

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

| | | | | | | | |
|---|--|----------------------------------|--|--|--|--|--|
| Location of Construction: 16 William St | | Owner: - future Joseph Cooper | | Phone: 871-7084 | | Permit No: 951201 | |
| Owner Address: P O Box 4710- Portland ME 04112 | | Leasee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Adam Rosenbaum | | Address: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED NOV 16 1995 CITY OF PORTLAND </div> | |
| Past Use: 1-fam plus 1 day/care | | Proposed Use: 3-fam dwlg | | COST OF WORK: \$ 3000 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i> | | PERMIT FEE: \$ 35 INSPECTION: Use Group: Type: Signature: <i>[Signature]</i> | |
| Monday PM. Write letter C&O Can be issued when Fax 875-6275 All Requirements are met on Cond. of Approval letter | | Interior renovations | | PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: <i>[Signature]</i> Date: <i>[Date]</i> | | Zone: <i>R-3</i> CBL: <i>116-B-6</i> Zoning Approval: <i>11/14/95</i> 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"/> | |
| | | Date Applied For: 11/9/95 | | <p>licant(s) from meeting applicable State and Federal rules. ic or electrical work. within six (6) months of the date of issuance. False informa- all work..</p> <div style="text-align: center;"> PERMIT ISSUED WITH REQUIREMENTS </div> | | 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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review | |
| I hereby certify that I am the owner of record of the named prop 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 | | 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

COMMENTS

July 96 Cleaning up interior debris
left by tomato mfg

Inspection Record

| Type | Date |
|--|------|
| Foundation: 2-20/96 work started on | |
| Framing: interior stud | |
| Plumbing: Went over fire door | 3/96 |
| Final: requirements with owner | img. |
| Other: 8/2/96 Met with owner still needs fire doors, + hard wired detectors + railis on sea porch | |

Marland
Fire 1

1/15
9/3

Joe Cooper

871 - 7084

16 William

Waiting for CofO
for 3rd floor

Vicki

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 9, 1996

Joseph Cooper
16 Williams Street
Portland, Maine 04112

RE: 16 Williams Street

Dear Mr. Cooper.

On November 16, 1995, permit #951201 was issued for a change of use at 16 Williams Street from a single family dwelling with a daycare facility to a three family unit.

When all requirements of the enclosed building permit report/conditions of approval are met, a certificate of occupancy may be issued.

Sincerely,

A handwritten signature in black ink, appearing to read "David Jordan".

David Jordan
Code Enforcement Officer
City of Portland

BUILDING PERMIT REPORT

DATE: November 15, 1995

ADDRESS: 16 William Street

REASON FOR PERMIT: Change of use to a 3 family dwelling

BUILDING OWNER: Joseph Cooper

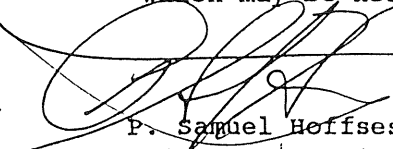
CONTRACTOR: Adam Rosenbaum

APPROVED: SEE ITEMS 4,5,6,7,9,
11,14 and 15

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

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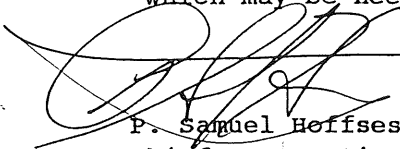
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P. Samuel Hoffses
Chief, Inspection Services

Applicant: Judith Berman
Address: 16 William St
Assessors No.: 116-B-6

Date:

11/14/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot -

Use - 1 fam → 3 family

Sewage Disposal - City

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 6,000 \pm req - 9,583 \pm shown

Building Area -

Area per Family - 3,000 \pm /unit = 9,000 \pm req - 9,583 \pm shown
new units are 600 \pm in size

Width of Lot -

Lot Frontage -

Off-street Parking - 1 space for existing 1 1/2 ea, New unit = 4 req - 6 shown

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

No New open outside fire escapes shown - All existing

RPPLST6 COMA Real Property System - Residential Display 11/14/93
 RPP097 Parcel Id: 11e- - B-006-001 01/01 Acct: S1522097 12:41

Property Address 16 WILLIAM ST
 Owner Name1 SECRETARY OF HOUSING & URBAN Aff. 1
 Name2 DEVELOPMENT
 Address 275 CHESTNUT ST
 City/State/Zip PHOENIX AZ 85001

Entrance Code Land Use 12 # of Units 2

Route 68 Zone R5 Hbnd 111 District 10 Traffic 1
 Total Sq Ft
 Utilities 2 3 4 Desc 116-B-6 Living Area 3,417
 WILLIAM ST 16-20
 9583 SF

House Style n Year Built 1921 Total Pms 10 Total Bedrms 06
 Baths Full 2 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4
 Attic 4 Pkw Cond 3 CDU AV Heating type 2 4 4 Wood/Coal Burn 0
 Next Screen []

RPPLST7 COMA Real Property System - Residential Display 11/14/93
 RPP075 Parcel Id: 11e- - B-006-001 01/01 Acct: S1522097 12:41

| LWR | 1ST | 2ND | 3RD | AREA |
|-------------|------|-----|-----|------|
| A | MAIN | BTR | | 1400 |
| B | 14 | | | 0030 |
| C | 11 | 11 | | 0091 |
| D | 11 | | | 0060 |
| E | 50 | 15 | 15 | 0024 |
| F | 11 | 11 | | 0164 |
| G | | | | |
| H | | | | |
| I | | | | |
| TOTAL AREA: | | | | 3417 |

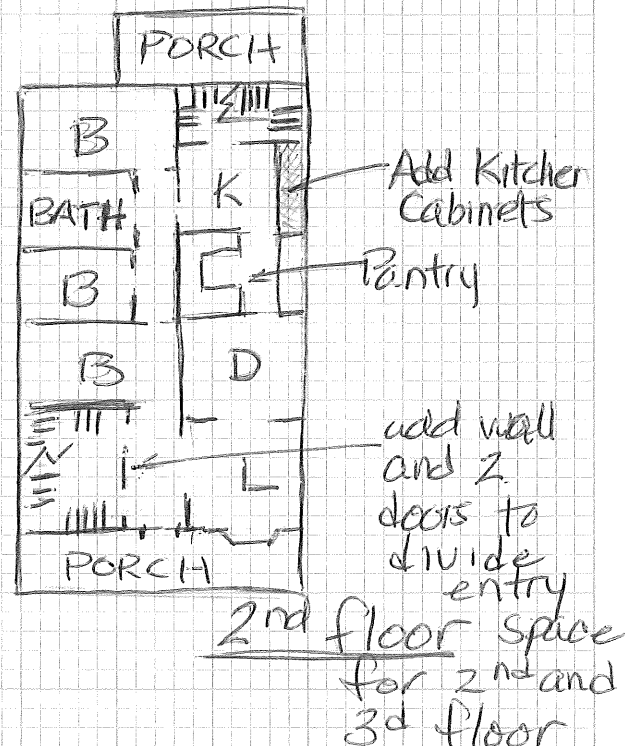
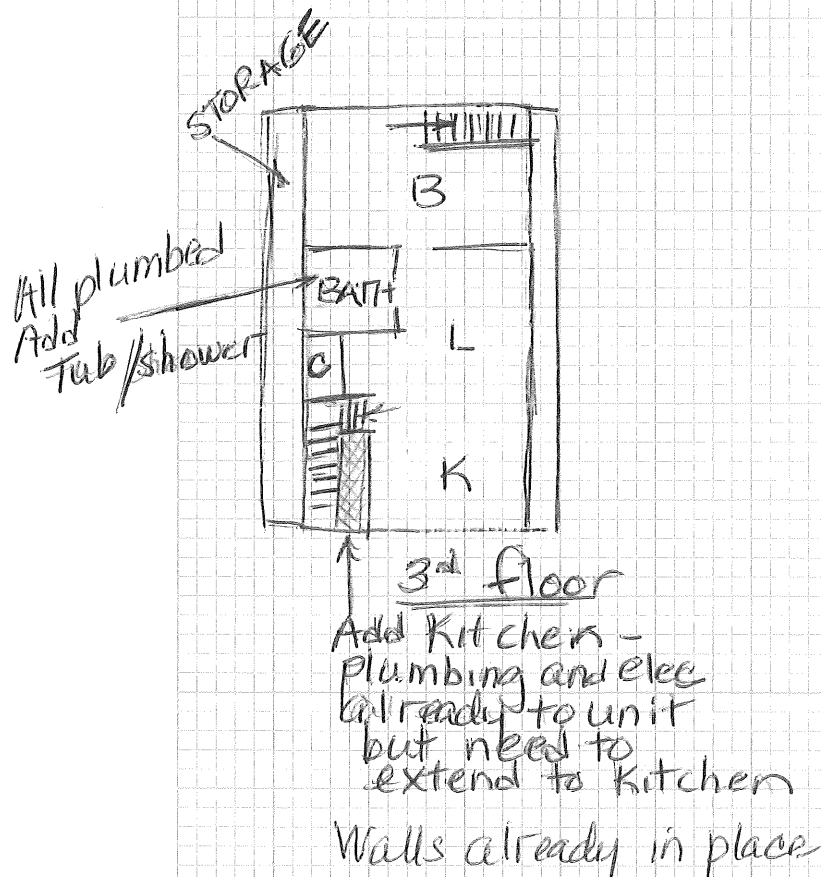
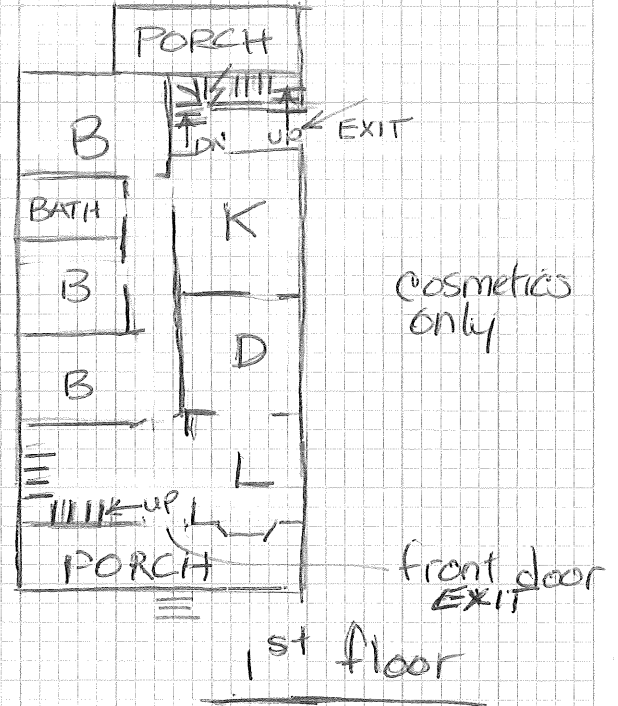
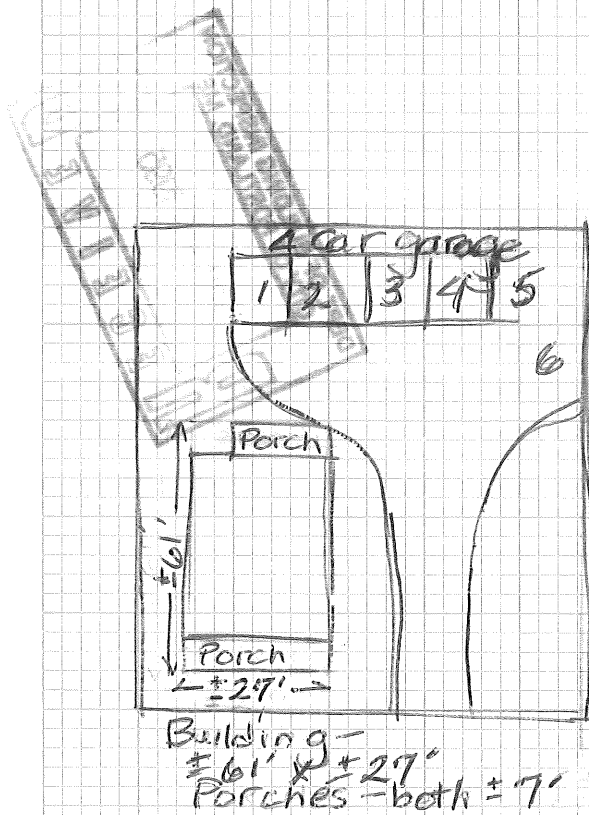
```

      +---13---++
      6---H C 7 E
+---+---28-13---+13
E S DE E
E +4+
E E
E E
E E
50 E
E 6 50
E E
E E
E E
E E
E---28---3---
+---+---8---5
      F E
  
```

Return []

116-B-006

16 Williams St.



November 7, 1995

Improvement to 16 Williams Street, Portland, Maine

Second Floor:

| | |
|---|-------|
| Add six feet of kitchen counter | \$500 |
| Install new wall and door for entry to third floor | \$400 |

Third Floor:

| | |
|-------------------------|-------|
| Install Kitchen | |
| New Kitchen Sink | \$600 |
| 6' Counter and Cabinets | \$600 |
| Install stove hood | \$250 |

| | |
|------------------------------|-------|
| Install two piece tub/shower | \$700 |
|------------------------------|-------|

| | |
|-------------------------|---------|
| Total Renovation Costs: | \$3,050 |
|-------------------------|---------|