

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090047
ISSUED
JAN 28 2009

This is to certify that INGRAHAM DAVID A B & D BORAH property owner

has permission to interior repairs required for Legislation, stairs, fire doors

AT 9 RAY ST CE 172 G007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CDT. K. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 1/28/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 09-0047 | Issue Date: | CBL: 172 G007001 |
|-----------------------|-------------|---------------------|

| | | | |
|---------------------------------------|---|--|--------------|
| Location of Construction: 9 RAY ST | Owner Name: INGRAHAM DAVID A B & DEB | Owner Address: 11 RAY ST | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | Zone: R-3 |

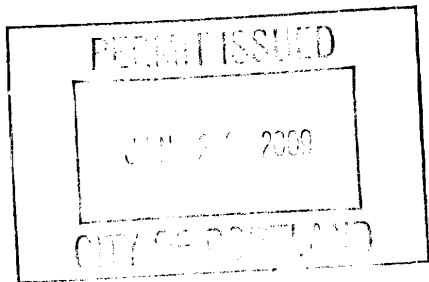
| | | | | |
|---------------------|---|---|--|--------------------|
| Past Use: 3 unit | Proposed Use: 3 unit- interior repairs required for Legalization, stairs, fire doors (Letter Attached) | Permit Fee: \$40.00 | Cost of Work: \$1,500.00 | CEO District: 4 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-2 Type: SB DBL-2003 | |

| | | |
|--|-------------------------------|-------------------------------|
| Proposed Project Description: interior repairs required for Legalization, stairs, fire doors | Signature: <i>(Signature)</i> | Signature: <i>JMB 1/28/09</i> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| Signature: | | Date: |

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: ldobson | Date Applied For: 01/20/2009 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- This permit application does not 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..

| | | |
|--|---|--|
| 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"/> Date: <i>1/20/09</i> | 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 Date: | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: |
|--|---|--|



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 provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |



General Building Permit Application

If 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: <u>9 Ray</u> | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# <u>172</u> Block# <u>6</u> Lot# <u>7</u> | Owner: <u>DAVID INGRAHAM</u> | Telephone: <u>(207) 947-4391</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>David Ingraham</u> <u>9 Brookside Ter.</u> <u>UEAZIC, MAINE 04401</u> <u>9474391</u> | Cost Of Work: \$ <u>1500</u> Fee: \$ <u>90</u> C of O Fee: \$ _____ |
| Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Repairs required per attached letter from the</u> <u>Planning office.</u> | | |
| Contractor's name, address & telephone: _____ | | |
| Who should we contact when the permit is ready: <u>David Ingraham</u> Mailing address: _____ Phone: <u>207 947-4391</u> | | |

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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.

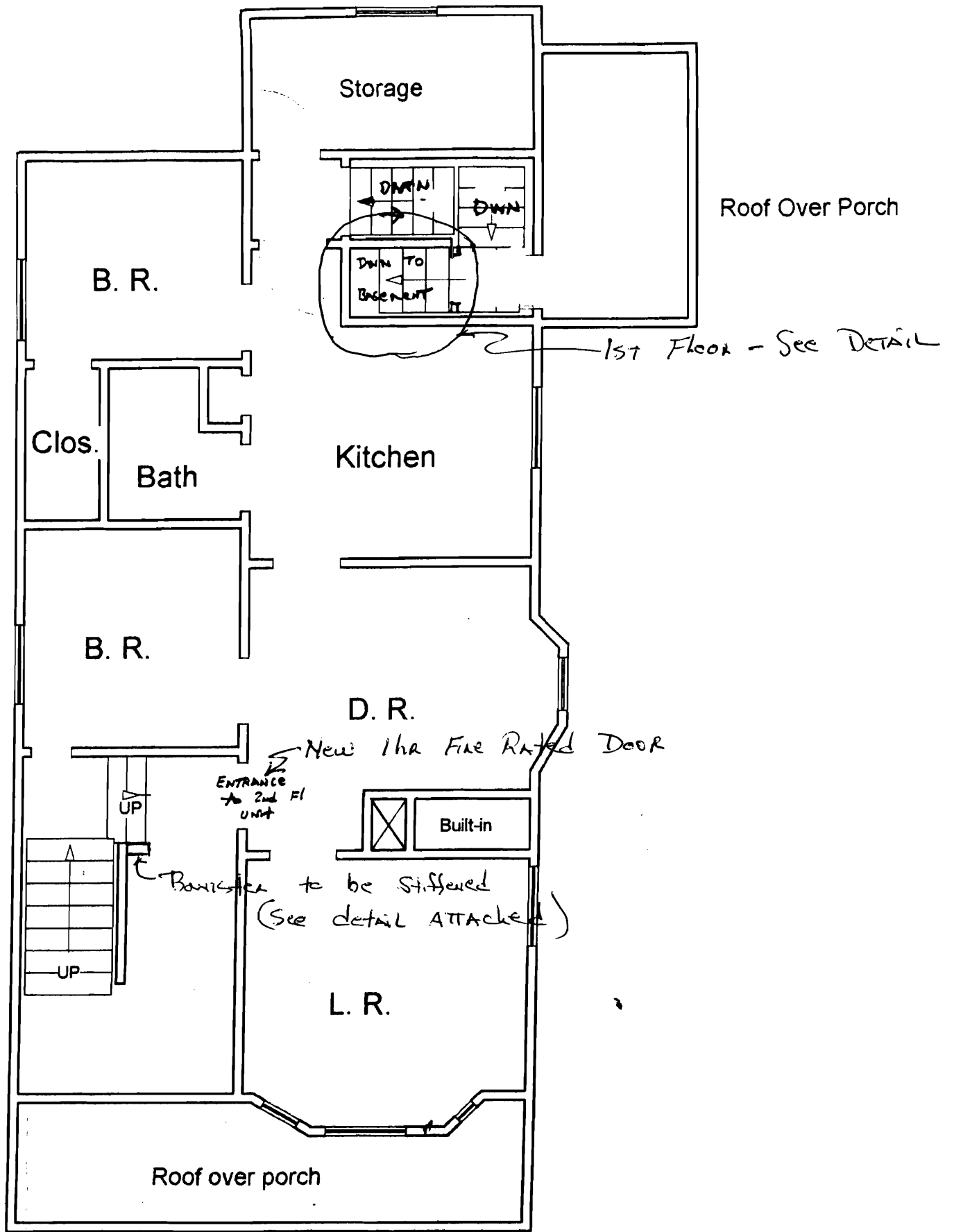
Signature of applicant: David Ingraham Date: JAN 20, 09

This is not a permit; you may not commence ANY work until the permit is issued. 2009

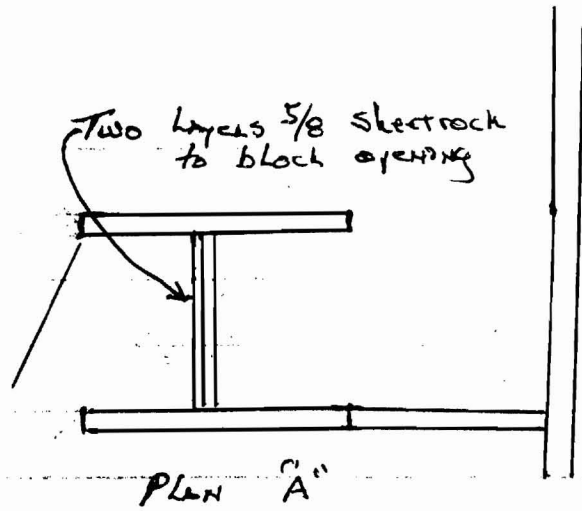
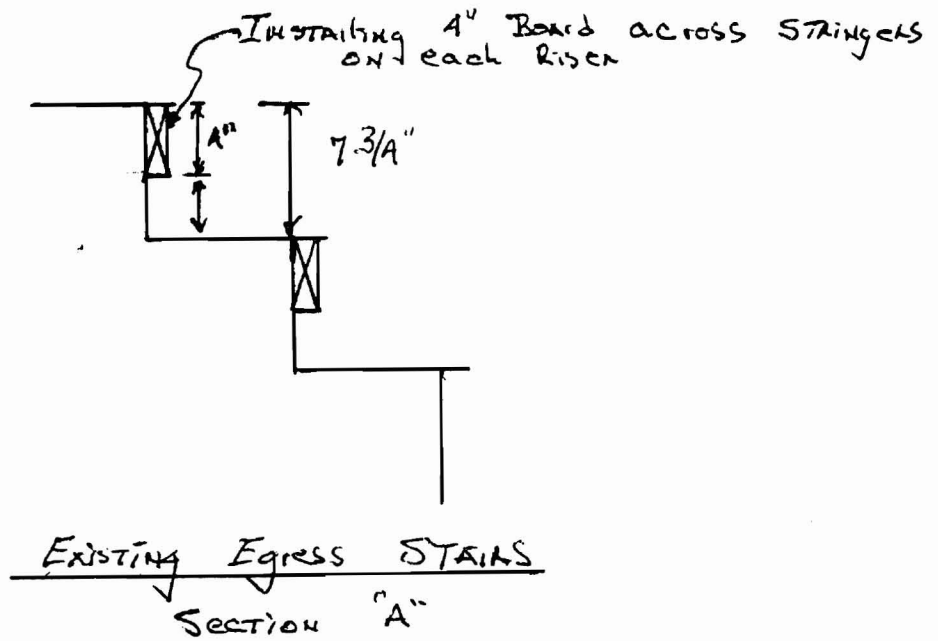
JAN 20, 2009

Work to be completed ~~on~~ per letter from Portland
~~the~~ Planning Office.

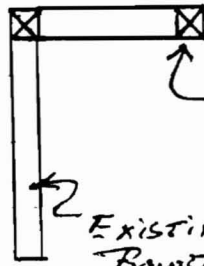
1. Replace 2 Entrance Doors to apartment with fire rated doors.
2. Install two layers of 5/8" sheetrock in 1st floor closet to ~~enclose~~ block off old steps under landing.
3. Install graspable handrails if found to be required from level two to level three.
4. Reinforce existing banister on 2nd level to make more steady.
5. Install a board across 3rd floor egress to reduce openings to less than 4".



Second Floor Plan



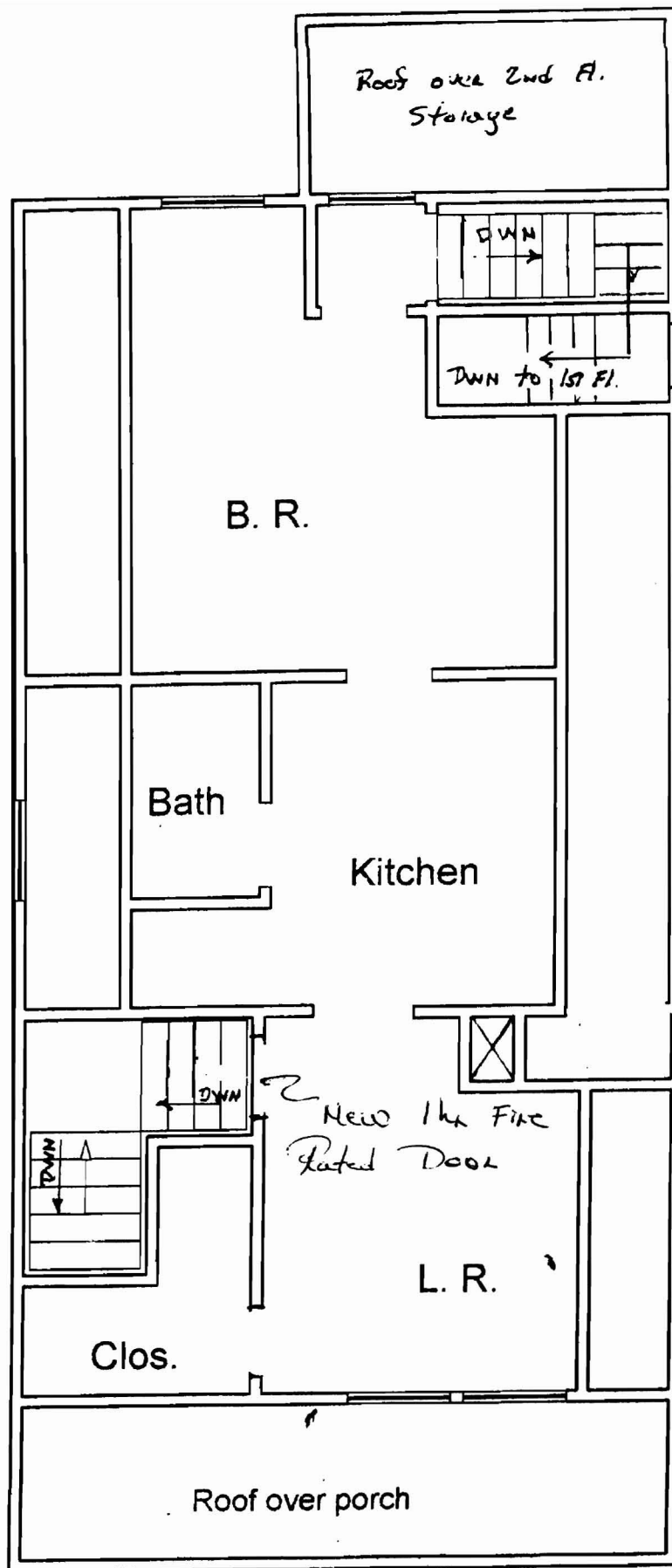
Abandoned STAIRS to 3rd Floor
From 1st Floor Unit



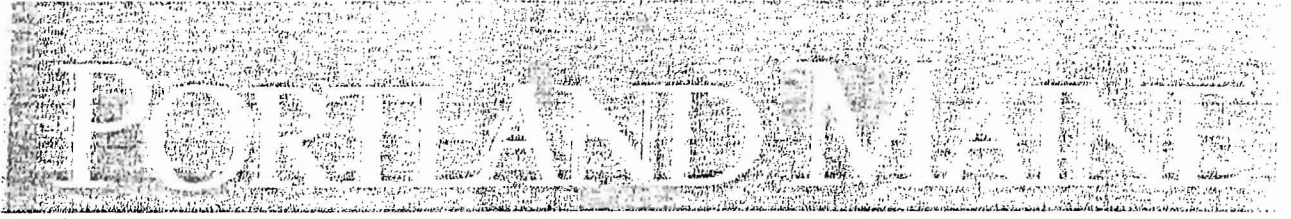
Add additional 10" Angle Support to STIFFEN LOOSE BANISTER.

EXISTING BANISTER

BANISTER ON 2nd FLOOR LANDING



Third Floor Plan (NTS)



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

INGRAHAM DAVID A B & DEBORAH
9 Brookside Terrace
Veazie Maine 04401

Certified 7003 3110 0002 6063 7179

CBL: 172 G007001
Located at 9 RAY ST

Dear INGRAHAM DAVID A B & DEBORAH R JTS,

An evaluation of the above-referenced property on 12/30/08 was performed for the Legalization of a Nonconforming Dwelling Unit(s) as allowed under Sec. 14-391, The Land Use Ordinance of the City of Portland. The structure fails to comply with Chapter 6. Article V. of the Code of Ordinances, The Housing Code. Legalization of unit 3 requires that the following :

- One (1) hard wired smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, interconnected within the unit with battery backup. Each Unit's detectors must be interconnected within the unit but independent from other dwellings units within the structure. All three units. One hardwired smoke detector in basement. An electric permit is required.
- Hard wired smoke detectors in common areas interconnected. 3rd floor back hallway egress stairway, front hallway egress, and basement smoke detectors interconnected. An electric permit is required. Per Fire Department *3 (not a common area)*
- Self closing 45 minute fire doors are required on second and third floor unit's front doors. Per Fire Department
- Unit one closet area wall (former stairway) must be sealed to prevent fire penetration. (2 layers of 5/8 type X sheetrock taped and fire caulked)

Ben @ City

Codes

*4
756 8096*

- Graspable Handrails on both sides of stairs from level two to level three. Handrails must be continuous and returned at ends to wall or newell post. Height required to be 34 to 38 inches measured from front edge of tread.
- Repair loose banister section on 2nd floor landing front
- Relief valve drains on hot water heaters (basement) are required to end within 6 inches of the floor. *no permit needed*
- Risers on egress stairs permit # 07-1198 open space must be less than 4 inches. *permit needed*

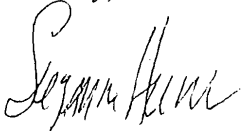
This is a notice of violation pursuant to Section 6-118 of the Code. Within 30 days of the date of this notice, you must do one of the following: 1) Correct the violations, 2) Apply for the permits associated the case of work requiring a permit, an application for permit shall be submitted. A re-inspection of the premises will occur on 2/11/2008 at which time compliance will be required. If you decide to withdraw the application for legalization, the inspection will verify that the unit(s) have been removed. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 6-1 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at No charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed For each inspection, unless it is associated with an approved permit.

Sincerely,



Suzanne Hunt @ (207) 874-8707
Building Inspector

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 07-1058 | Date Applied For: 08/28/2007 | CBL: 172 G007001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---------------------------------------|--|--|--------|
| Location of Construction: 9 RAY ST | Owner Name: INGRAHAM DAVID A B & DEBO | Owner Address: 11 RAY ST | Phone: |
| Business Name: | Contractor Name: n/a | Contractor Address: n/a Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Legalization of Non-Conforming Units | |

| | |
|--|--|
| Proposed Use: Residential 3 unit Legalize 1 non-conforming unit | Proposed Project Description: Legalize 1 non-conforming unit for a total of 3 units |
|--|--|

Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 01/07/2009
Note: Received housing & lifesafety sheets giving thier approval. **Ok to Issue:**

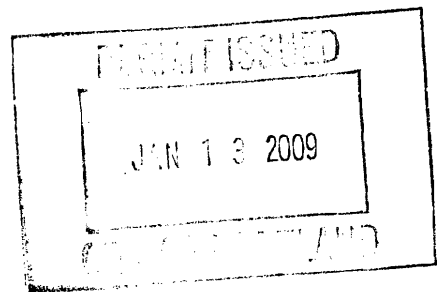
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 01/12/2009
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/09/2009
Note: **Ok to Issue:**

- 1) Fire doors ans smoke detectors required
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Comments:
9/4/2007-amachado: Gave notice to abutters to Gayle. Gave Housing and Life Safety Inspection sheets to Jeanie.
9/4/2007-jmb: Forwarded the Housing compliance to Jon and the Life Safety to Greg.
9/7/2007-ldobson: Ben Wallace FD said this unit may have FD issues
12/11/2008-amachado: Gave housing code compliance sheet to Tammy. Gave Life-safety compliance sheet to Greg.



City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|---------------------------|---------------------|
| Permit No: 07-1058 | Issue Date: 08/29/2007 | CBL: 172 G007001 |
|-----------------------|---------------------------|---------------------|

| | | | |
|---------------------------------------|---|--|--------------|
| Location of Construction: 9 RAY ST | Owner Name: INGRAHAM DAVID A B & DEB | Owner Address: 11 RAY ST | Phone: |
| Business Name: | Contractor Name: n/a | Contractor Address: n/a Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Legalization of Non-Conforming Units | Zone: R-3 |

| | | | | |
|---------------------------------|--|---|--|--------------------|
| Past Use: Residential 2 unit | Proposed Use: Residential 3 unit Legalize 1 non-conforming unit | Permit Fee: | Cost of Work: \$375.00 | CEO District: 4 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i> | INSPECTION: Use Group <i>R-3</i> Type: <i>SB</i> <i>IBC 2003</i> | |

Proposed Project Description:
Legalize 1 non-conforming unit for a total of 3 units

Signature: *[Signature]* Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: *dmartin*
Date Applied For: *08/28/2007*

Zoning Approval

- This permit application does not 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..

Special Zone or Reviews

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM
OK
Date: *11/20/09 ABM*

Zoning Appeal

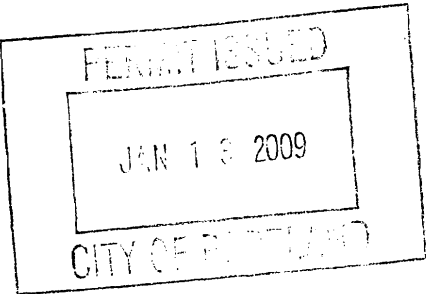
Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

ASB
Date: _____



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 provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

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|------------------------------|--|----------------------------|
| Permit No: 09-0047 | Date Applied For: 01/20/2009 | CBL: 172 G007001 |
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| Business Name: | Contractor Name: property owner | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Multi Family | |

| | |
|---|--|
| Proposed Use: 3 unit- interior repairs required for Legalization, stairs, fire doors (Letter Attached) | Proposed Project Description: interior repairs required for Legalization, stairs, fire doors |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/20/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three family dwelling with the final occupancy permit that is required to be issued under permit #07-1058. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/28/2009

Note: **Ok to Issue:**

- 1) As per discussion with Ben W. And Suz H., referencing the City letter, the existing single handrail at the interior stair from the 2nd to 3rd floor is adequate, the fire doors will be a minimum of 1 hour rating, smoke detectors are not required in the common hallways per the number of stories and units. Otherwise, smoke detectors are to be installed in all areas required by code in units and on each level.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/21/2009

Note: **Ok to Issue:**

| |
|--|
| Comments: 1/26/2009-jmb: Spoke to Deb I. About the placement of the riser board to reduce opening to < 4". She will have David call me and also has a question on the handrails. David called to confirm the riser board will be placed across the 3 stringers and the net tread will be 11". He had questions on the notice sent addressing code compliance. Two handrails on interior stairs, and fire rated door code section. I will get back to him. 1/27/2009-jmb: David I. Called and we discussed code questions, he confirmed the riser board will span across the 3 stringers and will not compromise the tread depth. He requested the NFPA code for fire doors. I will call back after meeting with Suzanne and Ben. 1/28/2009-jmb: Spoke to David and will fax code sections, also confirmed code requirements for some of the issues stated in the City letter. Ok to issue. |
|--|