

Permit No: **970750**

**PERMIT ISSUED**

Issued: **JUL 15 1997**

**CITY OF PORTLAND**

Zone: **R-3** CBL: 125-K-002

Zoning Approval: *OKS 7/11/97*

Special Zone or Reviews:

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**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: *8 July 1997*

**CEO DISTRICT** 6 *Alcar*

Location of Construction: 32 Lincoln St  
 Owner: Evans, Angela  
 Phone: BusinessName:

Lessee/Buyer's Name: Johann Bain/Valeria Bain  
 Address: 118 Maine Mall Rd So. Ptld, ME 04106 774-5766  
 Phone: 04106

Contractor Name: David Caron ERA Homese  
 Address: 118 Maine Mall Rd So. Ptld, ME 04106 774-5766  
 Phone: 04106

Past Use: 2-fam  
 Proposed Use:

**COST OF WORK:** \$ 25.00  
**PERMIT FEE:** \$ 25.00

**FIRE DEPT.**  Approved  
 Denied

**INSPECTION:** Use Group: Type:  
*BOCA 94*

Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**   
 Action: Approved   
 Approved with Conditions:   
 Denied

Signature: Date:

Permit Taken By: Mary Gresik Date Applied For: 08 July 1997

Proposed Project Description:  
 Change Use/Legalize

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..

*Call John 879-9011*

**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

*David Caron*

SIGNATURE OF APPLICANT David Caron ADDRESS: 08 July 1997 DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector  
 PHONE:

Permit No: **970750**

**PERMIT ISSUED**

Permit Issued: **JUL 15 1997**

**CITY OF PORTLAND**

Zone: **R-2** CBL: **125-K-002**

Zoning Approval: **Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  Minor  mm

**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**

Location of Construction: **32 Libby St** Owner: **Evans, Angela** Phone: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Lessee/Buyer's Name: **Joseph Bain/Valecia Bain** Phone: \_\_\_\_\_ Business Name: \_\_\_\_\_

Contractor Name: **David Caron RIA Home Services** Address: **118 Malco Mall NE So. Fild, ME 04106** Phone: **774-5766**

Past Use: \_\_\_\_\_ Proposed Use: **2-4mm**

**COST OF WORK:** \$ \_\_\_\_\_ **PERMIT FEE:** \$ **25.00**

**FIRE DEPT.**  Approved  Denied **INSPECTION:** Use Group: \_\_\_\_\_ Type: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved with Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: **Mary Gaudin** Date Applied For: **08 July 1997**

**Change Use/Logalime**

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**PERMIT**  
**WITH RECORD**

**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: **DAVID CARON** ADDRESS: \_\_\_\_\_ DATE: **08 July 1997** 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**

Applicant: DAVID CARON  
Address: 32 Lincoln St

Date: 7/11/97  
C-B-L: 125-K-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~existing~~ 1090

Zone Location - R-5

Interior ~~or corner lot~~ of Deering Ave 497-503

Proposed Use/Work - change of use from 1 to 2 units

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

No change

Projections -

Width of Lot -

Height -

Lot Area -

6,344<sup>sq</sup> per CA unit

Lot Coverage/ Impervious Surface - 40% - NO NEW WORK

Area per Family - 3,000<sup>sq</sup> ea - 6,000<sup>sq</sup> min req - 6,344<sup>sq</sup> shown

Off-street Parking - 1<sup>1/2</sup> old unit  
1<sup>1/2</sup> new unit

Loading Bays -

2 1/2 SPACES req off  
4 CARS shown for

Site Plan -

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains - N/A

600<sup>sq</sup> req for New unit  
2nd floor  
20x31 = 1868  
12x23 = 276  
1144<sup>sq</sup>

Existing unit to be no less than 1,000<sup>sq</sup>  
↓  
shows 1144<sup>sq</sup> plus parking  
deck - OK

# ERA Home Sellers

## SELLER PROPERTY DISCLOSURE

PROPERTY LOCATED AT: 32 Lincoln Street LISTING BROKER: David Carey  
 NAME: Estate of Evans Please Print

### WASTE DISPOSAL SYSTEM

Municipal  Septic  Other

Have you ever experienced any malfunctions with:

System: N/A Line: N/A Tank: N/A Leachfield: N/A Other: N/A

If Yes, explain N/A

Tank Type: N/A Tank Size: N/A

Date installed: Tank N/A Leachfield N/A

Date last serviced: N/A By whom: N/A

Source of Information: Municipal Records

### WATER SYSTEM

Municipal  Drilled  Driven Point  
 Dug  Other: \_\_\_\_\_

Malfunctions: None known

Date of Last Test: N/A

Ever had any unsatisfactory or a satisfactory with notations rating? (Explain): N/A

Date Installed: N/A

Source of Information Municipal Records

SKETCH SHOWING HOUSE, WELL, AND WASTE DISPOSAL SYSTEM, INCLUDING LEACH FIELD.

N/A

ITEMS NOT TO STAY: N/A

### INSULATION TYPE

|             | Fiberglass | Cellulose  | Other      | None     | Unknown                             |
|-------------|------------|------------|------------|----------|-------------------------------------|
| Attic       | <u>-</u>   | <u>-</u>   | <u>-</u>   | <u>-</u> | <input checked="" type="checkbox"/> |
| Crawl Space | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>-</u> | <u>-</u>                            |
| Walls       | <u>-</u>   | <u>-</u>   | <u>-</u>   | <u>-</u> | <input checked="" type="checkbox"/> |

If other, Explain N/A

### HAZARDOUS MATERIALS

Is there now, or has there been, asbestos on the heating plant, pipes, ductwork, exterior siding, or elsewhere?  Yes  No  Unknown

If yes, explain: N/A

Has property ever been tested for radon:

in the water?  Yes  No in the air?  Yes  No

If yes, when and results: O.K. - don't have results

Do you know of any other hazardous materials in or about the property, such as:

Underground storage tanks:  Yes  No  Unknown

Other hazardous material:  Yes  No  Unknown

Lead based paint/ lead based paint hazards:

Yes  No  Unknown

If YES, describe location and the basis for the determination:

Unknown

Do you know of any records or reports pertaining to lead-paint or lead paint based hazards:  yes  no If, YES describe \_\_\_\_\_

Is there now or has there ever been lead based paint and/or lead based paint hazards on the property  yes  no  unknown

ERA HOME WARRANTY YES  NO

THE PURCHASER IS ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

Basement:  Dry  Damp  Wet  Sump Pump Comments: GDAGIS to be some dampness Bulkhead? YES

Electrical:  Fuses  Circuit Breakers Amps 60 Roofing Asphalt Age 8+

Heating System: Type FHW/col Age unk Est. Yearly Cost or Gallons unk Date Last Cleaned 2/197

System Servicer Ballard Recent Problems unknown

As Sellers, we have provided the above information and represent that all information is correct. To best of our knowledge, all systems and equipment are in good working order unless noted otherwise, and there are no known defects or hazardous conditions on the property.

ARE THERE ANY CONCERNS THAT A PURCHASER SHOULD KNOW ABOUT THE PROPERTY? Seller has not lived in property so is un aware of any concerns - Selling as is condition.

estate  
Evans  
 SELLER DATE

SELLER DATE

PURCHASER DATE

PURCHASER DATE

# BUILDING PERMIT REPORT

DATE: 11 July 97 ADDRESS: 32 Lincoln ST.  
REASON FOR PERMIT: Change of use / Legalize Two dwelling units  
BUILDING OWNER: Angela Evans  
CONTRACTOR: David Caron ERA Home Sellers  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: X/12, X/16 DENIED

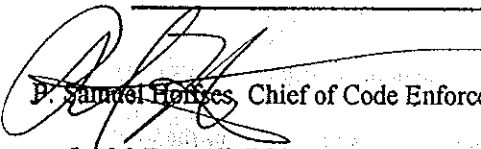
## CONDITION(S) OF APPROVAL

- X 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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) U.L. 103.
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. Guardrail & 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.
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. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 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.
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.
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.
- X 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)

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. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. \_\_\_\_\_
28. \_\_\_\_\_
29. \_\_\_\_\_



P. Samuel Hayes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

# ERA Home Sellers

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 NAME: Estate of Evans Please Print

### WASTE DISPOSAL SYSTEM

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ITEMS NOT TO STAY: N/A

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|-------------|------------|------------|------------|------|-------------------------------------|
| Attic       | —          | —          | —          | —    | <input checked="" type="checkbox"/> |
| Crawl Space | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | —    | —                                   |
| Walls       | —          | —          | —          | —    | <input checked="" type="checkbox"/> |

If other, Explain N/A

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Electrical:  Fuses  Circuit Breakers Amps 60 Roofing Asphalt Age 8+

Heating System: Type FHW/col Age unk Est. Yearly Cost or Gallons unk Date Last Cleaned 4/97

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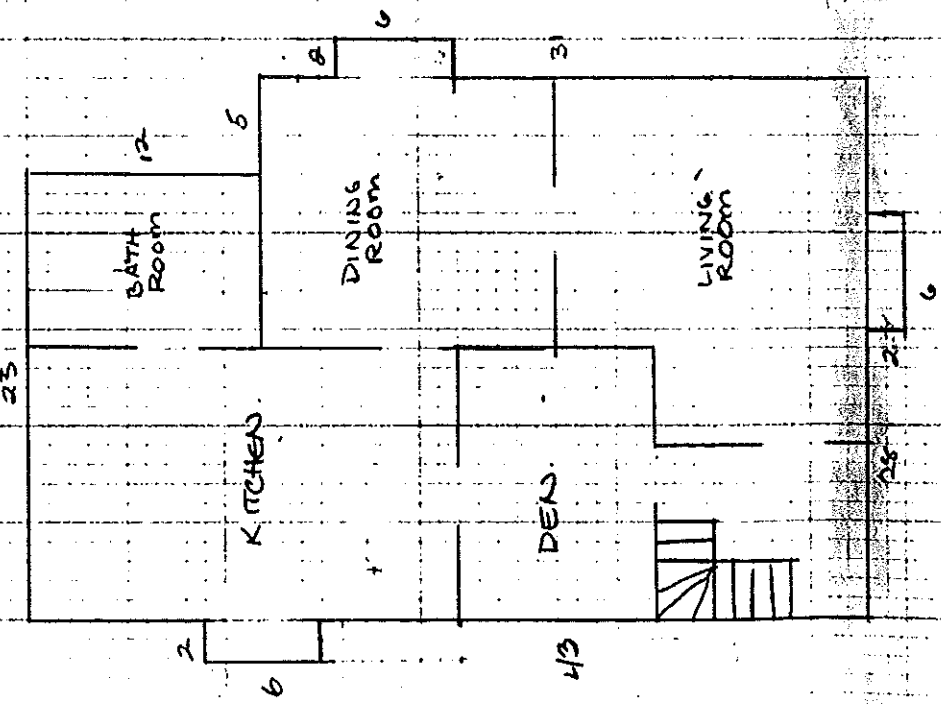
Debra Marie estate  
Angela Evans  
 SELLER DATE

SELLER DATE

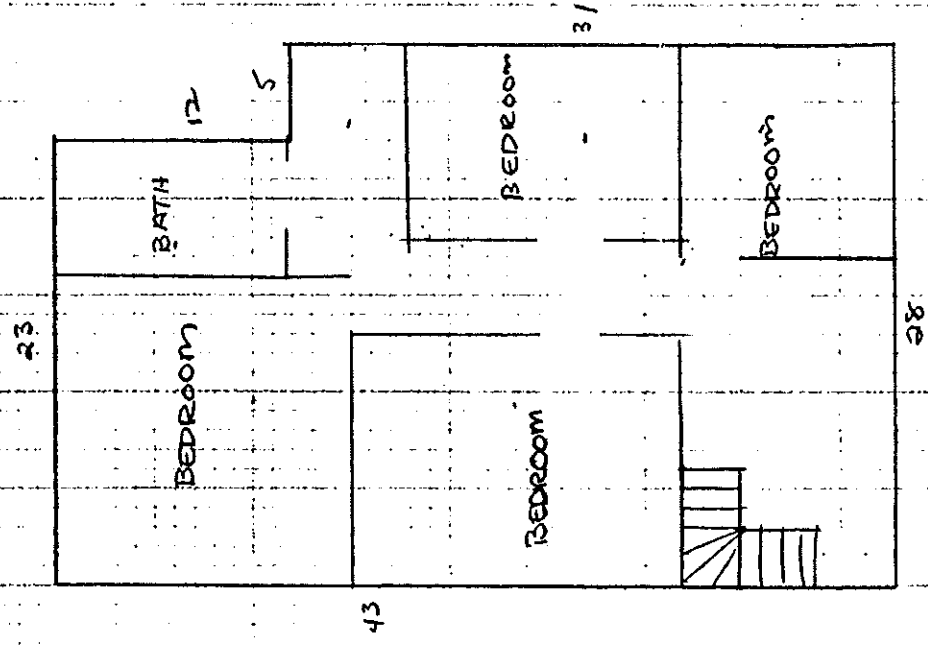
PURCHASER DATE

PURCHASER DATE

1st



2nd

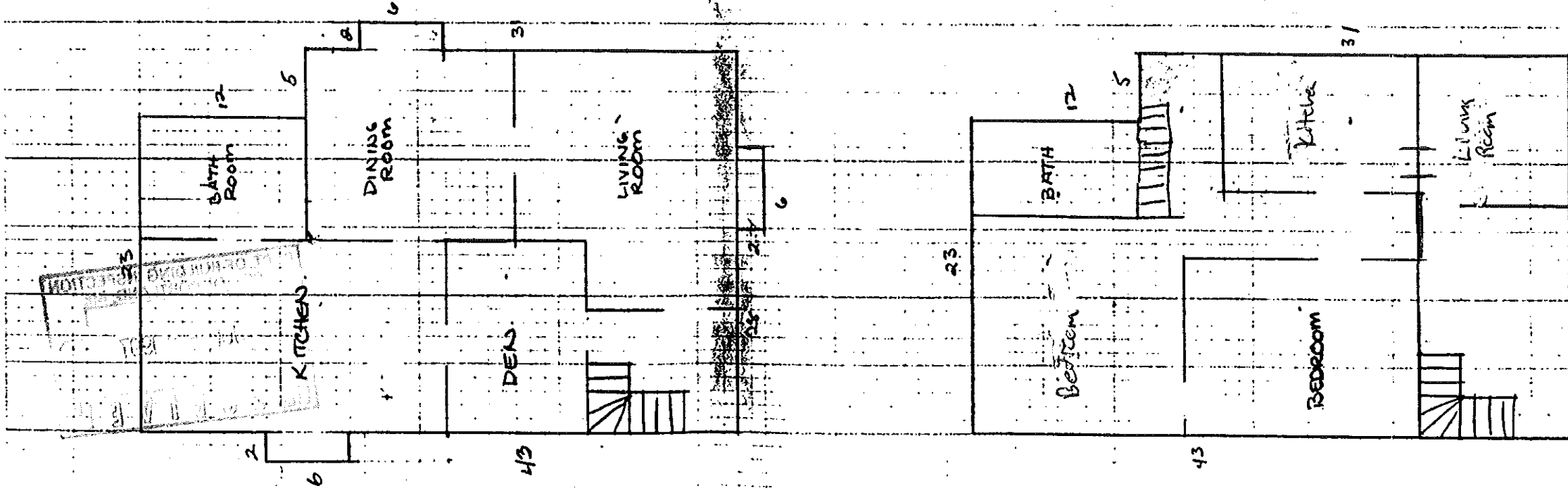


NOT TO SCALE

EXD710



over  
for plot  
plan



151

2nd

NOT TO SCALE

Proposed