

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

Location of Construction: 938 Forest Ave		Owner: Pier Properties, Inc.		Phone:		Permit No: 970715	
Owner Address:		Lessee/Buyer's Name: William Rice 36 W. Commonwealth Dr Portland, ME 04103		Phone:		Business Name:	
Contractor Name:		Address:		Phone: 797-3540		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 7 1997 CITY OF PORTLAND </div>	
Past Use: 2-1am		Proposed Use: 1-1am w/5 offices		COST OF WORK: \$ 2,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 35.00 INSPECTION: Use Group: Type:	
Proposed Project Description: Change use from 2-1am to 1-1am w/5 offices Int Reno		Signature: <i>[Signature]</i>		Signature:		Zone: CBL: 142-E-003 Zoning Approval: 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: Mary Gresik		Date Applied For: 24 June 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

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>[Signature]</i> William Rice		ADDRESS:		DATE: 24 June 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 6

COMMENTS

7-15-97 Off, work.

8-19-97 Work is in progress. Changes being made according to plans

10-3-97 Apartment is all completed. Office space is not finished will be in 30 days

10-31-97 Everything is completed OK for COC

Inspection Record

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

Location of Construction: 938 Forest Ave		Owner: Pier Properties, Inc.		Phone:		Permit No: 970715
Owner Address:		Buyer's Name: William Rice 36 W. Commonwealth Dr Portland, ME 04103		Phone:		
Contractor Name:		Address:		Phone: 797-3540		Permit Issued: Signature: _____ Date: _____
Past Use: 2-fam		Proposed Use: 1-fam w/5 offices		COST OF WORK: \$ 2,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>(Signature)</i>		
Proposed Project Description: Change use from 2-fam to 1-fam w/5 offices Int Reno				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Zoning: <i>R-P</i> CBL: 142-E-003 <i>OK - Needs to Submit a Park Plan prior to any work for approval</i> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> imm
Permit Taken By: Mary Gresik		Date Applied For: 24 June 1997				

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PERMIT ISSUED WITH REQUIREMENTS

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: *6/25/97*

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)
 SIGNATURE OF APPLICANT William Rice ADDRESS: DATE: 24 June 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

(Signature)
 CEO DISTRICT 6
m. leary



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 938 Forest Ave

Issued to William Rice

Date of Issue 05 November 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. 970715, 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

Entire

Single Family Dwelling
w/Five (5) Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/5/97 Mark Leary
.....
(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.

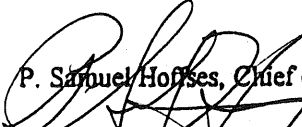
BUILDING PERMIT REPORT

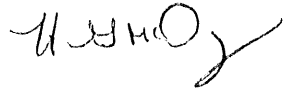
DATE: 7/3/97 ADDRESS: 938 Forest Ave
REASON FOR PERMIT: Change of use
BUILDING OWNER: William Rice
CONTRACTOR: William Rice
PERMIT APPLICANT: William Rice APPROVAL: *1/13 *14 *15 *16 *25 *26 ~~DENIED~~
1/27

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. 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. 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-1, 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. *w/ smoke separation*
15. 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 basementsIn 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- 20. 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.
- 21. 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".
- 22. 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.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. A (2) hour fire resistance rating requirement is required between office space and residential uses - If the building is totally sprinkled a one hour separation will be required
- 27. A Parking plan MUST be submit to this office for approval before work is started.


P. Samuel Hoffses, Chief of Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal



June 24, 1997

**Proposal For Improvements and New Use at 938 Forest Ave.,
Portland, Maine.**

Attached are drawings documenting changes that will be made to the above property. A new use is also being applied for here. Permits will be needed. Some of the work will be done by me. A description of the improvements follows:

1. Inside the house 4 walls will be added and are highlighted on the drawings. These walls create a conference room, Common area, an office, and a bedroom. The house already has doors in storage that will be used.
2. The portico area will be improved with a lattice and trellis look.

Costs are as follows:

Wall Construction.....1000.00
Drywall Installation..... 1000.00

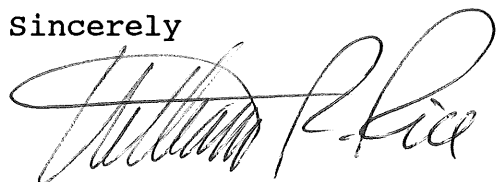
** Electrical permit to be done by electrician*

Total cost of improvements..... 2000.00

There are changes to the use of the property that need approval. ~~As can be seen by the drawings, use would allow for 4 professional offices and two residential apartments (one full size apartment and 1 efficiency apt.). I would like to have the flexibility to use tgh efficiency apartment as another office.~~ Currently the building is approved for 2 family with 2 offices. Therefore, a permit is needed to expand the use to provide for 5 offices.

Thank you.

Sincerely



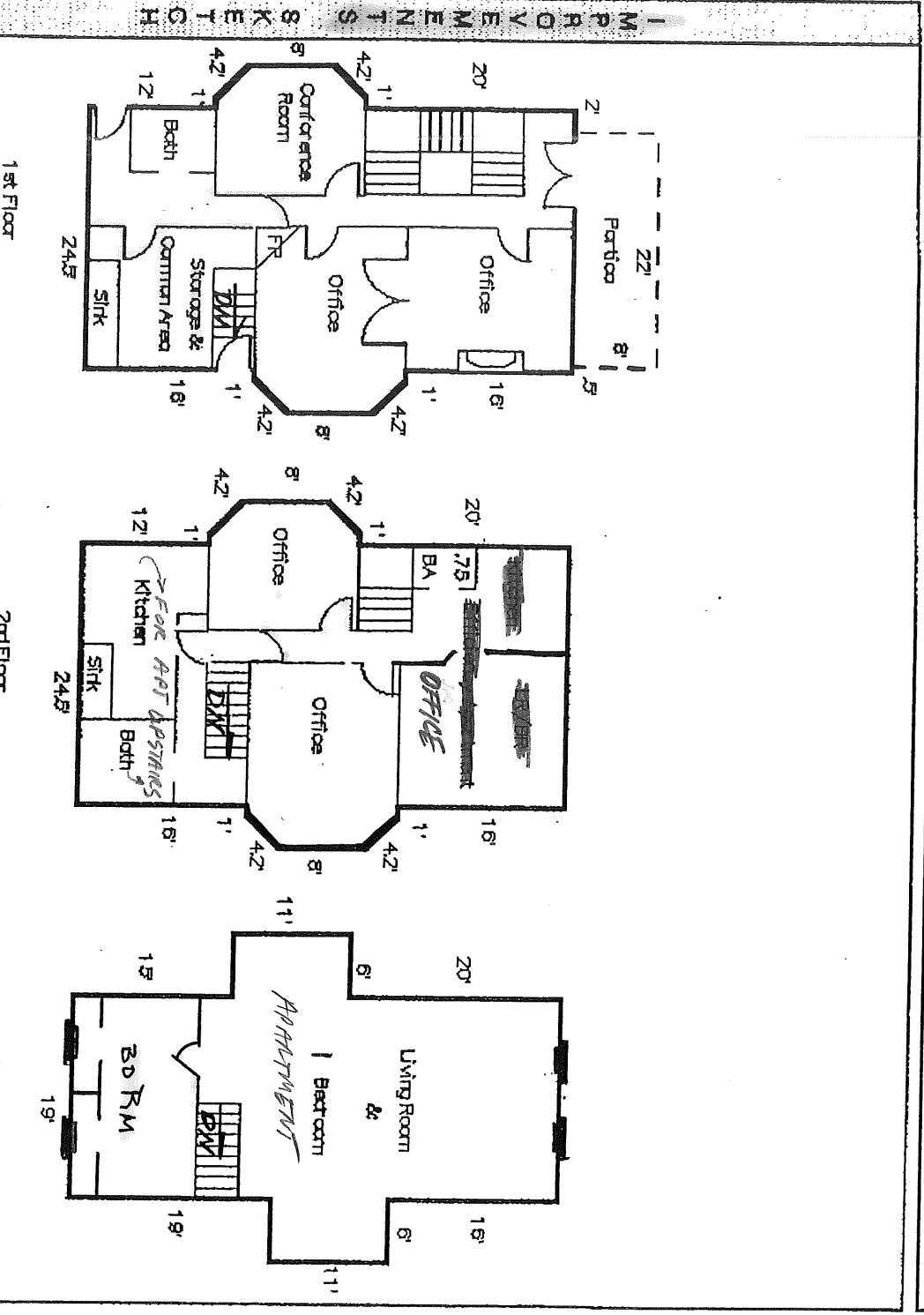
WR RICE FINANCIAL SERVICES, INC.
REGISTERED INVESTMENT ADVISOR • MEMBER NASD, SIPC

WILLIAM R. RICE, CFP
President

P.O. BOX 6673
PORTLAND, ME 04101
(207) 775-5351 • 800-252-5351

SKETCH/AREA TABLE ADDENDUM

3 U B J E C T		
Borrower/Client Bill Rice	County Cumberland	State Maine
Property/Address 938 Forest Avenue	City Portland	Zip Code 04103



AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	1221.00	1221.00
GLA2	Second Floor	1221.00	1221.00
GLA3	Third Floor	1006.00	1006.00
POR	Portico	176.00	176.00
Totals			3448

LIVING AREA CALCULATIONS

Breakdown	Subtotals	
24.50	X 46.00 1127.00	
1.00	X 14.00 14.00	
3.00	X 8.00 24.00	
1.00	X 14.00 14.00	
3.00	X 8.00 24.00	
1.50	X 3.00 4.50	
1.50	X 3.00 4.50	
1.50	X 3.00 4.50	
1.50	X 3.00 4.50	
24.50	X 46.00 1127.00	
1.00	X 14.00 14.00	
3.00	X 8.00 24.00	
1.00	X 14.00 14.00	
3.00	X 8.00 24.00	
1.50	X 3.00 4.50	
1.50	X 3.00 4.50	
1.00	X 1075.00 1075.00	
Totals		3448

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

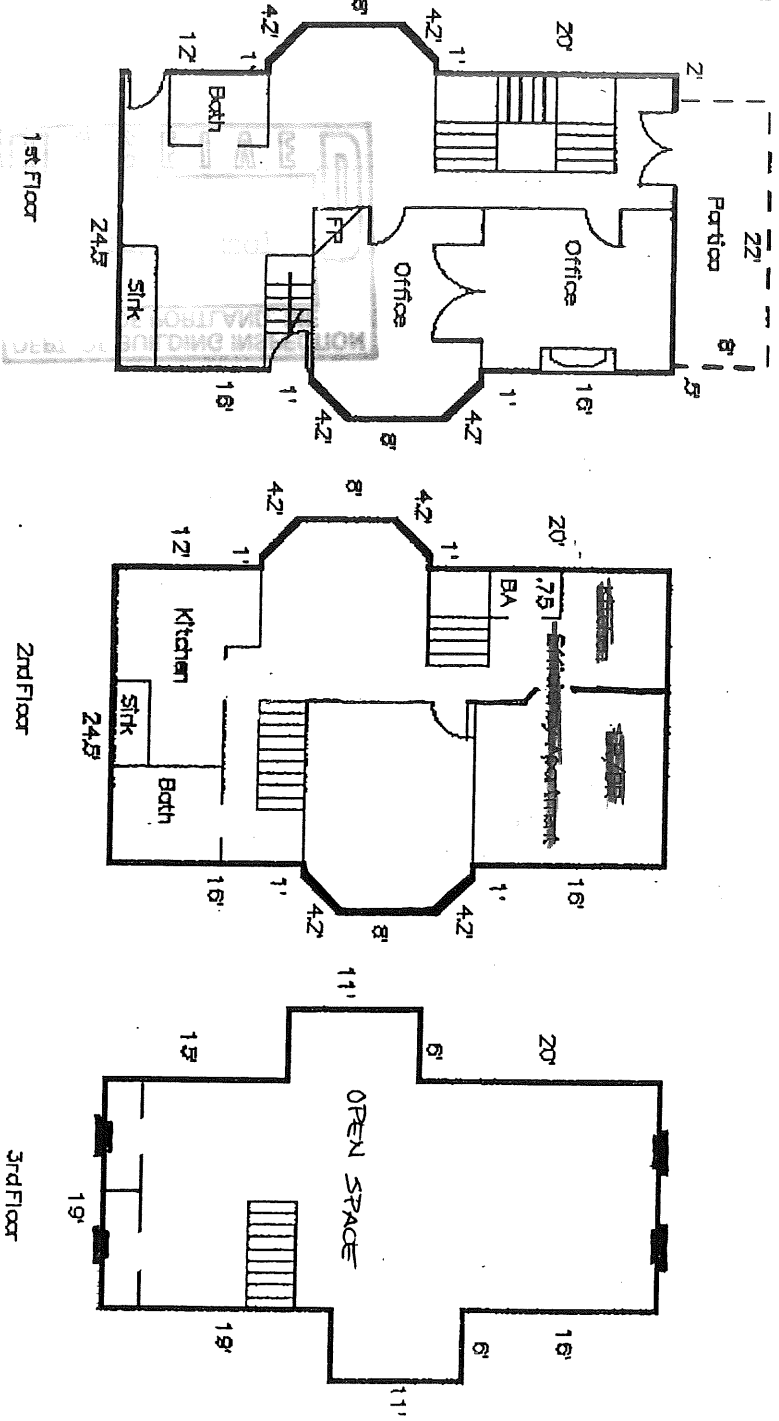
PROJECT

Borrower/Client: **Bill Rice**

Property Address: **938 Forest Avenue**

City: **Portland** County: **Cumberland** State: **Maine** Zip Code: **04103**

FLOOR IMPROVEMENTS SKETCH



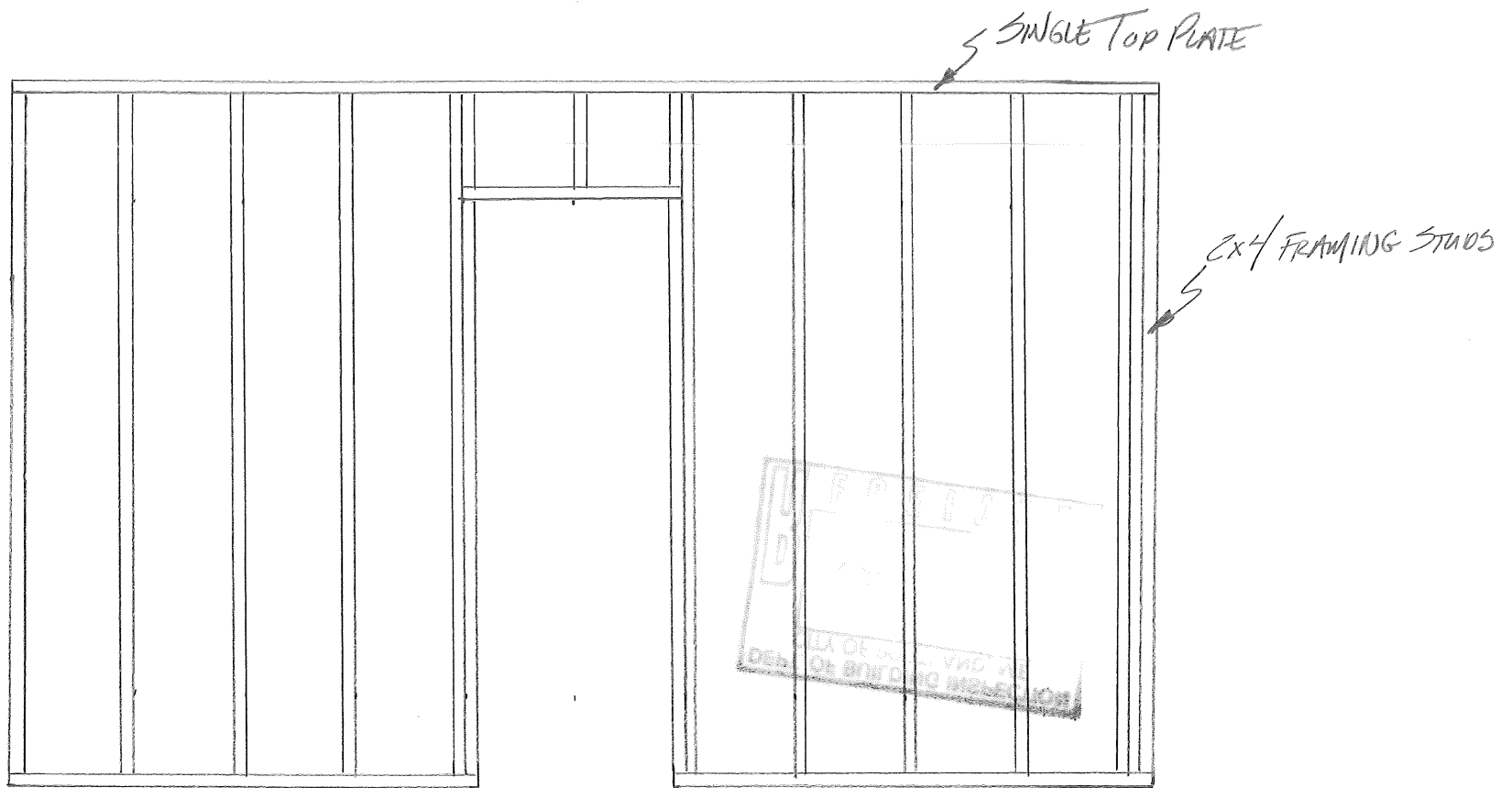
SCALE: 1 inch = 16 feet

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	1221.00	1221.00
GLA2	Second Floor	1221.00	1221.00
GLA3	Third Floor	1006.00	1006.00
POR	Porcico	176.00	176.00

TOTAL LIVABLE (rounded) 3448

AREA CALCULATIONS



SECTIONAL OF TYPICAL WALL INCLUDING DOOR (4 NEEDED)

- 1) NAILS WILL BE.
 - 2) NO WALLS WILL BE SUPPORTING FLOOR JOISTS.
 - 3) 1/2" DRYWALL WILL BE INSTALLED THROUGHOUT.
 - 4) 3" SOUND BARRIER INSULATION (FIBERGLASS) IN CONFERENCE RM. WALL ONLY.
- ... IN WOOD DOORS (PINE) 6 PANEL
- ... ON NAILS TO BE USED IN FRAMING.