

City of Portland, Maine - Building or Use Permit Application 89 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

| | | | | | |
|--|---------------------------|--|--|---|---|
| Location of Construction: 23 Hayes Street | | Owner: <i>Daniel Huse</i> <i>William T. Keniston</i> | | Phone: 799-4270 772-1497 | Permit No: 960602 |
| Owner Address: 379 Lincoln Street, S.P. 04106 | | Leasee/Buyer's Name: <i>New Owner</i> | | Phone: | |
| Contractor Name: | | Address: | | Phone: | Permit Issued: JUN 26 1996 CITY OF PORTLAND |
| Past Use: 2 family | Proposed Use: 4 family | COST OF WORK: \$ | | PERMIT FEE: \$25.00 | |
| Proposed Project Description: Change Use - from 2 to 4 family | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group <i>R2</i> Type <i>513</i> | Zone: CBL: <i>R-3</i> 126-B-8 |
| | | Signature: <i>Huse</i> | | Signature: <i>Keniston</i> | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Zoning Approval: <i>OK - 3/24/96</i> | |
| | | Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | 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: <i>Vicki Dover</i> | | Date Applied For: <i>June 20, 1996</i> | | Signature: _____ Date: _____ | |

1. This permit application doesn't 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

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 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

William T. Keniston
SIGNATURE OF APPLICANT *William T. Keniston* ADDRESS: 379 Lincoln St., So. Portland 04106 DATE: 6/20/96 PHONE: 799-4270

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT #6
Above

COMMENTS

10-4-96 Met owner at property. 4 units w all that-then well be

12-18-96 Framing is all completed.

3-14-97 Working on the rear apartment. Sheel rock has been done & most wiring except for the fixtures.

4-1-97 Rear apartment is all completed. Working on the front floor apartment to be extended into the back area. Hard wires smoke detectors are all installed.

9-15-97 Some fire doors left to be put on 1st & 2nd floor for apt

3/14/02 Message left. AR

3/24/02 # 2 rear - fire escape needs ballusters, 42" high gd rail. OK 4/8/02

1 rear - one missing smoke detector OK 4/8/02

1 front - needs a fire rated door OK 4/8/02

2 front - needs a fire rated door, also OK 4/8/02

same fire escape as # 2 rear. A. Rowe

4/8/02 OK for CGO. No charge. A. Rowe

Inspection Record

| Type | Date |
|--------------------|----------|
| Foundation: _____ | 12-18-96 |
| Framing: <u>OK</u> | 12-18-96 |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 23 Noyes St

CBL 126 B00800101

Issued to Huse, Daniel/None

Date of Issue 04/25/2002

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. 96-0602, 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

4 Units

BOCA: R2

Use Group: R2 Type: 5B

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

4/25/02 *D. Huse*

(Date)

Inspector

[Signature] 4/25/02
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: 26 June 96 ADDRESS: 23 Noyes ST.

REASON FOR PERMIT: Change of use 2 To 4 family dwelling

BUILDING OWNER: William T. Keniston

CONTRACTOR: Same APPROVED: *4*5*6*7*9

PERMIT APPLICANT: _____ DENIED: *11*13*14*15

CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
- X 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- X 5. 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.

- X 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- X 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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-hr 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 side. (Chapter 4 section 407.0 of the BOCA/1993)

* 11. 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.

12. 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/1993)

* 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

* 14. Headroom in habitable space is a minimum of 7'6".

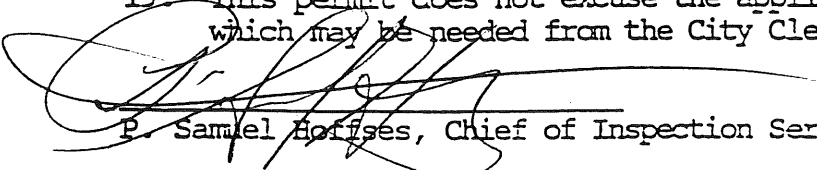
* 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Bozises, Chief of Inspection Services

/el 3/16/95

C.C. LT. McDougall

Applicant: William T. Keniston
Address: 23 Noyes St
Assessors No.: 126-B-8

Date: 6/24/96

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1807 Existing bldg

Zone Location - R-5

Interior or corner lot -

Use - change of use 2 → 4

Sewage Disposal - City

Rear Yards -

Side Yards - Existing

Front Yards -

Projections -

Height - Existing

Lot Area - 17,903 sq ft per assessors

Building Area -

Area per Family - 3,000 sq ft/family 3x4 = 12,000 sq ft req - 17,903 sq ft shown

Width of Lot -

Lot Frontage - Existing

Off-street Parking - parking for 6+ vehicles shown - only 6 req

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains - N/A

MORTGAGE LOAN INSPECTION PLAN

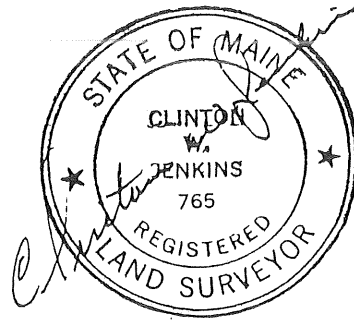
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DOES CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

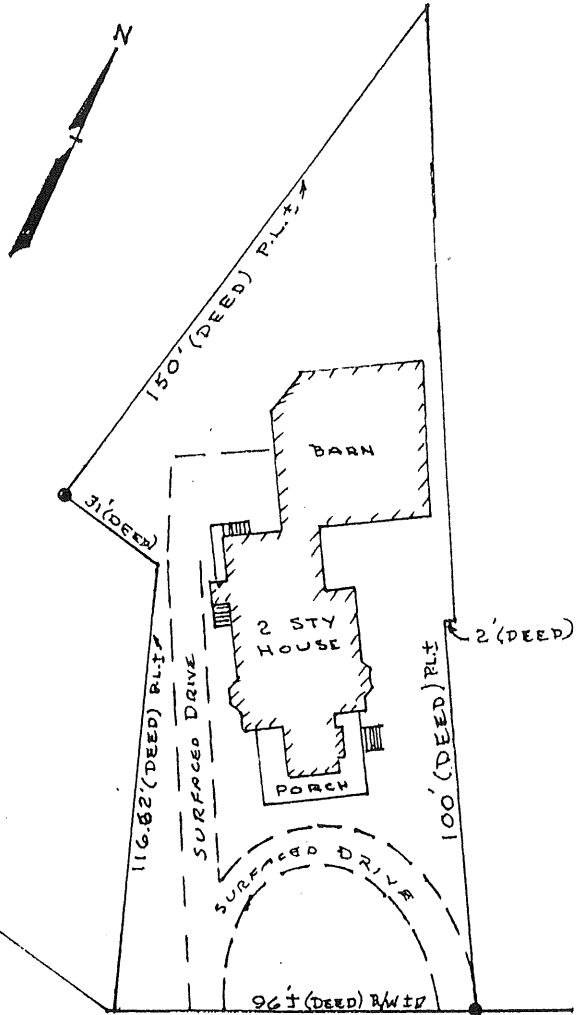
THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ABUTTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS IS NOT A LAND BOUNDARY SURVEY.

DATE JULY 17, 1987 **BORROWER** PROJ. 889
BOOK/ 4180 PAGE 134
COUNTY CUMBERLAND SCALE 1"=50'



NOTE: THIS PLAN IS COMPILED FROM DEED, TAX MAP AND FIELD MEASUREMENTS. THE PROPERTY LINES, R/W LINES, AND BUILDINGS AND THEIR RELATIONSHIP TO EACH OTHER IS APPROXIMATE. FOR A MORE ACCURATE PLAN - A CLASS "A" SURVEY IS SUGGESTED.



17,903 SQ. FT
.4 ACRES +/-

NOYES STREET

PROPERTY OF CHARLES W. HALL.
LOCATED AT #23 NOYES STREET, PORTLAND, MAINE.

PURCHASER- WILLIAM T. KENISTON. 799-4270 379 Lincoln St
SP

39x41 BARN

W. B. T. A. V. F. T.

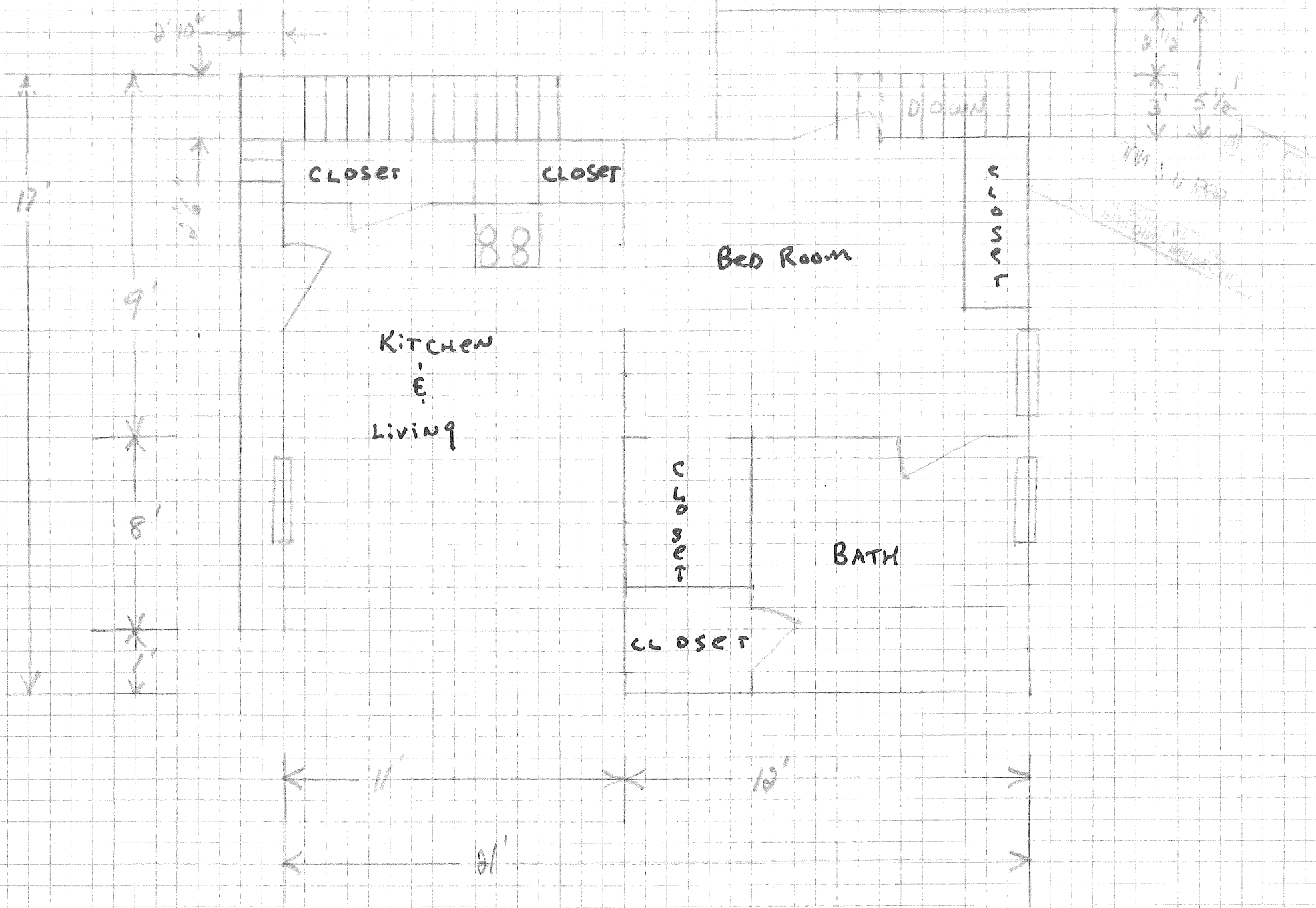
700 5-11-30

REAR PORCH

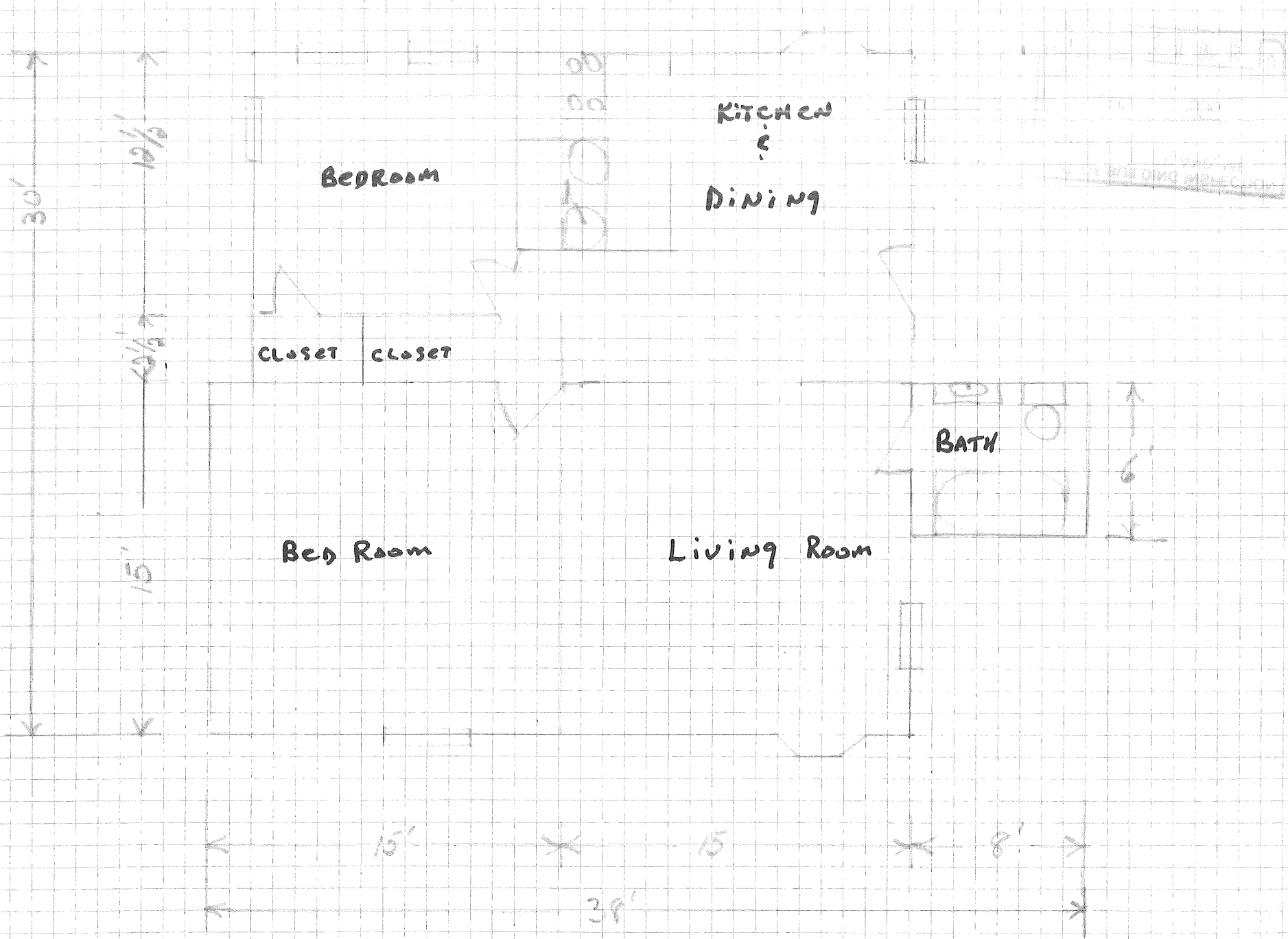


1ST FLOOR REAR

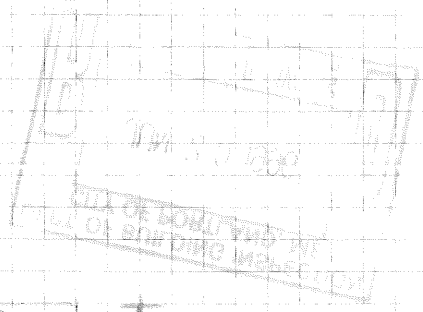
39' X 41' BARN



2 ND FLOOR REAR

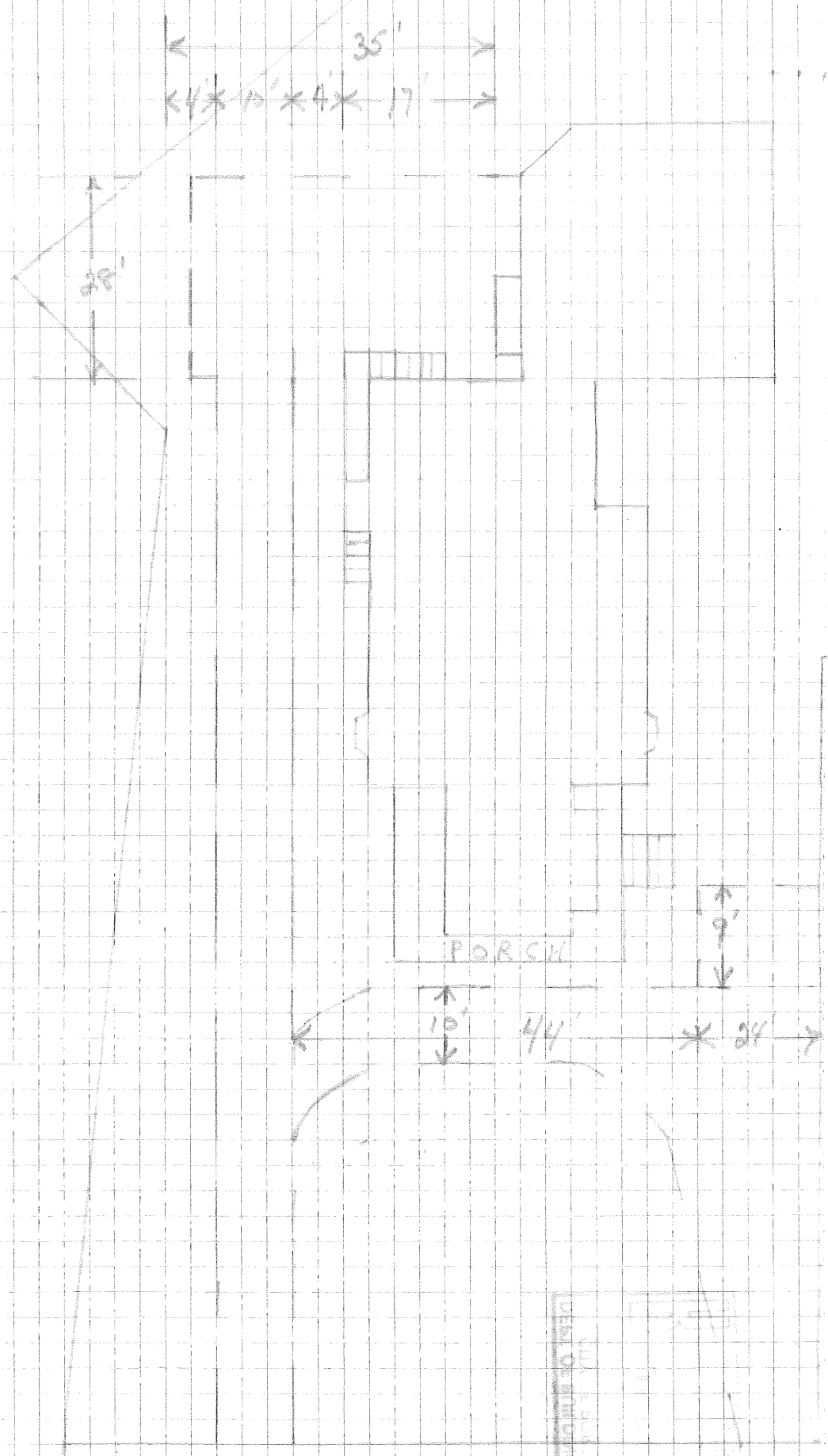


1ST FLOOR FRONT



2ND FLOOR FRONT

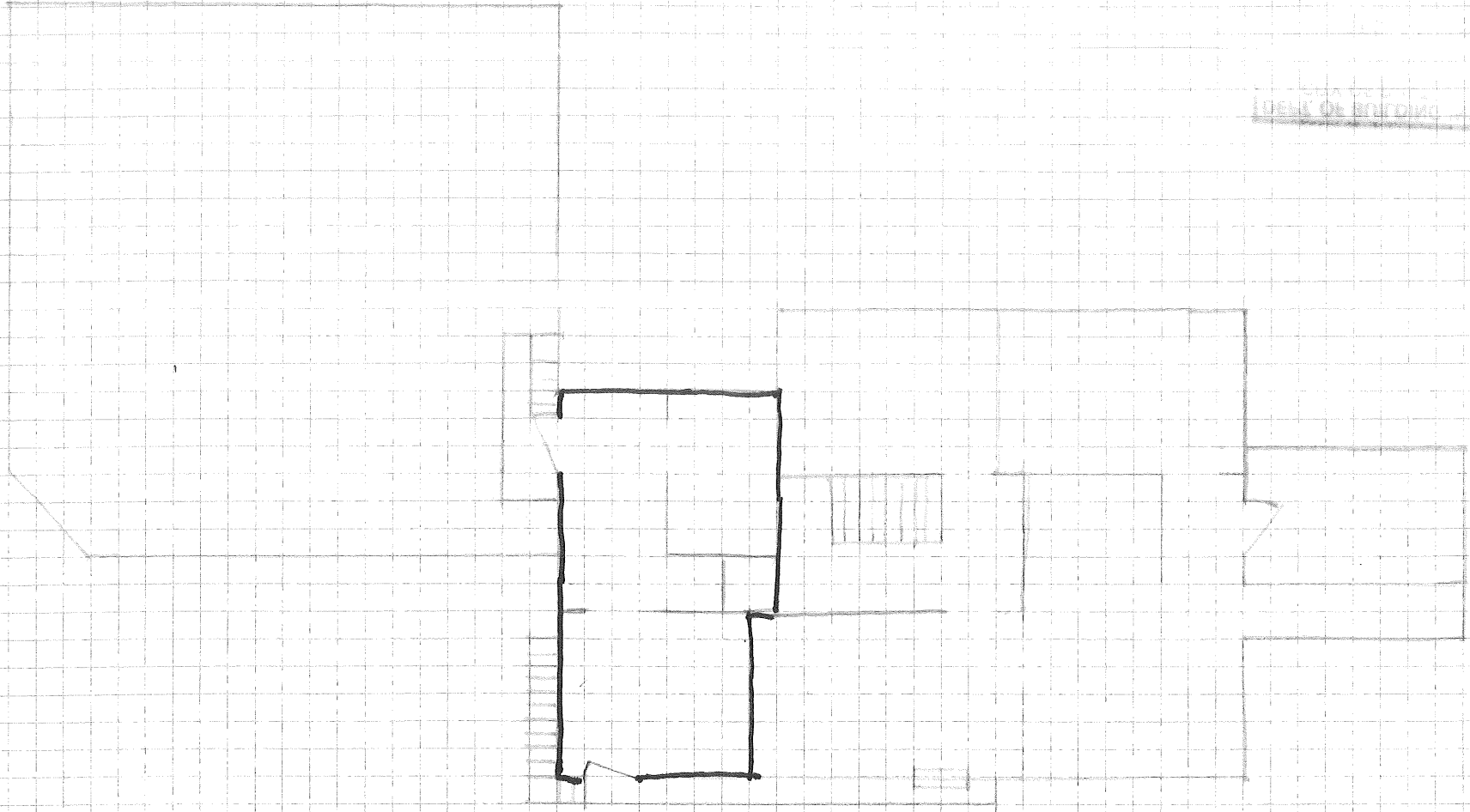
23 Noyes St.
W.T. Keniston
- parking



PLAN OF BUILDING

10, 11, 12, 13, 14, 15, 16, 17

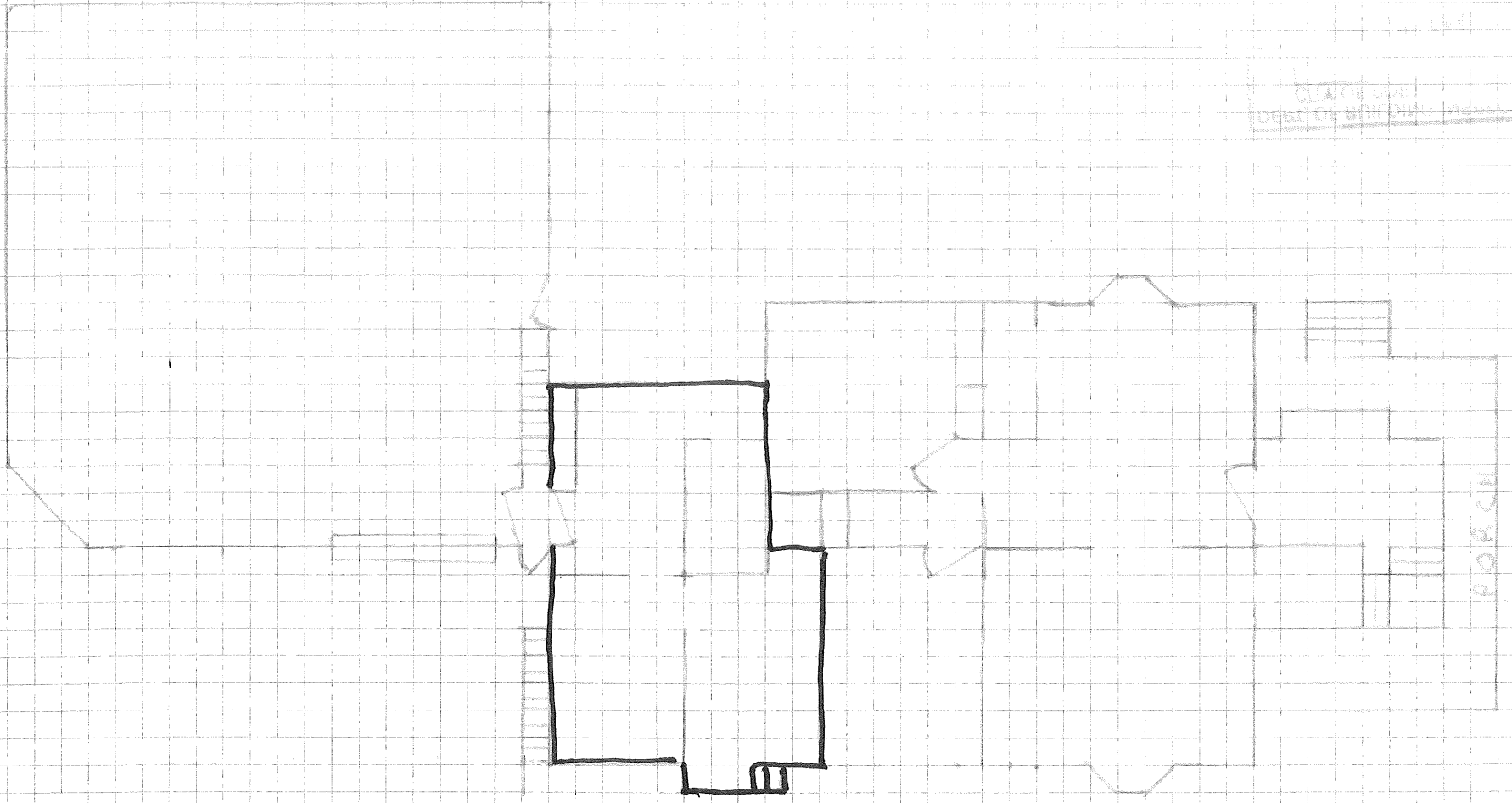
LINE OF BUILDING



2ND FLOOR EXISTING

100 F O B J A B C

CLAYTON
DEPT. OF MINING



1ST FLOOR EXISTING