

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

Location of Construction: 131 Chadwick St		Owner: Osher, Alfred & Dorothy		Phone: 773-3726		Permit No: 980922	
Owner Address: 235 Seaside Ave Saco, ME		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Philbuilt		Address: 71 East Valentine St Westbrook, ME 04092		Phone: 870-9457		Permit Issued: AUG 19 1998	
Past Use: Comm/Residential		Proposed Use:		COST OF WORK: \$ 12,000.00		PERMIT FEE: \$ 80.00	
Proposed Project Description: Enclosed Handicap Lift		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 063-B-002	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
		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:		Date Applied For: 03 August 1998		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 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..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT		ADDRESS:		DATE: 04 August 1998		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**

131 CHADWICK ST.



RESTRICTIVE COVENANT

KNOW ALL MEN by these presents, that We, ALFRED OSHER and DOROTHY S. OSHER, of 265 Seaside Avenue, City of Saco, County of York and State of Maine, hereby irrevocably restrict the property located on Chadwick Street, City of Portland, County of Cumberland, State of Maine, as more particularly described in Exhibit A attached hereto, from any further division into additional parcels.

All one lot - so set backs can be met

IN WITNESS WHEREOF, we, the aforesaid, ALFRED OSHER and DOROTHY S. OSHER, being husband and wife, have hereunto set our hands and seals this 16 day of April, 1998.

SIGNED, SEALED AND DELIVERED in the presence of:

Witnessed and sworn to before me this 16 day of April, 1998 at Cumberland, Maine, a Notary Public in and for the County of Cumberland.
Donna S. Gonyea
(Signature) Notary Public

Alfred Osher
Alfred Osher

Dorothy S. Osher
Dorothy S. Osher

STATE OF MAINE
_____, ss.

March _____, 1998

Personally appeared the above-named Alfred Osher and Dorothy S. Osher and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Donna S. Gonyea
Notary Public
Attorney-at-Law

Donna L. Gonyea
Printed Name



15, 98

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, and bounded and described as follows:

Beginning on the easterly side of Chadwick Street at a point which is seventy (70) feet measured southerly thereon from the southwesterly corner of certain premises conveyed by Henry M. Payson to the Portland Water District by deed recorded in the Cumberland County Registry of Deeds in Book 531, Page 32; thence easterly by land once owned by Philip Blumenthal and more recently owned by the Maine General Hospital one hundred forty-four (144) feet, more or less, to the premises of Vaughan Hall, so-called, and a point which is half way between the easterly side of Chadwick Street and the westerly side of Vaughan Street; thence southerly by said Vaughan Hall property and on a course parallel to Chadwick Street and Vaughan Street sixty-nine and one-ninth (69-1/9) feet, more or less, to land now or formerly of Emma Maxwell; thence westerly by said Maxwell land one hundred forty-four (144) feet to said easterly side of Chadwick Street; thence northerly by Chadwick Street sixty-nine and one-ninth (69-1/9) feet, more or less, to the point of beginning.

Being the same premises conveyed to Harold L. Osher and Bernard Osher, Trustees under a Trust Agreement, known as The Leah Osher Trust, dated December 1, 1968, by deed from Metropolitan Corporation dated June 17, 1983 and recorded in Cumberland County Registry of Deeds in Book 6198, Page 47.

This deed includes all fixtures, equipment, machinery, and other personal property owned by the Trustee and located on, attached to or used in connection with the buildings and other improvements on the above-described parcel of land.

Also, a certain lot or parcel of land with buildings thereon, bounded and described as follows:

Beginning at a point on the easterly side line of Chadwick Street, which point is formed by the intersection of said easterly side line of Chadwick Street with the southerly line of a lot of land sold by Henry M. Payson to the Portland Water Company, by deed dated July 17, 1865, recorded in Cumberland County Registry of Deeds in Book 531, Page 32; thence easterly by said southerly line of said Portland Water Company lot one hundred forty-four (144) feet to a point halfway between the easterly side line of said Chadwick Street and the westerly side line of Vaughan Street; thence southerly on a line halfway between and parallel with said Chadwick Street and Vaughan Street seventy (70) feet to a point; thence westerly about one hundred forty-four (144) feet to said easterly side line of Chadwick Street to a point on said easterly side line seventy (70) feet

KNOW ALL MEN BY THESE PRESENTS,

THAT, We, ALFRED OSHER and DOROTHY S. OSHER, of 265 Seaside Avenue, City of Saco, County of York and State of Maine, being husband and wife, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by ALFRED OSHER and DOROTHY S. OSHER, whose mailing address is 235 Seaside Avenue, City of Saco, County of York and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ALFRED OSHER and DOROTHY S. OSHER, as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land with the buildings thereon, situated on the easterly side of Chadwick Street in Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and incorporated therein.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said heirs and assigns, to their own use and behoof forever.

AND We do covenant with the said Grantee(s), their heirs and assigns, that We are lawfully seized in fee of the premises, that they are free of all encumbrances; that We have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid, and that We and our heirs shall and will WARRANT AND DEFEND the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said ALFRED OSHER and DOROTHY S. OSHER, being husband and wife, have hereunto set our hand(s) and seal(s) this 13 day of February, 1998.

SIGNED, SEALED AND DELIVERED
in the presence of,

Alfred Osher
ALFRED OSHER

Dorothy S. Osher
DOROTHY S. OSHER

STATE OF MAINE,
COUNTY OF CUMBERLAND, ss.

February 12, 1998.

Personally the appeared above-named Alfred Osher and
acknowledged the foregoing instrument to be his free act and
deed.



Before me,

Donna L. Gonyea
Notary Public

Print: Donna L. Gonyea

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

February 13, 1998

Personally appeared the above-named Dorothy S. Osher and
acknowledged the foregoing instrument to be her free act and
deed.



Before me,

Donna L. Gonyea
Notary Public

Donna L. Gonyea
Print

c:\pjs\osher-war.ded

DO NOT WRITE IN THESE SPACES
My Comm. Expires: 03/31/2002

BOWDOIN DEVELOPMENT CO.

131 CHADWICK STREET
PORTLAND, MAINE 04102
(207) 773-3726

City of Portland

To Whom It May Concern:

This is to verify that Philip G. Murray Jr. D.B.A. Philbuilt is authorized to represent us (Dorothy S. Osher & Alfred Osher) in the matter concerning a handicap lift at 131 Chadwick Street, Portland, ME 04102.

Signed

Dorothy S. Osher



Alfred Osher



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): 131 CHADWICK ST. EXTERIOR NORTH SIDE			
Total Square Footage of Proposed Structure 60		Square Footage of Lot 20,000 ±	
Tax Assessor's Chart, Block & Lot Number Chart# 63 Block# B Lot# 10		Owner: ALFRED & DOROTHY OSHER	Telephone#: 773-3726
Owner's Address: 235 SEASIDE AVE. SALCO, ME		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$12,000.00 Fee \$80.00
Proposed Project Description:(Please be as specific as possible) ENCLOSED HANDICAP LIFT			
Contractor's Name, Address & Telephone: PHILIP G. MURRAY, JR dba PHILBUILT 71 EAST VALENTINE ST. WESTBROOK, ME 04092 870-9457			Rec'd By
Current Use: COMM./RES.		Proposed Use: SAME	

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

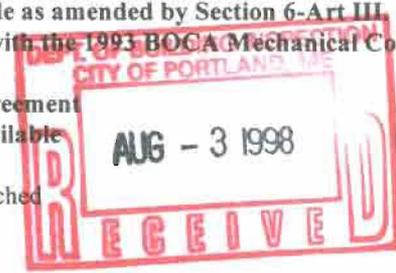
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

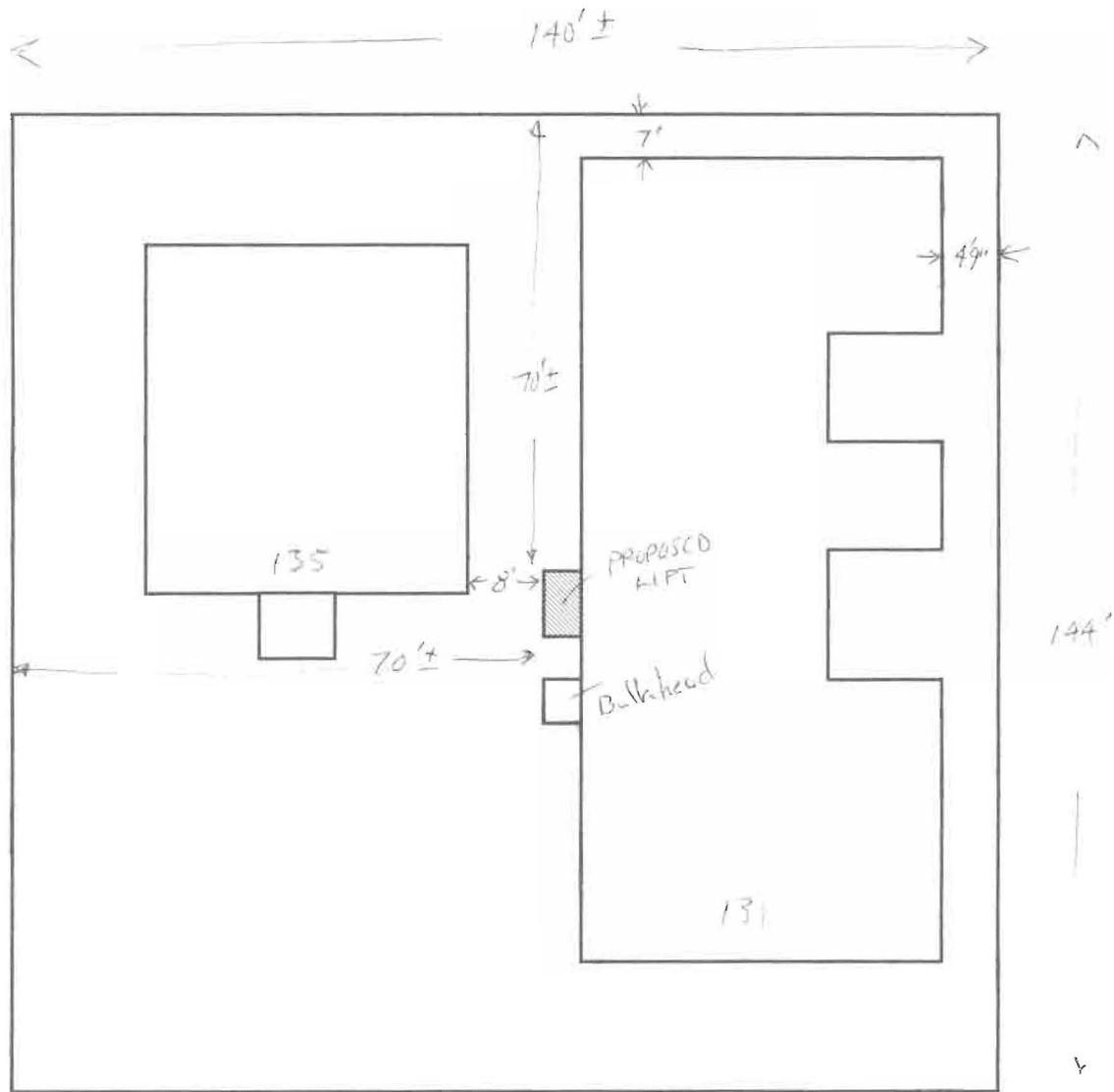
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Philip G. Murray, Jr.</i>	Date: 3 AUG 98
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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



131 CHADWICK ST.



Chadwick Street

BUILDING PERMIT REPORT

DATE: 8/17/98 ADDRESS: 131 Chadwick St
REASON FOR PERMIT: Construct Light
BUILDING OWNER: Oshor
CONTRACTOR: Philhault
PERMIT APPLICANT: _____
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #18 #20 #29

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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

over

COMMENTS

9-28-98 Started to remove moldings around window where new shift is going but sm skum.

10/99 checked list completed ok
muy

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19. 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

29. Shall follow manufacturer's required installation, Any deviation shall require a written approval from Manufacturer

- 30. _____
- 31. _____
- 32. _____

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal