT

IN



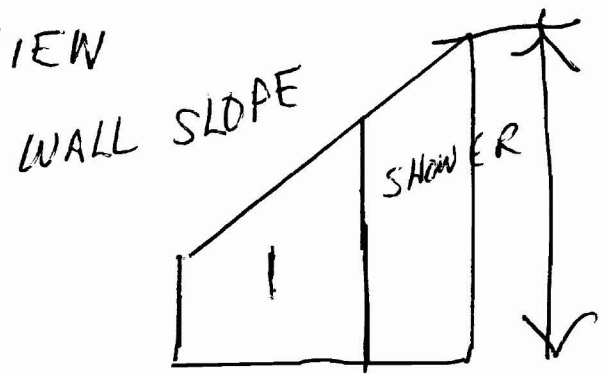
Available to serve you with Budget Prices, Window Detailing and Spec Writing

FRAMING
2X4 KD

1/2 DRY WALL

(EXISTING WALL)

SIDE VIEW



SHOWER
This is a condition of approval
CEILING



ENTRY DOOR SYSTEM
Wood and Steel
Hinged French Patio Doors

Andersen "Rain Sensitized"
Automatic Closing
ROOF WINDOWS

BK12135PG130

50334 WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Stephen W. Carey

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to **Matthew J. LaMourie and Mary C. Hartman**

of Portland, County of Cumberland, State of Maine,

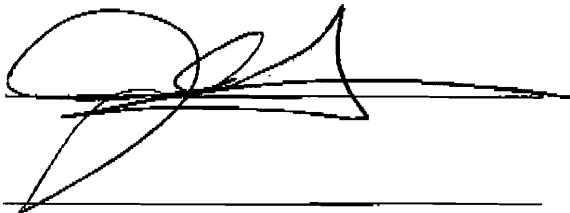
whose mailing address is 71 Gray Street, Portland, Maine 04101

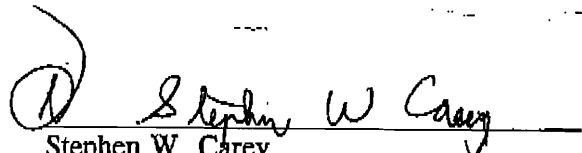
with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

MAINE REAL ESTATE TAX PAID

WITNESS our/my hand(s) and seal(s) this 26th day of September, 1995.

Signed, Sealed and Delivered in presence of:




Stephen W. Carey

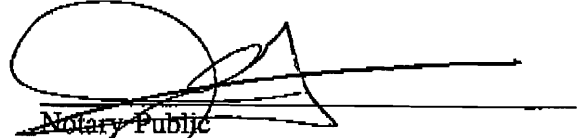
STATE OF MAINE

September 26, 1995

COUNTY OF Cumberland

Then personally appeared the above named Stephen W. Carey and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Printed

Name: Janice A. Coutant

My Commission Expires:

Comm Exp. 12/28/98.

BK 12135 PG 131

EXHIBIT A

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

Beginning on the northerly side of Gray Street at land formerly of George F. Emery and now or formerly of D.E. Clancey; thence northerly by said Clancey's land sixty-four (64) feet to land formerly of Alfred King; thence southwesterly by said King's land thirty-five (35) feet to the northerly corner of land conveyed by Benjamin Warsaski and Rose W. Alpert to Greater Portland Landmarks, Inc. by deed dated February 28, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3516, Page 104; thence southerly on a line parallel with said Clancey's land and by land now or formerly of Greater Portland Landmarks, Inc. sixty-four (64) feet to said Gray Street; thence northeasterly by said Gray Street thirty-five feet to the point of beginning. Being land and building numbered 71 Gray Street.

Being all and the same premises conveyed to Stephen W. Carey by deed of Susanne Willard dated April 30, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9541, Page 336.

RECEIVED
RECORDED REGISTRY OF DEEDS

95 SEP 27 AM 11:38

CUMBERLAND COUNTY

John B. O'Brien