

Location of Construction: 30 Pitt St X		Owner: Goodridge, Ernest & Mary L.	Phone: 772-9747	Permit No: 970075
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JAN 31 1997 </div> CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone:		
Past Use: Illegal 3-fam Legal 1-fam	Proposed Use: 2-fam	COST OF WORK: \$	PERMIT FEE: \$ 25.00	
Proposed Project Description: Change Use from Illegal 3-fam/Legal 10fam to Legal 2-fam		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 96 Signature: <i>Hoffner</i>	Zone: CBL: 116-C-012
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:
Permit Taken By: Mary Gresik		Date Applied For: 22 January 1997		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	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"/>

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..

Ernest Goodridge
22 Glenhaven Rd East
Portland, ME 04102

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

SIGNATURE OF APPLICANT: *Ernest Goodridge* ADDRESS: _____ DATE: 22 January 1997 PHONE: 772-9747

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

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: _____

CEO DISTRICT 5
D. Jordan

772-9747

COMMENTS

775-6055

3-25-97 - Furnace area sprinkled / Hardwired / battery type
Smoke Det - will be installed - owner will remove cell
2-27-97 - Kitchen removed & grant CO2 change

Inspection Record

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

970075

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Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use: Illegal 3-fam Legal 1-fam		Proposed Use: 2-fam		COST OF WORK: \$ PERMIT FEE: \$ 25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-2 Type: 5B Signature: <i>Hoffner</i>	
Proposed Project Description: Change Use from Illegal 3-fam/Legal 1-fam to Legal 2-fam		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 22 January 1997			

Permit No: 970075

PERMIT ISSUED

JAN 31 1997

CITY OF PORTLAND

Zone: *R-5* CBL: 116-C-012

Zoning Approval: *OK with conditions*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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Action:

Approved
 Approved with Conditions
 Denied

Date: 1/24/97

D. Anderson

CEO DISTRICT 5

D. Jordan

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Ernest Goodridge
 22 Glenhaven Rd East
 Portland, ME 04102

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Ernest Goodridge
 SIGNATURE OF APPLICANT Ernest Goodridge ADDRESS: _____ DATE: 22 January 1997 PHONE: 772-9747

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 39 Pitt Street

Issued to Joseph and Mary L. Goodridge

Date of Issue February 27, 1997

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. 379975, 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

Two Family Dwelling Unit

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2/27/97 *[Signature]*

(Date) Inspector

[Signature]

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: 31 Jan 97 ADDRESS: 30 Pitt St.

REASON FOR PERMIT: Change of Use From Illegal 3 Fam / Legal 2-family

BUILDING OWNER: Goodridge

CONTRACTOR: " "

PERMIT APPLICANT: " " APPROVAL: *7 *11 *13 *15
DENIED: *14

CONDITION OF APPROVAL OR DENIAL

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) UL 103.
 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.
 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 (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.
 13. 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.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 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 is issued 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. Please read and implement item #9 of The attached Land-Use Zoning report
- 26. _____
- 27. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 30 Pitt St DATE: 1/31/97

REASON FOR PERMIT: change of use from illegal 3 unit to 2 unit

BUILDING OWNER: Ernest Goodridge C-B-L: 116-C-12

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This shall remain a 2 unit. If

There are any changes a separate permit shall be applied for and approved prior to any work

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Ernest Goodridge
Address: 30 P.H. St

Date: 1/31/97
C-B-L: 116-C-012

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1910

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - change from illegal 3 to 2 units

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard - existing Bldg

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

6031 #

Lot Coverage/ Impervious Surface -

Area per Family - 3,000/unit or 6,000# req.

Off-street Parking - 1 sp for existing } 2 1/2 sp req. shows 3+ spaces
1/2 sp for new unit }

Loading Bays - N/A

1st floor is one unit - requires min 1,000# floor
1145# shown

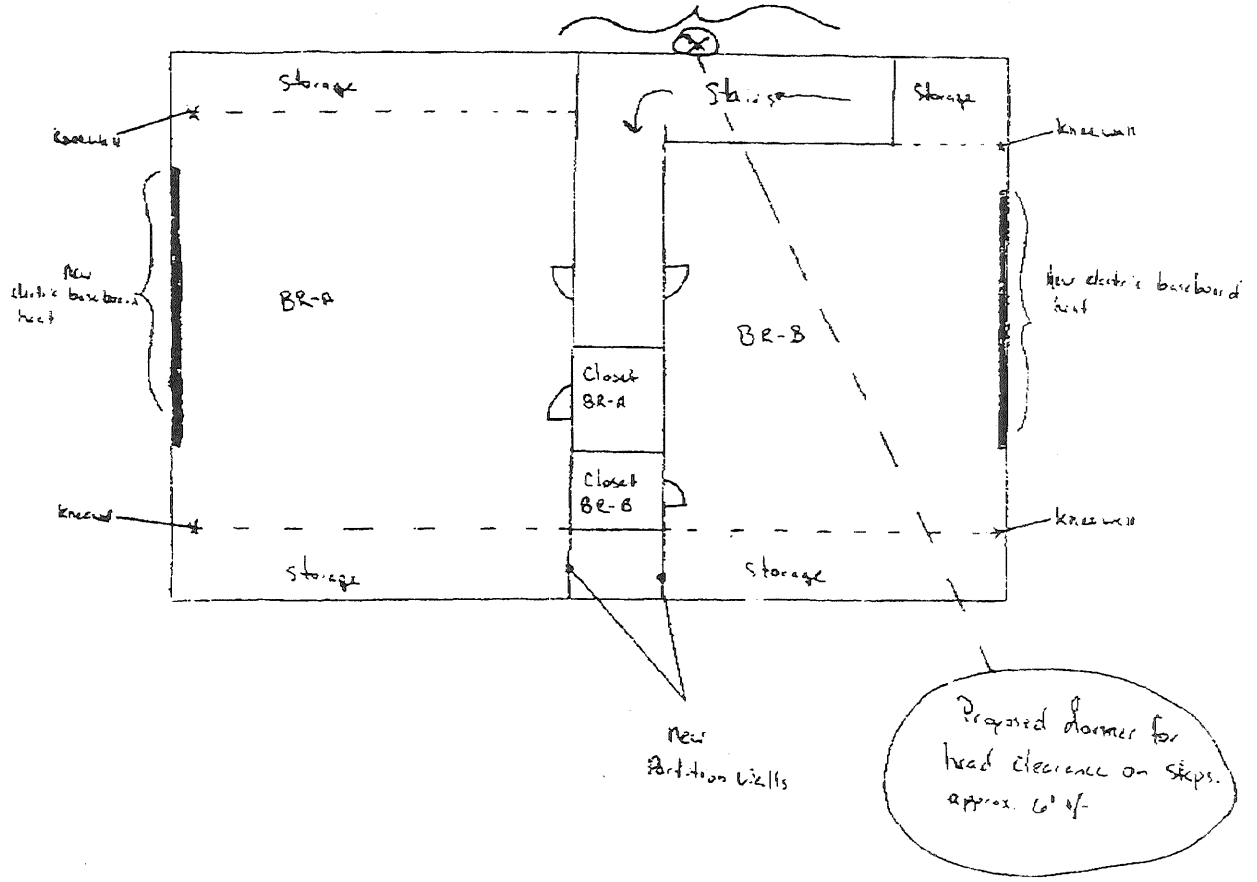
Site Plan N/A

Shoreland Zoning/ Stream Protection - N/A

2nd floor is one unit requires 600 #
3rd floor }
1188# less stairs is shown

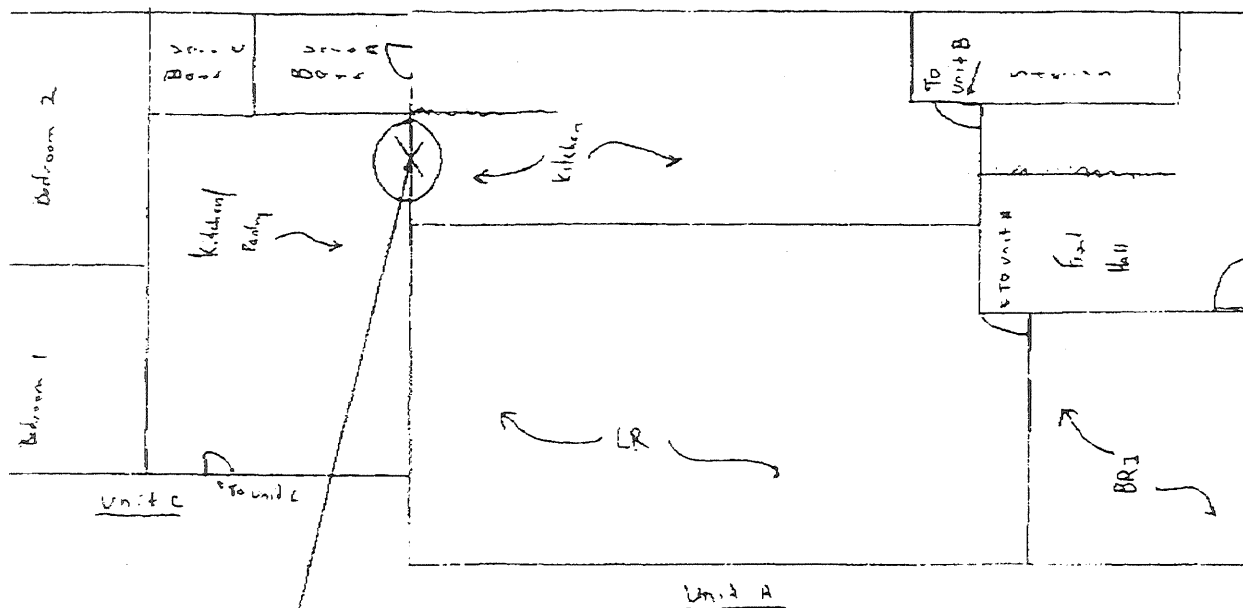
Flood Plains - N/A

30 Pitt St.
3rd Floor (Attic/new bedrooms)



30 P.H. St
1st Floor (Unit A & C)

Scott Dalton



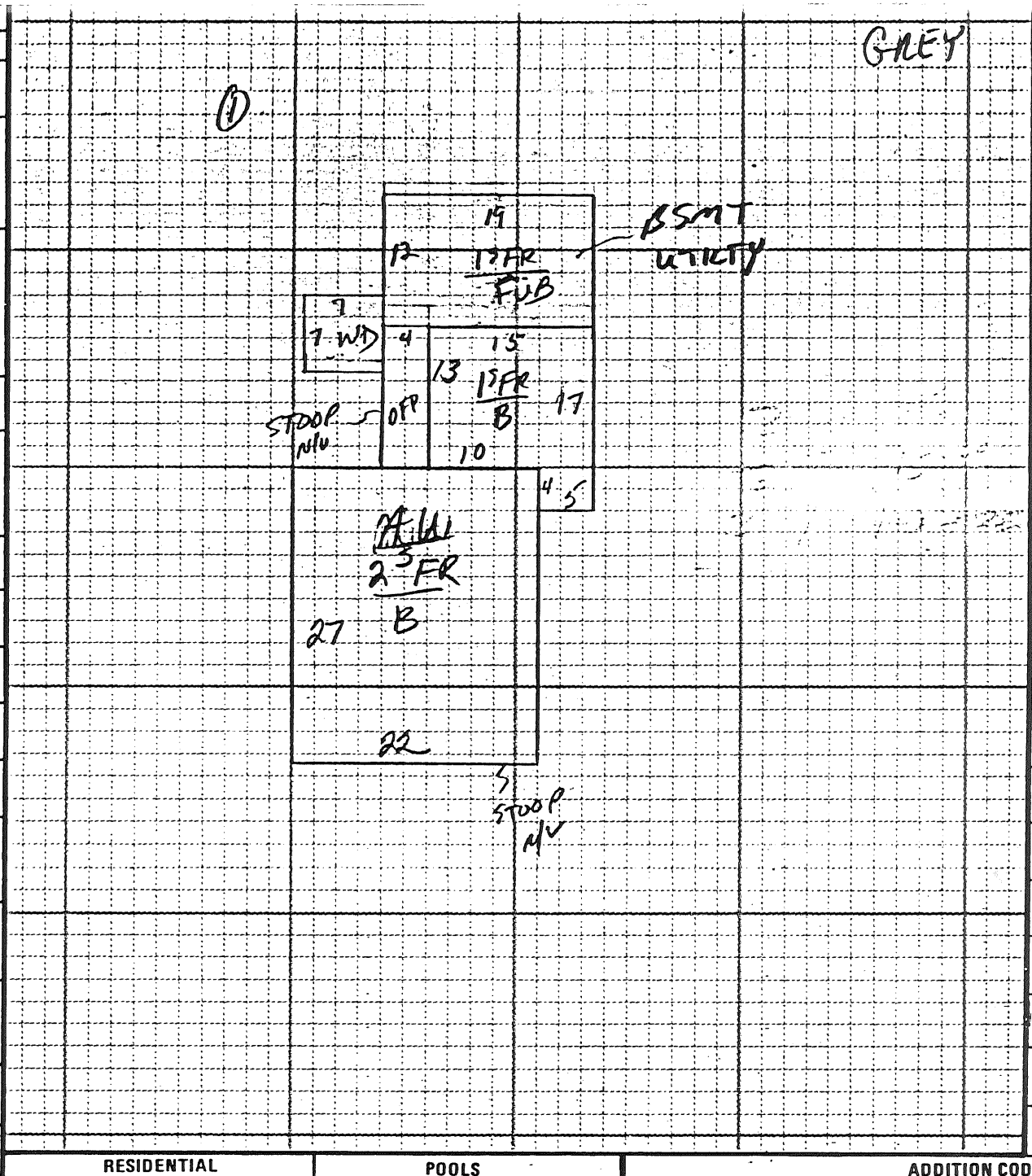
TO: Fred Jansen 775-6117
FROM: Jeff Davis

Proposed work involves removing
Well between Unit A & Unit C
Combining them into 1 2-3 bedroom unit
Kitchen will be extended from Unit A into
Unit C with a pantry/pank area.

PL-203057

Street

O OTHER
 5 3.0
 STONE
 ASBESTOS
 CONCRETE
 13 MANSION
 14 GAMBREL
 15 GARRISON
 16 OTHER
 CELED 19
 IS
 FAMILY ROOMS
 TOTAL FIXT. **18**
 H YES
 LED **2** NO
4
 FULL
 3
 RAL AIR COND.
 5 COAL 6 SOLAR
 TER **5** STEAM
 5 FULL FIN/WH
3
 URER
 6 VP 7 UN



GREY

471	
472	
473	
474	

BUILDING P		
NUMBER	DATE	AN
461		
462		
463		
464		
465		

599 DELETE 601-608		ADDIT	
ADD	CD	LWR	1ST
601	A1	---	31
602	A2	---	11
603	A3	24	20
604	A4	50	10
605	A5	---	---
606	A6	---	---
607	A7	---	---
608	A8	---	---

RESIDENTIAL	POOLS	ADDITION CODES					
RC1 Carport	RP1 Plastic Liner	10 1s Frame	15 Frame Bay	20 1s Mas	25 Mas. Bay	34 Stone Patio	
RC2 Canopy	RP2 Prefabricated Vinyl	11 OFF	16 Frame OH	21 OMP	30 Carport	35 Mas. Stoop	
RG1 Frame/CB Detached Garage	RP3 Reinforced Concrete	12 EFP	17 1/2s Frame	22 EMP	31 Wood Deck	36 Att. Greenhouse	
RG2 Brick/Stone Detached Garage	RP4 Fiberglass	13 Frame Garage	18 Unfin. Attic	23 Mas. Garage	32 Canopy	50 Unfin. Bsmt.	
RS1 Frame Shed	RP5 Gunite						
RS2 Metal Shed							

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 06 June 1997

LOCATION: 30 Pitt St

Permit # 16389

OWNER Dalton, Scott ADDRESS _____

							TOTAL EACH FEE		
OUTLETS	Telephone		Data		CATV			.20	
	Receptacles		Switches		Smoke Detector			.20	
FIBER OPTICS								15.00	
FIXTURES	incandescent		fluorescent					.20	
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800	200	15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)						2	1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
	Ranges		Cook Tops		Wall Ovens			2.00	
Insta-Hot	Water heaters		Fans		Dryers			2.00	
Disposals	Dishwasher		Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent				Pools			10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main		2	4.00	
	TRANSFORMER	0-25 Kva						5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00	25.00

INSPECTION: Will be ready 6/10 1:30PM or will call _____

CONTRACTORS NAME ~~Scott Dalton~~ Caron & Waltz MASTER LIC. # 16389
 ADDRESS 321 Lincoln St So. Ptld LIMITED LIC. # _____
 TELEPHONE 799-2228

SIGNATURE OF CONTRACTOR

