

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

Location of Construction: 318 Brighton Ave		Owner: <i>Sold to contractor</i> Jim Mahoney		Phone:		Permit No: 981421	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Appellant's Name Ronald & Elizabeth Dubois		Address: <i>New Address 318 Brighton Ave</i> 43 Riggs St Portland, ME 04101		Phone:		Permit Issued: DEC 18 1998	
Past Use: 1-iam		Proposed Use: 2-iam		COST OF WORK: \$ -0-		PERMIT FEE: \$ 25 + 50	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>59</i> <i>BOC # 96</i>	
Proposed Project Description: Conditional Use/Change Use				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>R-3</i> CBL: 120-C-019	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <i>[Signature]</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"/>	
Permit Taken By: Vicki Dover		Date Applied For: 4/1/98					

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..

PERMIT ISSUED WITH REQUIREMENTS

appeal sustained 4/23/98

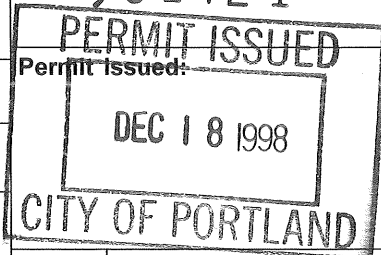
CERTIFICATION

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

Ronald Dubois *43 Riggs St Ptd, ME 04102 773-7764*
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



- 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: *9*

CEO DISTRICT 3

COMMENTS

2-23-99 Visited Site with Ron He will Seal 3 Doors with 5/8 Fire Rock and Instal a Smoke Det. in 3rd Bed Room then Give me a call Back (TR)

3-9-99 3 Doors are covered with 5/8 x-Rock and smok in third Bed Room works, single Entry to 3rd floor No contact with other unit. (TR)

Clouton

CBC # 120-C-19
permit # 98 1421

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 318 Brighton Ave 120-C-019

Issued to Ronald & Elizabeth Dubois

Date of Issue March 10, 1999

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. 981421, 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

Entire

APPROVED OCCUPANCY

2-family
Use Group R3
Type 5B
BOCA 96

Limiting Conditions:

Fire separation shall be maintained with no contact between the two (2) living units

This certificate supersedes certificate issued

Approved:

3-11-99

(Date)

Inspector

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: 17 DEC, 98 ADDRESS: 318 Brighton Ave CBL 120-C-019
REASON FOR PERMIT: To Change The Use From 1 Family dwlg. To a Two Family
BUILDING OWNER: Jim Maloney
CONTRACTOR: Dubois
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B
2 dwelling units EXISTING 3 story building

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *8, *9, *10, *11, *12, *13, *14, *16, *24, *26, *27, *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)
- 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.
- *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". (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)
- *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.(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)

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

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

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

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

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

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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)

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".

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.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

All requirements must be met before a final Certificate of Occupancy is issued.

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).

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)

Please read and implement the attached Land Use-Zoning report requirements.

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.

Glass and glazing shall meet the requirements of Chapter 24 of the building code.

A

32.

33.

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



May 14, 1998

Ronald Dubois
43 Riggs
Portland, Maine 04103

RE: 318 Brighton Avenue
120-C-019
R-3 Zone

Dear Mr. Dubois,

As you know at the April 23, 1998 meeting, the Board of Appeals voted 4-0 to grant your Conditional Use Appeal for a change of use from a single family dwelling to a two family dwelling. A copy of the Board's decision is enclosed for your information.

In order to process your change of use, we will require floor plans with dimensions of the entire structure and a site sketch of the property showing dimensions and parking. Your application is filed in our 'hold file', please indicate this to the staff person waiting on you when you bring in your documents to avoid any confusion.

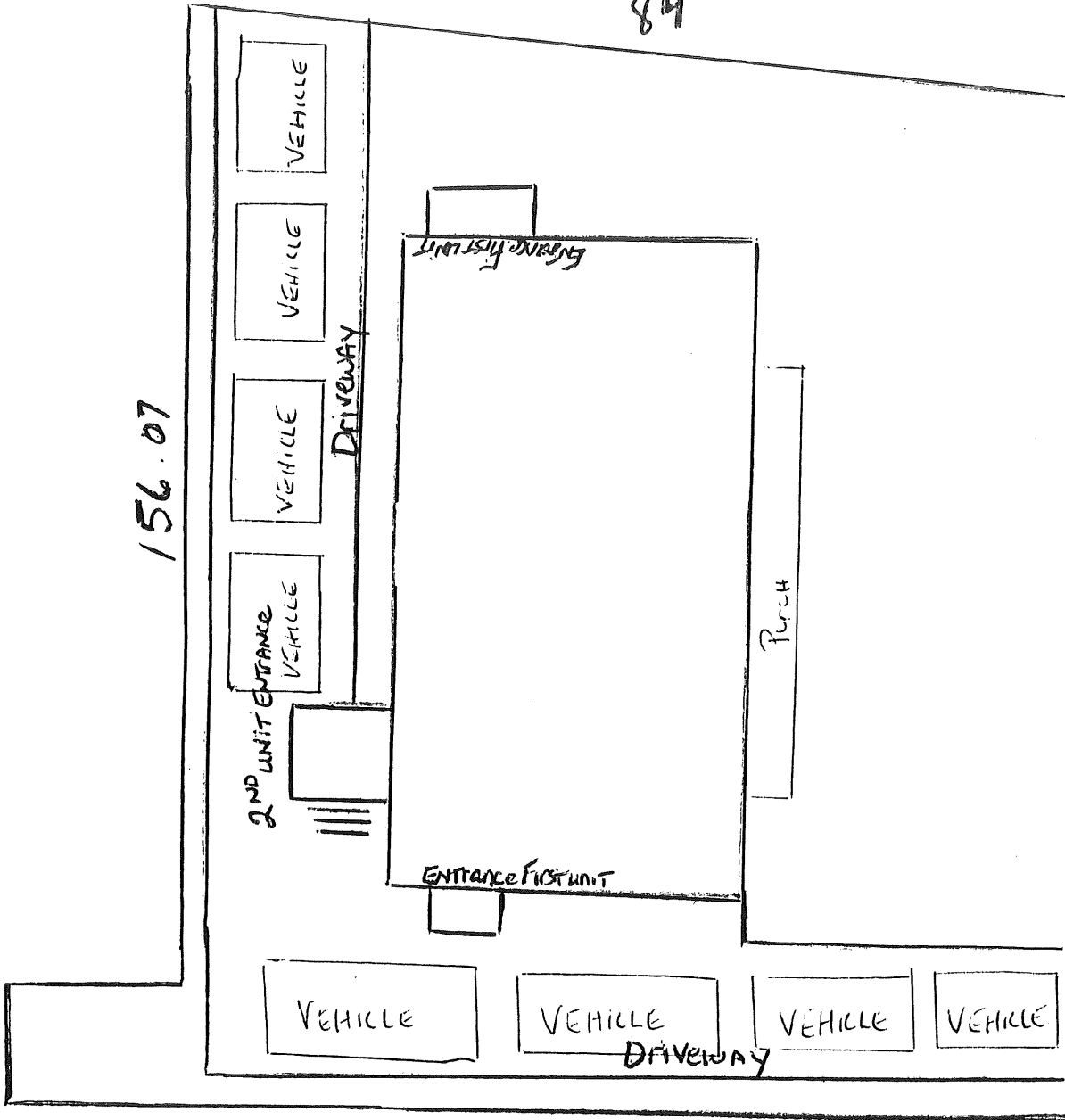
Should you require any further information regarding this matter, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Zoning Administrator

BRIGHTON Ave.

84



145

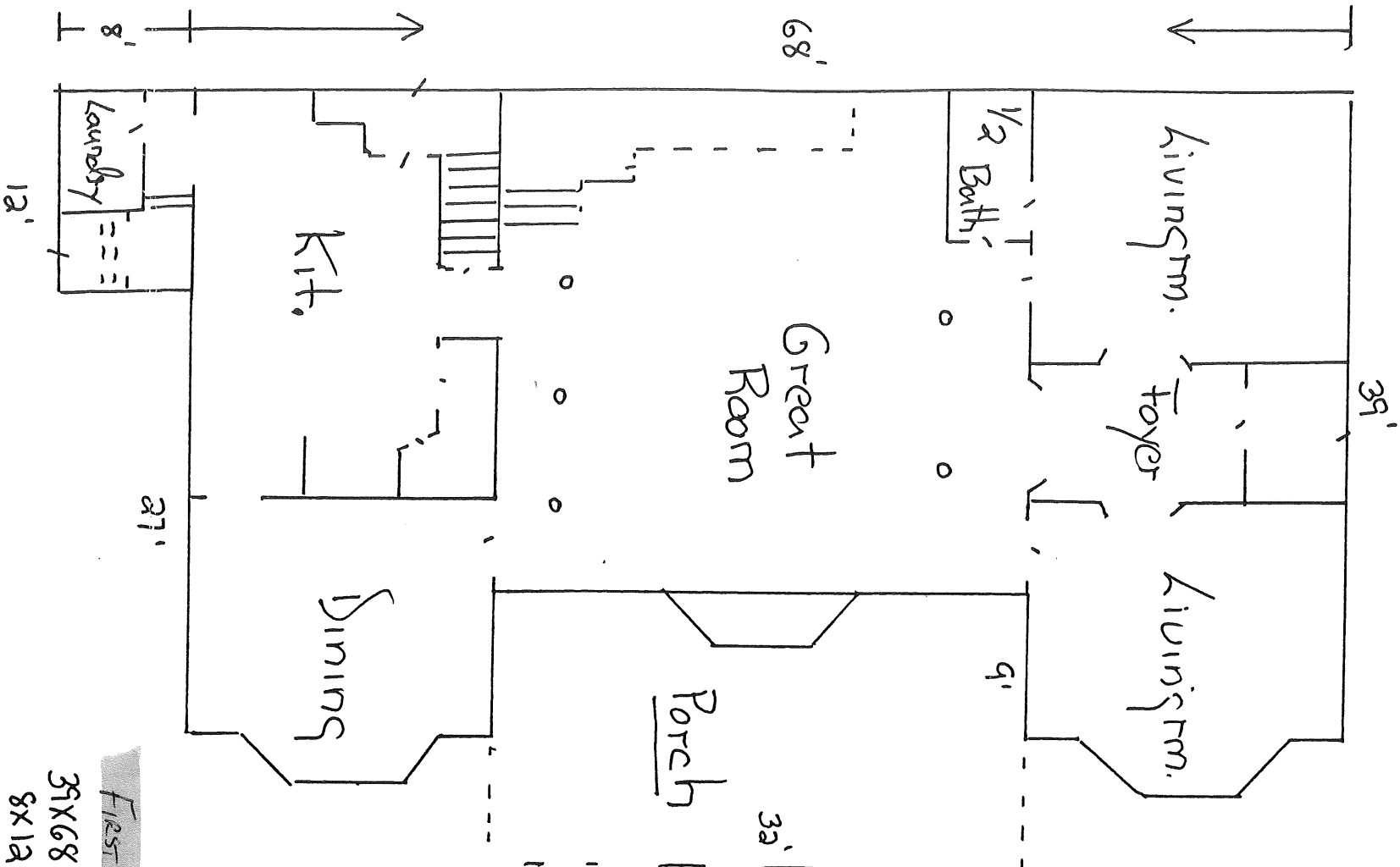
EDWARDS ST.

811

MURGE
SCHMUCKEL

Borrower/Client **Ron & Liz Dubois**
 Property Address **318 Brighton Ave.**
 City **Portland** County **Cumberland** State **ME** Zip Code **04101**
 Lender **Peoples Heritage Bank**

BUILDING SKETCH



$$\begin{aligned} &\text{FIRST FLOOR} \\ &39 \times 68 (-9 \times 32) = 2,364 \\ &8 \times 12 = 96 \\ &3 - \text{Bay @ } 27 = 81 \\ &\hline &2,541 \end{aligned}$$

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City **Portland**

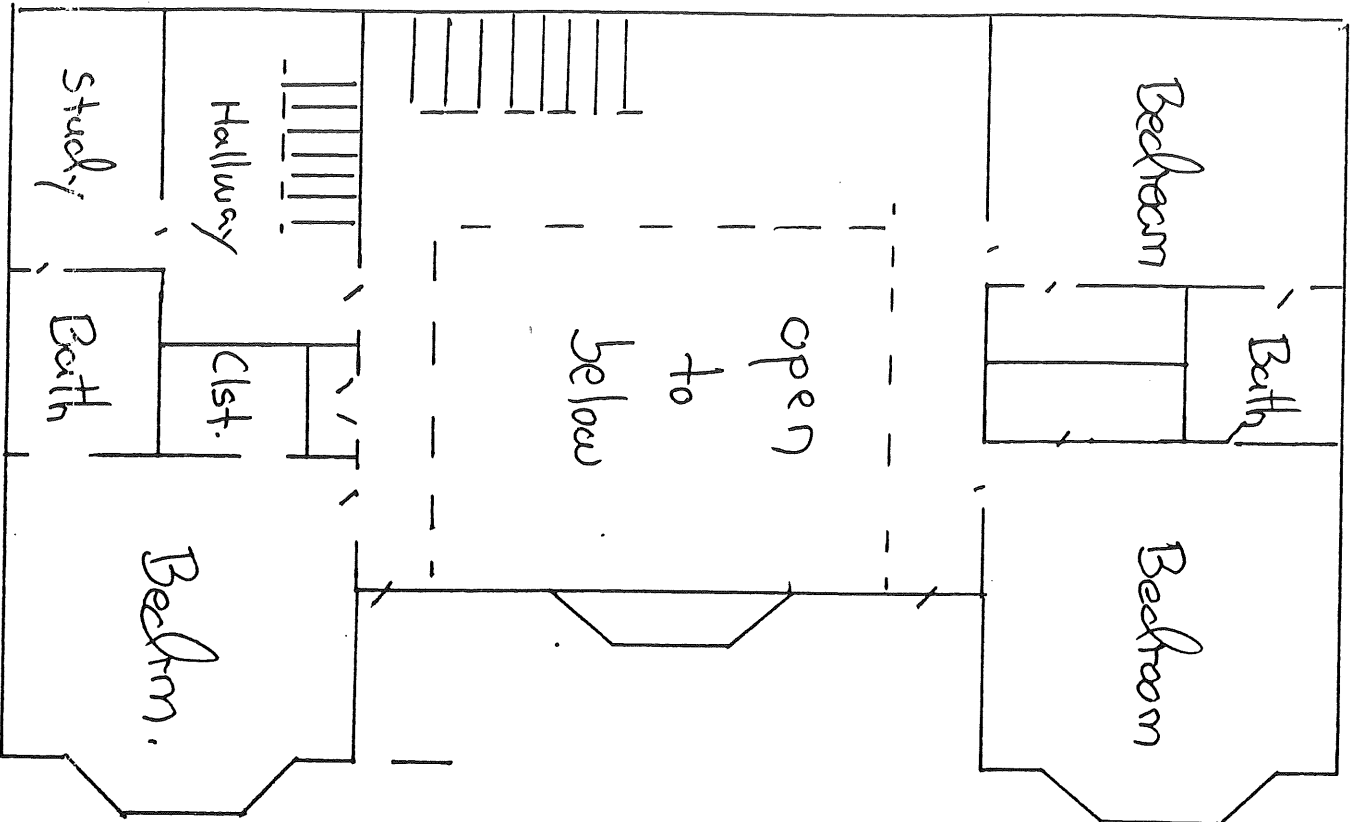
County **Cumberland**

State **ME**

Zip Code **04101**

Lender **Peoples Heritage Bank**

BUILDING SKETCH



Second Floor

39X68 (-9X32) 2,364

(-20X20) - 400

2 Bays 54

2,018

Borrower/Client Ron & Liz Dubois
Property Address 318 Brighton Ave.
City/Portland

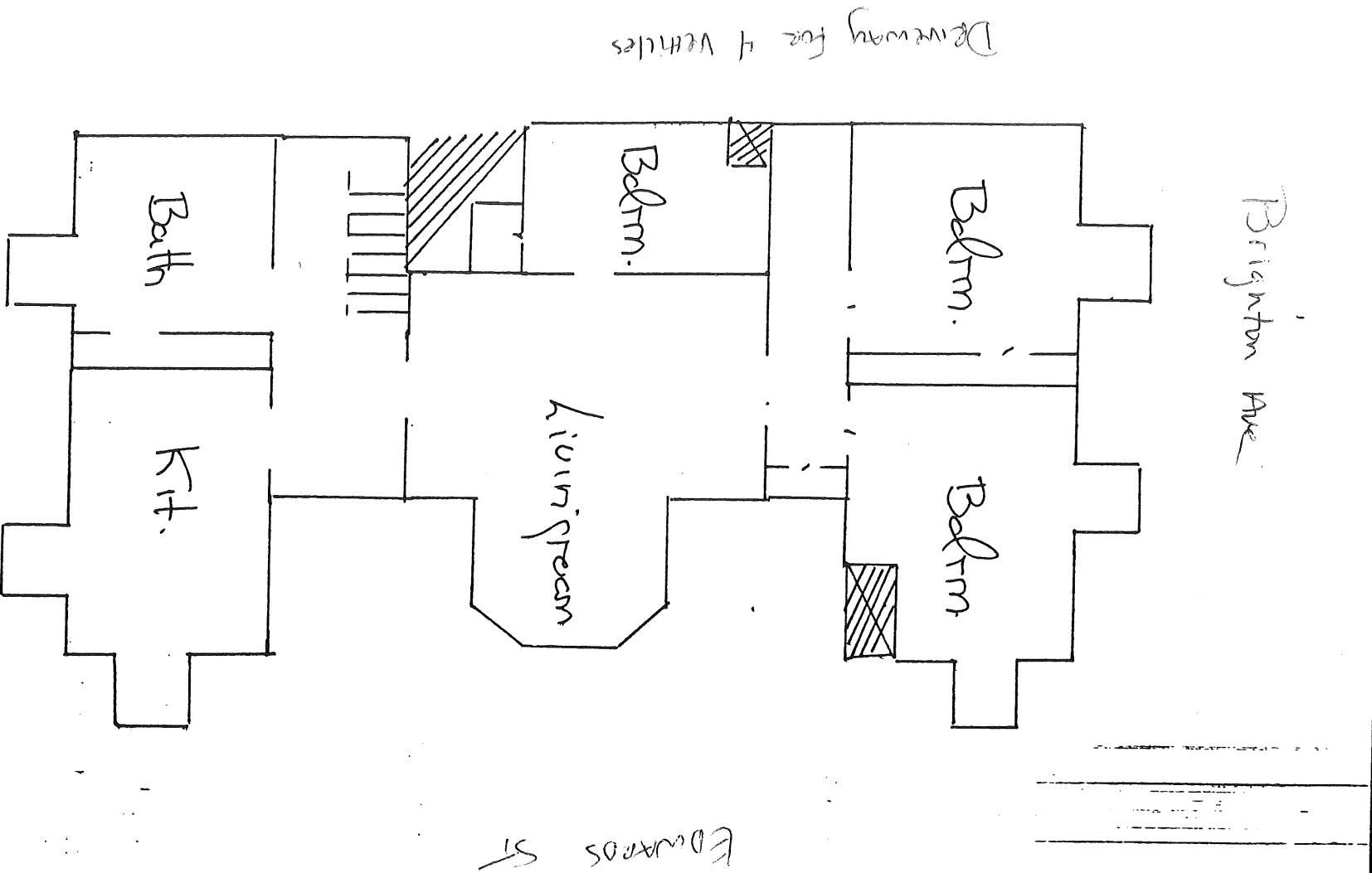
County Cumberland

State ME

Zip Code 04101

Lender Peoples Heritage Bank

BUILDING SKETCH



Third Floor

$$60 \times 33 (-9 \times 32) = 1.692$$

$$4 \times 4 \times 4 = 96$$

$$\text{Out sections} = (104)$$

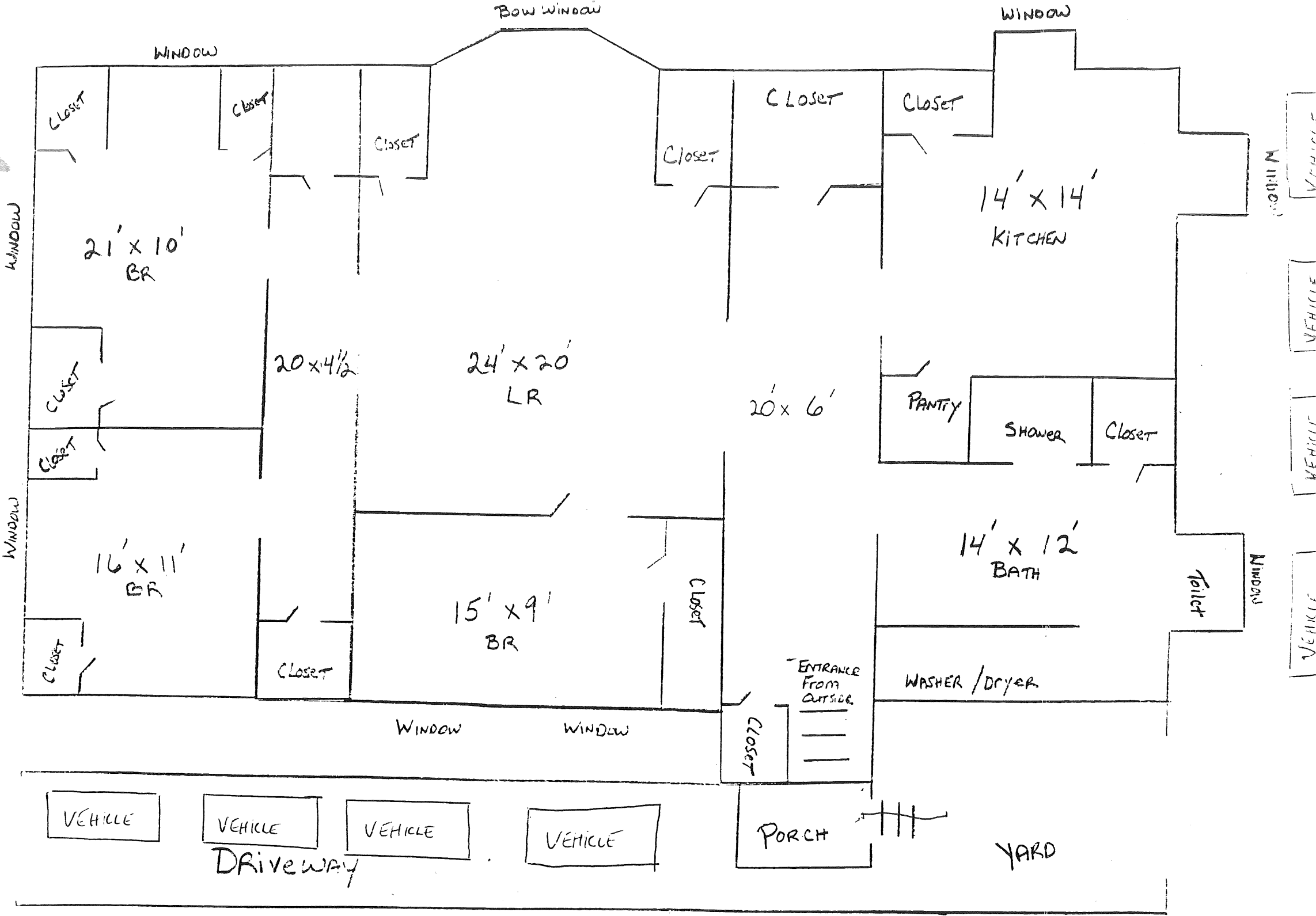
$$\frac{1.692}{1.684}$$

Driveway for Four vehicles

* ALL MEASUREMENTS
LENGTH X WIDTH

1585 SQ F+
THIRD FLOOR
w/ Detailed Measurements

BRIGHTON AVE



CITY OF PORTLAND, MAINE

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Should you require any further information regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator