

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

| | | | | | | | |
|---|--|---|--|---|--|---|--|
| Location of Construction: 10 Diva St. | | Owner: Nicholas F. Fuchs | | Phone: 713-0213 | | Permit No: 980448 | |
| Owner Address: P. O. Box 5280, Portland ME | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Nick Baldo, P. O. Box 5280 Portland | | Address: | | Phone: | | Permit Issued: MAY 4 1998 CITY OF PORTLAND | |
| Past Use: 2-family | | Proposed Use: 2-family | | COST OF WORK: \$ 2,000 | | PERMIT FEE: \$ 30.00 | |
| Proposed Project Description: rebuild back fire escape | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group 13 Type 513 BOC 96 | | Signature: <i>[Signature]</i> | |
| | | Signature: | | Signature: | | Zone: CBL: 055_E-022 | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | Signature: <i>[Signature]</i> | |
| Permit Taken By: Judy Laplante | | Date Applied For: 4/27/98 | | 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"/> | |

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..

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: <i>see pre-application</i> | | 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

CEO DISTRICT 3

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 10 Dow St. Portland, ME 04102

| | | | |
|---|--|-------------------------------------|--|
| Tax Assessor's Chart, Block & Lot Number Chart# <u>055</u> Block# <u>E</u> Lot# <u>022</u> | | Owner: <u>Nicholas Kalcho</u> | Telephone#: <u>772-0213</u> |
| Owner's Address: <u>P.O. Box 5280, Portland, ME 04101</u> | | Lessee/Buyer's Name (If Applicable) | Cost Of Work: \$ <u>2,000.00</u> |
| Proposed Project Description:(Please be as specific as possible) <u>Rebuild back Fire escape to comply with code</u> | | | |
| Contractor's Name, Address & Telephone <u>Nick Kalcho, P.O. Box 5280, Portland, ME 04101</u> | | | |

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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: [Signature] Date: 4/27/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

April 24, 1998

Hand Delivered

City of Portland
Building and Inspection Services
Portland, ME

RE: Addendum to Building Permit for 10 Dow Street: Fire Escape for 3rd Floor

To Whom it May Concern:

Please find enclosed an Application for a Building Permit to replace and rebuild the fire escape to the third floor on 10 Dow Street. For this application and pursuant to Section 14-440 regarding exterior egresses, I have submitted a scale version of the proposed egress marked Exhibit 1. This represents the back view of the building. I have also enclosed pictures of the back view of the building. I have also enclosed the top view of the back yard showing the new proposed deck and stairway to the ground and its relationship to the setback on the northern boundary of the 10 Dow Street property. This is marked Exhibit 2. In order to comply with Section 14-440, subsection 1, I must show that there is no practical and economical reasonable way to provide a southern egress to the 3rd floor from the anterior of the building. I have submitted a detailed floor plan of the 2nd floor. The 2nd floor unit of 10 Dow Street does have an anterior second means of egress. There is no practical way for the 3rd floor apartment to access this anterior egress without drastically reducing the 2nd floor use. It would be possible to run the stairway to the northern edge of the 3rd floor kitchen into the hall from the 3rd floor. However, the kitchen would become very, very small and block off access for the rest of the 2nd floor into the bathroom. In order for the 2nd floor to have access to the bathroom, a new hallway would have to be built, essentially shaving off a major portion of the master bedroom. Such reductions in actual living space on the 2nd floor would drastically effect the market value and usage of the 2nd floor apartment. Therefore, this would not be an economically reasonable fashion in which to put an anterior stair from the 3rd to the 2nd floor. In that regards, there is really no area at all in which to put such a stairway without affecting the 2nd floor in that manner.

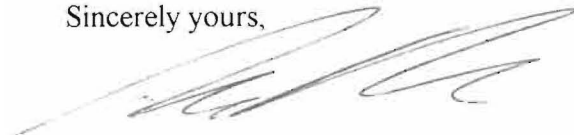
City of Portland
April 24th, 1998
Page Two

In order to conform with Section 14-440, subsection 2, the rear fire escape will have a very minimal visual impact on the building. I have enclosed a picture of the front of the building. No section of the fire escape will be able to be seen from the front of the building. The fire escape will be able to be seen from the Christy's dumpster area. I believe this constitutes a minimum visual impact on the building from a public way or public open space.

Under Section 14-440, subsection 3, the current space between the building and the northern boundary separating the property and Christy's is 3' feet. A 32" inch wide stairway will fit in between the current setback. The 32" inches is the necessary size for public safety.

Thank you for your consideration in this matter. Please call should you have any questions or concerns in this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Nicholas Kaldro". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Nicholas Kaldro, Esquire

Enclosures



Scale 1" = 4'

10' long
5' wide

10' long
5' wide



Stairs 32" wide

From
contribution
P

Some
did (exists has been)
1. replace stairs &
2. decking a new floor
3. one for stairs

drawings

1 + 9/11/11

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1000 1000

| 5



Scale 1-1

1 1

1 1

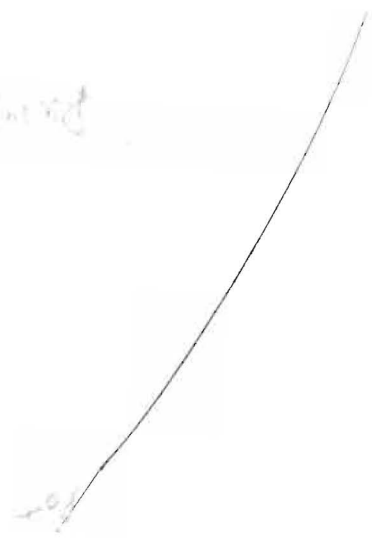
1 1 1 1



1 1 1 1

10 Low St.
Back Yard
1000 Hwy

1000 Hwy



1 1 1 1

1000 Hwy

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What S 2300

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BUILDING PERMIT REPORT

DATE: 2 MAY 98 ADDRESS: 10 Dow Street (655-E-022)
REASON FOR PERMIT: To rebuild back Fire escape
BUILDING OWNER: Nicholas Kalda
CONTRACTOR: SAA
PERMIT APPLICANT: SAA
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 34" 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".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. for fire escape -
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

COMMENTS

5/5/98 - Left message for owner about starting work -

6/2/98 - Checked depth of sawna tubes - OK -

6/10/98 - Work going well - almost complete -
told them they needed graspable
rails + window issue w/ Lt. Mac.

6/11/98 - Work complete - appears to be done
per plans - only issue is window
w/ Lt. MacDargall.

2/27/01 Work Completed DC

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____


Date

provisions of the City's Building Code Chapter 9, Section 19, 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
2. _____



Samuel Hoffes, Code Enforcement

: Lt. McDougall, PFD
Marge Schmuckal