

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

Permit No: **950348**

Location of Construction: <b>374 Spring St.</b>		Owner: <b>Michael &amp; Nevenka Dubyak</b>		Phone: <b>874-2991</b>		Permit No: <b>950348</b>			
Owner Address: <b>same</b>		Leasee/Buyer's Name:		Phone:		Business Name:			
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>APR 14 1995</b>  <b>CITY OF PORTLAND</b> </div>			
Past Use: <b>single family</b>		Proposed Use: <b>single family</b>		COST OF WORK: <b>\$ 70,000</b> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____				PERMIT FEE: <b>\$ 370.00</b> INSPECTION: Use Group <b>R3</b> Type <b>5B</b> <b>BOCA 93</b> Signature: <i>Hoffman</i>	
Proposed Project Description:  <b>to add on 1/2 story to existing structure as per plans</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zoning Approval: Zone: <b>5-4</b> CBL: <b>61-D-18</b> 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"/>	
Permit Taken By: <b>Latini</b>		Date Applied For: <b>4/12/95</b>						Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't 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..

**contractor will be notified to apply for dumpster permit**

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

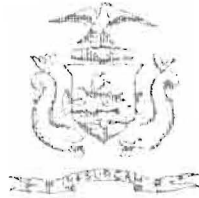
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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: <b>4/12/95</b>		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

Planning & Urban Development



Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

*10/20/95  
check w/ historical*

May 8, 1995

Michael and Nevenka Dubyak  
374 Spring Street  
Portland, ME 04102

RE: Exterior Renovations - 374 Spring Street

Dear Mr. and Mrs. Dubyak:

On May 3, 1995, the Historic Preservation Committee of the Portland Planning Department unanimously approved your application for a Certificate of Appropriateness for exterior renovations at 374 Spring Street.

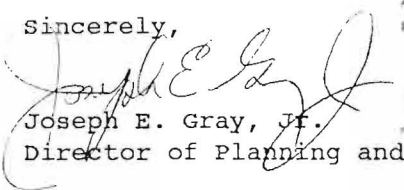
The Committee's approval is subject to the following condition:

- \* That final elevation drawings and sections of trim details be submitted for staff review and approval. If staff determines it is necessary, such details will be forwarded to the Board for final review.

All improvements shall be carried out as shown on the submitted plans and specifications, except as modified to comply with the conditions of approval described above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Approval Letter File  
Deborah Andrews, Senior Planner  
Gary Hamilton, Historic Preservation Officer

Applicant: Michael & Nevenka Dubyak Date: 4/13/95  
Address: 374 Spring St  
Assessors No.: 61-D-18

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-4

Interior or corner lot -

Use - Add 1/2 Story Addition

Sewage Disposal - City

Rear Yards - Not Affc

Side Yards - 10' req - 10' & 15' Shown

Front Yards - 25' req - 30' Shown

Projections -

Height - 1 1/2 Stories Now

Lot Area - 7070<sup>sq</sup>

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -



BUILDING PERMIT REPORT

DATE: 13/APRIL/95 ADDRESS: 374 Spring ST.

REASON FOR PERMIT: erec T 1/2 story on existing dwelling

BUILDING OWNER: michael & Nevenka Dubyak

CONTRACTOR: owner APPROVED: \*7\*9\*11\*13

PERMIT APPLICANT: \_\_\_\_\_ DENIED: \*14\*15\*16

\*20!

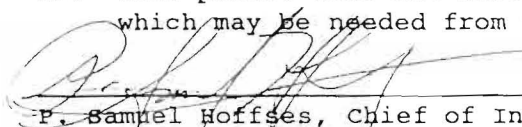
CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from Public Works 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.
- X 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.
- X 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

\* 20. A structural analysis should be conducted to insure the existing structure can support the proposed addition.



960213



# APPLICATION FOR AMENDMENT TO PERMIT

**PERMIT ISSUED**  
**MAR 29 1996**  
**CITY OF PORTLAND**

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 25 March 1996

The undersigned hereby applies for amendment to Permit No. 950348 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location X 374 Spring St Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Michael & Nevenka Dubyak Telephone 874-2991  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building 1-fam No. families \_\_\_\_\_  
 Last use Same w/rebuilt deck - poroened-in No. families \_\_\_\_\_  
 Increased cost of work 5,000.00 Additional fee 50.00

### Description of Proposed Work

Rebuild/replace deck - same footing.  
Screen-in  
To use same construction as original permit.  
*W.N. Dubyak*  
3/28/96

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber — Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
 Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 2-4 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: OK WNS 3/20/96 \_\_\_\_\_ Signature of Owner \_\_\_\_\_

INSPECTION COPY — WHITE FILE COPY — PINK Inspector of Buildings  
 APPLICANT'S COPY — YELLOW ASSESSOR'S COPY — GOLDEN

3



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION  
389 CONGRESS STREET ROOM 315  
PORTLAND, MAINE 04101  
(207) 874-8300 ext. 8703



Inspection Service  
Samuel P. Hoffses  
Chief

061-D-018 Tommy 11/16/5071  
874-8300

SUBMETER APPLICATION X8706  
(For Sewer User Charge Adjustments)

TO BE COMPLETED BY APPLICANT

Address where sub-meter is requested: 374 SPRING ST. PORTLAND ME CHICE

Property owner name: NEVENKA H MICHAEL DUBYAK

Property owner address:(if different from submeter location) \_\_\_\_\_

Person to be contacted to schedule inspections: NEVENKA DUBYAK telephone# 874-2391

Portland Water District Acct. No. (on bill) P-1273-2

Billing Name & Address (on bill) same as above

Location and size of existing Portland Water District Service Meter 5-8 - in the crawl space -  
front left side of the house

Proposed location and size of sub-meter 5-8 - used to existing one!

Will a remote reading register be utilized? No  Yes  (If yes, state location) used to existing one  
front left side of house

The volume of water to be submetered can be shown not to enter the sewerage system by virtue of its use for: LAWY

061-D-018

The undersigned hereby requests permission to install an additional water meter ("sub-meter") in accordance with Section 24-76 (c) of the "Code of Ordinances, the City of Portland, Maine". It is understood that all expenses related to the purchase, installation, and maintenance of the meter is to be borne by the applicant.

I certify that above information is true and correct:

WV Dubyak

5-29-98

Signature

Date

Inspection Fee: \$20.00

Paid on: 5/29/98

Ck# \_\_\_\_\_

Cash  receipt# \_\_\_\_\_

A. TO BE COMPLETED BY APPLICANT

A sketch showing the location of the existing and proposed meters; the proposed plumbing changes; and the water flow through the submeter to the non-discharge equipment (or location).



B. TO BE COMPLETED BY INSPECTION SERVICES

- YES  NO Automatic reading system to be installed
- A Watts #8 Back Flow Preventer, or equal, shall be installed on each outside faucet

Application  Approved  Denied

Date: 5/29/98 By: M. Husick

Comments: \_\_\_\_\_

C. TO BE COMPLETED BY THE PLUMBING INSPECTOR

An inspection of the completed submetering system installation shown on this application was conducted on:

By: \_\_\_\_\_

LPI for City of Portland, Maine

- The submetering System installed as approved
- No cross connections found
- All back flow preventers installed

Reading: \_\_\_\_\_

Approved  Disapproved the installation

D. TO BE COMPLETED BY THE WATER DISTRICT

Date submeter sold \_\_\_\_\_

Submeter account number \_\_\_\_\_

Submeter make and serial number \_\_\_\_\_

Submeter installation readings \_\_\_\_\_

Submeter account entered into computer \_\_\_\_\_

Submeter account entered into meter book \_\_\_\_\_

374 Spring Street - (Ben)

gas heat - no plumb get.

10/26

pipe - clay line

(elec.) 2/3 wks.

panel location

146 Clark - fac

2 Barrel



COMMENTS

Ben

5/30/95 N.W.Y

6/4/95 N.W.Y

6/20/95 no work yet - call owner.

7/29/95 N.W.Y

8/2/95 N.W.Y

8/16/95 N.W.Y

8-20-95 Roof removed. Adding 2nd floor framing, and subfloor.

9/12/95 Framing 2nd story interior and Exterior walls. Extending Chimney.

9/21/95 ~~2nd~~ 2nd floor framing completed per submitted.

Exterior plywood for walk bridge added and braced.

10/20/95 Exterior roof paper being added. No electrical or plumbing yet. Have extended copes to 2nd & 3rd floors for hot water heat (gas).

11-8-95 Windows installed, roof completed.

12-19-95 Air test @ 2nd floor, both hot & cold. Electrician on site. (Steve Electric) Mason on site to complete chimney. Nesting mortar.

3-21-96 Progress Inspection - need to file amendment for addition of roof and 1/2 walls for screened porch added <sup>Inspection Record</sup> <sub>Type</sub> <sup>Date</sup>

deck on rear of house. Interior finishes, on going. Tile in all areas.

Finished get. Buorock in stairs, under tile in all areas.

Relocated laundry to under stairs.

Made laundry area into stairs. Filled Amendment.

8/96 Filed final inspection.

Plumbing:

Final:

Other: