

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

Location of Construction: 29 Deering St		Owner: Marcia Bernstein		Phone: 780-8212		Permit No: 980715	
Owner Address: 200A High St Portland, ME 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL - 2 1998 CITY OF PORTLAND </div>	
Past Use: 5-Unit		Proposed Use: 2-Unit		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 25.00 INSPECTION: Use Group 43 Type 53 000496 Signature: Hoffe	
Proposed Project Description: Change Use From 5 to 2-fam Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zone: CBL: 046-A-012 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: MD		Date Applied For: 26 June 1998					

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: 26 June 1998 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

- Zoning Appeal**
- ☐ Variance
 - ☐ Miscellaneous
 - ☐ Conditional Use
 - ☐ Interpretation
 - ☐ Approved
 - ☐ Denied

- Historic Preservation**
- ☐ Not in District or Landmark
 - ☐ Does Not Require Review
 - ☐ Requires Review

- Action:**
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied

Date: _____

CEO DISTRICT

5

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

Amendment

**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>29 DEERING ST. PORTLAND, ME 04101</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>46</i> Block# <i>A</i> Lot# <i>12</i>		Owner: <i>MARCIA S. BERNSTEIN</i>	Telephone#: <i>207-780-8212</i>
Owner's Address: <i>200 A HIGH ST PORTLAND, ME 04101</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ Fee \$ <i>25</i>
Proposed Project Description: (Please be as specific as possible) <i>TO AMMEND ORIGINAL BUILDING PERMIT #970491 ISSUED 5/22/97. BUILDING WILL BE USED AS A 2 FAMILY. (SEE ATTACHED)</i>			
Contractor's Name, Address & Telephone <i>SAME AS OWNER</i>			Rec'd By <i>Vicki D.</i>
Current Use: <i>5 UNIT</i>		Proposed Use: <i>2 UNIT</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 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: <i>Marcia S. Bernstein</i>	Date: <i>6/25/98</i>
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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

Loyle - OK

Marcia S. Bernstein
200 #A High St.
Portland, ME 04101

DATE: JUNE 25, 1998

Re: Amendment of Permit #970491
29 Deering St.

Attn: Marge Schmuckle

Marge:

This letter describes any and all work that has been performed in the renovation of the property located at 29 Deering St..

The renovation of 29 Deering St. allows for 3 individual dwelling units, and the property has been renovated to current code as a 3 unit dwelling. However a 2 year lease has been signed over to tenants who will be living in both the first and 2nd floor units as a townhouse, therefore it was necessary to remove the kitchen plumbing and cabinetry from the 2nd floor. (see drawings) No other changes structural, electrical, or otherwise were made to the original 3 unit plan to adapt the building to use as a 2 unit. All building inspections were completed for the rough in stage as a three unit dwelling and the final building inspection has been completed by Tom Rainsborough and Mike Collins. Tom has written up the Certificate of Occupancy to reflect the future intended use of the property as a 3 unit.

It is my understanding that when the current 2 year lease expires I will be required to pull a plumbing permit for the re-installation of the 2nd floor kitchen plumbing and apply for a change of use permit. This will allow for the building use officially to be changed from its' temporary use as a 2 unit to its original intended use as a 3 unit dwelling.

Attached are the original drawings approved for the original permit with the removal of the 2nd floor kitchen indicated. The 3rd floor apartment remains unaffected. Please see Tom Rainsborough for further details or if I can answer any questions I can be reached during the day at 780-8212.

Thank you for your time and consideration.

A handwritten signature in dark ink, appearing to read "Marcia Bernstein", with a long, sweeping horizontal line extending to the right.

Marcy Bernstein

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

970491

This is to certify that Marcia S Bernstein

has permission to make a change of use - to 3-fam w intr renvtns

AT 29 Deering St

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 written permission procured before this building or part thereof is lathed or otherwise 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

UNITED STATES MARSHALS
QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS, that the UNITED STATES OF AMERICA, a corporate sovereign, pursuant to a Final Order of Forfeiture entered on July 29, 1996, the United States District Court for the District of Maine, in Docket No. 96-4-B, entitled United States v. William Henry Fox, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by Marsha S. Bernsetin, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Marsha S. Bernstein, her heirs and assigns forever, the premises known as 29 Deering Street, Portland, Cumberland County, Maine described as follows:

On the northerly side of Deering Street, in said Portland and more particularly bounded and described as follows, viz: Beginning at a point on the said northerly side of Deering Street opposite to, and in line with, the center of the division wall between the two brick dwelling houses located on the northwesterly corner of said Deering Street and Avon Street; thence westerly by said Deering Street thirty-six (36) feet to land now or formerly of Lyman M. Cousens; thence northerly by said Cousens land one hundred (100) feet to land now or formerly of Mrs. Senter; thence easterly by said Senter land thirty-six (36) feet to a point midway between the easterly and westerly lines of lot numbered ten (10) on a certain plan recorded in the Cumberland County Registry of Deeds in Plan Book No. 2, Plan No. 2; thence southerly by a line dividing the easterly half of said lot numbered ten (10) from the westerly half thereof, and through the center of said division wall between said two brick dwelling houses one hundred (100) feet said Deering Street and the place of beginning.

Being the same premises conveyed to William Fox by warranty deed of Maine Eye and Ear Infirmary dated July 13, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4457, Page 283.

TO HAVE AND TO HOLD the same, together with all the privileges

BUILDING PERMIT REPORT

DATE: 2 July 98 ADDRESS: 29 Deering ST. (046-A-012)
REASON FOR PERMIT: Change of use From 5 dwellings To 2 dwellings
BUILDING OWNER: Marcia Bernstein
CONTRACTOR: _____
PERMIT APPLICANT: _____
USE GROUP R-3 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 *12, *16, *24 *26 *29

- X 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.
- 3. Precaution must be taken to protect concrete from freezing.
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 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".
- 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. All other Use group minimum 11" tread, 7" maximum rise.
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height 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



CITY OF PORTLAND, MAINE
Department of Building Inspection

046-A-012

Certificate of Occupancy

LOCATION

29 Deering St - 046-1-012

Issued to Marcia Bernstein

Date of Issue 21 July 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980715, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Two family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

COMMENTS

7-23-98 Permit is closed as 5 Fan to 2 Fan. 2nd Floor is plumbed in Front Room for Kitchen set up. Plumbing and Electrical

if Request is made in Future to Return to 3 Fan Refuse to Permit # 970491 and see that all Plumbing and Specks were meet for 96 BOCA. (T.Rendallburg)

Heating ~~Plumbing~~ Permit # 971240 Plumbing Permit # 6400

- you will need a new c.o. to change Back to 3 Fan.

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

X16. 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. 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)

X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

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

X26. 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).

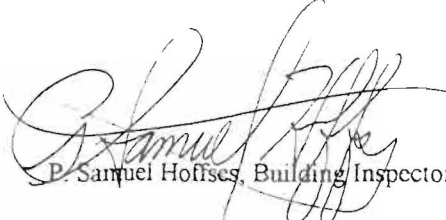
28. Please read and implement the attached Land Use-Zoning report requirements.

X29. A one hour fire separation must be maintained between
dwelling units.

30. _____

31. _____

32. _____


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal