

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

| | | | | | | | |
|---|--|--|--|---|--|---|--|
| Location of Construction: 405 Brighton Ave | | Owner: Group Main Stream | | Phone: 871-7920 | | Permit No: 981463 | |
| Owner Address: 205 Ludlow St | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Charles A. Fortin | | Address: 1125 Forest Ave Pctd | | Phone: | | | |
| Past Use: Group Home | | Proposed Use: Same | | COST OF WORK: \$ 12,000 | | PERMIT FEE: \$ 80.00 | |
| Proposed Project Description: Converting Garage into Rumpus room Entry way, 2 closets | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group <i>R3</i> Type: <i>53</i> <i>B0C996</i> | |
| | | | | Signature: | | Signature: <i>Hoffman</i> | |
| | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | |
| | | | | Action: Approved <input type="checkbox"/> | | Approved with Conditions: <input type="checkbox"/> | |
| Permit Taken By: <i>SP</i> | | Date Applied For: <i>December 29, 1998</i> | | | | | |

PERMIT ISSUED
DEC 31 1998

CITY OF PORTLAND

Zone: *R-3* CBL: *177-1-0031*

Zoning Approval: *use ok per*

Special Zone or Reviews:

Shoreland *12/30/98*

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: _____

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

December 30, 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

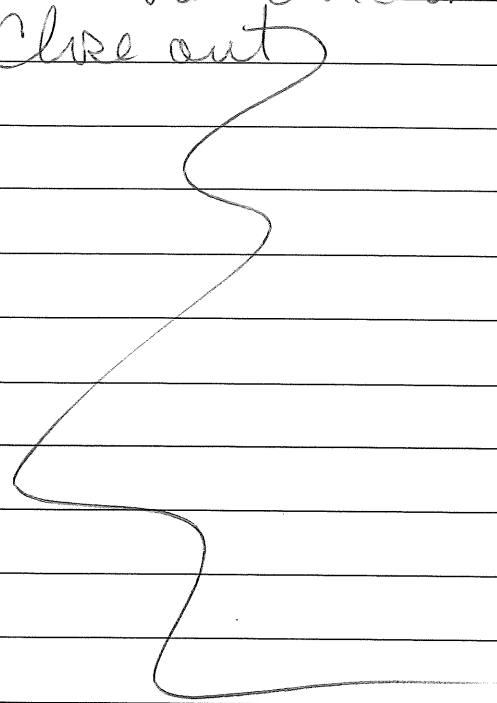
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

3
TR/TK
CEO DISTRICT

COMMENTS

05/11/00 - work completed and appears to meet permit requirements - could not check framing or plumbing as it has been closed in for over a year.
Close out



Inspection Record

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

BUILDING PERMIT REPORT

DATE: 31 Dec. 98 ADDRESS: 408 Brighton Ave. CBL 177-I-003-30
REASON FOR PERMIT: Convert garage To Rumpus room.
BUILDING OWNER: Group MAIN Stream
CONTRACTOR: Charles A. Fortin
PERMIT APPLICANT: ↑
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, *6, *8, *12, *16, *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. (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
- X 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 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) 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)
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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.
- X 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.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. _____
- 32. _____
- 33. _____


P. J. Santos, Building Inspector

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

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 408 BRIGHTON AVE PORTLAND, MAINE 04102

| | | | |
|--|--|---|--|
| Tax Assessor's Chart, Block & Lot Number Chart# <u>177</u> Block# <u>I</u> Lot# <u>003</u> | | Owner: <u>GROUP MAIN STREAM</u> | Telephone#: <u>871-7920</u> |
| Owner's Address: <u>205 LUDLOW STREET</u> | | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <u>\$ 12,000</u> Fee: <u>\$ 80</u> |
| Proposed Project Description:(Please be as specific as possible) <u>CONVERTING GARAGE INTO KUMPOO'S ROOM ENTRY WAY BATHROOM 2 CLOSETTS. C&U</u> | | | |
| Contractor's Name, Address & Telephone <u>CHARLES A. FORTIN 1125 FOREST AVE</u> | | PORTLAND, MAINE Rec'd By: <u>Charles A. Fortin</u> | |

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

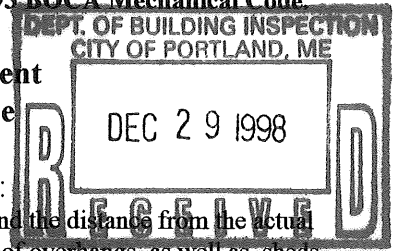
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



4) Building Plans (Sample Attached)

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.

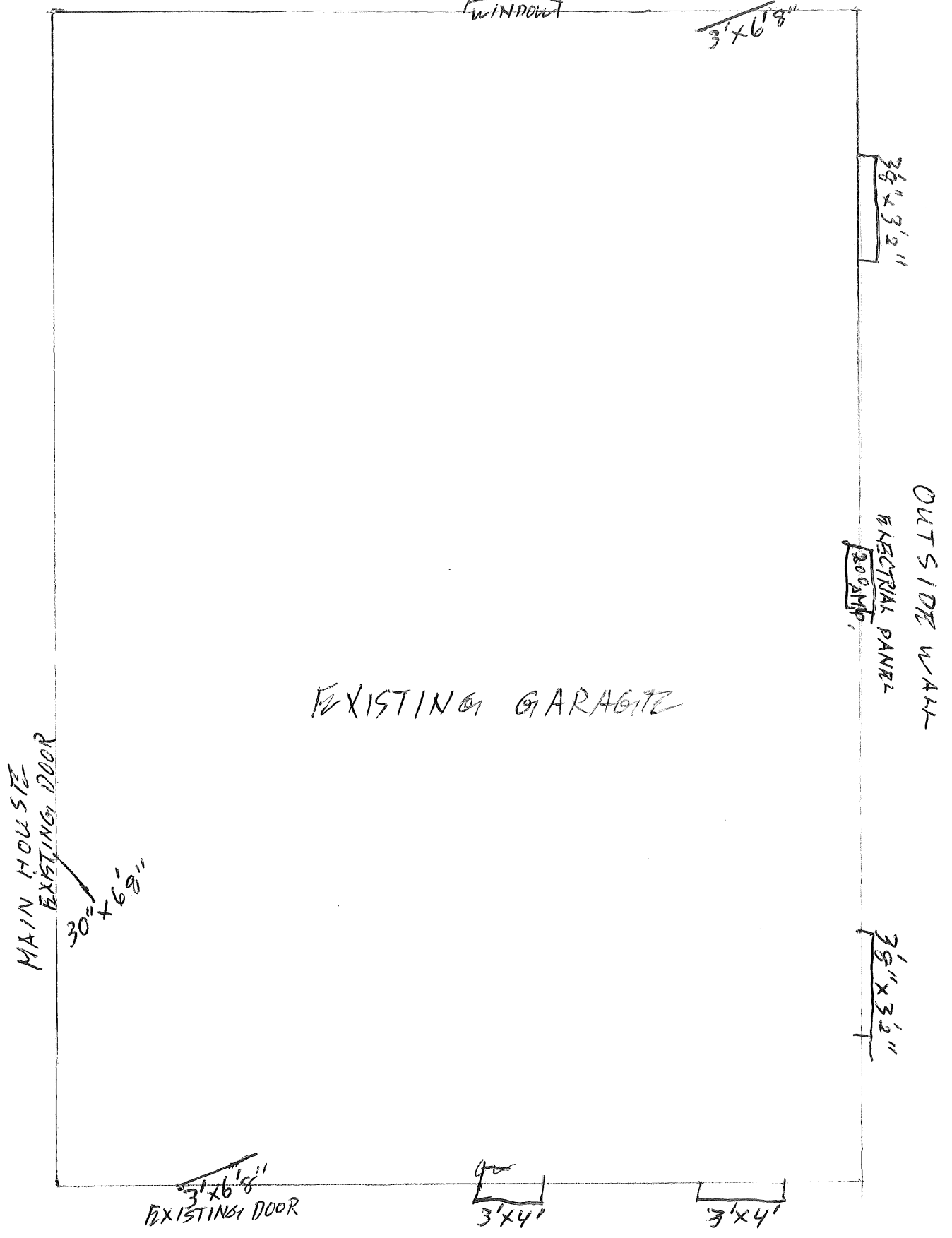
Certification

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: Charles A. Fortin Date: 12-29-98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

OUTSIDE WALL REAR OF EXISTING GARAGE



EXISTING GARAGE

MAIN HOUSE
EXISTING DOOR

3'0" x 6'8"

EXISTING DOOR
3' x 6'8"

3' x 4'

3' x 4'

PAVED DRIVEWAY

OUTSIDE WALL
200 AMP
ELECTRICAL PANEL

3'6" x 3'2"

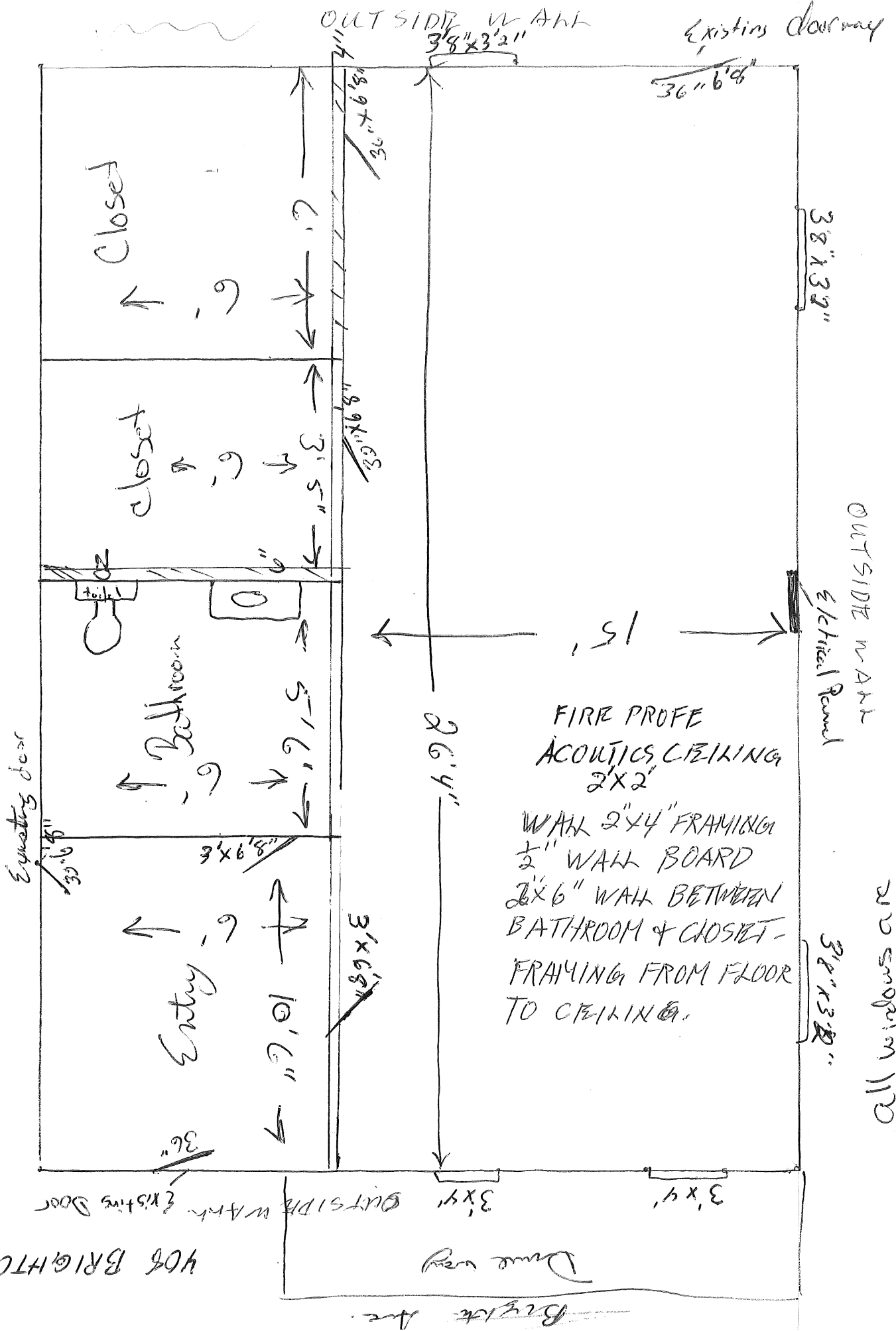
3'6" x 3'2"

3' x 6'8"

3'8" x 3'2"
WINDOW

Main House

406 BRIGHTON AVE.



OUTSIDE W/ A/W
 Electrical Panel
 All windows are existing. No new ones will be installed this time.

GROUP MAIN STREAM INC.

DIANA GRINDLE, EXECUTIVE DIRECTOR
P.O. BOX 1558, 205 LUDLOW ST.
PORTLAND, ME 04104-1558

Phone 207-775-0824
Fax 207-774-3426

December 29, 1998

PERMIT DEPT
CITY HALL
PORTLAND, ME 04101

TO WHOM IT MAY CONCERN,,

THIS LETTER IS TO VERIFY THAT CHARLES FORTIN HAS BEEN CONTRACTED FOR SERVICES AT ALL GROUP MAIN STREAM HOMES LISTED BELOW.

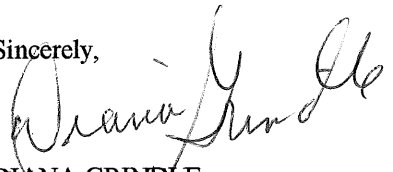
408 BRIGHTON AVE, PORTLAND, ME. 14102 .

50 WESTMINSTER ST. PORTLAND, ME. 04102

205 LUDLOW ST. PORTLAND, ME. 04102

IF THERE ARE ANY QUESTIONS PLEASE FEEL FREE TO CALL AT 207-775-0824.

Sincerely,



DIANA GRINDLE

PLUMBING APPLICATION

177-I-003

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

| | |
|--------------------------|------------------|
| Town or Plantation | Portland |
| Street Subdivision Lot # | 408 Brighton Ave |

PROPERTY OWNERS NAME

Last: Group Main Stream First: _____

Applicant Name: Charles Fortin

Mailing Address of Owner/Applicant (If Different): 1125 Forest Ave Ptld

PORTLAND PERMIT # 6717 STATE COPY

Date Permit issued: 12/29/98 \$ 112 FEE If Double Fee Charged

612 Local Plumbing Inspector Signature L.P.I. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Charles Fortin 12/29/98
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

| | | |
|--|---|---|
| <p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p> | <p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p> | <p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>11937</u></p> |
|--|---|---|

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Column 2 | | Column 1 | |
|---|----------|--|-----------|---------------------------------|
| | Number | Type of Fixture | Number | Type of Fixture |
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. | | Hosebabb / Sillcock | | Bathtub (and Shower) |
| | | Floor Drain | | Shower (Separate) |
| OR | | Urinal | | Sink |
| | | Drinking Fountain | <u>1</u> | Wash Basin |
| HOOK-UP: to an existing subsurface wastewater disposal system. | | Indirect Waste | <u>1</u> | Water Closet (Toilet) |
| PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | | Water Treatment Softener, Filter, etc. | | Clothes Washer |
| | | Grease / Oil Separator | | Dish Washer |
| OR | | Dental Cuspidor | | Garbage Disposal |
| | | Bidet | | Laundry Tub |
| TRANSFER FEE [\$6.00] | | Other: _____ | | Water Heater |
| | | Fixtures (Subtotal) Column 2 | <u>12</u> | Fixtures (Subtotal) Column 1 |
| SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE | | | <u>2</u> | Fixtures (Subtotal) Column 2 |
| | | | | Total Fixtures |
| | | | | Fixture Fee |
| | | | | Transfer Fee |
| | | | | Hook-Up & Relocation Fee |
| | | | <u>12</u> | Permit Fee (Total) |

177-I-003

1/7/99 OK - Rough in inspection
Charlie Fortin

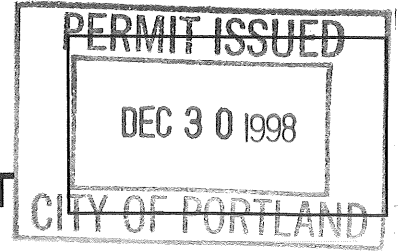


FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

177-I-003

981455



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 408 Brighton Ave Use of Building Group Home Date 12/29/98

Name and address of owner of appliance Group Main Stream, 405 Ludlow St Ptdl

Installer's name and address Charles A. Fortin, 1125 Forest Ave Portland ME

Telephone 871-7920

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: ~~CHARLES A FORTIN~~

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

WILL BE INSTALLING 28 FEET OF HOT WATER BASEBOARD TO THE EXISTING HEATING SYSTEM.

Fee: 15.00

177-I-003

Approved

Fire: _____
Ele.: _____
Bldg.: _____

Approved with Conditions

- See attached letter or requirement

Signature of Installer Charles A. Fortin

TR/mw