

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

Location of Construction: **135 Vaughn St. 04102		Owner: Margot McWilliams et. al		Phone: 773-8529		Permit No: 991231	
Owner Address: -SAA		Lessee/Buyer's Name: n/a		Phone: n/a		BusinessName: n/a	
Contractor Name: Raymond Maine Carl Bartolomeo address not given		Address: 655-6633		Phone: 655-6633		Permit Issued: NOV - 5 1999	
Past Use: Carriage House		Proposed Use: Non-apartment living Space (NO KITCHEN)		COST OF WORK: \$ 37,000		PERMIT FEE: \$ 246.00	
Proposed Project Description: 2nd floor of carriage house to be independent living quarters		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: 4.3 Type: 33 B0C496		Zone: CBL: 062-A-009	
				Signature: [Signature]		Zoning Approval: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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: UB		Date Applied For: 10-28-99					

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..

*** Send to:
Margot McWilliams
135 Vaughn St.
Portland, ME 04102

CERTIFICATION

I, the undersigned, am the owner of the property, or that the proposed work is authorized by the owner of record and that I have been authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the code official's authorized representative shall have the authority to enter all to enforce the provisions of the code(s) applicable to such permit

ADDRESS:

DATE:

PHONE:

**PERMIT ISSUED
WITH REQUIREMENTS**

PHONE:

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: 10-28-99

**PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT**

Need New
Set of 2-1-00
Plans.

Final Inspection
Monday 26 June
11:00 AM

COMMENTS

12/15/99 - Stopped to check in to talk to workmen - just starting demolition turn
~~1-4-99~~ 1-4-99 - Spoke to Andrew on the phone, if the architect will stamp the plan that
 due to constraints of the Building Frame, only a 30" stair can be built to
 the third level (TR)

Making 1-24-00 Checked structure w/contractor went
 over requirements & window's in Bedroom must
 meet 5.7 ϕ , Appears to be too small for bedroom at this time
 Contact him by phone to discuss / did framing inspection
 mwing

1-31-00 Mike N. & M. Wing Checked window issue in Bedroom +
 stair issues on treads & rise on lower stairs to 1st FL
 Contractor to write up plans for criteria of these items

10/26/00 - STAIRS 10 inch net tread - no risers in yet - Rough cut meets code TM
 MW

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 29 OCT. 99 ADDRESS: 135 Vaughan St. CBL: 062-A-009
REASON FOR PERMIT: 2nd Floor of Carriage house To rooming unit (No Kitchen)
BUILDING OWNER: Margot McWilliams
PERMIT APPLICANT: Quest Living CONTRACTOR: Carl Bartalomeo
USE GROUP: R-3 CONSTRUCTION TYPE: B-B CONSTRUCTION COST: \$37,000 PERMIT FEES: \$2,400
without Kitchen

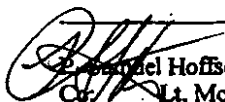
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *8 *9 *11 *12 *13
*14 *15 *17 *22 *30 *32 *33 *34 *36 *31

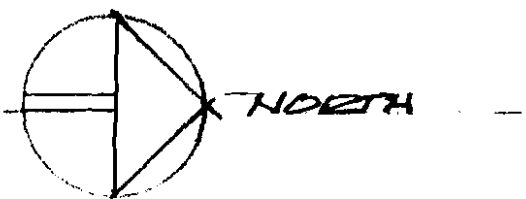
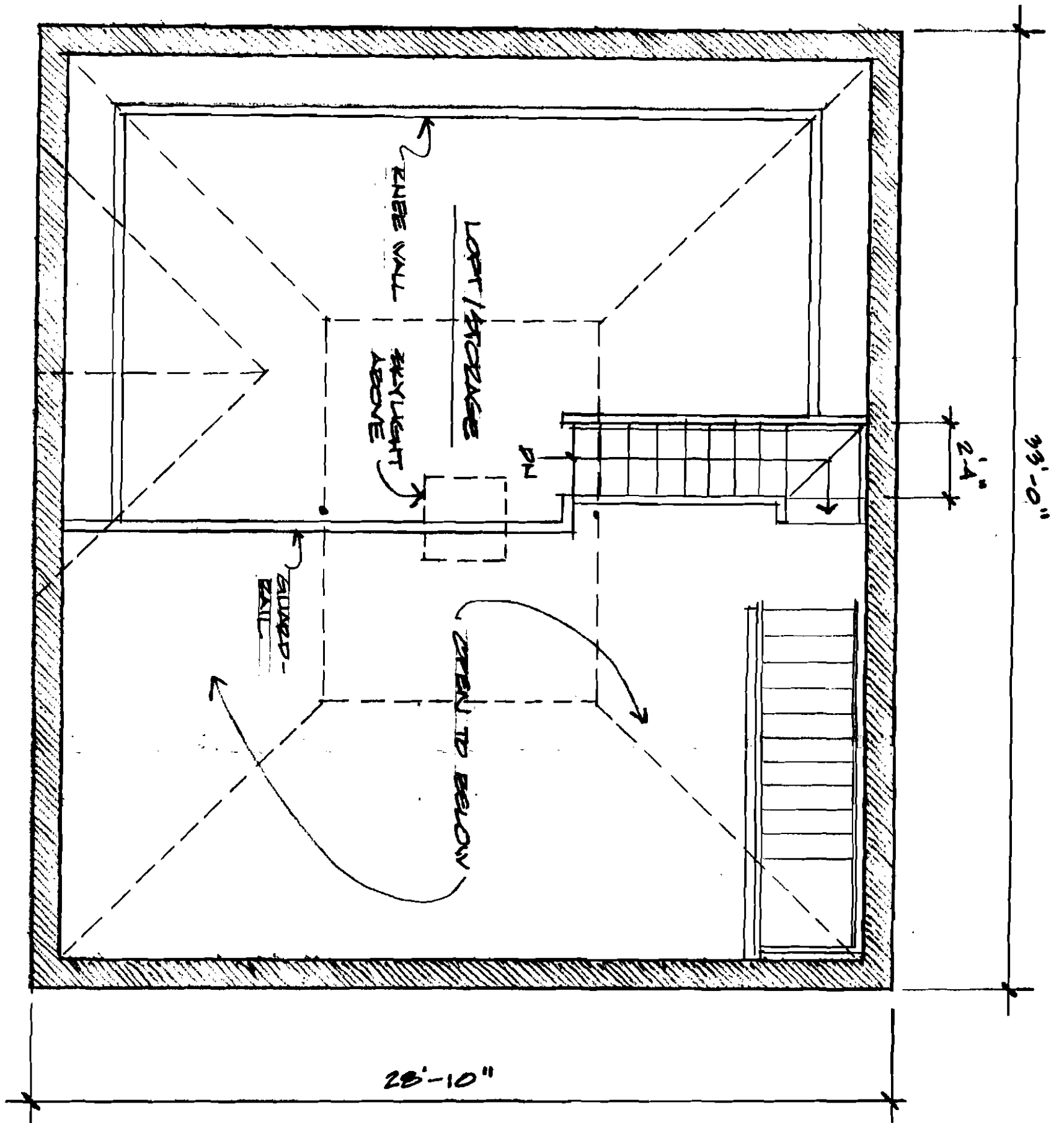
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT 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 3/4" 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 damp proofing 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.
- X 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)
- X 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.
- X 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 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". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X 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 1010.4)
16. 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. (Section 1010.1)
- X 17. 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. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. 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 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
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. - See Attached
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
36. Skylights shall comply with Section 2404.0 of the Bldg. code
- 37.


Michael Hoffses, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

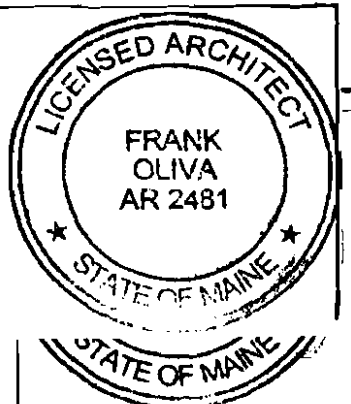
PSH 10/25/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

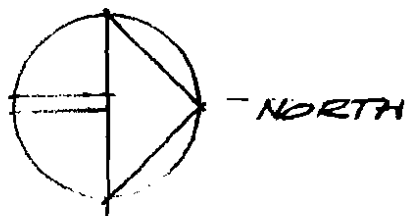
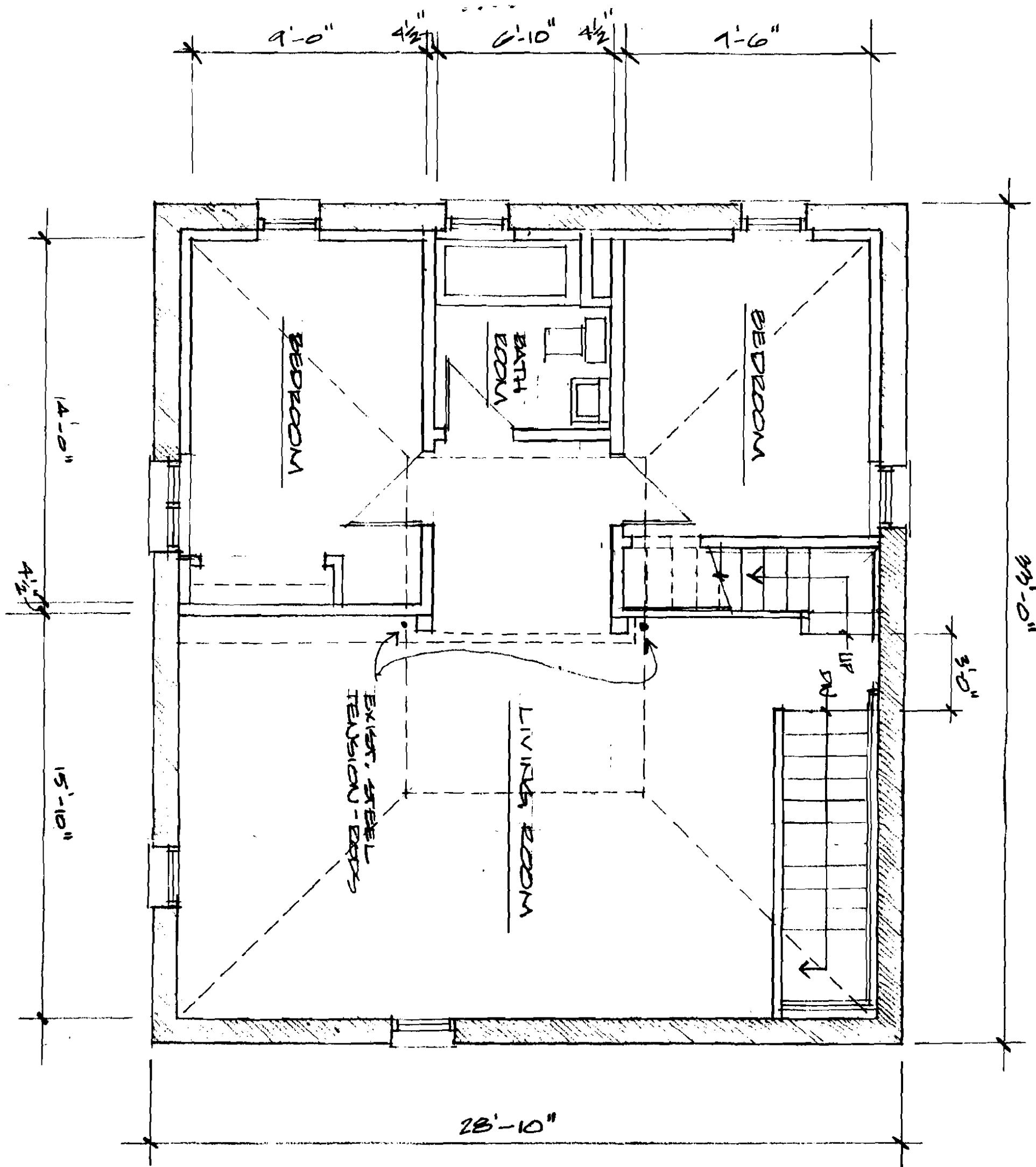


McWILLIAMS CARRIAGE HOUSE
 REVISED LOFT FLOOR PLAN
 SCALE : $\frac{1}{4}" = 1'-0"$
 DATE : FEB. 6, 2000

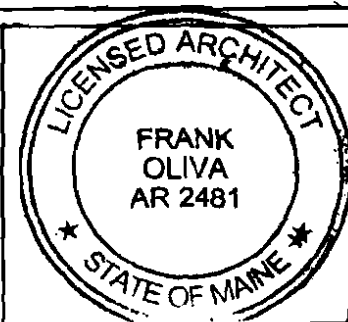
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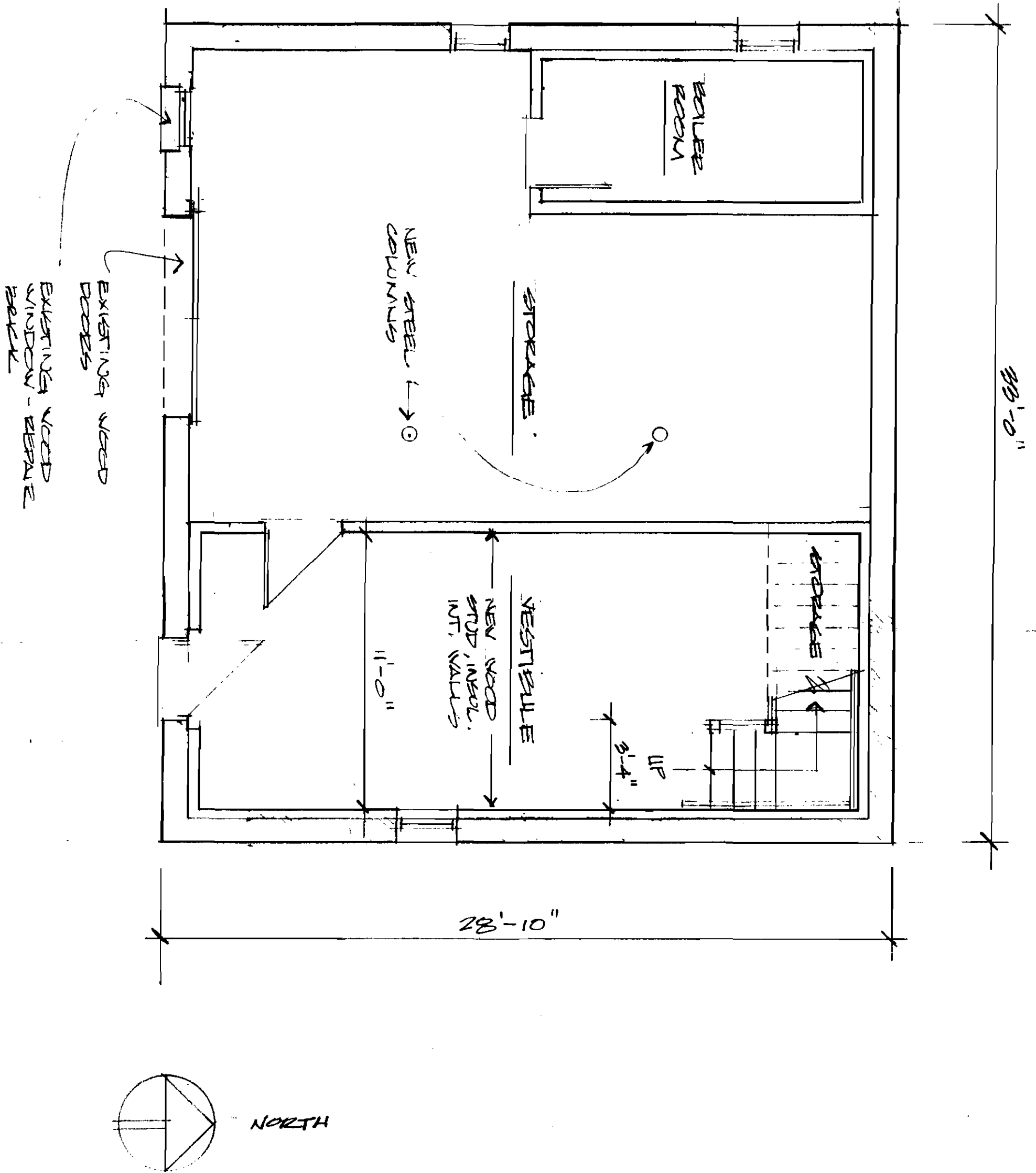




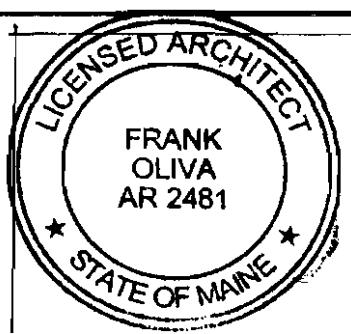
McWILLIAMS CARRIAGE HOUSE
 REVISED SECOND FLOOR PLAN
 SCALE = 1/4" = 1'-0"
 DATE = FEB. 6, 2000



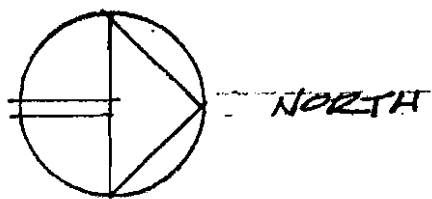
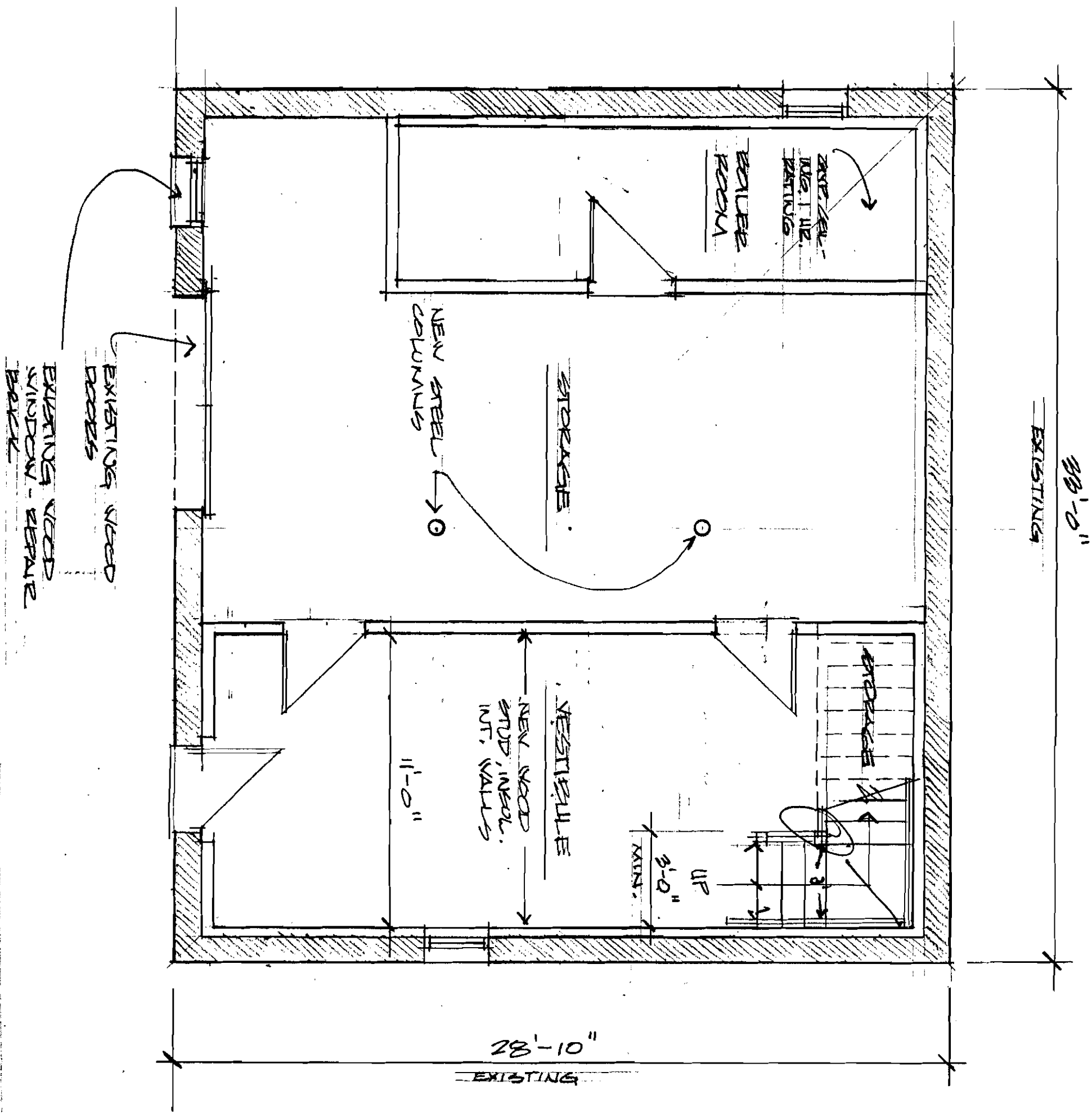




McWILLIAMS CARRIAGE HOUSE
 REVISED GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: FEB. 6 2010

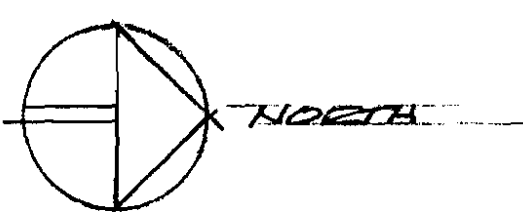
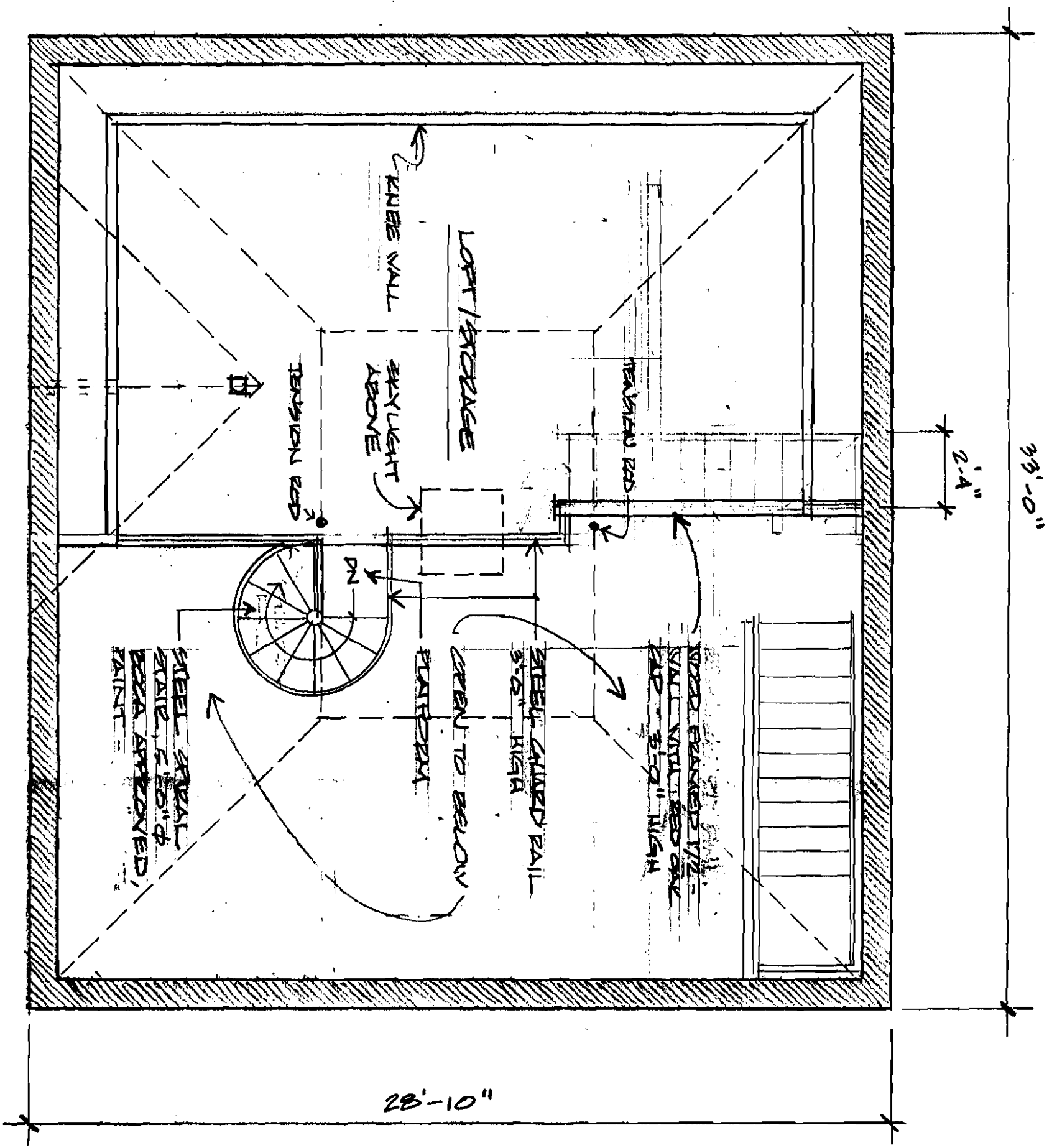






*Received
C.M.A. 2000*

McVILLIAMS CARRIAGE HOUSE
 REVISED GROUND FLOOR PLAN
 SCALE = 1/4" = 1'-0"
 DATE = FEB. 28, 2000



McWILLIAMS CARRIAGE HOUSE
 REVISED LOFT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DATE: FEB. 28 2000

Frank Oliva, Architect
25 Bridge Street
Yarmouth, Maine 04096

February 3, 2000

Sam Hoffses
Building Inspections Office
City of Portland
Portland, Maine

17/Feb/2000
HOLD will be
IN with revised
Plan.
JH

Mr. Hoffses,

It has been brought to my attention that there has been some concern, expressed by agents of your office, about the construction of two interior stairs at the renovation of 135 Vaughan Street. The construction project is the renovation of a carriage house that is owned by the McWilliams family, and the property is listed on the National Historic Register.

The configuration of the floor plans, and the resultant stair layout, has been derived in response to the architectural and structural conditions of the existing edifice. The general planning and exterior changes have been previewed and approved by the City of Portland's Historic Preservation Office.

In general, the owner has strived and to minimize the impact on the existing building, giving careful thought to not disturb the appearance of the exterior, and to not radically alter the major floor framing or masonry wall-bearing structure.

The result of this effort has been a slight shortfall, (9 1/2" tread length), to the stair leading from the ground floor up to the second floor living space. The stair leading from the second floor living space up to a loft space was also impinged, allowing a 2'-4" tread width. The McWilliams Family is well aware of these conditions, as they have been participants in the construction effort. They have stated, in a letter that is attached to this letter, that they will assume liability for any accident that may occur due to the stair configurations.

I have inspected the rough framing of both stairs, and I believe that every effort has been made to try to accomodate the building code requirements for residential stair construction, within the parameters of the limits imposed by the existing historic structure.

The McWilliams family would like your office to consider a waiver of these two criteria, in light of the historical/structural nature of this project. If I can be of further service in the resolution of this matter, please call me at 846-7973.

Sincerely,


Frank Oliva
Registered Architect