

Marge Schmuckal
Zoning Administrator

Department of Planning & Urban Development

Jeff Levine
Director, Planning & Urban Development



CITY OF PORTLAND

Application for Legalization of Nonconforming Dwelling Units

Section 14-391 – In effect March 24, 2004

Location/Address of Legalization: 72 William St.	
Tax Assessor's Chart/Block/Lot: 117 1009 1001	
Owner: Will Cheever	Telephone: 772-8695
Contact Name, address & telephone (if different than above):	Cost of Work: \$ 35,000
45 Austin St. Portland, ME 04103	Fee: \$
(\$300 per legalized unit & \$75 per C of O)	
Requested # of Units to be legalized: 1	Total bldg. units: 3
Current # of Legal D.U.: 2	
Attach evidence that each requested unit to be legalized existed as of 04/01/95.	
LIST evidence that you are submitting: warrant deed 1992 copy of assessor's card 1990	
Attach evidence that the current owner/applicant neither constructed NOR established the non-conforming dwelling units to be legalized.	
LIST evidence that you are submitting: copy of 1990 assessor's card	
I hereby certify that I am the Owner of Record of the above property, or that the Owner of Record authorizes the proposed work 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:	Date: 2/13/13
This is NOT a permit; you may NOT commence ANY work until the permit is issued.	

City of Portland, 389 Congress Street, Room 315, Portland Maine 04101 (207)-874-8695, FAX: (207) 874-8716

Application for Legalization of Nonconforming Dwelling Units

YANKEE RESTORATION & BUILDING

Where quality is never out of Style

45 AUSTIN ST.
PORTLAND, ME 04103
WILL CHEEVER

Client:

Meg Christie/Will Cheever
72 William St.
Portland, ME 04103
Phone: 772-8695
Email: sandplaymc@yahoo.com

Job location:

Same

Date: 7.1.13

BUDGET FOR WORK TO MAKE FRONT HALL AND STAIRWAY A FIRE SAFE EXIT

This work involves installing five fire doors and sealing off 3 door openings.

Removal of five existing interior doors and replacing them with one hour rated fire doors
Subtotal \$5000

Removal of three interior doors and infilling the openings with one layer of ½” CDX and two layers of 5/8” fire rated drywall
Subtotal \$800

Total for all work listed \$5800

**Pricing a repair or remodel is often no more than educated guesswork. There is no practical way to know what is behind walls, whether there be rot, insect damage or substandard workmanship. This budget estimate has been calculated in good faith. The actual job may be more or less but any additional costs would be discussed prior to completion.*

Please feel free to call me with any questions-
Thanks- Will
854-8400 shop
831-0486 cell

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AUG 22 2013

Dept. of Building Inspections
City of Portland Maine

YANKEE RESTORATION & BUILDING

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45 AUSTIN ST.

PORTLAND, ME 04103

WILL CHEEVER

207-854-8400 www.yrestoration.com

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Dept. of Building Inspections
City of Portland Maine

This is a description of the work to be done at 72 William St. to satisfy Life Safety Code sec. 31.2.4.4 for the Fire Department. I have set forth below the provisions of that regulation, and our understanding of what, if anything, we need to do to meet these requirements:

A single exit shall be permitted in buildings where the total number of stories does not exceed three provided that all of the following conditions are met:

(1) The exit stairway does not serve more than one-half of a story below the level of exit discharge.

Does not apply to this situation- there is no living space below the 1st floor.

(2) The travel distance from the entrance door of any dwelling unit to an exit does not exceed 35 ft (10.7 m).

Does not apply to this situation- the travel distance is less than 35 feet from the entrance door to any of the units to the building exit.

(3) The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1-hour fire protection rating.

The exit stairway is enclosed from the rest of the building with walls/ceilings rated to have a minimum of 1 hour fire resistance/ the existing plaster finish meets this requirement.

(4) All openings between the exit stairway enclosure and the building are protected with self-closing doors having a minimum 1-hour fire protection rating.

All openings between the exit stairway enclosure and the apartments are to be protected with self-closing doors having a minimum 1-hour fire protection rating. Some doors have already been replaced to meet this requirement and the rest will be installed. One door opening on each floor accessing the fire rated stairwell will have a door removed and the opening sealed with two layers of 5/8" fire rated drywall sandwiched around a plywood core.

(5) All corridors serving as access to exits have a minimum 20-minute fire resistance rating.

Does not apply in this situation- there are no corridors serving as access to the building exit.

(6) Horizontal and vertical separation having a minimum 1/2-hour fire resistance rating is provided between dwelling units.

The vertical separation that exists with either a drywall or plaster ceiling finish meets the 1/2 hour fire resistance requirement between units.



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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 72 William St 117-C-019

Notices to owners of properties situated within 300 feet sent on: garcia boyce 2/28/13, mailed 3/1/13

City Housing Ordinance compliance given on: scheduled 3/5/13 received: Approved, 3/6/13

City NFPA compliance given on: scheduled 3/5/13 received: disapproved 3/7/13
approved 10/17/13*

Received any letters within 10 days from notices sent? 10 business days 3/15/13

Unit(s) existed prior to April 1, 1995? assessor's card 1990 3 units

Unit(s) shown to be established by different owner? 1992 deed for current owner

Site plan included: yes

Floor plans included? yes

Is ZBA action required? no

Zoning Division
Marge Schmuckal
Zoning Administrator



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OCT 18 2013

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND

NFPA LIFE SAFETY CODE - FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code - Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 72 William St 176-019

Owner: Will Cheever

Address of Owner: 45 Avshin St, Portland ME 04103 Telephone: 772-8195

Applicant information if different than above: —

Current number of legal units: two (2)

Number of units to be legalized: one (1)

Lot 1: three (3)

Comments of approval or disapproval (list any and all conditions):

Fire Prevention Approves contingent upon completion of attached Conditions of Approval

Signature: FF Joe Martell Date: 10/17/13

1/17/2013

All units shall comply with the requirement of Chapter 10 Fire Prevention and Protection city ordinance.

All units shall meet the requirements of NFPA 101 Life Safety Code, 2009 edition and NFPA 1 Fire Code 2009 edition.

Legalized unit shall meet the egress requirement of NFPA 101 Life Safety Code, 2009 edition, Chapter 31.2.4.4 for single means of egress.

Hard wire battery backup photoelectric smoke alarms shall be provided on every level of the building and in the common area of each unit and in the bedrooms of each unit.

Hard wire battery backup CO alarms shall be provided in the common area outside the bedrooms of each unit.

All existing Life Safety violations on record for 72 William St shall be corrected

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Dept. of Building Inspections
City of Portland Maine



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

CITY CLERK

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 72 William St 17-6-019

Owner: Will Cheever

Address of Owner: 45 Austin St, Portland ME 04103 **Telephone:** 772-8195

Applicant information if different than above: —

Current number of legal units: two (2)

Number of units to be legalized: one (1)

Total: three (3)

Comments of approval or disapproval (list any and all conditions):

- 1) Disapprove unit 102 and means of egress issue from 3rd fl unit is complete.
- 2) Fire Door with self closing hinges in 1st, 2nd, 3rd floor units.
- 3) Smoke Alarms in common AREA'S and bedrooms of all units

Signature: Per - John Markell **Date:** 8/7/13

