

City of Portland, Maine – Building or Use Permit Application 89 Congress Street, 04101, Tel: (207) 874-8700

96-0816

Location of Construction: 39 Deering St		Owner: Christine Maclin XXXXXXXXXXXX		Phone: 774-9545		Permit No: 96	
Owner Address: XXXXXXXXXXXX P.O. Box 1259		Leasee/Buyer's Name: Ptld, ME 04104		Phone:		BusinessName:	
Contractor Name: John Leadbetter		Address: 9 Goodwin Lane Dayton, ME		Phone: 04005		Permit Issued:	
Past Use: 6-fam		Proposed Use: 4-fam w/home occ		COST OF WORK: \$ 10,000.00		PERMIT FEE: \$ XXXX 75.00	
Proposed Project Description: Change Use from 6-fam to 4-fam w/home occupation Interior Design Consulting				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 8/19/96	
				Signature:		Signature:	
Permit Taken By: Mary Gresik				Date Applied For: 09 August 1996			
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

PERMIT ISSUED
AUG 19 1996
CITY OF PORTLAND

Zone: 2-6 CBL: 047-B-020

Zoning Approval: OK 8/19/96

Special Zone or Reviews:

- Shoreland condition to
- Wetland maintain the
- Flood Zone Home occ.
- Subdivision criteria
- Site Plan major 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: 8/19/96 NO EXHA
work without
to separate review

- This permit application doesn't 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..

No dumpsters on site

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 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: [Signature] ADDRESS: ~~XXXXXXXXXXXX~~ DATE: 09 August 1996 PHONE: _____

Christine Maclin

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
m. wings

COMMENTS

9-9-96 All Door's Fire rated / sprinkled Furnace Rm /
774-9545 office
775-3887

9-11-96 Fire Alarm Control Panel / Audio Visior / Smoke Det. System
/ tie in to Security System / Walk through with Lt. Mac.

3/6/02 message left. Allow

3/7/02 Scheduled for 3/11/02 at 8:00 am

3/11/02 met w/ owner on site

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 8/19/96 ADDRESS: 39 Deering Street
REASON FOR PERMIT: change of use from 6 families to 4 families
BUILDING OWNER: Christine MacLinn
CONTRACTOR: John Leadbetter APPROVED: with conditions
PERMIT APPLICANT: owner DENIED: #4, 5, 6, 7, 9,

CONDITION OF APPROVAL OR DENIAL

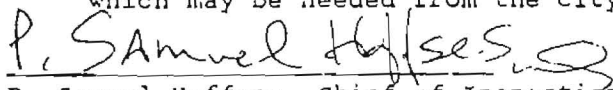
1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

(over)

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 4(7.0 of the BOCA/1993)
11. Guardrail & 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses, Chief of Inspection Services

Applicant: Christine MacLain
Address: 39 Deering Street

Date: 8/19/96
C-B-L: 47-B-20

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change of use from 6 units to 4 units with a home occupation with main unit interior decorator

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

5,272[#]

Lot Coverage/ Impervious Surface - existing

Area per Family - 1,000[#]

Off-street Parking - going down in size, not increasing - ^{the} not req.

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Home Occupation 498[#] - 2 rooms
separate permit req. for signage

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Christine Maclin
PO Box 1259
Portland, ME 04104

August 16, 1996

RE: 39 Deering Street

Dear Christine,

I am in receipt of your application for the change of use from 6 families to 4 families with a home occupation. Your permit is on hold while we are waiting for a cover letter from you describing your home occupation. As soon as we receive this cover letter we can further process this permit.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Inspection Services
Joseph Gray, Jr., Dir. of Planning & Urban Dev.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 19, 1996

Christine Maclin
P. O. Box 1259
Portland, Maine 04104

RE: 39 Deering Street

Dear Christine,

Your application to change the use from 6 families to 4 families with one unit having a home occupation for interior decorator has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. During its existence, all aspects of the home occupation criteria, Section 14-410, shall be maintained.
2. A separate permit is required for any signage.
3. There shall be no exterior work done, including that of windows, without a separate review by the Historic Division
4. All items on the attached building permit report shall be met.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Asst Chief, Inspection Services Division

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

August 29, 1996

CITY OF PORTLAND

Christine Maclin
39 Deering Street
Apt. #1
Portland, ME 04101

Dear Christine:

Upon my electrical inspection at 39 Deering Street on 8-8-96 with a representative from Burleigh Electric, I found the following violations and unsafe conditions which shall be corrected.

1. SE cables need fire stoppage per NFPA-70.
2. Upgrade panels to 100 amps each.
3. Bonding for panels is done incorrectly.
4. Clean up wiring and cables in cellar.
5. Support all cables and wires in cellar.
6. Do not use panel to panel connection for common service.
7. Junction box covers missing.
8. All common and cellar areas must be on the house meter.
9. The electric room shall NOT BE USED FOR STORAGE OF ANY KIND and the shelves and dryer duct shall be removed and or relocated.
10. Washer outlet needs GFCI protection.
11. Remove all unused and replace any old wiring and cables in cellar.
12. Ground outlets and switches as possible or replace as is practical.

You have exactly 30 days to complete these corrections, however I shall work with you if more time is needed as long as steady progress is shown.

Sincerely,

Michael Collins
Chief Electrical Inspector
City of Portland

cc: Sam Hoffses, Chief of Inspection Services Division
Marge Schmuckal, Assistant Chief of Inspection Services Division
Marland Wing, CEO *D. Jordan*
Roger Burleigh, Burleigh Electric

received
8/16/96

39 Deering St. Portland, Maine
Owners: C. Waite + Christine Maden

Re: Application for Bldg. Permit / Home Occupation

Sec. 14-410 requirements:

(1)

- a. home office will occupy 495 sq ft. Sizes of 2 rooms comprising office are: 13.5 x 14.5 and 20.5 x 14.5 with an alcove of 12 sq ft.
- b. no outside storage of goods, exterior displays, or goods visible from outside.
- c. storage of goods included in 1a. No garage on property.
- d. I will have new sign made if my present sign at 723 Congress exceeds 2 sq ft.
- e. Exterior alterations: there probably won't be any.
- f. no additional parking is anticipated; I will rent a space for my 1 part-time employee.
- g. Putting a good design plan together in an office with good lighting is my primary task, a quiet + non-polluting polluting enterprise.
- h. I employ 1 part-time person who answers the telephone and does the books. She works 25 hrs. a week.
- i. Most of my clients do not ever come to my office.
- j. Since the planning committee axed our application for a curb cut this will not be a possibility.

(2) Home occupation:

7. Interior decorator

Anticipated date of move to 39 Decoy St. from 723 Congress St.
Sept 30.

Thanks,

Chris A. Koch

8/5/96

047-B-020

39 Deering St. Portland, Maine

Owners: C. Waite + Christine MacLean

(Present address: 44 Pitt St., Portland)

Changing from 6 unit to 4 unit



General Contractor: John Leadbetter 499-7327
9 Goodwin Lane
Dayton, Me. 04005

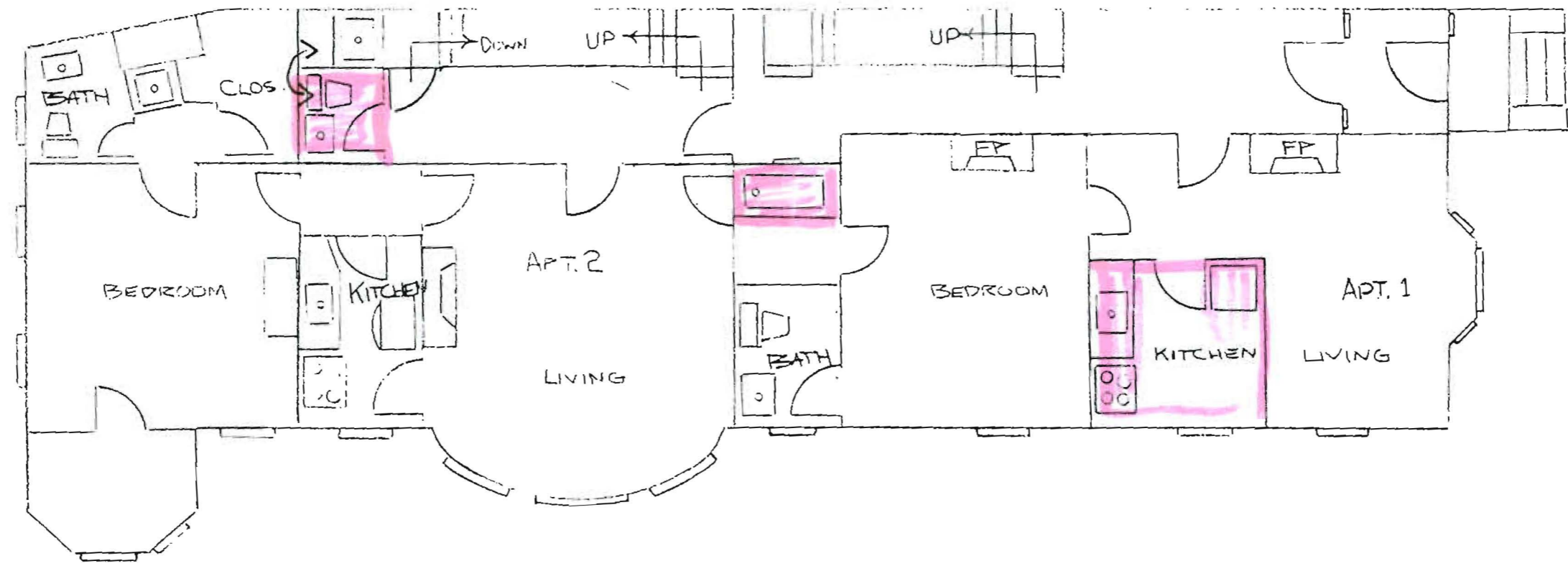
Electrical Contractor: Burlington Electric 781-2495
Falmouth, Me. 04105

Plumbing Contractor: Henry Schumacher 892-2335
Wincham, Me.

39 Dec 1986
Portland, ME
White + Christiani Maclean

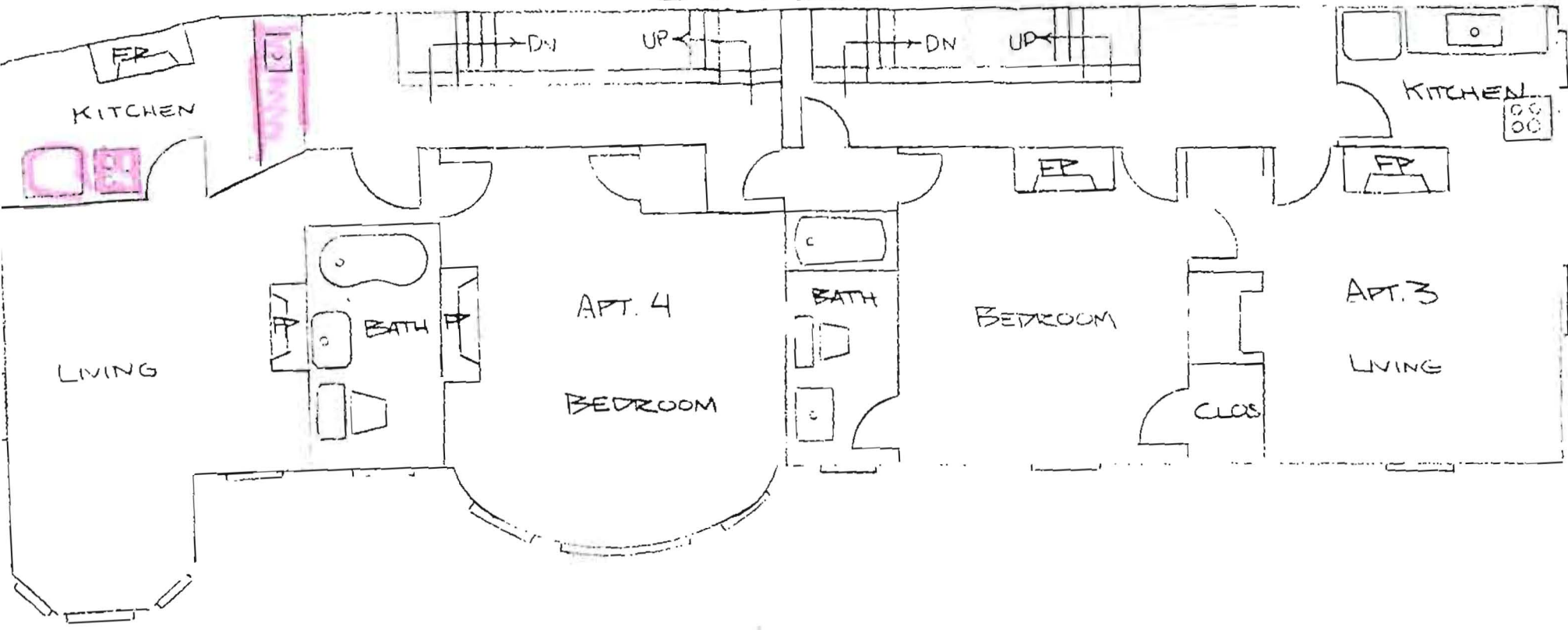
1310
OFFICE OF BUILDING INSPECTION
CITY OF PORTLAND, ME
1310

1ST FLOOR

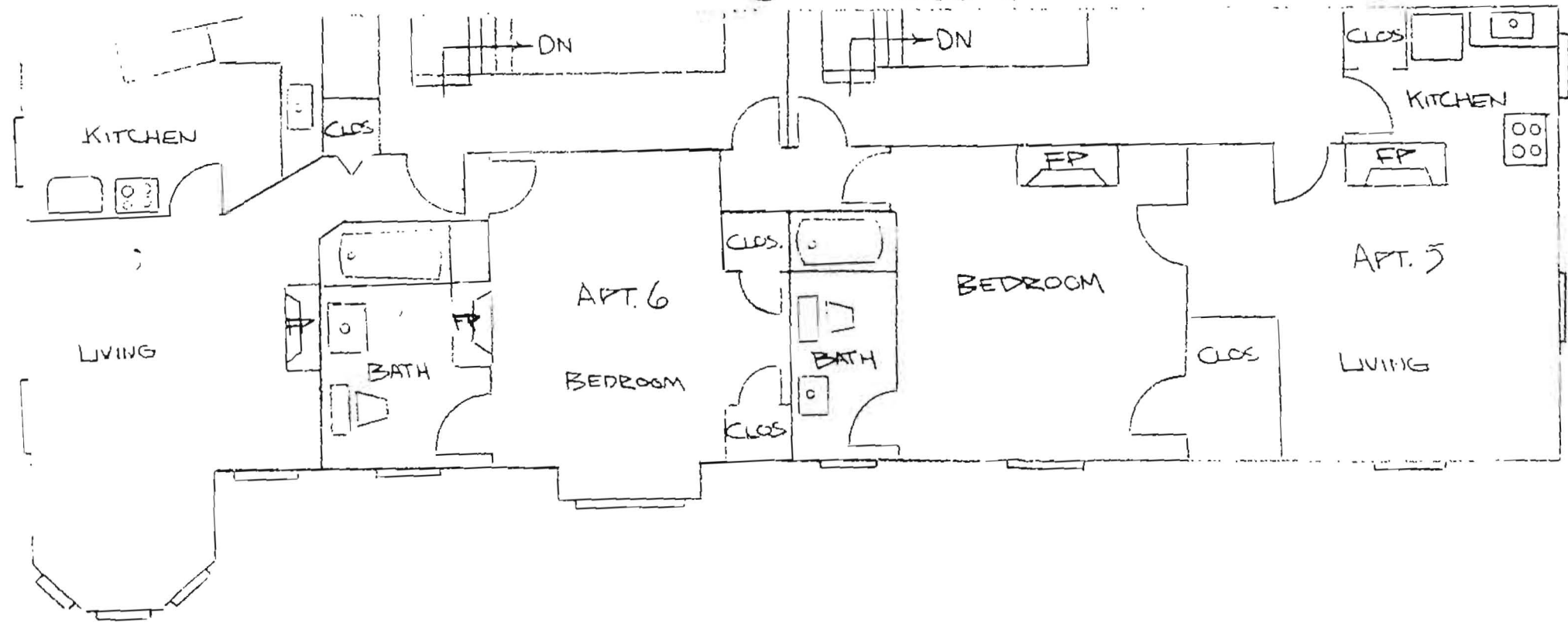


pink = demo.

2ND FLOOR



3RD FLOOR



SC
DA