

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

Location of Construction: 13 Brackett Ave P.I.		Owner: Crosin, John J.	Phone: 781-231-3786	Permit No: 980555
Owner Address: 806 Reynolds Dr Saugus, MA 01906	Lessee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> MAY 29 1998 </div> CITY OF PORTLAND </div>
Contractor Name: Dvaer	Address:	Phone:		
Past Use: 1-fam	Proposed Use:	COST OF WORK: \$ 6,000.00	PERMIT FEE: \$ 50.00	
Proposed Project Description: Replace 2 doors & 2 windows, renovate bathroom & laundryroom, install skylights		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5 BOCA 95 Signature: <i>Hoffa</i>	
		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:	Date Applied For: 19 May 1998			Zone: _____ CBL: 084-K-011 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"/>

- 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..

close

Call Scott for P/O 773-4538

SCANNED WITH PERMIT ISSUED EQUIPMENTS

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

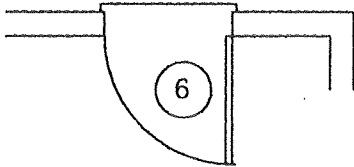
20 May 1998

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

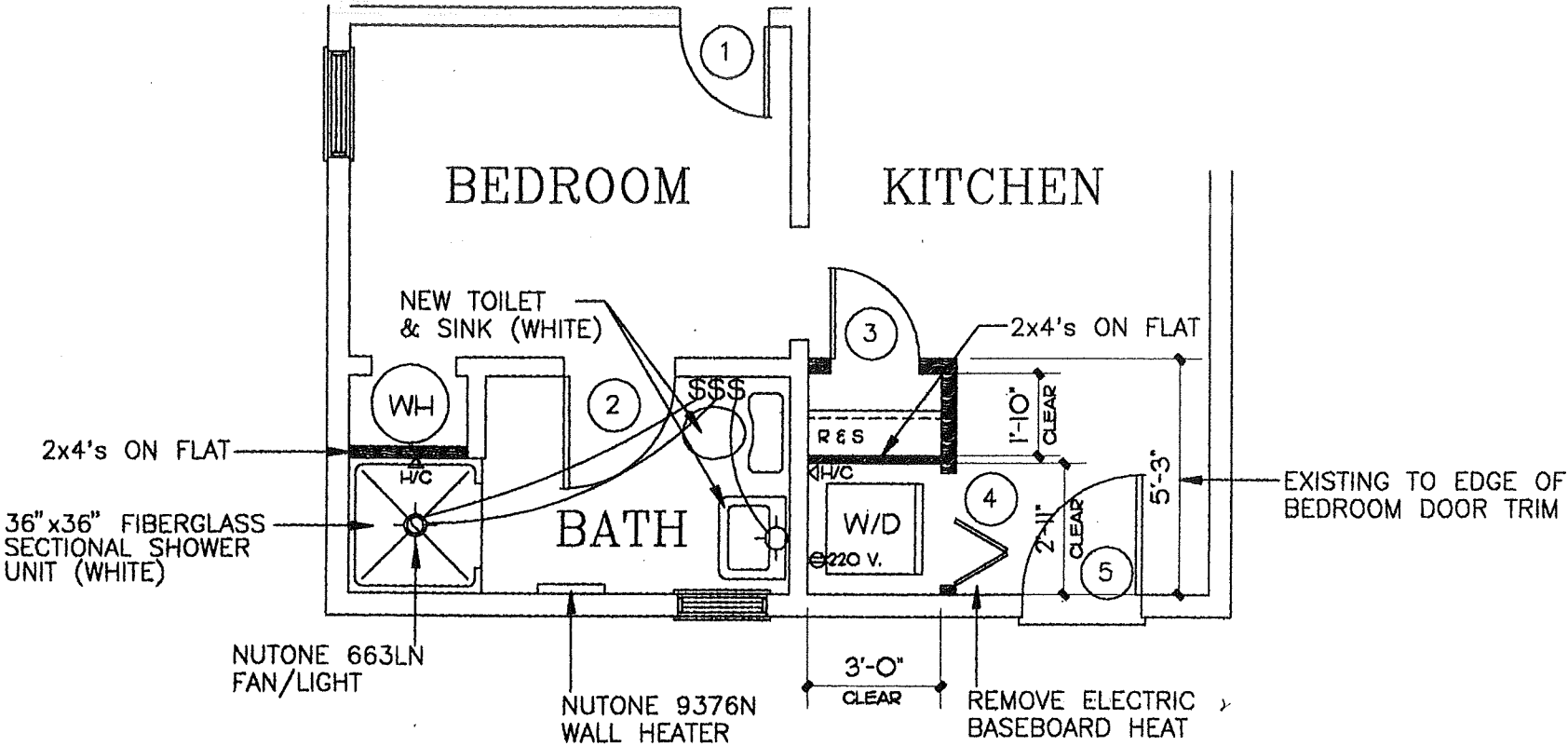
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT


6



LIVING ROOM




PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 5/7/98


 INDICATES NEW 2X4 PARTITIONS

BUILDING PERMIT REPORT

DATE: 27 MAY 98 ADDRESS: 13 Brackett Ave. P.I. (984-K-011)
 REASON FOR PERMIT: To make interior renovations
 BUILDING OWNER: John J. Gronin
 CONTRACTOR: SAA ↑
 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, *16, *24, *29, *30

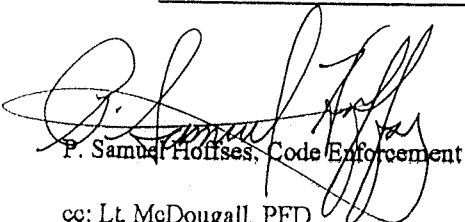
- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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)
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).
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".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- * 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 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)

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.
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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- * 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- * 29. IF door or window sizes are larger than existing openings a detail of size must be submitted to this office for approval.
- * 30. This permit does not authorize any increase in dwelling units.
31. _____
32. _____

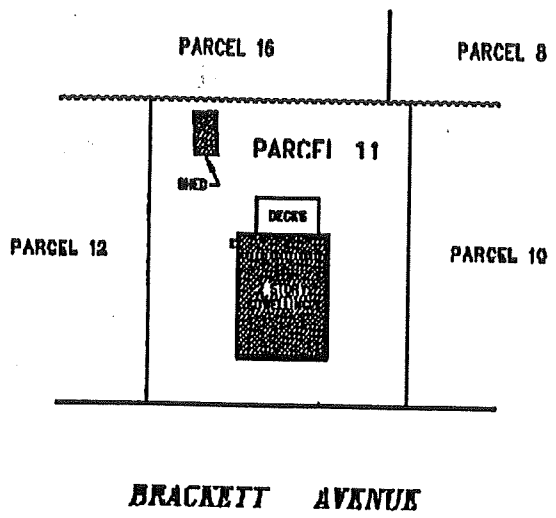


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

FLOOD HAZARD INFORMATION
 FILE NUMBER: 13073 FLOOD MAP COMMUNITY NO. 130001 ZONE: C
 ATTORNEY: PATRICK J. ENRIGHT PANEL: 0015 B DATED: 07/15/92
TITLE REFERENCE
 TITLE COMPANY: NORTHFAY LAND TITLE-PORTSMOUTH DEED BOOK: 9774 PAGE: 167
 LENDER: COUNTRYWIDE FUNDING CORPORATION DEED BOOK: N/A PAGE: N/A LOT(S): N/A
 OWNER: SUDIE E. GROVE PLAN NUMBER: N/A OF N/A
 APPLICANT: JOHN J. GRONIN, JR. & HENRY J. THERRIEN, JR.
ASSESSORS MAP
 DATE: 02/22/98 SCALE: 1"=30' MAP: 84 BLOCK: K PARCEL: 11

MORTGAGE INSPECTION PLAN
13 BRACKETT AVENUE, PEAKS ISLAND, PORTLAND, ME



**EXISTING PLAN;
 NO ADDITIONAL SPACE
 PROPOSED UNDER THIS
 BUILDING PERMIT.
 JJC*

**MORTGAGE LENDER
 USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.
 THIS SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF TITLE. THE BORROWER SHOULD OBTAIN TITLE INSURANCE AND VERIFY THE ACCURACY OF THIS SURVEY WITH THE LOCAL INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.
 THERE ARE NO DEEDED ENCROACHMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.
 THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.
 THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).
 PARCEL NUMBERS AND CONFIGURATION FROM ASSESSOR'S MAP.

THE COLUMBIA GROUP, INC.
 153 U.S. RT 1, SCARBOROUGH, ME 04074
 TEL: (603) 882-2227 FAX: (207) 883-1001

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building setbacks, fences, or lot configuration may be accomplished only by an accurate instrument survey.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENT, THAT I, Sudie E. Grove ("Grantor"), for consideration paid by John J. Cronin, Jr. and Henry J. Therrien, Jr. whose mailing address is 806 Reynolds Dr., Saugus, MA 01906 ("Grantees"), the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns forever, the land located on Peaks Island, in Portland, Cumberland, County, Maine and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, the same being designated on Assessors Plan, City of Portland, Maine, as 84-K-11 and containing 3,770 square feet.

The above described premises is also described as being Lot 3 on the Southerly side of Gilman Street as shown on Plan of the Mary E. Brackett Estate, Section B, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101. Gilman Street is now know as Brackett Avenue.

Meaning and intending to describe and convey all and the same premises as conveyed to Sudie E. Grove by deed of Dennis H. Carignan and Georgette B. Carignan (formerly know as Georgette B. Gingras), dated November 2, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9774, Page 167.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to their and their use and behoof forever.

AND Grantor does covenant with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee of the premises, that it is free of all encumbrances, that Grantor has good right to sell and covey the same to the said Grantees to hold as aforesaid, and that Grantor and her heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons, except as aforesaid.

Witness my hand and seal this 16th day of February, 1996.

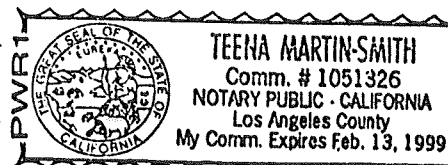
WITNESS: [Signature] Sudie E. Grove
Sudie E. Grove (Grantor)

Then personally appeared the above named Sudie E. Grove and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]
Notary Public or Attorney-at-Law

Print Name: Teena Martin-Smith

My commission expires: 2-13-99



KEEP THIS PORTION

1998 REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year 1998
July 1, 1997 - June 30, 1998

Owner of Record as of April 1, 1997



ACCOUNT NUMBER **C68540-98**

CBL
084- - K-011-001

LENDING INST.

Assessed Property Description

**CRONIN JOHN J JR &
HENRY J THERRIEN JR
806 REYNOLDS DR
SAUGUS MA 01906**

**84-K-11
BRACKETT AVE
PEAKS ISLAND
3770 SF**

CURRENT BILLING DISTRIBUTION

School	\$	979.60
Public Works	\$	135.12
Parks & Recreation	\$	52.55
Fire	\$	165.14
Police	\$	170.77
Debt Repayments	\$	161.39
General Government	\$	69.43
County	\$	61.93
Health & Human Services	\$	46.92-
Library	\$	61.93
Metro Transit District	\$	45.04
Enterprise Funds	\$	7.51-
Regional Waste Systems	\$	28.15

CURRENT BILLING INFORMATION

Land Value	\$	32,940.00
Building Value	\$	43,470.00
Total Value	\$	76,410.00
Exemptions	\$.00
Taxable Value	\$	76,410.00
Tax Rate	\$	24.56
TOTAL TAX	\$	1,876.62
AMOUNT PAID	\$	938.31

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland
P.O. Box 544
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.

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.

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: 13 BRACKETT AVE., PEAKS ISLAND			
Tax Assessor's Chart, Block & Lot Number Chart# 84 Block# K Lot# 11		Owner: JOHN J CRONIN JR	Telephone#: 781-231-3786
Owner's Address: 806 REYNOLDS DRIVE SAUGUS, MA 01906		Lessee/Buyer's Name (If Applicable) N/A	Cost Of Work: \$6,000 Fee: \$50
Proposed Project Description: (Please be as specific as possible) REPLACE 2 DOORS & 2 WINDOWS, RENOVATE BATHROOM & LAUNDRY, INSTALL SKYLIGHT (NO ADDITIONS)			
Contractor's Name, Address & Telephone OWNER		Rec'd By: <i>[Signature]</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 (Sample Attached)

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

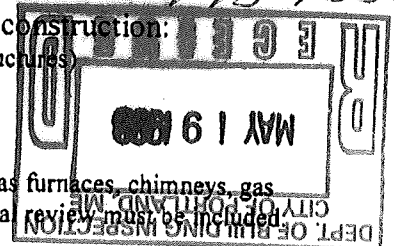
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.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

*Call for P/U
Scott Owen
773-4538*



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>John J Cronin</i>	Date: 5.19.98
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