

Location of Construction: 374 Spring St.		Owner: Michael & Nevenka Dubyak		Phone: 874-2991		Permit No: 950348
Owner Address: same		Leasee/Buyer's Name:		Phone:		BusinessName:
Contractor Name:		Address:		Phone:		
Past Use: single family		Proposed Use: single family		COST OF WORK: \$ 70,000		PERMIT FEE: \$ 370.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type 5B 300A93 Signature: <i>Hoffner</i>
Proposed Project Description: to add on 1/2 story to existing structure as per plans				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: Latini		Date Applied For: 4/12/95				

PERMIT ISSUED
Permit Issued:
APR 14 1995
CITY OF PORTLAND

Zone: **R-2** CBL: **FD-17**

Zoning Approval: _____

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

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

4/12/95

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

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

CEO DISTRICT

COMMENTS

Gen

5/30/95 NWY

6/14/95 NWY

6/20/95 mai visit. gut - call memo.

7/28/95 NWY

8/2/95 NWY

8/16/95 NWY

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

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

9/31/95 ~~St~~ Utility Work. Framing completed per submitted.

Exterior Scaffolding for walls. Bridge added and braced.

10/20/95 Exterior - Scaffolding being added. The electrical or plumbing

WET. These extenders appear to work great (less so)

per last letter (see p 2)

11-6-95 Windows installed, very completed.

12-19-95 Air. test @ 3rd floor, both hot + cold. Electrician on site. (Have Electric) Mason on

site to complete chimney. Heating install.

3-31-96 Progs eas inspection - need to file amendment for addition of roof and 1/2 walls for sewer pipe. added **Inspection Record** Type **Final** Tile in Date
deck on rear of house. Interior in 18 mos, on 30m. Tile in all areas
Frm 18mo get. Broke in str. under tile in all areas
Relocated laundry to under stairs. Made laundry area into stairs. Filled Amendment,
Plumbing: _____
Final: _____
Date: _____

8/100 Filed long with final in arrears.



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 Affe

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

Front Yards - 25' req - 30' Shown

Projections -

Height - 1 1/2 Stories Now

Lot Area - 7070^{sq}

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: erect 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!

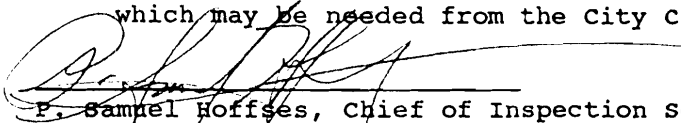
CONDITION OF APPROVAL OR DENIAL

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 Hoffes, 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.

374 Spring Street - (Ben)

Gas heat - no phone yet.

10/26

floor

floor - clay

(see) 2/3 kits.

part location

146 Ave - fac.

2 Bannock

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

The undersigned hereby applies for amendment to Permit No. _____ 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 _____ Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee _____

Description of Proposed Work

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: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____ Signature of Owner _____

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

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. Hoffes
Chief

061-D-018

11
8/21/80
X8706

SUBMETER APPLICATION

(For Sewer User Charge Adjustments)

TO BE COMPLETED BY APPLICANT

Address where sub-meter is requested: 314 ...

Property owner name: ...

Property owner address:(if different from submeter location) ...

Person to be contacted to schedule inspections: ... telephone# ...

Portland Water District Acct. No. (on bill) ...

Billing Name & Address (on bill) ...

Location and size of existing Portland Water District Service Meter ...

Proposed location and size of sub-meter ...

Will a remote reading register be utilized? No Yes (If yes, state location) ...

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

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:

Signature _____ Date _____

Inspection Fee: \$20.00

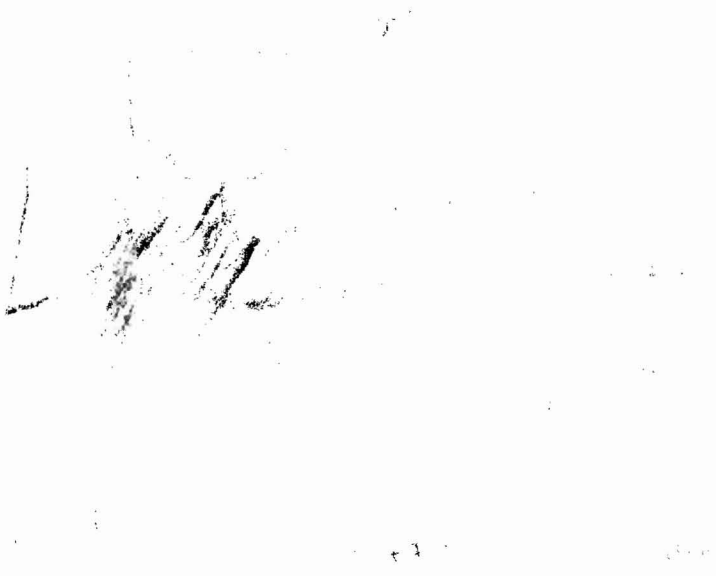
Paid on: 5/10/80

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: 5/10/80 By: ...

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 _____

061-D-018