

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

Location of Construction: 542-544 Cumberland Avenue		Owner: Ann Edwards	Phone: 878-6944	Permit No: 290339
Owner Address: 528***474 Blackstrap Road Falmouth, ME 04105	Lessee/Buyer's Name: SEAN CITE	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 16 1999 CITY OF PORTLAND </div>
Contractor Name:	Address: - HERE -	Phone:		
Past Use: Multi-Family (3 Units)	Proposed Use: Same	COST OF WORK: \$	PERMIT FEE: \$ 25.00	Zoning Approval: [Signature] 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"/>
Proposed Project Description: Change of Use for 3 units. In 1979 a change of use was not done for renovations of the 3rd unit.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: [Signature]	Signature: [Signature]	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
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date:	
Permit Taken By: SP	Date Applied For: 4-2-99			

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

4-6-99

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

CEO DISTRICT



Applicant: ANN Edwards

Date: 4/15/99

Address: 542-544 Cumberland Ave C-B-L: 47-A-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1890

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change of use to legalize 3 units

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height - exist

Lot Area - 3,888[#]

Lot Coverage/ Impervious Surface -

Area per Family - 1,000[#]/unit - 3,000[#] req.

Off-street Parking - Reg 2+1.5 = 3.5 SPACES -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

1 unit on each floor
≈ 1568[#] each floor
(over 600[#] has not
reduced any unit to
less than 1,000[#])

4 SPACES shown

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): <u>542-544 CUMBERLAND AVE</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot <u>3888</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>47</u> Block# <u>A</u> Lot# <u>8</u>		Owner: <u>Ann EDWARDS</u>	Telephone#: <u>878 6944</u>
Owner's Address: <u>474 BIALIC STRAP RD FALMOUTH, ME 04105</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ Fee <u>\$25-</u>
Proposed Project Description:(Please be as specific as possible) <u>IN 1979 OWNER PURCHASED BUILDING. IT HAD 3 UNITS AT THE TIME. SHE RENOVATED THE THIRD FLOOR. (SANDERD FLOORS, UPDATED ZEE AND HEAT ETC) SHE PULLED ALL HER PERMITS BUT DID NOT KNOW TO GET A CHANGE OF USE PERMIT.</u>			
Contractor's Name, Address & Telephone <u>NOW NEEDS A C.O. FOR 3rd UNIT.</u>			Rec'd By <u>[Signature]</u>
Current Use: <u>THREE APARTMENTS</u>		Proposed Use: <u>THREE APARTMENTS</u>	

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, Ventillation 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.

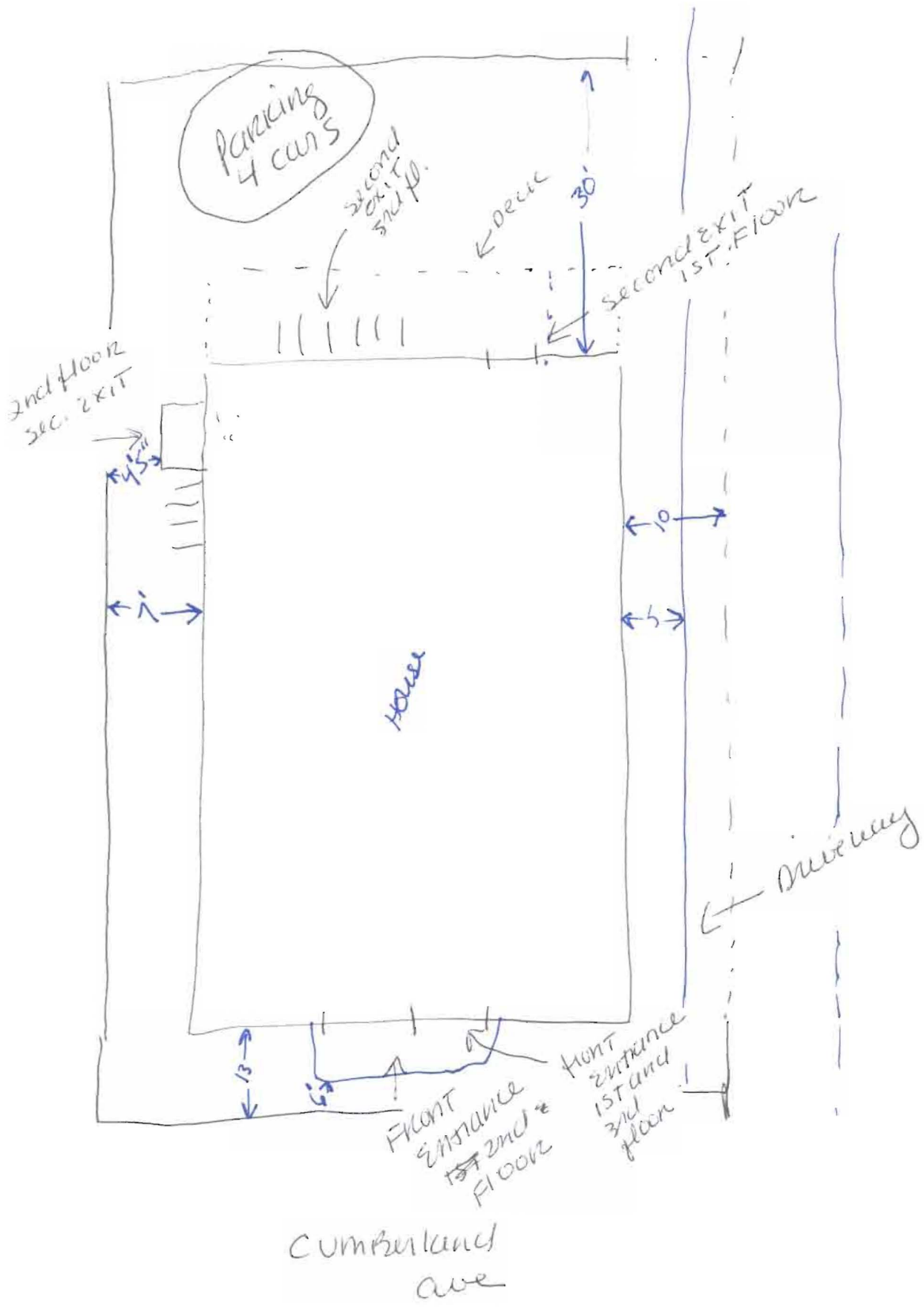
Certification

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: <u>Ann J. Edwards</u>	Date: <u>4/1/99</u>
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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







Know all Men by these Presents

That I, Lawrence Waddell, of Portland, County of Cumberland,
State of Maine,

In consideration of One Dollar and other valuable considerations,

paid by Ann Edwards, of Portland, County of Cumberland, State of Maine,

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain,
sell and convey, and forever quit-claim unto the said Ann Edwards,

her heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon situated on the southerly side of Cumberland Avenue, and being numbered 542 and 544 on said Cumberland Avenue: Said lot or parcel of land is more particularly bounded and described as follows: commencing on the said southerly side of said avenue formerly called Cumberland Street at the northwest corner of a certain strip of land conveyed by George F. Junkins to Charles B. Thurston; thence running southwardly on a right angle line from said Cumberland Avenue and by said land formerly conveyed to said Thurston, one hundred and forty-three (100.43) hundredths feet to land now or formerly of Daniel F. Emery; thence westerly by said land now or formerly of said Emery eleven and seven tenths (11.7) feet to land formerly of Mrs. Margaret Hale; thence by said land formerly of Mrs. Hale westerly about thirty (30) feet to a stake in the easterly side line of a certain passageway; thence northerly by said side line of said passageway and by said Hale land ninety-four and twenty-two hundredths (94.22) feet to said Cumberland Avenue; thence easterly by said Cumberland Avenue about forty (40) feet to the corner begun at.

Also an easement to pass and repass along a private way as now existing on the southerly side of said Cumberland Avenue, as more particularly described in a deed from the Congress Land Co., to Cora E. Withington, dated July 31, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1837, Page 158.

Being the same premises conveyed to this Grantor by a warranty deed from Cora E. Withington recorded in the Cumberland County Registry of Deeds in Book 542, Page 334. Excepting from the above described parcel a certain parcel conveyed by Cora E. Withington to the Congress Land Co. by a quit-claim deed dated August 27, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1837, Page 157, being more particularly bounded and described as follows:

170

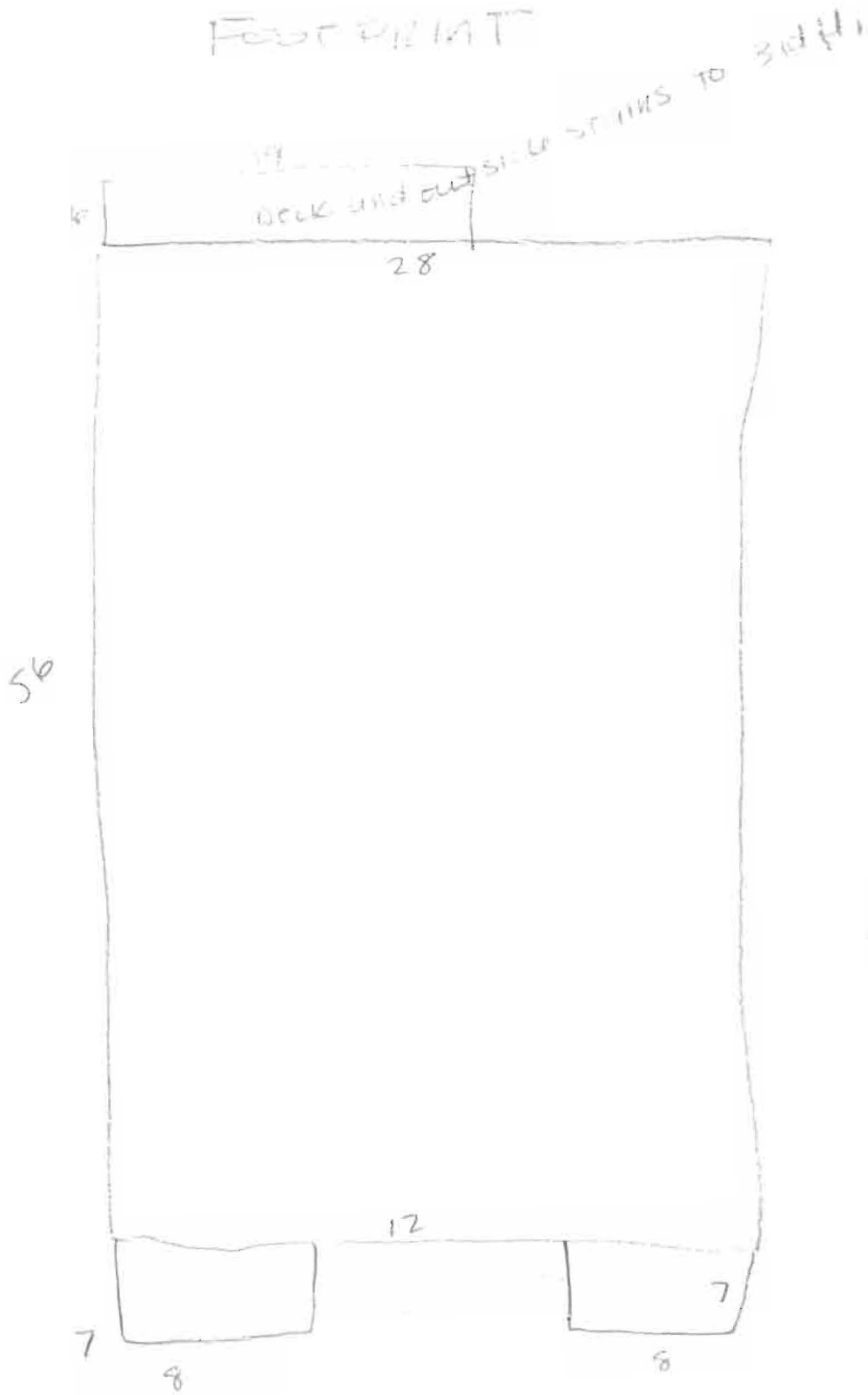
Beginning on the southerly side line of Cumberland Avenue at the northwesterly corner of land conveyed to Cora Pottle and Blanche L. Pottle by George F. Junkins by deed dated January 26, 1916, and recorded in the Cumberland County Registry of Deeds in Book 963, Page 13, which point is the northwesterly corner of an eleven (11) foot passageway adjoining the westerly side line of this Grantor's land; thence from said point proceeding easterly along the southerly line of said Cumberland Avenue a distance of eight (8) inches; thence southerly and parallel with the westerly side line of this Grantor's land maintaining said width of eight (8) inches a distance of seventeen (17) feet eight (8) inches.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said Ann Edwards, her

heirs and assigns forever.

And I do covenant with the said grantee, her heirs and assigns, that I will warrant and forever defend the said premises to the said grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me

FOOTPRINT

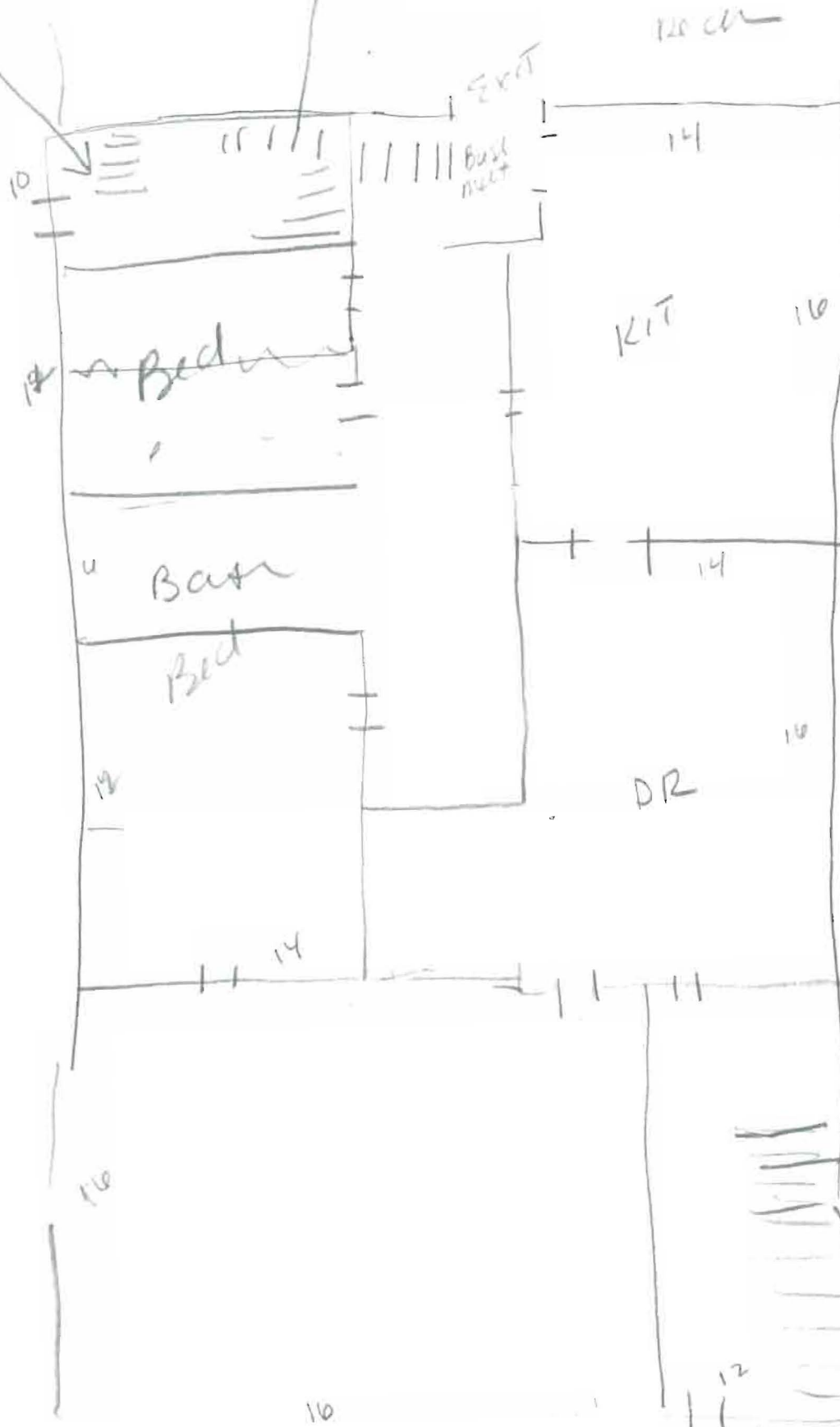


$$28 \times 56 = 1568 \text{ sq ft}$$

Side wall

1ST fl -

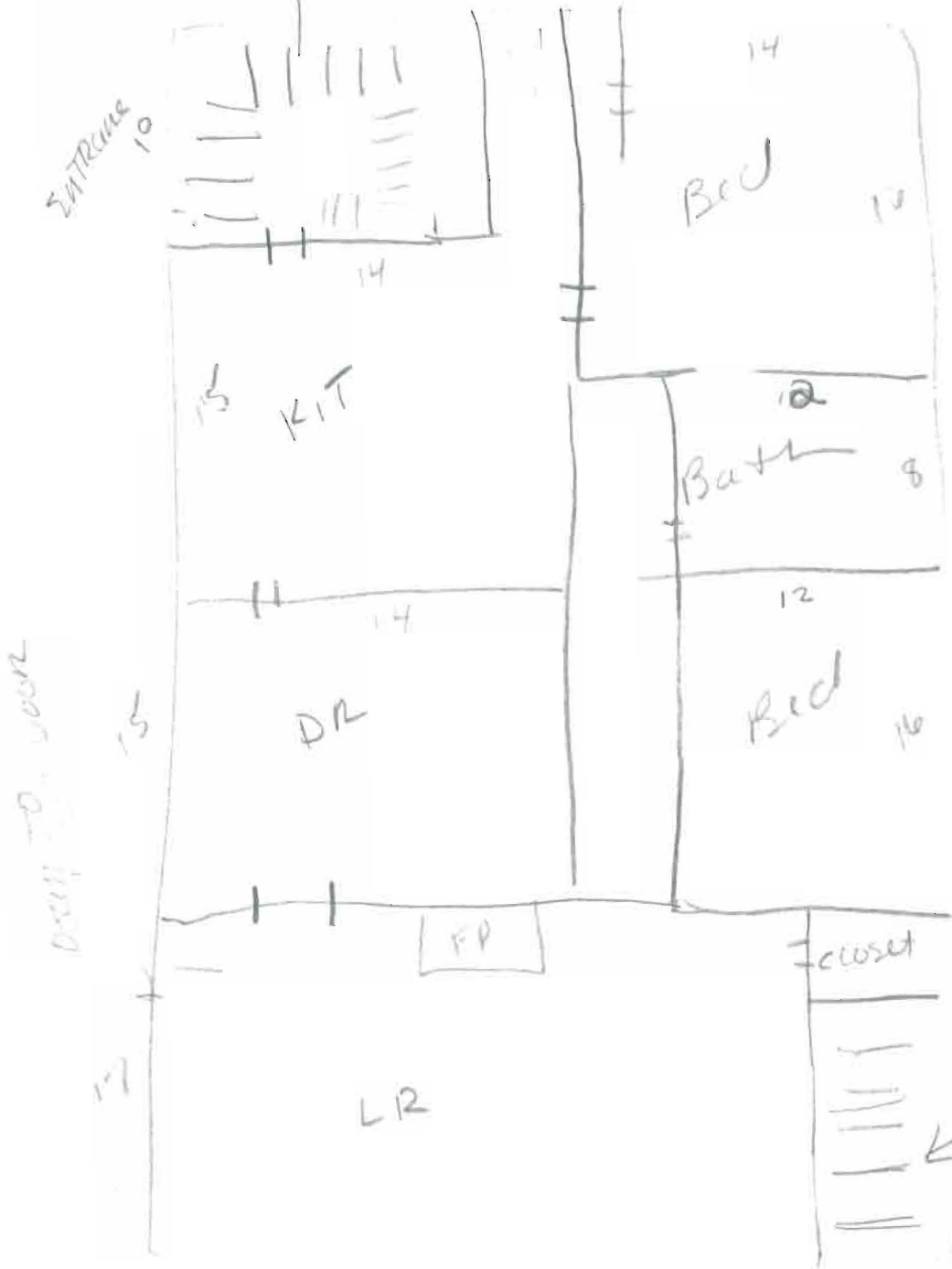
TO BEAMER
TO SECOND FL.



FRONT DOOR

UNIT 2
2nd fl.

STARTS OUT
THAT STARTS ONLY 90
TO THIS APARTMENT
AND OUT TO
TO THE APARTMENT
FROM APARTMENT



TO THIRD
ENTERS FROM
BROOK CO
HOUSE TO
1ST
AND 314
fl.

outside wooden STAIRS to 1ST FLOOR BACK

3rd Floor



TO outside light of house

BUILDING PERMIT REPORT

DATE: 14/APR/99 ADDRESS: 542-544 Cumberland Ave CBL: 047-A-008
REASON FOR PERMIT: For a change of use To 3 Family (AFTER THE FACT.)
BUILDING OWNER: ANN Edwards
PERMIT APPLICANT: SAA
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, *9, *11, *13, *15, *16, *17, *19, *22, *29, *33, #3

- *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)
- 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 damp proofing 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *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", 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 3e4" 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)
- 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 3/4" 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 (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- *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)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 542-544 Cumberland Avenue

Issued to Ann Edwards

Date of Issue 4/23/99

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. 990339, 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

3 Family Dwelling

Limiting Conditions:

Existing units grandfathered under 1979 standards

This certificate supersedes
certificate issued

Approved:

4/23/99

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.

- 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)
- *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/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.
- 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 maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall 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/1996)
- 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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *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.
- *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).
- 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. *→ Any changes or additional units need separate review & approval*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. _____
- 35. _____
- 36. _____

[Signature]
 B. Sandoz-Hoffes, Building Inspector
 cc/ Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.