

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

Location of Construction: <b>282 Brackett Street</b>		Owner: <b>Sarah Dayton</b>		Phone: <b>879-7771</b>		Permit No <b>951237</b> <b>PERMIT ISSUED</b> Permit Issued: <b>NOV 27 1995</b> <b>CITY OF PORTLAND</b>			
Owner Address: <b>10 Gilman Street</b>		Leasee/Buyer's Name:		Phone:			Business Name:		
Contractor Name:		Address:		Phone:			Zone: <b>R-6</b> CBL: <b>63-I-4</b>		
Past Use: <b>2 unit</b>		Proposed Use: <b>3 unit</b>		COST OF WORK: \$ _____ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>			PERMIT FEE: \$ <b>25. + \$50. fee</b> INSPECTION: Use Group: <b>B2</b> Type: <b>5B</b> <b>BOCA 90</b> Signature: <i>[Signature]</i>		
Proposed Project Description: <b>Change of use from 2 to 3 unit to legalize present use</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action:            Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zoning Approval: <b>Special Zone or Reviews:</b> <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: <b>Victoria A. Dover</b>		Date Applied For: <b>October 12, 1995</b>				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 doesn't 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.

**Representing applicant:**  
**Terry N. Snow, P.A.**  
 P. O. Box 275  
 Cumberland Center, ME 04021-0275  
 829-6363

**APPEAL SUSTAINED 11/16/95**

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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

SIGNATURE OF APPLICANT: <b>Dayton for Sarah Dayton</b>	ADDRESS: <b>10 Gilman St</b>	DATE: <b>10/12/95</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:

Approved  
 Approved with Conditions  
 Denied

Date: **11/21/95**

CEO DISTRICT 3

COMMENTS

11-28-95 Owner has rented out 2<sup>nd</sup> floor and 3<sup>rd</sup> floor apt. as one unit for a period of six months.

4/16/96 - C of I inspection, need fire door @ unit and to replace some glazing. New owner to contact me.

4/23/96 - Paul Maner (new owner) to submit a plan of action re: fire door @ unit and replace glazing. The apartments have their own private and remote entrances and therefore do not require the use of fire doors individually.

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 282 Brackett St

Issued to Gregory Dayton

Date of Issue 24 April 1996

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. 951237, 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

APPROVED OCCUPANCY

Entire

Three Family Dwelling

Limiting Conditions: TEMPORARY

See attached letter of intent.

This certificate supersedes  
certificate issued

Approved:

4/24/96

(Date)

*Ames G. Simpson*

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.

**BUILDING PERMIT REPORT**

**DATE:** November 27, 1995                      **ADDRESS:** 282 Brackett Street

**REASON FOR PERMIT:** Change of use from 2 to 3 units (legalize)

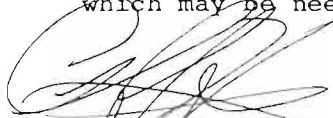
**BUILDING OWNER:** Sarah Dayton

**CONTRACTOR:** Owner    **APPROVED:** See #4, 5, 6, 7, and 9

**CONDITIONS OF APPROVAL**

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \* 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
- \* 5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- \* 6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- \* 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- \* 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses  
Chief, Inspection Services

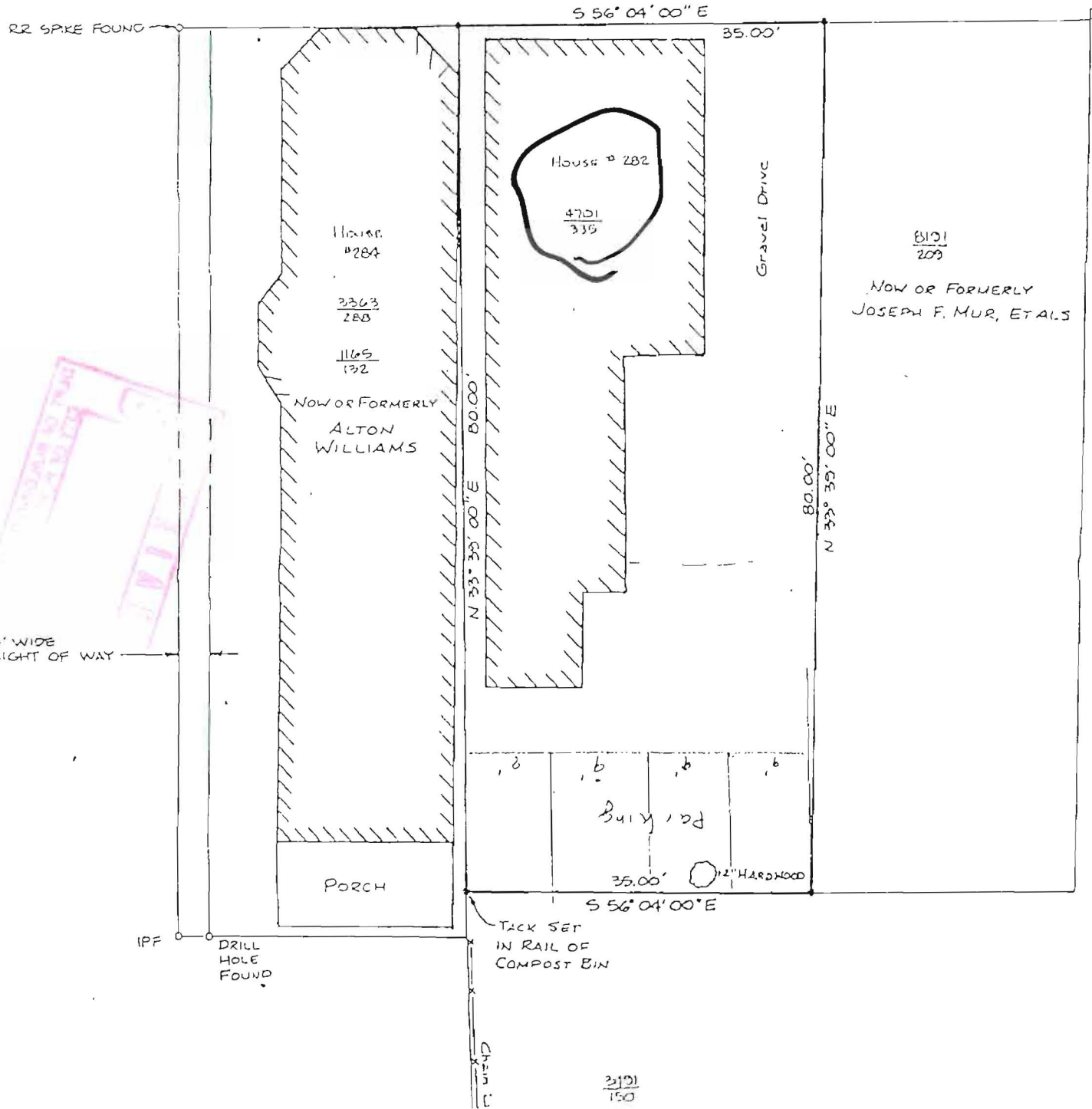
cc: Lt. McDougall, PFD

10/10/01

10/10/01

10/10/01

BRICK SIDEWALK

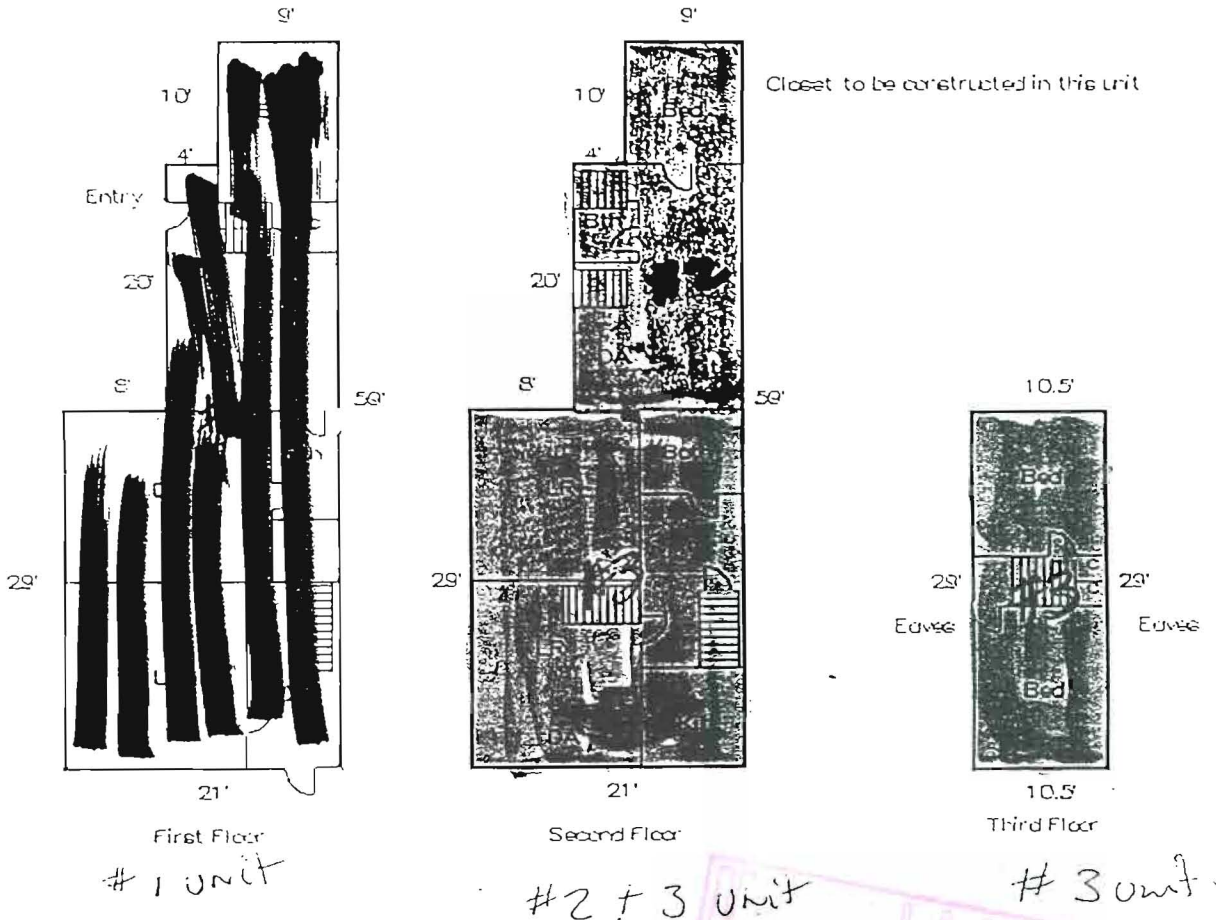


# SKETCH/AREA TABLE ADDENDUM

File No: 2310535338

S U B J E C T	Borrower/Client Sarah W. Dayton			
	Property Address 282 Brackett Street			
	City	County	State	Zip Code
	Portland	Cumberland	Maine	04102
	Lender Crossland Mortgage			

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ALL DEEDS MUST BE  
FILED IN THE DEED RECORD

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To Amy Simpson	From Paul Mansur	
Co.	Co.	
Dept.	Phone # 822-6377	
Fax # 874-8716	Fax # 822-6397	

To the Attention of Amy Simpson or Lt. McDougal:

Please issue the occupancy certificate for the 3-unit apartment building located at 282 Bracket Street in the name of Paul John Mansur. I, Paul John Mansur, state that I will install a solid core one hour fire rated door entering into the basement within one year from transfer of title to said building transfer scheduled for Thursday April 25, 1996. Also I will repair the two cracked windows in the rear bedroom of the second floor apartment within one year from transfer of title.

Sincerely,



Paul Mansur