

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

Location of Construction:		Owner:		Phone:		Permit No: 960076	
Owner Address: 261 Vaughan		Leasee/Buyer's Name: Vinalhaven ME 04963		Phone:		Business Name:	
Contractor Name: Richard A Dodge - ERA Home Sellers		Address: 118 Maine Mall Rd- South Portland ME 04106		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED PERMIT ISSUED: FEB - 7 1996 CITY OF PORTLAND </div>	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 725.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 93 Type: 5B MOCA 97	
Proposed Project Description:				Signature: _____ 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: L Chase		Date Applied For: 6				Zoning Approval: Zone: 5A-F-27 CBL: _____ 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't 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.

Aaron Gregory
828-4039

PERMIT ISSUED WITH REQUIREMENTS

- 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: 2/6/96

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

CEO DISTRICT 3

BUILDING PERMIT REPORT

DATE: 7/2/96 ADDRESS: 261 Vaughan St.

REASON FOR PERMIT: Change of use from 1 family to a 2 family dwelling.

BUILDING OWNER: James Seavell

CONTRACTOR: _____ APPROVED: *4 *5 *7 *11 *13

PERMIT APPLICANT: _____ DENIED: *14

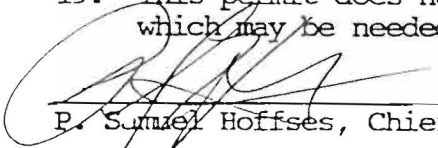
CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
- * 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- * 5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- * 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. Guardrail & 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.
12. 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/1993)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- * 14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO	LAND USE	ROUTE
054		F	027	001	01 of 01	261	VAUGHN ST	RE	1729	0261	11	36

OWNER & MAILING ADDRESS
 SEAWELL JAMES
 261 VAUGHAN ST
 PORTLAND MAINE 04102

SALES DATA				
MO	YR	TYPE	AMOUNT	VALID
200				
201				
202				

LEGAL DESCRIPTION
 54-F-27
 VAUGHAN ST 261
 3021 SF
 June 15, 1957 legalize preexisting 2 unit
 City Hall 3rd fl
 R 315
 Morgan Shumacker (paperwork)

TYPE	VALIDITY CODES
1 Land	B Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
	C. Included Excessive Personal Property
	D. Changed After Sale/Assm L
	E. To or From Government
	F. Transfer of Convenience
	G. Partial Sale of Assessed Unit
	H. Court Order Decree
	I. Bankruptcy Proceedings
	J. Undivided Interest
	K. To or From Non-Profit Organization
	L. Repossession/Sale of Foreclosed Property
	M. Zoning Change
	N. Other

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
041	R6	[]	021		S13090		12

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S 1	3021			0.00			[] 0 %	
1 Primary Site	S							[] %	
2 Secondary Site	S							[] %	
3 Undeveloped	S							[] %	
4 Residual								[] %	
5 Waterfront								[] %	
ACREAGE	A							[] %	
1 Primary Site	A							[] %	
2 Secondary Site	A							[] %	
3 Undeveloped	A							[] %	
4 Marshland								[] %	
5 Waterfront								[] %	
0 TOTAL	S								

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained	1 Owner
1 Entrance Gained	2 Tenant
2 Not Applicable, Unimproved Parcel	3 Other
3 Entrance and Information Refused	
4 Entrance Refused, Information at Door	
5 Currently Unoccupied	
6 Estimated for Miscellaneous Reasons (See Memorandum)	
7 Occupant Not at Home	

MEMORANDUM
 asbestos pipe covering
 600 amps
 Part Knob & tube.
 2nd floor has kitchenette
 owns bath - 2 bedrooms
 LR. - no separate entrance
 no rent collected.

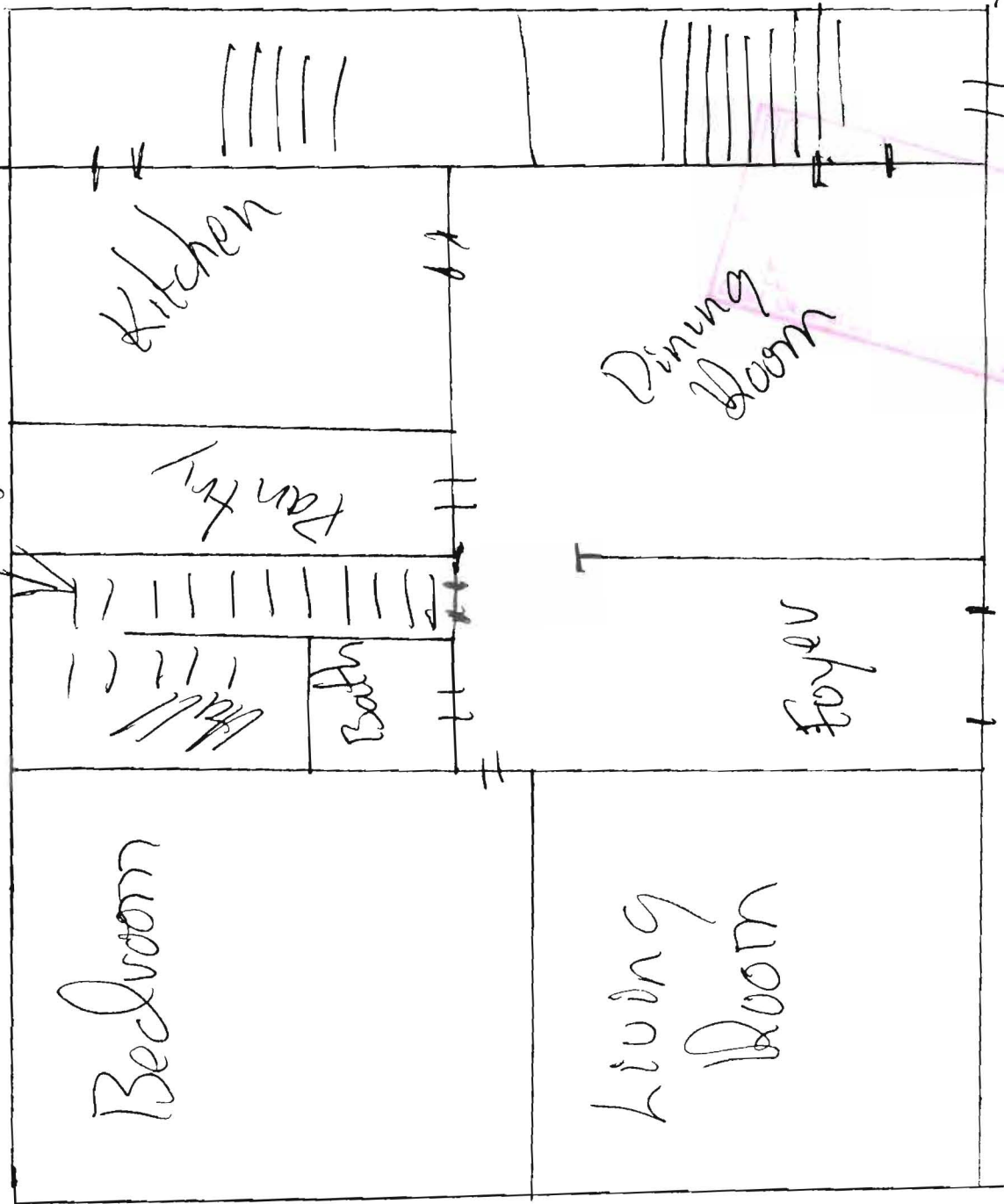
SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.
 CB
 BW
 4:07
 SIGNATURE: *James Seawell*

PROPERTY FACTORS							
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC	
LEVEL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1
ROVE STREET	2	PUBLIC WATER	2	SEMI IMPROVED	2	MEDIUM	2
LOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3
HILLING	4	GAS	4	PROPOSED	4	NONE	4
DEEP	5	WELL	5	CURB & GUTTER	5		
	6	SEPTIC	6	SIDEWALK	6		
	7	NONE	7	ALLEY	7		
	8		8	NONE	8		

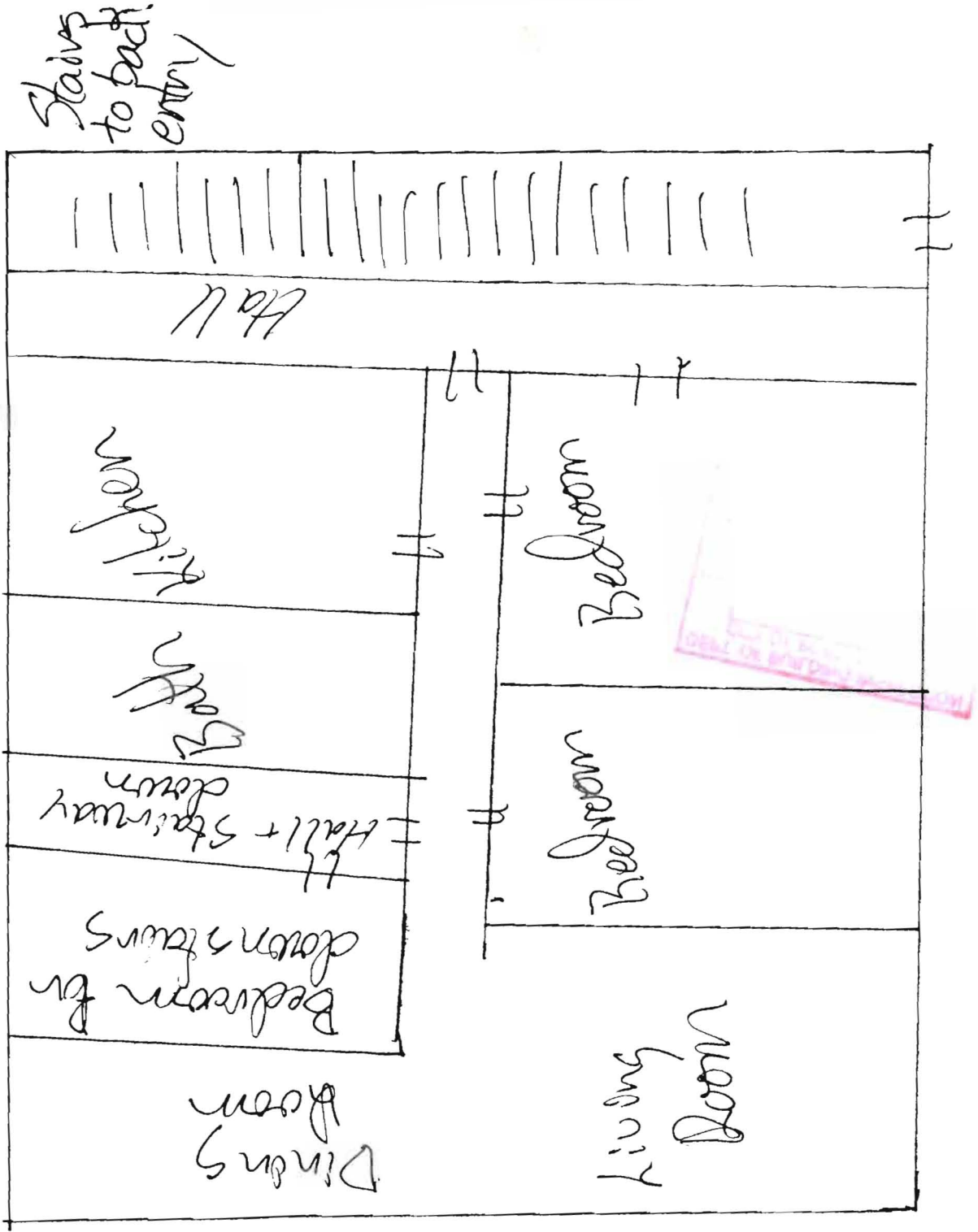
VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	9600
BUILDING		BUILDING	37020
TOTAL		TOTAL	46620
EXEMPT		EXEMPT	

DATE INSPECTED	COLLECTOR		
012590	MWD		
REASON	DATE	REVIEWER	
		<i>MS</i>	
MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
EXEMPT VALUE	REASON	DATE	

First Floor



2nd Floor



Applicant: James Seawell
Address: 261 Vaughan
Assessors No.:

Date: 2/6/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - R-6

Interior or corner lot -

Use - change of use from 1 → 2 families

Sewage Disposal - City

Rear Yards -

Side Yards -

Front Yards -

} existing

Projections -

Height -

Lot Area -

Building Area -

↘ 3,021#

Area per Family -

1,000# per unit - ok

Width of Lot -

Lot Frontage -

ok →

Off-street Parking -

no parking available
~~Needs to show 1/2 parking spaces~~
Last use was CofO for Dwelling use and church use limited to 50 people AT one time (Sept 5, 1961). The change of use from delisted church use to Adwelling unit is A much less impact & a lesser non-conforming

Loading Bays -

Site Plan -

N/A

Shoreland Zoning -

Flood Plains -



COMMENTS

3/6/94: Electrician on site, no one would a door. I left a card for them to

3/13/94 Inspection of Bmnt. yielded temp. jack studs supports. Need to replace w/ lally columns. good condition. Contractor to submit new drawings (originals are not even close to existing conditions). existing problem - can't exit through first floor.

Owner won't return calls. filed w/out final

Inspection R

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

COMMENTS

3/6/90 Electrician on site, no one would answer the door. I left a card for them to call me.

3/13/90 Inspection of Bmt. yielded temp. jack studs as supports. Need to replace w/ lally columns. Bmt in good condition. Contractor to submit new drawings as originals are not even close to existing conditions. Have an existing problem - can't put through just floor unit.

Owner will return calls - filed w/out final inspection.

Inspection Record

Type

Foundation: _____

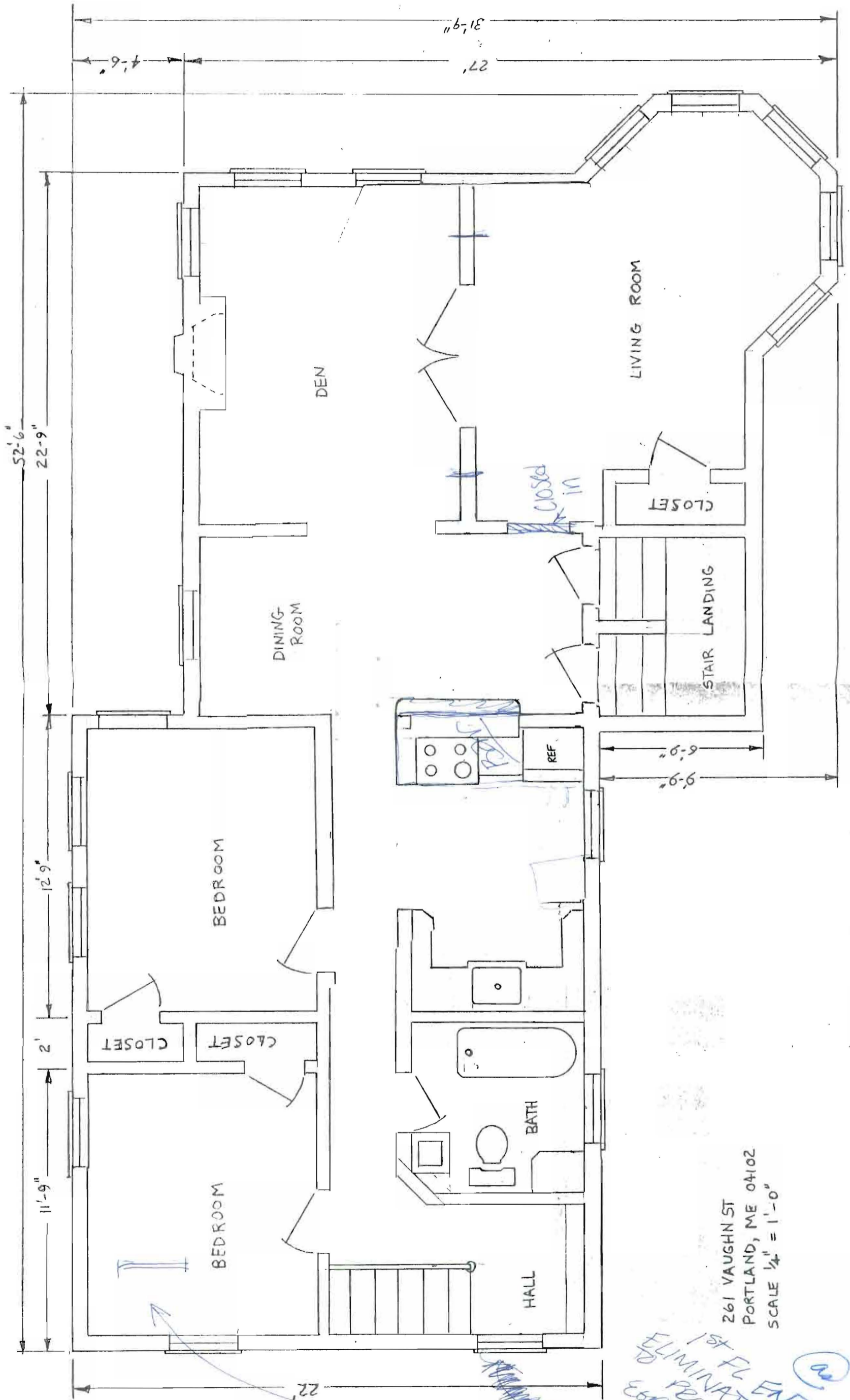
Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date



261 VAUGHN ST
 PORTLAND, ME 04102
 SCALE 1/4" = 1'-0"

1st FL ENTRY
 TO BE ELIMINATED
 TO PROVIDE
 ACCESS
 (2)