

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

Location of Construction: 140 Chadwick Street 04102		Owner: Sarah P. deBoer		Phone: 774-5141	Permit No: 990487
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:		
Contractor Name: Bradford Post & Co.	Address:		Phone:		
Past Use: Single Family	Proposed Use: Bed & Breakfast	COST OF WORK: \$ 2,940	PERMIT FEE: \$ 35.00		
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:		
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
Proposed Project Description: Interior Renovations: Kitchen Island, Bedroom Closet 2 Plumbing Walls		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SP	Date Applied For: 4-5-99	Signature: _____		Date: _____	

PERMIT ISSUED
Permit Issued:
MAY 18 1999
CITY OF PORTLAND

**PERMIT ISSUED
WITH REQUIREMENTS**

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: _____ DATE: 4-5-99 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

Zone: CBL: *[Handwritten]*

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: *[Handwritten]*

CEO DISTRICT 3

LAND USE - ZONING REPORT

ADDRESS: 140 Chadwick St DATE: 5/14/99

REASON FOR PERMIT: change of use & interior alterations

BUILDING OWNER: Sarah de Does C-B-L: 63-A-16

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #11, #90

CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 11. Other requirements of condition any additional guest rooms that are added in the future shall require a separate application and approvals and may need Board of Appeals approval

Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-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.

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 (include Portion of Building) <i>140 Chadwick St. 04102</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot <i>17 acres (7572 sq ft)</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>Map 65</i> Block# <i>A</i> Lot# <i>16</i>	Owner: <i>Sarah P. deDoes</i>	Telephone#: <i>774-5141</i>	
Owner's Address: <i>Same</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 2940	Fee: \$ 35
Proposed Project Description:(Please be as specific as possible) <i>Build Kitchen Island Build Bedroom Closet</i> <i>" 2 Plumbing Walls</i>			
Contractor's Name, Address & Telephone <i>Bridford Post Co</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>Single-family</i>		Proposed Use: <i>Bed + Breakfast</i>	

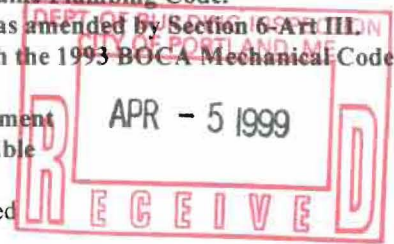
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- 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, Ventililation 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: <i>[Signature]</i>	Date: <i>4-05-99</i>
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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

Area 3



PURCHASE AND SALE AGREEMENT

January 4, 1999 (DATE)

January 7, 1999 Effective Date
The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF: Sarah P. DeDoes (hereinafter called "Buyer") the sum of (\$ 1,000.00) one thousand and no/100 dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland County of Cumberland State of Maine located at 140 Chadwick Street

Being (all [X] part of []) the property at the above address owned by David and Janet Perkins (hereinafter called "Seller") and described at said County's Registry of Deeds Book 12196 Page 239 .

FIXTURES: . The parties agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods and electrical fixtures are included with the sale except for the following: Sconces in lr, dr, up lr & washer & dryer on 2nd fl. & washer & dryer in basement and freezer. 4 STOVE & REFRIG IN 2ND FL.

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost and in as is condition with no warranties: Refrigerator, stove, dishwasher, all venetian blinds, fireplace screen, shovel and tools, brass fender, lr fireplace screen & grate.

The TOTAL purchase price being (\$ 214,500.00) Two Hundred & Fourteen Thousand & Five Hundred no/100 dollars to be paid as follows: \$214,500 less \$1,000 and \$213,500 due at closing.

The purchase price balance shall be paid in cash, certified funds or bank check at closing.

This Purchase and Sale Agreement is subject to the following conditions:

1. EARNEST MONEY/ACCEPTANCE: RE/MAX COASTAL shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until JANUARY 6, 1999 (date) 6:00 AM/PM, and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer

2. TITLE & CLOSING: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on March 31, 1999 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

3. DEED: That the property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broom clean and in substantially the same condition as at present, excepting reasonable use and wear Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this contract.

6. PRORATIONS: The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, Oil & Propane prorated at closing (other). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by State of Maine.

Page 1 of 3 Buyer's Initials D Seller's Initials JHPJLP

Applicant: SARAH P. deDOES
Address: 140 Chadwick St.

Date: 5/14/99
C-B-L: 63-A-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~EXIST~~ 1889

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change of use to Bed & Breakfast with 4 guest rooms

Sevage Disposal -

And one owners Apt (2nd floor)

Lot Street Frontage -

Front Yard -

min gross floor area Required;

Rear Yard -

2000[#] of floor area for 1st 3 guest rooms

Side Yard -

500[#] of floor area for each add. room after 3

} 2,500[#] req. ok

Projections -

each floor = $\approx 1269\#$ or 2,538[#] total for 1st & 2nd floor

Width of Lot -

Height -

Lot Area - 4,500[#] req. · 7,572[#] shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 1 for owners space } 4 SPACES Available
2 for the 4 guest rooms }
3 TOTAL req.

Loading Bays - NA

Site Plan - got site plan exemption 4/29/99 from Sarah Hopkins

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

BLUE ROCK INDUSTRIES
PAVING ESTIMATE

TEL. NO. _____

DATE 4/1/99

CS # _____

NAME SARAH DEDOES

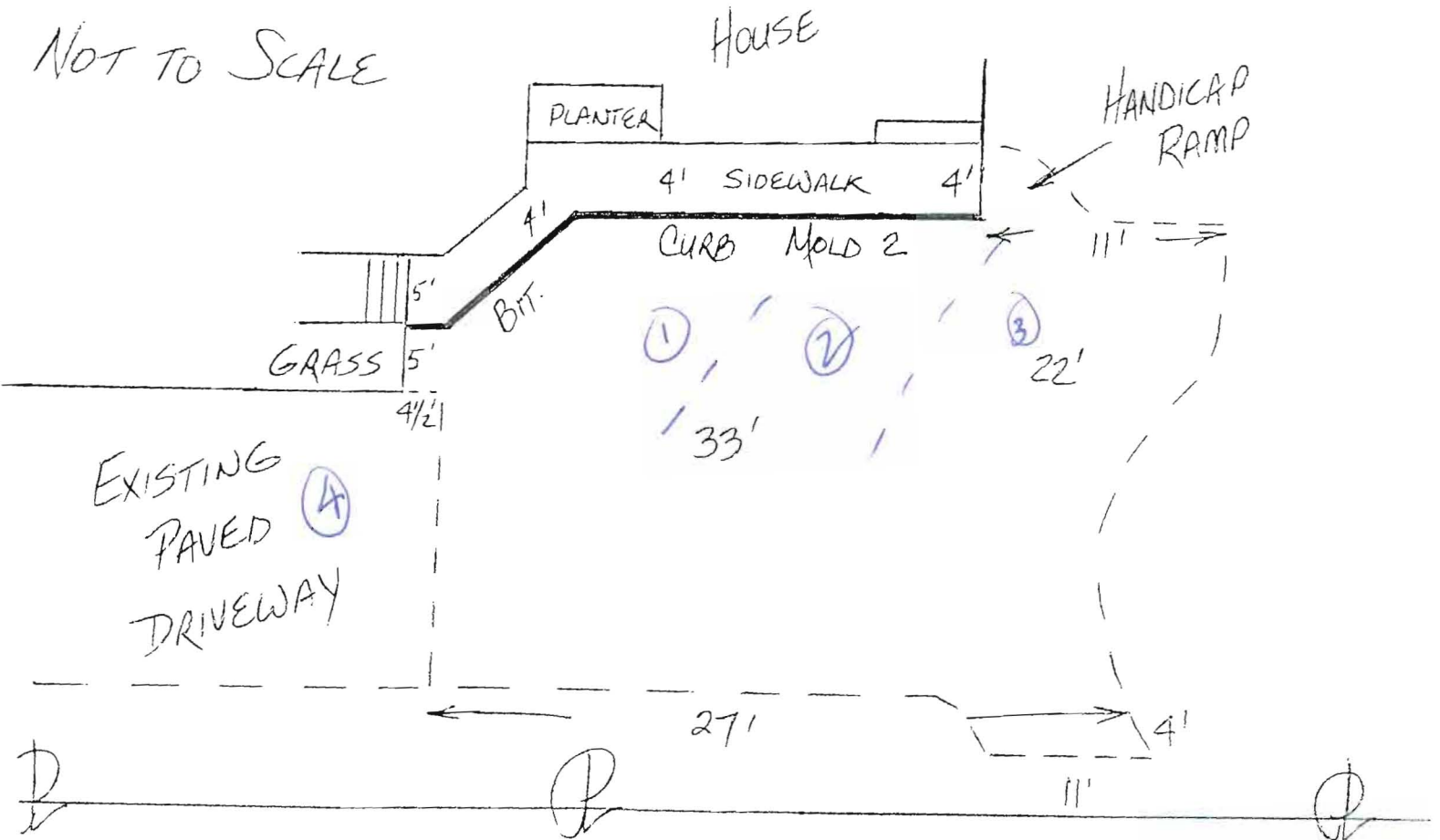
ADDRESS 140 CHADWICK STREET, PORTLAND

MIX TYPE B TONNAGE 18

FILL TYPE CR. BASE TONNAGE 55

SPECIAL INSTRUCTIONS:

NOT TO SCALE



EXCAVATE 12"

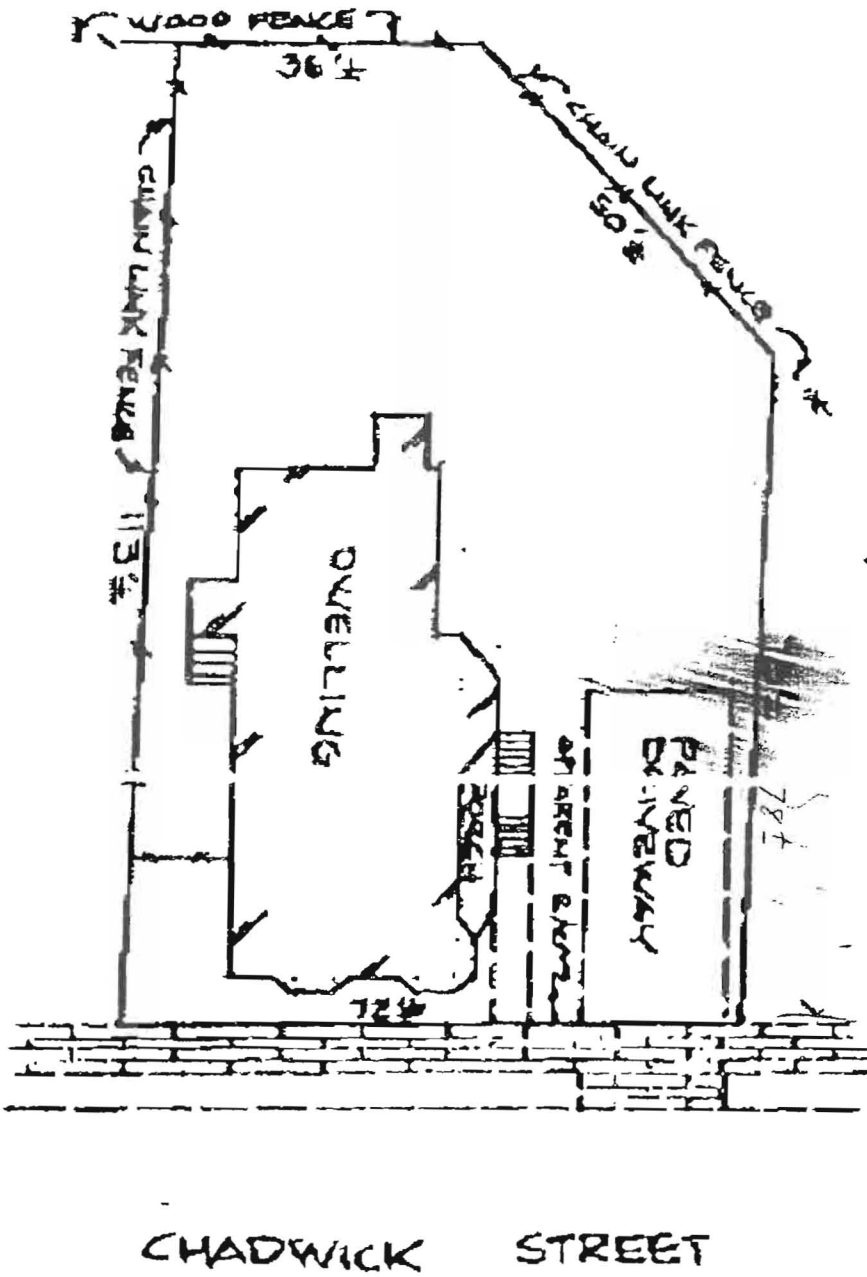
REBASE 10"

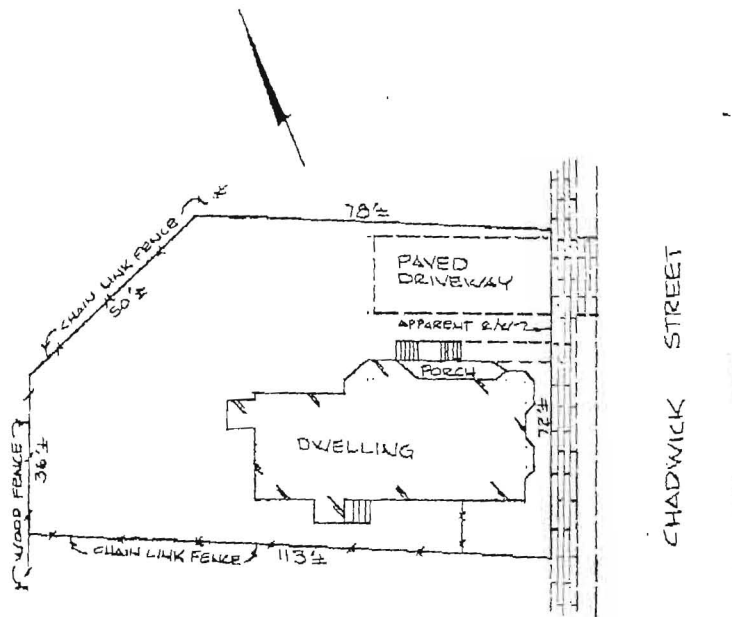
PAVE 2" B-Mix / WALK 1" B-Mix

The dwelling does conform to local zoning building ordinaces at the time of construction.

MORTGAGE LOAN INSPECTION PLAN

Scale: 1 inch = 15 feet





MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0013 dated 7-15-1992.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN. This plan may not be recorded or used for any land divisions. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may not be shown on this plan.

This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a Mortgage Loan Inspection.

PROPERTY INFORMATION

Street: 140 CHADWICK STREET Town: PORTLAND County: CUMBERLAND , Maine
 Owner: DAVID & JANET PERKINS
 Buyer: SARAH P. DEBOES
 Deed Reference: book 12196 page 239
 Plan Reference: book page lot
 Tax Map # 63 Lot 16 Block A
 Lending Institution: RESIDENTIAL MORTGAGE SERVICES INC.
 Scale: 1 inch = 30 feet Date: JANUARY 28, 1999

Atlantic Title Company
 76 Atlantic Place
 South Portland, Maine 04106
 Telephone (207) 774-4400

WILLIAM G. AUSTEY
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR # 2114

Information you requested -
 - PLEASE Submit to Planning Dept. 4B floor

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Sarah P. deDios

Applicant
140 Chadwick St
 Applicant's Mailing Address

Application Date

Project Name/Description

Consultant/Agent/Phone Number

same
 Address of Proposed Site

Description of Proposed Development:

Conversion from single family to bed + breakfast

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment
 (Yes, No, N/A)

Planning Office
 Use Only

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings,
 Demolitions or Additions

yes

✓

b) Footprint Increase Less Than 500 Sq. Ft.

N/A

✓

c) No New Curb Cuts, Driveways, Parking Areas

curb cut - no
 driveway - yes

✓

d) Curbs and Sidewalks in Sound Condition/
 Comply with ADA

yes

✓

e) No Additional Parking / No Traffic Increase

minimal

f) No Stormwater Problems

no yes

✓

g) Sufficient Property Screening

yes

✓

h) Adequate Utilities

yes

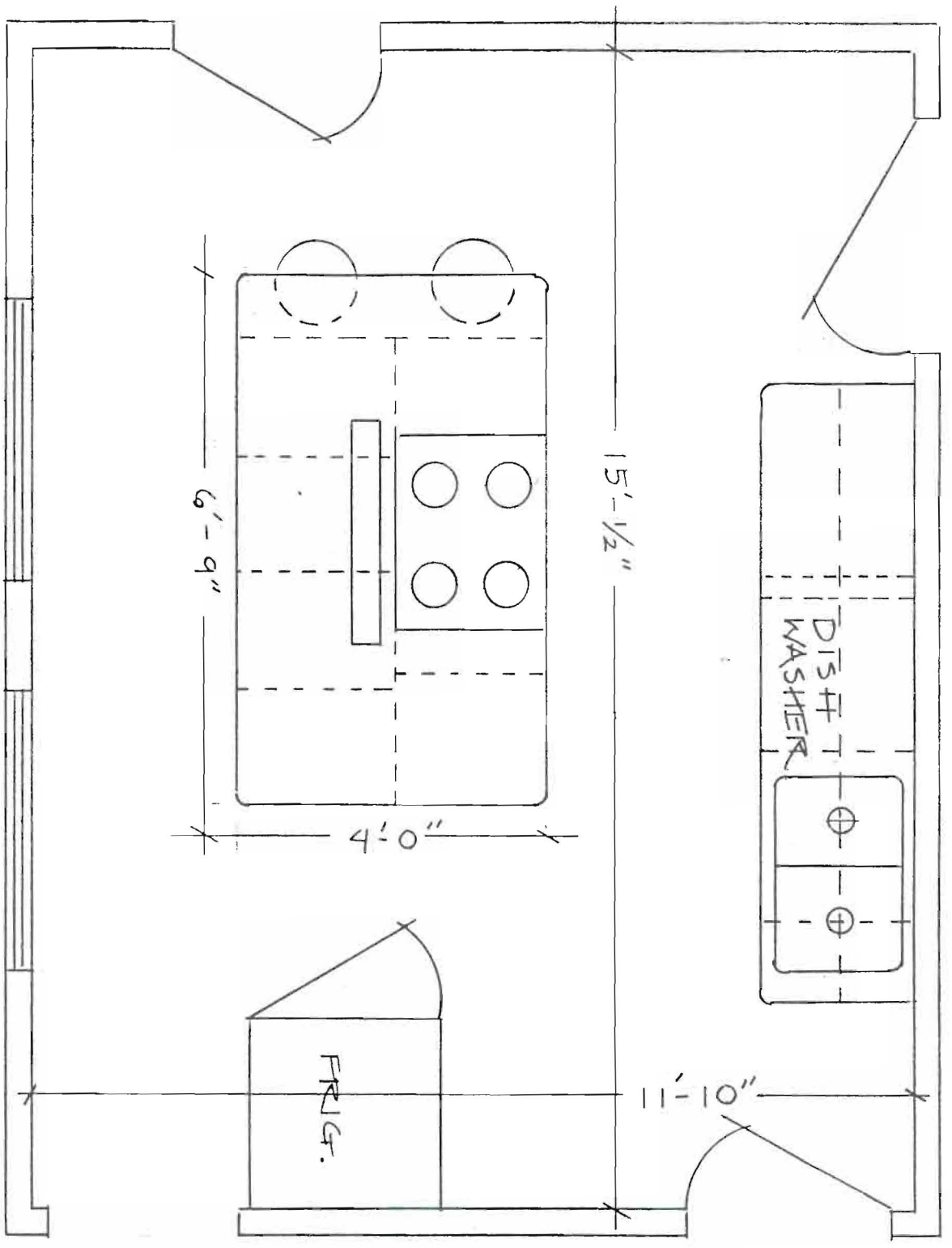
✓

Planning Office Use Only:

Exemption Granted ✓ Partial Exemption _____ Exemption Denied _____

Planner's Signature Sarah P. deDios

Date 4/29/99



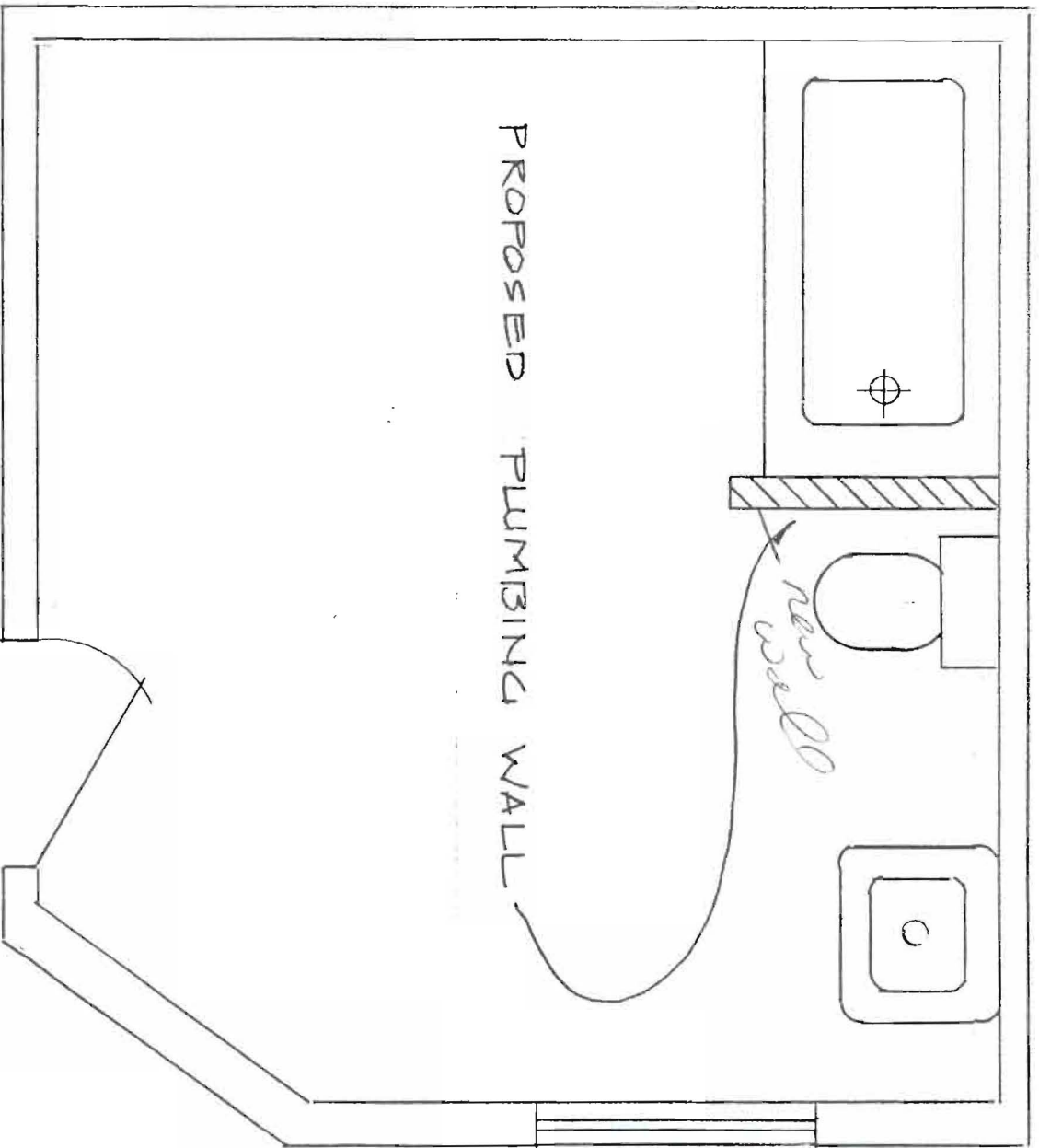
currently open kitchen area - Island proposed

SARAH DEBOES KITCHEN REMODEL

DRW. BY B.B.P.

4/2/99

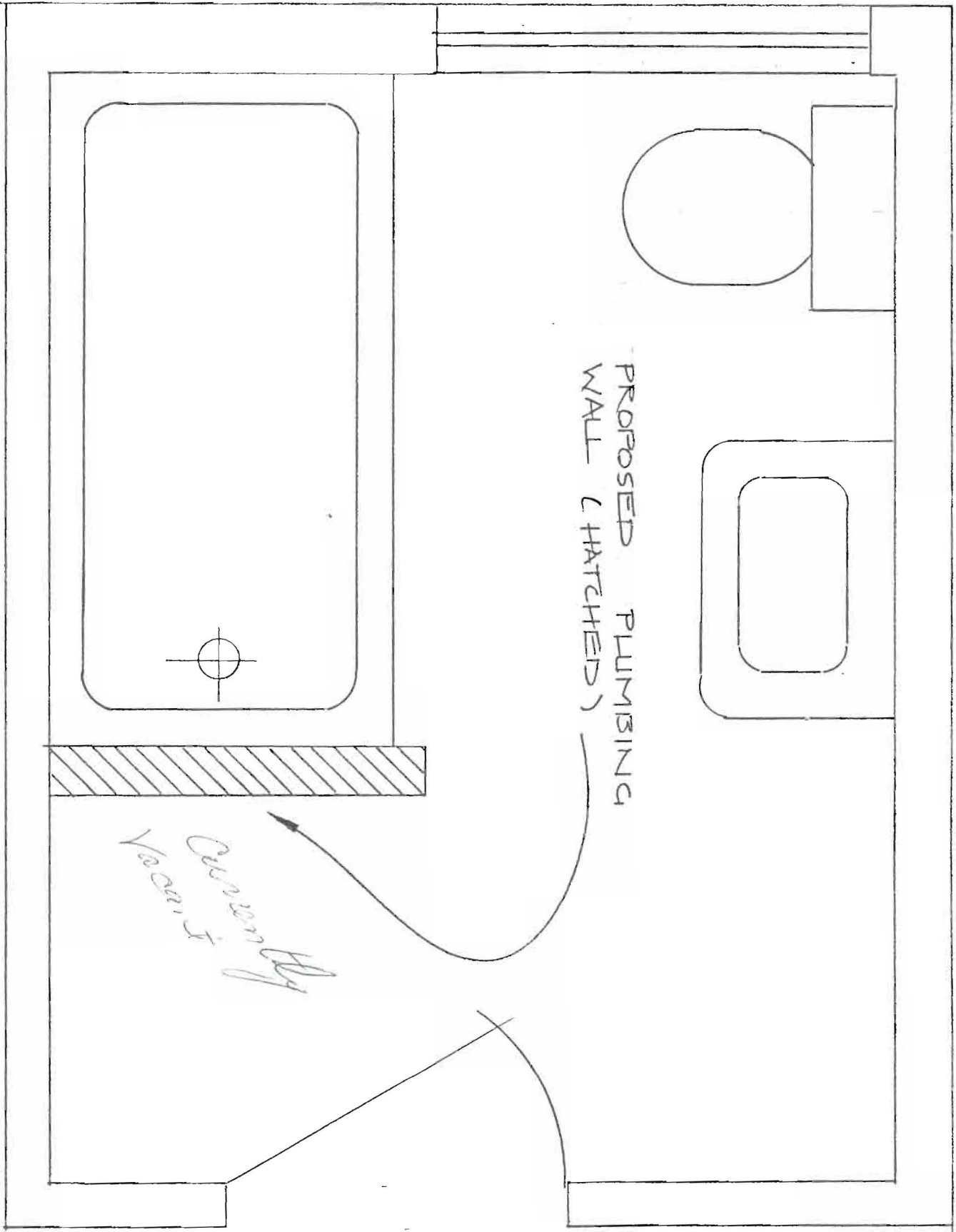
1/2" = 1'-0"



DEDOES BATHROOM PLUMBING WALL 2ND FLOOR

3/30/99

1/2" = 1'-0"



PROPOSED PLUMBING WALL (HATCHED)

*Current by
1/20/99*

PEDEDES PLUMBING WALL - 2ND FLOOR

3/30/99

1" = 1'-0"

PLUMBING APPLICATION

063-A-016

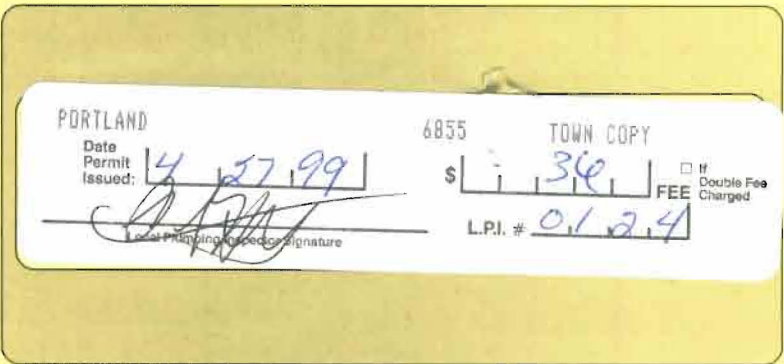
Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 140 Chadwick Street

PROPERTY OWNERS NAME

Last: Dodues First: Sarah
Applicant Name: GARY TURNER
Mailing Address of Owner/Applicant (If Different): 467 Greely Rd Ext. Cumberland Co. Me. 04021



Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER — SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 024911

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	9	Fixtures (Subtotal) Column 1
			0	Fixtures (Subtotal) Column 2
			9	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 36.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
Street Subdivision Lot #: 140 CHADWICK

PROPERTY OWNERS NAME

Last: PERKINS First: DAVID
Applicant Name: WAYNES PLUMBING
Mailing Address of Owner/Applicant (If Different): 158 ST JOHN ST PORTLAND

PORTLAND 5580 TOWN COPY

Date Permit Issued: 11/16/96 \$ 48 If Double Fee Charged

FEE

L.P.I. # 0134

[Signature]
Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: Waynes Curtis Perkins Date: 11/16/96

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Amy Powers Date Approved: 9-96

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER — SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 1568

Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Column 2 Number Type of Fixture		Column 1 Number Type of Fixture		
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		2	Bathtub (and Shower)
	OR		Floor Drain		1	Shower (Separate)
			Urinal		2	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain		2	Wash Basin
	OR		Indirect Waste		2	Water Closet (Toilet)
		PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		1
	Number of Hook-Ups & Relocations		Grease / Oil Separator		1	Dish Washer
\$	Hook-Up & Relocation Fee		Dental Cuspidor		1	Garbage Disposal
	OR		Bidet			Laundry Tub
		TRANSFER FEE [\$6.00]		Other: _____		
			Fixtures (Subtotal) Column 2			Fixtures (Subtotal) Column 1
						Fixtures (Subtotal) Column 2
					12	Total Fixtures
					\$	Fixture Fee
					\$	Transfer Fee
					\$	Hook-Up & Relocation Fee
					\$ 48.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

63-A-016

BUILDING PERMIT REPORT

DATE: 17 May 99 ADDRESS: 140 Chadwick St. CBL: 063-A-016
 REASON FOR PERMIT: Bed & Breakfast / From Single Family
 BUILDING OWNER: Sarah P de Does
 PERMIT APPLICANT: B Contractor Bradford Post Co.
 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 *11 *13 *15 *16 *17, 20, 21, 22, *27 *29 *30 *32 *34

- *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)
- 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 1/2" 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.
- 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)
- 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.
- *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 3e4" 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)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *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 1018.6)
- *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)
- *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)



CITY OF PORTLAND, MAINE
Department of Building Inspection

9-16 19 99

Received from SARAH P. DeDoe a fee

of 140 chadwick St. 50.00/100 Dollars \$ fifty

for permit to install
 erect
 alter B+B Certificate of Occupancy

move
 demolish
at 140 chadwick St Est. Cost \$

J. E. Reinborough
Inspector of buildings

Per _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 140 Chadwick St. CBL# 063-A-016

Issued to Sarah P. DeDoes

Date of Issue 9-7-99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990487, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Bed & Breakfast 4 guest rooms 2nd Floor,
1 owners Apt 3rd Floor

Boca 96
Use R-2
Type 5 B

Limiting Conditions:

No additional rooms to be created
without approval of Board of Appeals

This certificate supersedes
certificate issued Prior to 9-7-99

Approved:

9-16-99 *Don Kinsborough*

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

9/19/99

Pd. 9-16-99

COMMENTS

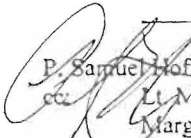
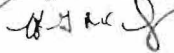
6/7/99 says Plumbing & Electric renovation
electrical work in progress

9-3-99 Eliminate outlet in (Ochre Bath) 2nd Floor
Island needs to be GFC protected in Kitchen.
Sink water need to be plugged into outlet
house wire + switch at water heater
T + P valves missing fixtures

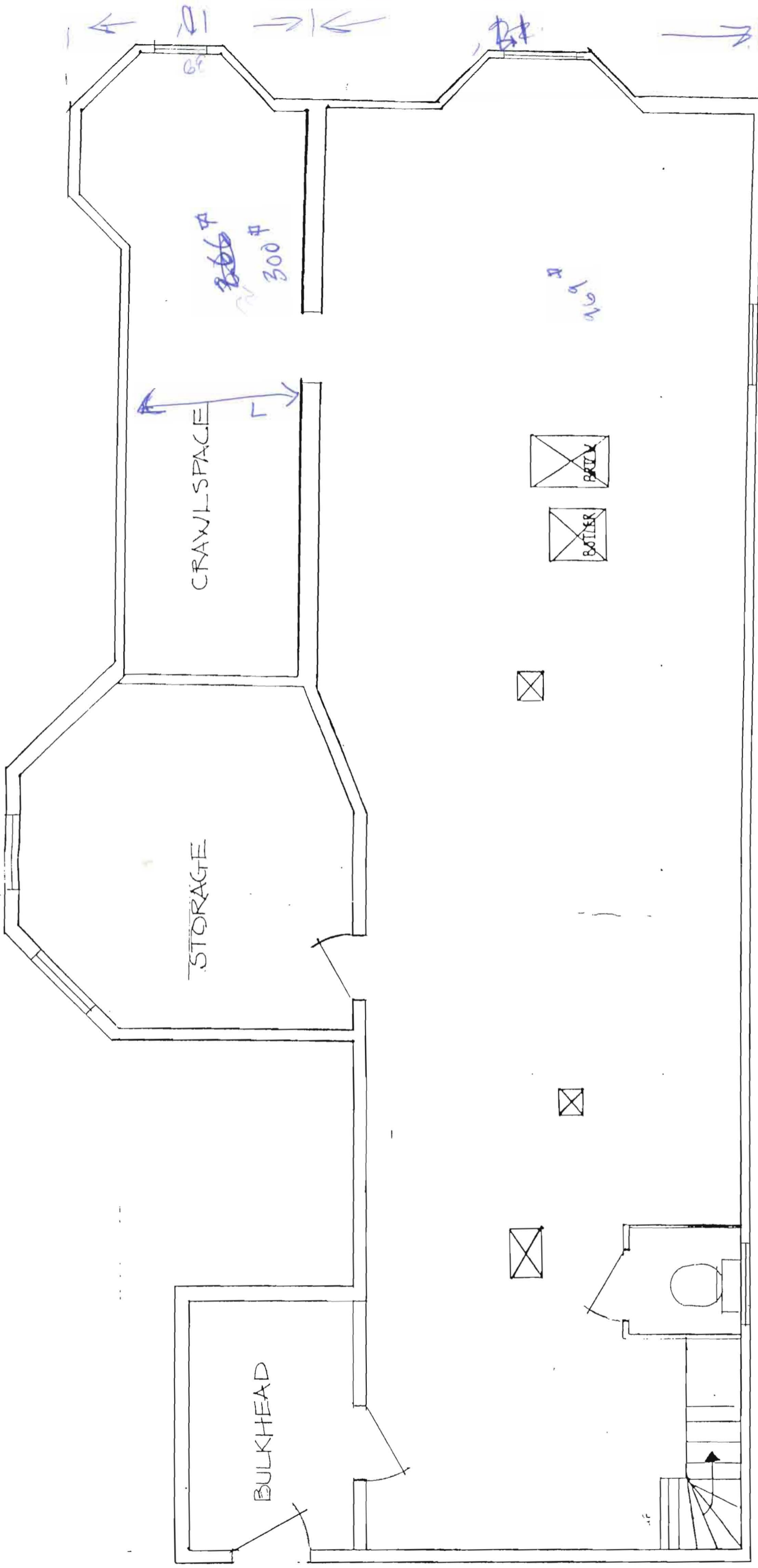
9-16-99 all corrections are made and c of o is issued. (TR)

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

- 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
 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) Section 920.3.2.
- 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).
- *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).
- *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.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. A Fire alarm acceptance report shall be submitted to the Portland Fire Dept.
- 35. _____
- 36. _____


 P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 PSH 12-14-98 

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

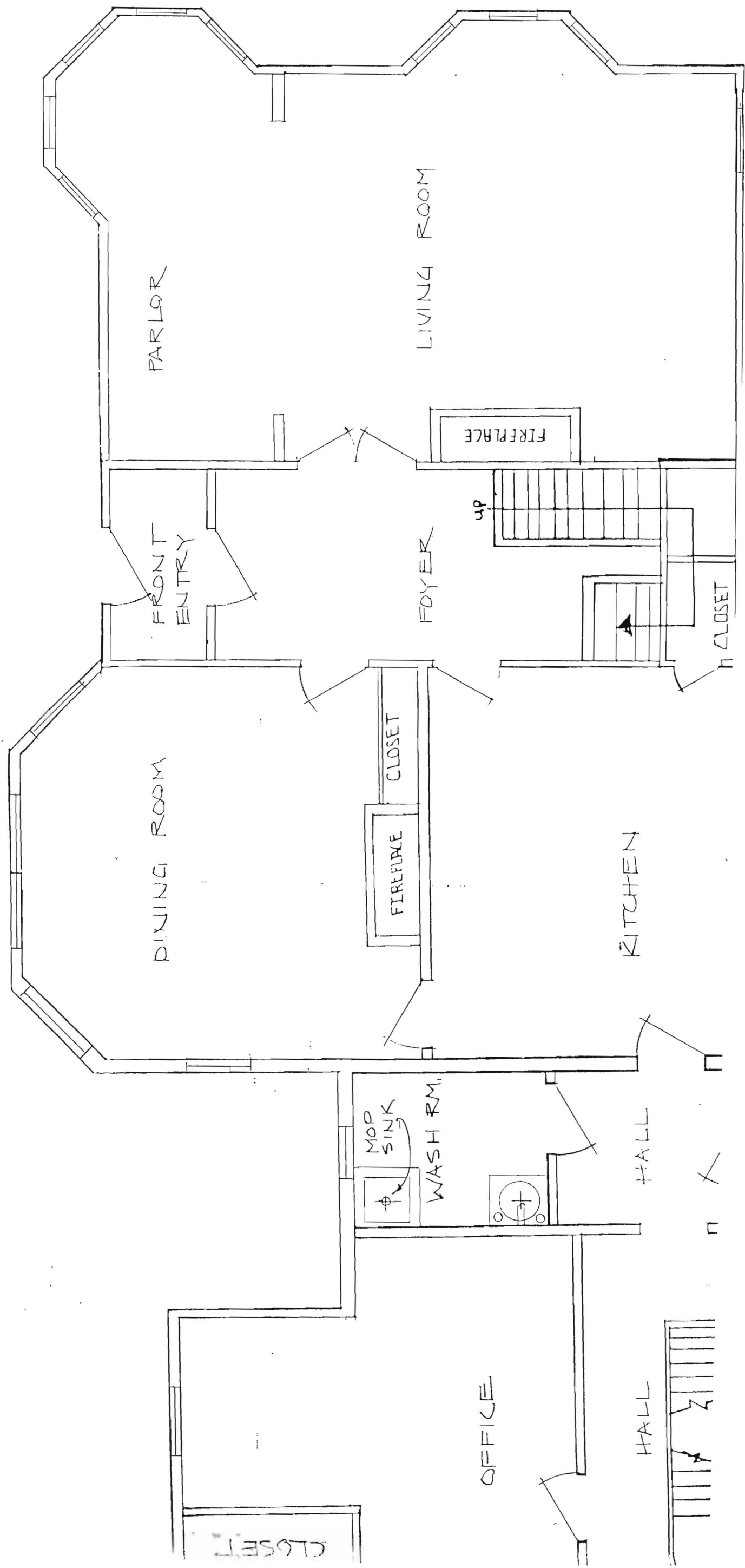


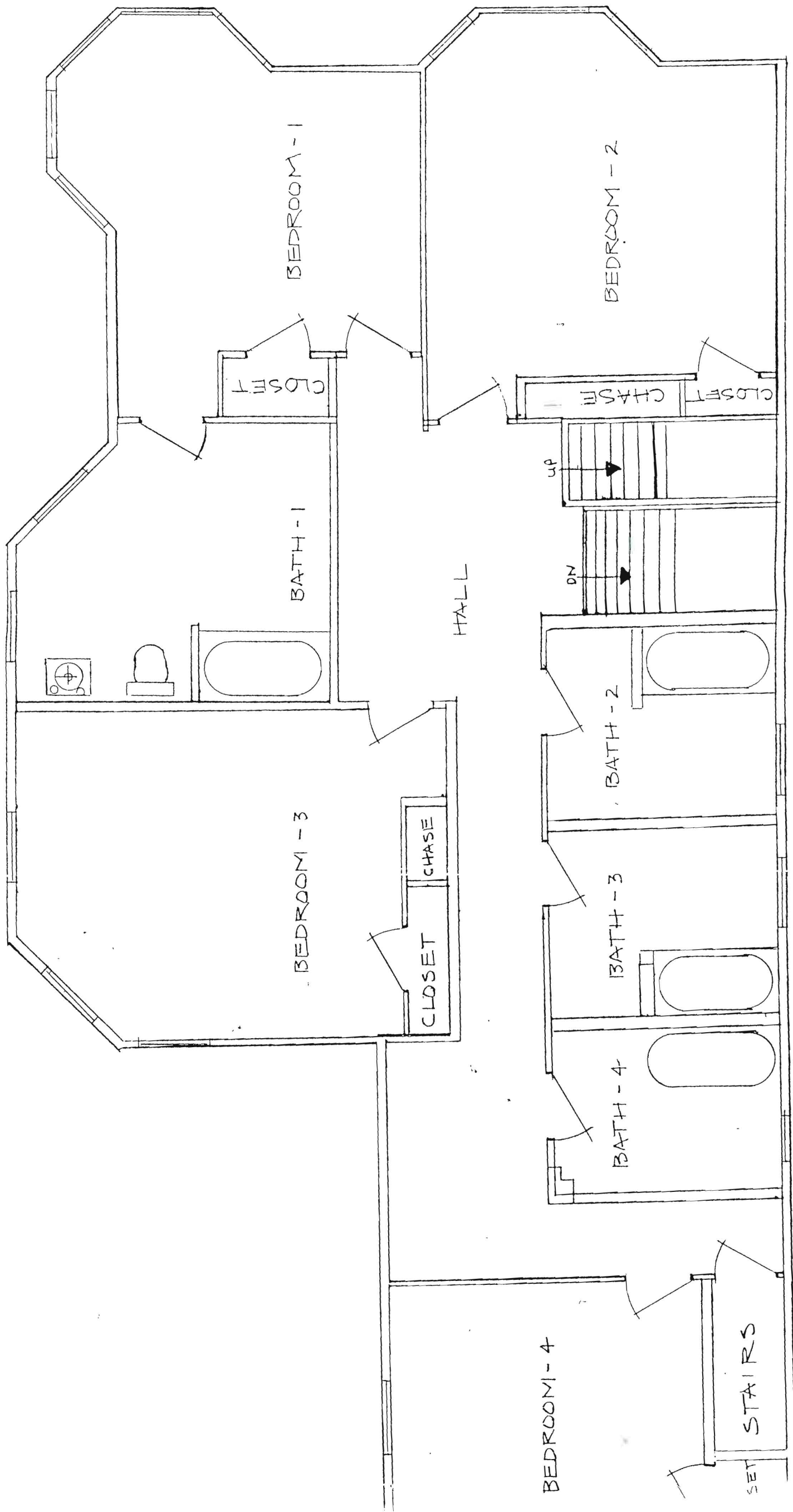
57'

BASEMENT
SCALE: 1/4" = 1'-0"

$$\begin{array}{r} 969 \\ 300 \overline{)1269} \\ \underline{1269} \\ 0 \end{array}$$

SYMBOLS





SECOND FLOOR

... WITH SCREWED DUCTILE FITTING.
POSITION, LOCATION, SPACING, AND USE OF SPRINKLERS SHALL BE IN ACCORDANCE WITH NFPA 13.

POSITION, LOCATION, SPACING, AND USE OF HANGERS SHALL BE IN ACCORDANCE WITH NFPA 13.

HYDRAULIC CALCULATION PROCEDURES HAVE BEEN DONE IN ACCORDANCE WITH NFPA 13. (SEE PLANS FOR LOCATION OF REMOTE AREAS, HYDRAULIC REFERENCE POINTS, AND SYSTEM DEMANDS.)

HIGH TECH FIRE PROTECTION IS TO BEGIN WORK AT 6" UNI-FLANG INSIDE OF BUILDING.



HIGH TECH FIRE PROTECTION

P.O. BOX 1511
AUBURN, ME. 04211-1511



BED BREAK
140 CHADWICK STREET
PORTLAND, ME.

DRAWING TITLE:

GENERAL CONTRACTOR:

DESIGNER: T MELVIN CHECKED BY: G