

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

Location of Construction: 42 Deering St		Owner: Patterson/Dullea		Phone:							
Owner Address: SAA		Lessee/Buyer's Name:		Phone:							
Contractor Name: Michael Richman, RR 2, Box 48A		Address: Buxton, ME 04093		Phone: 727-4822							
Past Use: 2 family 3 family		Proposed Use: 3 family		<table border="1"> <tr> <td>COST OF WORK: \$ 18,600.00</td> <td>PERMIT FEE: \$ 95.00</td> </tr> <tr> <td>FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td>INSPECTION: Use Group <i>A2</i> Type <i>50</i> <i>BOCA 96</i></td> </tr> <tr> <td>Signature: <i>[Signature]</i></td> <td>Signature: <i>[Signature]</i></td> </tr> </table>		COST OF WORK: \$ 18,600.00	PERMIT FEE: \$ 95.00	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A2</i> Type <i>50</i> <i>BOCA 96</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
COST OF WORK: \$ 18,600.00	PERMIT FEE: \$ 95.00										
FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A2</i> Type <i>50</i> <i>BOCA 96</i>										
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>										
Proposed Project Description: Renovation of existing kitchen, cosmetic renovation of existing living & dining room Unit on first floor only		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____									
Permit Taken By: MG		Date Applied For: 02 July 1998									

Permit No: **980761**

PERMIT ISSUED

JUL 16 1998

CITY OF PORTLAND

Zone: *R-2* CBL: 047-C-015

Zoning Approval: *3 units ok per*
remain 3 units
more fence

Special Zone of Reviews:

Shoreland *OK*
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 06 July 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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: *to D.A. 7/9/98*
7-14-98
Int Work Only

CEO DISTRICT

COMMENTS

7-16-98. answering machine on vacation will call Buck when he Returns

Returned my call and I called Buck told his machine that it is a preconstruction call

7-21-98 Mike called we talked about the smoke det. on Each Level 1 E.C. Bedroom.

Rear Entry way if over 15" high they will need Railings. 42". Reminded him of

Plumbing + Electrical Permits. he will call when Ready for Plumbing test.

10-13-98 OK To close in 5/8 Rock against stair to third Floor and ceiling in Kit.

ask Sam about chase,

10-16-98 talked to Mike Richmond about the laundry chuset he is going to

Pull it out (TR)

Inspection Record

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

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): 42 DEERING ST		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 047 Block# C Lot# 015	Owner: PATTERSON / DULLEA	Telephone#:
Owner's Address: 42 DEERING ST. PORTLAND ME	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$11,800 Fee: \$95
Proposed Project Description:(Please be as specific as possible) RENOVATION OF EXISTING KITCHEN, COSMETIC RENOVATION OF EXISTING LIVING & DINING RM. — UNIT ON FIRST FLOOR ONLY.		
Contractor's Name, Address & Telephone MICHAEL RICHMAN, RR2 BOX 48A BUXTON ME 04093		Rec'd By: [Signature]
Current Use: 2-ram	Proposed Use: Same	

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: [Signature]	Date: 7/2/98
--	---------------------

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



BUILDING PERMIT REPORT

DATE: 7/14/98 ADDRESS: 42 Decoy St. (047-C-015)

REASON FOR PERMIT: renovation

BUILDING OWNER: Michael Richman

CONTRACTOR: Michael Richman

PERMIT APPLICANT:

USE GROUP A-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: 1x8x12, 1x14x15, 1x16x24x26

- 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.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
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.

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-closers. (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 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
- 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.

29. _____

30. _____

31. _____

32. _____


 P. Samuel Hodges, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal

Go-By

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

May 8, 1991

RE: 42 Deering Street

William B. Trough
465 Congress Street
Portland, Maine 04101

Dear Mr. Trough:

This letter is in reference to an application for a building permit for the property at 42 Deering Street by Anthony P. Russo on your behalf. The application to extend an outside staircase was filed on April 23, 1991 apparently in response to an inspection by the fire department on July 20, 1990.

The information provided to us does not indicate whether the requirements under section 14-139 of the Land Use Code regarding setbacks and lot coverage have been met. This information must be provided.

A review of our files shows that the last Certificate of Occupancy issued for this property was on January 28, 1959, a copy of which is attached. There appears to be some confusion as to the use of this property. The application filed last month shows the use as a four family as does our housing inspection in 1990. The assessor's records appear to indicate that this is a five family house. As you can see on the attachment, the last use permitted by this department was for doctor's offices and lodging rooms.

Because the approved use from 1959 has been abandoned and the present use was never approved, it appears that unless you can show otherwise, there is not, at this time, an authorized use of the building. This problem should be addressed in a timely manner by applying for a permitted use which would conform to the R-6 Zoning requirements.

Please contact me as soon as possible. It seems necessary that we discuss this matter in more detail to assure that this property is brought into compliance with the City's codes and ordinances. Thank you for your concern.

Sincerely,


William D. Giroux
Zoning Administrator

/cl

- cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
- Samuel P. Hoffses, Chief of Inspection Services
- Gary Hamilton, Preservation Enforcement Officer
- Kevin Carroll, Code Enforcement Officer

940210

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Metro Phone # 774-5821
 Address: 465 Congress St- Ptl'd, ME 04101
 LOCATION OF CONSTRUCTION: 42 Deering St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: XXXXXXXXXX
 Past Use: residential
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: To authorize existing use of 3-family bldg

PERMIT ISSUED
For Official Use Only
 Date: 3/29/94
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____
 Submitter: _____
 Date: 3/29/94
 City of Portland

Zoning
 Street Frontage Provided: _____
 Provided Setback: Front _____ Back _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivide _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain): WDA - 3-31-94

Historic Preservation
 1. Ceiling Joist Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
 3. Type Ceiling: _____ Does not require ceiling
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Truss or Rafter Size _____ Spacing _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Floor:
 1. Sill Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Chimneys:
 Type: _____
 Number of Fire Places: _____
 Date: 3/29/94

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____ Span: _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Heating:
 Type of Heat: _____
Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

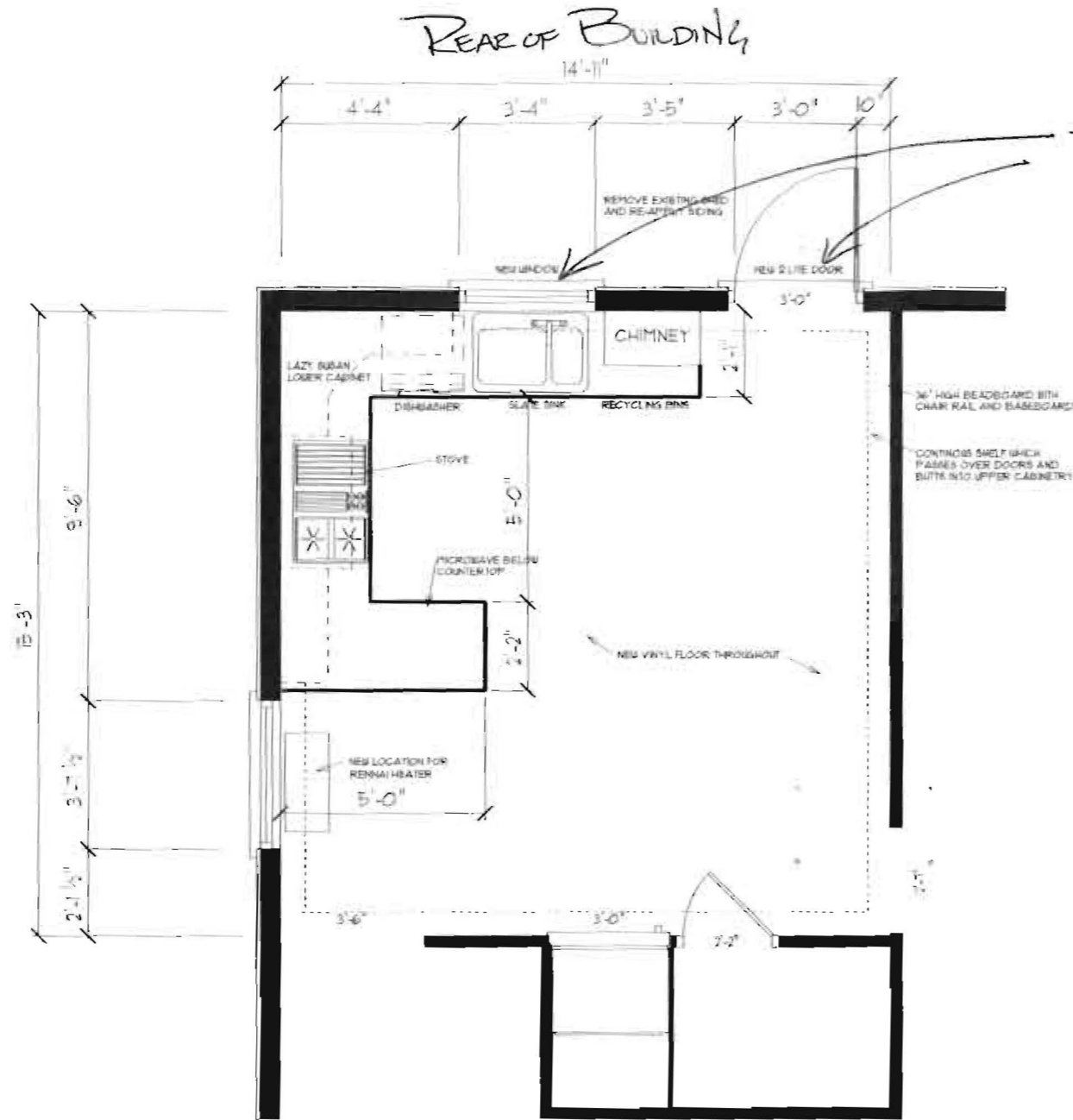
Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Linda Sears Date 3/29/94

PERMIT ISSUED WITH REQUIREMENTS
 CONTINUED TO REVERSE SIDE WITH REQUIREMENTS
 Ivory Tag - CEC 15 MAR, 1994

White - Tax Assessor



THESE NEW UNITS ARE NOT VISIBLE FROM ANY STREET OR PUBLIC SPACE.

← DEERING STREET →



CUSTOM CONCEPTS INC.

JOB:	DILLEA / PATTERSON	JOB #	5065-93
DRAWING:	KITCHEN LAYOUT	SCALE:	1/4" = 1'-0"
DESIGN PHASE:	DESIGN DEVELOPMENT	UPDATED:	11/98
APPROVED BY:		DRAWN BY:	MR

TEL / FAX # (201) 727-4822