

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

Permit No: **951132**

Location of Construction: 247 Valley St		Owner: York Cumberland Housing		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Youth Build Portland		Address: 181 Brackett St Pld, ME 04102		Phone: 879-8710	
Past Use: 1-fam 4-fam		Proposed Use: Same		COST OF WORK: \$ 36,000.00	
				PERMIT FEE: \$ 200.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
		Signature: [Signature]		Signature:	
Proposed Project Description: Fit-up Relocate 3rd floor bathroom		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 23 October 1995		Signature: Date:	

PERMIT ISSUED
Permit Issued:
OCT 31 1995
CITY OF PORTLAND

Zone: **CBL: E-003**
B2 064-003-001
Zoning Approval:
Special Zone or Reviews
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: **10/24/95**

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

23 October 1995

SIGNATURE OF APPLICANT **Neal Soltner** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **3**

COMMENTS

11-8-95 Demo started

11-21-95 Demo completed, spoke to Jeanne Rourke (4th build)

informed her of the necessary 1 hr. fire sp @
 ceilings between units (patch plaster above drop
 ceilings. Need to pull electrical & plumbing permits.
 Building is equipped w/ alarm system, don't know if
 they'll keep on line or not. I advised them that if
 the system is already there, they should take full
 advantage of it.

1-24-96 met w/ Neil Melton regarding boiler room enclosure removal.

There are 2 sprinklers above boiler, will provide smoke. The
 2nd floor is completely shatcocked, now working on first
 and third floors. No plumbing on 3rd floor yet.

6-24-96 Certificate Final Inspection - Contractor not ready -
 needs to apply for an amendment, as they are currently
 working on the 4th unit in the Basement. He will
 pull amendment and submit a floor plan. To be an efficiency
 apt. (4 meters). Plumbing not completed yet. Return on Friday 6/28.

6/28/96 - Water Temp 130° -
 Temp. handrail to

7/30/96 - Bsmnt. apt. Inspection -
 ok to occupy.

Inspection Record

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

CITY OF PORTLAND, MAINE
Department of Building Inspection

64-E-003



Certificate of Occupancy

LOCATION 247 Valley St

Issued to York Cumberland Housing

Date of Issue 01 July 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. 951132, 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

Four Family

Limiting Conditions:

Not to include basement Unit

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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: 27 Oct 195 ADDRESS: 247 Valley St.
REASON FOR PERMIT: Relocate 3rd floor bathroom
BUILDING OWNER: York Cumberland Housing
CONTRACTOR: Youth Build PTLD. APPROVED: #4 #5 #6,
PERMIT APPLICANT: [redacted]: #11 #9 #13

CONDITION OF APPROVAL ~~PERMITS~~

1. 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. Precaution 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.
- X 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- X 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.
- X 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 sq. 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

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)

X 11. Guardrail & 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.

12. 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/1993)

X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. - All other Use Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

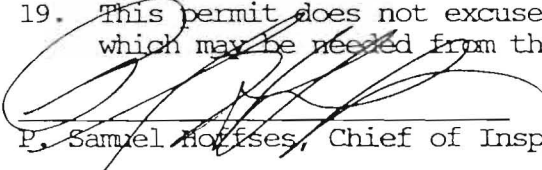
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

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 or 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 Morris, Chief of Inspection Services

/el 3/16/95

C. G. H. T. Mc Dougall

? 4 unit
←

4. Any work done to the basement apartment is excluded from this Scope.
5. An environmental survey for lead based paint or asbestos is required prior to work commencing. The survey or any required lead or asbestos abatement to be done by others.
6. Any additional structural repairs that may be uncovered during construction are beyond this Scope.
7. All construction debris to be removed by YouthBuild.
8. All work to be done in a workmanlike manner according to standard practices and Quality Standards for the Professional Remodeler, published by the National Association of Home Builders.
9. Workmen's Compensation, where necessary to be carried by YouthBuild Portland.



or equal, and meet FHA and MSHA specifications.
Install new sheet vinyl or VCT in all bathrooms and
kitchens. VCT to be 1/8" Armstrong or equal
sheet vinyl, and meet FHA and MSHA
specifications.
Flooring color to be determined by YCH and
YouthBuild.

Mechanical Existing hot water heating system to be reused or
replaced by others

Plumbing Remove existing kitchen sinks, faucets, and
dishwashers, all three apartments.
Install new kitchen sinks, faucets, as per plans,
all three apartments, per applicable codes.
New sinks to be Dayton, 3322, stainless steel
or equal. New faucets to be Gerber 49.251 or
equal.
Remove existing bathroom toilets, lavatories,
tub/showers, faucets and associated plumbing
connections.
Install new toilets, lavatories, tub/showers, and
faucets, as per plans, all three apartments, as
per applicable codes. Toilets to be U/R 4090-01
Atlas, lavatories to be U/R 4613-01 Ashton, tub
showers to be U/R 6806-01 Mars two
piece. Lavatory faucets to be Delta 2520 2, tub
shower faucets to be Symmons S96-2 or equal.
All fixture colors to be white.

Electrical Remove all existing wiring, devices and fixtures.
Install all new wiring, devices and fixtures as per
applicable codes.
Existing service entrance and subpanels to remain.
Install smoke detectors as per code.
Existing egress lighting to remain.
Existing fire alarm system to remain.
Existing ceiling lighting to remain
Install exterior lights at front entry and rear door
Install one telephone line per apartment.
Install one cable TV line per apartment.

NOTE:

1. Existing heating system and radiators to be reused or replaced by others.
2. All appliances to be provided by others.
3. Due to previous remodel and permit status as a group home, it is assumed that all existing egress areas meet code requirements. Any alterations to those areas to meet additional Code requirements is beyond this Scope.

Install new, 1 3/8" solid core, flush, birch veneer doors

Hardware Install new latchsets and hinges on all new interior doors. Latchsets to be Schlage, Kwickset, or equal. Install door stops where required.
Install door closers at egress doors as required by applicable Codes.

Windows Remove all existing windows.
Install new, Certainteed or equal, 1/2" insulated glass, double hung, vinyl replacement windows with screens, configuration similar to existing,

Cabinets Install new cabinets, vanities and countertops per plan.
Cabinets and vanities to be Diamond, Homecrest, or equal with melamine faces and doors.
Countertops to be postformed laminate.
Cabinet, vanity and countertop to be determined by YCH and YouthBuild.

Insulation Remove any existing insulation from existing wall and roof cap framing spaces.
Install 3 1/2" fiberglass batt insulation (R=11) at all exterior walls. Hand pack insulation into cracks and joints as necessary to insure continuous insulation barrier.
Install 12" batt insulation (R=38) at floor joists along entire perimeter of building, 12" wide.
Install 12" blown-in cellulose insulation (R=38) at roof cap.
Install 6 mil. polyethylene vapor barrier at all exterior walls, on warm side of insulation.

Drywall Install 1/2" gypsum drywall at all new and existing interior partitions, as per plan.
Install 1/2" gypsum drywall at interior face of all exterior walls as per plans.
Install moisture resistant drywall at all wet walls in kitchens and bathrooms.
Tape, finish, and sand.
Install new, one hour rated drywall ceiling on floor joists above existing furnace, as per applicable codes.

Ceilings Repair and level existing acoustical ceiling grids as required.
Replace damaged ceiling tiles to match existing.

Flooring Remove all existing carpet and linoleum flooring.
Install new carpet in all living rooms, bedrooms, closets and hallways. Carpet to be 26 oz. olefin

10/12/95

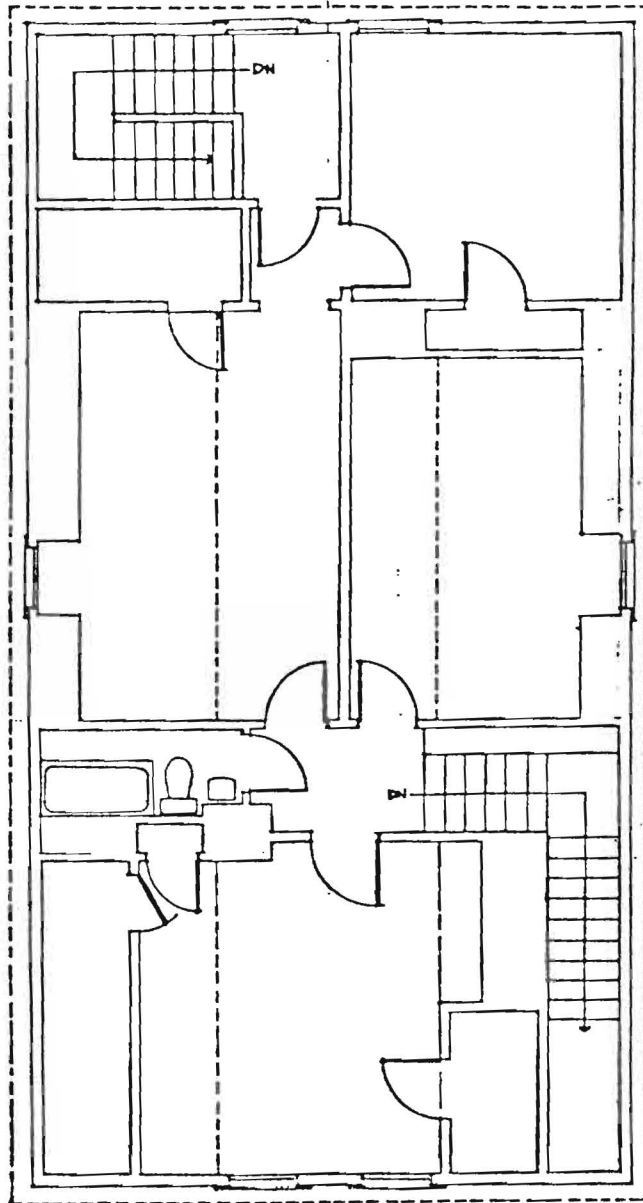
SCOPE OF WORK

247 Valley Street
Portland, Maine 04102

- Masonry Repoint existing foundation as necessary up to 100 lineal feet.
Remove existing concrete, front steps.
- Carpentry Remove existing interior partitions per plans. Remove existing window and door casings, plaster and plaster lath, base mouldings, window frames and sashes, interior doors, kitchen and bath cabinets, etc.
Make structural repairs as necessary.
Install new 3 5/8" wood frame partitions per plans, with 2x4 studs, 16" on center.
Install new window frames. Install new window and door casings (drywall returns where appropriate, 1x4 flat casing elsewhere), new doors and window sashes, and new base mouldings.
Repair existing interior stairs, handrails and flooring as necessary, to stabilize for new finishes. Install particle board subfloors where necessary for carpet installation and plywood subfloors for tile, sheet vinyl.
Install new, pressure treated .40CCA wood, front steps.
Install new, vinyl siding at ground level apartment. Siding type and design to be determined by YCH and YouthBuild
Install new, pressure treated .40CCA wood railing at ground floor deck.
- Painting Apply prime coat and two finish coats of paint to all interior wall surfaces, new trim, mouldings stairs, and handrails. Paint to be latex, flat on all wall and ceiling surfaces. Kitchen and bathroom walls to be latex, semigloss. All trim and interior woodwork to be latex, semigloss. Colors to be determined by YCH and YouthBuild.
Finish all interior doors with one prime coat and two finish coats of latex, semigloss paint. Colors to be determined by YCH and YouthBuild
- Roofing Repair roofing and flashing below deck at front entry (above ground floor apartment)
- Doors Remove existing, unrated interior doors. Rated doors to remain.

Scott Simons Architects
The Community Architecture Project
94 Commercial Street
Portland, ME 04101

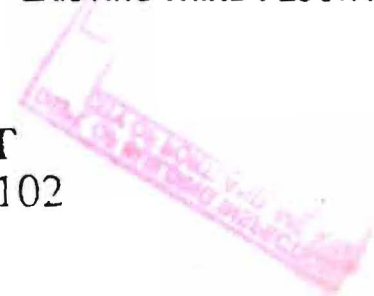
(207) 772-4656
(207) 879-0773 FAX



1/8" = 1'-0"

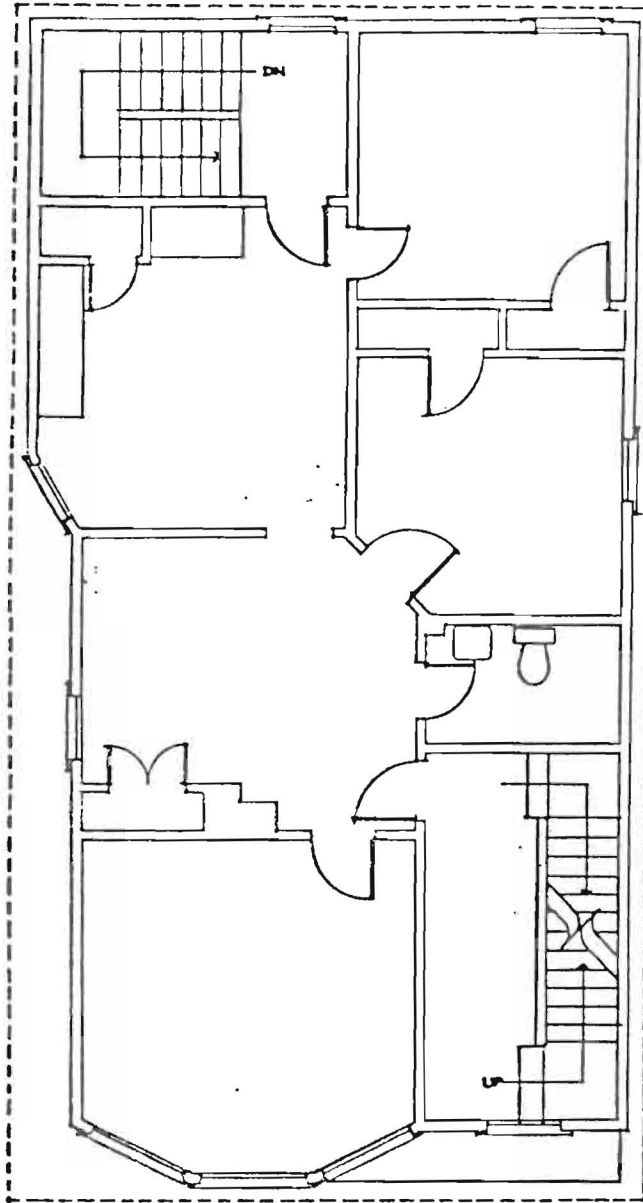
EXISTING THIRD FLOOR PLAN

247 VALLEY STREET
PORTLAND MAINE 04102



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The Community Architecture Project
94 Commercial Street
Portland, ME 04101

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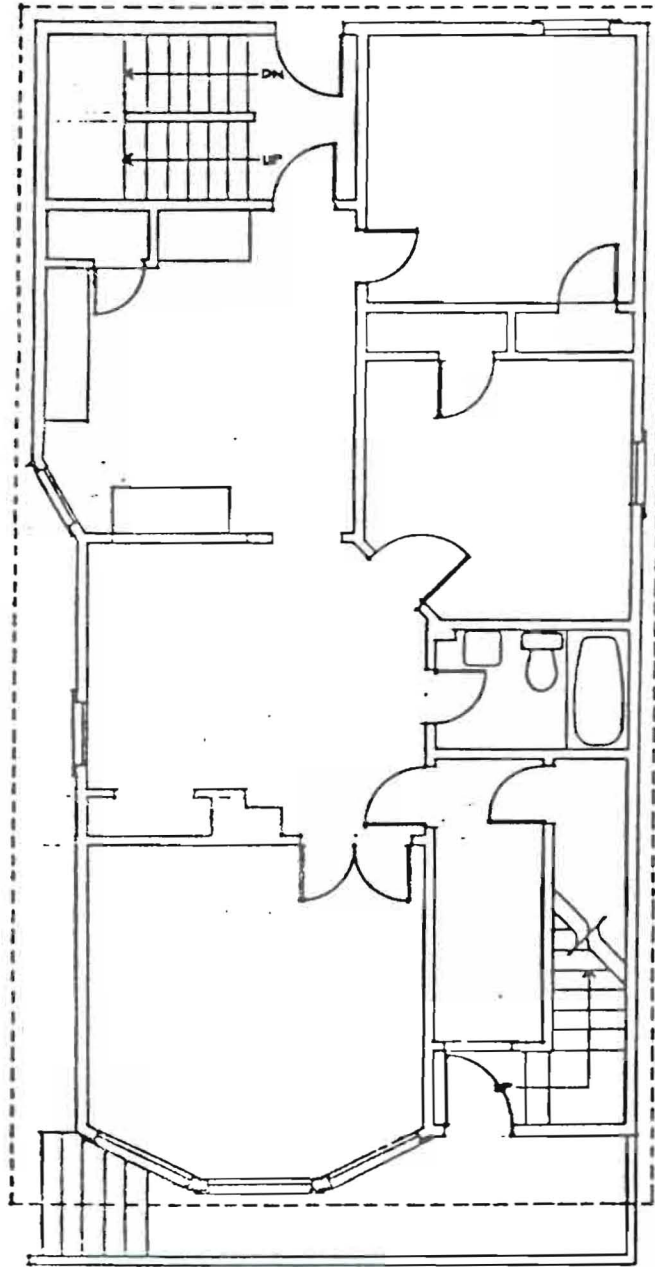
EXISTING SECOND FLOOR PLAN

247 VALLEY STREET
PORTLAND MAINE 04102



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94 Commercial Street
Portland, ME 04101

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(207) 879-0773 FAX



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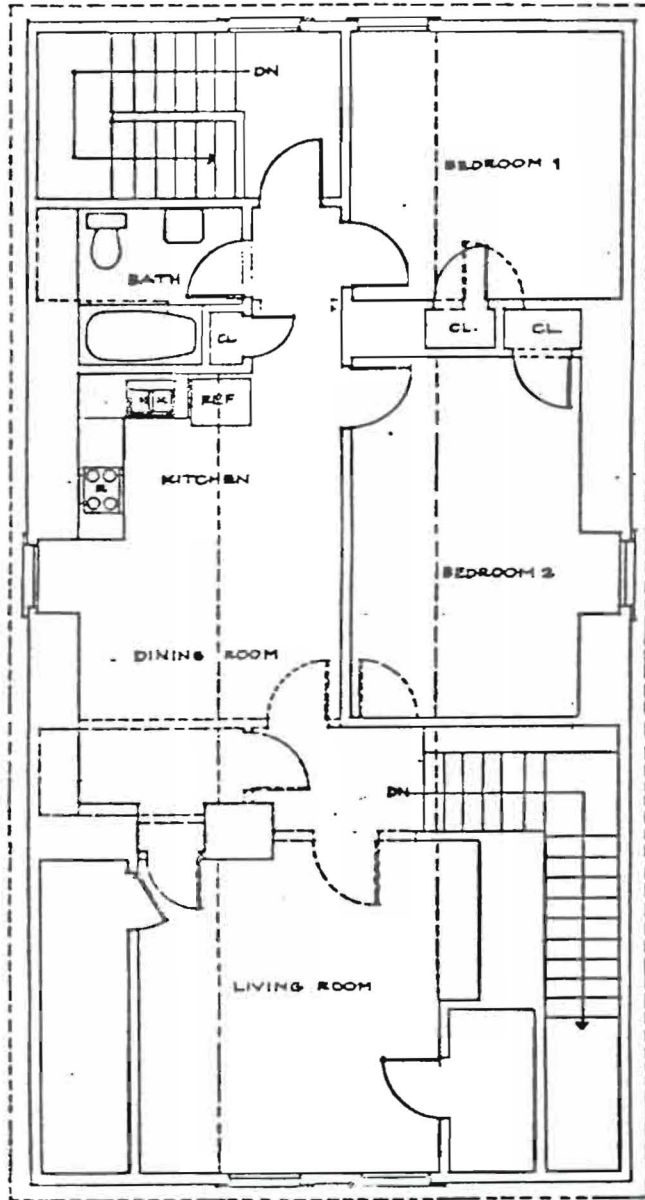
EXISTING FIRST FLOOR PLAN

247 VALLEY STREET
PORTLAND MAINE 04102



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94 Commercial Street
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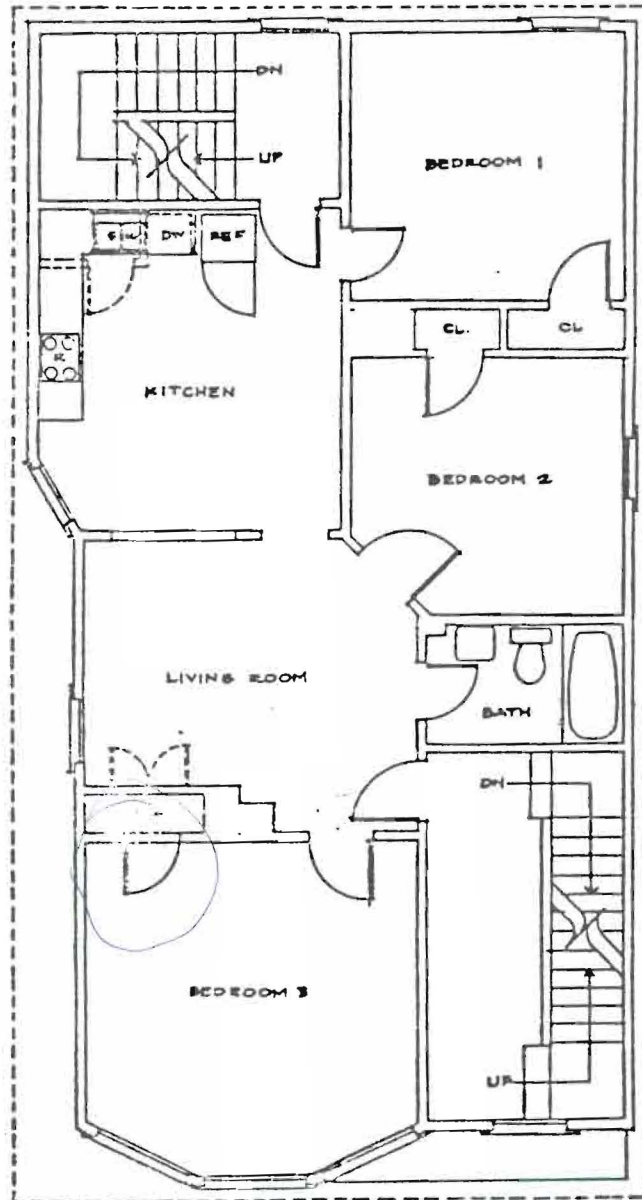
PROPOSED THIRD FLOOR PLAN

247 VALLEY STREET
PORTLAND MAINE 04102



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94 Commercial Street
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1/8" = 1'-0"

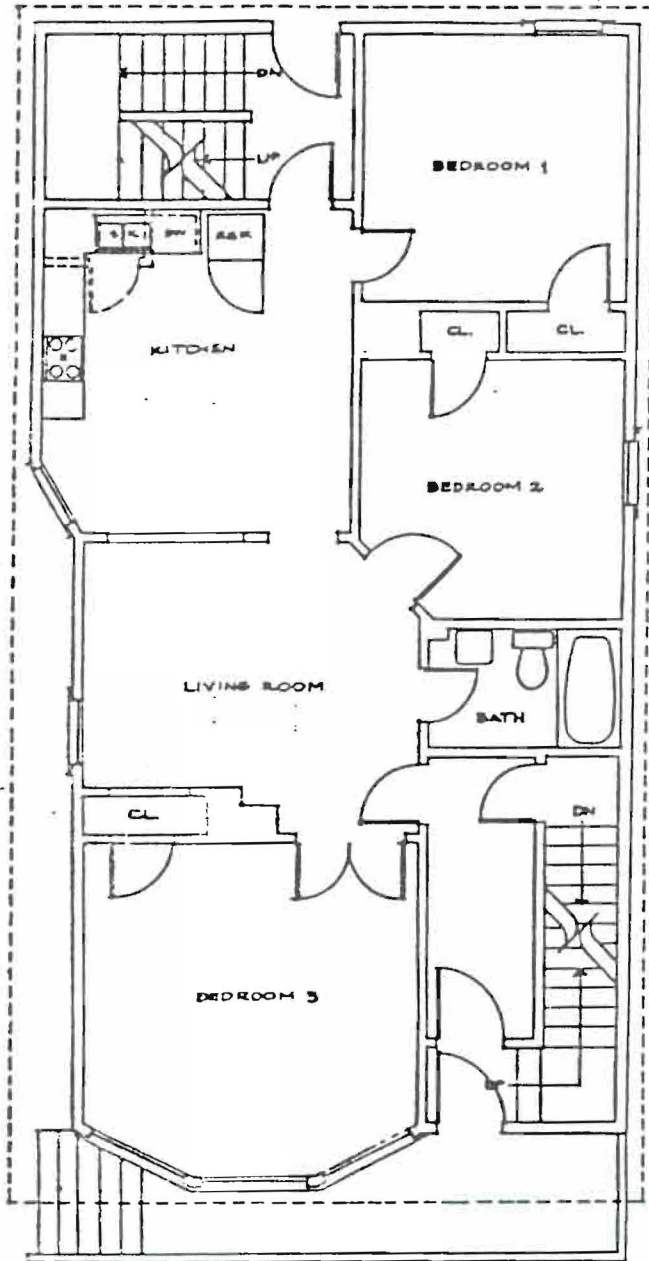
PROPOSED SECOND FLOOR PLAN

247 VALLEY STREET
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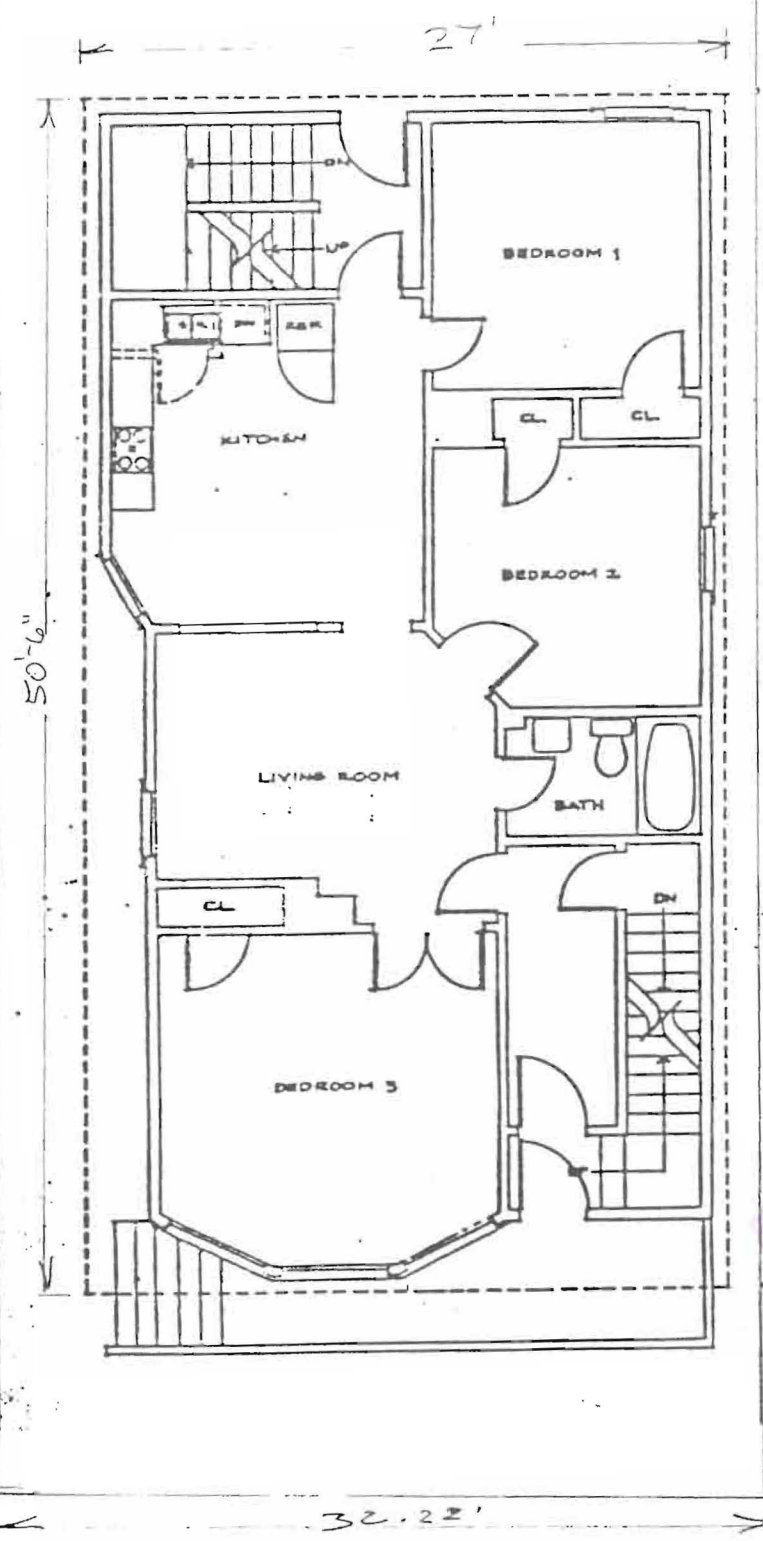
1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN

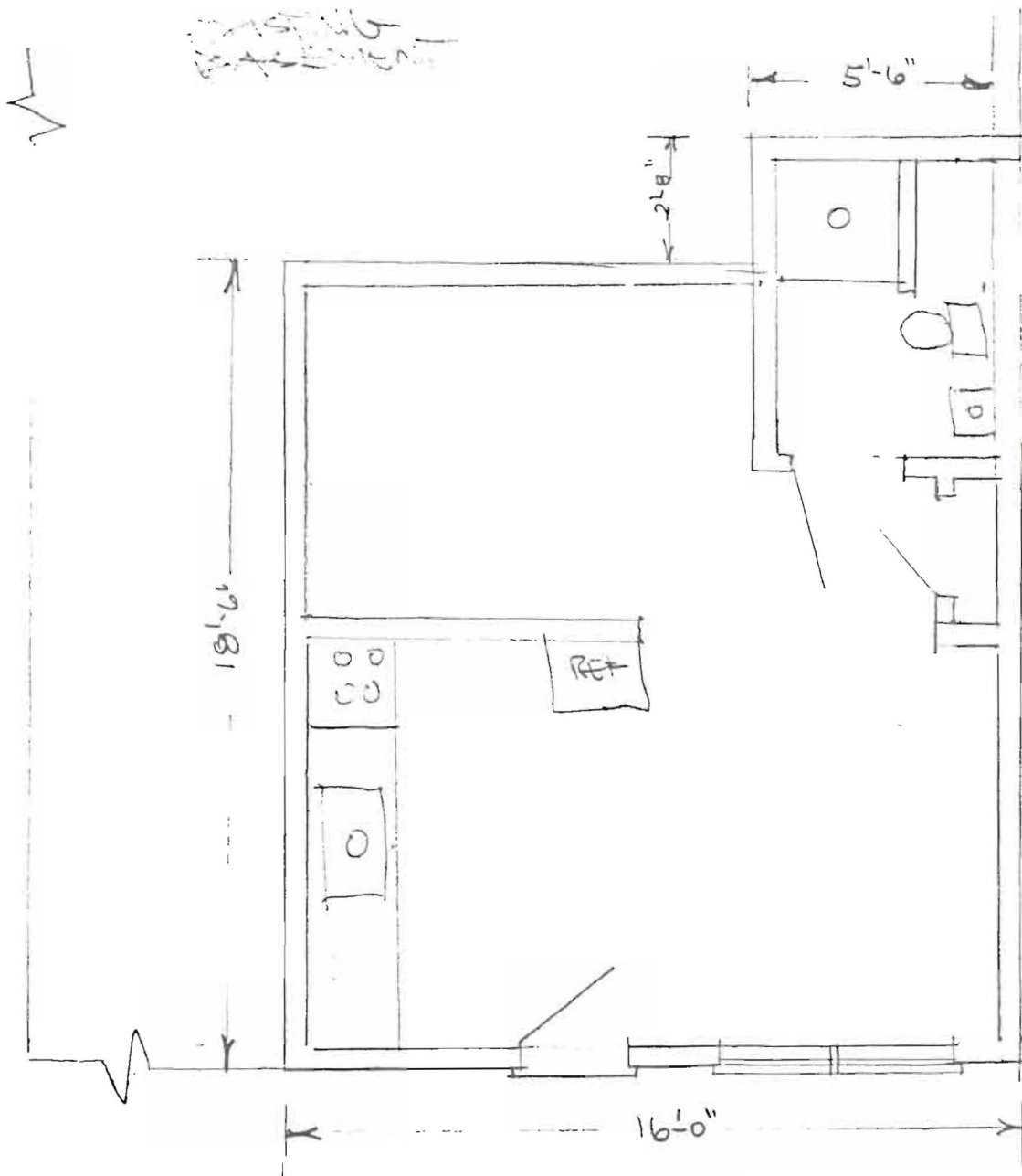
247 VALLEY STREET
PORTLAND MAINE 04102

247
247
ST

36.66'



STREET



7/30/96:
 CO/O Inspection
 yields

247 VALLEY ST EFFICIENCY UNIT
 BASEMENT APARTMENT

1/4" = 1'

PERMIT #: 951132

OWNER: YORK CUMBERLAND HOUSING

CONTRACTOR: PORTLAND WEST NEIGHBORHOOD PLANNING
 COUNCIL / YOUTHBUILD PORTLAND

CONTACT: NEAL METZGER
 879-8710

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 6, 1996

Neal Meltzer
181 Brackett Street
Portland, Maine 04101

RE: 247 Valley Street

Dear Neal,

On August 1, 1996 I conducted a final electrical inspection at 247 Valley Street and found the items which must be corrected immediately.

Apartment 4

1. Switch over stove in basement apartment must be moved.
2. An outside light at the entrance of the basement apartment must be installed
3. Finish labeling all panels
4. More lighting in basement must be installed including on at the panels
5. Switch plate for switch in basement near panels must be installed.

You have 10 days from receipt of this letter to complete these items to receive a certificate of occupancy.

Please do not hesitate to contact me if you have any further questions regarding this matter

Sincerely,

Michael A. Collins
Chief Electrical Inspector
City of Portland

cc: P. Samuel Hoffses, C, Insp Svcs Div
L.A. Powers, CEO
A. Eager, Electrical Contractor