

BUILDING PERMIT REPORT

DATE: 27/5/87

ADDRESS: 22-24 Deering AVE

REASON FOR PERMIT: Change of Use 6 to 4
Dwelling Units

BUILDING OWNER: Calvin James

CONTRACTOR: 11

PERMIT APPLICANT 11

APPROVED: 1, 2, 3, 4, 6 ~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- ☒ 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- ☒ 2.) 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.
- ☒ 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- ☒ 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 5.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

*6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

7.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

Sincerely,


F. Samuel Hoffses
Chief of Inspection Services

/el
7/21/87

These are floor
Plans for Change
of Use 22-24 Deering
Ave Port.

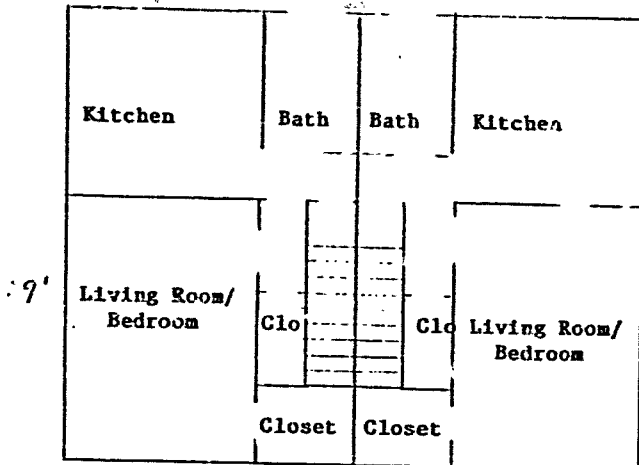
Also we have add
A 26'x6' Add on the
back for an entrance +
ex. for basement units
I would be glad to
meet with you to disc.
Calvin Ames.

FLOOR PLANS

22-24 Deering Avenue
Portland, Maine

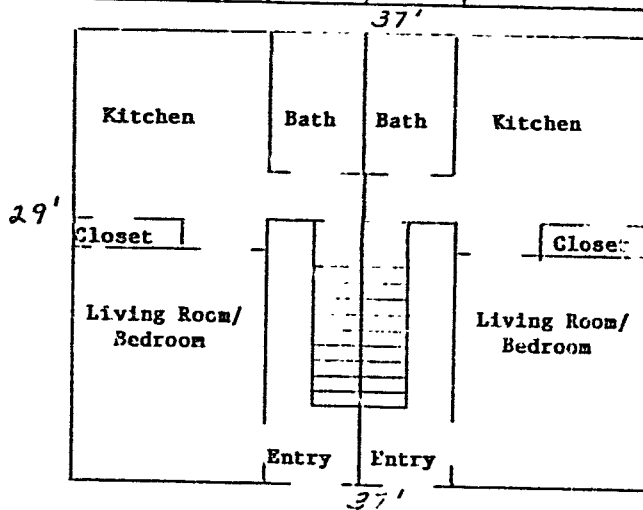
(As a 6 unit)

2nd Floor
Apt. #5



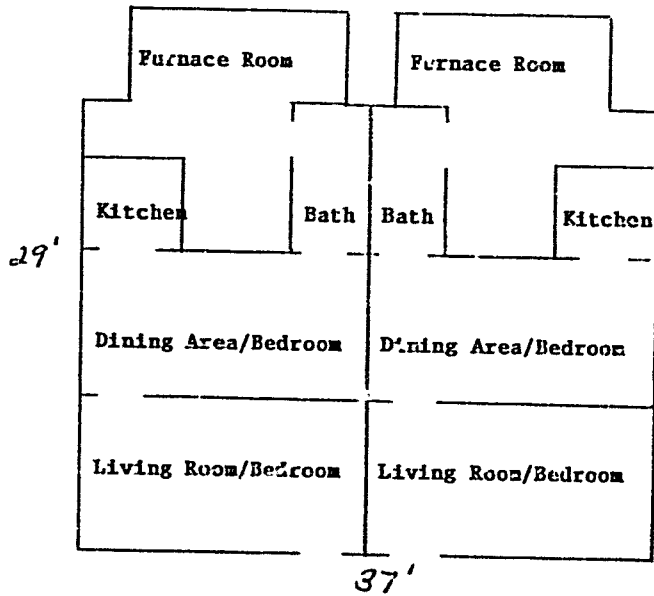
Apt. #6

1st Floor
Apt. #3



Apt. #4

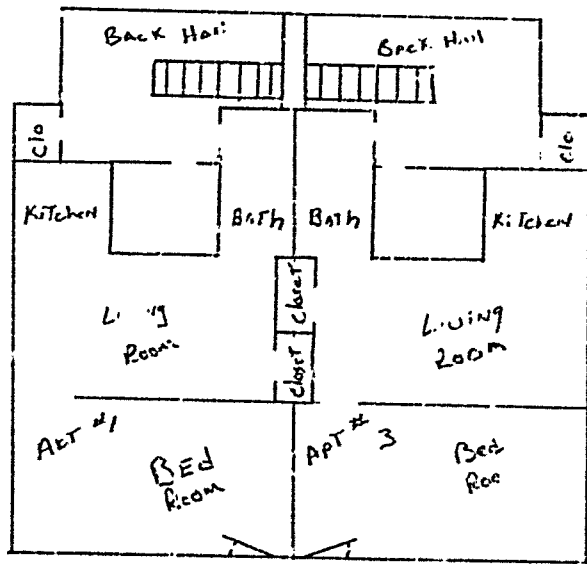
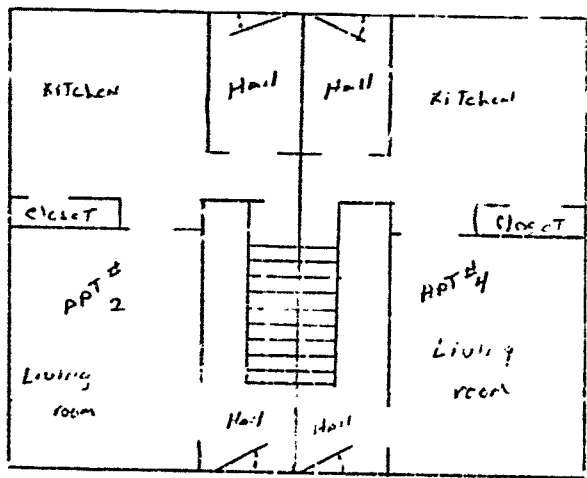
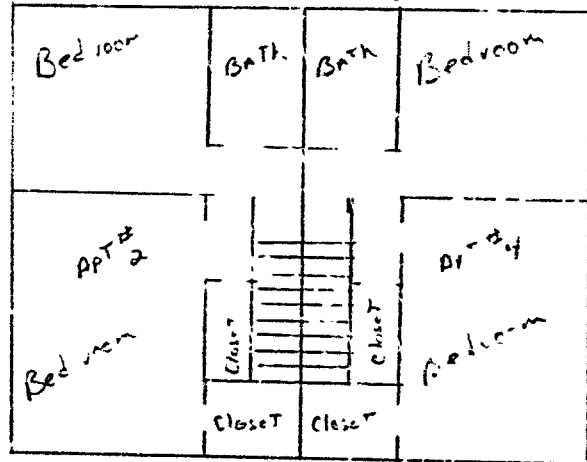
Basement
Apt. #1

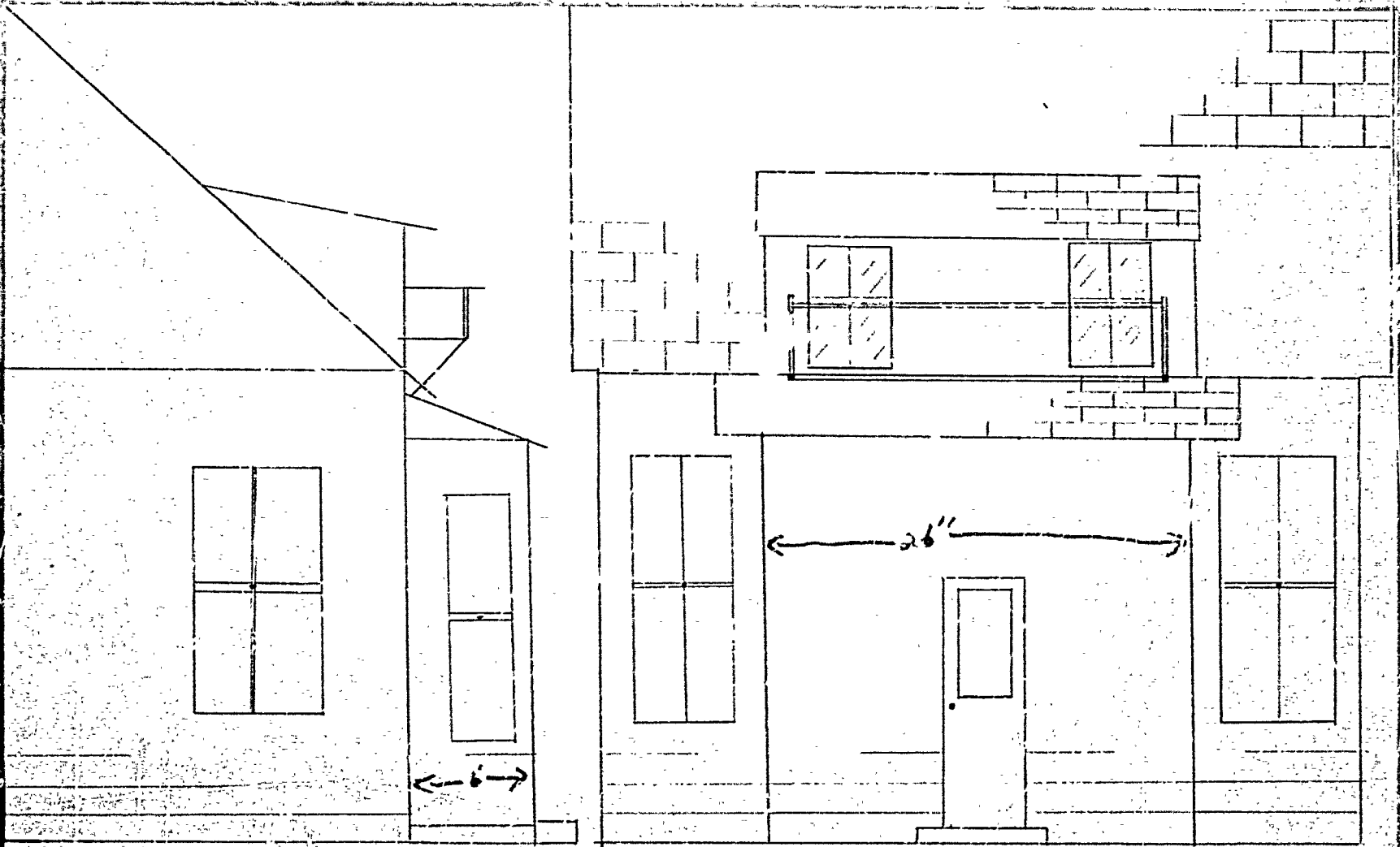


Apt. #2

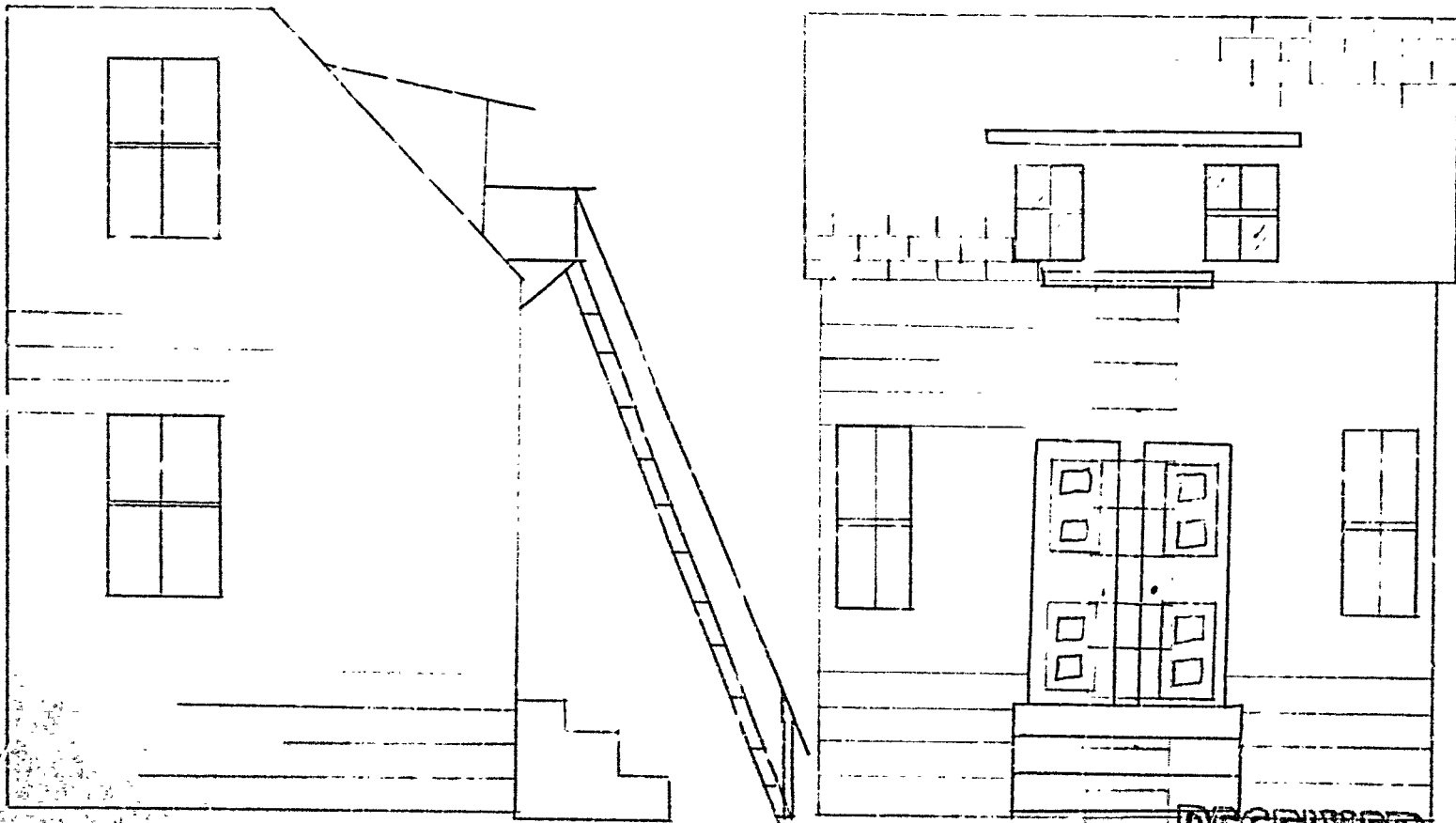
NO. 1

New floor plan





NEW
22+24 Deering Ave.



old view from Rear
22-24 Decring Ave

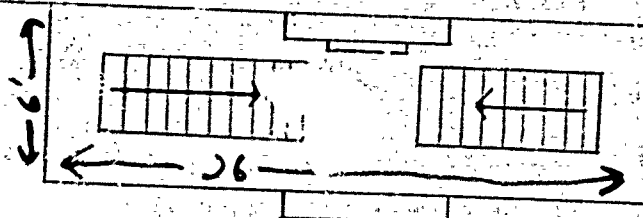
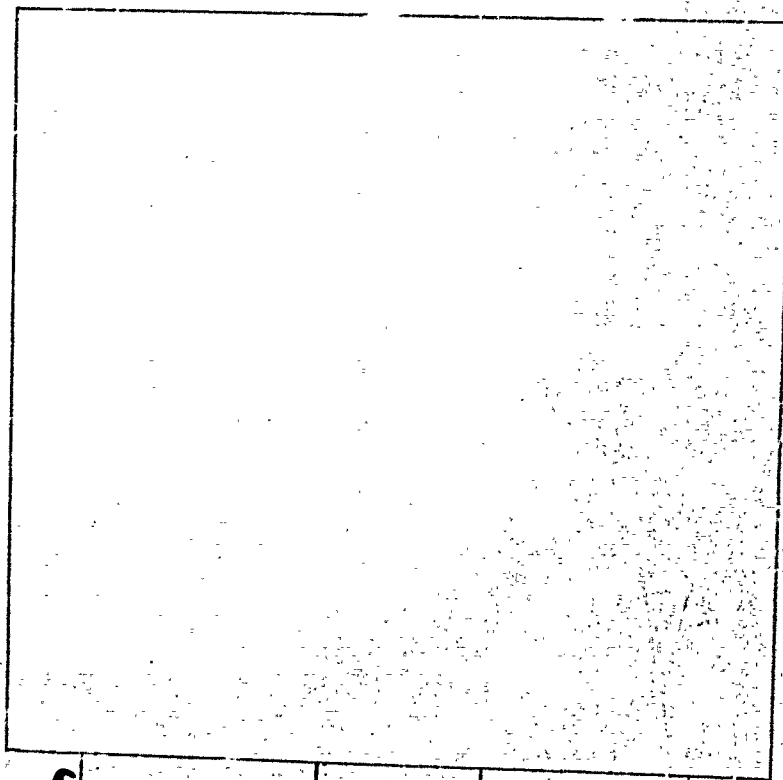
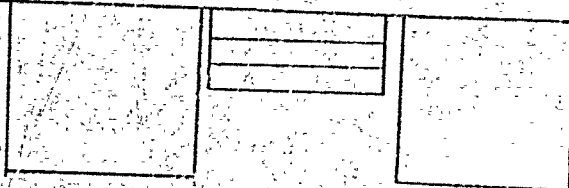
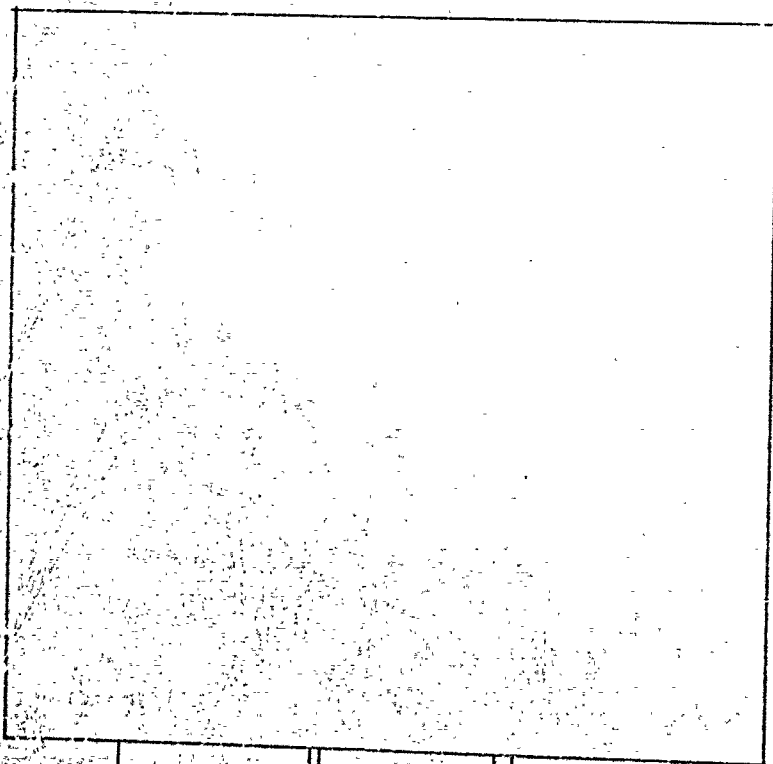
RECEIVED

JUL 24 1987

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

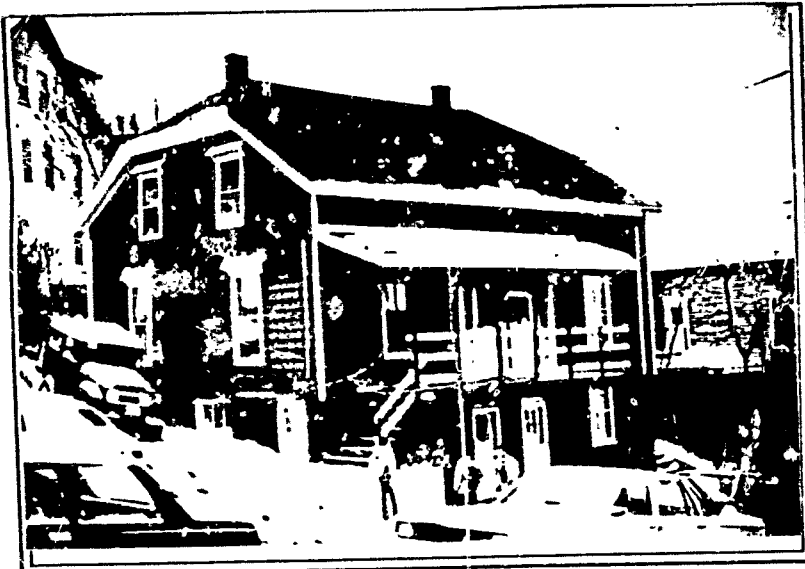
22-24 Deering Ave

View from above.

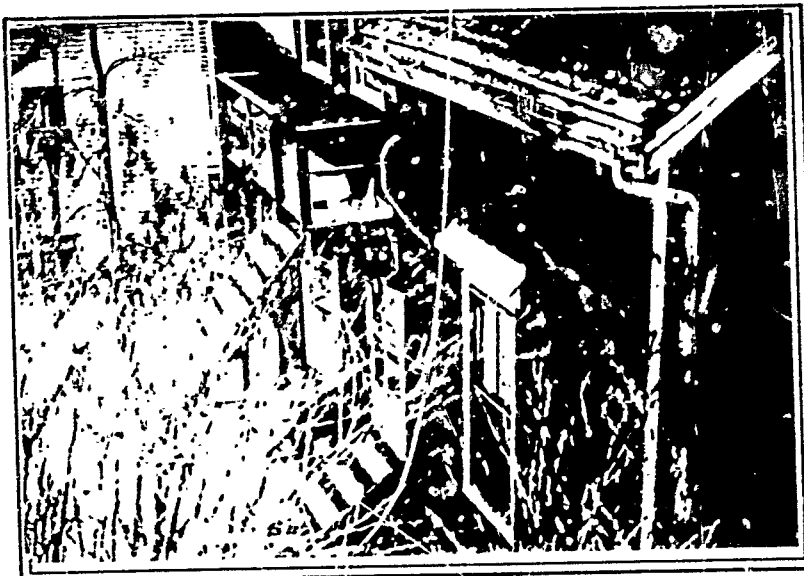


PHOTOGRAPH ADDENDUM

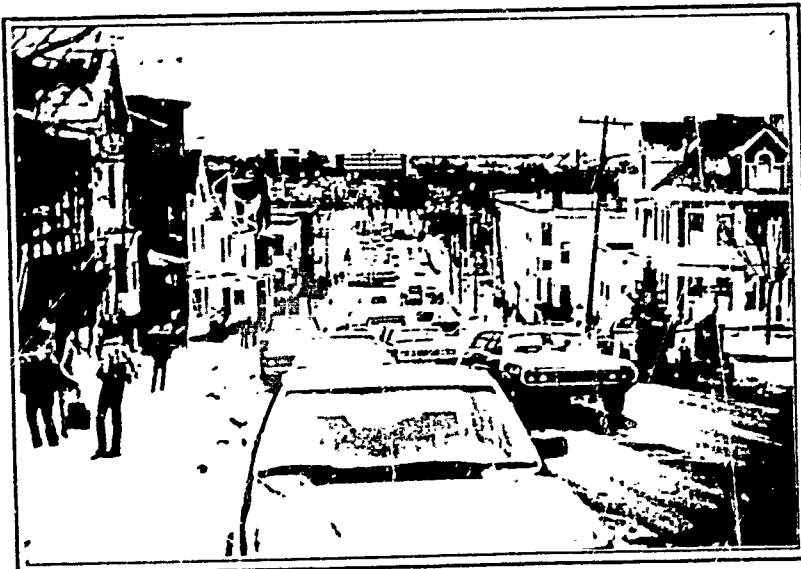
Borrower/Client	Calvin & Cathy Ames		
Property Address	22-24 Deering Avenue		
City	Portland	County	Cumberland
		State	Maine
		Zip Code	04101
Lender	Peoples Heritage Bank		



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

□ ADDITIONAL PHOTOGRAPHS ON REVERSE SIDE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

22-24 Deering Avenue

April 22, 1987

Mr. Calvin Ames
P. O. Box 7604
Downtown Station
Portland, Maine 04112

Dear Mr. Ames:

This is in further reference to your application for a building permit to change a six unit building at 22-24 Deering Avenue to a four apartment unit building, thereby complying with the density for the R-6 Residence Zone.

Please submit floor plans showing the new proposed four units, as you intend to reorganize the floor plans for the four apartment units. This will enable our field inspector to check and verify that the units are established in accordance with your plans for the building.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

Applicant: *Calvin C. Ames* Date: *July 24, 1987*
Address: *22-24 Deering Ave.*
Assessors No.: *53-C-30*

CHECK LIST A. CITY ZONING ORDINANCE

Date -
Zone Location - *R-6*
Interior or corner lot - *Interior*
Use - *Change from 6 to 4a pto*
Sewage Disposal -
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area - *3835 #*
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 9
 ZONING LOCATION R-6 PORTLAND, MAINE April 21, 1987

PERMIT ISSUED
 JUL 28 1987
 City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

I/we do hereby apply for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 22-24 Deering Ave., Portland, Maine Fire District #1 ☐, #2 ☐
 1. Owner's name and address Calvin Ames, P.O. Box 7804 D/S Portland 04112 Telephone 879-0447
 2. Lessee's name and address Telephone
 3. Contractor's name and address Same Telephone

Proposed use of building 4 family No. of sheets
 Last use 6 family No. families
 Material No. stories heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 10,000.00 Cosmetic changes only

FIELD INSPECTOR—Mr.

@ 775-5451

To convert 6 family dwelling to a 4 family unit
 Change of Use with no structural alterations.
 To comply with City making it a legal use.

Permit to Owner

PERMIT ISSUED
 WITH LETTER

Appeal Fees \$
 Base Fee
 Late Fee
 TOTAL \$ 25.00

Stamp of Special Conditions
 PERMIT ISSUED
 WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? remove sink Is any electrical work involved in this work? Yes
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINED Will work require disturbing of any tree on a public street? No
 ZONING A.K. 2/15/87
 BUILDING CODE Will there be in charge of the above work a person competent
 Fire Dept. James V. Calhoun to see that the State and City requirements pertaining thereto
 Health Dept. are observed? Yes
 Others:

Signature of Applicant Calvin Ames Phone # 879-0447

Type Name of above Calvin Ames 1 ☐ 2 ☐ 3 ☐ 4 ☐

PERMIT ISSUED
 WITH LETTER

Other
 and Address

8

FIELD INSPECTOR'S COPY

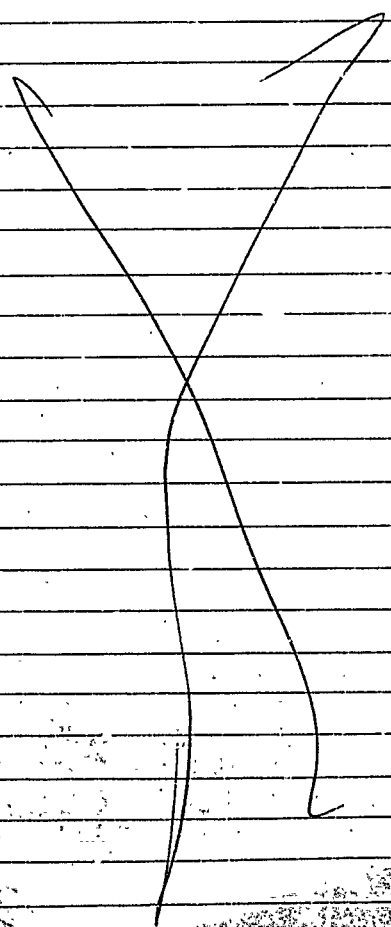
APPLICANT'S COPY

OFFICE FILE COPY

NOTES

2/21/89
 Completed as
 per plan & codes

Permit No. 0818189
 Location 22-1111
 Date of Permit July 28/89
 Approved
 Dwelling
 Garage
 Alteration



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-6 PORTLAND, MAINE April 27, 1987

PERMIT ISSUED

JUL 28 1987

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 22-24 Dearing Ave., Portland, Maine Fire District #1 ☐ #2 ☐

1. Owner's name and address Calvin Ames, P.O. Box 7604 DTS Portland 04112 Telephone 879-0447

2. Lessee's name and address

3. Contractor's name and address Same Telephone

Proposed use of building 4. family No. of sheets

Last use 6. family No. families

Material

Other buildings on same lot

Estimated contractual cost \$ unknown cosmetic changes only Roofing

FIELD INSPECTOR—Mr. Appeal Fees \$

@ 775-5451

To convert 6 family dwelling to a 4 family unit
Change of Use with no structural alterations.
To comply with City making it a legal use.

Permit to Owner

Base Fee

Late Fee

TOTAL \$ 25.00

PERMIT ISSUED
WITH LETTER

Stamp of Special Conditions
PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? remove sink Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

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Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINED Yes Will work require disturbing of any tree on a public street? No
ZONING R-6 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes
BUILDING CODE: James V. Callahan
Fire Dept.
Health Dept.
Others:

Signature of Applicant Calvin Ames Phone # 879-0447

Type Name of Applicant Calvin Ames 1 ☐ 2 ☐ 3 ☐ 4 ☐

PERMIT ISSUED
WITH LETTER

Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

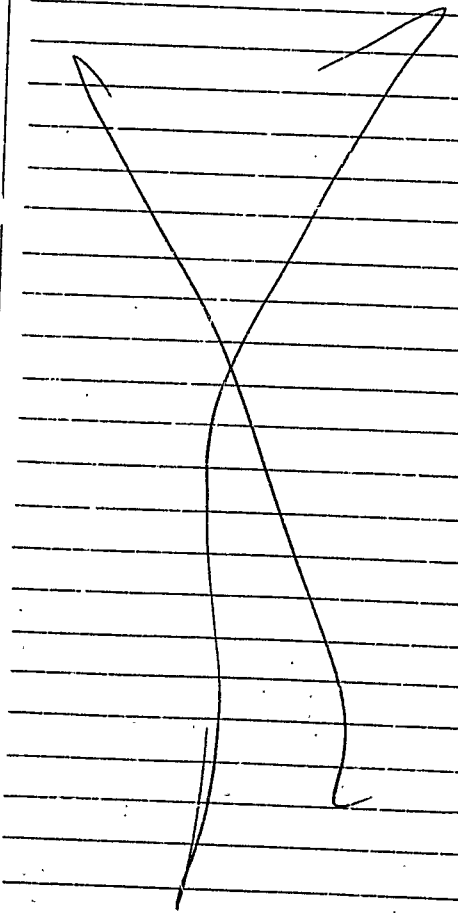
OFFICE FILE COPY

NOTES

2/21/89
~~Completed as~~
~~per plan of code~~
 Work NOT done
 AS per Plan. *[initials]*

Permit No. 0918/87
 Location 22-541 Levington Ave
 Owner
 Date of permit July 28/87
 Approved
 Dwelling
 Garage
 Alteration

879-0447- *Edith Jones*



BUILDING PERMIT REPORT

DATE: 27/5/87

ADDRESS: 22-24 Deering Ave

REASON FOR PERMIT: Change of Use 6 to 4
Dwelling Units

BUILDING OWNER: Calvin Ames

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: 1, 2, 3, 4, 6 DENIED:

CONDITION OF APPROVAL OR DENIAL:

- ☒ 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- ☒ 2.) 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.
- ☒ 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
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All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

7.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el
7/21/87



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

22-24 Deering Avenue
53-C-130

April 22, 1987

Mr. Calvin Ames
P. O. Box 7604
Downtown Station
Portland, Maine 04112

Dear Mr. Ames:

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Please submit floor plans showing the new proposed four units, as you intend to reorganize the floor plans for the four apartment units. This will enable our field inspector to check and verify that the units are established in accordance with your plans for the building.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

3-6-90

Sam,

I re-inspected the building after finding the permits.

The building is very different from proposed plans.

- Ex. 1.) fire escape has been removed.
2.) rear two doors have been nailed + boarded up
3.) No 6'x6' addition as in plan
4.) proposed Basement units show rear hallway... none.

* This is also a 5 unit (Cathy Ames told me there was no kitchen in top unit. However there is.

17 Noon

MCM

I Have not been in other basement unit yet.

