

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

Location of Construction: 103 Brackett St		Owner: Cloutier, Francis R.		Phone: 774-5358	Permit No: 990065
Owner Address: 112 Park St Portland, ME 04101		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Francis Cloutier/John Muldoon		Address:		Phone:	
Past Use: 3-family dwelling	Proposed Use: 4-family dwelling		COST OF WORK: \$ 10,000.00	PERMIT FEE: \$ 70.00	
			FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B BOCA 96	
Proposed Project Description: Change use from 3 to 4-family dwelling using a rear section of existing structure not developed. Also to change access to existing 3rd flx story apt (secondary) external staircase to new decking with interior portion			Signature: [Signature]		Signature: [Signature]
Permit Taken By: SP		Date Applied For: 21 January 1999			

PERMIT ISSUED
Permit Issued:
JAN 25 1999
CITY OF PORTLAND

Zone: CBL: 045-F-018
K-7
Zoning Approval:
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: [Signature]

PERMIT ISSUED WITH REQUIREMENTS

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

21 January 1999

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

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): 103 BRACKETT ST		
Total Square Footage of Proposed Structure 613	Square Footage of Lot 4352	
Tax Assessor's Chart, Block & Lot Number Chart# 45 Block# F Lot# 18	Owner: FRANCIS R. CLOUTIER	Telephone#: 774-5358 00000000
Owner's Address: 112 PARK ST PORTLAND, MAINE 04101	Lessee/Buyer's Name (If Applicable) _____	Cost Of Work: \$16,000 Fee: \$7000
Proposed Project Description: (Please be as specific as possible) CHANGE Building USE from a 3 family to a 4 family using a rear section of existing structure not developed. Also to change access to existing 3rd story apt (secondary) external staircase to new decking with interior partition.		
Contractor's Name, Address & Telephone (owner's address) FRANCIS CLOUTIER / JOHN MULDOON		Rec'd By: JM
Current Use: 3 Fam not developed - none	Proposed Use: 4 Fam + Bedroom apt	

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 B.O.C.A. 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

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: Francis R Cloutier	Date: 1-18-98
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

\$7000



ADDRESS: 103 BRACKETT ST.
 PERMIT APPLICATION FOR: Change of Use / Renovation
 BUILDING OWNER: Frank C. Jackson
 PERMIT APPLICANT: _____
 REVIEWER: John Anderson
 DATE OF DECISION: 1/25/99

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below) - for change of use, interior alterations only

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Any exterior alterations must be reviewed & approved by H.P. Committee prior to commencement of such work.
2. _____
3. _____

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

045-F-018

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

February 23, 1999

Mr. Francis Cloutier
112 Park Street
Portland, Maine 04101

Re: Exterior Alterations; 103 Brackett Street. Window replacement, siding/trim restorations, fire escape/ deck structure, site improvements.

Dear Mr. Cloutier:

On February 3, 1999, the City of Portland's Historic Preservation Committee voted 5-0 (Breggia, Romano absent) to approve your application for a Certificate of Appropriateness, with conditions. The Committee granted approval with out conditions for your deck structure and site work (fence and parking.)

The approval for the window replacements and siding/trim restorations are subject to the following conditions, and are referred to staff for review:

* That the windows be replaced as per your letter with Brosco 1/1 wood sash units within existing openings, while restoring their original height. Trim will be flat 3.75" wide resting on replaced sills sized to match originals, approximately 2". Future window trim modifications may be considered with staff consultation.

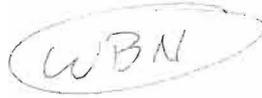
* That upon vinyl siding removal from the pilasters and entablature, staff will review proposals for trim restoration.

All improvements shall be carried out as shown on the plans and specifications submitted for the 2/3/99 meeting, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Edward Hobler



Edward Hobler, Vice Chair
Historic Preservation Committee

cc: Deborah Andrews, Senior Planner
David Jordan, Historic Preservation Enforcement Officer
Mary Gresik, Building Inspections
Henry Gillert, Principal Engineer, Buildings Division
William B. Needelman, Planner

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

045-F-018

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

August 19, 1999

Mr. Francis Cloutier
112 Park Street
Portland, Maine 04101

Re: Certificate of Appropriateness- Amendment to Previously-Approved Plan for Exterior Alterations for 103 Brackett Street

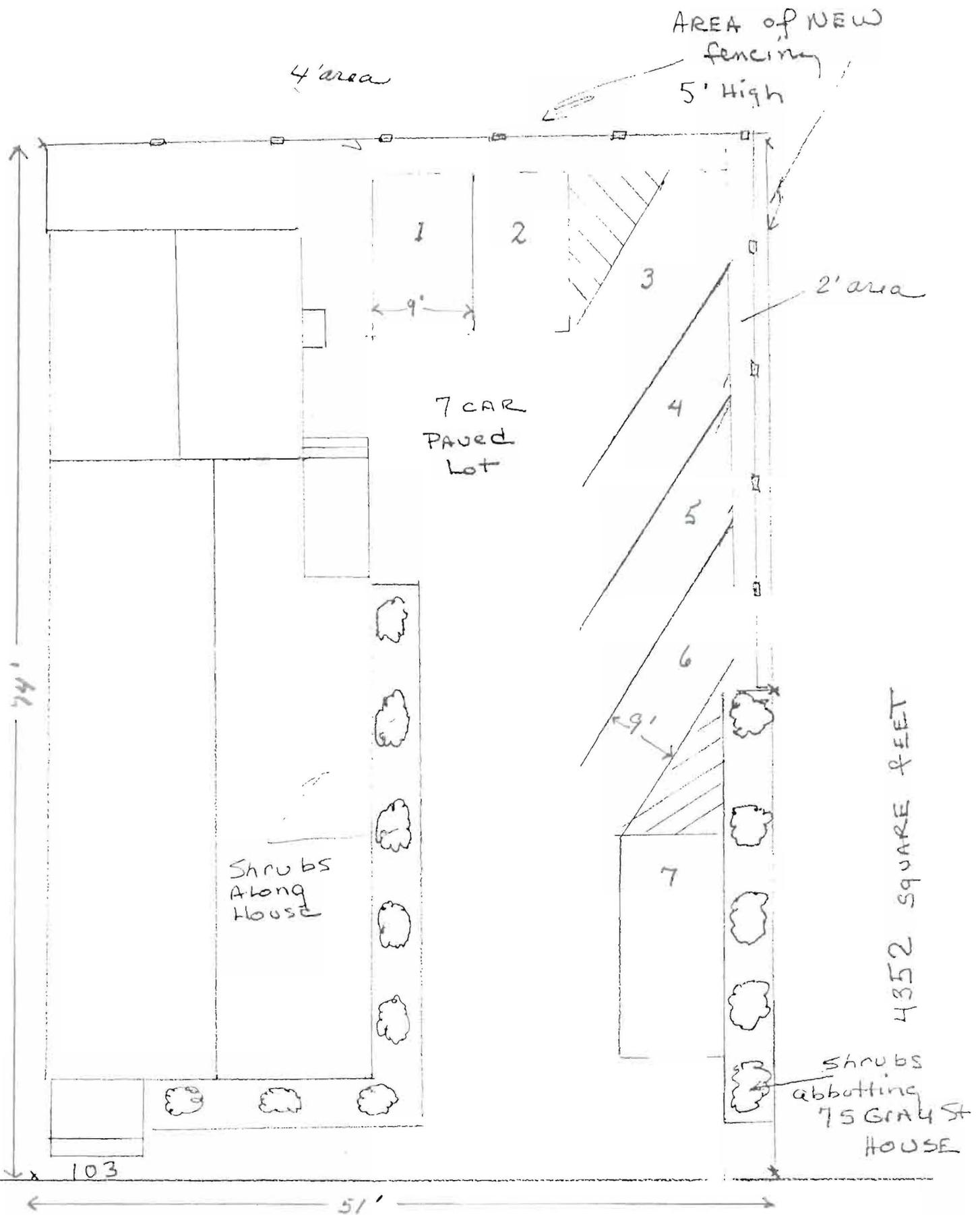
Dear Mr.Cloutier:

On August 18, 1999, the City of Portland's Historic Preservation Committee voted 6-0 (Hobler, abstained) to approve your application for an amended Certificate of Appropriateness, with the following conditions.

- i. That gutters of a style to be approved by Historic Preservation staff be installed in place of the 1x3 trim boards at the fascia of the roof modifications.
- ii. That the gutter to be installed on the lower roof be no larger than a standard 3-4 cross section and that the gutter will be recessed from the southerly face of the original structure

All improvements shall be carried out as shown on the plans and specifications submitted for the 8/18/99 meeting, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no



NEW APARTMENT.

A new electrical service will supply the unit, 100 Amp. to be applied for by the Electrical contractor. In doing so, I would like to update the service to the building by providing 4 new meters 100amps with an additional house meter. A Rinnai heater will provide heat for the space.

All plumbing for the kitchen & bath & heat to be performed by licensed plumber; Louis Fournier.

Existing Structure to be insulated; ceiling height is 7'6" on lower level with cathedral 10' on upper level. 5 windows from the front 1st level sections of the house to be installed in this new unit.

All secondary & primary access to be well lighted on house meter.

7 Car parking on paved lot & side on lot on lot plan.

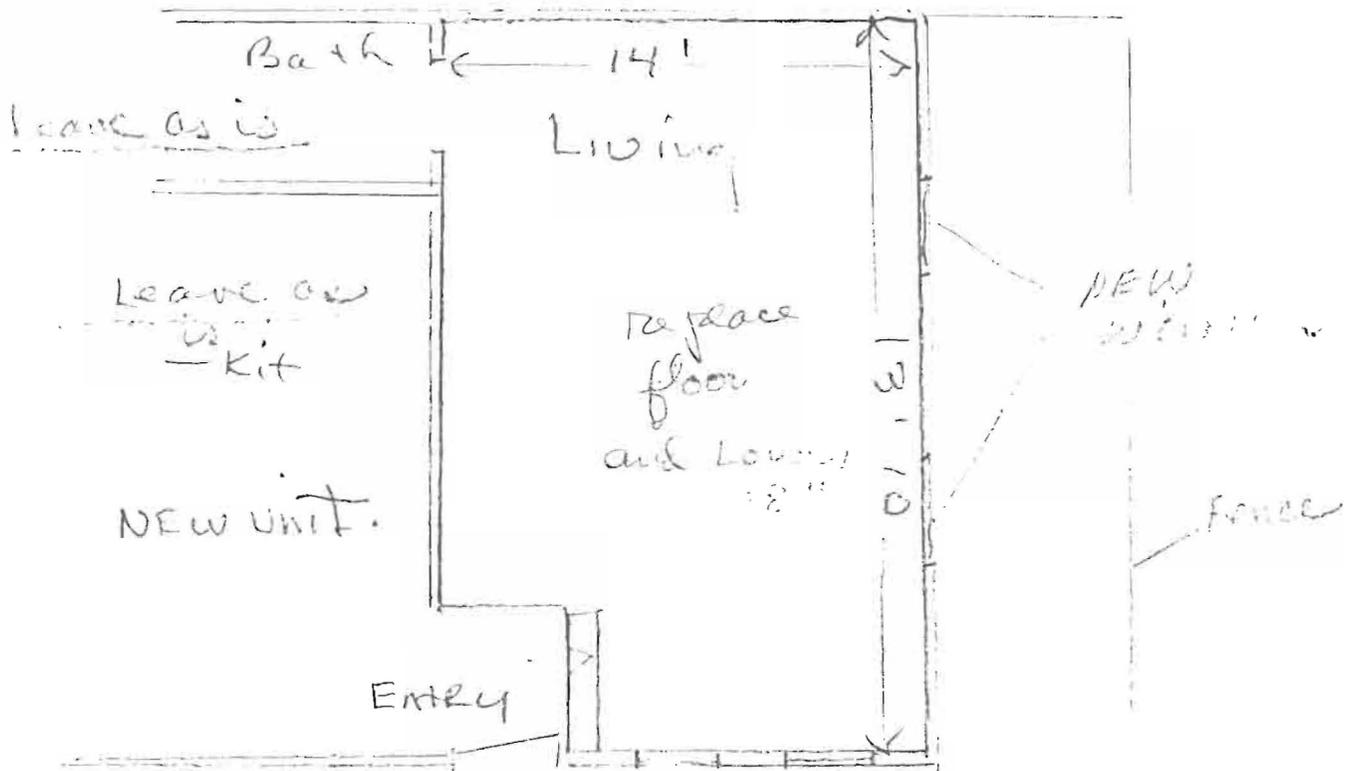
Any and all interior changes to be built according to city codes.

RE: NEW APARTMENT

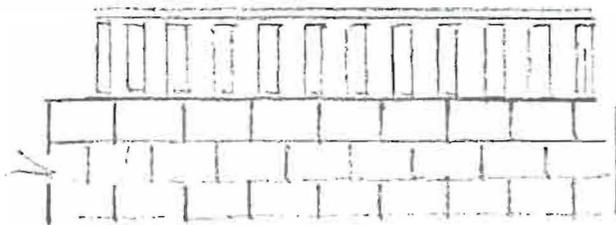
NEW Floor System in Living Room area

only.

Existing floor is sagging badly. I am preparing Rebuilding it in the living Room only and lowering it 18" at the same time



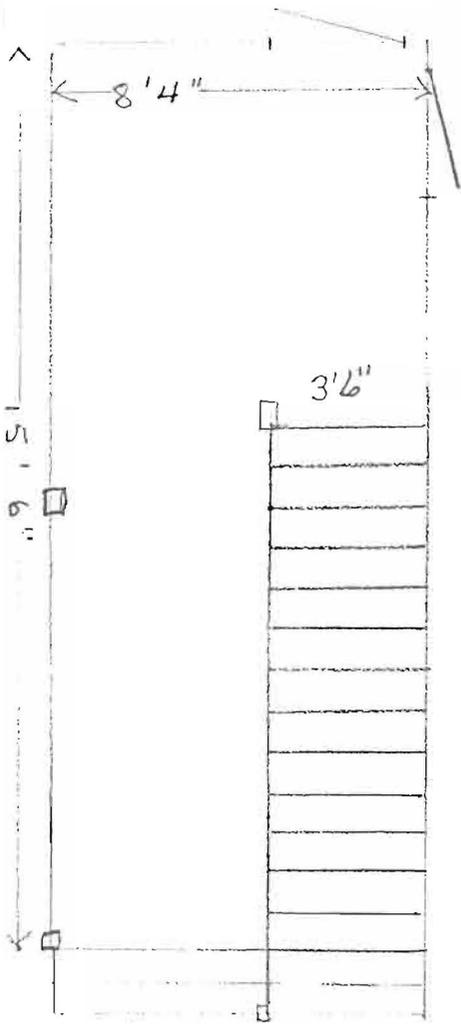
floor joist system will be built of 2x10 - 16' on center with cross ties. It will have a layer of 3/4 plywood and another layer of 3/4 hardwood on top.



repaired but existing will support floor joists.

NEW Decking

All Decking Lumber to be pressure treated
 Ballaster will be 2x2 pt, 3" apart square
 type 3' in freight; additional separate
 addition to top of rail to be added as
 option to satisfy 42" in freight.
 All Decking to be 5/4 PT. Lumber



9'4" elevation between Lower
 Level to upper level decking.
 13 steps from upper to lower
 section,

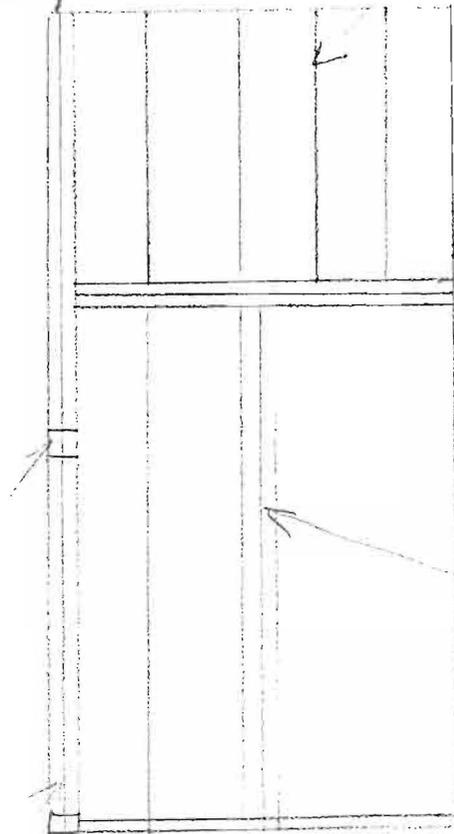
7 1/2" RISER

11" TREAD

Joist system
 one line = 1 JOIST

2x8 joist
 16' on cent

6x6
 Support



3 2x8
 header

2 2x8
 header
 joist

Existing
 Concrete

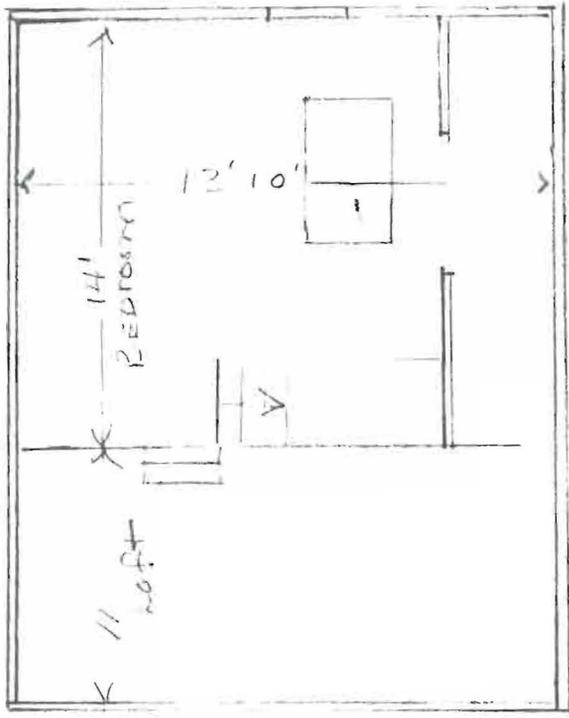


3 2x8 joist

LEVEL 2

APT # 2
103 Bracket St.

NEW APARTMENT



skysight

2ND LEVEL

Loft CO #

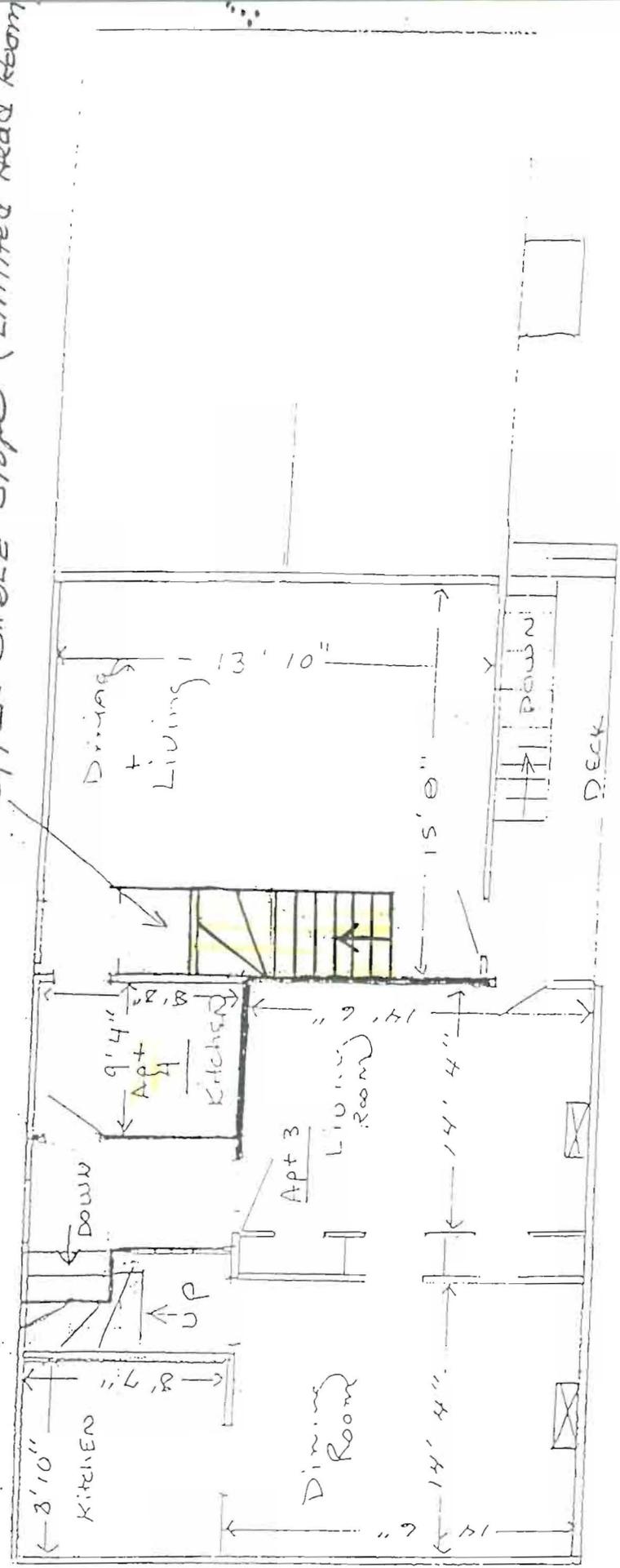
Garage 193 #

LEVEL 2

103 BIRKENHEAD ST

ORIGINAL STAIRCASE IN Apt # 4 FROM EXISTING LIVING ROOM TO UPPER BEDROOM AND BATH

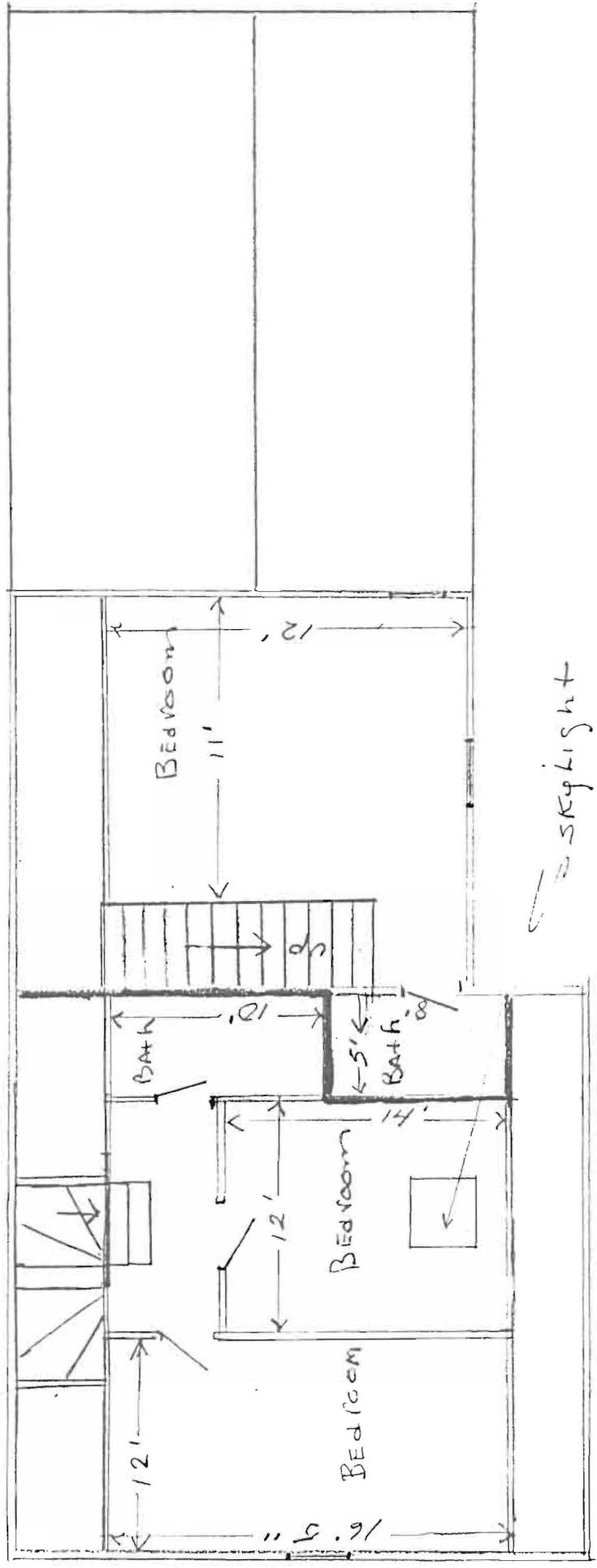
UPPER GABLE SLOPE (LIMITED HEAD ROOM)



EXISTING THREADS WERE 8" WIDE
EXISTING RISERS WERE 9"

103 BRACKETT

LEDEL 3



Cathedral ceiling 10'

HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
103 BRACKETT STREET

45-F-18
99-0065

TO: Chair Wroth and Members of the Historic Preservation Committee
FROM: William B. Needelman, Planner
DATE: January 28, 1999
RE: February 3, 1999 - New Business

Application For: Certificate of Appropriateness - Exterior Renovations

Address: 103 Brackett St. (near intersection of Gray St.)

Applicant: Francis R. Cloutier

Background

The applicant requests approval for exterior changes associated with the rehabilitation of an 1830's Greek Revival residential frame structure with Victorian era modifications. The rehabilitation is intended to bring back some of the architectural integrity of the structure while updating the building to accommodate an additional rental unit.

Proposed Alterations:

Siding: The present siding is vinyl clapboard, and the applicant plans to remove the siding that covers the lower entablature of the pediment, and possibly replace the corner pilasters, as per the 1924 Tax photo.

Windows/Doors: The applicant plans to replace the 1/1 insulated wood sash windows on the first floor with taller units of like kind, bringing back a more appropriate sense of proportion to the fenestration and a look similar to the 1924 documentation. Likewise, the entry doors, currently nondescript steel, are to be replaced. Catalogue cuts for Brosco Windows and front door are attached.

Fire Escape/Decking: The applicant proposes replacing an ill conceived and structurally deficient fire escape structure with a two story deck and stair system set into an interior corner between the main building and a rear ell. The proposed railings are to be simple 2' x 4' rails with 2' x 2' balusters. No details have been supplied concerning lattice or finish. Note that the applicant has also submitted a roof plan for the proposed fire escape. While he is undecided about whether he wants a roof, he is requesting review of the plan by the Committee.

Site/Parking: Improvements to the site include a 5' fence along a portion of the property perimeter. The fence would have chamfered 6" x 6" posts supporting flat slat fencing topped with close set balusters, reflecting the new deck details. See Attachment 8. Additionally, parking on-site would be expanded to seven spaces. A proposed site plan is enclosed as Attachment 4.

Attachments:

1. Application and Project Description
2. 1924 Photo
3. Current Photos
4. Site Plan
5. Catalogue Cut
6. Deck Elevation Drawing
7. Proposed Deck Roof
8. Photo of fence similar to that proposed
9. Building footprint and floor plans



Date: 1-18-99

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: 103 Brackett St. Portland

APPLICANT

Name: Francis R. Cloutier Telephone 7845358

Company, if applicable: _____

Address: 112 PARK ST.
Portland, Maine 04101

PROPERTY OWNER, IF DIFFERENT

Name: _____ Telephone _____

Address: _____

Architect (if any): Greek Revival w/ later Victorian improv.

Contractor or Builder (if any): Frank Cloutier / John Muldoon

Local Designation:

Landmark Within Historic District Historic Landscape District

Francis Cloutier
Applicant's Signature _____ Owner's Signature (if different)

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

Historic preservation:

Description: The Structure at 103 Brackett St. is a late 1830's frame structure dwelling with Victoria changes done to it, pre 1900 possibly.

The Present 1/2 wood insulated windows were put in 1985. The first story windows on the main front (6 windows) were shortened at this time. The front entry door was also changed to a steel door (solid with no detail) with a half moon on the top.

1- I would like to remove the upper vinyl to explore exposing any possible fascia above the 2nd story windows. A relief in the vinyl suggests it is still present under its layer. In so doing I would like to possibly replace the 3 corner areas of the house that would give the illusion of support, original to the house. This would bring back some of its earlier Gt. Revival style. See tax photo copy included.

2. The six windows on the first level were shortened and I would like to replace those. It appears on the tax photo that these may have been at this time $\frac{1}{1}$, with the exception of the 3rd story $\frac{4}{6}$ original G. Revival type; also evident is the flush board horizontal boarding evident of that period.

Since the remaining windows on the house are $\frac{1}{1}$, and, I do not plan to remove these, I would like to replace the smaller $\frac{1}{1}$ with more appropriately sized larger ones on the front.

3- Also, in keeping with the Victorian improvements done earlier this century, I would like to change the present door to a Victorian single lite paneled door with side lite similar to the TAX photo shown. The 2 styles of architecture would more closely resemble the progression of that type structure here in Portland. G. Revival ————, Victorian.

4- A new Decking is proposed to replace the existing egress from the rear of the Build. but clearly visible from Both Brackett and Gray Streets. It is not to code and is very dangerous at this time. Rather than updating this eyesore, I would like to replace it completely and move the access in the located designated in the enclosed diagrams.

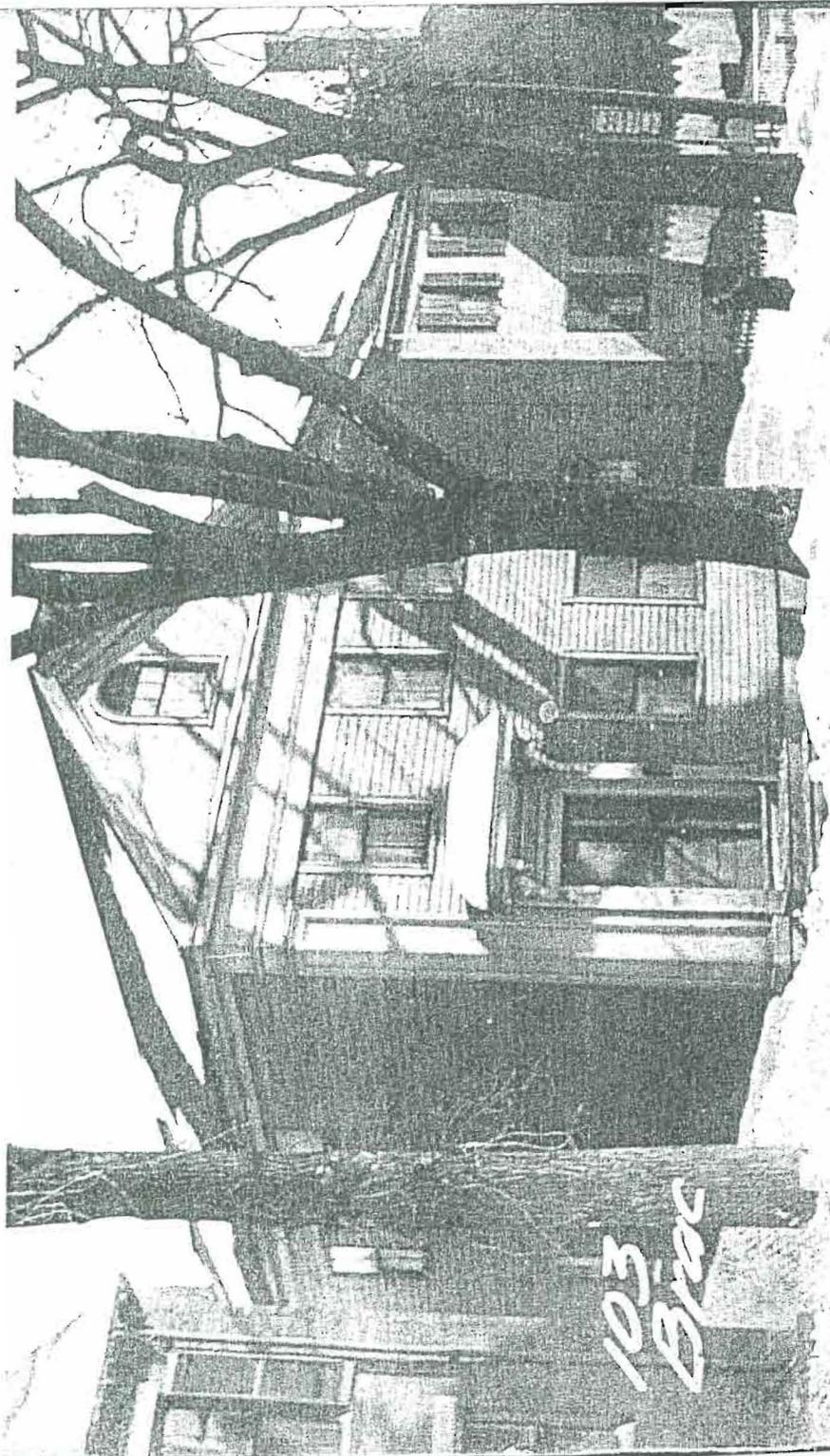
The rails (Ballasters) would be a simple 2x2 square type 3 feet in height. This simple design would reinforce the earlier Mr. Pivotal architecture. It would be recessed in an appropriate inside corner of the visible side yard.

5- A new 5' high fence is to be installed surrounding the outside perimeter of the property. The design would slightly pick up the Ballaster design from the new rails. see photo.

A more simple camouflaged post would be installed than shown.

6x6





103
Brac

45-F-18

Surveyed by Floyd W. Brown

APR 21 1924

18/4/24

(Remarks on other Side)

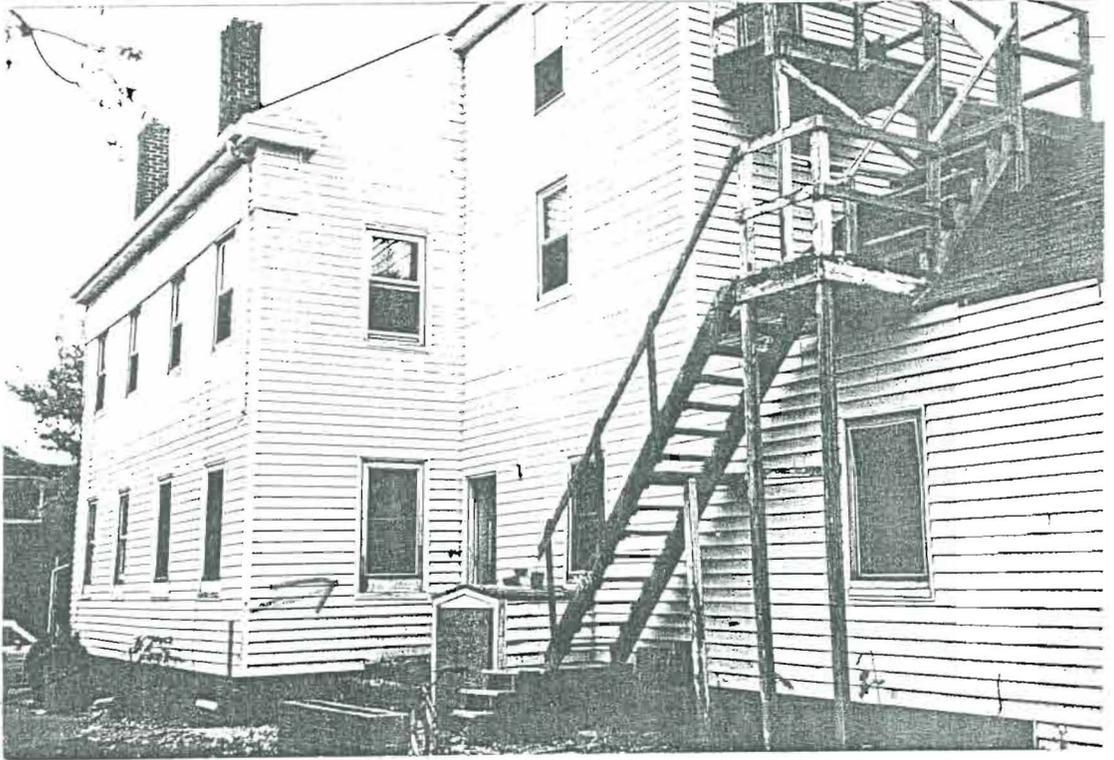
ATT. 3



1999 photos



1999 photos

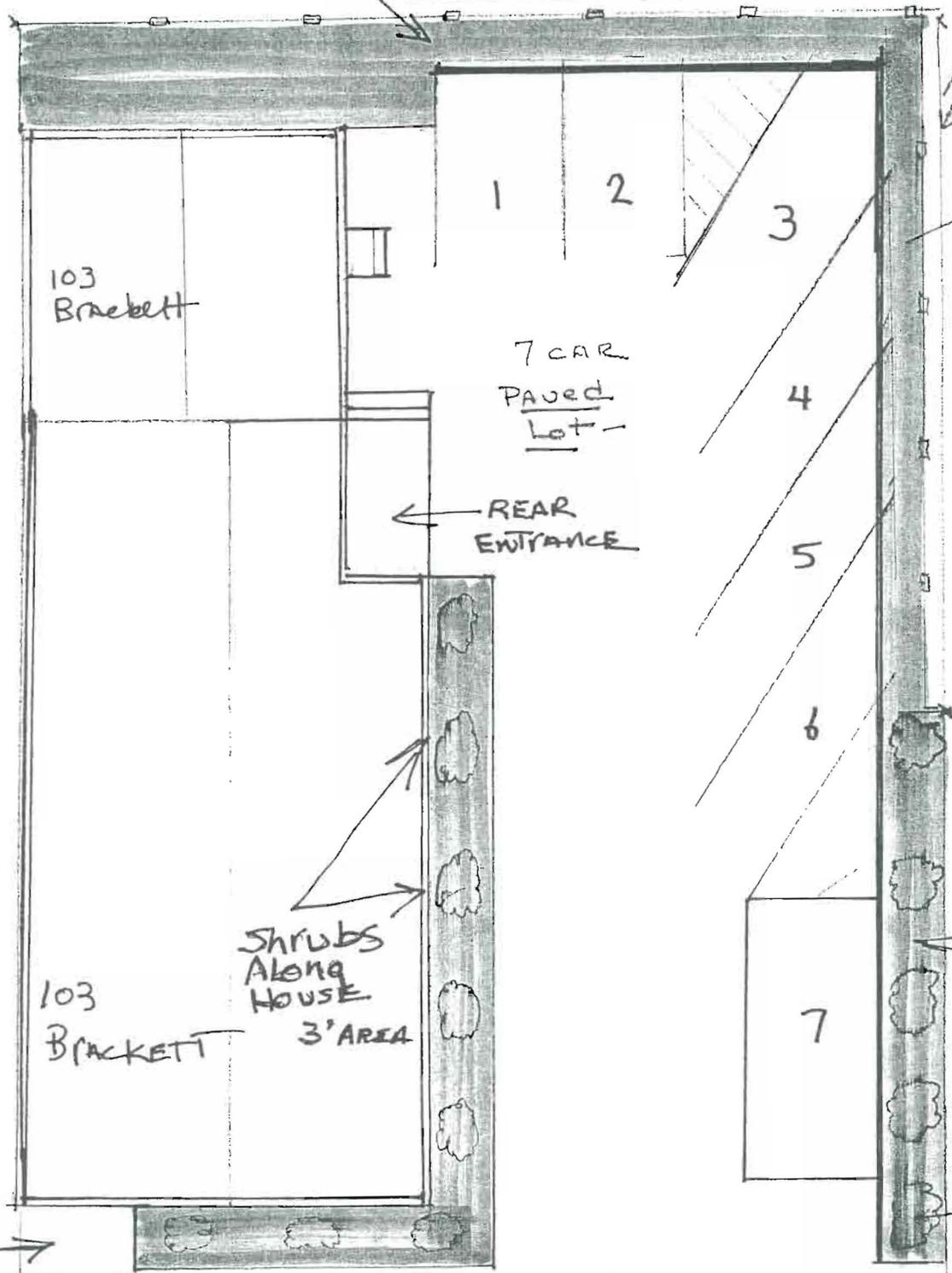


AREA of
PROPOSED
Deck & SECONDARY
ACCESS

2 LEVELS High - utilizing existing 3rd story interior stairwell
SEE floor plan for access to All 3 floors.

Between fence + pavement
4' area wide
Perennials

AREA of NEW
fencing
5' High



2' area
GREEN
AREA
Perennials

REAR
ENTRANCE

7 CAR
PAVED
LOT

103
Brackett

103
BRACKETT

Shrubs
Along
HOUSE
3' AREA

3' area

4352 SQUARE FEET

Shrubs
abutting
75 GRAY ST
HOUSE

FRONT
ENTRANCE

103

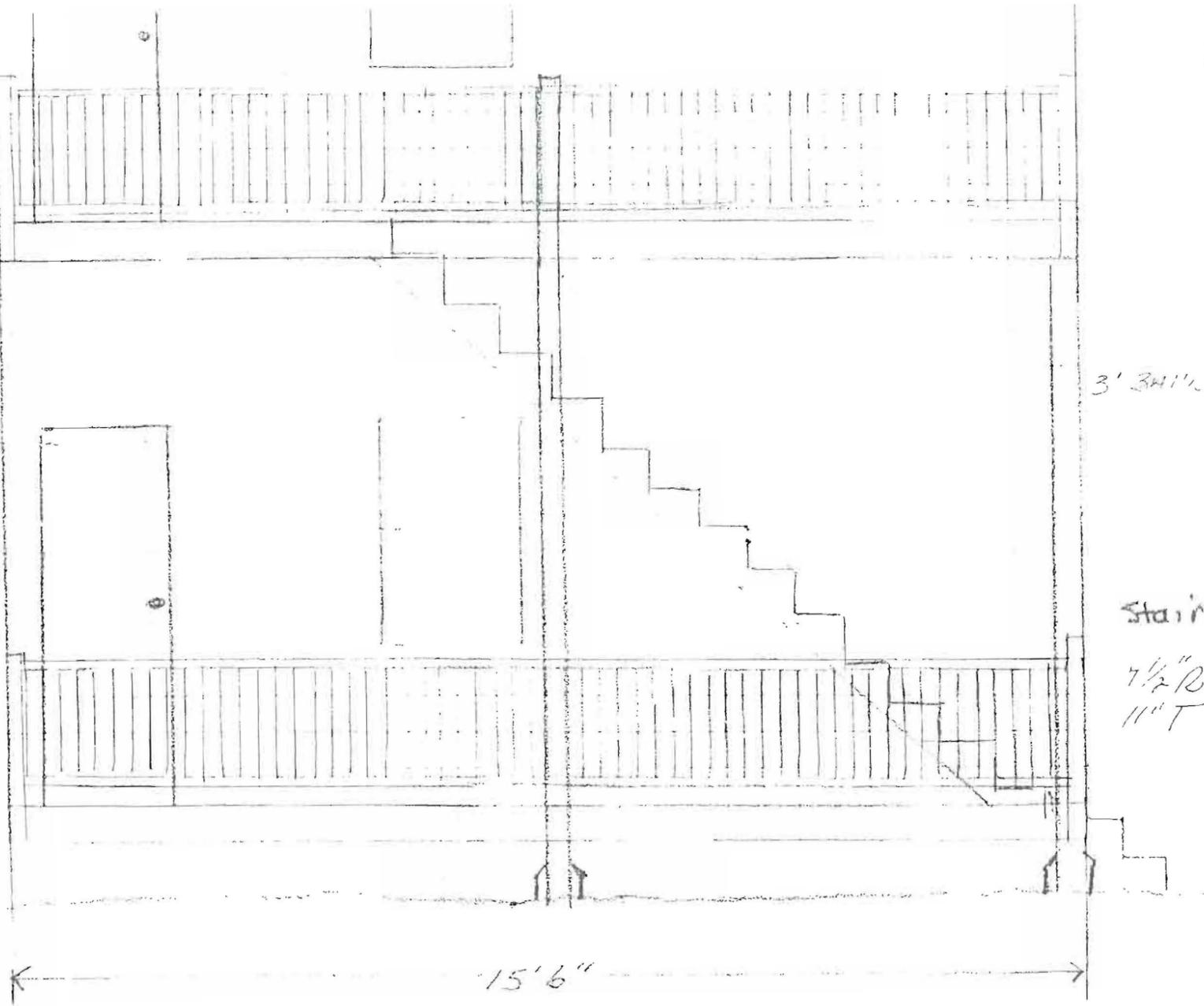


BRACKETT ST

15'6" Long
8'4" wide

6x6 center
and end support
on 4' pilings

③/ 2x8 Headers
on end
2x8 joists
from Building
to Headers
8' Long
16" on center



3' 3 1/4"

Stair

7 1/2" R
11" T

15'6"

PROPOSED NEW access and Decking
From ground level to 2nd level. Existing stairway to
3rd level on the interior to be used.

Front Door
Hi-Lighted

Windows: 6 windows
to be replaced
with Brosco 1/1
Single Light insulated
wood sash to match
original opening +
window of 34" X 62"
R.O.



Exterior Wood Doors



FIR

- Single Thick Tempered Safety Glass
- Solid Bar Divided Lights
- Paint Grade



F-2130
1 1/4" Thick
2'-6" x 6'-8"
2'-8" x 6'-8"
3'-0" x 6'-8"
3'-0" x 7'-0"



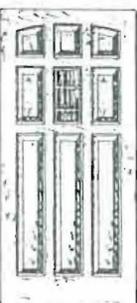
F-2132
1 1/4" Thick
2'-8" x 6'-8"
3'-0" x 6'-8"
3'-0" x 7'-0"



F-2134
1 1/4" Thick
2'-8" x 6'-8"
3'-0" x 6'-8"
3'-0" x 7'-0"



F-2020T
1 1/4" Thick
2'-8" x 6'-8"
3'-0" x 6'-8"
3'-0" x 7'-0"

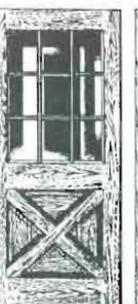


F-2045
1 1/4" Thick
3'-0" x 6'-8"

Wicket sash
furnished
unattached for field
hinging/application



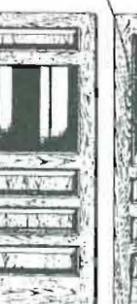
F-944
1 1/4" Thick
2'-6" x 6'-8"
2'-8" x 6'-8"
3'-0" x 6'-8"



F-2035



F-2039



F-117
1 1/4" Thick
2'-6" x 6'-0"
2'-8" x 6'-0"
2'-6" x 6'-8"
2'-8" x 6'-8"
3'-0" x 6'-8"



F-318H
1 1/4" Thick
2'-6" x 6'-8"
2'-8" x 6'-8"



F-418
1 1/4" Thick
2'-6" x 6'-8"
2'-8" x 6'-8"

NOTE: 6'-8" Height for doors may be cut to 6'-6" height by cutting 2" from bottom rail.
1 1/4" doors not available set-up in exterior frames.

ATT. 5

Roof Deck Covering

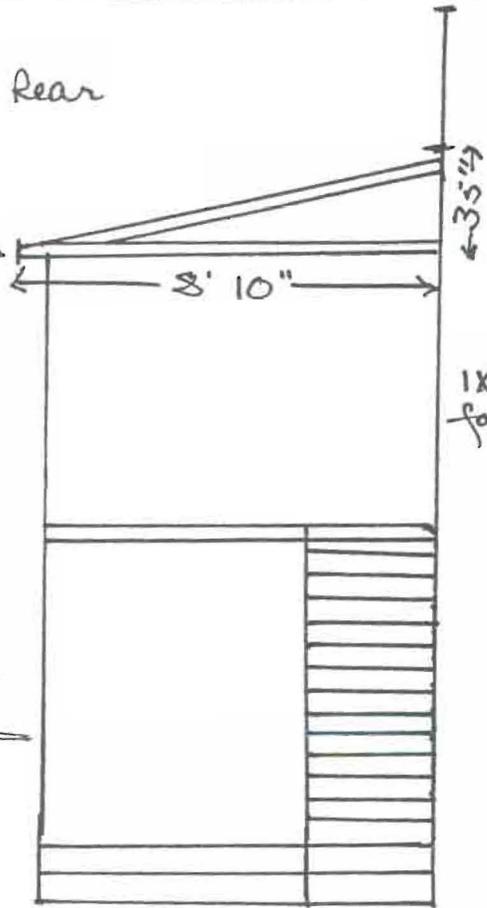
Att. 7

imprint
 depicting
 roof line
 of proposed
 covering

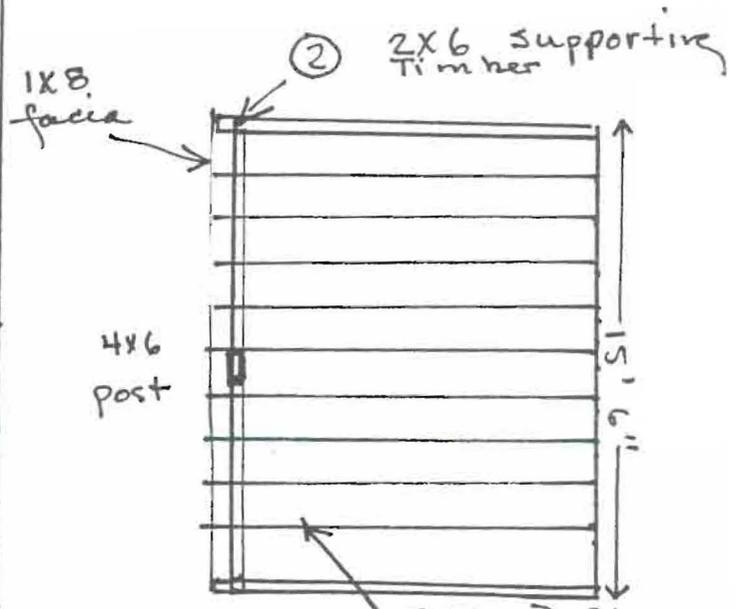


Side View from Rear

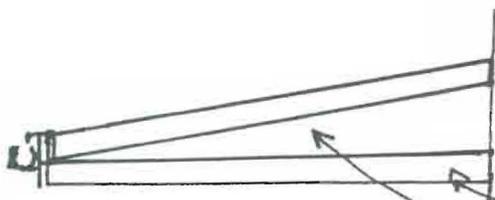
facia simple
 o match
 existing facia
 on house - gutter
 o match existing
 on house.
 Asphalt shingles
 on roof to match
 main roof system



Proposed Roof over
 New Deck area
All Pressure Treated
 pitch 12"/4"

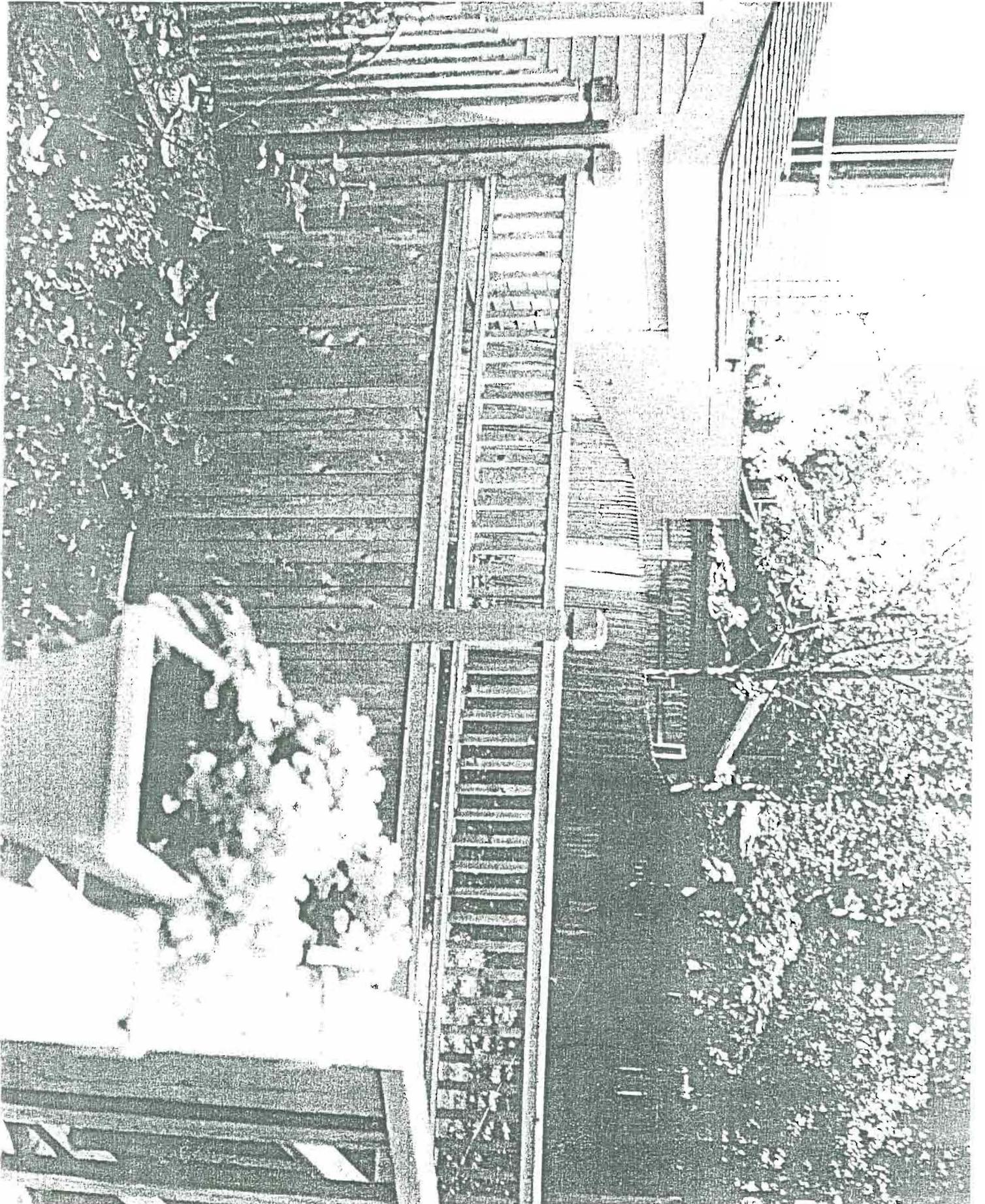


Roof top
 2x6 construction



end RAFTER only
 not to be used as a D.D. frame incl.

SIMPLE
CAPS on
posts



copy

February 23, 1999

Mr. Francis Cloutier
112 Park Street
Portland, Maine 04101

Re: Exterior Alterations; 103 Brackett Street. Window replacement, siding/trim restorations, fire escape/ deck structure, site improvements.

Dear Mr.Cloutier:

On February 3, 1999, the City of Portland's Historic Preservation Committee voted 5-0 (Breggia, Romano absent) to approve your application for a Certificate of Appropriateness, with conditions. The Committee granted approval with out conditions for your deck structure and site work (fence and parking.)

The approval for the window replacements and siding/trim restorations are subject to the following conditions, and are referred to staff for review:

* That the windows be replaced as per your letter with Brosco 1/1 wood sash units within existing openings, while restoring their original height. Trim will be flat 3.75" wide resting on replaced sills sized to match originals, approximately 2". Future window trim modifications may be considered with staff consultation.

* That upon vinyl siding removal from the pilasters and entablature, staff will review proposals for trim restoration.

All improvements shall be carried out as shown on the plans and specifications submitted for the 2/3/99 meeting, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a

period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

COPY

Edward Hobler, Vice Chair
Historic Preservation Committee

cc: Deborah Andrews, Senior Planner
David Jordan, Historic Preservation Enforcement Officer
Mary Gresik, Building Inspections
Henry Gillert, Principal Engineer, Buildings Division
William B. Needelman, Planner

BUILDING PERMIT REPORT

DATE: 25 January 1999 ADDRESS: 103 Brackett St. CBL: Ø45-F-Ø18
REASON FOR PERMIT: Change of use from 3 To 4 family dwelling
BUILDING OWNER: Francis R. Cloutier
CONTRACTOR: Cloutier / Muldoom
PERMIT APPLICANT: ↑
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *8, *9, *10, *11, *12, *13, *14, *16, *24, *26, *29, *30, *31

- ~~*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. Section 1813.5.2
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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). Chapter 12 & NFPA 211
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 42", 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- ~~*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") 1014.4
- ~~*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

COMMENTS

5-18-99 Lou Fourimer called for a R.I. on Plumbing had water test on OK on test, I talked to Mr. Crouther about the stairs on the 2nd to 3rd floor being 8 1/8 R. and 9" T. Told him to contact Sam about waver and to Recut carriage because of over cut at the throat of several stair points. (TR)
200 High St office

6-22-99 Placed STOP WORK ORDER on premises
Hand delivered Notice to Crandell Toothaker
for Francis Cloutier to STOP work + Get Bldg. Amendment

Inspection Record

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

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 (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. Section 1010.1

*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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. 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

*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 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) Section 920.3.2

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. Section 921.0

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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

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. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

*31. A one hour fire separation assembly (wall must be constructed between the existing 3 units and the proposed 4 dwelling units openings below fire escapes shall be protected with an approved fire door or fire window assembly

33.


P. Samuel Moises, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator