

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

Location of Construction: 62 Mellen St		Owner: Babbitt, Edward & Linda		Phone: 799-7765 871-8942 w		Permit No: 980354	
Owner Address: 70 Evans St So. Portland, ME 04106		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Ray Marquis 797-7044		Address: Pager: 759-3296		Phone:		Permit Issued: APR 13 1998 CITY OF PORTLAND	
Past Use: 4-iam		Proposed Use: Same		COST OF WORK: \$ 1,500.00		PERMIT FEE: 30.00 \$ INFORMATION	
Proposed Project Description: Erect Fire Escape - External Add door/second floor front to access new fire escape		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R Type: 12 4000 96		Zone: CBL: 047-A-027	
		Signature: [Signature]		Signature: [Signature]		Zoning Approval: [Signature]	
Permit Taken By: Mary Greenh		Date Applied For: 11 March 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland Sec. 11-411 <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"/>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: Linda babbitt ADDRESS: 70 Evans St So. Portland, ME 04106 DATE: 11 March 1998 PHONE: 799-7765

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

5

**City Of Portland
Inspection Services
RETURN OF SERVICE**

(14105)

On the 1 day of May, 1998, I made service of the Notice of Violation
upon the owner, Linda Babbitt, at 42 Miller St.
047-A-027

X

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____ at _____.

By (describe other manner of service) _____.

DATED: 5-1-98

D. E. Remington
Signature of Person Making Service

C. E. O. city of Portland
Title

copy

TO: Samuel P. Hoffses, Building Inspector
FROM: David Jordan, Historic Preservation Officer
DATE: April 14, 1998
SUBJECT: 42 Mellen Street

Due to the need of a legal apartment with proper egress, I am requesting that the proposed fire escape not be required to protect this stair system with a roof canopy design. Both platforms are semi-protected and the construction of a roof over the stairs would detract from the historic qualities of the structure.

cc: Deborah Andrews, Senior Planner

SITE PLAN FOR:
PROPOSED FIRE ESCAPE

No Risers

42 MELLEST
2x4 hand grip

Space Between hand Rails
2' 3 5/8" (27 5/8")
REAR ENTRANCE
To Hall /
2ND + 3RD

PROPOSED
FIRE ESCAPE

BARBER
GRILL

FIRST FLOOR
REAR
ENTRANCE

TREE
STOP

39 7/8" Hand Rail

36" 36" x 36" 33" x 41" W
PLATFORM

39 3/4" Hand Rail

53" x 41" 33"
36" x 36"
PLATFORM

WALKWAY

TOILET
PORCH

42 MELLEST.

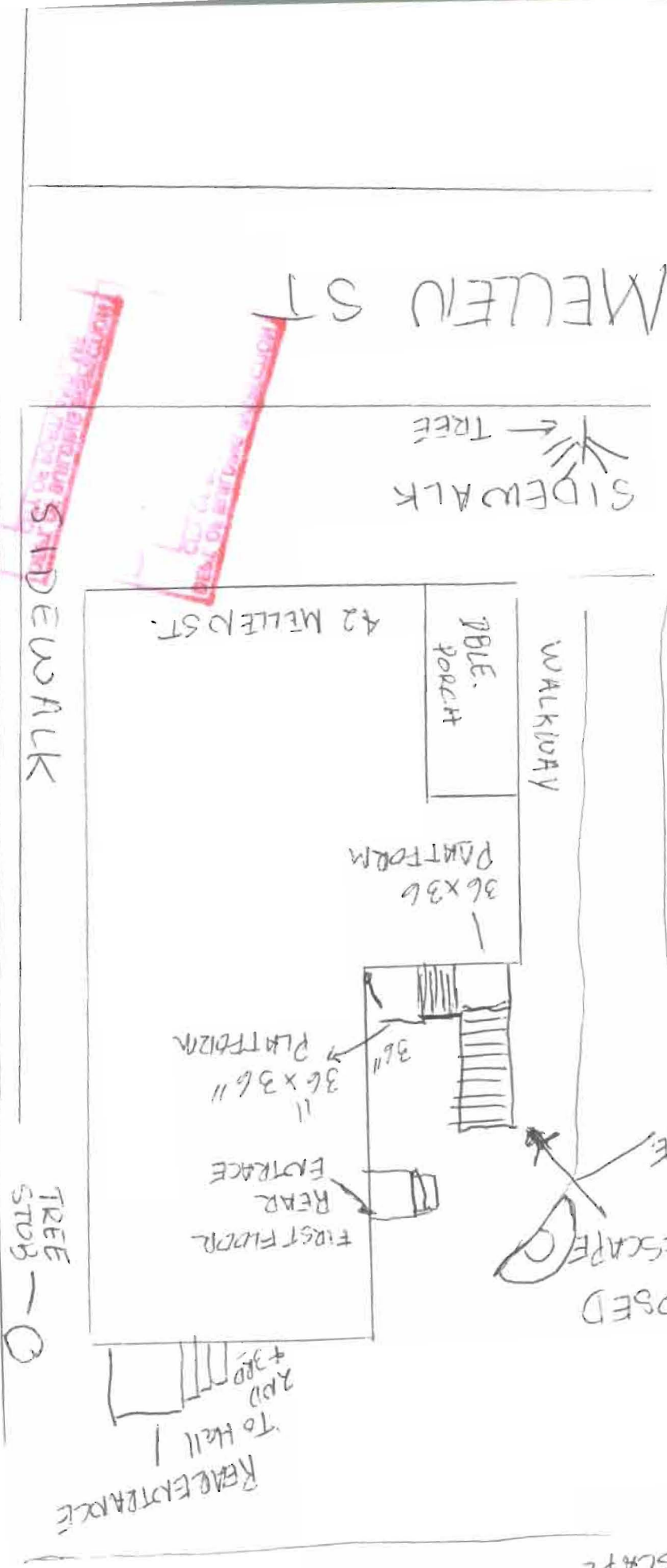
SIDEWALK

SIDEWALK
TREE

MELLEST

CUMBERLAND AVE.

SITE PLAN FOR:
PROPOSED FIRE ESCAPE
42 MELLEST ST.



CUMBERLAND AVE.

MELLEST ST

SIDEWALK
← TREE

SIDEWALK

TREE
STUB - O

36x36 PLATFORM
36\"/>
36x36\" PLATFORM
REAR ESCAPE

FIRST FLOOR

REAR ESCAPE
To Well 1
2nd + 3rd

PROPOSED
FIRE ESCAPE
BARRIERS
GALL



CITY OF PORTLAND

Dear Applicant for Historic Preservation Review:

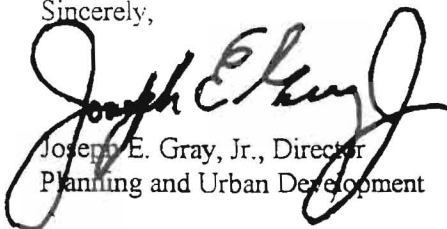
To receive a **Certificate of Appropriateness** for work proposed in a historic district, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings and specifications to the Department of Planning and Urban Development, Portland City Hall, 389 Congress Street, Room 404, Portland, Maine.

Following a preliminary review of your application by staff, you may be asked to submit additional information. Staff will work with you to encourage work consistent with the standards provided. Minor projects, such as signage and awning installations, are reviewed and approved at the staff level. For projects requiring Committee review, the application should be submitted **at least 2 weeks before the desired meeting date** of the Historic Preservation Committee. The Committee meets on the first and third Wednesdays of each month.

Please note that there is no application fee required for historic preservation review. However, when an application requires Committee review, applicants are responsible for the costs of sending notices and placing a legal ad in the newspaper. Such costs shall be paid prior to the issuance of a Certificate of Appropriateness/Building Permit or upon denial.

If you have questions or need assistance in completing this form, please contact the Historic Preservation Program Coordinator, Deborah Andrews at 874-8721, extension 8726.

Sincerely,



Joseph E. Gray, Jr., Director
Planning and Urban Development



**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: 42 Mellen St. Portland, Maine

Applicant

Name: Edward + Linda Babbitt Telephone 999 7768

Company, if applicable: _____

Address: 70 Evans St
So. Portland, Me. 04106

Property Owner, if different

Name: _____ Telephone _____

Address: N/A

Architect (if any): _____

Contractor or Builder (if any): Raymond Margolis

Local Designation:

Landmark Within Historic District Historic Landscape District

Linda Babbitt
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

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Looking from Mellen St. Walk up left side of 42 Mellen St. structure via the cement walkway, passed the double sun porch to your right. You will come upon an ekk where the proposed fire escape is to be built. Said fire escape will consist of: from top, a 36" x 36" platform, a set of stairs namely three stairs with 8" risers to another 36" x 36" platform, another set of 12 stairs with same riser will slope gently to the rear of the existing building.

All lumber will be pressure treated including the 2" x 4" railings with 4" x 4" posts and 5/4" s x 16" spacers.

It is unknown when the current structure was erected but this fire escape is mandatory by City zoning to create a second egress for an existing legal apartment.

* attached site plan and structure plan.

II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

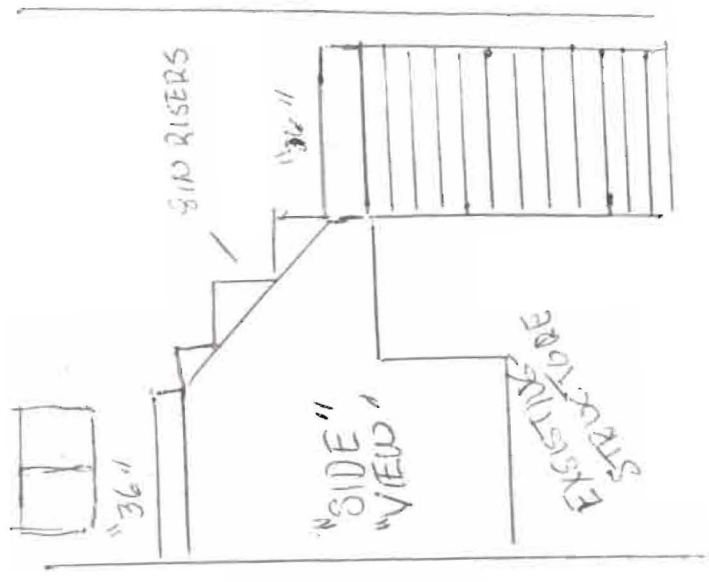
- Exterior photographs
- Sketches, elevation drawings and/or annotated photographs
- Floor plans
- Site plan showing relative location of adjoining structures, if located within a district
- Specifications
- Other (explain) site plan

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

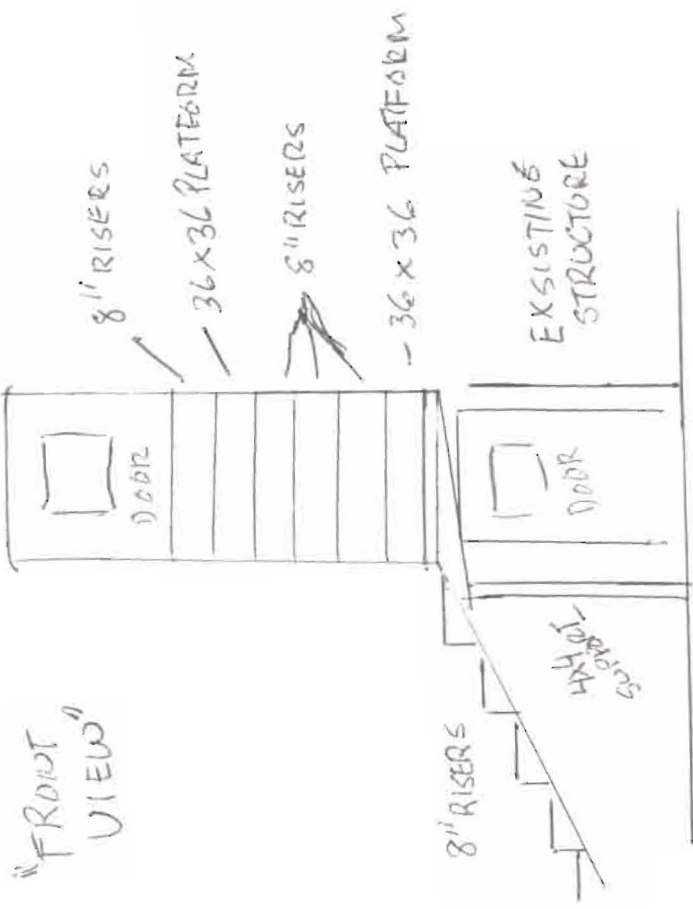
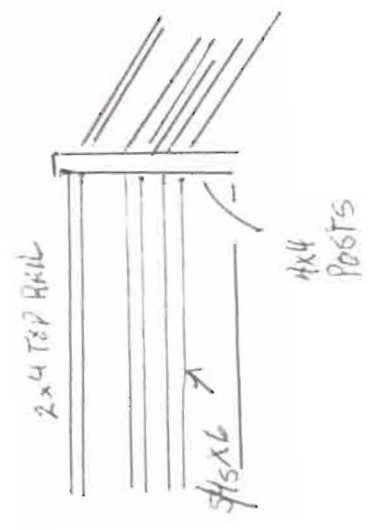
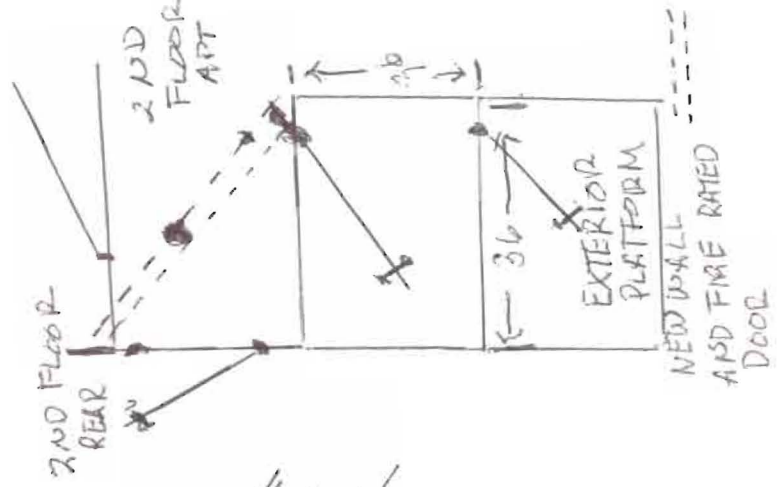
If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

Please return this form and related application materials to:

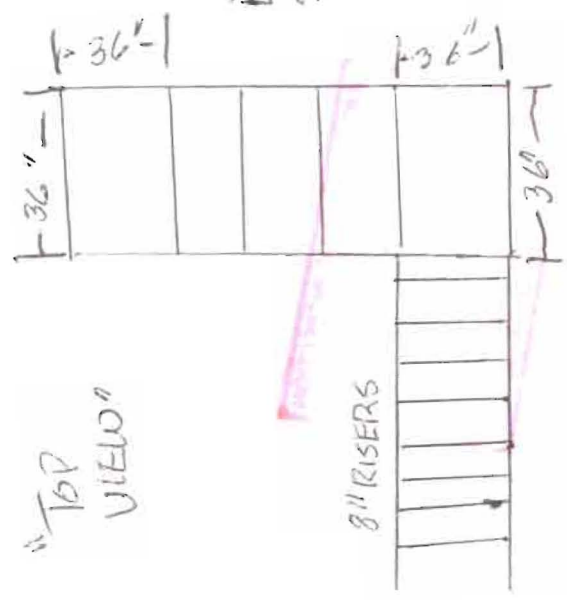
Department of Planning and Urban Development
Portland City Hall
4th Floor
389 Congress Street
Portland, ME 04101



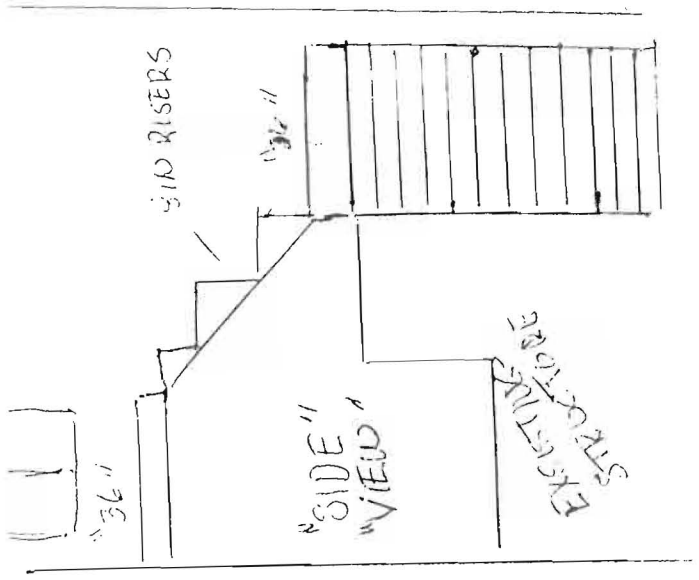
"TOP VIEW"
INTERIOR CHANGES



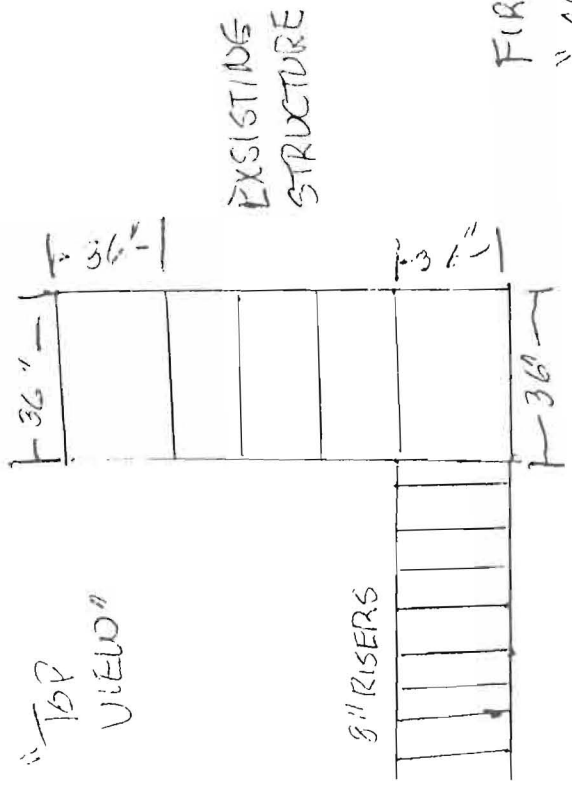
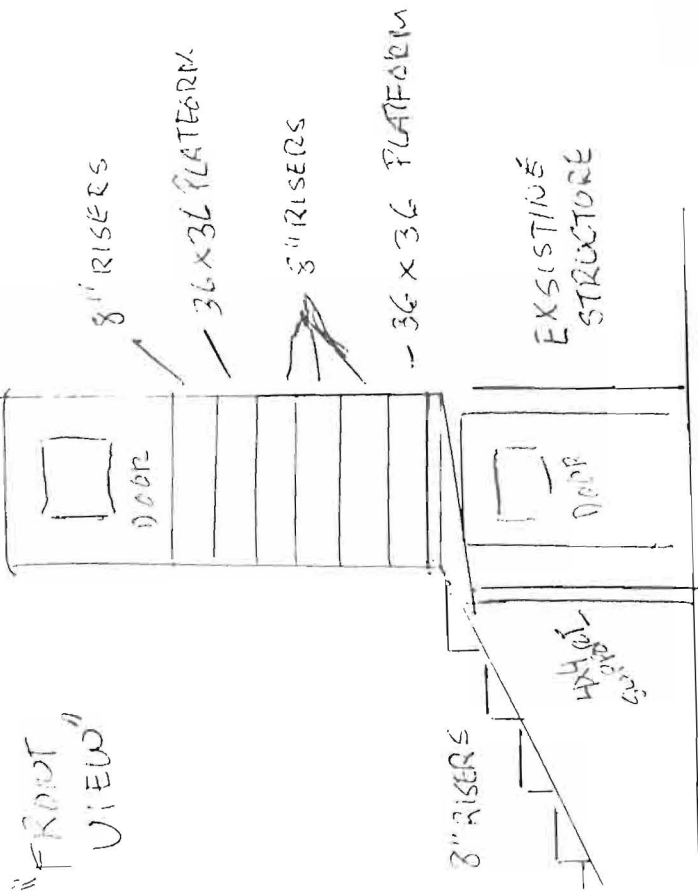
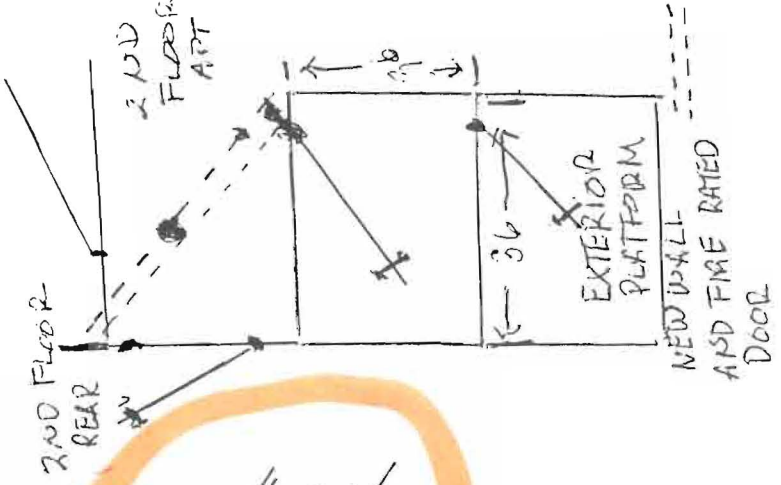
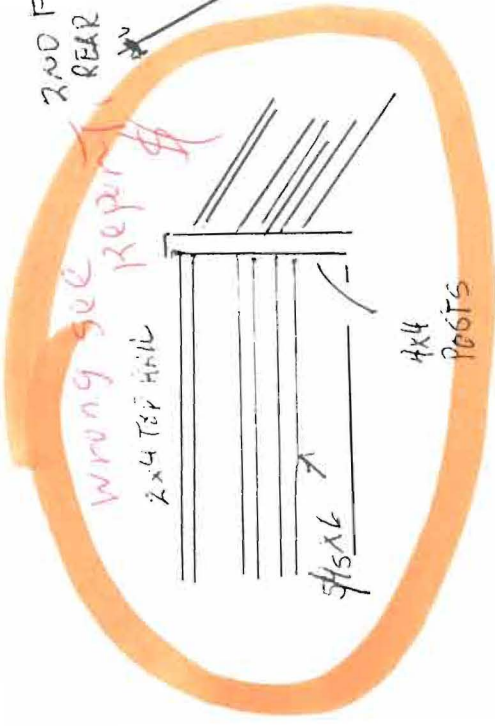
EXISTING
STRUCTURE



FIRE ESCAPE FOR 42 MELLEW ST.
" ALL PRESSURE TREATED LUMBER"



"TOP VIEW"
INTERIOR CHARGES



FIRE ESCAPE FOR 42 MEULEN ST.
" ALL PRESSURE TREATED LUMBER"

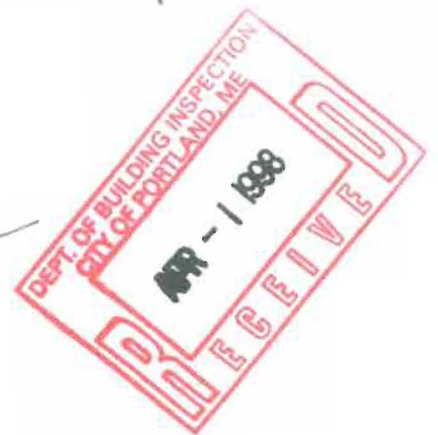
To whom it MAY concern

April 1, 1998

My NAME IS EDWARD BABBETT OF 42 MELLEW ST.
IN REGARDS to my Fire Escape to be built on the premises
to allow fire egress from Apt 2 FROWTHARD AND Apt 2 REARD.
To cover the platforms and structure with a canopy would
be of great detriment to the buildings historic value and
to the city of PORTLAND. As described in amended view
Platform #1 will and does have an existing canopy
from the existing overhang. Platform #2 from which
there is a small window of view from MELLEW ST.
is approx. one third covered with overhang and a
mansard projection with gutters to eliminate a
huge amount of snow and ice. I have a person
on site whom I pay all winter to shovel, sand and
salt, supply all materials needed and personally inspect
from storm to storm. My other concern as I am
sure yours, is the safety of any tenants or firemen
who would need to use this structure and the
sooner it is completed the best for everyone
involved. I have read section 1025.2 and interpret
that as being kept free of ice and snow or
why else would it say "Applied as often as
necessary." I hope this matter can be settled
as quickly as possible and without any
litigations

Respectfully

E. M. Babbett

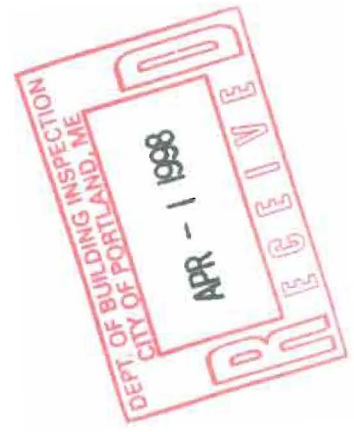


MANARD

GUTTER

PLAT FORM #2

PROJECTION OF SNOW + WATER



GUTTER

EXISTING STRUCTURE

PLAT FORM #1 UNDER CANOPY OF EXISTING OVERHANG

SIDE VIEW

AMENED VIEW

FIRE ESCAPE 42 MELLEEN ST.

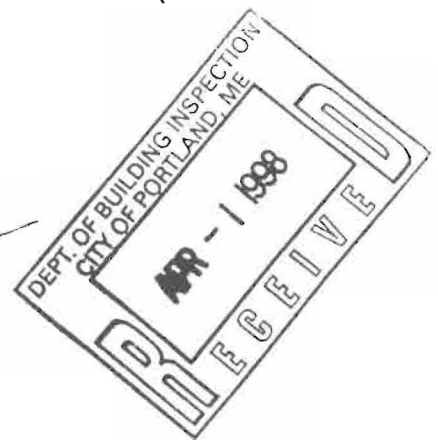
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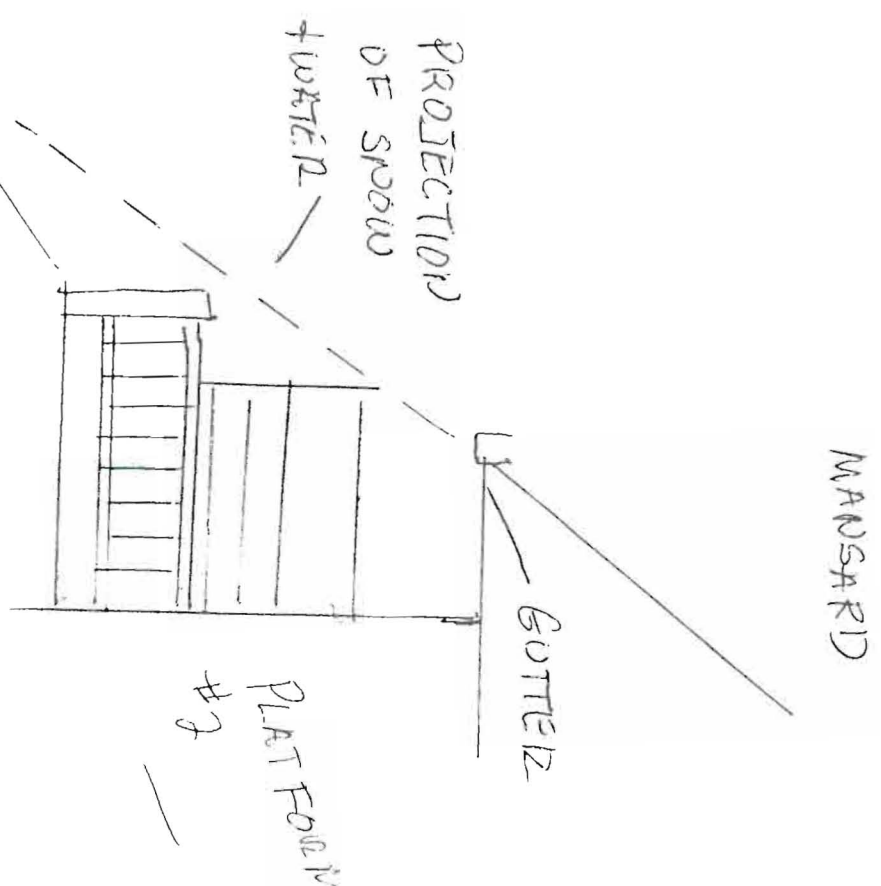
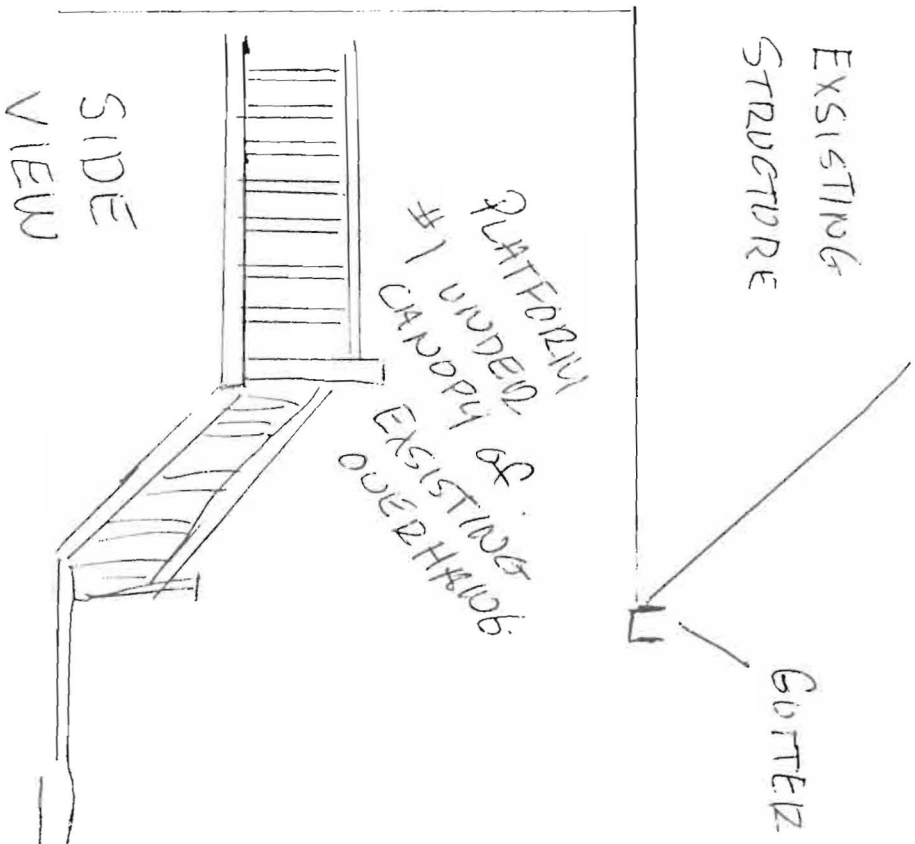
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IN REGARDS to my Fire Escape to be built on the premises
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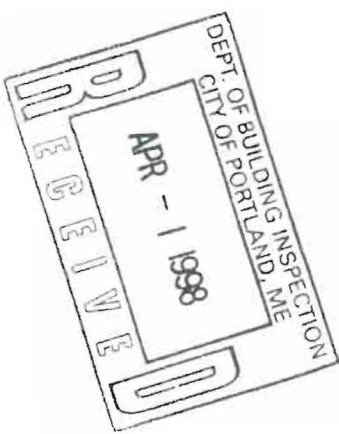




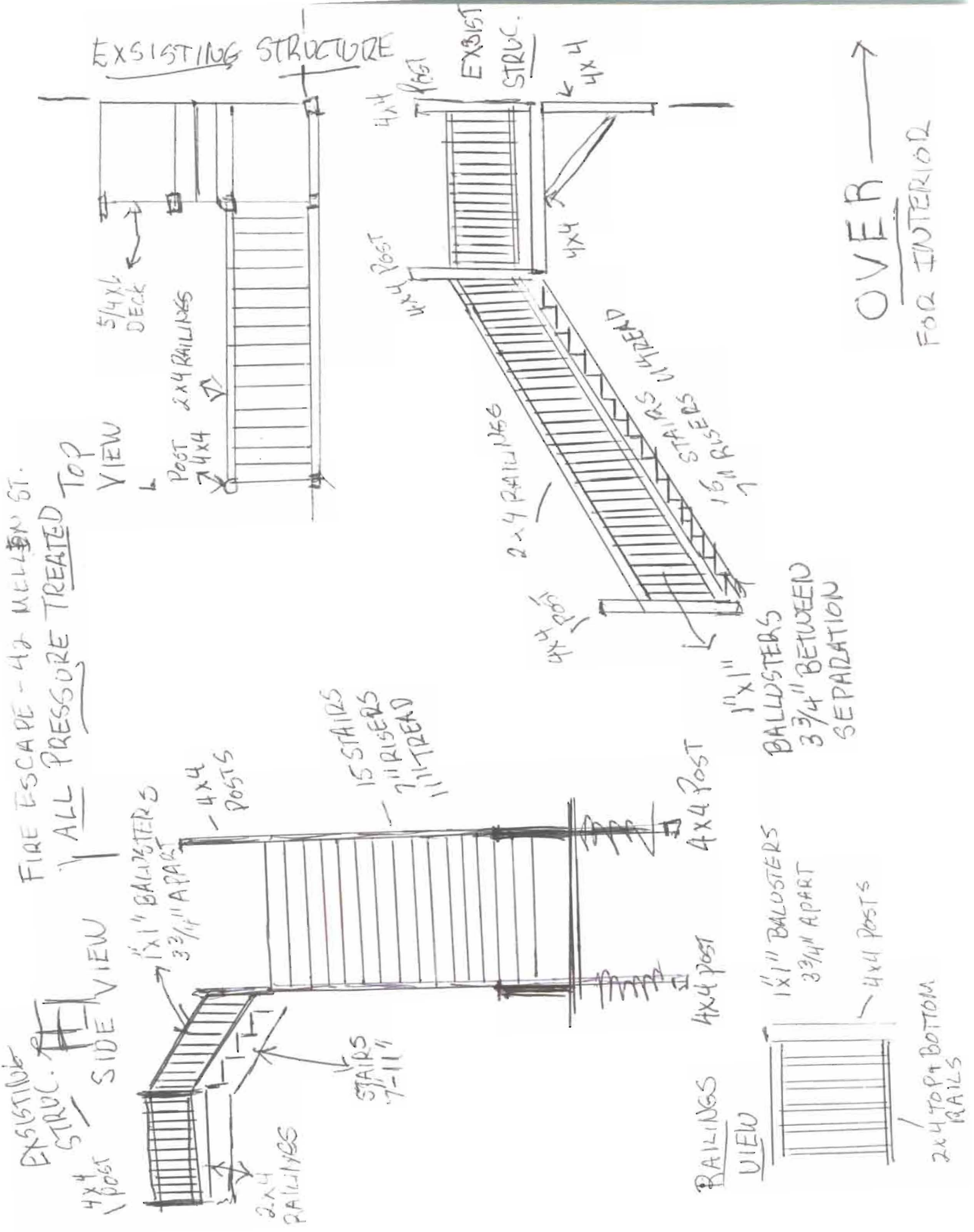
AMENDED VIEW

FIRE ESCAPE

42 WELLEN ST.



FIRE ESCAPE - 42 MELLON ST.
 ALL PRESSURE TREATED



OVER →
 FOR INTERIOR

BUILDING PERMIT REPORT

DATE: 3/19/98 ADDRESS: 42 Miller St
REASON FOR PERMIT: Erect Fire escape
BUILDING OWNER: Babbitt
CONTRACTOR: Ray Messner
PERMIT APPLICANT: Wanda Babbitt
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, *10, *14, *29, *30

- ~~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. 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.
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")
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 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.
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 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):

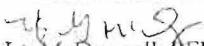
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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 be 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.
24. 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.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.

x 29. Note illumination must be installed over the proposed fire escape,
30. All new fire escapes shall be done in accordance with sections
1025.0 & 1028.0 of the City's bldg. Code

P. Samuel Hoffses, Code Enforcement


cc: Lt. McDougall, OFD
Marge Schmuckal

TKR (1250)

COMMENTS

39 3/4" High.

4-22-98 Does not meet Hight Requirement of 42" Guard Rails. No Risers on Stairs

No Light over Stairs, Does not meet condition of approval, First ascent of Stairs Railings 27 9/8" apart, hand Rail made from 2" x 4" - 3 1/2" wide.?

4-27-98 (13.38) Talked to Edward Babbett (799-7768) owner

He will talk to Bilder and get Buck to me.

5-1-98 hand Delivered a N.O.V. to Linda Babbett at (1405) I Filled out a Return of Service Form and gave to Sherry. This is a copy

Inspection Record

Type

- Foundation: _____
- Framing: _____
- Plumbing: _____
- Final: _____
- Other: _____

Date

- _____
- _____
- _____
- _____
- _____