

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

Location of Construction: 11 Mellen St		Owner: Hellen Street, Inc.		Phone:		Permit No: 980262	
Owner Address:		Lessee/Buyer's Name: Dayton Properties		Phone:		Business Name:	
Contractor Name: Greg Dayton		Address: 219 276 Brackett St Portland, ME 04102		Phone: PAR 870-7195 (H) 879-7771		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAR 24 1998</b>                  CITY OF PORTLAND             </div>	
Past Use: Lodging Home		Proposed Use: 4-1au		COST OF WORK: \$ 7,400.00			
Proposed Project Description: Change Use - Make Interior Renovations				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 32 Type: 33	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Signature: _____ Date: _____		Zoning Approval: Zone: CBL: 047-0-024 B2/A-6	
Permit Taken By: Mary Gresik		Date Applied For: 09 March 1998					

- 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..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:** *must submit...*

Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

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: *Greg Dayton* ADDRESS: \_\_\_\_\_ DATE: 09 March 1998 PHONE: 879 1311

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT 5

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

47-C-24

## PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 11 Mellem St

## PROPERTY OWNERS NAME

Green, Dayton Properties

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: Caren T. Waitz

Mailing Address of Owner/Applicant (if Different): 321 Lincoln St, Scarborough, Me 04112-4900

POSTAL AND PERMIT # 6493 STATE COPY

Date Permit Issued: 5-28-78 \$ 516.10 FEE Charged

S. Sammis L.P.I. # 2124

Local Plumbing Inspector Signature

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 5-28-78

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER -- SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>101526</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">OR</p> <p>TRANSFER FEE [\$6.00]</p>	1	Hosebibb / Silcock	1	Bathtub (and Shower) <u>1/2" in.</u>
	1	Floor Drain	1	Shower (Separate) <u>2"</u>
	1	Urinal	2	Sink <u>1 1/2" m.g.</u>
	1	Drinking Fountain	4	Wash Basin <u>1 1/2" m.g.</u>
	1	Indirect Waste	1	Water Closet (Toilet) <u>3 m.</u>
	1	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	1	Grease / Oil Separator	1	Dish Washer
	1	Dental Cuspidor	1	Garbage Disposal <u>2"</u>
	1	Bidet	1	Laundry Tub
	1	Other: _____	1	Water Heater
1	Fixtures (Subtotal) Column 2		13	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			14	Fixtures (Subtotal) Column 2
			\$	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$	Permit Fee

LAND USE - ZONING REPORT

ADDRESS: 11 Mellen St DATE: 3/17/98

REASON FOR PERMIT: Change of use from lodging to 4 fam.

BUILDING OWNER: Mellen Street Inc C-B-I: 47-C-24

PERMIT APPLICANT: Greg Dayton

APPROVED: with conditions DENIED: \_\_\_\_\_

#

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition: No open, exterior, inter-connecting stairways or egresses shall be installed

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Applicant: Mellen St, INC  
Address: 11 Mellen St

Date: 3/16/98  
C-B-L: 47-C-24

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing  
Zone Location - B-2 Zone (uses R-6 Reg)

Interior or corner lot -  
Proposed Use/Work - change from lodging house to 4 units  
Sewage Disposal - City  
Lot Street Frontage - Apts No less than 600' in size

Front Yard -  
Rear Yard - existing  
Side Yard -  
Projections -  
Width of Lot -  
Height -  
Lot Area - 7991<sup>#</sup> per Assessor's  
Apt #1 =  $\approx 2400^{\#}$   
Apt #2 =  $\approx 667^{\#}$   
Apt #3 =  $1061^{\#}$   
Carriage house =  $1514^{\#}$  OK

Lot Coverage/ Impervious Surface -  
Area per Family - 1000<sup>#</sup> per unit 4,000<sup>#</sup> Reg - 7991<sup>#</sup> shown  
Off-street Parking - 6 spaces Reg - 8 spaces shown

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

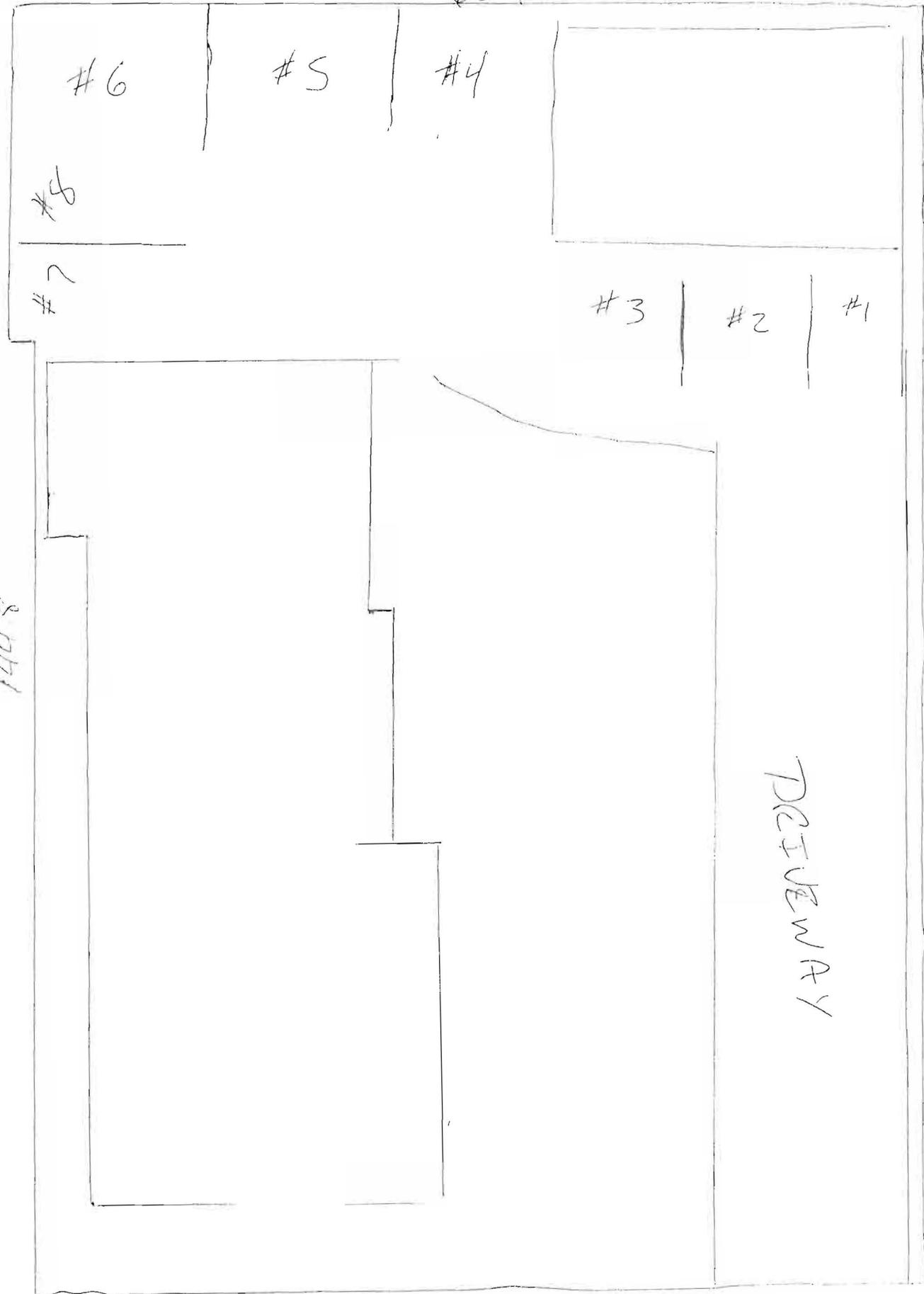
Expansion in the vicinity  
No open outside stormways

11 mellow  
DAYTON

PLOT PLAN - TR SF = 7991

PARKING FOR 6-8  
CARS

60.42'



144.8'

DRIVEWAY

81.06'

56.42'

EXHIBIT "A"  
FIRST FLOOR PLAN "AS IS"

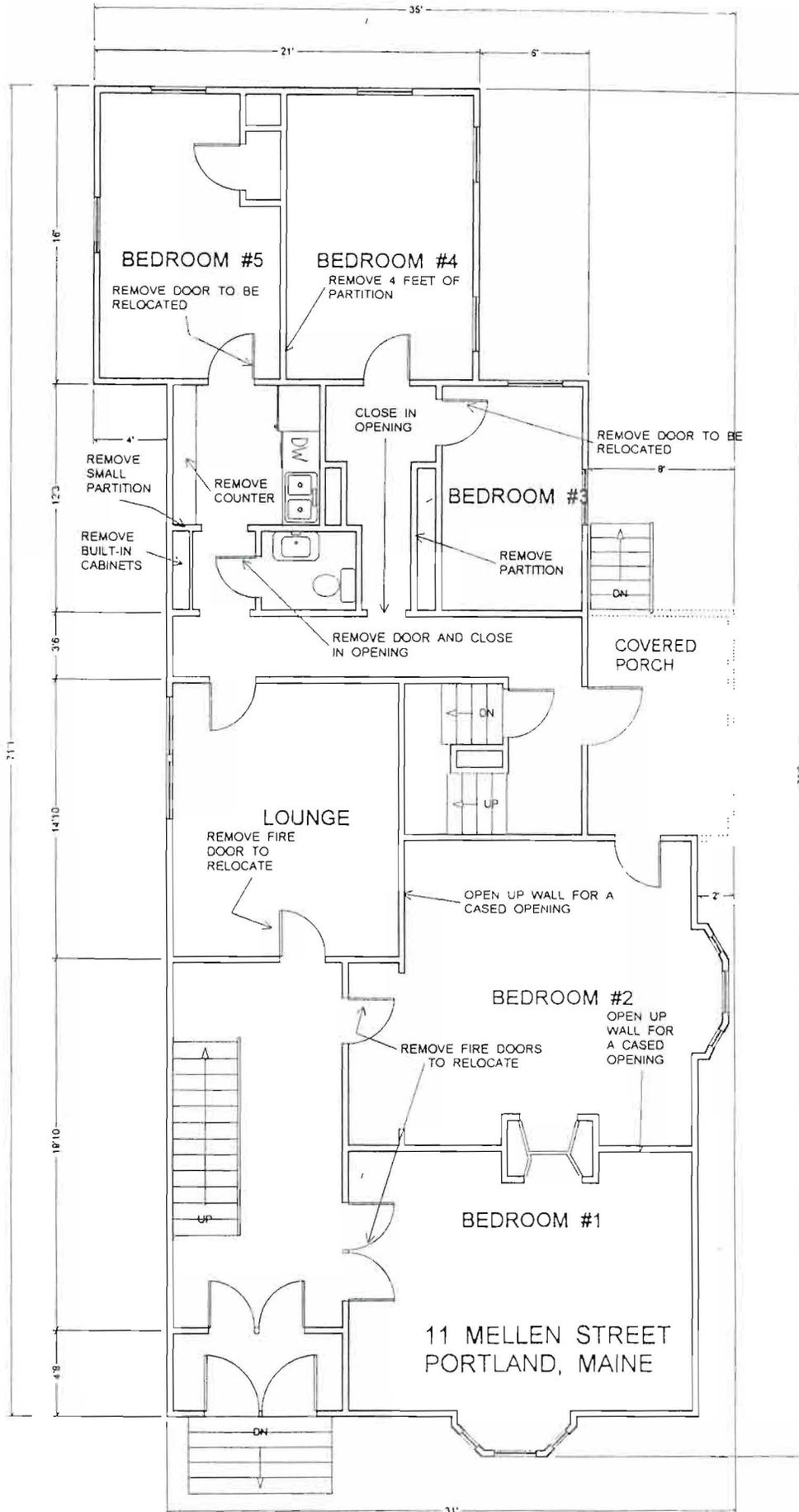


EXHIBIT "B"  
SECOND FLOOR PLAN "AS IS"

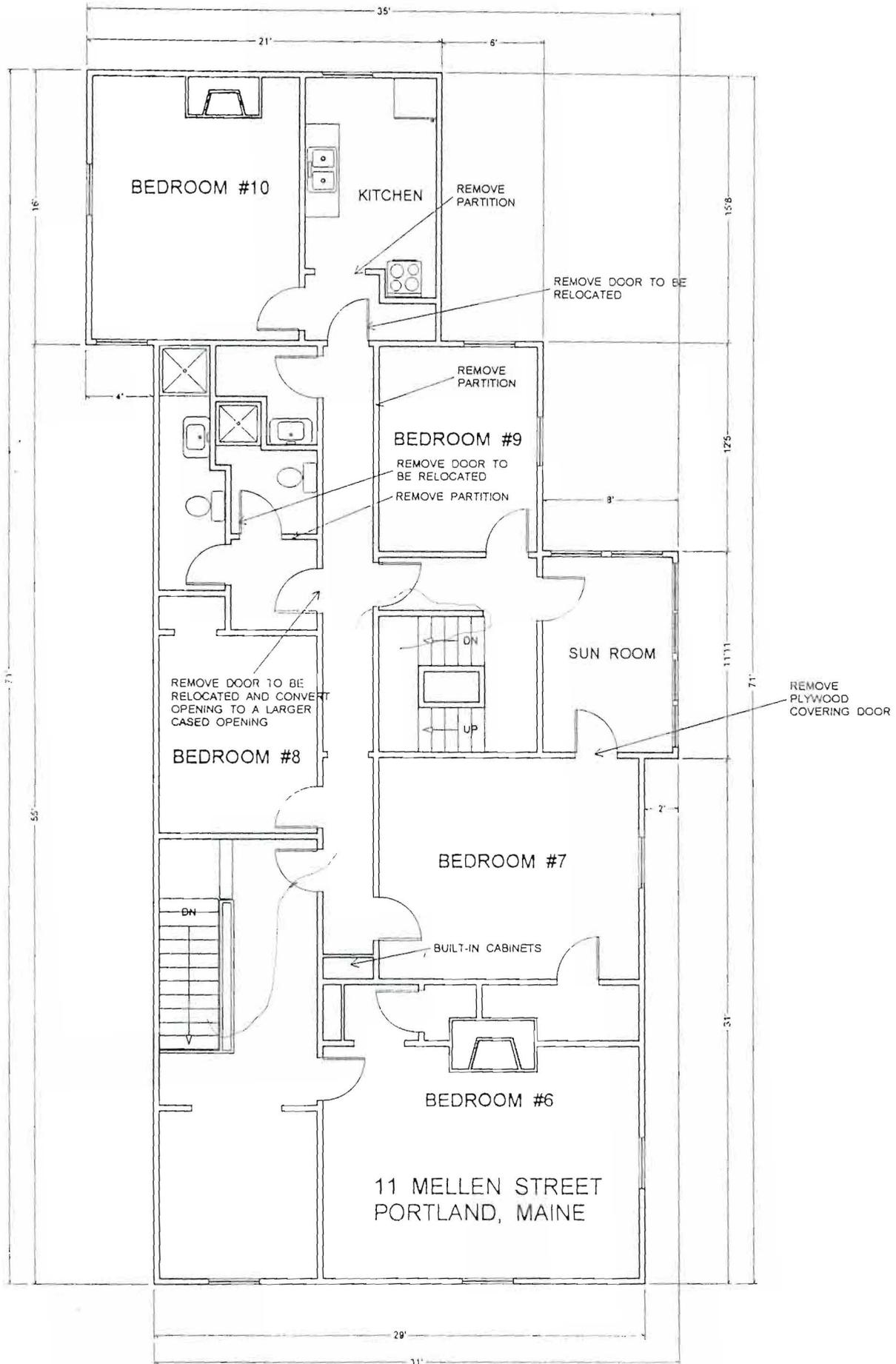


EXHIBIT "C"  
THIRD FLOOR PLAN "AS IS"

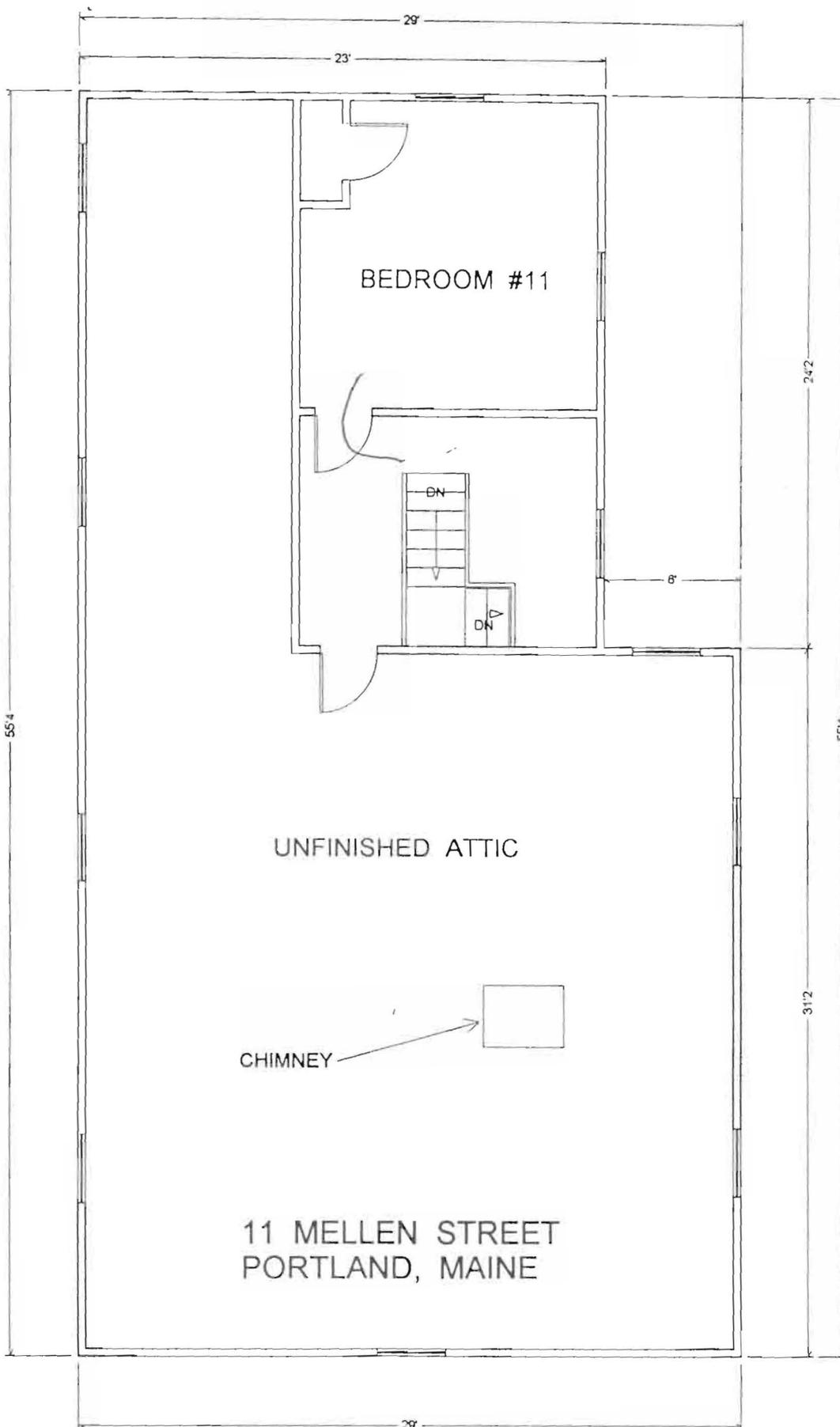
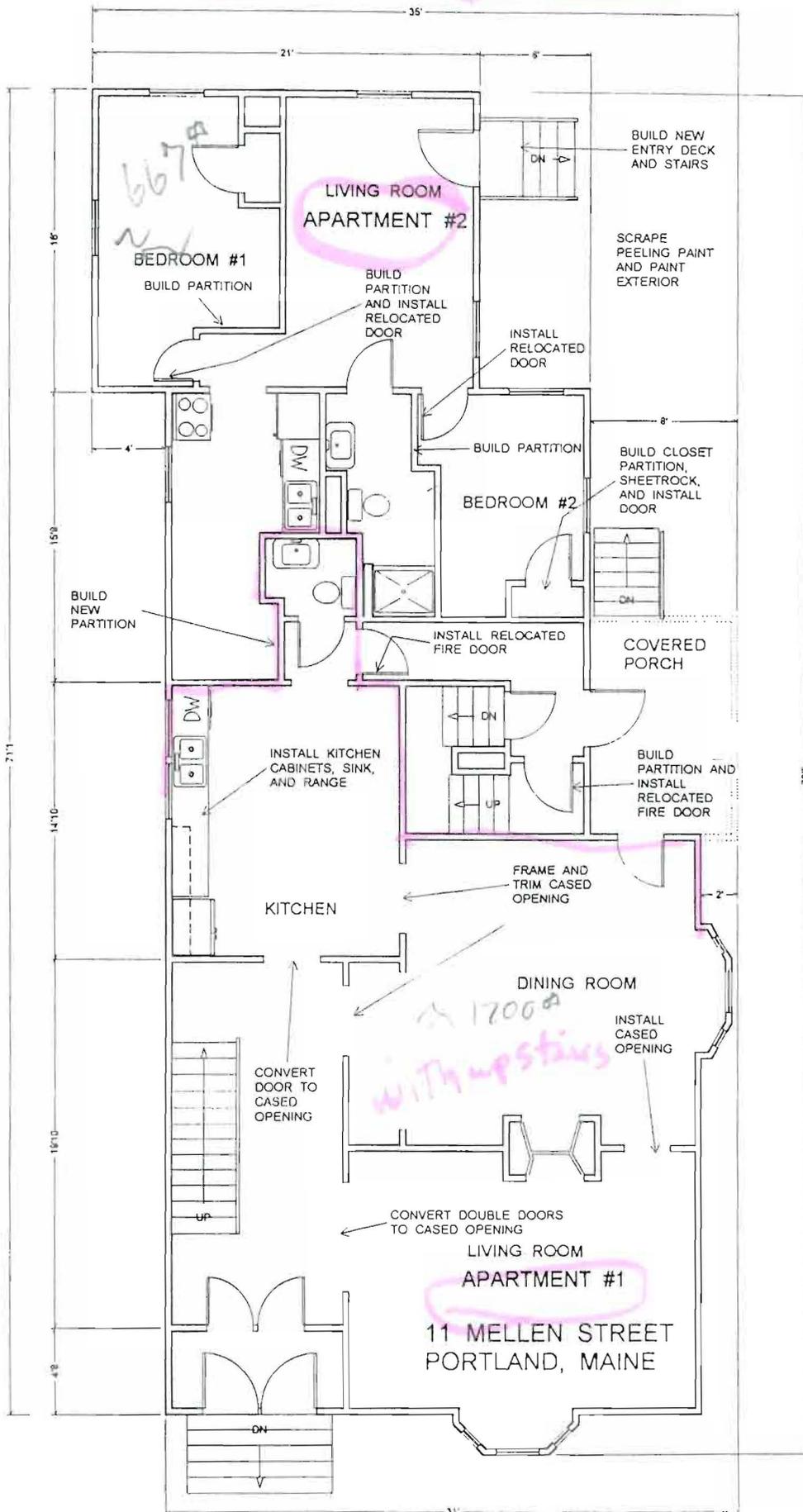


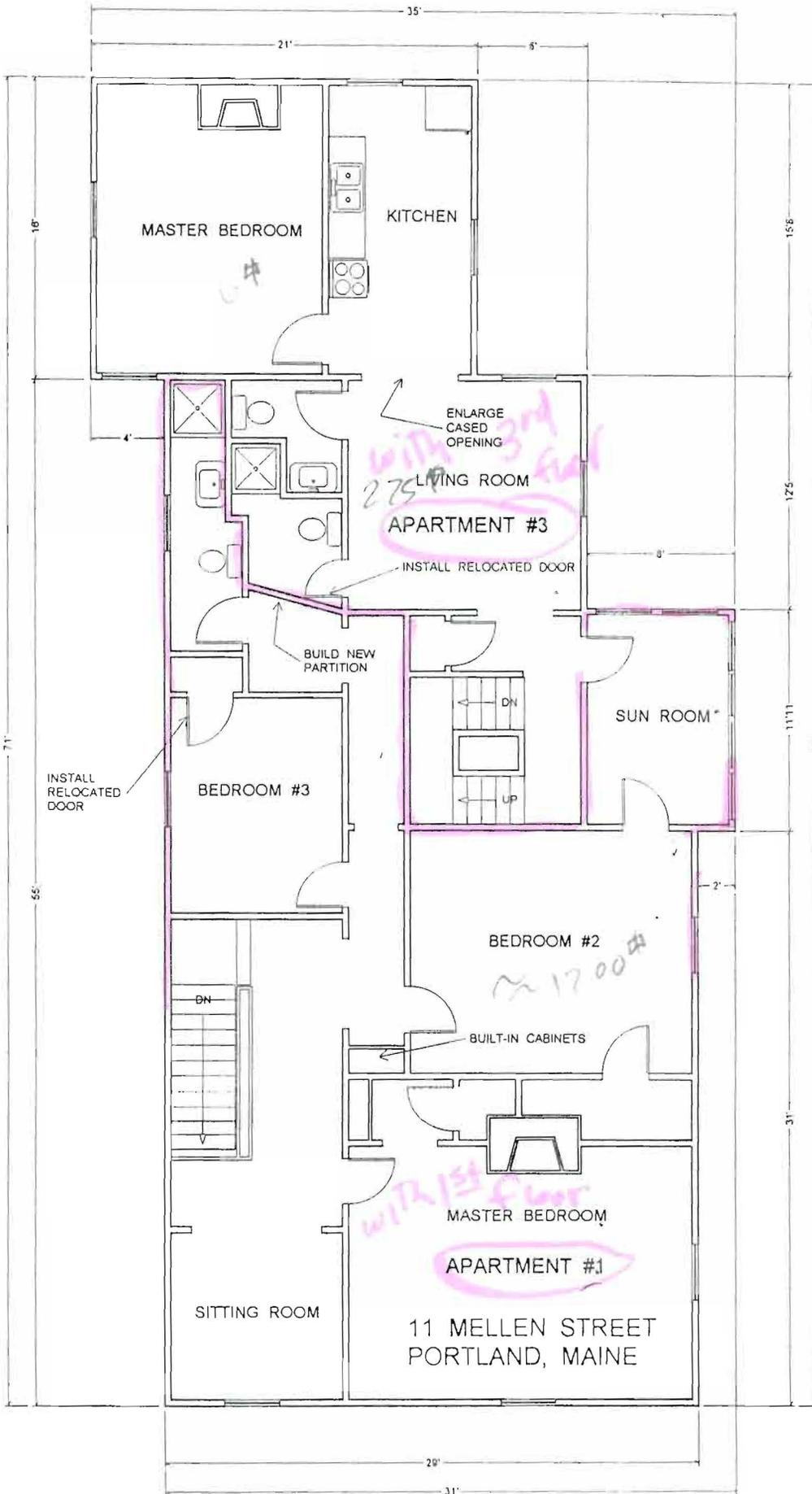
EXHIBIT "D"  
FIRST FLOOR PLAN "AS PROPOSED"



15.75  
10.75  
31  
21

APT 1  
39 X 31 =  
1209#  
+ upstair

EXHIBIT "E"  
SECOND FLOOR PLAN "AS PROPOSED"



21 x 16 = 336

77 x 12.5 = 962.5

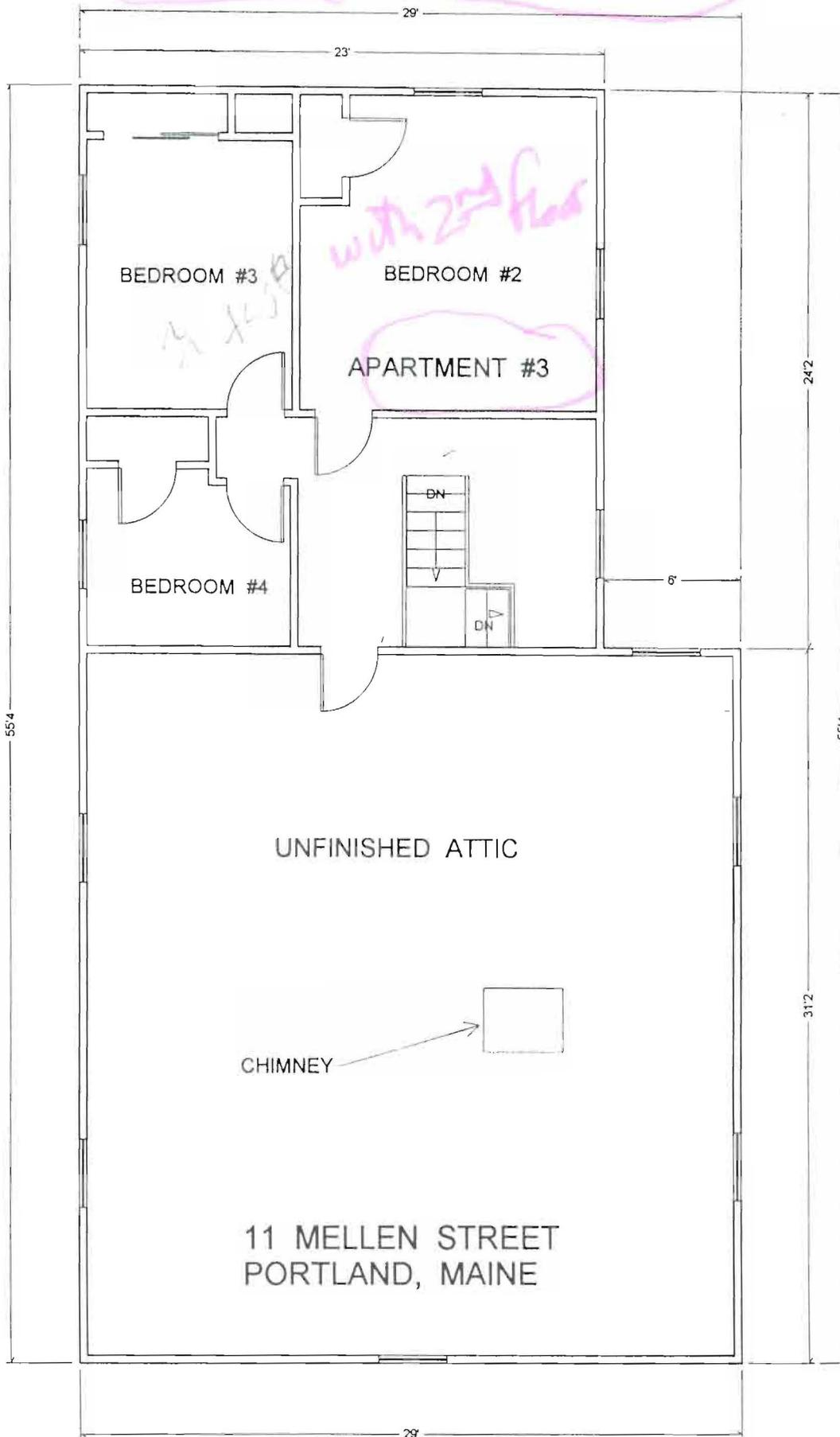
ENLARGE CASED OPENING  
with 3rd floor  
275

BEDROOM #2  
~ 1700 sq ft

with 1st floor

11 MELLEEN STREET  
PORTLAND, MAINE

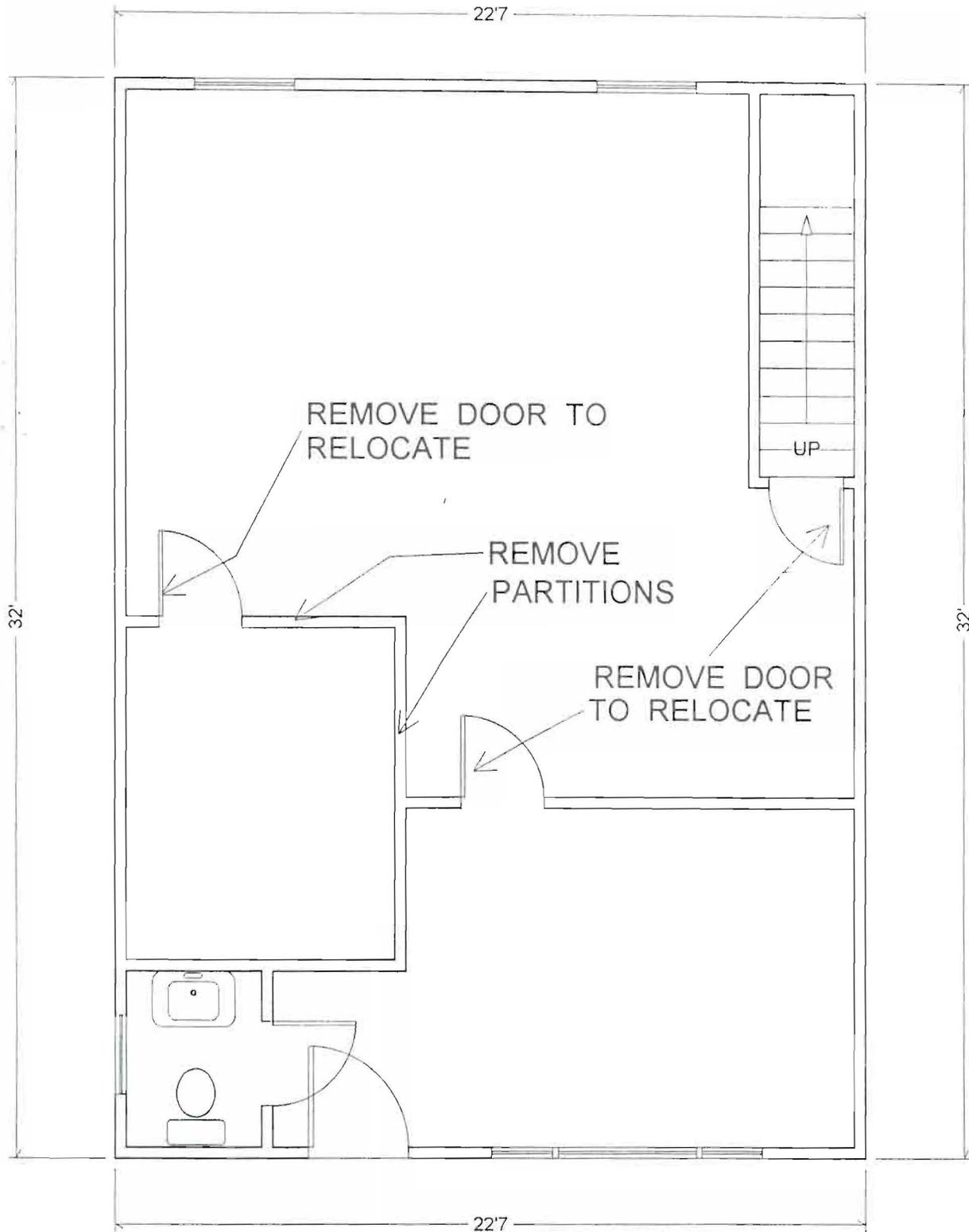
EXHIBIT "F"  
THIRD FLOOR PLAN "AS PROPOSED"



2 1/2  
450  
2 1/2  
10  
24-23

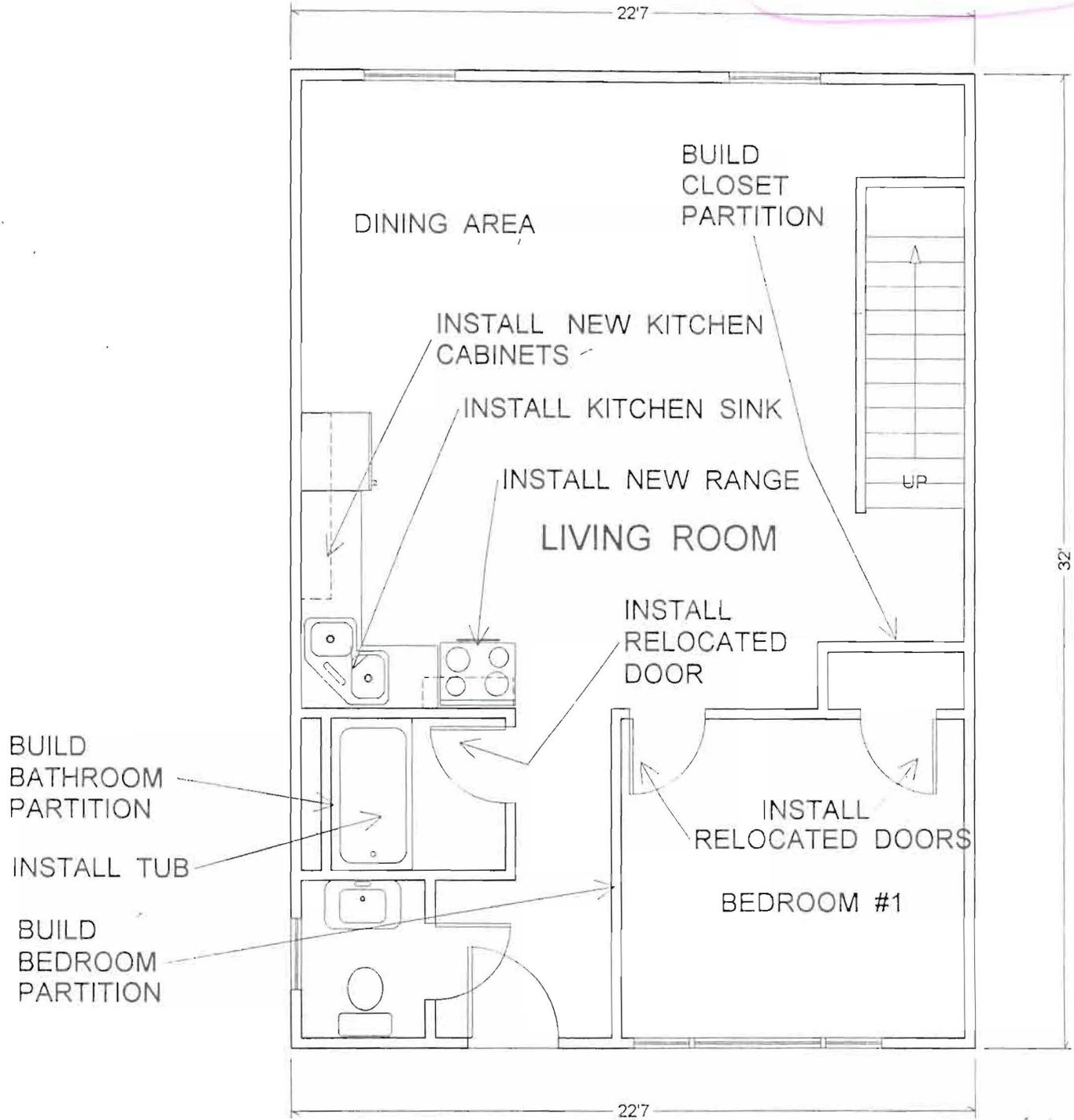
11 MELLEEN STREET  
PORTLAND, MAINE

# EXHIBIT "G" FIRST FLOOR PLAN "AS IS"



CARRIAGE HOUSE  
11 MELLEN STREET  
PORTLAND, MAINE

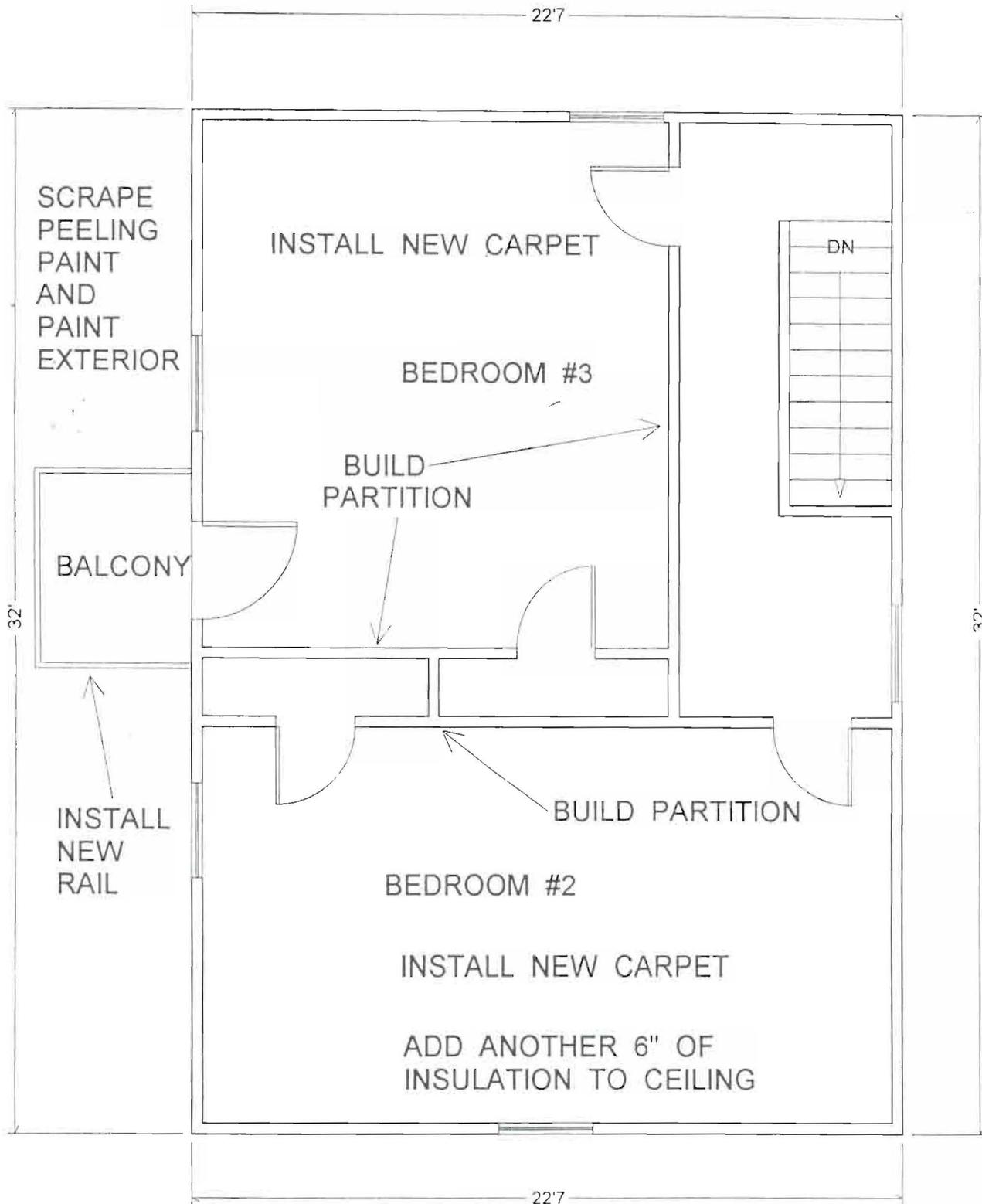
# EXHIBIT "H" FIRST FLOOR PLAN "AS PROPOSED"



CARRIAGE HOUSE  
11 MELLEN STREET  
PORTLAND, MAINE

564<sup>th</sup>

# EXHIBIT "J" SECOND FLOOR PLAN "AS PROPOSED"



CARRIAGE HOUSE  
11 MELLEEN STREET  
PORTLAND, MAINE

# EXHIBIT "I" SECOND FLOOR PLAN "AS IS"



CARRIAGE HOUSE  
11 MELLEEN STREET  
PORTLAND, MAINE

# BUILDING PERMIT REPORT

DATE: 3/23/98 ADDRESS: 11 Miller St  
REASON FOR PERMIT: Change of use  
BUILDING OWNER: Meller St Inc.  
CONTRACTOR: Dayton Properties  
PERMIT APPLICANT: Greg Dayton  
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 3B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*10, \*12, \*13, \*14, \*15, \*16, \*26, \*27, \*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. w/ smoke protection
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 047-C-024 11 Mellen Street

Issued to Mellen St. Inc.

Date of Issue 9-16-99

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. 980262, 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

Entire

APPROVED OCCUPANCY

4 Unit Apartment Complex  
(3 units front bldg)  
(1 unit rear bldg)

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

9/30/99 *[Signature]*

(Date)

Inspector

*[Signature]*

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.

10/4/99  
*[Handwritten initials]*

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.
- X 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.
- X 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).
- X 27 Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code: 1993).
- X 28 Please read and implement the attached Land Use-Zoning report requirements.
- X 29 Dwelling unit separation walls must have a fire resistance rating of (1) one hour -
- X 30 A design ~~and~~ of the proposed exterior stairs must be submitted to Historic Preservation for approval -
- 31 \_\_\_\_\_
- 32 \_\_\_\_\_



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal