

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

|   |  |   |  |  |  |  |  |
|---|--|---|--|--|--|--|--|
| Location of Construction:<br>127 Seal St              |  | Owner:<br>Elizabeth Saunders/Robert J. Jones  |  | Phone:<br>773-7447   |  | Permit No: 990147  |  |
| Owner Address:<br>127 Seal St Bldg                    |  | Lessee/Buyer's Name:  |  | Phone:   |  | BusinessName:  |  |
| Contractor Name:<br>Waltman and Company               |  | Address:<br>54 Marine Rd, Yarmouth 04096  |  | Phone:<br>774-3810   |  | <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b><br/> <b>PERMIT ISSUED:</b><br/> <b>FEB 25 1999</b><br/> <b>CITY OF PORTLAND</b> </div>   |  |
| Past Use:<br>1-Ann                                    |  | Proposed Use:<br>same w/addition  |  | <b>COST OF WORK:</b><br>\$ 25,000<br><b>PERMIT FEE:</b><br>\$ 145.00   |  |  |  |
| Proposed Project Description:<br>Constructor Addition |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Signature: |  | INSPECTION:<br>Use Group: 8-3 Type: 53<br>Signature: <i>[Signature]</i>  |  | Zone: CBL: 063-2-021   |  |
|   |  |   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied<br>Signature: Date: |  | Zoning Approval:<br><b>Special Zone or Reviews:</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Permit Taken By: SP                                   |  | Date Applied For: January 26, 1999  |  |  |  |  |  |

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: | 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

**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: \_\_\_\_\_

CEO DISTRICT  
 TR/10

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

|   |  |  |  |   |  |   |  |                          |  |
|---|--|--|--|---|--|---|--|--------------------------|--|
| Location of Construction:<br>127 Neal St            |  | Owner:<br>Kristine Saunders/Robert K. Ames |  | Phone:<br>772-7447  |  | Permit No: 990147   |  |                          |  |
| Owner Address:<br>127 Neal St Portland              |  | Lessee/Buyer's Name:                       |  | Phone:  |  | Business Name:  |  |                          |  |
| Contractor Name:<br>Waltman and Company             |  | Address:<br>59 Marina Rd Yarmouth 04096    |  | Phone:<br>772-66-3810   |  | <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b><br/>                 Permit Issued:<br/> <b>FEB 25 1999</b><br/> <b>CITY OF PORTLAND</b> </div>   |  |                          |  |
| Past Use:<br>1-4am                                  |  | Proposed Use:<br>same w/addition           |  | COST OF WORK:<br>\$ 25,000  |  |   |  | PERMIT FEE:<br>\$ 145.00 |  |
| Proposed Project Description:<br>Construct Addition |  | Signature:                                 |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION:<br>Use Group: A-3 Type: 53<br>BOCA 96<br>Signature: <i>[Signature]</i>  |  |                          |  |
|   |  |  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)   |  | Signature:  |  | Date:                    |  |
|   |  |  |  | Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |  |   |  |                          |  |
| Permit Taken By: SP                                 |  | Date Applied For: January 20, 1999         |  |   |  | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied |  |                          |  |

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

SCANNED

PERMIT ISSUED  
WITH REQUIREMENTS

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January 20, 1999

|   |          |       |        |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT                      | ADDRESS: | DATE: | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |          |       | PHONE: |

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
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**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date:                     

CEO DISTRICT

TR/MW

COMMENTS

6-23-99 Framing OK, Side Set Back 5' on Deck of Stair  
Landing 9' on addition as per plan, will Remove Smoke Det.  
from Kit. and Exterior Stair will have a 36" Gard Railing  
Walthman Co. had not called for Footing Inspection and has Buried  
the Footers and Piers without Inspection (T.R.)

11/16/00 - Construction completed - appears to meet requirements of permit.

Close permit # 990147

CBC # 63-D-21

Inspection Record

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

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If 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: 127 NEAL ST.

|   |  |  |   |
|---|--|--|---|
| Tax Assessor's Chart, Block & Lot Number<br>Chart# <u>063</u> Block# <u>2</u> Lot# <u>021</u>                                       |  | Owner: <u>KRISTINE SAUNDERS</u><br><u>ROBERT S. KRAMER</u> | Telephone#: <u>772-7447</u>                                 |
| Owner's Address:<br><u>127 NEAL ST. PORTLAND, ME</u>  |  | Lessee/Buyer's Name (If Applicable)                        | Cost Of Work: <u>\$25,000</u> Fee <u>\$145<sup>00</sup></u> |
| Proposed Project Description:(Please be as specific as possible) <u>ADDITION OF BREAKFAST AREA TO REAR OF BUILDING; MOVE STAIRS</u> |  |  |   |
| Contractor's Name, Address & Telephone<br><u>WALTMAN AND COMPANY, 59 MARINA RD. YARMOUTH ME, 04096</u>                              |  | Rec'd By: <u>[Signature]</u> TEL: <u>207-846-3810</u>      |   |

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

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.

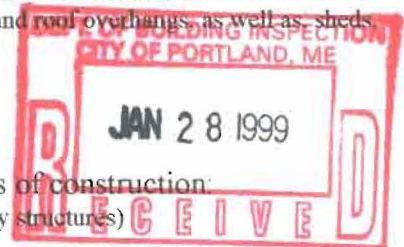
**Certification**

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: [Signature] Date: 1/28/99

Building Permit Fee, \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

0AINSP\CORRESP\MNU\AGENT\APADSF\WPD



**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**046116**

**KNOW ALL PERSONS BY THESE PRESENTS, That**

William D. Ables and Susan S. Ables

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Robert S. Kramer and Kristine W. Saunders

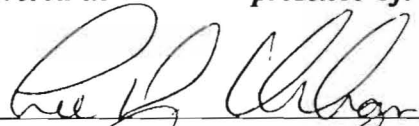

of Cliff Island, County of Cumberland, State of Maine,

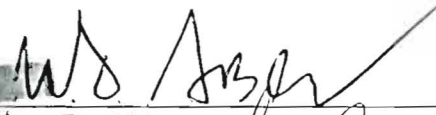

whose mailing address is P.O. Box 41, Cliff Island, Maine 04019

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 13th day of July, 1998.

**Delivered in** *Signed, Sealed and presence of:*

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
William D. Ables  
  
\_\_\_\_\_  
Susan S. Ables


**STATE OF MAINE**

July 13, 1998

**COUNTY OF Cumberland**

Then personally appeared the above named William D. Ables and Susan S. Ables and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me

  
\_\_\_\_\_  
Notary Public ~~Attorney at Law~~  
Printed Name: Lee P. Urban  
My Commission Expires:

MAINE REAL ESTATE TAX PAID

## Exhibit A - Property Description

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Neal Street, in the City of Portland, County of Cumberland, and State of Maine, and being more particularly described as follows:

Being Lot #127, as described on a certain plan entitled "Plan of Land in Portland, Maine for J.B. Brown & Sons", made by Owen Haskell, Inc. dated September 27, 1976, and recorded in the Cumberland County Registry of Deeds in Plan Book 114, Page 59, said Lot #127 being bounded on the West by Neal Street, on the North by Lot #129, on the East by the land shown as the Common Passageway, and on the South by Lot #125, all as shown on said Plan.

Being a portion of the premises conveyed to J.B. Brown & Sons by Joseph W. Symonds, Philip G. Brown, and John Marshall Brown, Trustees under the Will of John B. Brown, by deed dated May 16, 1904, and recorded in said Registry of Deeds in Book 749, Page 43.

The above described premises are hereby conveyed subject to, but with the benefit of, rights in common with owners of adjacent premises in and to party walls and chimneys, rights to maintain eaves, windows and other projections, over and upon said premises or adjacent premises, as the same currently exist, rights of others to maintain electrical and telephone lines and poles, water and sewer lines and pipes in, on, under, or over said premises or adjacent premises, as the same currently exist.

Also hereby conveying a one-eighth (1/8) interest in fee simple, in common and undivided, in and to the land shown as the Common Passageway, and located northerly, easterly and southerly of Lot #117 through Lot #131, as more particularly described on said Plan. Said interest in said Common Passageway is hereby conveyed subject to (1) eaves, windows and other projections from the buildings located on Lot #117 and Lot #131, as more particularly described on said Plan, and as the same currently exist; (2) the rights of others to maintain electrical and telephone lines and poles, as the same currently exist; (3) a right of way as more particularly described in a deed from J.B. Brown & Sons to Clara Vose Allen, dated May 18, 1906 and recorded in said Registry of Deeds in Book 787, Page 236; and (4) the rights of other owners of said Common Passageway.

Also hereby including a one-eighth (1/8) interest in common and undivided, in and to a right-of-way situated on the southerly side of said Common Passageway, as more particularly reserved and described in said deed from J.B. Brown & Sons to Clara Vose Allen, the northerly boundary of said right-of-way running from Neal Street to an iron pipe situated at the southeasterly corner of the Common Passageway, as shown on said Plan.

All of the above-mentioned rights shall be appurtenant to, run with, and

be binding upon the above-described premises.

This conveyance is subject to the easements, covenants, agreements, restrictions and obligations described in a certain Agreement dated October 1, 1976 and recorded in said Registry of deeds in Book 3917, Page 237.

Being the same premises conveyed to William D. Ables and Susan S. Ables from Frederick D. Barton and Kathryn R. Lunney in a warranty deed dated July 19, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12625, Page 215.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1998 JUL 14 PM 4: 10

CUMBERLAND COUNTY

*John B O'Brien*

Maitto Bunter:

127 Neal St.

Portland, Me

04102.

—

Esire senders

3 pgs.  
\$ 15.00



## BUILDING PERMIT REPORT

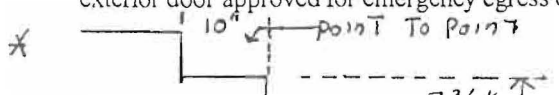
DATE: 8 February 1999 ADDRESS: 127 Neal Street CBL 063-D-021  
 REASON FOR PERMIT: To Construct Addition -  
 BUILDING OWNER: Saunders / Kramer  
 CONTRACTOR: Waltman and Company  
 PERMIT APPLICANT: ↑  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

### CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*3, \*8, \*10, \*23, \*26, \*29, \*30, \*24, \*31, #28

- \*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. Section 1813.5.2
- \*2.6 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)
- \*3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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 shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

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. Section 1010.1

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.) Section 710.0

15. 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

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 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

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. Section 921.0

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.

X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X24. 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.

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

X26. 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). ( Chapter M-16 )


X28. Please read and implement the attached Land Use-Zoning report requirements. *to remain 1 ft from - side shall not be closer than 5' to line -*

X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X31. The foundation shall be anchored To framing of The proposed addition.

32. \_\_\_\_\_  
\_\_\_\_\_  
33. \_\_\_\_\_

 Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator