

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

123-5-004

Location of Construction: 119 Highland St		Owner: Garand, Paul & Susan		Phone: 828-3901		Permit No: 981156	
Owner Address: 86 Edwards St 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner/SA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 9 1998 CITY OF PORTLAND Zone: CS </div>	
Past Use: 1-fam		Proposed Use: 3-fam		COST OF WORK: \$ 75,000.00		PERMIT FEE: \$ 395.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use from 1-fam to 3-fam with int reno				Signature: [Signature]		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: SF		Date Applied For: 25 September 1998					

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

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

28 September 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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

COMMENTS

10-20-95 Met owner for a preconstruction meeting at property
AM L

9/12/99 Checked interior framing OK to close in
checked cellar needs to enclose

boiler room making

3rd Floor Stairs need to have a guard Rail Installed

and Return Hand Rails to wall

Smokos all sound in #1, 2, +3,

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

J



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 119 Highland Street CBL/123-J-004

Issued to Paul & Susan Garand

Date of Issue 06/03/1999

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. 981156, 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

3-Family
BOCA 1996
Use Group R-2
Type 5B

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6-3-99 *Tom Reinborough*

(Date)

Inspector

G. Samuel

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.

RECEIVED *6/3/99*

BUILDING PERMIT REPORT

DATE: 10/1/98 ADDRESS: 119 Highland St. 123-J-004
REASON FOR PERMIT: Change of use
BUILDING OWNER: Garand
CONTRACTOR: —
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: *1, *12, *14, *15, *16, *18, *24, *26, *29, *30, *27

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 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)
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)

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 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) 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).

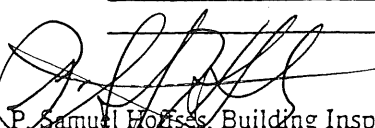
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

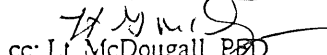
28. Please read and implement the attached Land Use-Zoning report requirements. *See attached*

29. All new apartment building shall be protected throughout by an approved sprinkler system.

30. Dwelling units separations in 5B construction shall have a fire resistance ratings of not less than 1/2 Hr. in building equipped throughout with an automatic sprinkler system. 2 Hr separation if not sprinkled.

32. _____

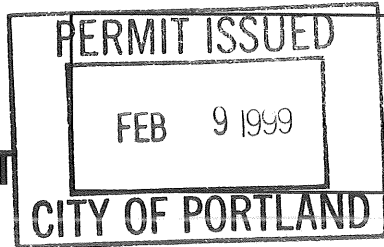

P. Samuel Hoopes, Building Inspector


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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



99009 3

123-J-004

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 119 Hyland St Portland Use of Building multi-unit Date 2/8/99
 Name and address of owner of appliance Paul Garand
119 Hyland St HIGHLAND ST
 Installer's name and address ANDY MACMILLAN
* 59 Marlborough Rd Portland Telephone 878-5410

Location of appliance:

- Basement Floor
- Attic Roof

Type of Fuel:

- Gas Oil Solid

Appliance Name: Peerless

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # 57
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____

- Metal
Factory Built U.L. Listing # _____

- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
 - Gas
- The direct vent must meet the requirements of section M-1204.0 of the City Mechanical code.*

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

*COST of work 6,000
new heating system.*

Approved

Fire: 119ms
 Ele.: _____
 Bldg.: #

Approved with Conditions

- See attached letter or requirement

fee is \$50.00

Signature of Installer Andy J MacMillan

UB

LAND USE - ZONING REPORT

ADDRESS: 119 Highland St DATE: 10/7/98

REASON FOR PERMIT: change of use from 1 to 3 units

BUILDING OWNER: Paul & Susan Grand C-B-L: 123-J-4

PERMIT APPLICANT: owners

APPROVED: #9 DENIED: _____

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 A separate permit is required for the demolition of the rear barn.

Marge Schmuckal

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

Applicant: Paul & Susan Grand

Date: 10/7/98

Address: 119 Highland St

C-B-L: 123-J-4-A

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1908

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to change the use from 1 to 3 units

Sevage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

N/A

Projections -

Width of Lot -

Height -

Lot Area - 9,000[#] min 10,512[#]

Lot Coverage/ Impervious Surface -

Area per Family - 3,000[#]/unit in an existing structure

Off-street Parking - 4 spaces req. - 4 shown

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Apt 1 29 x 30 = 870[#]
8.8 x 16.5 = 145

725[#]

Apt 2 28 x 21.5 = 602[#]

~~19.8 x 20~~ 19.8 x 20 = 396[#]
+ 27 x 30 = 810[#]
1206[#] floor
Apt #3 2nd

Notes *

- New Framing
2x4 construction

- ① All new Electrical & services
- ② All new plumbing
- ③ Steel fire Doors where needed
- ④ 5/8" Firecode sheetrock where needed
- ⑤ openings (i.e. load bearing) 2x10 or 12 Headers
- ⑥ New Kitchens
- ⑦ Bedroom windows w/ Egress.
- ⑧ Brought up to city codes
- ⑨ Existing framing is 2x4 Rough sawn

10,512 sq/ft Lot

PLOT PLAN FOR
119 HIGHLAND STREET,
PORTLAND, MAINE

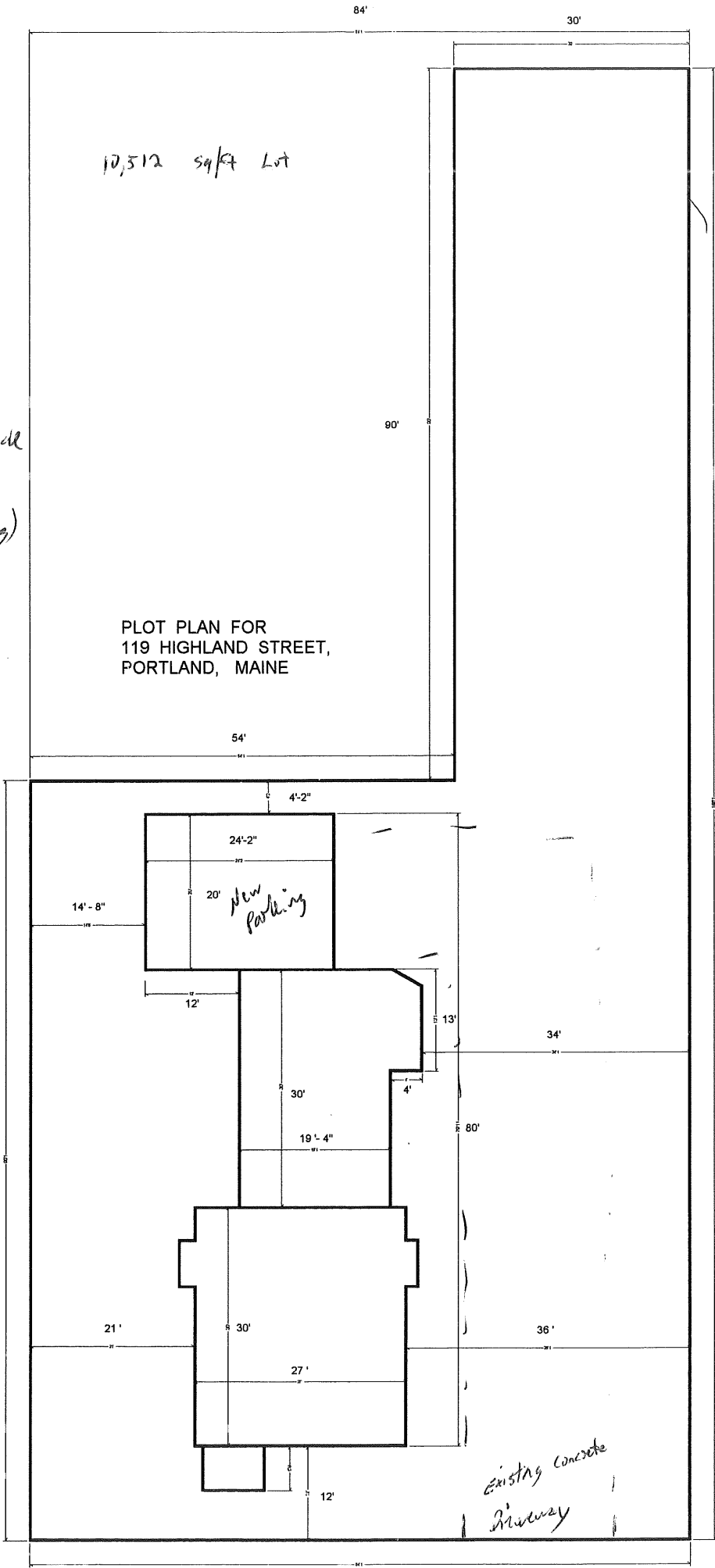


EXHIBIT "D" SECOND FLOOR PLAN "AS PROPOSED"

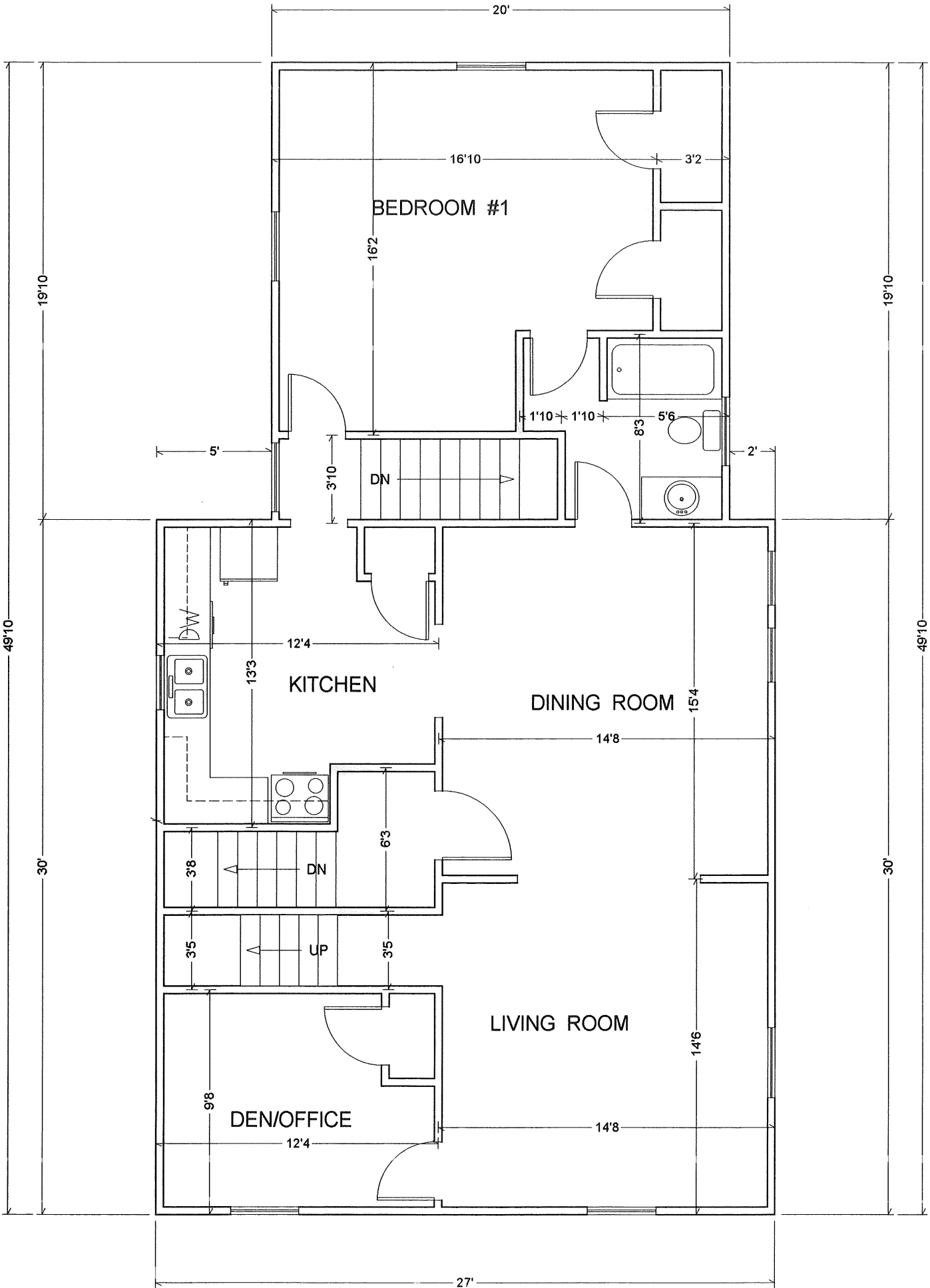
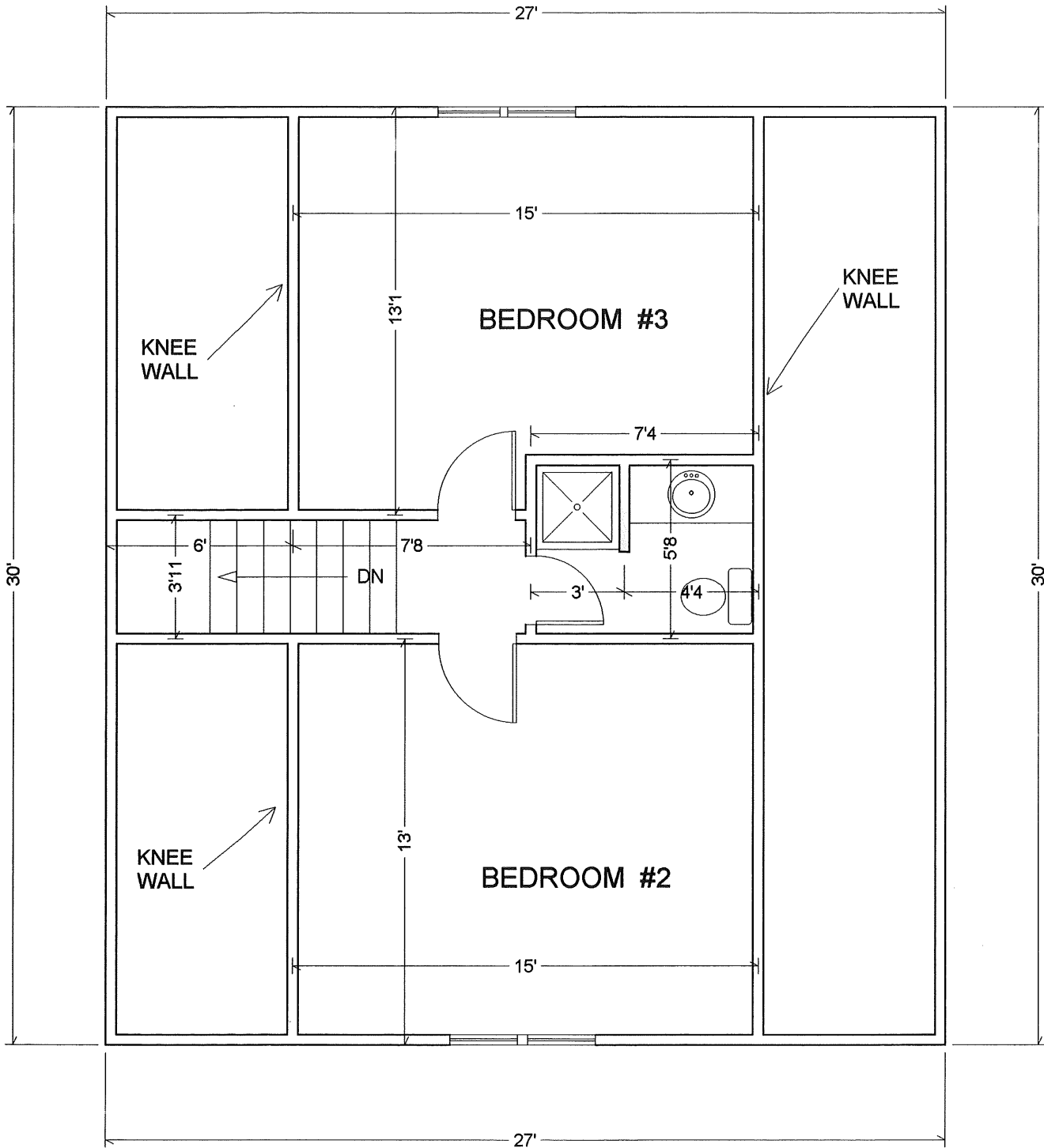


EXHIBIT "F" THIRD FLOOR PLAN "AS PROPOSED"



DEED OF SALE BY PERSONAL REPRESENTATIVE

(Intestate)

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT We, **Bruce D. McKay** of Windham, County of Cumberland, State of Maine, and **Nancy M. Piontkowski**, of Medford, Massachusetts, duly appointed and acting co-personal representatives of the estate of Floyd E. McKay, deceased (intestate), as shown by the probate records of the County of Cumberland, Maine, Docket No. 97-842, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to **Paul H. Garand** and **Susan E. Garand** of Portland, County of Cumberland, State of Maine, as joint tenants and not as tenants in common, whose mailing address is 119 Highland Street, Portland, Maine, the real property in Portland, County of Cumberland, State of Maine, described as follows:

See attached *Exhibit A*.

Witness our hands and seals this 10th day of September, 1998.

*Signed, Sealed and Delivered
in presence of*

Charles R. Bean
Witness

Bruce D. McKay, PR
Bruce D. McKay

*to both
Charles R. Bean*
Witness

Nancy M. Piontkowski, PR
Nancy M. Piontkowski

STATE OF MAINE
CUMBERLAND, ss.

Then personally appeared the above named **Bruce D. McKay** and **Nancy M. Piontkowski** in their said capacity and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, being the southerly portion of Lot No. 15 on the southerly side of Revere Street, formerly Mechanic Street, on the plan of the C. Rackleff Estate, made by E.C. Jordan, recorded in Cumberland County Registry of Deeds, in Plan Book 3, Page 52, to which reference is hereby made, said lot being bounded as follows: Beginning on Highland Street at the northwesterly corner of land formerly of L.J. Perkins; thence on Highland Street northerly eighty-four and six tenths (84.6) feet to a stake; thence easterly ninety-four (94) feet, more or less, to land formerly of S.A. Wentworth, being the westerly side line of Lot No. 14 on said plan; thence on said Wentworth's line southerly eighty-four and six tenths (84.6) feet to said Perkins land; thence on said Perkins northerly line westerly ninety-six (96) feet to first bounds, containing eight thousand thirty-seven (8,037) feet, more or less.

Also another certain lot or parcel of land situated in said Portland, adjoining the above-described parcel and bounded and described as follows: Beginning at the southeasterly corner of the above-described parcel, formerly called the Coffin lot; thence easterly by land now or formerly of Alexander R. Bailey and land now or formerly of George A. Blanchard a distance of ninety (90) feet, more or less, to land now or formerly of one Scanlon; thence northerly by said Scanlon land a distance of thirty (30) feet to land formerly of S.A. Wentworth; thence westerly by said Wentworth land a distance of ninety (90) feet, more or less, to the parcel above-described; thence southerly by said above-described parcel a distance of thirty (30) feet to the point of beginning.

Being the same premises conveyed to Floyd E. MacKay and Ella F. McKay by deed of William P. Harmon et al dated September 22, 1964 and recorded in said Registry in Book 2853, page 372. Ella R. McKay died September 14, 1992 leaving Floyd E. McKay as sole surviving joint tenant.

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.**

Location/Address of Construction (include Portion of Building): <i>119 Highland St. Portland ME 04102</i>			
Total Square Footage of Proposed Structure <i>1410 ±</i>		Square Footage of Lot <i>10,512 ±</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>123</i> Block# <i>J</i> Lot# <i>004</i>	Owner: <i>Paul & Susan Garand</i>	Telephone#: <i>828-3901</i>	
Owner's Address: <i>86 Edwards St. Portland ME 04102</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 75,000</i>	Fee <i>\$ 395</i>
Proposed Project Description:(Please be as specific as possible) <i>Change use from single family to 3 family</i>			
Contractor's Name, Address & Telephone# <i>Paul Garand 86 Edwards St. Portland ME 04102</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>1 family</i>		Proposed Use: <i>3 family</i>	

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, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA 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>Paul G. Garand</i>	Date: <i>9/25/98</i>
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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

