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

Permit No: 960268

Location of Construction:	Owner:	Phone:
27 Brentwood Street	Andrea Kolgin/Mark Sinclair	774-5532

Owner Address:	Leasee/Buyer's Name:	Phone:	BusinessName:

Contractor Name:	Address:	Phone:

Past Use:	Proposed Use:	COST OF WORK:	PERMIT FEE:
Single family dwelling	2 fam dwelling ~~w/conditional use appeal for daycare for 12 children~~ on 2nd flr and daycare on the 1st flr	$	$ 25.00/$50. Appeal

FIRE DEPT. ☐ Approved ☐ Denied
Signature:

INSPECTION:
Use Group: R3 Type: 5B
BOCA-93
Signature:

Proposed Project Description:

Conditional Use Appeal - 2 fam w/daycare for 12 children

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved ☐
Approved with Conditions: ☐
Denied ☐
Signature: Date:

Permit Taken By:	Date Applied For:
Victoria A. Dover	March 1, 1996

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

APPEAL SUSTAINED 4/11/96

PERMIT ISSUED
Permit Issued: APR 22 1996
CITY OF PORTLAND

Zone: B-5 CBL: 135-E-022 ~~135-E-021~~

Zoning Approval:
OK 4/11/96

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☒ Conditional Use - 4/11/96
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☒ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied
Date: 4/11/96

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
Mark H. Sinclair / Mark Sinclair	27 Brentwood St.	March 1, 1996	774-5532

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:

CEO DISTRICT #4
K. Carroll

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

COMMENTS

11-1-96 Inspection of premises: Hot Water too high
sand handrails
electrical outlet exposed in cupbd. remove
Smokes - OK.
open junction box in stairwell.

11-6-96 Mike Collins inspection yields illegal electrical installation.

2/25/97 Electrical violations OK per M. Collins, Elec. Inspector. Apparently, the State Fire Marshall's Office is in receipt of a plan of action re: letter of 11-7-96 Wally Harroway.

3/7/97 OK to issue certificate of Occupancy per Mike Collins.

Inspection Record

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

CITY O ORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION Brentwood St. (135-E-022)

Issued to Andrea Kolgin/Mark Sinc

Date of Issue 5 March 1997

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. 168 , 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
First Floor	Single Family w/Daycare

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3-5-97 Amy Sowers

(Date) *Inspector*

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
Department of Building Inspection

Certificate of Occupancy

LOCATION Brentwood St (135-E-022)

Issued to Andrea Kolgin/Mark Si[illegible] Date of Issue 20 November 1996

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. 60268, 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
First Floor	Single Family w/Daycare

Limiting Conditions: TEMPORARY
See attached conditions (dated 11/6/96) to be complied with within 90 days of letter date.
Maximum 12 children

This certificate supersedes
certificate issued

Approved:
20 NOV 96 [illegible]
(Date) *Inspector* *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: 5/22/96 ADDRESS: 27 Brentwood St

REASON FOR PERMIT: Day Care C/U

BUILDING OWNER: Sinclair / Kolgin

CONTRACTOR: " "

PERMIT APPLICANT: " " APPROVAL: 5, 7, 9, 12, 14

~~DENIED:~~

CONDITION OF APPROVAL ~~OR DENIAL~~

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 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.
4. 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)
5. 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 tot he loser 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. feet.

10. 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.

11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

X ~~12.~~ The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

13. 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/1996), 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 swelling 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)

X 14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall maintained to NFPA #13 Standard.

17. 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)

18. 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.

19. 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".

20. 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.

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

P. Samuel Hoffses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 16, 1996

Andrea Kolgin and Mark Sinclair
27 Brentwood Street
Portland, Maine 04104

RE: 27 Brentwood Street

Dear Andrea and Mark,

As you know at its April 11, 1996 meeting, the Board of Appeals voted to grant you a change of use from a two family dwelling to a single family dwelling unit with daycare for up to 12 children on the first floor.

A copy of the Board's decision is enclosed for your records.

Sincerely,

Marge Schmuckal /mrd

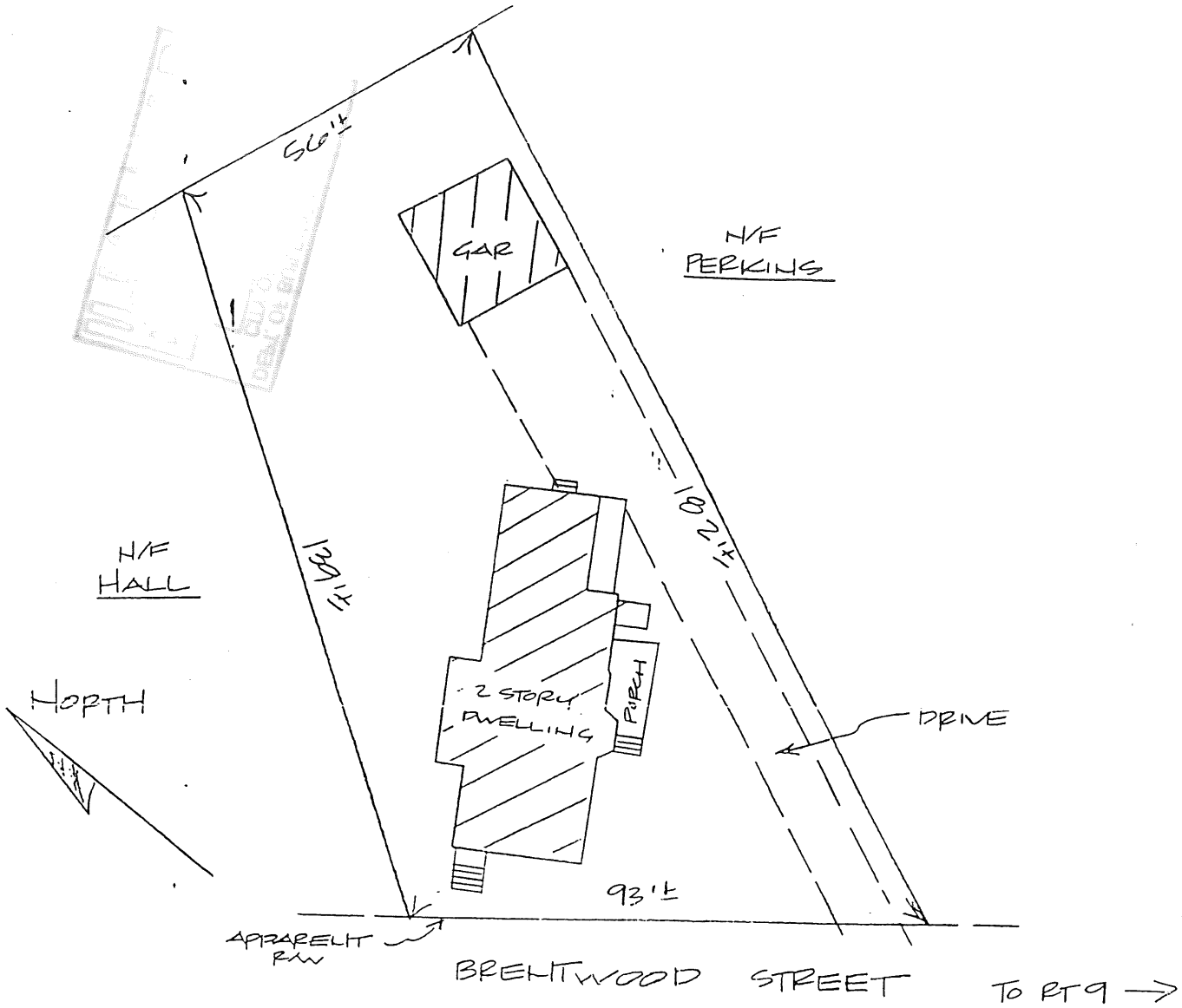
Marge Schmuckal
Asst. Chief, Code Enforcement Division

cc: Joseph E. Gray, Dir, PUD
P. Samuel Hoffses, C, Code Enf
C. Lane, Corp. Counsel
Matthew Manahan, Chairman, ZBA

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

ADDRESS: 27 BRENTWOOD ST
PORTLAND, ME

INSPECTION DATE: 12-13-95
SCALE: 1" = 30'



APPLICANT: MARK SINCLAIR ANDREA KOLGIN

REQUESTING PARTY: LEETE & LEMIEUX

OWNER: BROWN

ATTORNEY: JAMES R. LEMIEUX

LENDER:

FILE No. 952132

TITLE REFERENCES:

DEED BOOK: 4600 PAGE: 225

PLAN BOOK: PAGE: LOT:

COUNTY: CUMBERLAND

MUNICIPAL REFERENCE:

MAP: 135 BLOCK: F LOT: 21

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 230051 PANEL: 0007B ZONE: C DATED: 07-15-92

THE DWELLING WAS [redacted] IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

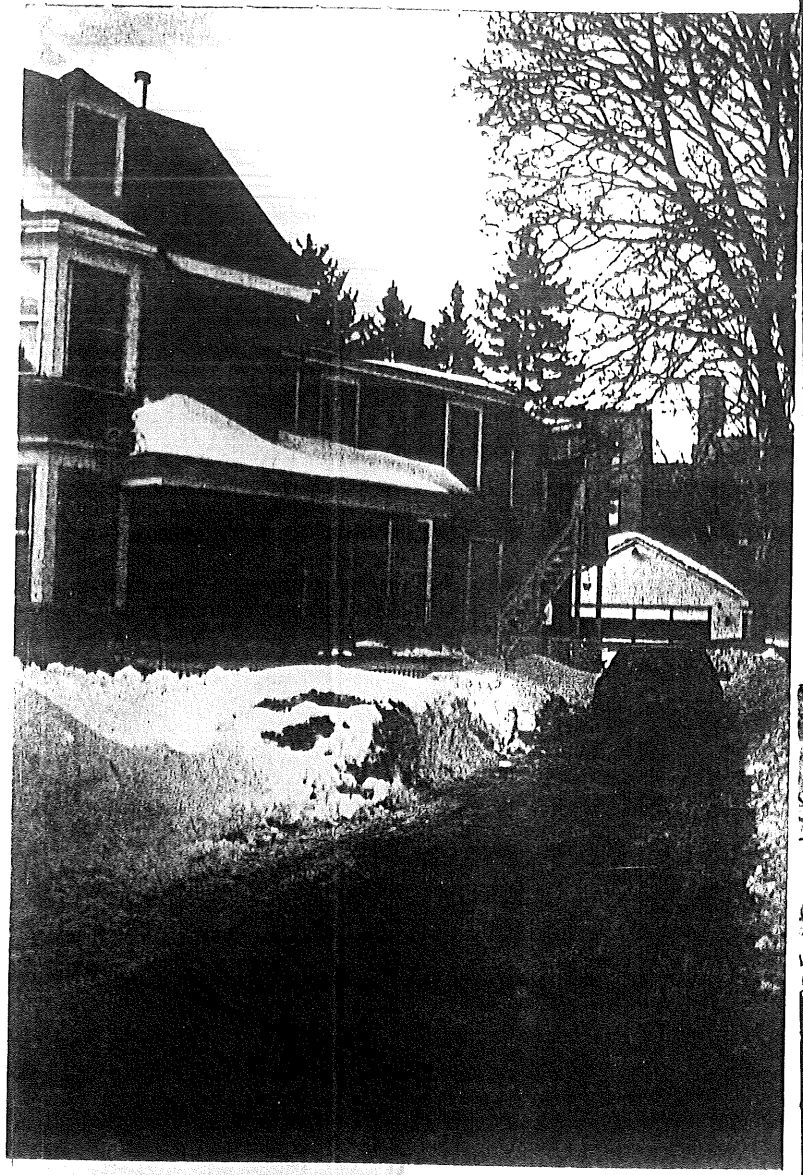
COMMENTS:

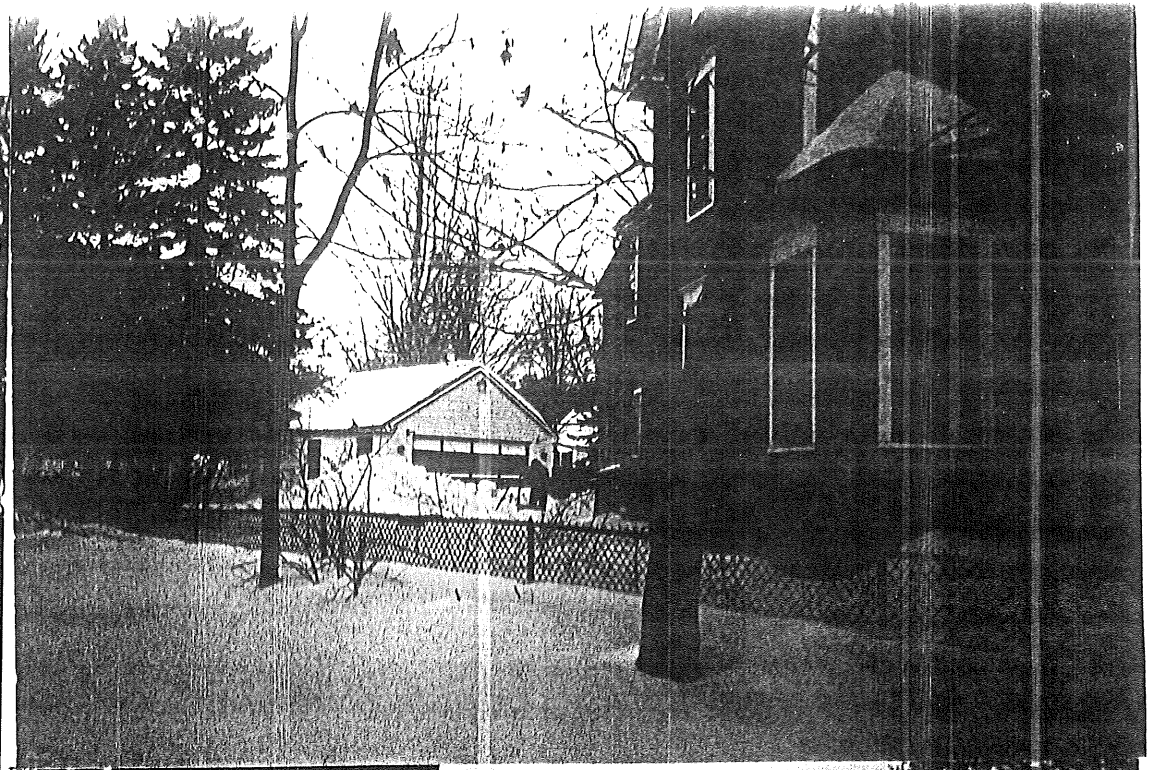
NADEAU & LODGE
PROFESSIONAL LAND SURVEYORS

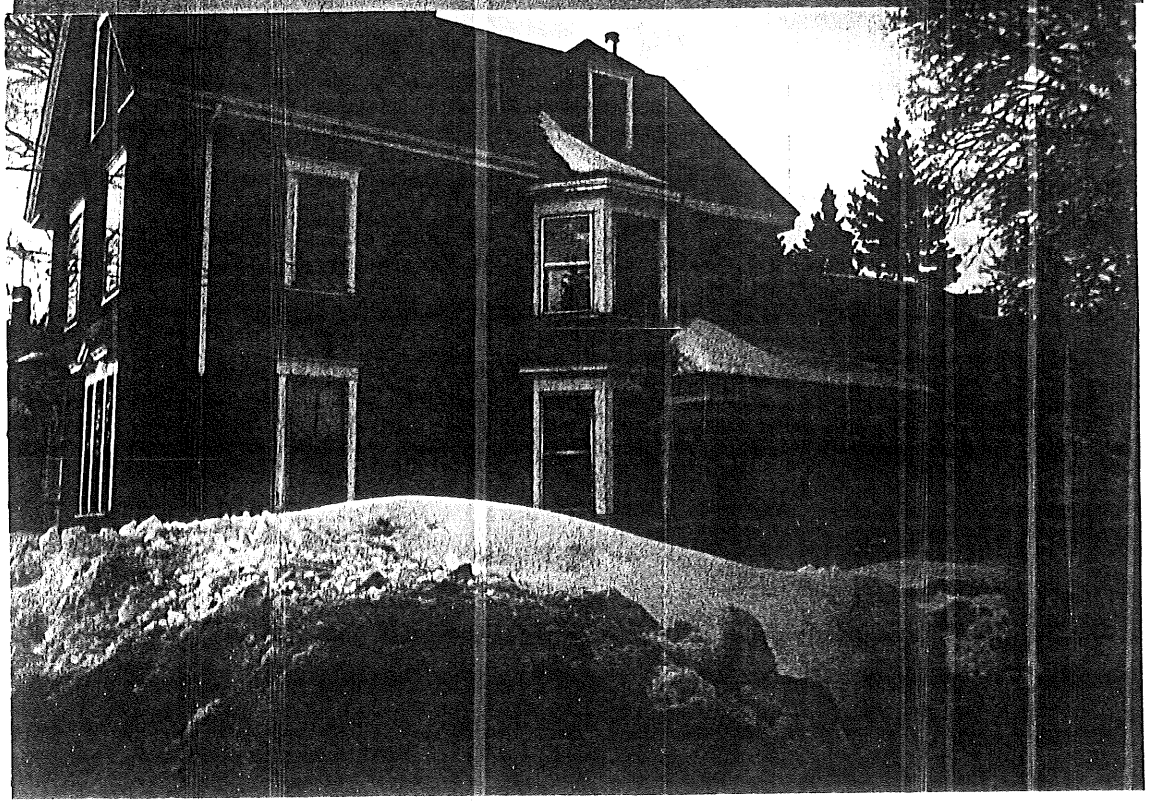
85 RACKLEFF STREET
PORTLAND, ME 04103
TEL & FAX 780-6613

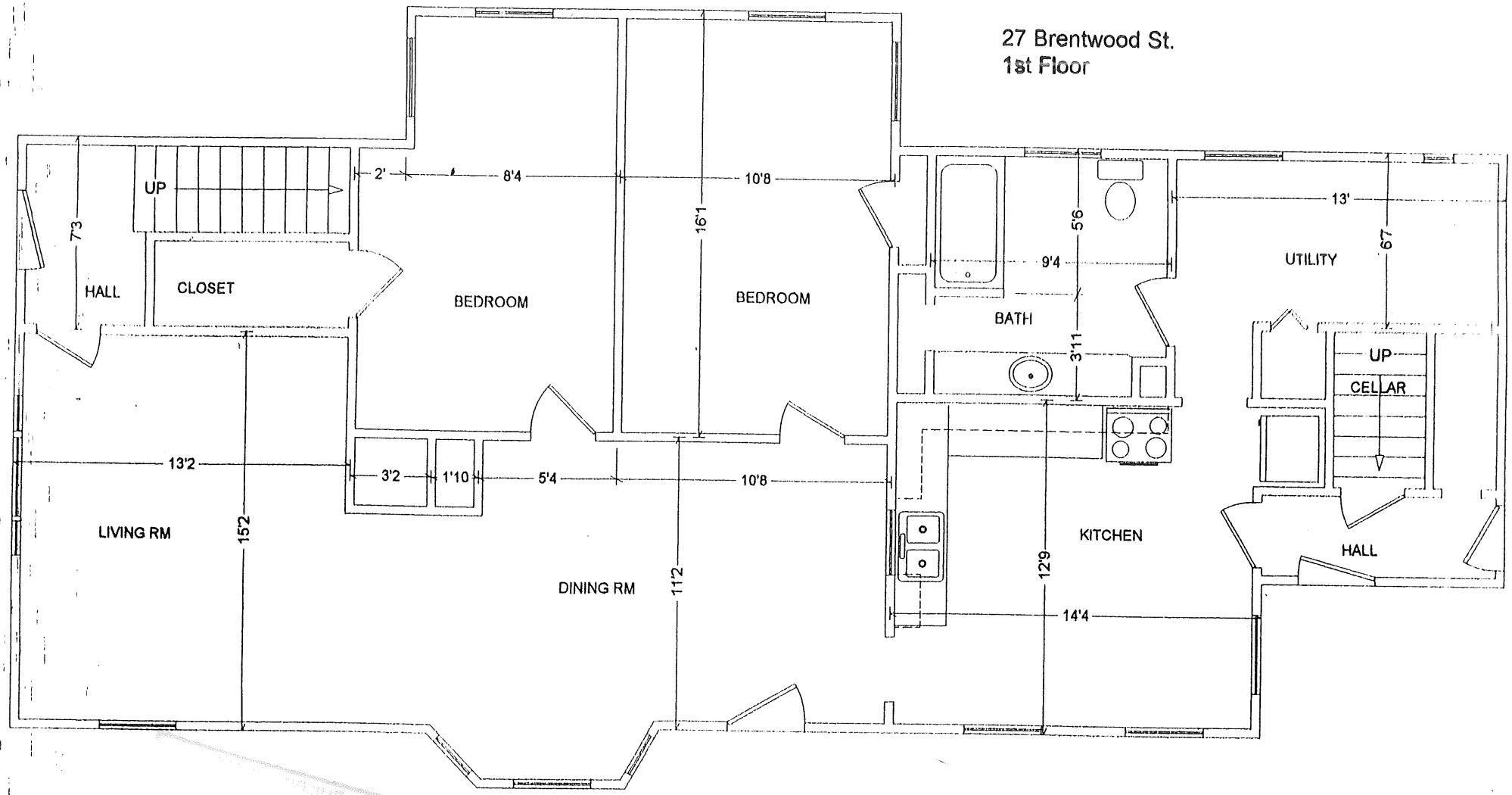
RFD 2, BOX 219A
ALFRED, ME 04002
TEL 282-0331

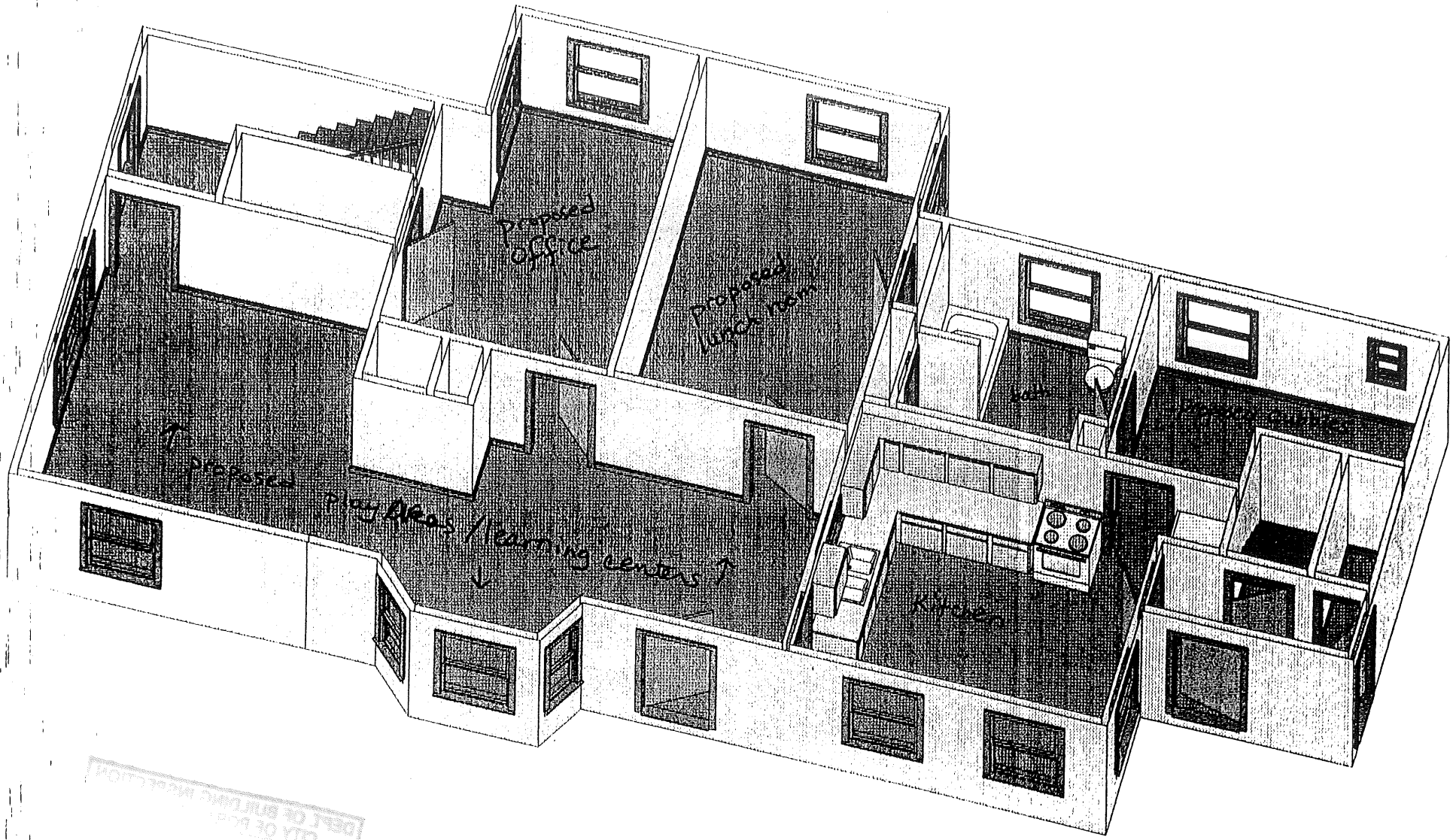
James D Lodge








27 Brentwood St.
1st Floor
UP
7'3
HALL
CLOSET
2'
8'4
10'8
16'1
BEDROOM
BEDROOM
13'2
3'2
1'10
5'4
10'8
LIVING RM
15'2
DINING RM
11'2
BATH
9'4
5'6
3'11
KITCHEN
12'9
14'4
13'
UTILITY
6'7
UP
CELLAR
HALL


Proposed Office
Proposed Lunch room
Proposed Play Areas / learning centers
Kitchen

Form # P 01

ELECTRICAL PERMIT
City of Portland, Me.

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 27 November 1996

Permit # 7525

LOCATION: 27 Brentwood St

OWNER Sinclair, Mark **ADDRESS**

								TOTAL	EACH	FEE
OUTLETS										
		Receptacles		Switches		Smoke Detector		1	.20	.20
FIXTURES		(number of)								
		incandescent		fluorescent					.20	
		fluorescent strip							.20	
SERVICES										
		Overhead Upgrade		Fuses/Breakers		TTL AMPS TO	800	100	15.00	15.00
		Underground					800		15.00	
TEMPORARY SERV.										
		Overhead				AMPS OVER	800		25.00	
		Underground					800		25.00	
METERS		(number of)							1.00	
MOTORS		(number of)							2.00	
RESID/COM		Electric units							1.00	
HEATING		oil/gas units							5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00	
		Water heaters		Fans		Dryers			2.00	
Disposals		Dishwasher		Compactors		Others (denote)			2.00	
MISC. (number of)		Air Cond/win							3.00	
		Air Cond/cent							10.00	
		Signs							5.00	
		Pools							10.00	
		Alarms/res							5.00	
		Alarms/com							15.00	
		Heavy Duty							2.00	
		Outlets								
		Circus/Carnv							25.00	
		Alterations						XXX	5.00	5.00
		Fire Repairs							15.00	
		E Lights							1.00	
		E Generators							20.00	
		Panels							4.00	
TRANSFORMER		0-25 Kva							5.00	
		25-200 Kva							8.00	
		Over 200 Kva							10.00	
						TOTAL AMOUNT DUE				
		MINIMUM FEE/COMMERCIAL 35.00				**MINIMUM FEE**		**25.00**		25.00

INSPECTION: Will be ready Ready or will call

CONTRACTORS NAME Rick Emery & Sons

ADDRESS P.O. Box 328 Depot St Bar Mill, ME

TELEPHONE 929-8595

MASTER LICENSE No. 7525 **SIGNATURE OF CONTRACTOR**

LIMITED LICENSE No.

ELECTRICAL INSTALLATIONS

Permit Number _____

Location _____

Owner _____

Date of Permit _____

Final Inspection 2/21/97

By Inspector [illegible]

INSPECTION: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 12/20/96 Inspection

8/21/97 (Final)

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:	REMARKS:
12/20/96	none violations found
2/21/97	all ok

OFFICE OF STATE FIRE MARSHAL
DEPARTMENT OF PUBLIC SAFETY
164 STATE HOUSE STATION
AUGUSTA, [illegible]

File # 58017

STATEMENT OF DEFICIENCIES

[illegible]

8. [illegible] smoke de[illegible] manufacture[illegible]

9. [illegible] express[illegible]

DATE INSPECT[illegible]
By Direction of the Commissioner

Signature [illegible] Operator Date