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

| | | | |
|---|---|---|---|
| Location of Construction: 71 Bowdoin St | Owner: T. Rhoads/R. Scarcelli | | Phone: 772-3399 |
| Owner Address: 71 Bowdoin St PTld, ME 04102 | Lessee/Buyer's Name: | Phone: | Business Name: |
| Contractor Name: | Address: | Phone: | |
| Past Use: 1-fam | Proposed Use: 2-fam | COST OF WORK: $ | PERMIT FEE: $ 25.00 /$50.00 |
| | | FIRE DEPT. ☐ Approved ☐ Denied Signature: | INSPECTION: Use Group: R-3 Type: 5B BOCA 96 Signature: |

970120

Permit Issued: PERMIT ISSUED FEB 13 1997 CITY OF PORTLAND

Zone: R-4 CBL: 069-A-010

Proposed Project Description:

CONDITIONAL USE APPEAL FILED 1/22/97

Change Use After the Fact

to Legalize - Purchased 12/95 as 2-fam

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved ☐ Approved with Conditions: ☐ Denied ☐

Signature: Date:

Zoning Approval: 2/11/97

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☑ Site Plan maj ☐ minor ☑ mm ☐

Ran it by Planning & Historic Tol

| | |
|---|---|
| Permit Taken By: Mary Gresik | Date Applied For: 02 January 1997 |

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

APPEAL SUSTAINED 2/6/97

Any exterior alterations subject to separate review

**Zoning Appeal**
☐ Variance
☐ Miscellaneous
☑ Conditional Use
☐ Interpretation
☑ Approved 2/6/97
☐ Denied

**Historic Preservation**
☐ Not in District or Landmark
☐ Does Not Require Review
☑ Requires Review

**Action:**
☐ Appoved
☑ Approved with Conditions
☐ Denied

Date: 1/3/96

D. Andrews

TMunson

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

~~07 Feb 97 – Permit Posted~~

✓ 02 January 1997 Logbook date

SIGNATURE OF APPLICANT Thomas Rhoads ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 3

A. Powers

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

## COMMENTS

2/97- Complaint was filed on prop. - did inspection - already set up as 2 unit - pulled permit to legalize property.
11/6/00 Complete - Close-out GK

**Inspection Record**

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

*Applicant:* Thomas Rhoads *Date:* 1/3/97

*Address:* 71 Bowdoin St *C-B-L:* 069-A-010

*CHECK-LIST AGAINST ZONING ORDINANCE*

*Date -* Ex 1907

*Zone Location -* R-4

*Interior or corner lot -*

*Proposed Use/Work -* Change of use from 1 → 2 units requires A Conditional Use Appeal –

*Sewage Disposal -*

*Lot Street Frontage -*

*Front Yard -*

*Rear Yard -*

*Side Yard -*

*Projections -*

*Width of Lot -*

*Height -*

*Lot Area -* 15,767#

*Lot Coverage/ Impervious Surface -*

*Area per Family -*

*Off-street Parking -*

*Loading Bays -*

*Site Plan -*

*Shoreland Zoning/ Stream Protection -*

*Flood Plains -*

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

# CITY OF PORTLAND

Thomas Rhoads & R. Scarcelli
71 Bowdoin Street
Portland, ME 04102

January 3, 1997

RE: 71 Bowdoin Street - R-4 - Change of Use to add 1 unit

Dear Mr Rhoads & Ms Scarcelli,

I am in receipt of your permit to change the use from 1 family to 2 families as per submitted plans. Please be aware that such a use change requires an approved conditional use appeal through this office. I have enclosed all the appeal information that you will need for such an approval. Your permit will be put on hold until you have your appeal approval.

If you have any more questions regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

CC: P. Samuel Hoffses, Chief of Inspections
Joseph Gray, Jr., Dir. of Planning & Urban Dev.

# BUILDING PERMIT REPORT

**DATE:** 11 Feb 97 **ADDRESS:** 171 Bowdoin St.

**REASON FOR PERMIT:** Change of use From 1 Family To 2 Family

**BUILDING OWNER:** Scarcelli

**CONTRACTOR:** owner

**PERMIT APPLICANT:** **APPROVAL:** X1, X6, X7, X11, X15

[redacted]:

## CONDITION OF APPROVAL [redacted]

X 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. Precaution must be taken to protect concrete from freezing.

4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996) [redacted]

X 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) UL 103.

X 7. 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.

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

9. 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.

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

X 11. 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.

12. Each apartment shall have access to two (20 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.

13. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.

14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

X 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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))
20. 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, [illegible] or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25.
26.
27.

P. Samuel Hoffman, Chief of Code Enforcement

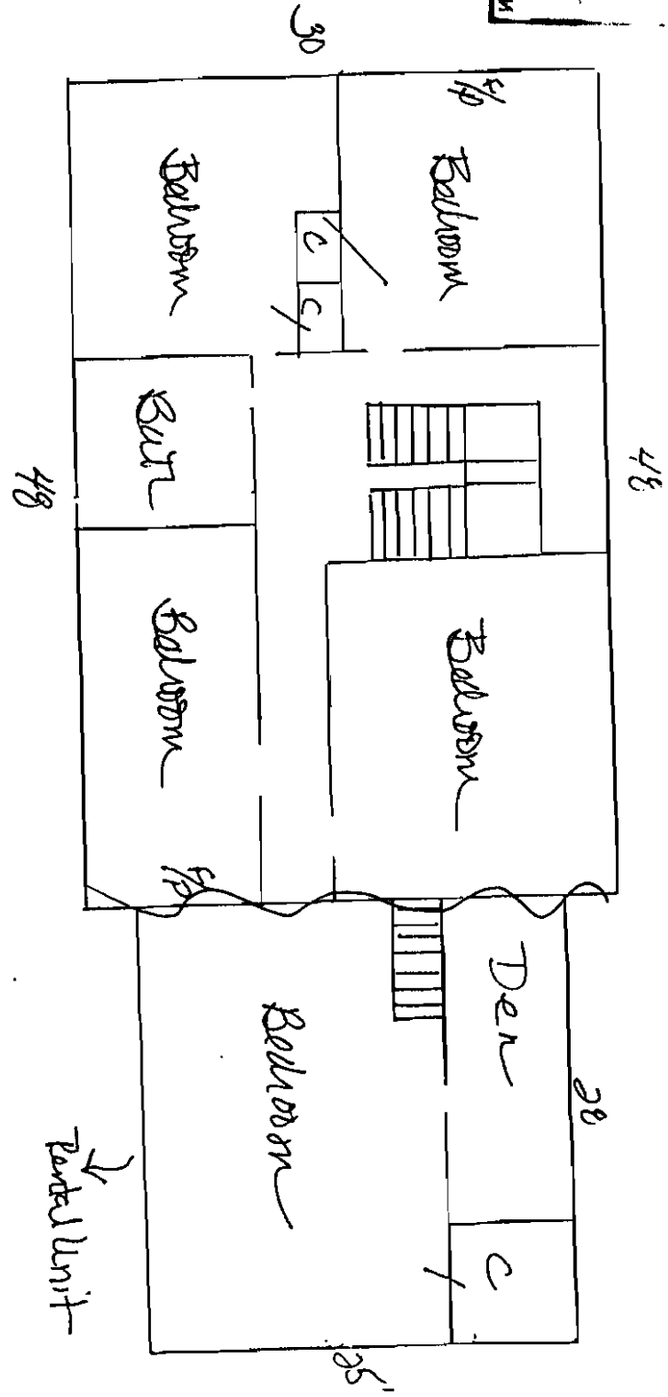
cc: Lt. McDougall, PFD
Marge Schnuckal

# Maineland Consultants

File No. 5924

| | |
|---|---|
| Borrower/Client | Rosa Scarcelli & Thomas H. Rhoads |
| Property Address | 71 Bowdoin Street |
| City Portland | County Cumberland | State Maine | Zip Code 04101 |
| Lender | Mortgage Network, Inc. |

## BUILDING SKETCH




3rd Floor
Approximate Layout - Not to Scale

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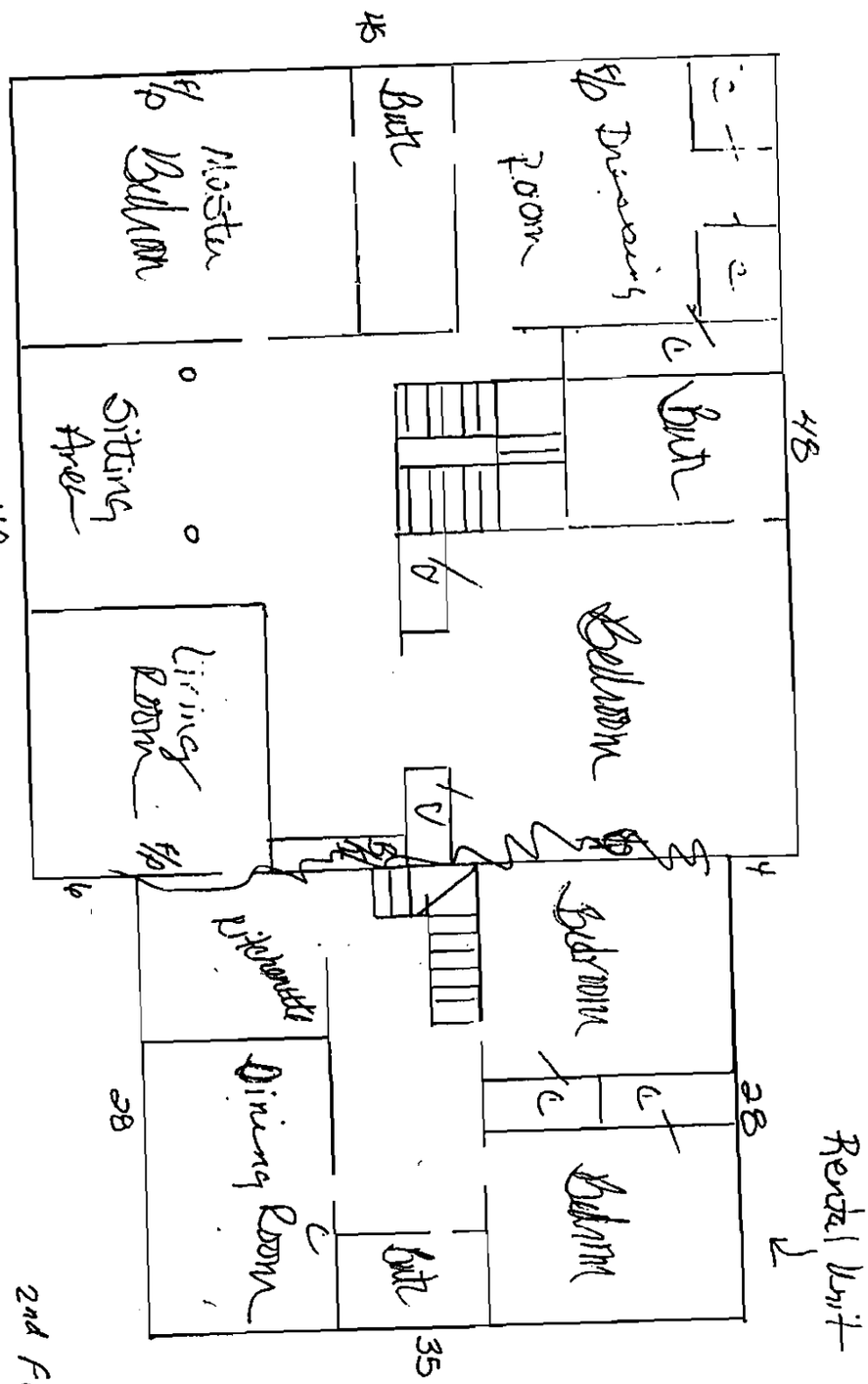


Approximate Layout - Not to Scale

2nd Floor

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## BUILDING SKETCH