

City of Portland, Maine – Building or Use Permit Application 55 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 927 Forest Ave		Owner: LaCourse, Stan & Joyce		Phone: 876-8237		Permit No: 980863	
Owner Address: 110 Main ST Unit #131 Saco, ME 04072		Lessee/Buyer's Name: Picadilly Square		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone:		Permit Issued: AUG -7 1998 CITY OF PORTLAND	
Past Use: Hair Salon		Proposed Use:		COST OF WORK: \$ 7,500.00		PERMIT FEE: \$ 60.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 5/3 BOCA 96	
Proposed Project Description: This is a renovation of a second floor-first floor is currently a hair salon. Second floor will be renovated space for expanding the salon. We will be moving two walls to 4' wall and 6'8" wall. Lighting, outlets, & heat will be reconfigured. New flooring installed.		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: CBL: 142-F-003	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <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: SP		Date Applied For: 31 July 1998				Special Zone or Reviews: <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
 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	ADDRESS:	DATE: 31 July 1998	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

CEO DISTRICT



REQUIREMENTS.

8-18-98 came by to view Floor Joist 2x6 Full size 20" spacing that have Been Bridged on 4' centers with 2"x4" x 2"x6" 4' on &
 Access Stairs Need to Be Modified to creat a Landing of 36"
 Bottom of Stairs Need to Be Modified for Head Room. 6'8" min.
 add (1) hand Railing and maximise Isle with at Left Top of Stair
 Egress with one Exit used Table 1017.2 use Groupe B. under 50 Load max travel 75'

5/3/99 work mostly completed - need to add handrail

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 927 Forest Ave. CBL- 142-F-003

Issued to Stan & Joyce Lacourse

Date of Issue

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. 980863, 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

1st & 2nd Floor

APPROVED OCCUPANCY

Hair Salon
Use Group B Type 5B
Boca '96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/15/99 *Tammy W. ...*

(Date)

Inspector

[Signature]

Inspector of Buildings

4407


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.

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): 927 Forest Ave. 04103		
Total Square Footage of Proposed Structure 1400 SF	Square Footage of Lot 5000	
Tax Assessor's Chart, Block & Lot Number Chart# 142 Block# F Lot# 003	Owner: Blair Joyce LaCourse	Telephone#: 818-8250
Owner's Address: 110 Main St, Unit 131 Saco, Me. 04072	Lessee/Buyer's Name (If Applicable) Piccadilly Square (Lessee)	Cost Of Work: \$7,500- Fee \$60
Proposed Project Description: (Please be as specific as possible) This is a renovation of a second floor. First floor is currently a hair salon, second floor will be renovated renovated space for expanding the salon. We will be moving into walls from 6' walls to 4' wall and 6' wall. Lighting, outlets and heat will be reconfigured. New flooring installed.		
Contractor's Name, Address & Telephone owner doing building (construction) changes		Rec'd By 
Current Use: Upstairs of hair salon	Proposed Use: Expansion of salon studio space	

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 B.O.C.A. Mechanical Code.

You must include the following with your 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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

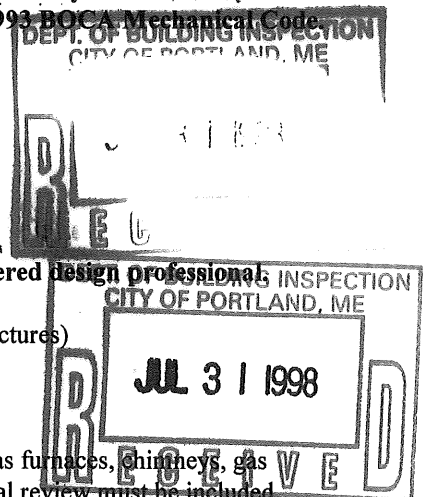
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: 	Date: 7-29-98
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 8/5/5K ADDRESS: 927 Forest Ave (142-F-003)
REASON FOR PERMIT: renovation
BUILDING OWNER: LaCourse
CONTRACTOR:
PERMIT APPLICANT:
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *9, *11, *17, *24, *26, *29, *30

- 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.
2.5 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.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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. 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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 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

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. 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

*26. 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).


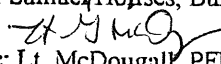
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

*29. Sky lights shall meet the requirements of Section 2404.0 of the city's bldg. code (The BOCA National Building Code/1996)

*30. The existing floor joist must be checked to make sure it will support the extra live loads - Have this field checked before work begins.

- 31. _____
- 32. _____
- _____
- _____
- _____
- _____
- _____
- _____


 P. Samuel Hoffses, Building Inspector

 cc: Lt. McDougall, PFD
 Marge Schmuckal *Zoning Adm.*

Information for building
Permit at 927 Forest Ave., Portland.

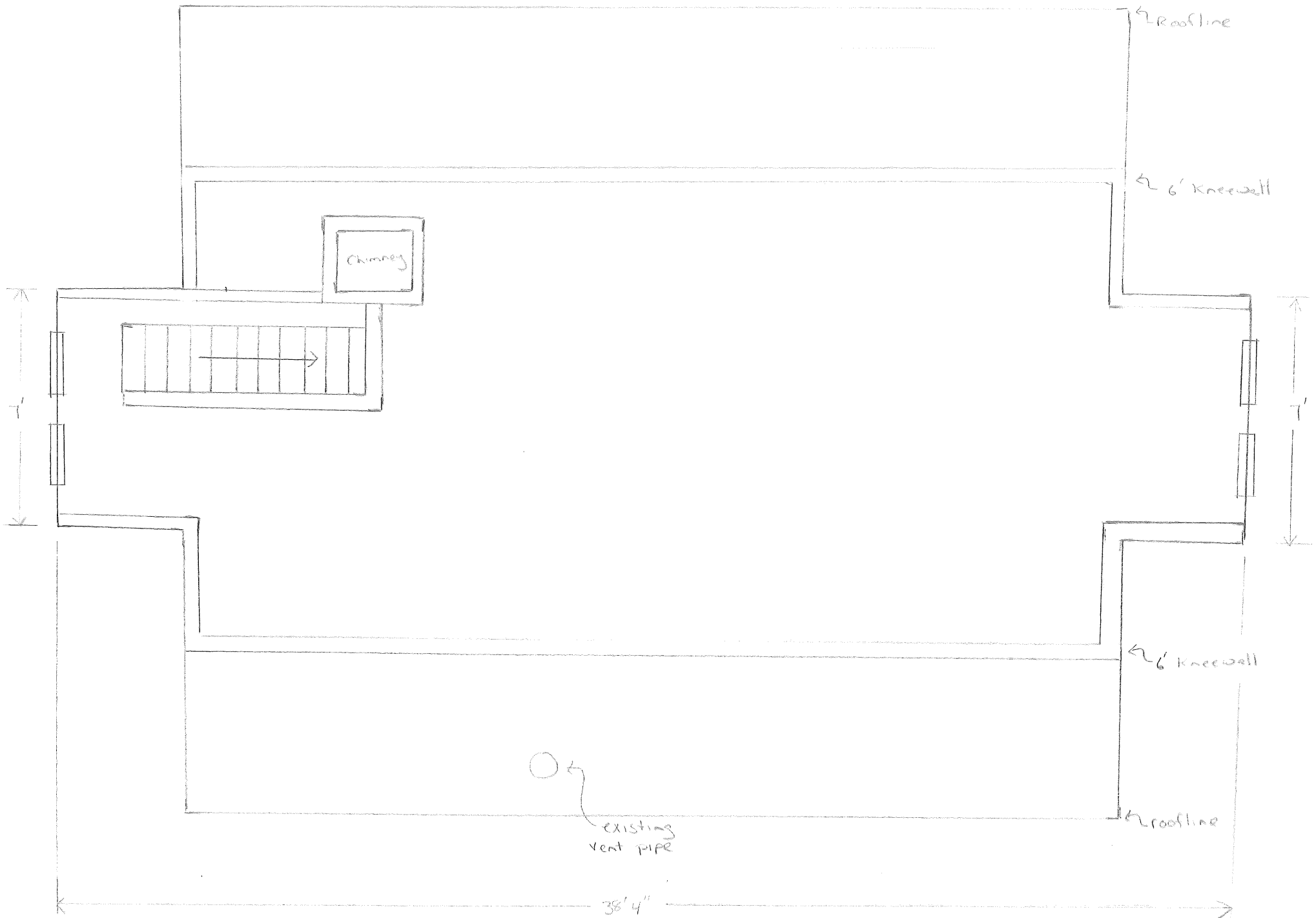
927 Forest Ave. is a two story bungalow style which currently houses a 4 station hair salon on the first floor. We are planning to redo the second floor space to house 4 additional stations.

The property is owned by Stan + Joyce LaCourse of 10 Main St., Unit 131, Saco, Me. It is leased to Piccedilly Square, Inc which is also owned by Stan + Joyce LaCourse. Piccedilly Square has been at 927 Forest Ave. for approximately two years and is in business a total of $4\frac{1}{2}$ years.

Proposed Changes

- Existing space is one open room with a ceiling which is approximately 6'3" high. ^{7'6" Required.}
- One side wall will be moved back to make a 4' kneewall, while the other will be moved in to make a 6'8" wall.
- The building has a hip roof with 2 small dormers on either end. The interior ceiling will be changed to a cathedral ceiling. The ceiling at its highest point is 10'8".
- The flooring, as well as the subfloor, will be replaced.
- Two skylights will be installed.
- Although there are existing lights, outlets, and baseboard heat, these will be reconfigured to suit the proposed space.
- One (Possibly two) Shampoo Sinks will be installed. Plumbing can be supplied from the basement via an access area in the first floor bathroom.
- A Commercial air conditioning system needs to be installed.
- Fiberglass insulation will be installed behind kneewalls and in ceiling.
- Expenses are approximated to be \$7500-

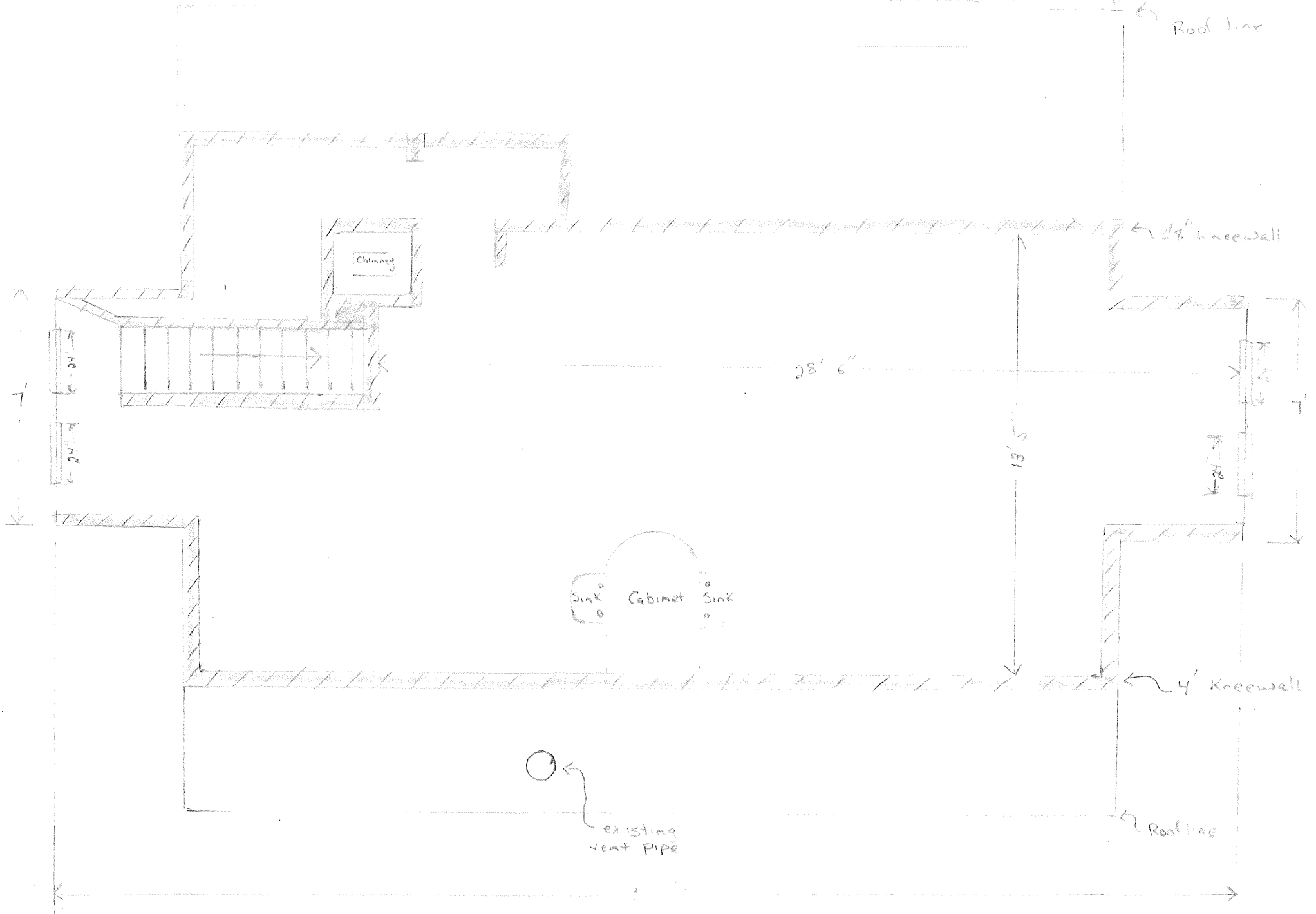
Existing 2nd Floor (Top View Plan)



Proposed

2nd floor (1st floor below)

- ▨ = 2x4 wood framing - 16" o.c.
- ▨ = cathedral ceiling is 10'-8" at its highest point
- window also 44" high



Roof line

28" kneewall

28' 6"

18' 5"

4'

4' Kneewall

Roof line

Sink Cabinet Sink

China cabinet

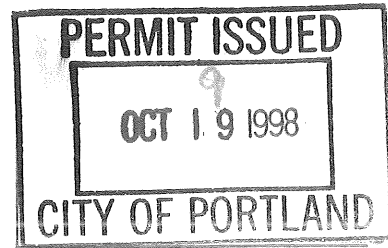
existing vent pipe

7'

24" 24"



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 980863 Permit No. _____

Portland, Maine, 981199
permit #

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 980863 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 927 Forest Avenue Within Fire Limits? N/A Dist. No. _____
 Owner's name and address LeCourse, Stan & Joyce Telephone 878-8252
 Lessee's name and address Picadilly Square Telephone Same
 Contractor's name and address Same as Above Telephone _____
 Architect N/A Plans filed _____ No. of sheets _____
 Proposed use of building Hair Salon No. families _____
 Last use Same No. families _____
 Increased cost of work \$500.00 Additional fee \$25.00

Description of Proposed Work

Amendment to Permit No. 980863 modification of stair clearances 2nd floor.

Details of New Work

Is any plumbing involved in this work? No Is any electrical work involved in this work? No
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

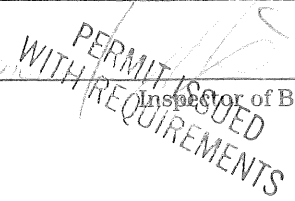
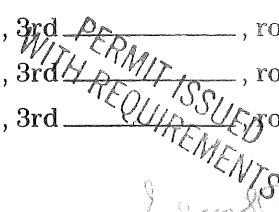
Approved: _____

Signature of Owner [Signature]

Approved: [Signature]
Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN



BUILDING PERMIT REPORT

DATE: 10-16-98 ADDRESS: 927 Forest Ave CBL 142-F-003
REASON FOR PERMIT: Amendment # 980863
BUILDING OWNER: LeCourse, S. J.
CONTRACTOR: owner
PERMIT APPLICANT: ↑
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 513

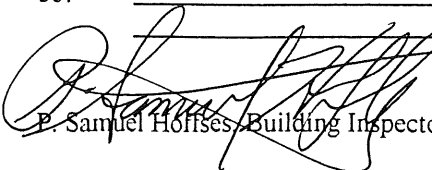
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *32 *33

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
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. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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. (Section 1018.6)
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. Section 1010.1
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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
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 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
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. Section 921.0
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. 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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *31. All requirements on the permit # 980863 must be adhere to.
- *32. This amendment is being is issued (because The original Framing will NOT allow The opening required under The present Code requirements)
33. _____


 P. Samuel Hoffes, Building Inspector

*cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

Details of changes requested by 142-F-3
City of Portland building inspections

Location: 927 Forest Ave., Portland, ME.

Owners: Stan + Joyce LaCourse

Occupant: Piccadilly Square, Inc. (Hair Salon)

Project Description: Renovation of second floor to expand current business

Building Permit: 980863

Upon inspection of the current renovations, it was noted that the landing around the top of the stairway was too narrow and needed to be expanded.

After considering the options, it was concluded that moving the two side walls and front wall of the rear dormer was the best option. Because of the size of the overhang on the dormer roof and the original method of framing, this method is possible. It is possible to gain approximately 10" to the inside landing measurement. This results in a 35"-36" landing.

Please find enclosed photographs, sketches and dimensions of the existing and proposed plans. As shown the dormer roof will remain intact, while the three walls will be reconstructed using 2x4 16" o.c. approx. 10" further out. Two replacement windows will be installed during these changes.

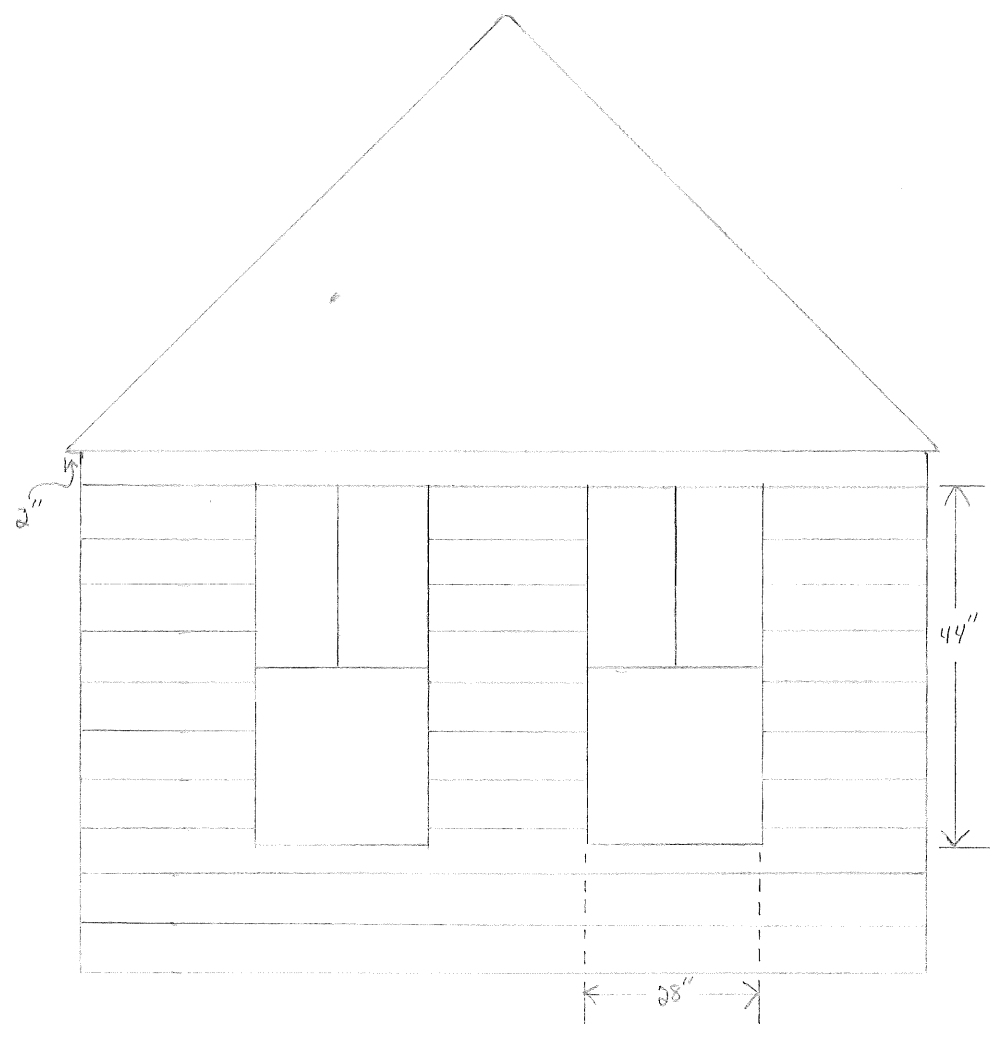
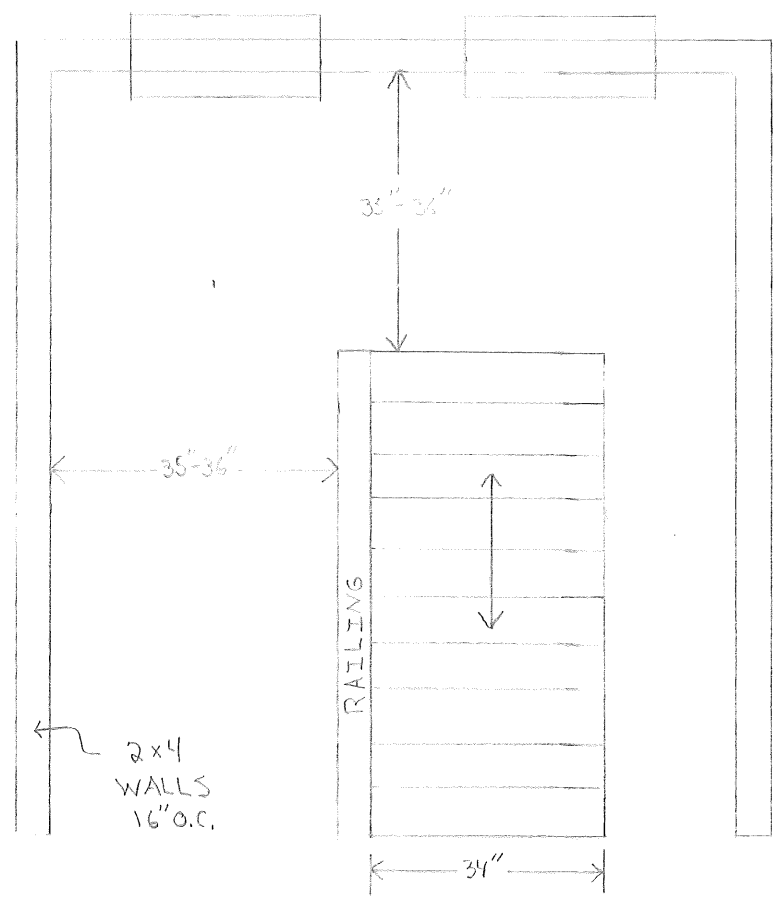
Please contact me with the results at 878-8252.

Thanks,

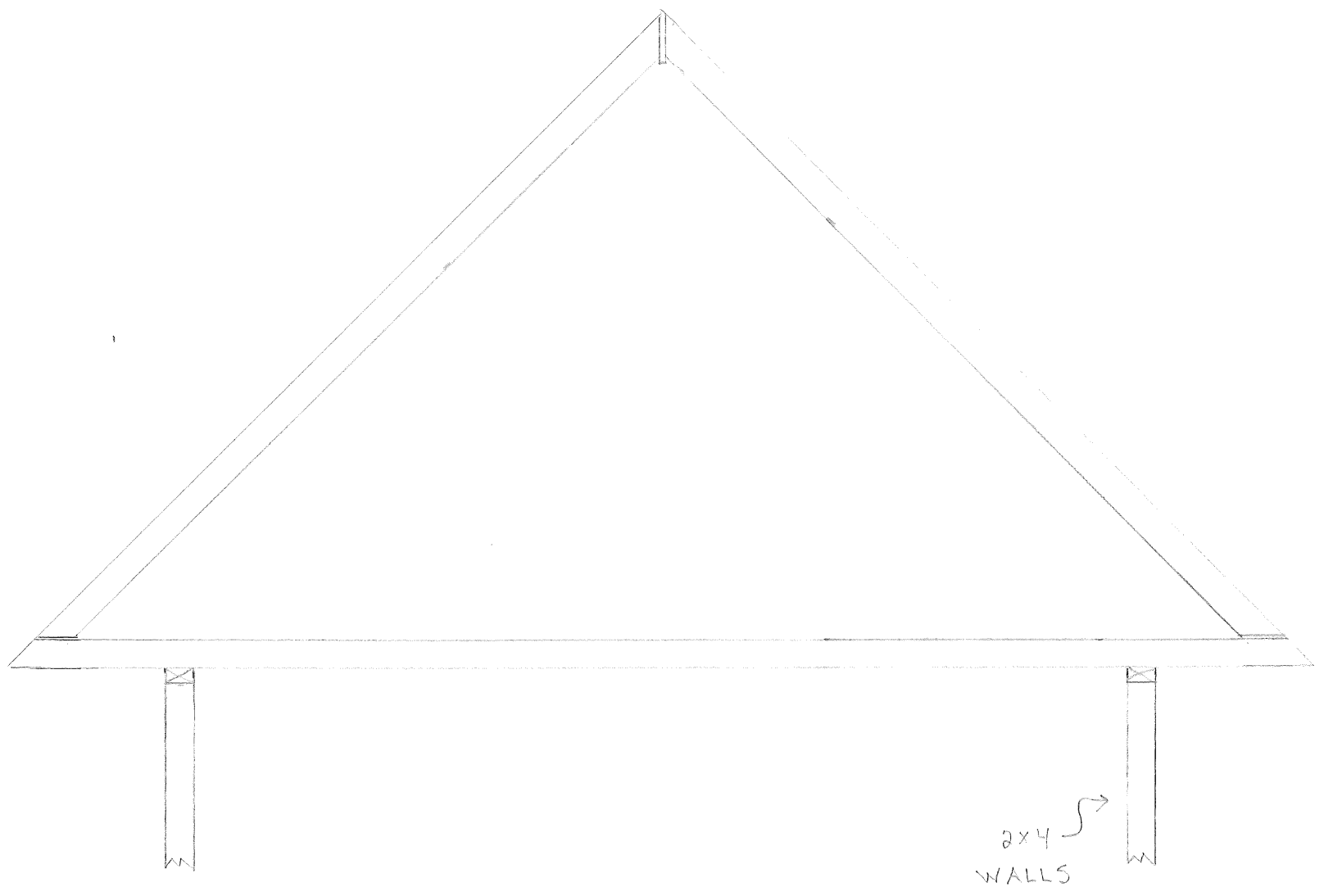
Stan LaCourse

142-F-3

PROPOSED CHANGES TO DORMER WALLS



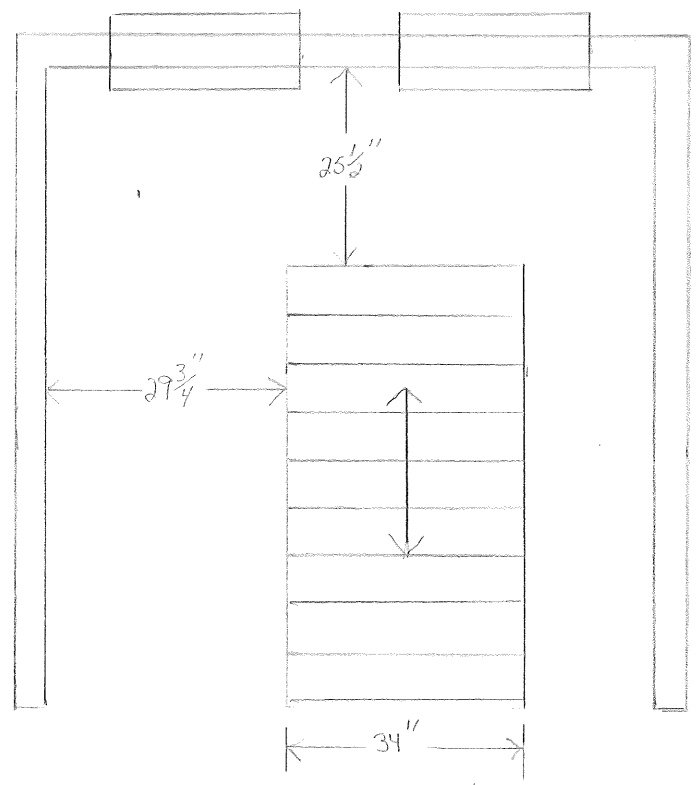
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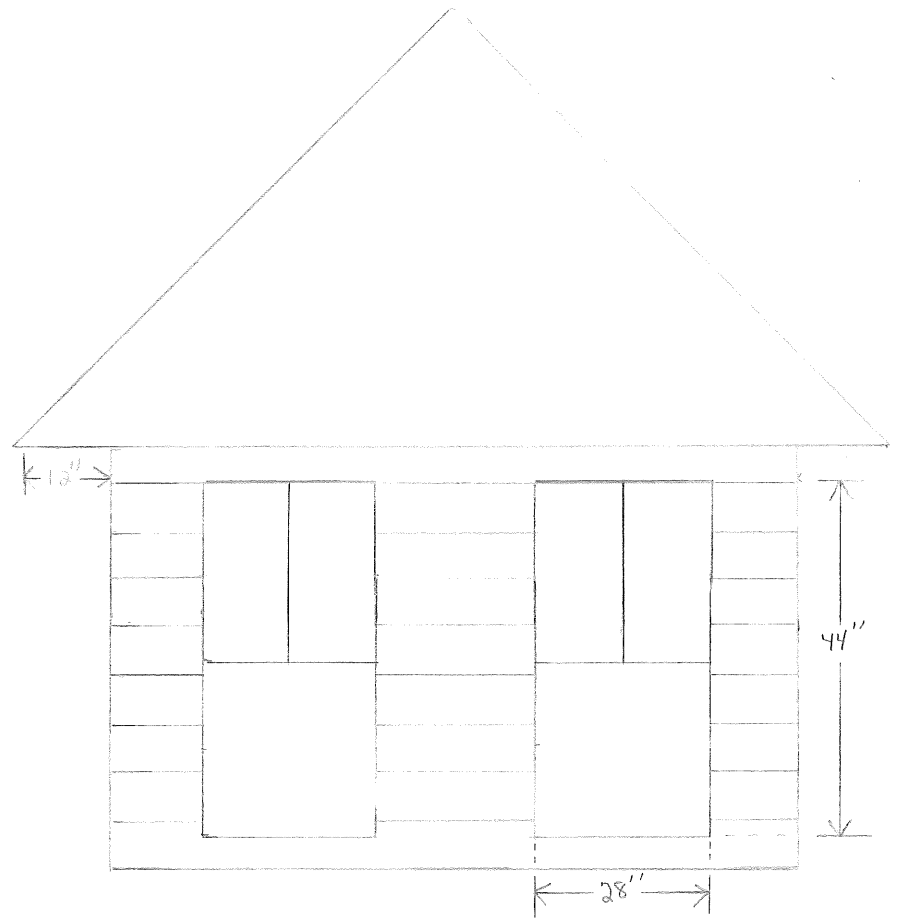
EXISTING FRAMEWORK OF DORMER ROOF AND WALLS

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EXISTING VIEWS OF DORMER

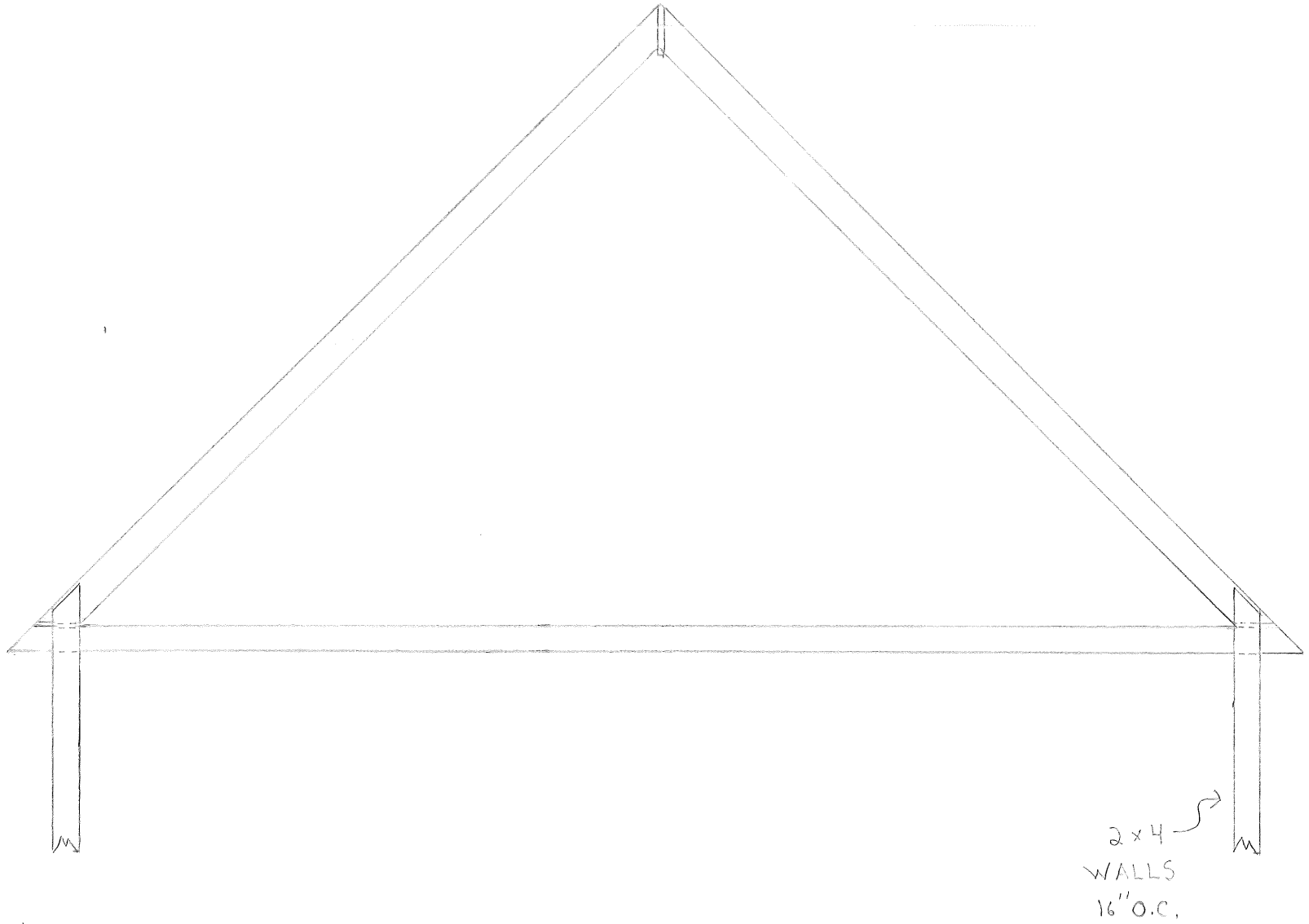


TOP VIEW



OUTSIDE FRONT VIEW

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PROPOSED CHANGES TO DORMER WALLS

