Location of Construction:	Owner:		Phone: 772-4203	Permit No:
246 Bracket St Ptld Owner Address: 1375 Congress St	Lessee/Buyer's Name:	Phone:	BusinessName:	991071
Contractor Name:	Address: 757 Congress St Pt	Phor	ne: 774–9303	PERMITOISSUED
Past Use:	Proposed Use:	COST OF WOR	RK: PERMIT FEE: \$ 30.00	SEP 2 8 1999
Commarcial + 2 units	3-Family	FIRE DEPT. □	•	
Proposed Project Description:			ACTIVITIES DISTRICT	.D.) Zoning Approval:
Change of Use from Commerci	·	Action:	Approved with Conditions: Denied	Special Zone of Reviews: Shoreland Wetland Flood Zone
	M. santont	Signature:	Date:	☐ Subdivision
Permit Taken By:	Date Applied For:	September 1	6. 1999	□ Site Plan mai □minor □mm □ Sec 14 - 364 Zoning Appeal
 Building permits do not include plumb Building permits are void if work is no tion may invalidate a building permit 	t started within six (6) months of the date	e of issuance. False informa-	-	☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied ☐ Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review
I hereby certify that I am the owner of recor authorized by the owner to make this applic if a permit for work described in the applicareas covered by such permit at any reason	cation as his authorized agent and I agre- ation is issued, I certify that the code offi	osed work is authorized by t e to conform to all applicab icial's authorized representa	ole laws of this jurisdiction. In active shall have the authority to e	Action: Approved Approved with Conditions Denied
, , ,	•	••	•	
SIGNATURE OF APPLICANT	ADDRESS:	September DATE:	PHONE:	
RESPONSIBLE PERSON IN CHARGE OF			PHONE:	CEO DISTRICT

BUILDING PERMIT REPORT DATE: 1950 7.99 ADDRESS: 246 BrackeT, ST- CBL: 055-B-018 REASON FOR PERMIT: 1009 OF USE From 2 dy To 3 dwelling Units BUILDING OWNER: Bedec S LLC Trus T. PERMIT APPLICANT: 1000 CONSTRUCTION TYPE 53.

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 und	erstanding that the following conditions are m	et:*/ */0 *	X11 ×12 ×	13 414, *15,
*16 ×17 ×18 ×19 x27 2	8 29 × 30 × 32 × 37 × 35 #	31 - 7 -	7 7_	<u> </u>
Approved with the following conditions:		7		

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.

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 side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 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
- X10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 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 76". (Section 1204.0)
- Stair construction in <u>Use Group R-3 & R-4is a minimum of 10" tread and 7 %" maximum rise</u>. 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
- Every sleeping room below the fourth story in buildings of Use Groups R and 1-1 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)

TIIIS 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

NOTE**if 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/Addressof Construction (include Portion of Building):	246 Bruche	t St Porthand Me								
Total Square Foolage of Proposed Structure	Square Footage of Lot	1								
Tax Assessor's Chart, Block & Lot Number 0/8	OMNET: Bedecs LLC	Telephone#:								
Charl# 055 Block BK Lot# 015		must 772-4203								
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee								
1375 Concress St. PHd, Me		\$ \$30								
Proposed Project Description:(Please be as specific as possible)	_									
	Comm to 3	- Jan								
up Dating										
Contractor's Name, Address & Telephone		Rec'd By								
Current Use: Residential C	m + 2 Proposed Use:	endential 3- Sein								
Separate permits are required for Internal & External Plumbing, IIVAC 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, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code. You must include the following with you application: 1) ACopy 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 construct	lion documents must be designed by a	registered design professional								

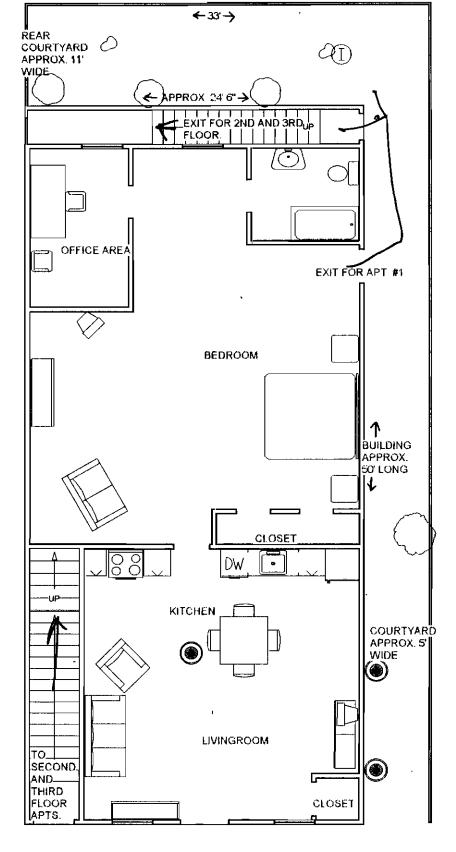
Unless exempted by State Law, construction documents must be designed by a registered design professional A complete set of construction drawings showing all of the following elements of construction:

- 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.

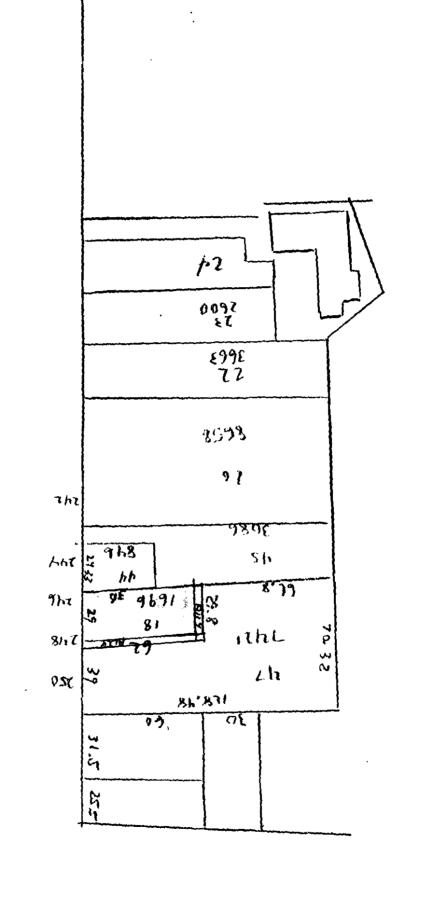
Certification

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:	Date:	CITY OF PORTLAND ME
Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,6 Additional Site review and related fees are attached on a	000.00 separa	construction cost thereafter. Eatherstone 0 1999 EGEWE



246- 248 BRACKETT STREET, PRESENTLY BEING USED AS A 3 RESIDENTAL UNITS. ONE APT PER FLOOR.



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9/16/59 - OWNER ASES REVIEW 1960

RECORD OF BUILDINGS GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT: B-GOOD; C-AVERAGE: D-CHEAP; E-VERY CHEAP Buc FST Bun GHORC Promise. CONSTRUCTION FOUNDATION FLOOR CONST PLUMBING CONCRETE WOOD JOIST BATHROOM CONCRETE BLOCK STEEL JOIST TOILET ROOM BRICK OR STONE MILL TYPE WATER CLOSET REIN. CONCRETE LAVATORY CELLAR AREA FULL FLOOR FINISH KITCHEN BINK 2-B 1 2 3 14 14 STD. WAT. HEAT NO, CELLAR CEMENT AUTO, WAT, HEAT EXTERIOR WALLS FARTH ELECT. WAT. SYST. CLAPBOARDS PINE LAUNDRY TUBS COMPUTATIONS NO PLUMBING WIDE SIDING HARDWOOD 1954 UNIT 1951 DROP SIDING TERRAZZO 11820 TILING 1250 F. 11820 NO SHEATHING TILE BATH FL. & WCOT, WOOD SHINGLES TOILET FL. & WOOT. ASBES, SHINGLES LIGHTING ATTIC FLR. & STAIRS STUCCO ON FRAME ADDITIONS ELECTRIC INTERIOR FINISH STUCCO ON TILE NO LIGHTING B 1 2 3 BRICK VENEER NO. OF ROOMS BRICK ON TILE BASEMENT PINE ZND SOLID BRICK HARDWOOD WALLS 8RD STONE VENEER PLASTER OCCUPANCY ROOF CONC. OR CIND. BL UNFINISHED SINGLE FAMILY METAL CLG. TWO FAMILY FLOORS TERRA COTTA Benlei APARTMENT VITROLITE ATTIC RECREAT. ROOM 13T STORE PLATE GLASS FINISHED ATTIC FINISH THEATRE INSULATION FIREPLACE HOTEL WEATHERSTRIP HEATING OFFICES FIREPLACE ROOFING PIPELESS FURNACE WAREHOUSE + 180 HEATING ASPH. SHINGLES HOT AIR FURNACE COMM, GARAGE WOOD SHINGLES FORCED AIR FURN. GAS STATION ASBES, SHINGLES STEAM PLUMBING SLATE HOT WAT. OR VAPOR ECONOMIC CLASS TILING NO HEATING METAL OVER BUILT COMPOSITION UNDER BUILT 11860 TOTAL ROLL ROOFING GAS BURNER DT. 5-19-54 AR. 3 FACT. OIL BURNER LD. 4 PO. 11650 11665 INSULATION REP. VAL. STOKER CK. SUMMARY OF BUILDINGS 100% VAC FLUE & 0195. OCC.A TYPE GR. AGE REMOD. COND. REP. VAL. P. D. PHY. VAL SOUND VAL. 5240 11650 55% 4 APT-Stope 10% 2871 11860 5340 10 4810 ユ8つく 30% c 3740 D E E G 47201 7871 YEAR 7 11981 1951 TOTAL BLDGS. TAX VAL 1054- 2875 19 OFD AVE 19 19 CHANGE 19