

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

Location of Construction: **38 Deering Street** Owner: **Kerry Courtice 8771-1907** Phone: **~~577-5796~~** Permit No: **991091**

Owner Address: **SAA** Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: ****R.P. Morrison Builders** Address: **270 Roosevelt Trail, Windham, ME 04062** Phone: **207-892-9418** Permit Issued: **OCT 1, 1999**

Past Use: **Commercial** Proposed Use: **1-Family** COST OF WORK: **\$ 98,000** PERMIT FEE: **\$ 612.00**

FIRE DEPT. Approved Denied INSPECTION: Use Group: **R-3 Type 5B** Signature: _____ Signature: **Holmes**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved with Conditions Denied Date: _____

Proposed Project Description: **Interior renovations over 2 1/2 floors. Converting from Commercial to Single Family.**

Permit Taken By: **ub** Date Applied For: **9-17-99** Zone: _____ CBL: **047-C-017**

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..
- **Please Send To: R.P. Morrison Builders, 270 Roosevelt Trail, Windham, ME 04062**

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: **9-21-99** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

TOWN COPY

9/20/99

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture		Number	Column 1 Type of Fixture	
		Hosebibb / Sillcock	Floor Drain		Bathub (and Shower)	Shower (Separate)
OR HOOK-UP: to an existing subsurface wastewater disposal system. OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		1	Sink	
		Drinking Fountain		4	Wash Basin	
		Indirect Waste		4	Water Closet (Toilet)	
		Water Treatment Softener, Filter, etc.		1	Clothes Washer	
		Grease / Oil Separator		1	Dish Washer	
		Dental Cuspidor		1	Garbage Disposal	
		Bidet		1	Laundry Tub	
		Other: _____		1	Water Heater	
		Fixtures (Subtotal) Column 2		16	Fixtures (Subtotal) Column 1	
		Fixtures (Subtotal) Column 2		16	Fixtures (Subtotal) Column 2	
	Total Fixtures		16	Total Fixtures		
				Transfer Fee		
				Hook-Up & Relocation Fee		
				Permit Fee (Total)		

1. NEW PLUMBING

2. RELOCATED PLUMBING

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER — SPECIFY _____

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER / MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # **18,922**

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TRANSFER FEE (\$6.00)

From: Mark Adelson
To: MICHAEL NUGENT
Date: Mon, Jun 19, 2000 10:53 AM
Subject: 47-C-17

38 Deering

I have approved one additional sink to remain in this single family home. Mark A.

Maclin Design Team

To City of Portland Attn: Una Bendley
Fax No 874-8716
From Chris Berry
Date/Time 9/20/99
Subject Building Permit for 38 Deering Street / Roland Morrison

Following is a copy of a site plan and warranty deed for 38 Deering Street as required for the building permit Roland Morrison submitted earlier today. If you have any questions please call me at 774-9545. Thank you.

6 Deering St.

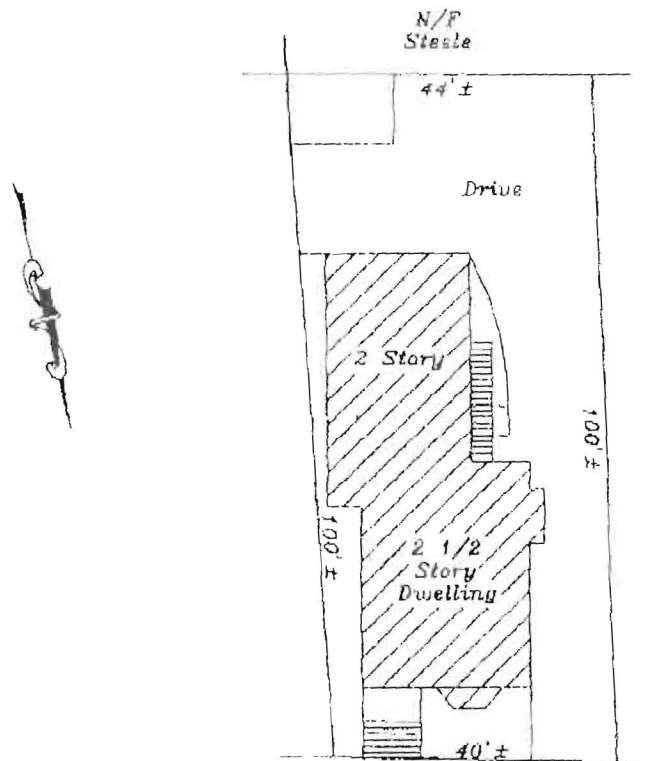
Portland, ME 0410

Fax 207-871-0117

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) STANDARD BOUNDARY SURVEY SHOULD BE REFERENCED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE BASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SEARCHING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 39 DEERING STREET INSPECTION DATE: AUGUST 9, 1999
PORTLAND, MAINE SCALE: 1"=20'



← To State St. **DEERING STREET**

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: KERRY R. COURTICE REQUESTING PARTY: FLEMING TITLE SERVICES
OWNER: CYNTHIA OSBORNE ATTORNEY: JAMES FLEMING
LENDER: FIRST FINANCIAL MORT. CO. FILE NO: 996666

TITLE REFERENCES:
DEED BOOK _____ PAGE _____
PLAN BOOK _____ PAGE _____ LOT _____
COUNTY CUMBERLAND

YOUR FILE # M09-424

NADEAU & LODGE, INC
PROFESSIONAL LAND SURVEYORS
814 STEVENS AVENUE
PORTLAND, ME 04107
(207) 879-7070
838 CLARKS WOOD ROAD
LYMAN, ME 04068
(207) 459-2354

MUNICIPAL REFERENCE:
MAP 47 BLOCK C LOT 17

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE FOR FEMA COMMUNITY MAP NO. 2-30003 PANEL 0013 PHONE C DATE DEC. 11, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



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): 38 DEERING STREET PORTLAND		
Total Square Footage of Proposed Structure EXISTING 2800	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 047 Block# C Lot# 017	Owner: KERRY COURTICE	Telephone#:
Owner's Address: 38 DEERING STREET PORTLAND	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 98,000.- Fee \$612
Proposed Project Description:(Please be as specific as possible) (RENOVATIONS AS PER PLAN) INTERIOR WALL RELOCATION, NEW KITCHEN, 3 NEW BATHS (2 FULL, 1 HALF.) OVER 2 1/2 floors RELOCATE REAR STAIR		
Contractor's Name, Address & Telephone R.P. MORRISON BUILDERS (207-892-9418) 270 ROOSEVELT TRAIL WINDHAM, ME. 04062	Rec'd By UB	
Current Use: RESIDENTIAL Commercial	Proposed Use: SINGLE FAMILY RESIDENTIAL	

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
above proposed projects. The attached
- 4) Building Plans

n documents must be designed by a registered design professional/ the following elements of construction: porches, decks w/ railings, and accessory structures)

dampproofing drawings for any specialized equipment such as furnaces, chimneys, gas 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:	Date: 9-17-99
-------------------------	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



R.P. Morrison Builders, Inc.
Commercial & Residential

270-Roosevelt Trail, Windham, ME 04062

Roland Morrison
President

Phone: (207) 892-9418
Fax: (207) 892-7901

BUILDING PERMIT REPORT

DATE: 22 Sept. 99 ADDRESS: 38 Deering Street CBL: Ø47-C-Ø17
 REASON FOR PERMIT: Interior renovations / Change of use From Buse Group To R-3 Use Group
 BUILDING OWNER: Kerry Courtice
 PERMIT APPLICANT: _____ (Contractor) R.P. Morrison Builders
 USE GROUP R-3 CONSTRUCTION TYPE 3-B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *13, *15, *19, *27, *29, *30, *32, *33, #31
 Approved with the following conditions: _____

- * 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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 ½" 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 dampproofing 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 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)
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 ¼" 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 ¾" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) IF NEW STAIRS -
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)

38 DEERING ST
47-C-17

NOTE: SEE PERMIT #99-0949 RELATED COMMENTS

6/1/00 - For Final -

All Cosmetic work / No change in Stairs, handrails, windows etc., P.

Problem: 2nd floor is 2nd apt w/ Ki & Bathroom -

Owner disagrees - referred owner to zoning Admin (Mrs. J. P. 6/16/00 - Note from zoning (Mrs. J.) attached stating that Ki sink should

be a "Plant Potting" sink by Mark A. - Stone & Refrig will be removed - M.N. requires a formal subpoena from Mrs. J. or Mr. A. -

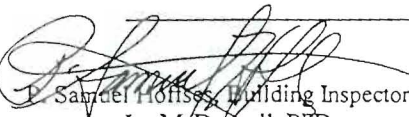
M.S. referent M.A. - spoke w/ MA - he will EMAIL MN. 6/23/00 - E Mail from Mark A. Re: P

OK to issue C of O when removal of appliances is confirmed 12/1/00 - Re: respect - appliances have been removed - Issue C of O P

Inspection Record

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

- 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)
- 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)
- X 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).
- X 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.
- X 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).
- X 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 "Grandfathered" rights to a commercial use have been lost with this change.*
- X 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.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. Any Exterior work requires A separate Historic Review
- 36. _____
- 37. _____
- 38. _____


 Samuel Holmes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

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

6/16/00

Kevin —

Keri Courtis on
Deerling St - Mark
HAS Allowed her to keep
The 2nd sink for a
"plant" potting room - However
The stove & refrigerator
shall be removed entirely
marge



CITY OF PORTLAND, MAINE,
Department of Building Inspection

Certificate of Occupancy

LOCATION 38 DEERING ST 047-C-017

Issued to KERRY COURTICE

Date of Issue DECEMBER 4, 2000

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. 990191, 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

SINGLE FAMILY

Limiting Conditions: NO COOKING, FOOD PREP, KITCHEN APPLIANCE ALLOWED OTHER THEN IN MAIN KITCHEN ON 1ST FLOOR. ONE ADDITIONAL KITCHEN "TYPE" SINK ON 3RD FLOOR TO BE USED AS A "PATTING" SINK. THIS STRUCTURE MUST REMAIN A SINGLE FAMILY IN USE AS WELL AS FACILITY.

This certificate supersedes
certificate issued

Approved:

12/4/00

(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.

12/5/00