

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Mary Hartman
has permission to 71 Gray Street

AT Change of use single to two family

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must proceed before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
PERMITTED WITH REVISIONS
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 Street		Owner: **** Mary Hartman		Phone: 828-0367		Permit No:	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued:	
Past Use: single family		Proposed Use: two family		COST OF WORK: \$		PERMIT FEE: \$ 30.00	
Proposed Project Description: change of use from single family to two family dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 9.3 Type: 5B 00CA99		Zone: A-6 CBL: 045-F-016	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		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: K		Date Applied For: Aug 23 2000 K				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> 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..

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

Aug 23 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT 3

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) 71 GRAY STREET, PORTLAND.		
Total Square Footage of Proposed Structure N/A	Square Footage of Lot 2240	
Tax Assessor's Chart, Block & Lot Number Chart# 045 Block# F Lot# 016	Owner: MATTHEW J. LAMOURIE MARY C. HARTMAN	Telephone#: 828-0367
Owner's Address: 71 GRAY ST. PORTLAND, ME 04102	Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$ N/A Fee \$ 30.00
Proposed Project Description:(Please be as specific as possible) CHANGE OF USE: CONVERT SINGLE FAMILY TO TWO-FAMILY DWELLING		
Contractor's Name, Address & Telephone		Rec'd By (R)
Current Use: SINGLE FAMILY DWELLING	Proposed Use: TWO-FAMILY DWELLING	

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

AUG 23 2000

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: Mary C. Hartman	Date: 21 August 2000
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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: 28 August 2000 ADDRESS: 71 Gray St. CBL: 045-F-016

REASON FOR PERMIT: Change of use from single family to a two family dwelling

BUILDING OWNER: Mary Hartman

PERMIT APPLICANT: CONTRACTOR SAA

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: PERMIT FEES: \$3060

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 shall be met: *1, *11, *15, *16, *17, *19, *27, *28, *29, *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.
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, T 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.
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.
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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

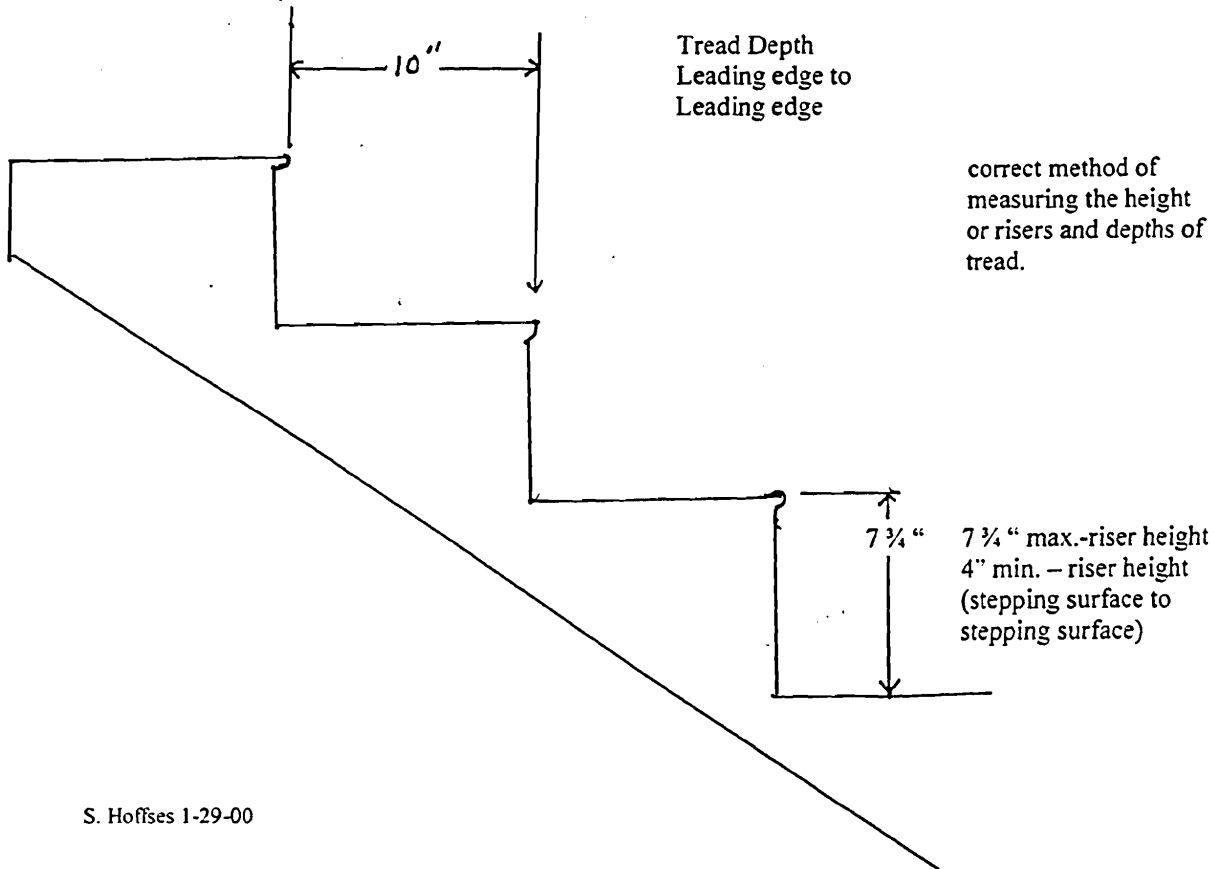
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

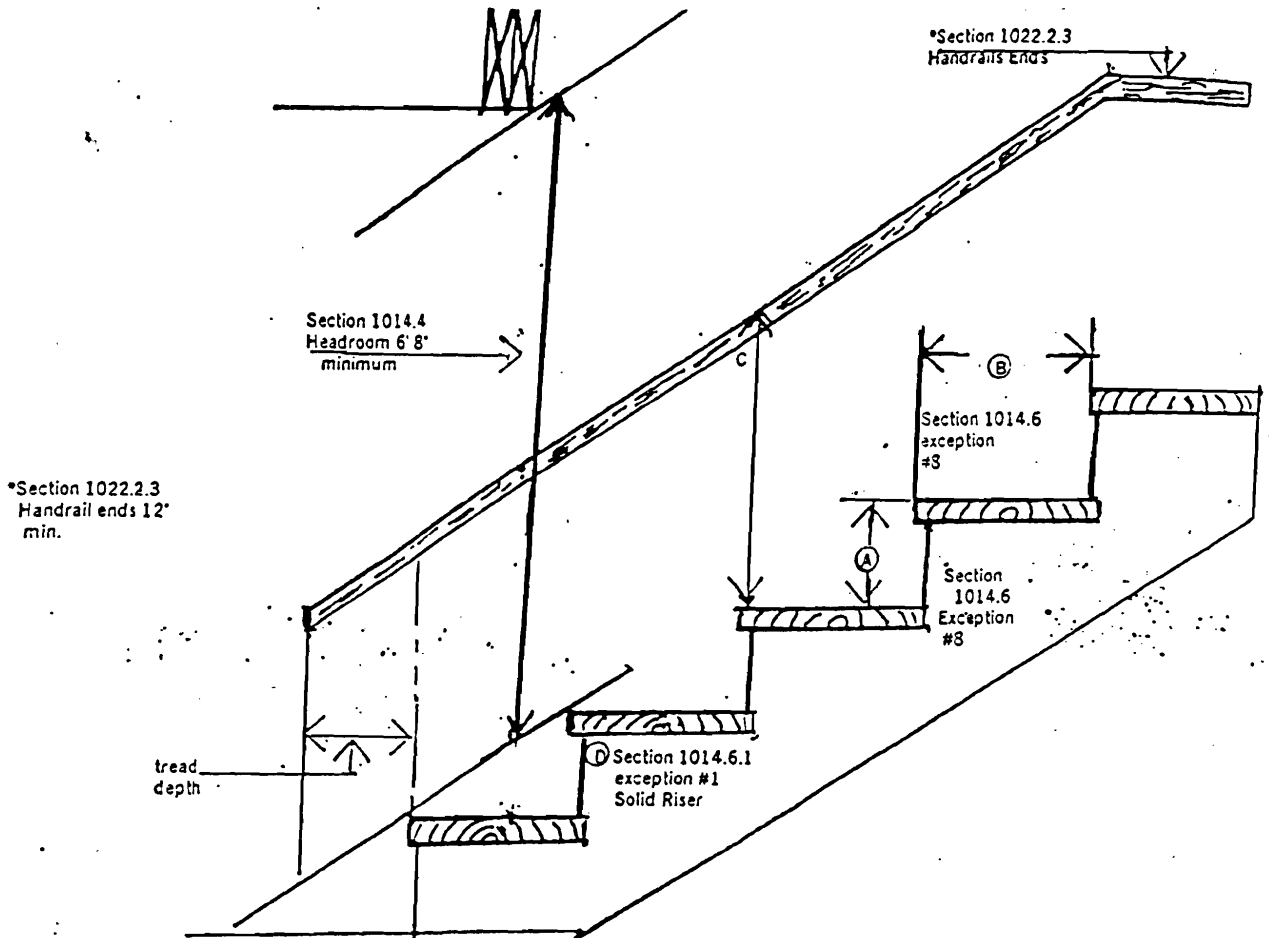
BOCA NATIONAL BUILDING CODE/1999

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 – In occupancies in use group R-3, within dwelling units in occupancies Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 ¾ inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than ¾ inches but not more than 1 ¼ inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279mm).



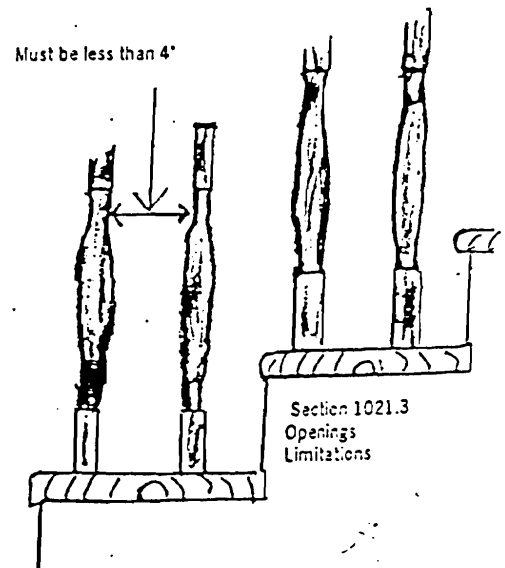
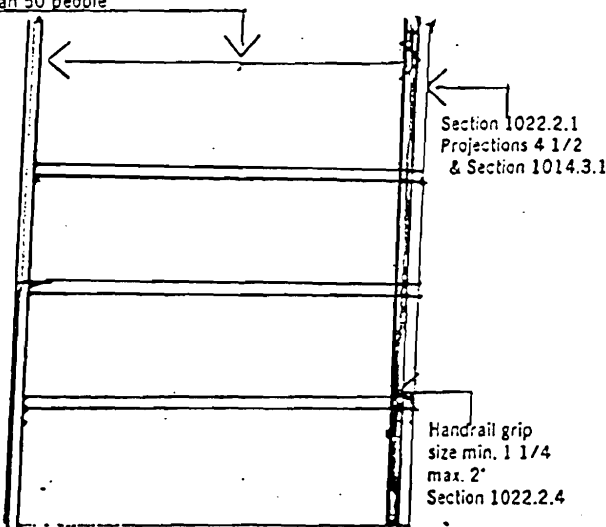
Stairs



	Section 1014.6 Exception #8	Section 1014.6 Exception #8	Section 1022.2.2	Section 1014.6.1	Section 1021
	A Maximum Riser Height	B Minimum Tread Depth	C Handrail Height Not part of Guardrail	D Solid Riser	E Guards Height
1 & 2 Family Dwelling	7 3/4"	10"	34" to 38"	4" Maximum Opening	42"
All Other Use Groups	7"	11"	34" to 38"	Different	42"

- *Guards along open-sided floor areas and along stairs located less than 30 inches (762mm) above the floor or grade below shall not be less than 36 inches (914mm) in height.
- *Guards shall be located along open-sided walking surfaces, mezzanines, stairways, ramps and landings which are located more than 15 1/2 inches (394mm) above the floor or grade below. The guards shall be constructed in accordance with Section 1021.0.
- *Handrail extensions & returns are not required for stairways within a dwelling unit Section 1022.2.3.
- *There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent riser. Section 1014.6.2.
- *The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2.

W=36" for 1&2 family homes and occupancies with less than 50 people
Section 1014.3
Exception #3

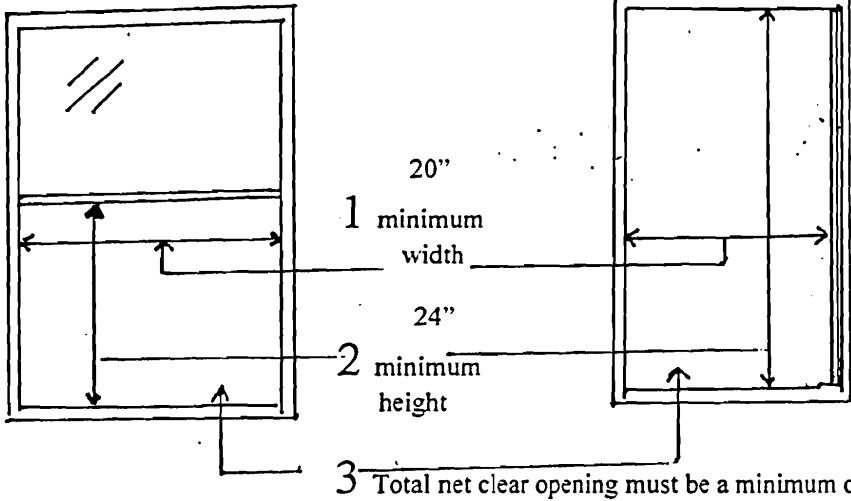


Egress Windows

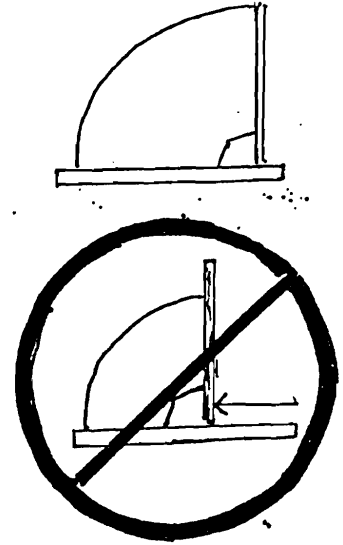
At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.

Double hung windows

Casement Windows

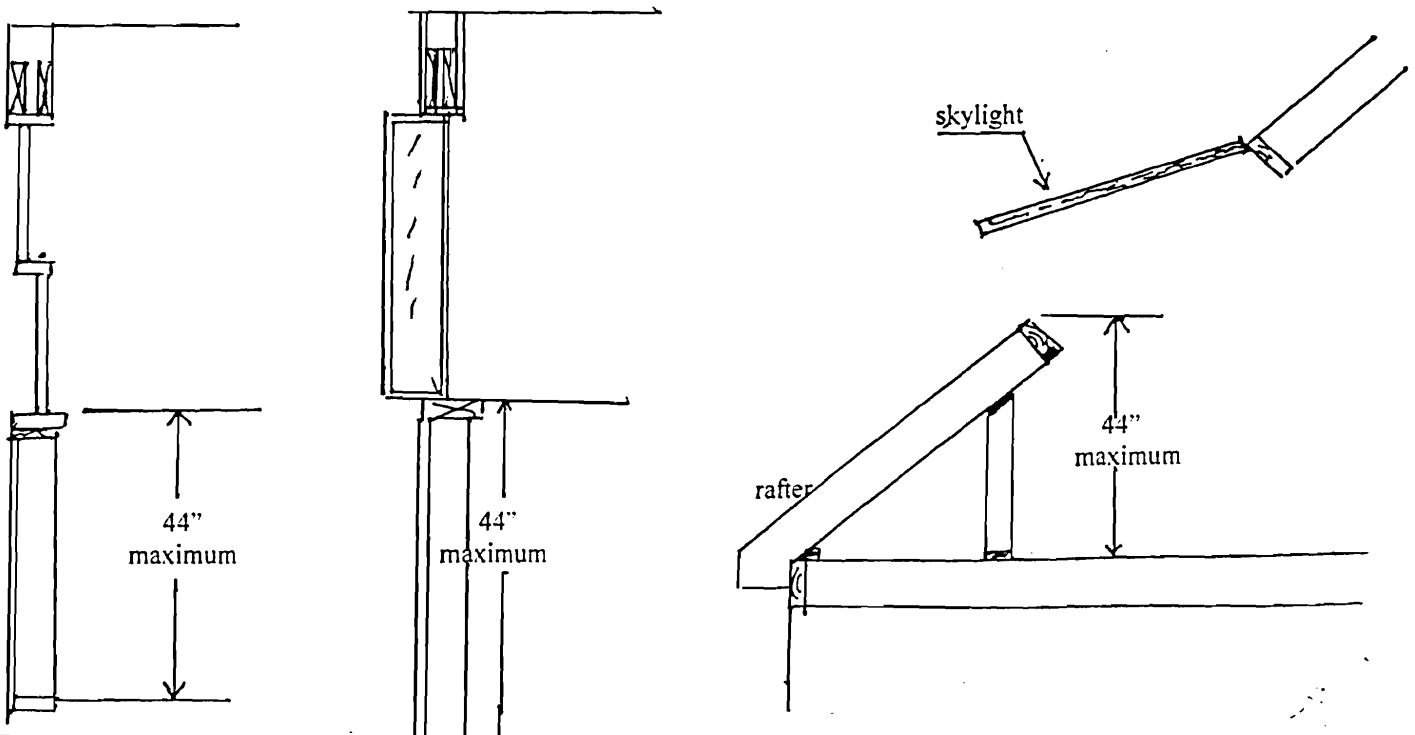


- 3 Total net clear opening must be a minimum of:
- Egress windows not at grade 5.7 square feet or 821 square inches
 - Grade level egress windows 5.0 square feet or 720 square inches



Caution . . . A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

- 4 Lowest point of the opening must not be more than 44 inches above the floor



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**

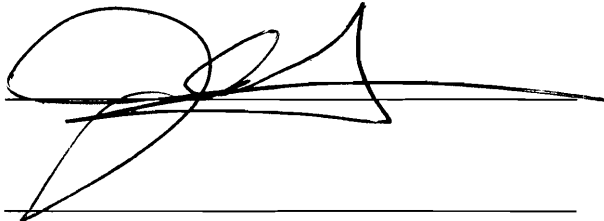
of Portland, County of Cumberland, State of Maine,

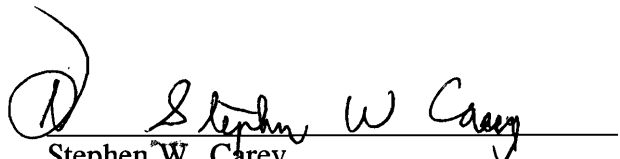
whose mailing address is 71 Gray Street, Portland, Maine 04101

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

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: Josice A. Guimont

My Commission Expires:

Comm Exp. 12/28/98.

MAINE REAL ESTATE TAX PAID

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.

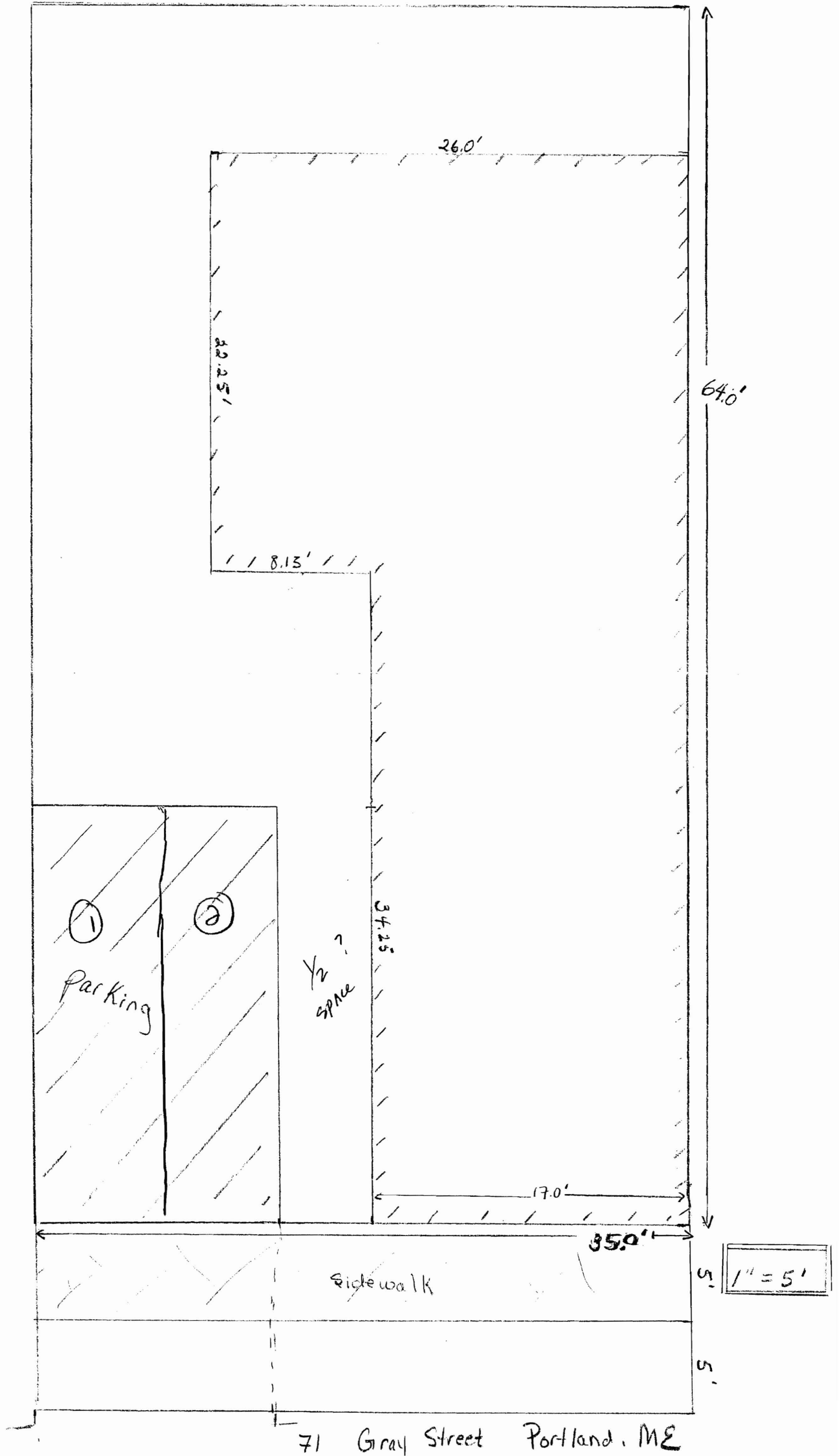
RECEIVED
RECORDED REGISTRY OF DEEDS

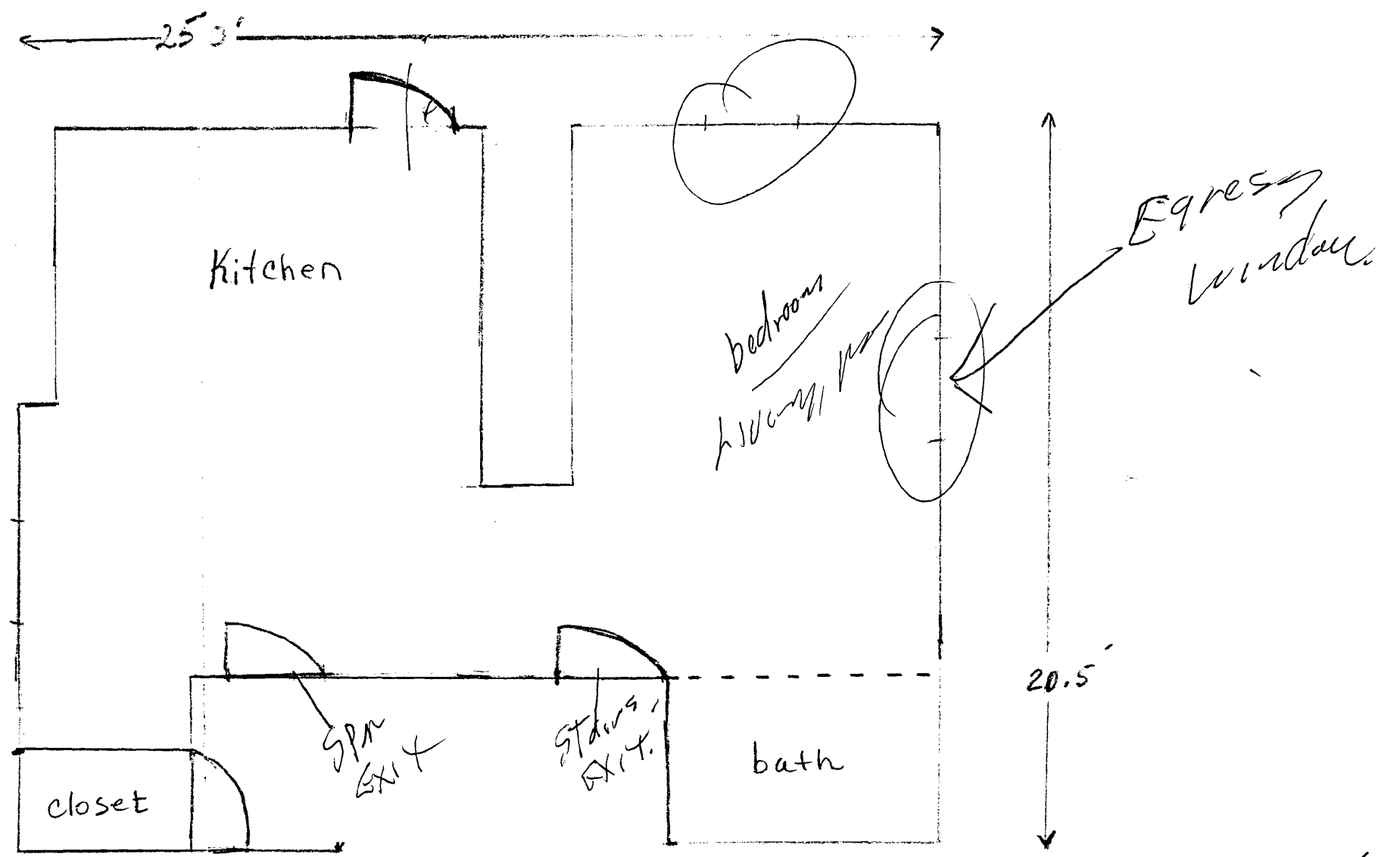
95 SEP 27 AM 11:38

CUMBERLAND COUNTY

John B. O'Brien

71 Gray Street





John Conn. 30/Aug/24
[Signature]

What Floor?
 Fine partition. 2nd Floor
 as per owner

$$25 \times 20.5 = 512.5 \text{ sq ft}$$

1" = 4'

floor plan 71 Gray St.