| City of Portland, Maine - Bui | lding or Use Permit Applicat | tion 389 Congres | s Street, | 04101, Tel: (207) | 874-8703, FAX: 874-8716 |
|--|--|---|----------------------------------|--|--|
| Location of Construction: | Owner: | , | Phone: | | Permit No. 9 7 0 0 8 2 |
| Owner Address: | Leasee/Buyer's Name: | Phone: | Busines | ssName: | PERMIT ISSUED |
| Contractor Name: | Address: | Phoi | ne: | | Pelmit Issued: RB - 4 1997 |
| Past Use: | Proposed Use: | COST OF WOL | | PERMIT FEE: | |
| The second secon | Jan J. Alexander | \$ 1,300.0 FIRE DEPT. □ Signature: | | \$ 30.00 INSPECTION: Use Group: Type: Signature: | Zone: CBL: |
| Proposed Project Description: | J | PEDESTRIAN | | ES DISTRICT (P.U.D. | Zoning Approval: |
| Change Use from 2-iam | | Action: | Approved Approved v Denied | with Conditions: | Special Zone or Reviews: Shoreland Wetland Flood Zone |
| install Mitchen - Ird | | Signature: | | Date: | ☐ Subdivision☐ Site Plan maj☐ minor ☐ mm ☐ |
| Permit Taken By: Nary Grauik | Date Applied For: | 13 January 1 | 99 | | Zoning Appeal |
| Building permits do not include plumbing. Building permits are void if work is not tion may invalidate a building permit and an area. | started within six (6) months of the date of | | | | ☐ Miscellaneous☐ Conditional Use☐ Interpretation☐ Approved☐ Denied |
| Michael Rogers 440 Forest Ave Portland, ME 04101 | | | With a | RMIT ISSUED LEQUIPER | Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review |
| 774-7822 | VIII | PEANT SSUED | 3 9 MT | RMIT ISSUED ROUIREMENTS | ☐ Requires Review Action: |
| | CERTIFICATION | · · · · · · · · · · · · · · · · · · · | 5.0° | , | ☐ Appoved |
| I hereby certify that I am the owner of record authorized by the owner to make this applic if a permit for work described in the applica | ation as his authorized agent and I agree t | o conform to all applicab | ole laws of th | nis jurisdiction. In addit | ion, Denied |
| areas covered by such permit at any reasona | | | | | Date: |
| | | | neary 19 | PHONE: | |
| SIGNATURE OF APPLICANT | | DATE: | | PHONE: | · supplied and supplied to the supplied of the supplied to the |
| THE WEST SEL | | | | DIXON III | |
| RESPONSIBLE PERSON IN CHARGE OF | WORK, TITLE | | | PHONE: | CEO DISTRICT |
| Whi | ite–Permit Desk Green–Assessor's | Canary–D.P.W. Pink–P | ublic File | Ivory Card-Inspector | |

COMMENTS

| 2.15.97 | The has | etally on | CC | Litely | ant & lup | Joseph |
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| | | | Other | | | |

| City of Portland, Maine - Build | ding or Use Permit Applicat | tion 389 Congres | s Street, 0 | 4101, Tel: (207) 87 | 74-8703, FAX: 8 | 374-8716 |
|--|----------------------------------|---------------------------------|--|--|---|--------------------------|
| Location of Construction: Owner: Onex Compan | | у | Phone: | | Permit N 9 7 () | 082 |
| Owner Address: | Leasee/Buyer's Name: | Phone: | Business | Name: | PERMIT I | SSUED |
| Contractor Name: | Address: | Pho | 775- | 56 co | Permit Issued: | 1007 |
| Past Use: | Proposed Use: | COST OF WOI \$ 1,300.0 | RK: | PERMIT FEE: \$ 30.00 | | - |
| 2-fam | 3-fam | FIRE DEPT. | | INSPECTION: Use Group: Type: | Zone: CBL: 14 | |
| Proposed Project Description: Change Use from 2-fam | co 3-fam] | Signature: Z PEDESTRIAN Action: | ACTIVITIE Approved | Signature: S DISTRICT (P.U.D.) with Conditions: | Zoning Approval: Special Zone o ☐ Shoreland ☐ Wetland | 132A7 |
| Install Kitchen - 3rd : | floor | Signature: | | Date: | ☐ Flood Zone ☐ Subdivision | |
| Permit Taken By: Mary Gresik | Date Applied For: | 13 January 1 | .99 | | ☐ Site Plan maj☐ Zoning A | |
| This permit application doesn't 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 | | | ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied |) | | |
| Michael Rogers 440 Forest Ave Portland, ME 04101 774-7811 | | | WITH | RMIT ISSUED REQUIREMENTS | Historic Pres Not in District of Does Not Requ Requires Revie | r Landmark ire Review |
| 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 | | | | | , | Conditions |
| SIGNATURE OF APPLICANT Michael H | Rogers ADDRESS: | | nuary 199 | 7747311 PHONE: | - D. Andi | wS_ |
| RESPONSIBLE PERSON IN CHARGE OF W | | | | PHONE: | CEO DISTRICT | |
| White | e-Permit Desk Green-Assessor's (| Canary–D.P.W. Pink–P | ublic File l | vory Card-Inspector | h | Centy, |

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION

713 Stevens Ave (146-A-002)

Issued to

Onex Co.

Date of Issue

06 June 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. 970082, 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

Three Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(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.

| Applicant: Michael Tones | Date: 1/22/97 |
|---|--|
| Applicant: Michael Rogers Address: 7/3 Stevens AVE | Date: 1/22/97 C-B-L: 146-A-Z |
| | · · |
| CHECK-LIST AGAINST ZONING | S ORDINANCE |
| Date - this 1900 | |
| Zone Location - R-5 | , |
| Interior or corner lot - | |
| Proposed Use/Work - | |
| Sewage Disposal - | |
| Lot Street Frontage - | |
| Front Yard - | |
| Rear Yard - | 1 |
| Side Yard - | Then in its in changed |
| Projections - | Then with with |
| Width of Lot - | |
| Height - | unt shall not be less |
| Lot Area - (10, 775) | Than 6007 |
| Lot Coverage/Impervious Surface - No CM | AUTO - TOTAL |
| Area per Family - 3,000 to / cin 1 d 9,000 | 21 × 46 = 966 8 854.6 |
| Off-street Parking - 2 for existing hunting has A? Loading Bays - 3/12 | - 6.75 × 16.5 = - 111.375 CATAPAGE & PARKS OUT FOUT |
| Loading Bays - | |
| Site Plan - | • |
| Shoreland Zoning/Stream Protection - | |

Flood Plains -

BUILDING PERMIT REPORT

| DATE: | 2/3/97 | ADDRESS: 7/3 Stevens Au | • |
|-----------|---------------------|---|-----|
| REASON F | OR PERMIT:_ | change of oje | |
| BUILDING | OWNER: | Onty Co. | V |
| CONTRAC | TOR: | | |
| PERMIT A | PPLICANT: | APPROVAL: 758 X/(*/2 ×/3 ×/6 × 20) | 445 |
| | . (| CONDITION OF APPROVAL | |
| 1. This p | ermit does not excu | use 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.

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.

Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from 5. 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)

All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA 6.

National Mechanical Code/1993) UL 103.

4.

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13. 14. 15.)

Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Headroom in habitable space is a minimum of 76".

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.

The minimum headroom in all parts of a stairway shall not be less than 80 inches. 10.

Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or 11. 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.

Each apartment shall have access to two (20 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. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.

The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w) small protection.

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

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) |
|------------|---|
| 16. | A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of ar 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. | |
| 26. | |
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| 27. | |
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| P. Samı | uel Hoffses, Chief of Code Enforcement |
| cc: I t N | McDougall PED |

Marge Schmuckal

Request for Building Permit to Change Two Unit Building into a Three Unit Building



713 Stevens Avenue Portland, Maine

January 10, 1997

Onex Company 440 Forest Avenue Portland, Maine 440 Forest Avenue, Portland, Maine 04101

774-7811

January 10, 1997

Inspection Department City of Portland 389 Congress Street Portland, Maine 04101

Dear Inspection Department:

Onex Company requests a change in legal occupancy to permit a three unit building at 713 Stevens Avenue, Portland, Maine. Said building is located across from Westbrook College.

Attached are the following documents:

- * Overview of building and land
- * Single line plans of first, second, and third floors
- * Plans and Sections of front staircase between second and third floors
- * Proposed third floor kitchen single line plan

Please call me should you have any questions. Thank you.

Very truly yours,

Michael C. Rogers

713 Stevens Avenue

OWNER: Onex Company

ASSESSOR'S BUILDING CODE: 146-A-002-001

BUILDING AGE: 1900 (Per Assessor's Office)

LAND SQUARE FOOTAGE: 10,775 (Per Assessor's Office)

BUILDING SQUARE FOOTAGE: 3,614 (Per Assessor's Office)

FRAME: Three story wood structure covered with vinyl

R5

ROOF: Slope shingle

ZONE:

HEATING SYSTEM: FHW with five zones

ELECTRICAL SYSTEM: 100 AMP Circuit Breaker

STAIRCASES: Two (front and rear) internal staircases

GARAGES: One garage with three bays

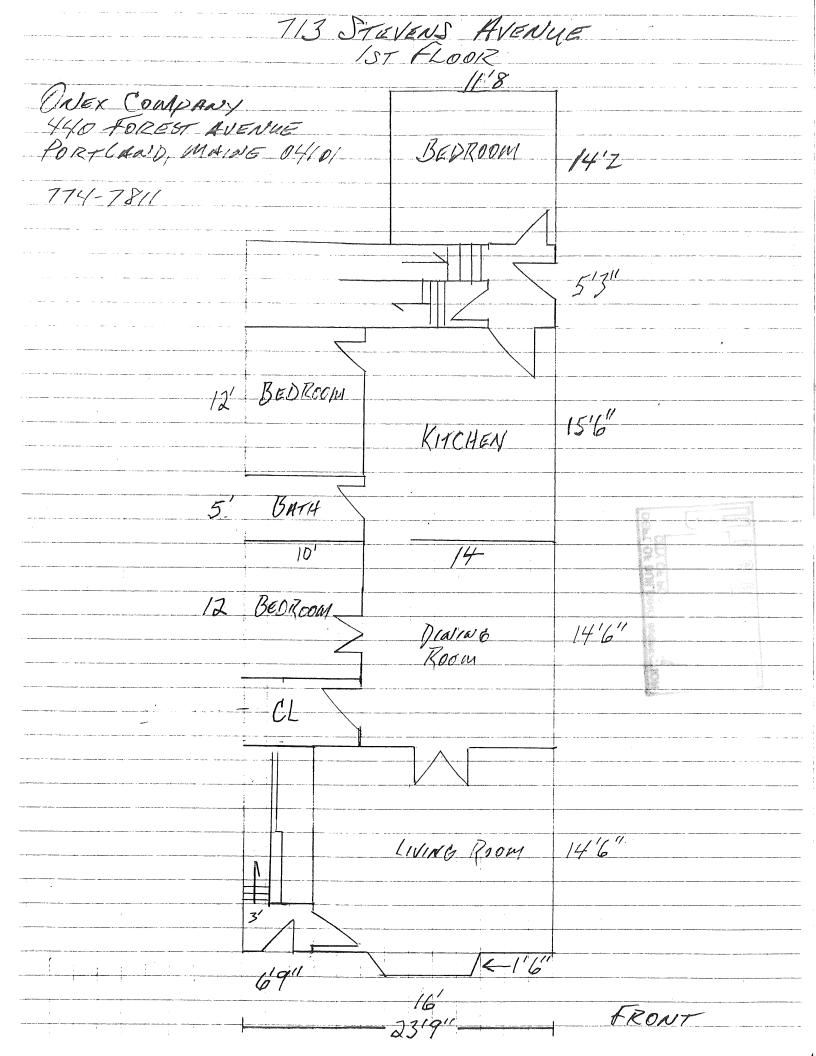
RECENT RENOVATION: Third floor was renovated fall 1993 to accommodate a large refugee family from Uganda. They occupied the

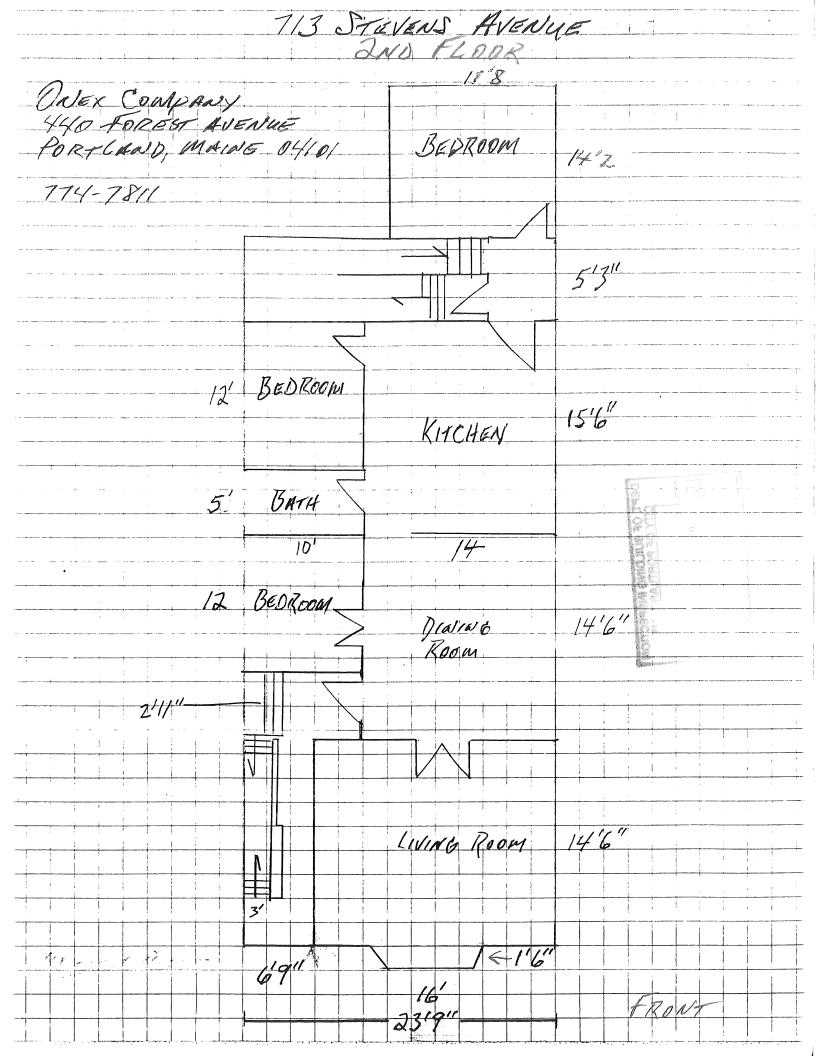
second and third floors from September 1993 to

(Per Assessor's Office)

December 31, 1996.







113 STEVENS AVENUE 3RD FLOOR 96 BATH BEDROOM 296 KITCHEN BEROOM 166 LIVING ROOM . . FRONT

713 STOVENS THIED FLOOR PLANNED KITCHEN 1/10/97

