

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

Location of Construction: 77-83 Dartmouth Street		Owner: William Stauffer		Phone: 797-4744		Permit No: 981299	
Owner Address: 17 Deering St. Portland, ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Magnum Construction 79 Gorham Road Scarborough, ME		Address:		Phone:		Permit Issued: NOV 18 1998	
Past Use: Multi-family		Proposed Use: Same		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 25.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>72</i> Type: <i>72</i>		CITY OF PORTLAND	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>116-2-086</i> CBL: <i>77-83</i> Dartmouth	
Proposed Project Description: Replace existing 2 sets of existing stairs to front of bldg at 79 and 83 Dartmouth Street.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: <i>ub</i>		Date Applied For: <i>11-6-98</i>		Signature: _____ Date: _____		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	

1. This permit application does not 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..

* Cal P/U Charles Ramsey @ Magnum Const. 883-3059

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 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

11-6-98

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



COMMENTS

3/14/05 - all work completed + appears to meet permit conditions. Jmr

Approved

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

BUILDING PERMIT REPORT

DATE: 17 NOV. 98 ADDRESS: 77-83 Danforth St. CBL 116-6-006
REASON FOR PERMIT: Replace 2 sets of steps.
BUILDING OWNER: William Stauffer
CONTRACTOR: Magnum Const.
PERMIT APPLICANT: ↑
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

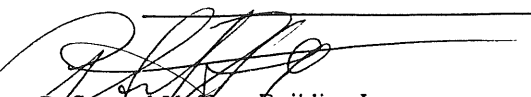
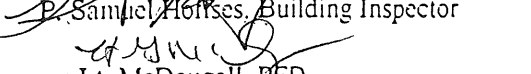
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: X1, X8, X10

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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall; minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X10. 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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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. (Section 1018.6)
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. Section 1010.1
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.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
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 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) Section 920.3.2
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. Section 921.0
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. (crawl spaces & attics)
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). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. _____
32. _____
33. _____


 P. Samuel Hoffses, Building Inspector

 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 4775 PAGE 112 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 79 & 83 Dartmouth Street, Portland, Maine

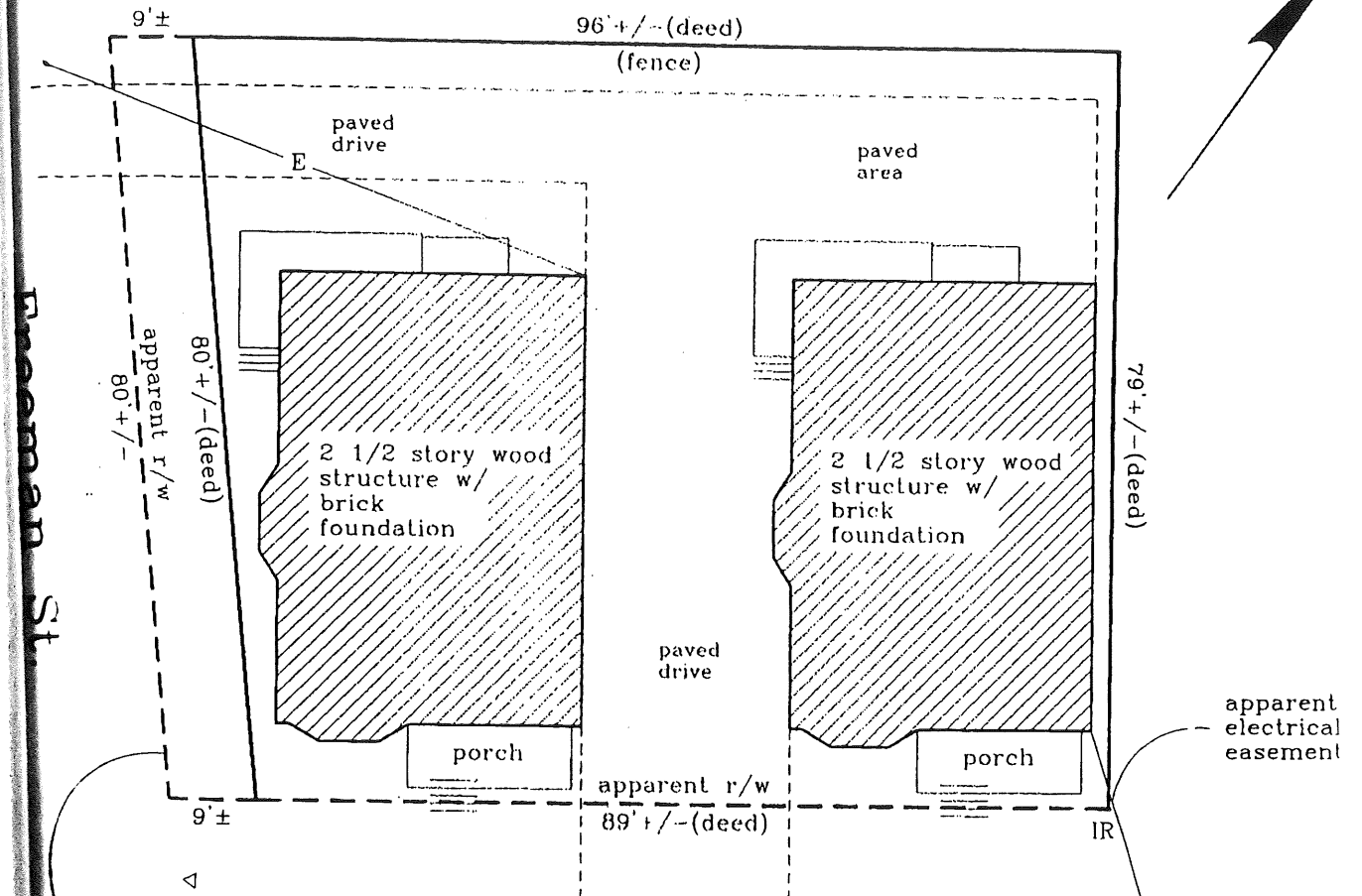
Job Number: 213-28

Buyers: William L. Stauffer

Inspection Date: 9-18-98

Scale: 1" = 20'

Sellers: Estate of Gloria W. Bishop



*BZ
Zone A/B
going up to
front lot line*

apparent
in-sale

The

Dartmouth St.

to Forrest Ave.

OK

WE HEREBY CERTIFY TO: Hodsdon, Read & Shepard; Ocean
National Bank and its title insurer.
No encumbrances found did not conflict with the deed description.
Settling setbacks do not violate town zoning requirements.
Insured on the Federal Emergency Management Agency Community
230051-0013 B

APPARENT EASEMENTS AND RIGHTS WAY ARE SHOWN. OTHER ENCUMBRANCES RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road

PERSONAL REPRESENTATIVE'S DEED

KNOW BY ALL MEN BY THESE PRESENTS, THAT WE, Stephen Bishop and Lloyd Bishop duly appointed and acting personal representatives of the Estate of Gloria W. Bishop, as shown by the probate records of Cumberland County, Maine Docket No. 98-175, pursuant to authority contained in Title 18A Maine Revised Statutes Annotated, including Section 3-715, and every other power, in my capacity as Personal Representative, as aforesaid, having given notice to each person succeeding to an interest in the herein conveyed real estate at least ten (10) days prior to the sale and in consideration of one dollar and other valuable considerations paid by William L. Stauffer of Scarborough, Maine, the receipt whereof is hereby acknowledged, does hereby *give, grant, bargain, sell and convey* unto said William L. Stauffer, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated at 79-83 Dartmouth street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at an iron on the Northwest sideline of Dartmouth Street, said iron being S 55° 20' W from the intersection of sidelines of Forest Avenue and Dartmouth Street, a distance of ninety-five and nineteen one hundredths (95.19) feet;

Thence S 55° 20' W along Dartmouth Street eighty-eight and seventy-four one hundredths (88.74) feet to an iron;

Thence N 39° 53' 30" W seventy-nine and seventy-three one hundredths (79.73) feet to an iron;

Thence N55° 20' E along land of Grant and land of Farrar Brown Co., ninety-six and twenty-three one hundredths (96.23) feet to an iron;

Thence S 34° 30' E seventy-nine and forty one hundredths (79.40) feet to the point of beginning.

The above parcel contains $\pm 7,340$ square feet and the bearings are approximate magnetic, 1973.

Being all of the same premises conveyed to Gloria W. Bishop by Deed of Anthony N. Bennett and Lillian M. Bennett, dated April 30, 1981 recorded at the Cumberland County Registry of Deeds in Book 4775 at Page 112.

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

IN WITNESS WHEREOF, the Estate of Gloria W. Bishop, by Stephen Bishop and Lloyd Bishop in their capacity as Personal Representative, have caused this instrument to be executed by hereunto setting their hand and seal this day of September 1998.

Signed, Sealed and Delivered
in presence of

Gray G. Waldme
Witness

[Signature]
By Stephen Bishop
Personal Representative of the
Estate of Gloria W. Bishop

Signed, Sealed and Delivered
in presence of

[Signature]
Witness

[Signature]
By Lloyd Bishop
Personal Representative of the
Estate of Gloria W. Bishop

STATE OF Massachusetts
COUNTY Worcester

September 16, 1998

Personally appeared the above-named ^{Lloyd Bishop} ~~Stephen Bishop~~ as duly appointed Personal Representative of the Estate of Gloria W. Bishop who on oath acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature] Sep 27 2003
Notary Public/Attorney at Law

STATE OF FRANKLIN
COUNTY Columbus OHIO

September 18, 1998

Personally appeared the above-named ^{Stephen P. Bishop} ~~Lloyd Bishop~~ as duly appointed Personal Representative of the Estate of Gloria W. Bishop who on oath acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law



SUSAN A. LAIRD
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 10-5-01

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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.**

77-83 Dartmouth St

Location/Address of Construction (include Portion of Building): 77-83 DARTMOUTH ST		
Total Square Footage of Proposed Structure 300 600	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 1116 Block# E Lot# 006	Owner: STORREY INDUSTRIES WILLIAM STAUFFER	Telephone#: 797-4744
Owner's Address: 17 DEERUNG ST. PORTLAND, ME 04101	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$1000.00 \$ 1000.00 Fee \$ 25
Proposed Project Description: (Please be as specific as possible) REPLACE EXISTING STEPS TO FRONT OF BUILDINGS AT 79 DARTMOUTH AND 83 DARTMOUTH 2 sets of		
Contractor's Name, Address & Telephone MAGNUM CONSTRUCTION 79 GORHAM RD SCARBOROUGH, ME 207-883-3059		Rec'd By WBS
Current Use: multi-family (3 units)	Proposed Use: same	

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 B.O.C.A. 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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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.

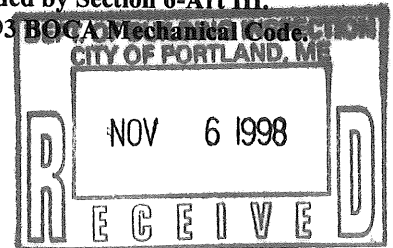
Certification

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.

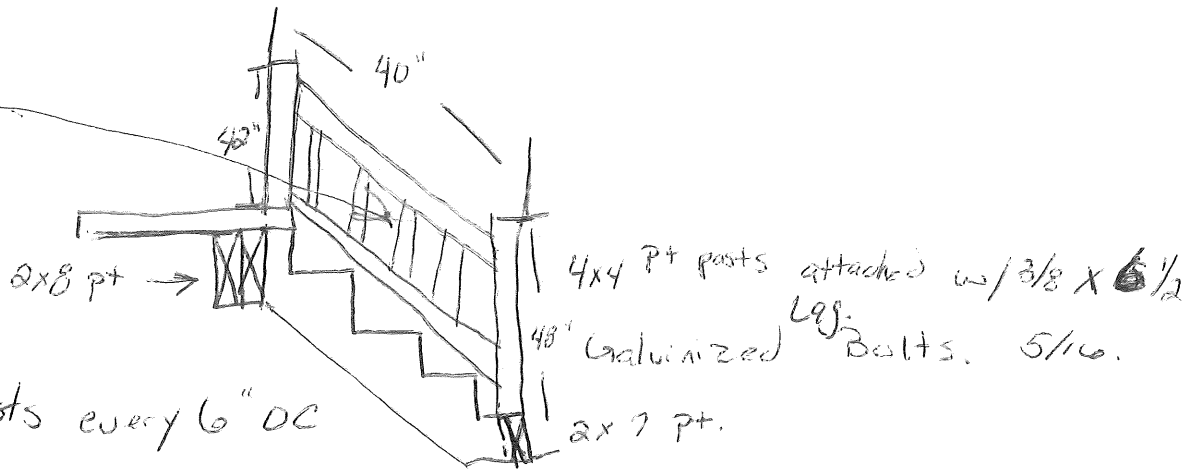
Signature of applicant: <i>[Signature]</i>	Date: 11-06-98
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

** call p/u Charles Ramsey 883-3059*

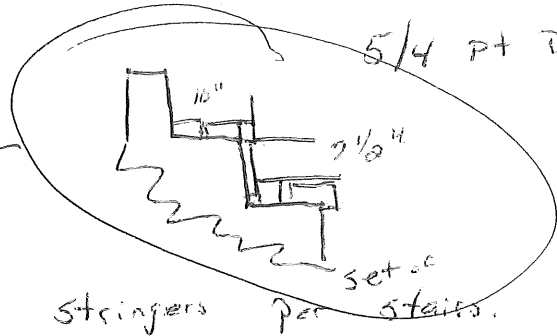


See
req.

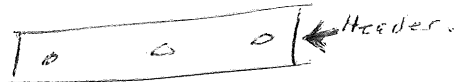


Balusters every 6" OC

See
req.



3-6" Lags. Galu. to secure Header to Deck.



Overall span of stairs 64" w
over all height 42" h

Door

Distance from curb.	10' # 83	5' 8 3/4"
	10' 4" # 79	5' 7 1/8"