

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

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|--|--|--|--|--|--|--|
| Location of Construction: 28 A. Street Basement 04102 | | Owner: Jennifer Rice | | Phone: 879-1824 | | Permit No: 990844 |
| Owner Address: SAME | | Lessee/Buyer's Name: | | Phone: | | |
| Contractor Name: Dean Kupstas | | Address: 5 Howard St. Portland, ME 04101 | | Phone: 541-3889 | | Zone: B-2 CBL: 064-D-024 Zoning Approval: _____ 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"/> |
| Past Use: 5 Unit Dwelling | | Proposed Use: 4 Unit Dwelling | | COST OF WORK: \$ 21,000 PERMIT FEE: \$ 150.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: _____ Signature: _____ Date: _____ | | |
| Proposed Project Description: Interior Renovations | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____ | | Permit Taken By: SP Date Applied For: 8-3-99 | | |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

***Send To: Dean Kupstas
5 Howard Street
Portland, ME 04101

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

8-3-99

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

CEO DISTRICT



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>28 A St. Portland - Basement</i> | | | |
| Total Square Footage of Proposed Structure <i>existing</i> | | Square Footage of Lot <i>2100</i> | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>64</i> Block# <i>D</i> Lot# <i>24</i> | | Owner: <i>Jennifer Rice</i> | Telephone#: <i>879-1824</i> |
| Owner's Address: <i>28 A St Portland Me 04102</i> | | Lessee/Buyer's Name (If Applicable) <i>X</i> | Cost Of Work: Fee <i>\$21,100</i> <i>\$150</i> |
| Proposed Project Description: (Please be as specific as possible) <i>See attached detailed description + Drawing Int. Reno</i> | | | |
| Contractor's Name, Address & Telephone <i>Dean Kupstas 5 Hannum St Portland Me 04101 541-3889</i> | | | Rec'd By <i>g</i> |
| Current Use: <i>5 unit dwelling</i> | | Proposed Use: <i>4 unit dwelling</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, 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:

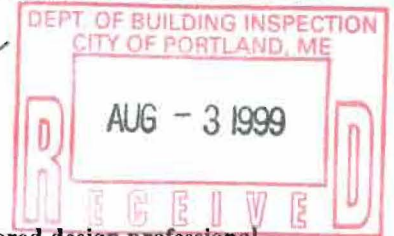
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Dean Kupstas</i> | Date: <i>AUG 3 1999</i> |
|---|-------------------------|

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



July 28, 1999

Jennifer Rice
28 A Street
Portland ME.

Job References:

28 A Street Portland, ME

Owner Requests of Cedar Hill Construction agrees to do the following work at the above listed address:

- All work to be done on the basement level unless otherwise stated. ✓
1. ^{Demolish} Demolish six walls average length 10' each. Per drawings. ✓
 2. ^{Remove} Remove and cap all plumbing and related fixtures in kitchen and one bathroom. ✓
 3. Inspect and replace as necessary main plumbing waste line in basement. ✓
 4. Install check valve on main plumbing waste line exiting building. ✓
 5. Combine 2 electrical meters into one for the basement level and the 1st floor south side. ✓
 6. Place all electrical in laundry room, furnace room and front stairway on a public meter. ^(house) ✓
 7. Add hard-wired smoke detectors per code for the two bedrooms being built on the basement level. These will be wired into the existing smoke detectors on the 1st floor level south. ✓
 8. Install new electrical outlets throughout the basement level per code. ✓
 9. Install light fixtures in the center of each room with a switch located near the entrance of the room. ✓
 10. Install switched lighting outside each of the two basement level entrances. ✓
 11. Extend baseboard heating units as necessary. ✓
 12. Cut through first level under existing hallway stairs and install new stairwell to lower level. ✓
 13. Remove wall and repair ceiling and floor area on level 1 as necessary where new stairwell is being installed. ^{wood frame construction} ✓

Proposal



2F A ST

July 23, 1999

Page 2

- 14. Install new sheetrocked walls per drawings. wood 2x4 framing ✓
- 15. Install four new doors per drawings. ✓
- 16. Install new shower and vanity in existing bathroom. ✓
- 17. Relocate door on existing bathroom per drawings. ✓
- 18. Cut concrete walls to install two new large windows per drawings. ✓
- 19. Repair existing windows on North side as necessary ✓
- 20. Unblock existing large window on south side and repair as necessary. ✓
- 21. Install new common use laundry room near existing laundry room. Shrinking its size to allow the existing window to provide light to new living space. ✓
- 22. Replace all ceiling tiles. ✓
- 23. Repair and replace ceiling grid as necessary. ✓
- 24. Smooth floor and install new carpet throughout lower level. ✓
- 25. Install new flooring in bathroom. ✓
- 26. Repair and replace sheetrock on existing walls as necessary. ✓
- 27. Install new baseboard and door trim. ✓
- 28. Completely paint the entire unit. ✓
- 29. Install hand rail on the front stairs to the basement. Code violation ✓
- 30. Repair/replace rotted stair treads and decking on upper level fire escape. Code violation. ✓
- 31. Replace missing sheet rock on kitchen wall level 1. Code violation. ✓
- 32. Install carpeting in the living-room and bedroom in the level 1 apartment North side of building. ✓
- 33. Install new vinyl flooring in the kitchen in level 1 apartment North side of building. ✓

Contract Value:

Total : \$21,100.00



Dean Kupstas, Cedar Hill Construction

Project Manager

Jennifer Rice

Date

Client

LAND USE - ZONING REPORT

ADDRESS: 28 A Street DATE: 8/10/99

REASON FOR PERMIT: return illegal 5 unit back to legal 4 unit

BUILDING OWNER: Jennifer Rice C-B-L: 64-D-24

PERMIT APPLICANT: Dean Kupstas

APPROVED: with conditions DENIED: _____

#1, #7, #10, #11 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 four (4) 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 this building shall remain four units only ~~units~~. To increase the units a variance appeal would be required

Marge Schmuckal Marge Schmuckal, Zoning Administrator

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 12, 1992

RE: 28 A Street

David L. Brandt
49 Main St.
Yarmouth, ME 04096

Dear Mr. Brandt,

This letter is in reference to your client's building at 28 A Street in Portland. It has been brought to my attention that this property is now being used as a 5 family though permits have only been issued to allow 4. Attached, please find a letter to your client from Code Enforcement Officer Mitchell regarding what he believed to be illegal improvements in the basement of the building. Such renovations, done without permits, often do not comply with fire protection and building codes.

Any increased use of the building also violates the Land Use Code in Portland. It is necessary that you apply for a variance to the Board of Appeals prior to April 13, 1992 or agree by that date to dismantle the dwelling unit and bring the entire building into compliance with the Life Safety Code, BOCA Building Code, and Portland Land Use Code prior to April 13, 1992. Failure to do so will result in my referral of this matter to the City's Corporation Counsel for consideration of legal action along with other applicable penalties.

Please advise your client that this is not an authorization to continue the violations until the matter is settled.

Sincerely,


William D. Giroux
Zoning Administrator

/cl

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00875

AUG 21
CITY of Portland

ZONING LOCATION PORTLAND, MAINE .. August 18, 1988

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION : 28 A Street Fire District #1 #2
1. Owner's name and address : Marie Fulcher - 96 Smith St., So. Portland Telephone 799-7652
2. Lessee's name and address Telephone
3. Contractor's name and address : Richard P. Hammond, Inc. - 621 Sawyer St., So. Port Telephone 799-6427
Proposed use of building : dwelling - ~~efficiency~~ efficiency No. of sheets
Last use No. Families : 4
Material : No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$: 78,000

FIELD INSPECTOR M-
@ 775-5451
Appeal Fees
Base Fee 360.00
~~stop order removal~~ 35.00
Late Fee
TOTAL \$: 360.00
385.00

To construct 1,128 sq ft. per floor multi family dwelling.
Send permit to # 3 04106

Stamp of Special Commissioner

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES Is any electrical work involved in this work? YES
Is connection to public sewer? YES If not, what is proposed for sewage?
Has septic tank been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fact
Trailing lumber kind Dressed or full size? Corner posts Sills
Size timber Columns under girders Size Max. on center
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 5 feet
Joists and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others
Signature of Applicant Phone #
Type Name of above : Richard Hammond for
Richard P. Hammond, Inc. Other
and Address



APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 12 1982
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00304
ZONING LOCATION PORTLAND, MAINE May 11, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted here with and the following specifications:

LOCATION 28 A Street
1. Owner's name and address: Marie Fulcher - 96 Smith St. So. Portland... Telephone 799-7658
2. Lessee's name and address Telephone
3. Contractor's name and address: Charles Fortin - 30 Monument St 04101 Telephone 773-1424
Proposed use of building 4 family No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$: ~~39,800~~ 10,000
Appeal Fees \$
FIELD INSPECTOR - Mr. @ 775-5451 Base Fee 60.00
Late Fee
TOTAL \$ 60.00

To repair after fire to return to original condition, 4 units.

Stamp of Special Conditions

send permit to # 3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

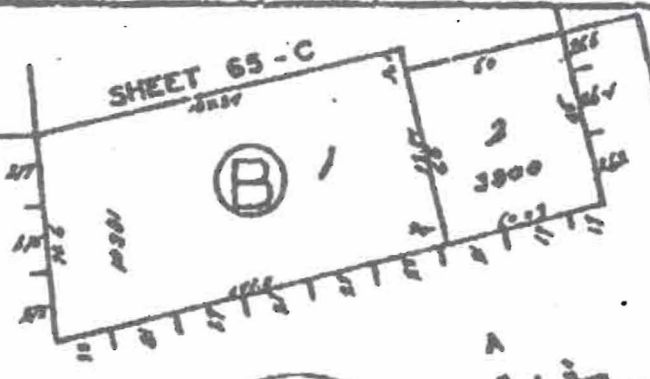
APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant: Charles Fortin Phone # same
Type Name of above: Charles Fortin 1 2 3 4
for Marie Fulcher Other

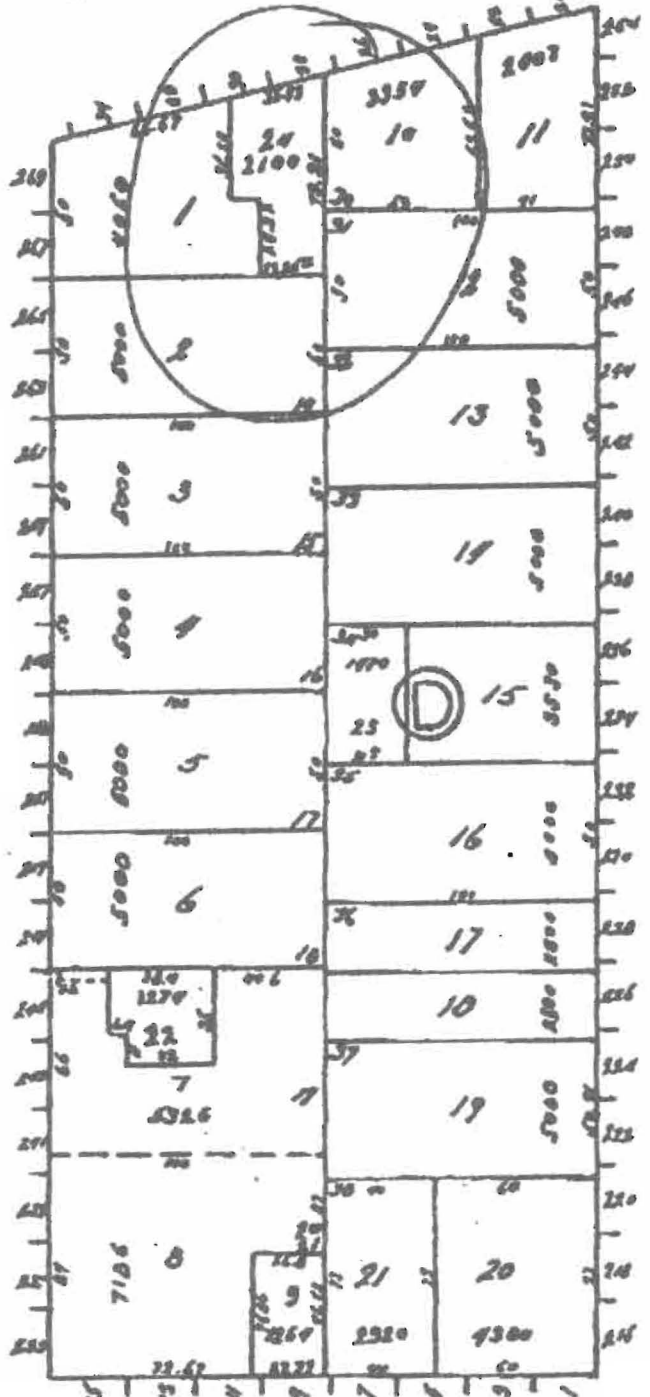
28 A St

SHEET 65-C

(B)



STREET



STREET

STREET

STREET



STREET

Know All Men by These Presents,

That We, THOMAS FULCHER, JR. and MARIE F. FULCHER, both of South Portland, in the County of Cumberland and State of Maine,

in consideration of One (\$1.00) Dollar and other valuable considerations,

paid by FULCHER, INC., a corporation duly organized and existing under the laws of Maine and having a principal place of business in Portland, in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said FULCHER, INC., its successors

HEREIN and assigns forever, a certain lot or parcel of land

together with the buildings thereon, situated on the southerly side of A Street in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at a drill hole on the southerly side of A Street at the northwest corner of the lot of land conveyed by Helen Rose Williams (nee Bonfillac) to Henry J. Lessard by deed dated July 25, 1935, and recorded in Cumberland County Registry of Deeds in Book 1478, Page 26, said drill hole being distant 102.65 feet from the westerly line of Valley Street, formerly B. Street; thence by A Street S 85° 35' W, 35.93 feet to the projection N 8° 33' E of the outside face of the concrete block foundation of the building on the parcel herein conveyed; thence S 8° 33' W by land of Harry P. Lessard and by said projection to the corner of said foundation and continuing by the face of said concrete block foundation 36.58 feet to a corner of said foundation; thence by land of Harry P. Lessard S 81° 21' E and by the outside face of the concrete block foundation 11.00 feet to a corner of said foundation; thence by land of Harry P. Lessard S 8° 07' W and by the outside face of the concrete block foundation 26.56 feet to a corner of said foundation; thence by land of Harry P. Lessard S 81° 54' E and by the outside face of the concrete block foundation and its projection southeast 23.80 feet to the lot of land conveyed by Carl H. Pedersen to Frederick N.W. Burgess by deed dated July 22, 1946, Book 1831, Page 259; thence by said Burgess land of the grantor herein, conveyed to said Grantor by deed of November 26, 1952, N 8° 35' E, 71.03 feet to the point of beginning.

The above description is based upon a survey of November, 1952, by E.C. Jordan, C.E., and the above mentioned courses are magnetic and of the date of 1909. Being the same premises conveyed to Marie Fulcher by deed of Mary E. Cummings dated November 2, 1953, and recorded in the Cumberland County Registry of Deeds in Book 2159, Page 158.

Granting also unto the said Grantee, its successors and assigns the following easements, to wit:

1. The right to enter upon adjoining land of Harry P. Lessard to repair, paint and to maintain generally that portion of the building on the premises conveyed which encroaches over the westerly and southerly side lines of the above described parcel and to the use and enjoyment of said portion so encroaching.
2. Also the right of eave drainage onto other land of Harry P. Lessard adjoining the said westerly and southerly side lines of the above described parcel.
3. Also a right of way from A Street to the cellar door, toward the rear and on the westerly side of the building herein conveyed, over other land of Harry P. Lessard as now used.

28
"A"
Street

Thomas F. Fulcher
Thomas F. Fulcher

BUILDING PERMIT REPORT

DATE: 6 Aug 99 ADDRESS: 28A Street CBL: 064-D-024
 REASON FOR PERMIT: Interior renovations.
 BUILDING OWNER: Jennifer Rice
 PERMIT APPLICANT: _____ (Contractor) Dean Kupstas.
 USE GROUP R-2 CONSTRUCTION TYPE 5B

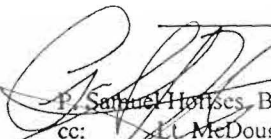
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *11, *12, *13, *15, *16, *19, *27, *29, *30, *32, *33, *35, *31
 Approved with the following conditions:

- *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 dampproofing 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 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) see attached
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) see attached
- *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)
- 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)
- X 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).
- X 27. All-electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. This permit does NOT authorize the removal of any bearing (load), walls! IF walls are load bearing a separate permit shall be required with a structural engineers seal on the plans.
- 36. _____
- 37. _____
- 38. _____

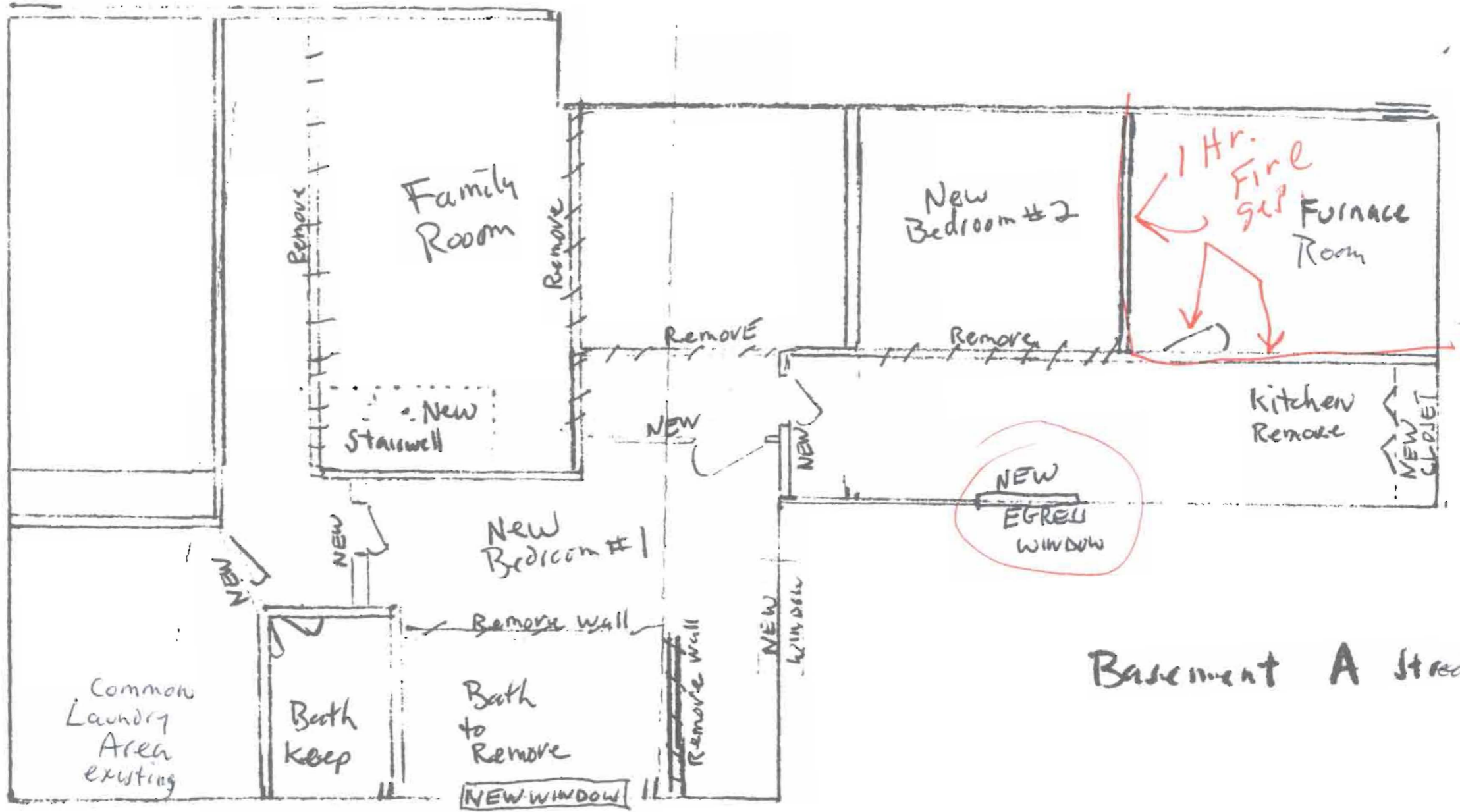

 P. Samuel Horvics, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PS11 7/24/99

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



28 A St



Basement A Street

A. U.S. Department of Housing and Urban Development

28 A St

Settlement Statement

B. Type of Loan

1. FHA 2. FMHA 3. Conv. Unins.
 4. VA 5. Conv. Ins.

6. File Number 7. Loan Number
 101859 7210830863

8. Mortgage Ins. Case No.

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals.

D. Name of Borrower: Jennifer A. Rice, 10 Deering Street, #2, Portland, ME 04101

E. Name of Seller: Fulcher, Inc., 22 Wilson Street, South Portland, ME 04106 TIN: 01-0327971

F. Name of Lender: Family Bank, F.S.B., 153 Merrimack Street, Haverhill, MA 01831

G. Property Location: 28 A Street Portland, ME 04101

H. Settlement Agent: Leete & Lemieux, P.A. TIN: 04-3344765
Place of Settlement: 95 Exchange Street, Portland, ME 04101

I. Settlement Date: 7/28/99 **Proration Date:** 7/28/99

| J. Summary of Borrower's Transaction | | K. Summary of Seller's Transaction | |
|--|------------|---|------------|
| 100. Gross amount due from borrower: | | 400. Gross amount due to seller: | |
| 101. Contract sales price | 123,700.00 | 401. Contract sales price | 123,700.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower (line 1400) | 4,508.67 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| Adjustments for items paid by seller in advance: | | Adjustments for items paid for seller in advance: | |
| 106. City/town taxes | | 406. City/town taxes | |
| 107. County taxes | | 407. County taxes | |
| 108. Assessments | | 408. Assessments | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. Gross amount due from borrower: | 128,208.67 | 420. Gross amount due to seller: | 123,700.00 |
| 200. Amounts paid by or in behalf of the borrower: | | 500. Reduction in amount due to seller: | |
| 201. Deposit or earnest money | 1,000.00 | 501. Excess deposit (see instructions) | |
| 202. Principal amount of new loan(s) | 86,900.00 | 502. Settlement charges to seller (line 1400) | 12,192.80 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. MSHA Closing Costs Assistance | 1,738.00 | 504. Payoff of first mortgage loan | |
| 205. | | 505. Payoff of second mortgage loan | |
| 206. | | 506. Sewer Fees (1/29-8/24) | 449.06 |
| 207. | | 507. Water/Sewer Fees (Final Bill Est.) | 275.00 |
| 208. | | 508. | |
| 209. | | 509. | |
| Adjustments for items unpaid by seller: | | Adjustments for items unpaid by seller: | |
| 210. City/town taxes 7/1/99 to 7/28/99 | 263.65 | 510. City/town taxes 7/1/99 to 7/28/99 | 263.65 |
| 211. County taxes | | 511. County taxes | |
| 212. Assessments | | 512. Assessments | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. Total paid by/for borrower: | 89,901.65 | 520. Total reduction in amount due seller: | 13,180.51 |
| 300. Cash at settlement from/to borrower: | | 600. Cash at settlement to/from seller: | |
| 301. Gross amount due from borrower (line 120) | 128,208.67 | 601. Gross amount due to seller (line 420) | 123,700.00 |
| 302. Less amount paid by/for borrower (line 220) | 89,901.65 | 602. Less total reduction in amount due seller (line 520) | 13,180.51 |
| 303. CASH (X)FROM ()TO BORROWER | 38,307.02 | 603. CASH ()FROM (X)TO SELLER | 110,519.49 |

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide Leete & Lemieux, P.A. with your correct taxpayer identification number. If you do not provide Leete & Lemieux, P.A. with your correct taxpayer identification number, you may be subject to civil or criminal penalties. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Marie Fulcher Pres.
 Seller

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