

Location of Construction: 92 El. Kidder St		Owner: Gilbofy, David & Michele		Phone:		Permit No: 970763	
Owner Address: 202 Forestdale Rd Falmouth, ME 04105		Lessee/Buyer's Name:		Phone: 781-2092		BusinessName:	
Contractor Name:		Address:		Phone:			
Past Use: 3-fam (illegal)		Proposed Use: 3-fam (legal)		COST OF WORK: \$ 5,000.00		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use to legalize as 3-fam dwelling Construct XXXXXXXXXX Enclose Stairway		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 27 June 1997					

PERMIT ISSUED
 Permit Issued:
 JUL 21 1997
CITY OF PORTLAND

Zone: CBL: 169-C-305
 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: _____

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..

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

781-2500

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT	David Gilbofy	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:

CEO DISTRICT

COMMENTS:

8-20-97 Floor wall is being put in today

9-3-97 Steel plate is all frame

9-24-98 Sub has stopped

11-5-98 Seal opening's 1st Floor, 2nd Floor window to door, change Railings and Gards to maintain 36" on stairs, complete Fire Rating to Roof, change Front hall door's to Fire Rated doors, with Solid Core Door For 3rd Floor & Lt. Mack, Fill Risers on Rear Entry.

3/17/99 Ret'd Owners Call to Schedule final Insp. - left msg on Mach (R)

3/24/99 Rear ext. stairs - 9 1/2" Tread - no nosing - 7" rise

Final Insp - corrected stairs - finished fire rating inside - appears to be done per plans. X

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

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

Location of Construction: 92 E. Kidder St		Owner: Gilbody, David & Michele		Phone:		Permit No: 970763			
Owner Address: 202 Foreside Rd Falmouth,		Lessee/Buyer's Name: ME 04105		Phone: 781-2092		BusinessName:			
Contractor Name:		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 21 1997 CITY OF PORTLAND </div>			
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Proposed Project Description: Change Use to legalize as 3-fam dwelling Construct XXXXXXXXXX Enclose Stairway				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: <i>K-5</i> CBL: <i>169-C-005</i> Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>7/2/97</i> <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: 27 June 1997							

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SIGNATURE OF APPLICANT: *[Signature]* David Gilbody ADDRESS: _____ DATE: *30 June 97* 27 June 1997 PHONE: *7812092*

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

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

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: *6/30/97*
KT

CEO DISTRICT 6
M. Leary



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 92 East Kidder St.

Issued to David & Michelle Gilbody

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. 970765, 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

Entire

APPROVED OCCUPANCY

3 Family
Use Group R2
Type 3B
Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/5/99 David Gilbody

(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.

Applicant: DAVID Gulbody

Date: 7/2/97

Address: 92 E Kidden St

C-B-L: 169-C-3-4¹/₂ S

CHECK-LIST AGAINST ZONING ORDINANCE

VACANT
ADJOINING
LOT
Horse

Date - Existing 1909

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - change of use from 2 family to 3 family with enclosed
(to legalize illegal apt) str. units

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req - 50' + shown

Side Yard - 14' req 50' + shown

Projections -

Width of Lot -

Height - ^{max req} → No higher than 35' req - plans not specific.

Lot Area - 10,933 sq ft shown

Lot Coverage/ Impervious Surface - 40%

OK Needs 600 sq ft
Shows 20' x 30' = 600 sq ft

Area per Family - 3,000 sq ft/unit = 9,000 sq ft req. - 10,933 sq ft shown

Off-street Parking - ^{1 space exist} _{1 1/2 for new unit} = 2 1/2 3 1/2 req - 6 spaces shown

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

LAND USE - ZONING REPORT

ADDRESS: 92 E. Kidder St. DATE: 7/2/97

REASON FOR PERMIT: Change of use from 2 to 3 units with New Stairtower

BUILDING OWNER: DAVID Galbody C-B-L: 169-C-3-4-5

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition The New enclosed Stairtower shall be no higher than 35 feet which is the MAXIMUM in this zone.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 7/21/97 ADDRESS: 92 E. Kinder St.
REASON FOR PERMIT: Construct Stairway
BUILDING OWNER: Coil body
CONTRACTOR: —
PERMIT APPLICANT: David Coil body APPROVAL: *1*7*9*10*12*13*14*15* DENIED

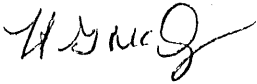
CONDITION(S) OF APPROVAL

- * 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-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.
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 suppressor*
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. _____
27. _____
28. _____

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



David E. Gilbody
202 Foreside Rd.
Falmouth, ME 04105
(207) 781-2092

Thursday, June 26, 1997

RE: 92 East Kidder St. change of use permit

City of Portland:

I am applying for a change of use permit from a two to three unit apartment building with alterations. The building is located at 92 East Kidder St. The proposed unit will not affect the two original units it is on the third floor. The alteration is a stair tower on the north side of the building to provide a second means of egress.

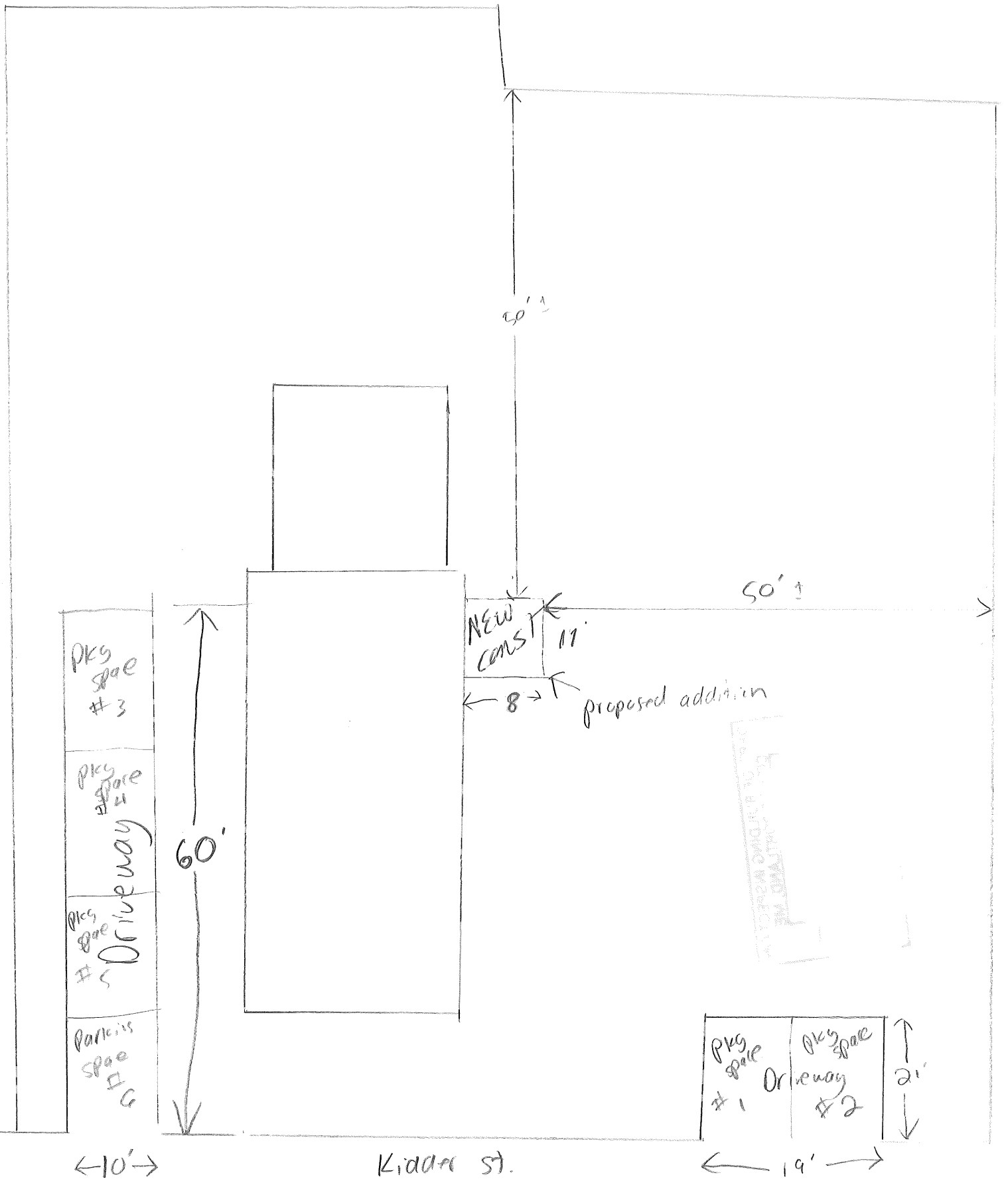
The construction will consist of a poured concrete foundation with 2x4 framing of the walls and 2x6 framing of the roof rafters and the floors/platforms. The stairs will have a 7 1/4" rise and a 10" tread. The exterior siding will be vinyl to match the existing siding.

3' wide stairway
Please refer to the attachments for the plot plan, diagrams, and unit layout.

Best Regards,


David E. Gilbody

DWG (REVISED)



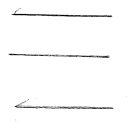
92 E. Kidder St plot plan

Architectural
Office of Bradford



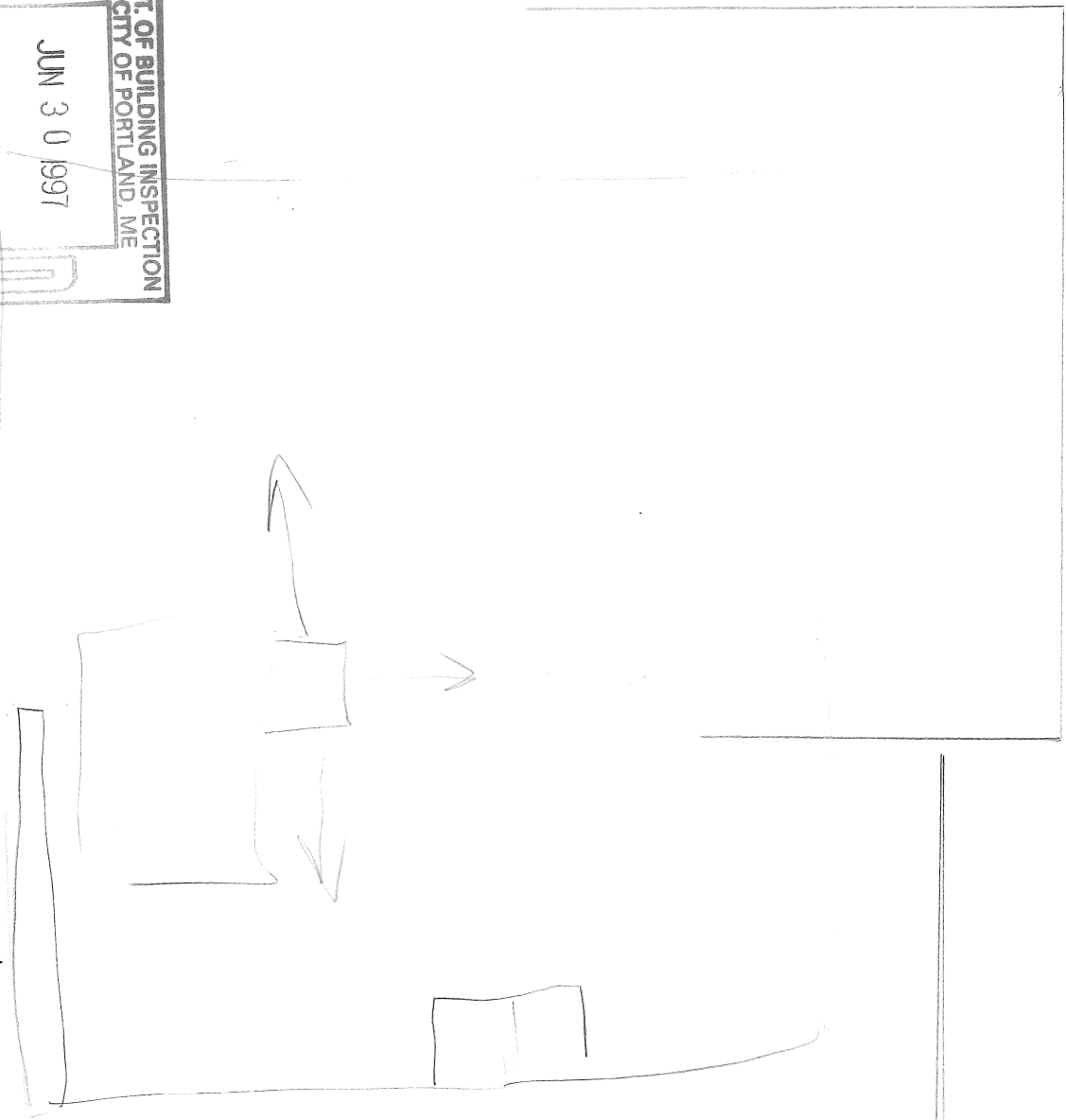
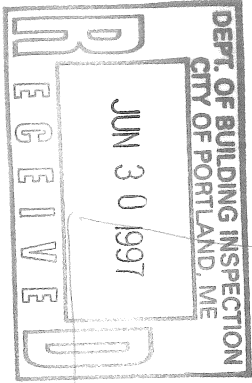
Proposed tower

front view



Plot plan w/ setbacks
include parking
Floor plan of new unit
not reducing existing units

foundat.cn
framing
rise + tread of stairs



1 space for each existing unit
and 2 for new unit.

Dimensions on parking 9x19'

change of use from 2 to 3 units w/ alterations



Proposed tower

side view

92 E Kidd St. Proposed stair tower.

East Kidder St. Associates
202 Foreside Rd.
Falmouth, ME 04105

August 28, 1998

Lt. Robert M. Thompson
Portland Fire Department
380 Congress St.
Portland, ME 04101

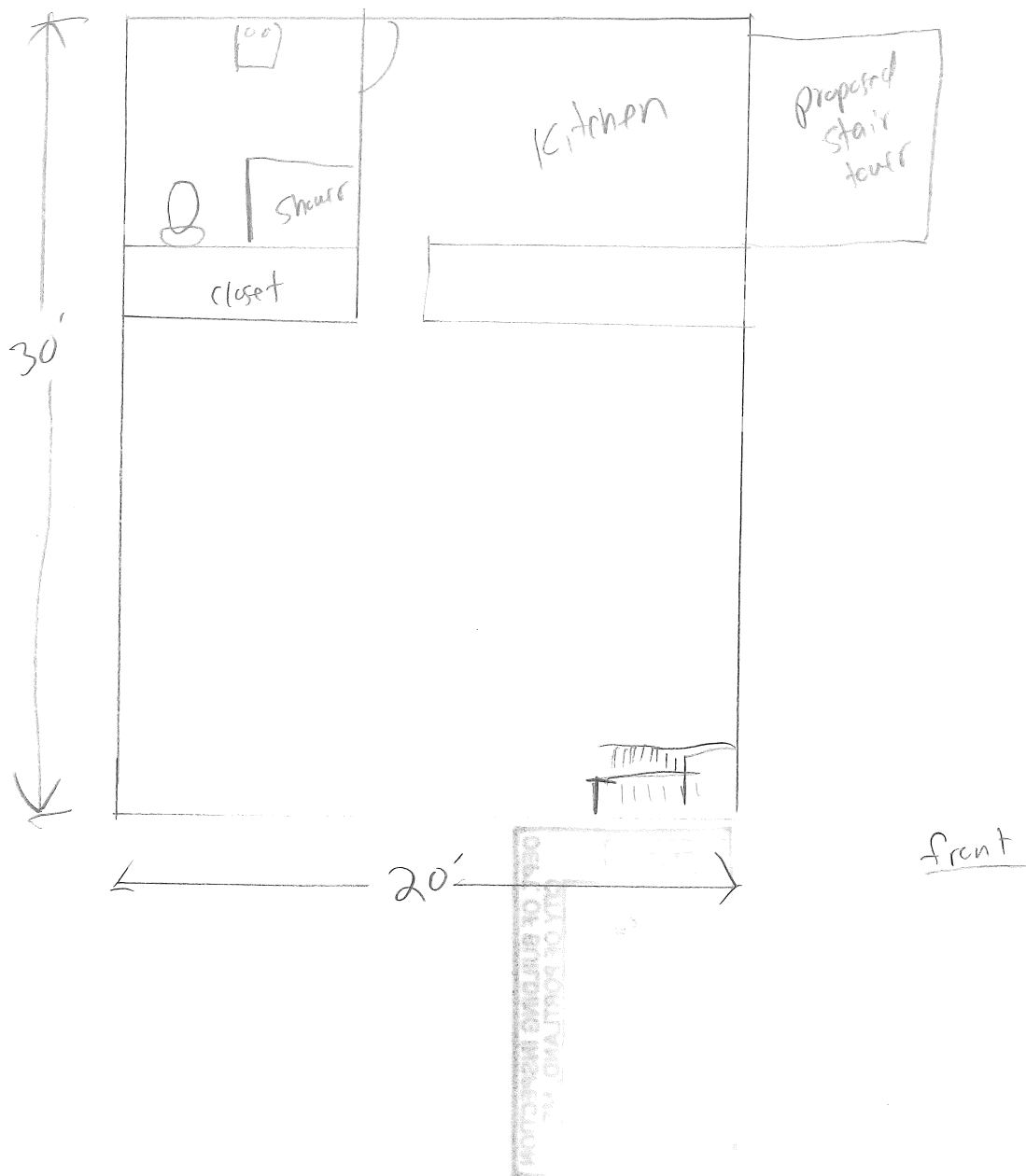
Dear Lt. Thompson:

Thank you for coming out to my apartment building at 92 E. Kidder St. to inspect for fire safety. Per your inspection and the letter I received from you dated 8/21/98, I will comply with the following:

1. I will replace the doors in the front hall with one hour fire rated doors beginning with the doors on the first floor and working my way up. I will complete this within six months.
2. I will install sprinkler head over each boiler within 30 days.
3. I will clear a three foot space around each heating device and the electrical panels within 30 days.

Best Regards,

David E. Gilbody
Proprietor



92 E. Kidder St Proposed new unit third floor unit does not affect the other 2 units.