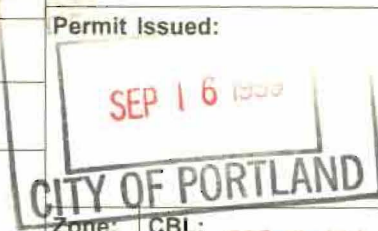


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 11 Mellen St.		Owner: Sarah Dayton	Phone: 879-7771	Permit No: 991011
Owner Address: 219 Brackett St. Portland, ME 04102	Lessee/Buyer's Name:	Phone:	BusinessName:	Permit Issued:  Zone: CBL: 047-C-024
Contractor Name: Gregory Dayton	Address: 219 Brackett ST.	Phone: 879-7771		
Past Use: 4 Unit	Proposed Use: Same	COST OF WORK: \$ 800.00	PERMIT FEE: \$ 30.00	Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
Proposed Project Description: Replace missing windows in second story exterior porch per Kevin Carroll (Double hung, wood framed)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: DA 1999
Permit Taken By: SP	Date Applied For: 9-8-99			

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..

*** Send To: Sarah Dayton
11 Mellen St.
Portland, ME

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	ADDRESS:	DATE: 9-8-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



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): 11 Mellen Street, Portland, Maine			
Total Square Footage of Proposed Structure N/A		Square Footage of Lot 7,000 + s.f.	
Tax Assessor's Chart, Block & Lot Number Chart# 47 Block# C Lot# 24		Owner: Sarah Dayton	Telephone#: 879-7771
Owner's Address: 219 Brackett St. Portland, Maine 04102		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 800.00 Fee \$ 30.00
Proposed Project Description: (Please be as specific as possible) Replace missing windows in second story exterior porch per Kevin Carroll (Double hung, wood framed)			
Contractor's Name, Address & Telephone: Gregory Dayton 219 Brackett St. 879-7771			Rec'd By [Signature]
Current Use: 4 unit dwelling		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, 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

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: Sarah Dayton	Date: 8/30/99
---	----------------------

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



SHORT FORM WARRANTY DEED

Mellen Street, Inc., a Maine corporation, with a principal place of business at 121 Burnham Road, Scarborough, ME, 04074, FOR CONSIDERATION PAID, grants to **Sarah W. Dayton** of 276 Brackett Street, Portland, ME, 04102, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Mellen Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a point on the easterly side of said Mellen Street at the northwesterly corner of land now or formerly of Samuel Rosenberg, et als, formerly of J. Henry Rines, which point is ninety-one and 92/100 (91.92) feet, more or less, from Congress Street; thence northerly along said Mellen Street, a distance of fifty-five and 42/100 (55.42) feet to the southwesterly corner of the lot of land conveyed by Elmer L. Wengren to John E. Gray by deed dated June 26, 1925 and recorded in the Cumberland County Registry of Deeds in Book 1204, Page 297; thence easterly making an included angle of 90° 21' in a straight line on a course as running at this time, SOUTH 80° 15' EAST along the land conveyed to said Gray as aforesaid a distance of sixty-seven and 9/10 (67.9) feet to a point three (3) feet from the underpinning of the ell of the house situated on the land hereby conveyed, which last named line is three and 5/10 (3.5) feet northerly from the granite corner of the underpinning at the northwest corner of said house, and which line also runs three and 5/10 (3.5) feet northerly from the brick projection about midway of said house, as shown on a plan made by E.C. Jordan & Co., C.E., in June 1925, which plan is recorded in said Registry of Deeds in Plan Book 16, Page 44; thence turning a right angle and running north three (3) feet to the land of John E. Gray, which land was conveyed to him by Robert C. Foster; thence easterly along the northerly sideline of land conveyed to Irving L. Rich by John E. Gray by deed dated June 26, 1925 and recorded in said Registry of Deeds in Book 1206, Page 146, a distance of thirty-two and 11/100 (32.11) feet; thence continuing easterly in a prolongation of the aforesaid line a distance of thirty-seven and 8/10 (37.8) feet, more or less, to the land now or formerly of Fred N. Dow, and formerly of Neal Dow; thence southerly by land now or formerly of said Dow, a distance of fifty-six (56) feet, more or less, to a point in the intersection of a perpendicular line extending easterly a distance of one hundred thirty-eight (138) feet, more or less, based upon the point of beginning; thence westerly along the named perpendicular line, a distance of one hundred thirty-eight (138) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

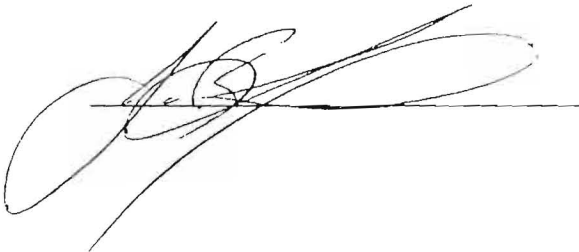
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

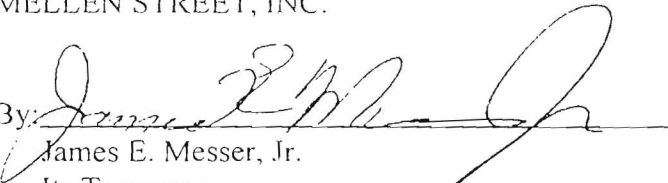
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Peoples Heritage Savings Bank, dated January 31, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11808, Page 95.

IN WITNESS WHEREOF, Mellen, Street, Inc. has caused this instrument to be executed by James E. Messer, Jr., its Treasurer, thereunto duly authorized, this 19th day of March, 1998.

WITNESS

MELLEN STREET, INC.



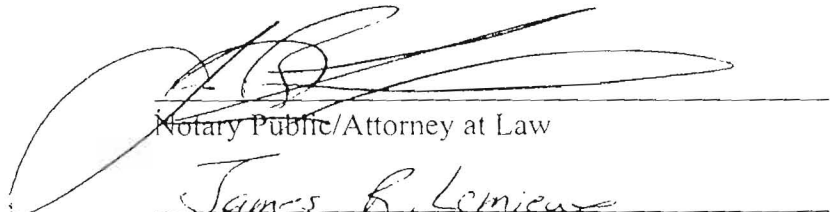
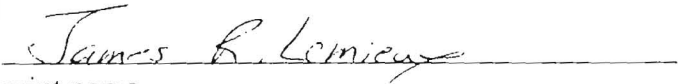
By: 
James E. Messer, Jr.
Its Treasurer

STATE OF MAINE
Cumberland, ss.

March 19, 1998

Personally appeared the above named James E. Messer, Jr., Treasurer of Mellen Street, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Mellen Street, Inc.

Before me,


Notary Public/Attorney at Law

print name

11 Mellen Street
 Owner: Dayton

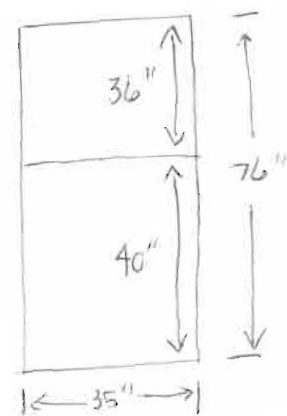


2nd Floor Interior/Exterior Porch

Per Kevin Carroll, wood sash, double hung windows will be re-installed. Storm windows existing will remain. This is a safety requirement so people will not fall out storm window openings.



Window measurements:



This is consistent with other windows in house
 finished jam already exists



11 Mellen Street
Owner: Dayton

Exterior view of porch
Storms will remain as is
to be consistent with
the rest of the house.



11 Mellen Street
Owner: Dayton

Existing interior window view

This is the same window we will
be using on the porch, a wood sash,
double hung window consistent with
all other windows in house.



BUILDING PERMIT REPORT

DATE: 9 Sept. 99 ADDRESS: 11 Mellen St. CBL: 047-C-024
 REASON FOR PERMIT: Replace windows as per C.E.O. Carroll
 BUILDING OWNER: Sarah Dayton
 PERMIT APPLICANT: _____ / Contractor Gregory Dayton
 USE GROUP R-2 CONSTRUCTION TYPE 5B

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)

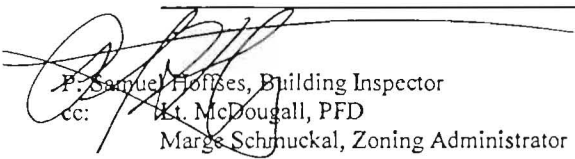
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: X1, 433

Approved with the following conditions: _____

- X1. 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 1/2" 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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 1/4" 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 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
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)

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)
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).
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.
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).
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.
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.
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. _____
36. _____
37. _____
38. _____


 P. Samuel Hofises, 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.**