

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

| | | | | | | | |
|--|--|---|--|---|--|---|--|
| Location of Construction: 246 Bracket St Ptd | | Owner: Bedoes LLC Trust | | Phone: 772-4203 | | Permit No: 991071 | |
| Owner Address: 1375 Congress St | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: ***Apartment Locators | | Address: 757 Congress St Ptd | | Phone: 774-9303 | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 28 1999 </div> | |
| Past Use: Commercial + 2 units | | Proposed Use: 3-Family | | COST OF WORK: \$ 0 | | | |
| Proposed Project Description: Change of Use from Commercial +2 units to 3-family | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ | | INSPECTION: Use Group 12 Type 3 | | CITY OF PORTLAND Zone R-1 CB1 855-8-018 Zoning Approval: OK SS 9/28/99 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland 106 min <input type="checkbox"/> Flood Zone 3 units <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> OK per Sec 14-384 Zoning Appeal | |
| | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____ | | | |
| Permit Taken By: SP | | Date Applied For: sp | | September 10, 1999 | | | |

- 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..

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

September 10, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

3

BUILDING PERMIT REPORT

DATE: 19 Sep 1999 ADDRESS: 246 Bracket St. CBL: 055-B-018
 REASON FOR PERMIT: Change of Use From 2d/4 To 3 dwelling units
 BUILDING OWNER: Bedec's LLC Trust
 PERMIT APPLICANT: _____ / Contractor Apartment Locators
 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: *1, *10, *11, *12, *13, *14, *15, *16, *17, *18, *19, *22, *28, *29, *30, *32, *33, *35, *31
 Approved with the following conditions: _____

- * 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 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 76". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" 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)

**THIS IS NOT A PERMIT/CONSTRUCTION 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.

NOTE If you or the property owner owns 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): | | 246 Bracket St Portland, Me | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number | 018 | Owner: | Bedec's LLC Trust |
| Chart# 055 Block BR Lot# 015 | | Telephone#: | 772-4203 |
| Owner's Address: | 1375 Congress St. Pfd, Me | Lessee/Buyer's Name (If Applicable) | |
| | | Cost Of Work: | Fee |
| | | \$ | \$ 30 |
| Proposed Project Description: (Please be as specific as possible) | | | |
| Up Dating c/c Comm to 3-Fam | | | |
| Contractor's Name, Address & Telephone | | | Rec'd By |
| Current Use: | Residential Com 2 | Proposed Use: | Residential 3-Fam |

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

*Mail to: Apartment
Inspector
75 Congress St
Portland ME
04102*

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.

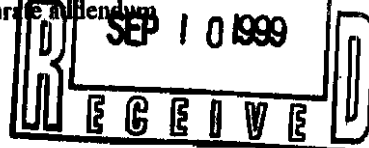
Certification

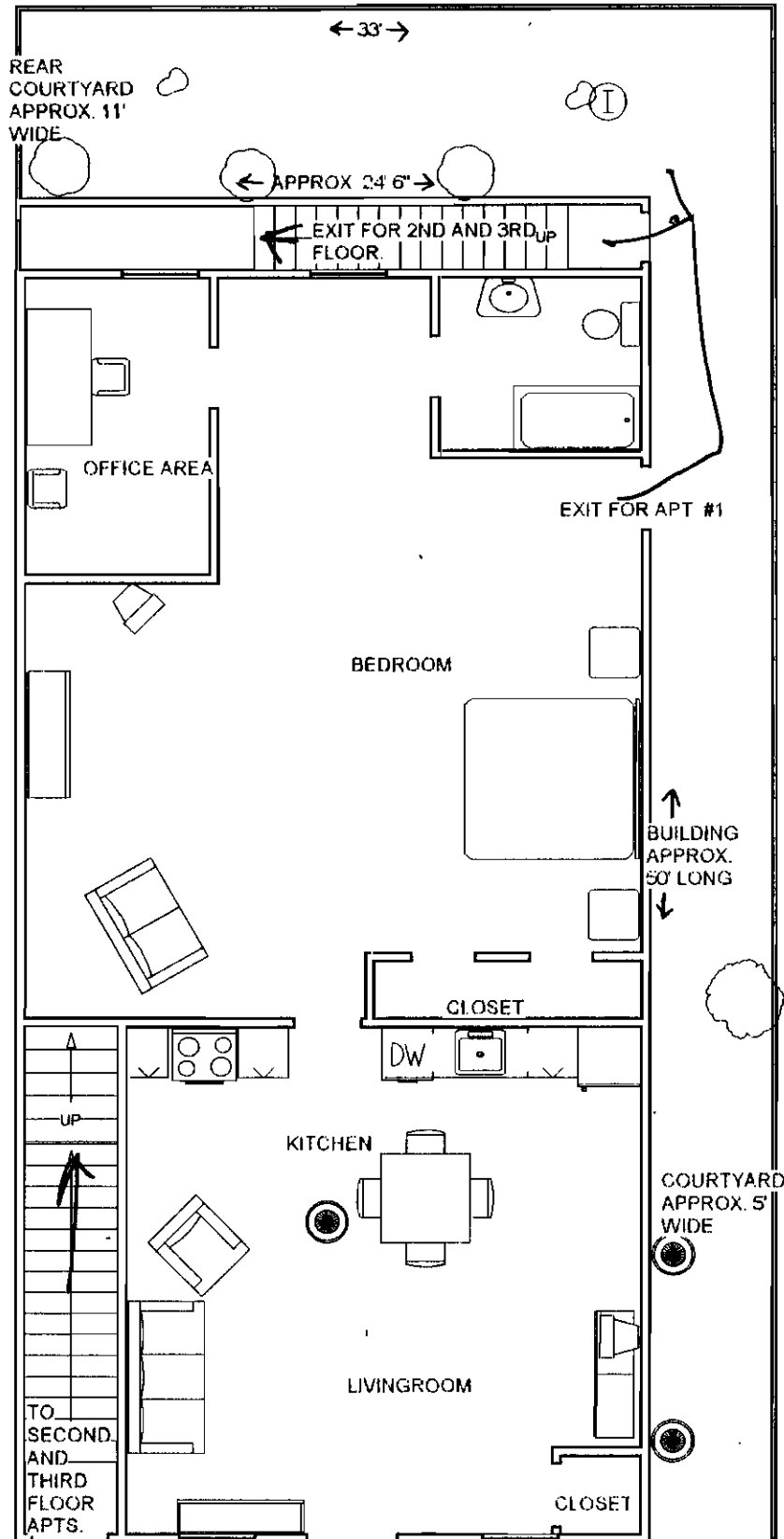
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: | Date: |
| <i>[Signature]</i> | DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME |

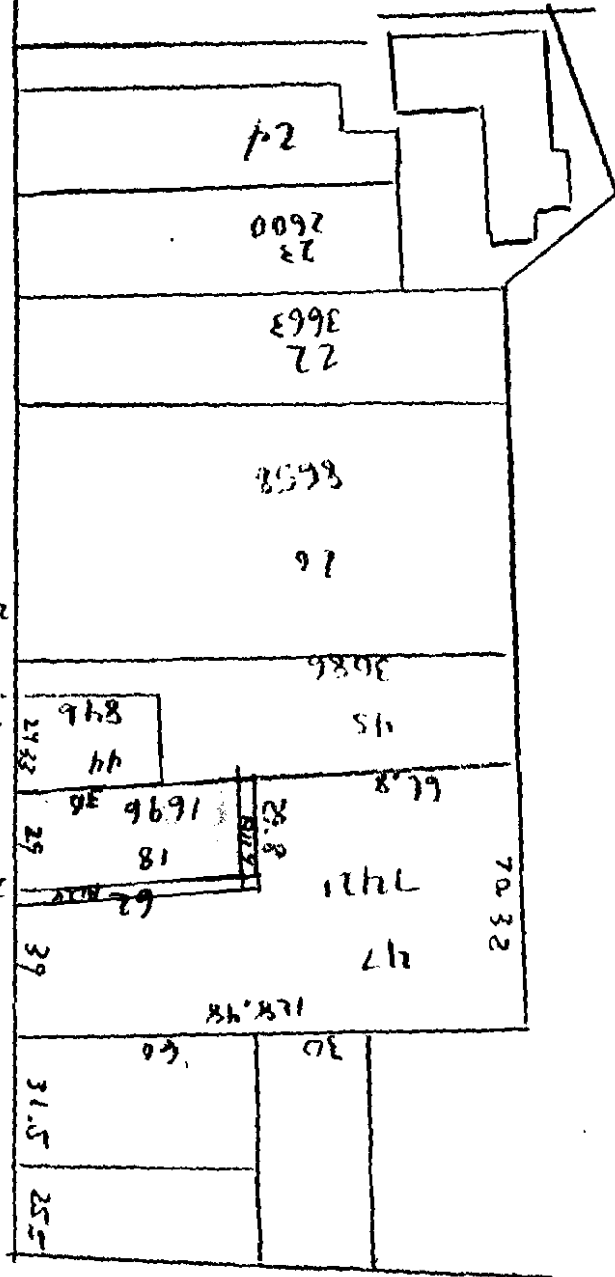
Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





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



Handwritten notes and lines at the bottom left of the page, possibly indicating a scale or additional measurements.

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

| | | | | | | | | | | | | |
|-------------|---------------------------------|--------------------|-----------|----------------|-----------------|------|-------|------|-------------|------------|-----------|-------------|
| CURR. DESC. | LAND NOS. 244 246-248 | STREET Brackett | BLDG. NO. | CARD NO. OF | DEVELOPMENT NO. | AREA | DIST. | ZONE | CHART 55 | BLOCK B | LOT 18 | CURR. DESC. |
|-------------|---------------------------------|--------------------|-----------|----------------|-----------------|------|-------|------|-------------|------------|-----------|-------------|

TAXPAYER ADDRESS AND DESCRIPTION

SHATZ SAMUEL J
246 BRACKETT ST
CITY

23 CALVA ST.

LAND & BLDGS BRACKETT ST #246-248
ASSESSORS PLAN 55-B-18
AREA 1696 SQ FT

| RECORD OF TAXPAYER | | | YEAR | BOOK | PAGE |
|---|--|--|------|------|------|
| <p style="font-size: 2em; font-weight: bold; text-align: center;">(no artificial lmb) Commercial with 2 units Above</p> | | | | | |

| PROPERTY FACTORS | | | |
|------------------|---------|-------------------|-------|
| TOPOGRAPHY | | IMPROVEMENTS | |
| LEVEL | ✓ | WATER | |
| HIGH | | SEWER | |
| LOW | | GAS | |
| ROLLING | | ELECTRICITY | |
| SWAMPY | | ALL UTILITIES | ✓ |
| STREET | | TREND OF DISTRICT | |
| PAVED | ✓ | IMPROVING | |
| SEMI-IMPROVED | | STATIC | ✓ |
| DIRT | | DECLINING | |
| SIDEWALK | ✓ | | |
| TILLABLE | PASTURE | WOODED | WASTE |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|---------------------------------------|-------|------------------|--------------|------------------|-----------|------|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | YEAR 1951 | 1954 |
| 27 | 62 | 45 ⁰⁰ | 81 | 56 ⁰⁰ | 1040 | |
| TOTAL VALUE LAND | | | | | 1040 | 1040 |
| TOTAL VALUE BUILDINGS | | | | | 4720 | 4810 |
| TOTAL VALUE LAND AND BUILDINGS | | | | | 5760 | 5850 |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|---------------------------------------|-------|------------|--------------|-----------------|----|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
| | | | | | | |
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|---------------------------------------|-------|------------|--------------|-----------------|------|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 1960 | 19 |
| | | | | | | |
| TOTAL VALUE LAND | | | | | 1040 | |
| TOTAL VALUE BUILDINGS | | | | | 3740 | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| LAND VALUE COMPUTATIONS AND SUMMARY | | | | | | |
|---------------------------------------|-------|------------|--------------|-----------------|----|----|
| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | 19 | 19 |
| | | | | | | |
| TOTAL VALUE LAND | | | | | | |
| TOTAL VALUE BUILDINGS | | | | | | |
| TOTAL VALUE LAND AND BUILDINGS | | | | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |
| SQ. FT. TO-FROM CH. | | BLK. | LOT | | | |

| | | | |
|------|-------------|---------|-----|
| YEAR | ORIG. COST | RENTAL | 900 |
| YEAR | SALE PRICE | EXPENSE | - |
| YEAR | U. S. R. S. | NET | 900 |

| ASSESSMENT RECORD | | | | INCREASE | DECREASE |
|-------------------|--------------|-------------|-------|----------|----------|
| 1950 | LAND | 700 | | | |
| | BLDGS. | 3125 | | | |
| | TOTAL | 3825 | | | |
| 1951 | LAND | 625 | | | |
| | BLDGS. | 2825 | | | |
| | TOTAL | 3450 | | | |
| 195 | LAND | 621 | | | |
| | BLDGS. | 2875 | + 500 | | |
| | TOTAL | 3500 | + 50 | | |
| 1960 | LAND | 625 | | | |
| | BLDGS. | 2250 | | | ✓ 625 |
| | TOTAL | 2875 | | | |
| 19 | LAND | | | | |
| | BLDGS. | | | | |
| | TOTAL | | | | |
| 19 | LAND | | | | |
| | BLDGS. | | | | |
| | TOTAL | | | | |
| 19 | LAND | | | | |
| | BLDGS. | | | | |
| | TOTAL | | | | |
| 19 | LAND | | | | |
| | BLDGS. | | | | |
| | TOTAL | | | | |
| 19 | LAND | | | | |
| | BLDGS. | | | | |
| | TOTAL | | | | |

9/16/59 - OWNER ASSES REVIEW 1960

