

Location of Construction: *** 5 Bryant St.		Owner: Willa Vennema & Carter Waldron <i>Waldron</i>	Phone: 772-5476	Permit No: 990920
Owner Address: same as above		Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Loranger Dekor & Window		Address: 881 Forest Ave. Portland, ME		Phone: 773-3261
Past Use: single family		Proposed Use: same	COST OF WORK: \$2,286.03	PERMIT FEE: \$ 42.00
			FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: ZBA appeal granted to increase childcare to 8. Change of Use Home Occupation to Day Care from 6 children to 8 children. Paid \$50 for appeal will be in to pay \$30.00 for Change of Use		Signature:		Signature:
Permit Taken By: nbg		Date Applied For: 8-12-99		

PERMIT ISSUED
Permit Issued:
AUG 26 1999
CITY OF PORTLAND

Zone: **3** CBL: **129-C-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: _____

- 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.
- Also build **FT** sliding door, add necessary railing and angle deck to accommodate sliding door.

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

***Send To: Willa Vennema & Carter Waldron
5 Bryant St.
Portland, ME 04103

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

8-12-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT **2**

COMMENTS

8/31/99 - On Site Pre Cons - New Section of Deck -

We need plan showing support system for this addition

(2) Ballusters on existing section must be reduced to -4" spacing

9/2/99 detail plan for deck addition submitted - Shows only 1 2x6 over new door - Contacted owner (Mrs. Waldren) & they were aware - They will call B-4 close in of headers

9/23/99 - Rough framing all done ok to Close

9/25/99 - Work Complete Dbl. 2x6 Header was used over door JR

Issue COB for Chg of use

Inspection Record

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: <u>5 Bryant St</u>	04103
--	-------

Tax Assessor's Chart, Block & Lot Number Chart# <u>129</u> Block# <u>C</u> Lot# <u>2</u>	Owner: <u>Willa & Carter Vennema Waldren</u>	Telephone#: <u>772-5476</u>
Owner's Address: <u>5 Bryant St Portland 04103</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 22,86.03</u> Fee <u>42.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Replace back single door with a 6' wide sliding door, angle deck to accommodate door</u>		
Contractor's Name, Address & Telephone: <u>Loranger Door & window 881 Forest Ave 773-3261</u> Rec'd By: <u>Willa Vennema</u>		

** add necessary railings*

Fee 42.00

also to increase home occupation

from childcare w/ 6 children to childcare w/ 8 children

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, Ventilation 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 (Sample Attached)

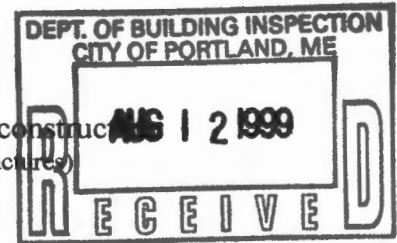
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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: <u>[Signature]</u>	Date: <u>8/12/99</u>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



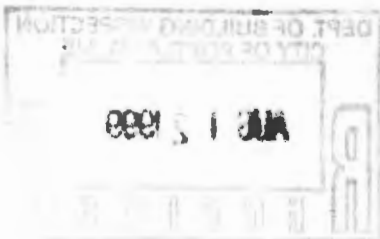
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



BUILDING PERMIT REPORT

DATE: 13 Aug. 99 ADDRESS: 5 Bryant St. CBL: 129-C-002
 REASON FOR PERMIT: Change of Use Day Care From 6 To 8 Children
 BUILDING OWNER: Vennema & Waldron
 PERMIT APPLICANT: S A O Contractor S A O
 USE GROUP R-3 CONSTRUCTION TYPE 503

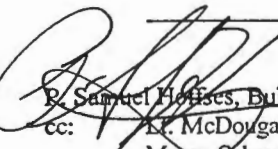
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *11, *13, *22, *29, *33
*35, *36, *37, #31
 Approved with the following conditions:

- ~~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. 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
4. 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)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- ~~11.~~ 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 3e4" 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)
- ~~12.~~ Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~13.~~ Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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)
16. 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)

17. 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)
18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. 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.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached,*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. *The proposed (New post) pier foundation shall be a minimum of 4' below grade resting on footing with anchor between footing & pier*
36. *There shall also be a fastener between pier and framing.*
37. *A minimum of 2x6 joist shall be used for 4' span. The ledger on the dwelling for the joists shall be lag bolted to the dwelling.*
- 38.


 Samuel Hodges, Building Inspector
 cc: K. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 5 Bryant Street 129-C-002

Issued to Willa Vennema & Carter Waldren

Date of Issue November 4 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. ⁹⁹⁻⁰²⁰⁹ ⁹⁹⁻⁰⁹²⁶, 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

APPROVED OCCUPANCY

#99-0209 - 3rd floor

Artist Studio

#99-0926 - Entire

Day Care for upto 8 children

Limiting Conditions:

Standard home occupation limitations

This certificate supersedes
certificate issued

Approved:

11/4/99 *[Signature]*
.....
(Date) Inspector

[Signature]
.....
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.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair
Lee Lowry III, Secretary
William Neleski, Jr.
Andrew Braceras
Sam Sivovlos
Julie Brady
Peter Clifford

July 30, 1999

Willa Vennema
5 Bryant Street
Portland, ME 04103

RE: 5 Bryant Street
129-C-002
R-5 Zone

Dear Ms. Vennema:

As you know, at its July 29, 1999 meeting, the Board of Appeals voted 4-0 to grant relief from Section 14-118(3)d of the Zoning Ordinance to increase your Day Care to 8 children. Enclosed please find a copy of the Board's decision.

You will now need to come to the Inspection Service Office located in room #315 of City Hall and pay the \$30.00 building permit fee. This will ensure that your property is changed from a Home Occupation to a Day Care as the Board approved.

Should you have any questions regarding this matter, please do not hesitate to contact either myself or Nadine Williamson, Office Manager.

Sincerely,


Marge Schmuckal
(MS)

Marge Schmuckal
Zoning Administrator

MS/nbg

Enclosure

CC: Area 2 (Kevin Carroll, Tammy Munson, Jon Reed)

LAND USE - ZONING REPORT

ADDRESS: 5 Bryant St DATE: 8/26/99

REASON FOR PERMIT: change of use from single family & Day care for 8 to

BUILDING OWNER: single family with day care for 8 and building addition on deck
C-B-L: 129-C-2

PERMIT APPLICANT: will & Verment & Cater Waldron

APPROVED: with conditions DENIED: _____

#1, #11, #12

CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. 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 _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. 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.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 11. Other requirements of condition Your day care for eight children was approved with a condition that screening or fencing be erected along your neighbors side of your property.

12. The Deck addition is shown to be 16' AT the closest point to your rear lot line. This is being Allowed under Section 14-433. IN NO CASE shall it be closer than 15' when measured by our inspector in the field.
 Marge Schmuckal, Zoning Administrator
 Marge Schmuckal

WARRANTY DEED

Joint Tenancy

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Joan E. Jensen of Falmouth, Maine; Sally M. West of Columbia, South Carolina; Marcia R. Lovejoy of Portland, Maine; Judith A. Francis of Auburn, Washington; William L. Miller of Germantown, Tennessee; Dorothy M. Bodwell of Dexter, Maine; Virginia B. Mushrow of Bridgton, Maine; and David L. Miller of Windham, Maine,

for consideration paid, grant to **Carter Waldren and Willa Vennema**

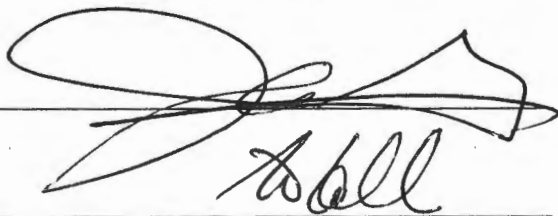
of **Portland**, County of **Cumberland**, State of **Maine**,

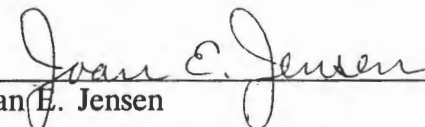
whose mailing address is 47 Hartley Street, Portland, Maine 04103

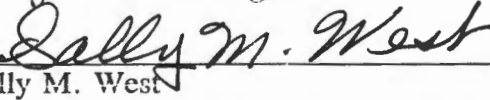
with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

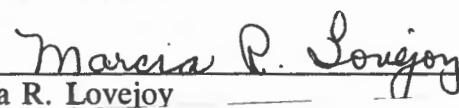
WITNESS our/my hand(s) and seal(s) this 17th day of ~~October~~ November, 1995.

Signed, Sealed and Delivered in presence of:




Joan E. Jensen


Sally M. West


Marcia R. Lovejoy

MAINE REAL ESTATE TAX PAID



881 FOREST AVE.
 PORTLAND, ME 04103-4107
 (207) 772-2223 1-800-427-8787
 FAX # (207) 773-3261

CUSTOMER QUOTATION

rdell

Pg. _____ of _____

LORANGER
 DOOR AND WINDOW

TO Carter Waldren
5 Bryant St.
Portland, me. 04103

H - 772-5476
 W - 526-4379

Date: <u>8-3-99</u>	Quoted By: <u>Carol</u>
Attention:	
Re:	
<u>Wants Ernie to</u>	
<u>install 1st week Sept.</u>	
<u>ETA 8-31-99</u>	
<u>to LNW</u>	
Quotation Valid	<u>30 days</u>
F.O.B.	

QUANT.	MATERIAL DESCRIPTION	UNIT	EXTENSION
	<u>Andersen Frenchwood Sliding Patio</u>		
	<u>Dr. Unit white, w/screen & solid Estate</u>		
	<u>Brass Hdwe</u>		
<u>1</u>	<u>FWG 60611 L XXXX ?</u>		<u>1230.00</u>
<u>1</u>	<u>pair FWG 60611 wood gilles</u>		<u>121.00</u>
<u>1</u>	<u>materials needed to install</u>		<u>\$195.00</u>
			<u>1546.00</u>
<u>1</u>	<u>disposal fee</u>		<u>30.00</u>
<u>1</u>	<u>Labor to install FWG door</u>		<u>625.00</u>
<u>Note:</u>			
<u>Painting by others!</u>			
<u>Customer will need to get permit</u>			
<u>\$400.00 dep needed</u>			
<u>will be in on monday!</u>			
<u>Paid by ck# 1178</u>			
<u>FOCS</u>			

Terms: Net Price, No Discounts
 _____ % 10 prox.

TAX 85.03
 TOTAL \$ 2286.03

All claims for shortages, damages or errors in this shipment must be made immediately and noted hereon or we will not assume any responsibility for same. Special order material is not returnable. Stock material returned in good condition is subject to 10% handling charge. Accounts past due are subject to a 1 1/2 % per month or 18% per annum interest penalty charge.

SIGNED Carol Shane

Vennema / Waldren plot plan

For proposed door replacement and porch extension to accommodate door.



on street parking this side
Bryant street

Lot size = 5092'

Vernema / Waldren
Drawing for new door & porch addition

Front View

Header

2x8"
16"

Anderson sliding door w/ vinyl exterior, wood interior

Support beams

Support beam
6 1/2"

← 6' →

← Current door →

Wood framing
for door

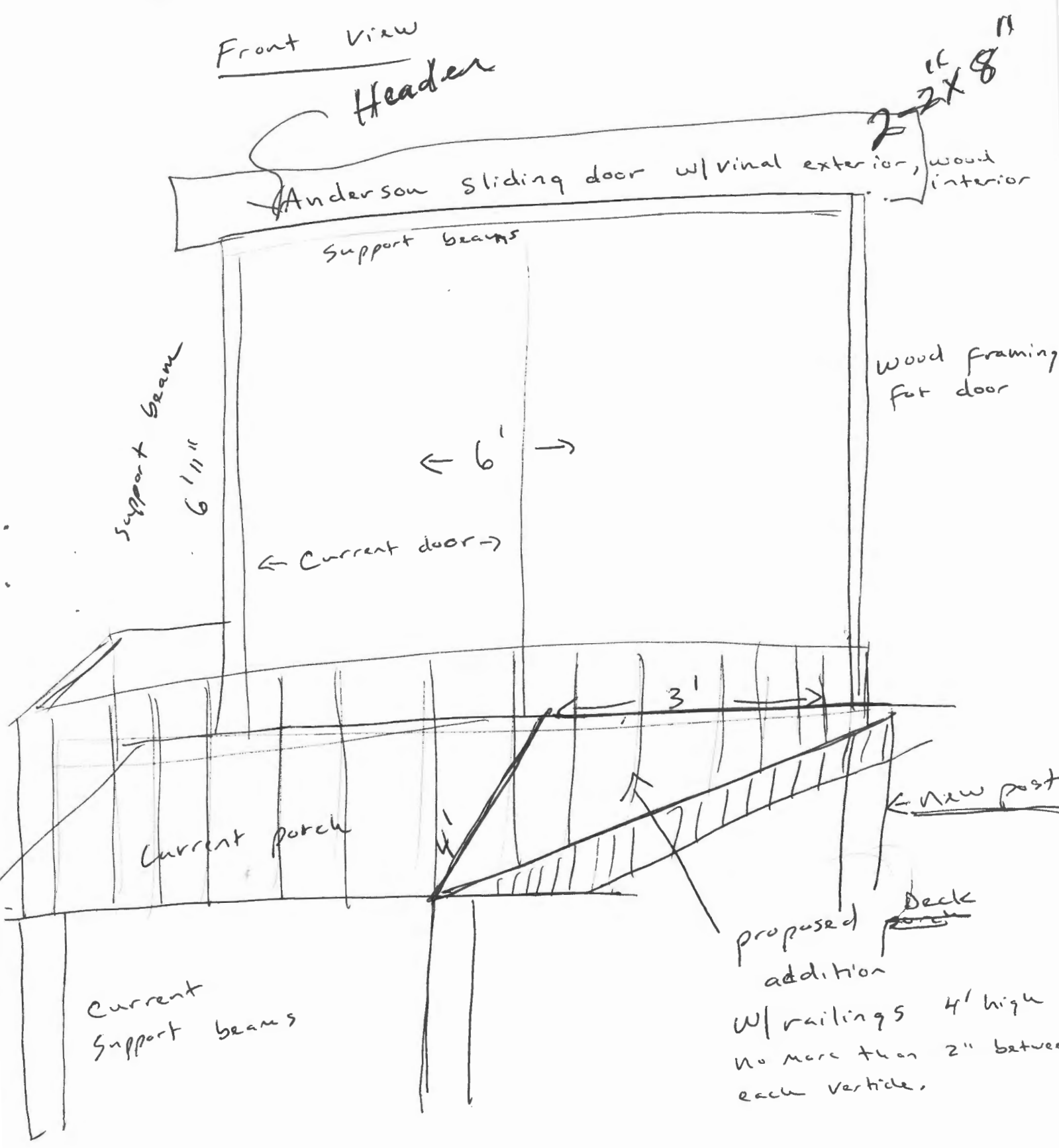
← 3' →

Current porch

← New post

Current
Support beams

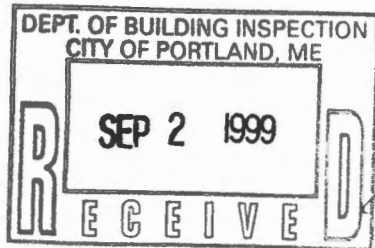
proposed ~~porch~~ Deck
addition
w/ railings 4' high
no more than 2" between
each verticle.



Amendment to original drawing for porch extension & sliding door at

5 Bryant St. Portland me 04103 772-5476
Owner Carter Waldren and Willa Vennema

For Kevin Carroll



OK
Per P.S.H

Existing structure

