

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

Location of Construction: 69 Prospect St		Owner: Halverson/Melcher		Phone:		Permit No: 971344			
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Monaghan Woodworks, Inc.		Address: 155 Falmouth St Portland, ME 04101		Phone: 775-2683		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>DEC 30 1997</b>  <b>CITY OF PORTLAND</b> </div>			
Past Use: 1-1am		Proposed Use: Same		COST OF WORK: \$ 20,000.00				PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: Type:	
Proposed Project Description:  Remodel First Floor				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: CBL: 124-F-001 Zoning Approval: 12/19/97 <b>Special Zone or Reviews:</b> <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: Mary Gresik		Date Applied For: 19 December 1997							

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**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: 12/19/97

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

SIGNATURE OF APPLICANT <i>Michael Monaghan</i>		ADDRESS: 851-4843		DATE: 12-19-97 19 December 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>BLAD FINLAY SUPER</i>				PHONE:			

CEO DISTRICT 6

*Ma Lear*

COMMENTS

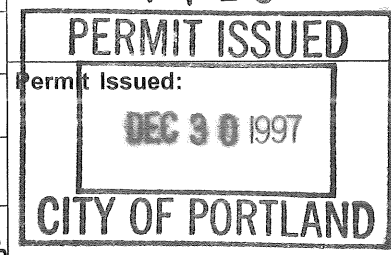
1-13-98 Putting in a bathroom on the second floor & a half bath on the first. This is all the work being done at the present time. Rough electrical also being done.

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

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8710

Location of Construction: 69 Prospect St		Owner: Halverson/Melcher		Phone:		Permit No: <b>971344</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Monaghan Woodworks, Inc.		Address: 155 Falmouth St Ptld, ME		Phone: 04102 775=2683		Permit Issued: <b>DEC 30 1997</b>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>A3</b> Type: <b>5B</b> <b>BOCA 96</b>	
Proposed Project Description: Remodel First Floor		Signature:		Signature: <i>[Signature]</i>		Zone: <b>E-3</b> CBL: <b>XX 124-F-001</b>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <b>ok - S 12/19/97</b> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>with conditions</i> <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: Mary Gresik		Date Applied For: 19 December 1997					

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**PERMIT ISSUED WITH REQUIREMENTS**

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*[Signature]* 12-19-97 19 December 1997

SIGNATURE OF APPLICANT Michael Monaghan ADDRESS: PHONE:  
**BLAD FINCAY SUPER 851-4843**  
 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: **12/19/97**

**CEO DISTRICT** *[Signature]*  
 m. LEARY

LAND USE - ZONING REPORT

ADDRESS: 69 Prospect St DATE: 12/19/97

REASON FOR PERMIT: Remodel 1st Floor

BUILDING OWNER: Halverson/Melcher C-B-L: 124-F-1

PERMIT APPLICANT: Michael Monaghan

APPROVED: with conditions DENIED: \_\_\_\_\_

# 5 & # 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 permit is not allowing the installation of an additional dwelling unit. No additional kitchen equipment shall be allowed

Marge Schmuckal

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

BUILDING PERMIT REPORT

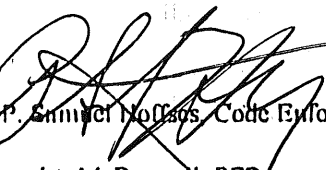
DATE: 30 Dec. 97 ADDRESS: 69 Prospect St  
REASON FOR PERMIT: Remodel First Floor  
BUILDING OWNER: Halverson/Melcho  
CONTRACTOR: Monaghan Wood works, Inc.  
PERMIT APPLICANT: Michael Monaghan APPROVAL: \*1, \*2 \*16, \*26 \*30  
USE GROUP: A-3 BOCA 1996 CONSTRUCTION TYPE: 5-B

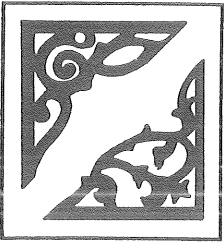
CONDITION(S) OF APPROVAL

- 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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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.

• 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)

- 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.
- 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. *Please read and implement attached Land Use-Zoning Report Requirement*
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_
- 34. \_\_\_\_\_

  
P. Samuel Hollas, Code Enforcement  
cc: Lt. McDougall, PFD  
Marge Schmueckel



12-19-97

HOME OWNERS:

MARGO HALVERSON  
CHARLES MELCHER

542 CHADLER ST  
NEW HAVEN CONN. 06511

JOB LOCATION:

69 ~~60~~ PROSPECT ST  
PORTLAND 04103

SCOPE:

REMODEL KITCHEN PER PLANS: 1<sup>ST</sup> FLOOR  
PLUMBING + ELEC. PERMIT TO BE PULLED  
BY SUBS.

REMODEL BATH 2<sup>ND</sup> FLOOR PER PLAN  
ADD BATH 1<sup>ST</sup> FLOOR

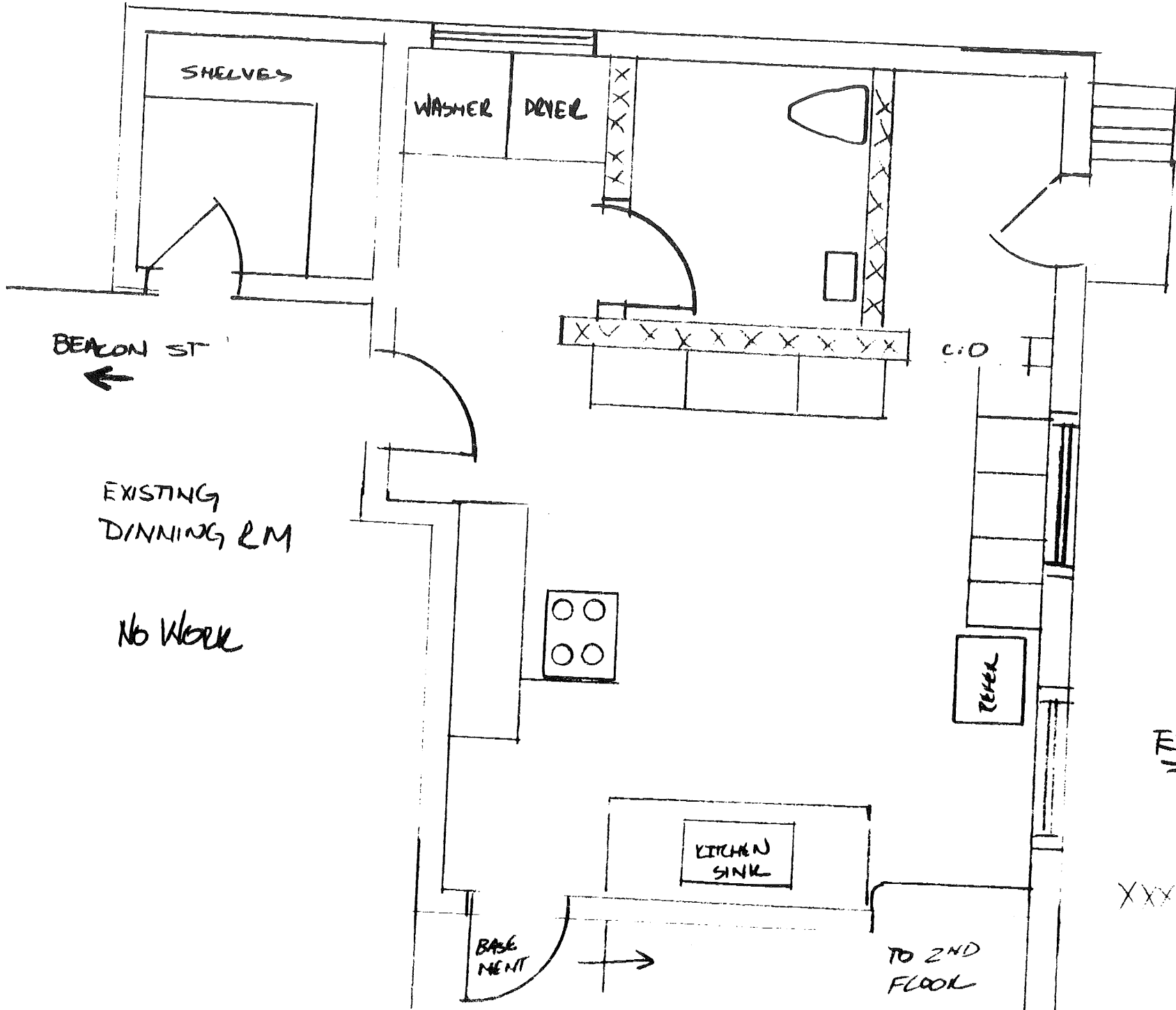
NO EXTERIOR WORK TO BE DONE:

CONTRACTOR - MONAGHAN WOODWORKS INC.  
15 FALMOUTH ST  
PORTLAND, ME 04102 775-2683

SUPPLIER: BRAD FINLAY: 851-4843

1 5 5  
FALMOUTH  
STREET  
PORTLAND  
MAINE  
04102  
2 0 7  
775-2683

YARD



SHELVES

WASHER

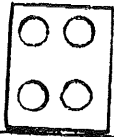
DRYER

BEACON ST



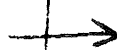
EXISTING  
DINNING RM

NO WORK



KITCHEN  
SINK

BASE  
MENT



TO 2ND  
FLOOR

C.O.

REFR

YARD

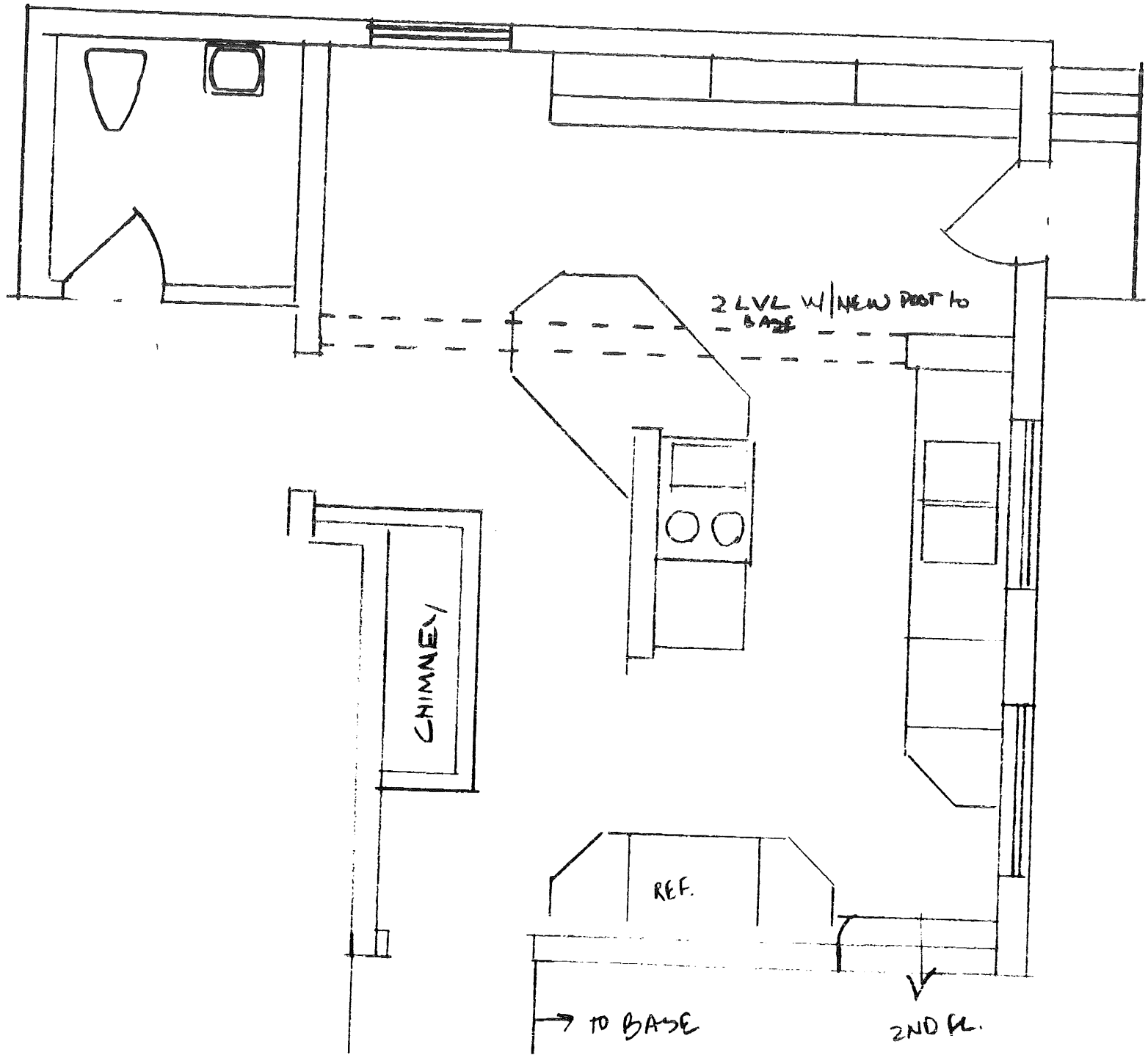
PROSPECT ST



EXISTING

XXXX WALLS TO  
REMOVE





2 LVL W/ NEW POST TO  
- BASE

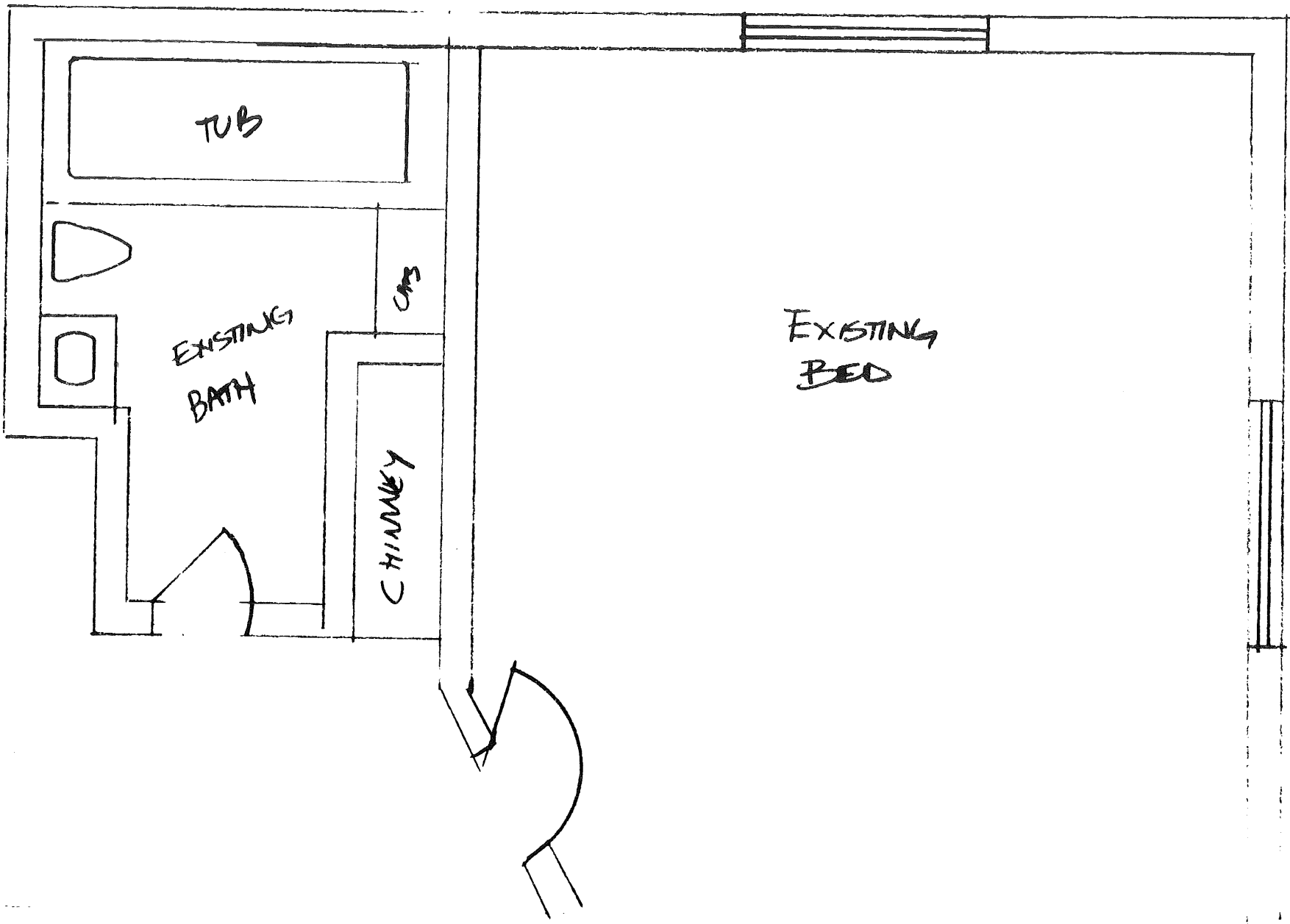
CHIMNEY

REF.

→ TO BASE

↓  
2ND FL.

NEW KITCHEN  
PLAN



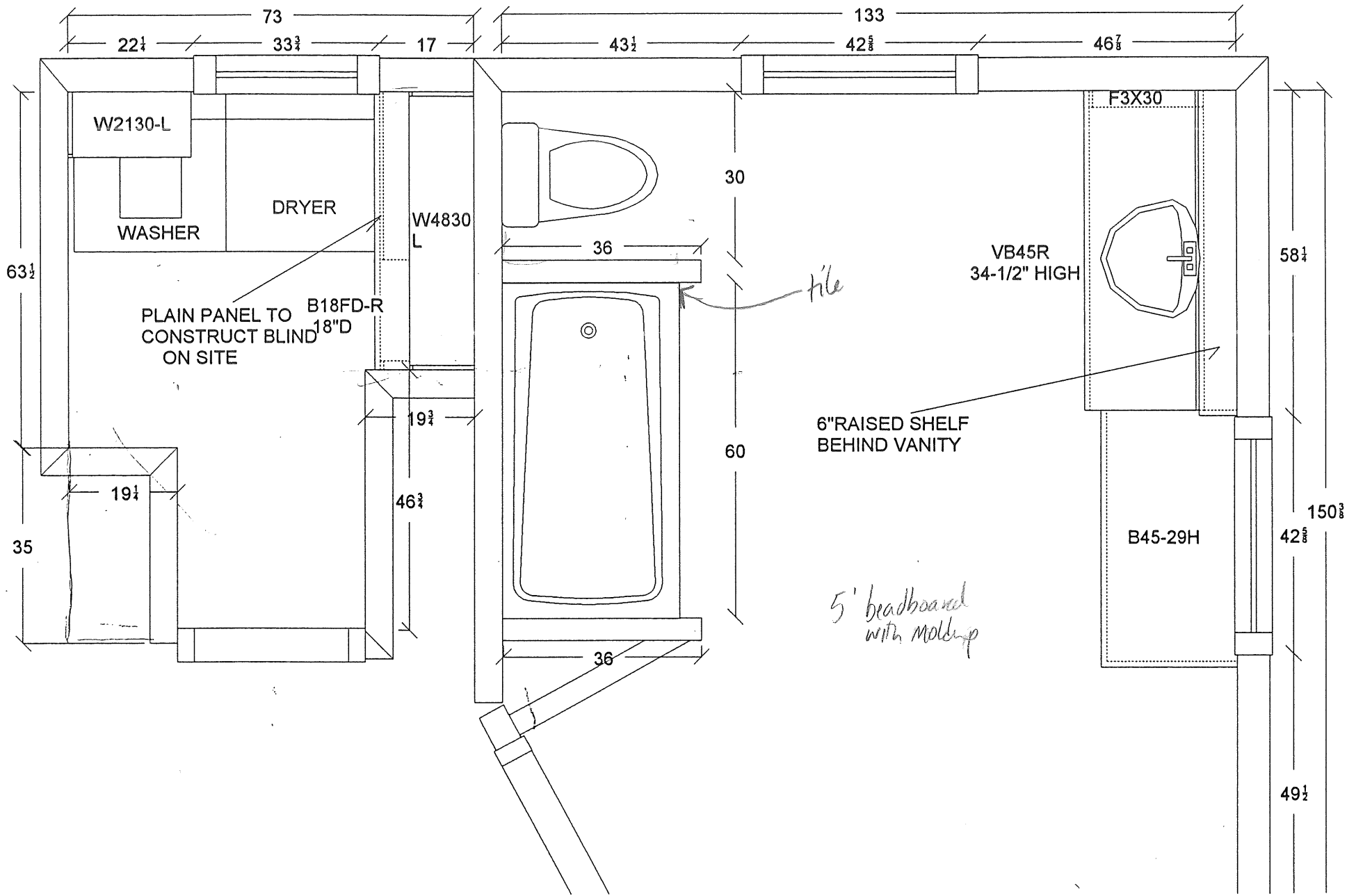
TUB

EXISTING  
BATH

CLOS

CHIMNEY

EXISTING  
BED



All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

HALVRSNB

MARGO HALVERSON &  
CHARLES MELCHER  
PORTLAND REMODEL

Scale : 1/2" = 1'

Designer

Design : 11/14/97  
Date : 11/14/97

Dwg no.