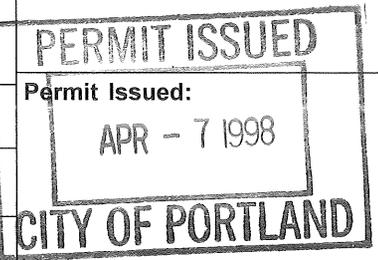


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

980318

| | | | | | | | |
|---|--|--|--|---|--|---------------------------------|--|
| Location of Construction: 21 Rosemont Ave | | Owner: Russell, Margot | | Phone: | | Permit No: | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Christine J. Albert, C.M.T. | | Address: 21 Rosemont Ave Prld, ME 04102 | | Phone: 772-8814 | | Permit Issued: APR - 7 1998 | |
| Past Use: 2-fam | | Proposed Use: Same | | COST OF WORK: \$ | | PERMIT FEE: \$ 25.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| | | | | Signature: | | Signature: <i>[Handwritten]</i> | |
| Proposed Project Description: Change Use/Home Occupation - Second Floor Certified Massage Therapist | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | | |
| Permit Taken By: Mary Grenik | | Date Applied For: 02 April 1998 | | | | | |



Zone: CBL: 176-A-035

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..

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]
 SIGNATURE OF APPLICANT Christine Albert ADDRESS: DATE: 02 April 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 4

COMMENTS

4-8-98 OK. Fire ex. and Smoke det in place

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 21 Rosemont Ave 176-A-035

Issued to Margot Russell

Date of Issue 08 April 1998

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. 980318, 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

Second Floor Apt
Two Family Dwelling

Home Occupation
Message Therapy

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.

BUILDING PERMIT REPORT

DATE: 6 April 98 ADDRESS: 21 Rosemont Ave 176-A-β35'
REASON FOR PERMIT: Change of Use. - Home OCC
BUILDING OWNER: Margo T. Russell
~~CONTRACTOR:~~ SAA
PERMIT APPLICANT: Christine Albert
USE GROUP R-3 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. 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).
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".
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. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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

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)

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.
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. _____
30. _____
31. _____
32. _____


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

LAND USE - ZONING REPORT

ADDRESS: 21 Rosemont Ave DATE: 4/2/98

REASON FOR PERMIT: change of use to Allow home Occ. ~~on~~ 2nd floor unit

BUILDING OWNER: MARGOT Russell C-B-L: 176-A-35

PERMIT APPLICANT: Christine Albert

APPROVED: with conditions DENIED: _____
#1, #6, #17

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 two 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 under Home Occupation guidelines
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal

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



CHRISTINE J. ALBERT, C.M.T.
Certified Massage Therapist

812 Stevens Avenue
Portland, Maine 04103
Telephone: (207) 878-5775

To the City Of Portland,

I am a certified massage therapist and a member of the American Massage Therapy Association. I have worked out of my office at 812 Stevens Avenue in Portland for three years and would like to work out of my residence at 21 Rosemont Avenue in Portland.

The majority of my clients are referred to me by physicians for rehabilitation purposes. Typically there is only one client at any one time. There is only one extra vehicle on the street. There will be 418 square feet that will be used for occupation. My business requires quiet conditions so there will be no offensive noise produced. I will be working alone having no hired help.

Sincerely,

Christine J. Albert, C.M.T.

Christine J. Albert, C.M.T.

March 31, 1998

To Whom It May Concern:

I am the landlord at 21 Rosemont Street in Portland, Maine. I have recently rented the apartment at this address to Christine Albert. I understand that Ms. Albert is a certified massage therapist and that she will be conducting business from this location. I have given her permission to conduct business from this location, provided she furnished my office with proof of her insurance.



landlord

772-6966

AMERICAN MASSAGE THERAPY ASSOCIATION



Insurance Memorandum Occurrence Coverage

CERTIFICATE NUMBER: AHC 2000538

ADMINISTERED BY:

Albert H. Wohlers & Co.
1440 N. Northwest Highway
Park Ridge, Illinois 60068-1400
(SEND INQUIRIES TO WOHLERS)

COMPANY AFFORDING COVERAGE

Chicago Insurance Company
35 E. Monroe St.
Chicago, Illinois 60603

INSURED

THE AMERICAN MASSAGE THERAPY ASSOCIATION AND INDIVIDUAL PROFESSIONAL (ACTIVE STATUS) OR ASSOCIATE MEMBERS OF THE ASSOCIATION WHO RESIDE IN THE UNITED STATES OF AMERICA, ITS TERRITORIES OR POSSESSIONS OR CANADA
820 DAVIS STREET
EVANSTON, ILLINOIS 60201-4444

COVERAGE EFFECTIVE FROM: 06/01/95 TO: 06/30/95

COVERAGES:

Professional Liability Including Personal Injury
General Liability Including:
Contractual Liability
Advertising Liability
Host Liquor Liability
Fire Legal Liability

LIMIT OF LIABILITY

\$2,000,000 each incident
\$6,000,000 aggregate*

COMMENTS

*THE AGGREGATE LIMIT OF LIABILITY SHALL APPLY SEPARATELY TO EACH SOLE PROPRIETORSHIP, PARTNERSHIP OR OTHER ORGANIZATION OWNED & OPERATED BY ONE OR MORE INDIVIDUAL PROFESSIONAL (ACTIVE STATUS) OR ASSOCIATE MEMBER(S) OF AMTA AS WELL AS ANY OTHER INDIVIDUAL PROFESSIONAL (ACTIVE STATUS) OR ASSOCIATE MEMBER WHO IS NOT A SOLE PROPRIETOR, PARTNER, EXECUTIVE OFFICER, DIRECTOR, STOCKHOLDER, OR EMPLOYEE OF AN ENTITY DEFINED HEREIN

Membership Incept Date: 06.01/95

MEMORANDUM HOLDER

ID#: 42004
Christine J. Albert
21 Rosemont Ave
Portland, ME 04103

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE MEMORANDUM HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

Authorized Representative Albert H. Wohlers & Co.

21 ROSEMONT ST.
PORTLAND, ME

DINING ROOM

12'-0" x 15'-0"

180 sq'

LIVING ROOM

14'-0" x 17'-0"

238 sq'

TO BOB'S
BATH

KITCHEN

12'-0" x 13'-0"

156 sq'

HALL

STAIRS
DOWN TO
EXIT

STAIRS
DOWN TO
EXIT

DECK

21 ROSEMONT STREET

