

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

Location of Construction: <b>67-69 Spruce St</b>		Owner: <b>67</b> <b>Schmartz, Irene/Townsend, Sharon</b>	Phone: <b>892-7340</b>	Permit No: <b>980746</b>
Owner Address: <b>46 Middle Jan Rd Corham, ME 04038</b>		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: <b>Richard J. Rogers</b>		Address: <b>5 Adams Dr Corham, ME</b>		Phone: <b>838-5348</b>
Past Use: <b>Dwelling (4-fam) 67 &amp; 69</b>	Proposed Use:	COST OF WORK: \$ <b>3,200.00</b>	PERMIT FEE: \$ <b>35.00</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Issued:  <b>JUL 10 1998</b>  <b>CITY OF PORTLAND</b> </div> Zone: <b>R-6</b> CBL: <b>056-B-015/016</b> Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <i>[Signature]</i> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group # <i>90</i> Type: <i>90</i>	
		Signature:	Signature: <i>[Signature]</i>	
Proposed Project Description: <b>Replacement of existing 22' x 3' front porch &amp; steps Not to exceed existing footprint</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: <b>SP</b>	Date Applied For: <b>29 June 1998</b>			

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..

**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: **10.15.98**

**PERMIT ISSUED WITH REQUIREMENTS**

**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

**29 June 1998**

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

CEO DISTRICT 4

# BUILDING PERMIT REPORT

DATE: 9 July 98 ADDRESS: 67-69 Spruce ST. (056-D-15/16)  
REASON FOR PERMIT: Replace 3'x22' Front porch & steps  
BUILDING OWNER: Schwartz / Townsend  
CONTRACTOR: Richard J Rogers  
PERMIT APPLICANT: owner  
USE GROUP R-2 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, \*26, \*29, \*30, \*31

- ~~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)
- 2.5 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.
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 76".
- ~~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.
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

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

**Building or Use Permit 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 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: <u>67+69 spruce st. PORTLAND, ME.</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>56</u> Block# <u>D</u> Lot# <u>15</u>	Owner: <u>Sharon Townshend</u>		Telephone#: <u>892-7340</u>
Owner's Address: <u>46 Middle Jam Rd. Gorham, ME 04038</u>	Owner of <u>67 Spruce - Irene Schwartz 2600 11th Ave. SE # 203 Bellevue, WA 98005</u>		Cost Of Work: <u>\$3200. - per 35"</u>
Proposed Project Description: (Please be as specific as possible) <p align="center">REPLACEMENT OF EXISTING 22'x3' FRONT PORCH AND STEPS <i>not to exceed existing footprint</i></p>			
Contractor's Name, Address & Telephone: <u>RICHARD J. ROGERS ! 5 ADAMS DR. GORHAM, ME. 838 5348</u>			
Current Use: <u>dwelling - 4 family (67+69)</u>		Proposed Use: <u>same -</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/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, 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.

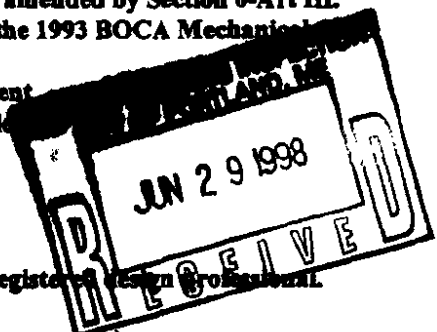
**Certification**

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.

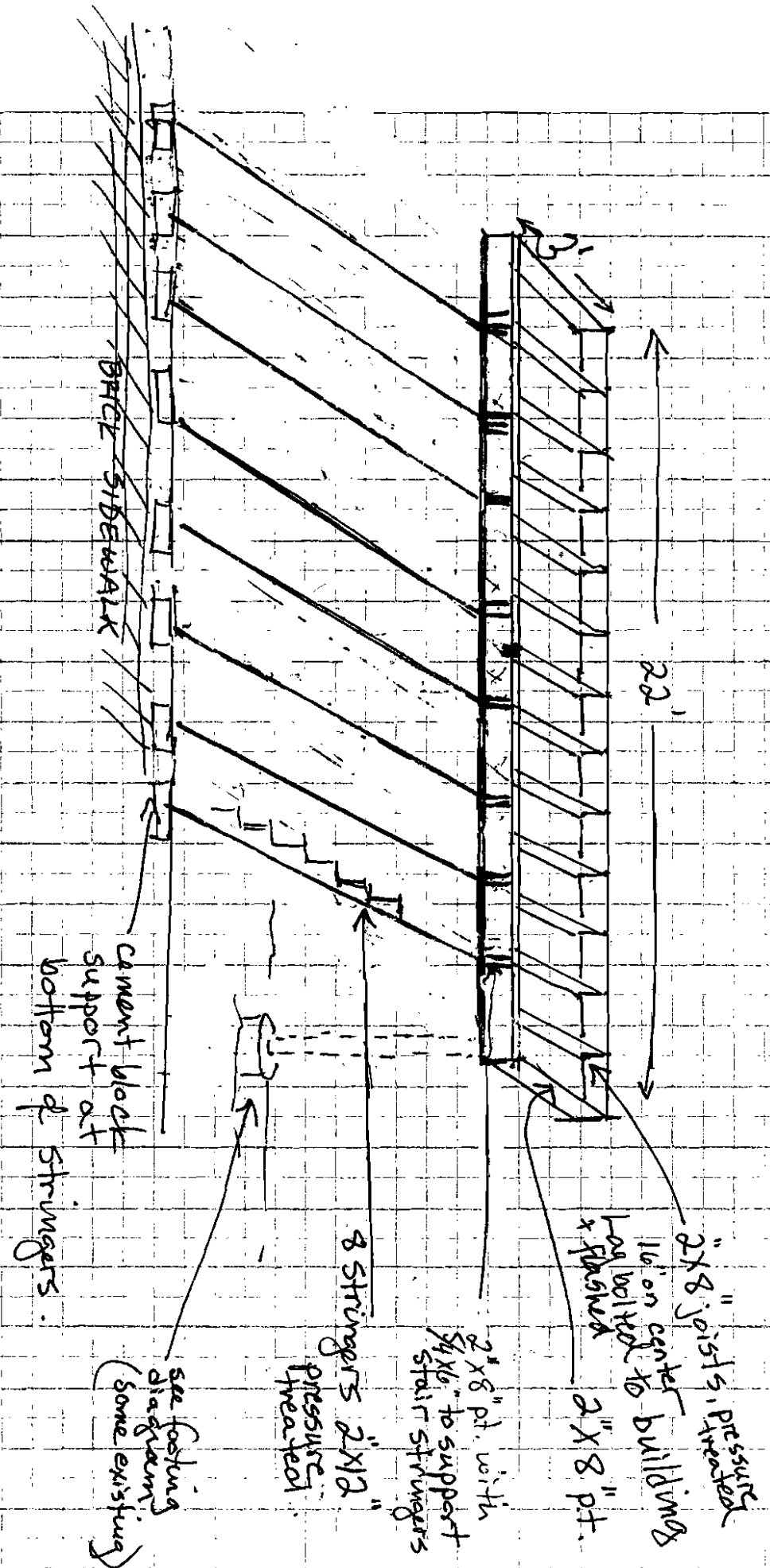
Signature of applicant: <u>Sharon Townshend</u>	Date: <u>5/16/98</u>
---	----------------------

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

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



Framing Diagram  
69-17 Spruce St  
front porch.



Contractor: Richard Rogers  
838-5348

cement block support at bottom of stringers.

see footing diagram (some existing)

8 stringers 2x12 pressure treated

2x8 p.t. with 5/4x6" to support stair stringers

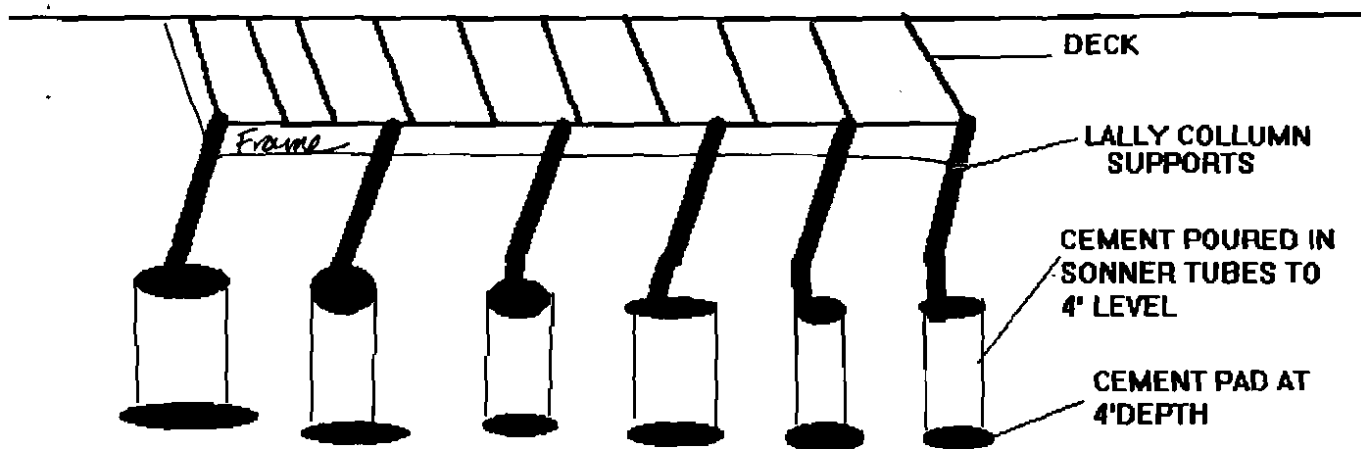
2x8 joists, pressure treated 16' on center to buildings 16' on center to buildings x finished 2x8 p.t.

# FOOTINGS.

## FRONT VIEW

REPLACEMENT OF EXISTING PORCH AT 69<sup>67+</sup> SPRUCE ST, PORTLAND, ME.

CONTRACTOR: RICHARD J. ROGERS  
838-5348



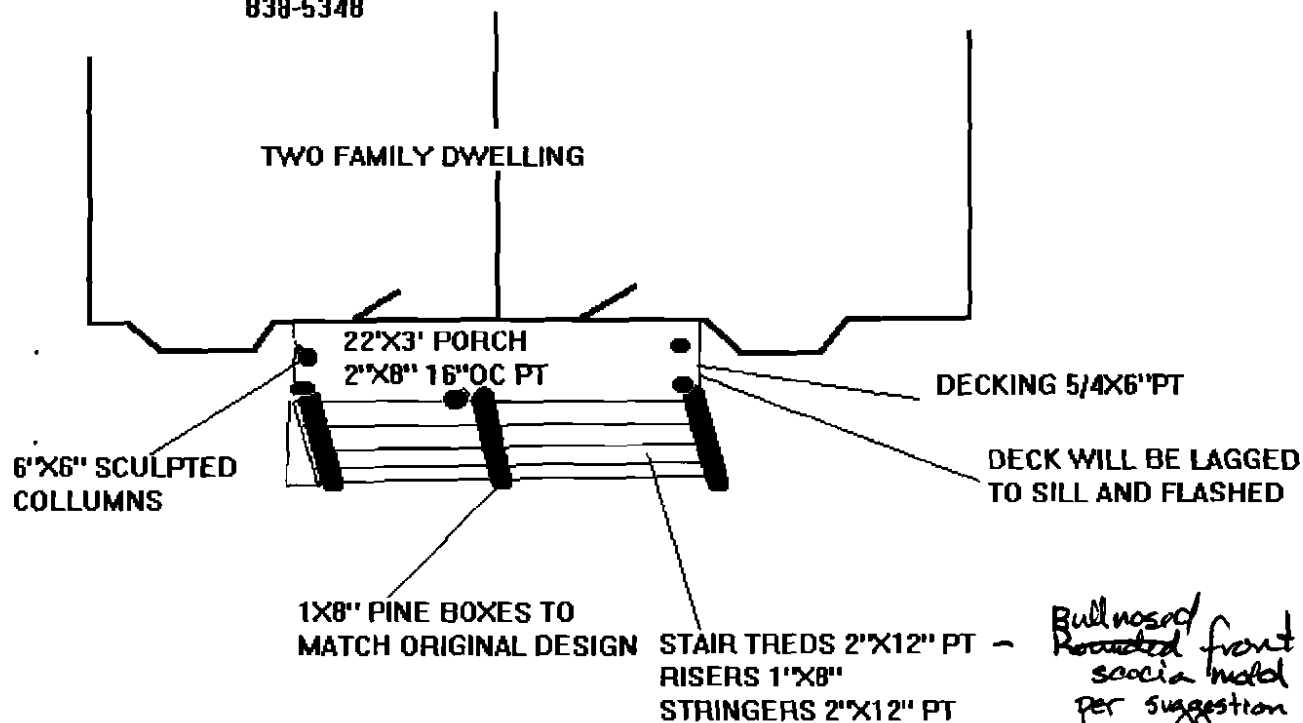
will use the  
(5 existing)  
under deck of porch.

4-8" one 12" (existing, in middle)

If existing supports are not 4' deep, they will be replaced with 8" cement tubes going down 4'.

REPLACEMENT OF EXISTING PORCH AT 69 SPRUCE ST., PORTLAND, ME.

CONTRACTOR: RICHARD J. ROGERS  
838-5348



*Bullnosed  
Rounded front edge  
brass metal under  
per suggestion of  
Historic Preservation*

*Replace railing w/ more elegant shape.  
Add balusters to conform to code.  
(at least 4" apart)*

*Dave Jordan  
verified riser + tread  
dimensions - OK to  
use existing dimensions.*

5/22/98

I hereby authorize Thomas  
Junker to act in my

place regarding my property  
at 67 Spruce Street,  
Portland, ME 04102



Thomas M. Schwartz

2600 - 118 Main St SE #203

Bethune, WA 98005

(425) 865-0428

# State of Maine

Cumberland , ss.

Registry of Probate.

I, . . . Linwood E. Graffam . . . . . Register of the Probate Court for  
said County of . Cumberland . . . . . hereby certify, that at a Probate Court  
held at . . . Portland . . . . . in and for said County, on the . . . twenty-third . .  
day of . . . January . . . . . in the year of our Lord one thousand nine hundred  
and . . . eighty-one . . . . . the name of . . . Ilene Schwartz Wolfberg . . .

. . . . .  
of . . . Portland . . . . . in said County of . . Cumberland . . . . .

## WAS CHANGED TO

. . . . . Ilene Merle Schwartz . . . . .

which is hereafter her legal name.

IN WITNESS WHEREOF, I have hereunto set  
my hand and affixed the official seal of said Court, this  
twenty-third day of January  
in the year of our Lord one thousand nine hundred and  
eighty-one.

*Linwood E. Graffam* Register.



89

# Know all Men by these Presents,

That I, JOSEPH A. WOLFBERG, of Cape Elizabeth, County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by ILENE S. WOLFBERG, of Portland, County of Cumberland and State of Maine

and whose mailing address is 69 Spruce Street, Portland, Maine 04102

the receipt whereof I do hereby acknowledge, do hereby release, bargain, sell and convey and forever quit-claim unto the said Ilene

S. Wolfberg, her heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on the Northwesterly side of Spruce Street, in said Portland, bounded and described as follows:

Beginning on said street at the most southerly corner of land now or formerly of Carrie B. Mulnix, et als; thence running southwesterly on said street Twenty-nine (29) feet, more or less, to a point opposite the center of the division wall of the double two story wooden dwelling house standing upon the premises hereby conveyed, and land of Adam P. Leighton adjoining it upon the southwesterly side; thence northwesterly through the center of said division wall and on a continuation of the said line Ninety (90) feet, more or less, to a fence on the division line between the lot hereby conveyed and land now or formerly of Frederick A. Gage; thence northeasterly by the southeasterly side line of said Gage's lot Twenty-nine (29) feet, more or less to said Mulnix land; thence southeasterly by said Mulnix land Eighty-nine (89) feet, more or less, to said Spruce Street and the point of beginning.

Meaning and intending to convey the same premises conveyed to Mildred E. Carr, by Royal Realty Co., by deed dated November 20, 1937 and recorded in the Cumberland County Registry of Deeds, Book 1537, Page 256 and the same conveyed to Cumberland Realty Co., by Mildred E. Carr by her deed recorded in said Registry of Deeds, May 17, 1941 Book 1639, Page 184.

Being the same premises conveyed to the above grantor and grantees by deed of Coleman J. Green, et al. dated May 18, 1978 and recorded in Cumberland County Registry of Deeds in Book 4222 Page 27.

Above premises are subject to a mortgage to Maine Savings Bank dated May 18, 1978 and recorded in said Registry in Book 4222 Page 30.

...ances thereunto belonging, to the said Ilene S. wolfberg, her

heirs and assigns forever.

And I do covenant with the said grantee, her heirs and assigns, that I will warrant and forever defend the premises to the said grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I the said Joseph A. Wolfberg, being unmarried and


~~xxxxxx~~

~~xxxxxxxxxx~~

~~Joining in this deed~~ as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 7th day of January in the year of our Lord one thousand nine hundred and eighty

Signed, Sealed and Delivered in presence of

*Gary W. Libby*

*Joseph A. Wolfberg* 

State of Maine, Cumberland

} ss.

January 7 1980.

Personally appeared the above named Joseph A.

Wolfberg

and acknowledged the above instru-

ment to be his free act and deed.

Before me,

*Gary W. Libby*  
Justice of the Peace.

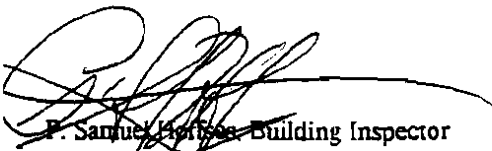
Notary Public.  
Attorney at Law.

JAN 11 1980

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE  
Received at 1 12 22 PM, and recorded in

BOOK 4553 PAGE 69 Edward J. Bunstein Register

- 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 closers. (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 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. (crawl spaces & attics)
  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. This proposed Renovation must stay within The original Footprint -
  - \*30. ALL Historic Preservation requirement must be followed -
  - \*31. Anchors must connect Foundation with Framing members
  32. \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_



F. Samuel Harrison, Building Inspector

cc: Lt. McDougall, PFD  
 Marge Schmuckal

COMMENTS

7/12/98

\* Work will start around August 4<sup>th</sup> -  
talked to Sharon Townsend about required inspections

7/12/98 - Checked sump tube depth - there is a gas line -  
N. V41 checked fine - told them to leave at least 1 1/2"  
away from pipe from footing - they did this -

Inspection Record

Type

OK

Date

7/2/98

Foundation:

Framing:

Plumbing:

Final:

Other: