

**City of Portland, Maine - Building or Use Permit Application**

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

PERMIT ISSUED

Permit No: 01-0745	Issue Date: AUG 31 2001	CBL: 191 A016001
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Location of Construction: 34 Lassell St	Owner Name: Onex Co	Owner Address: 440 Forest Ave Portland, Me 04101	Phone: 207-174-7811
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Multi-Family: 2 Unit	Proposed Use: Same: Condo Conversion. Install dormers to increase ceiling height	Permit Fee: \$104.00	Cost of Work: \$5,000.00	CEO District: 3
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*Zun JS OK per microfiche*

Proposed Project Description: Install Dormers to Increase Ceiling Height	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:
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Signature:	Signature:
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: cjh	Date Applied For: 06/22/2001	<b>Zoning Approval</b>
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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..	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:	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:
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*Condo Conversion OK*

*9/30/01*

*10/35/01 25/June/01 called owner for Framing INFO. 2/July/01 - owner called will Fax in plans.*

CERTIFICATION - *18/July/01 - New plans Received*

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 \_\_\_\_\_

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

## All Purpose 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: 34 Lassell Street

Total Square Footage of Proposed Structure 135 SF      Square Footage of Lot 5,500 SF

Tax Assessor's Chart, Block & Lot Number Chart# 191    Block# A    Lot# 16	Owner: Onex Co.	Telephone#: 774-7811
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Lessee/Buyer's Name (If Applicable) N/A	Owner's/Purchaser/Lessee Address: 440 Forest Ave, Portland	Cost Of Work: \$5,000.00 Fee: \$54.00 9 UNITS 50.00
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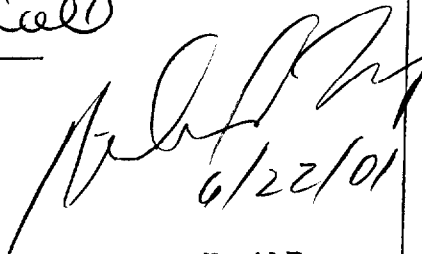
Current use: 34 is part of a duplex, 32-34 Lassell Street, which is residential.  
If the location is currently vacant, what was prior use: It has always been residential.  
Approximately how long has it been vacant: Both tenants vacated May 31, 2001.  
Proposed use: The use will remain unchanged. It will remain residential.  
Condo Conversion: 3 UNITS  
Project description: A.) Install shed dormer to bathroom to increase ceiling height.  
B.) Install shed dormer to stairwell & bedroom to increase ceiling height.

Contractor's Name, Address & Telephone:  
Onex Co., 440 Forest Avenue, Portland, Maine 04101 774-7811

Applicants Name, Address & Telephone:  
Same as above

Who should we contact when the permit is ready: Michael Rogers \*\* Call  
Telephone: 775-5600 \* Call 450 6383

If you would like the permit mailed, what mailing address should we use:

Rec'd By:  6/22/01

BRADLEY

CONGRESS

SHEET 188-D

CALEB ST.

STREET

SHEET 187-D

LASSELL STREET

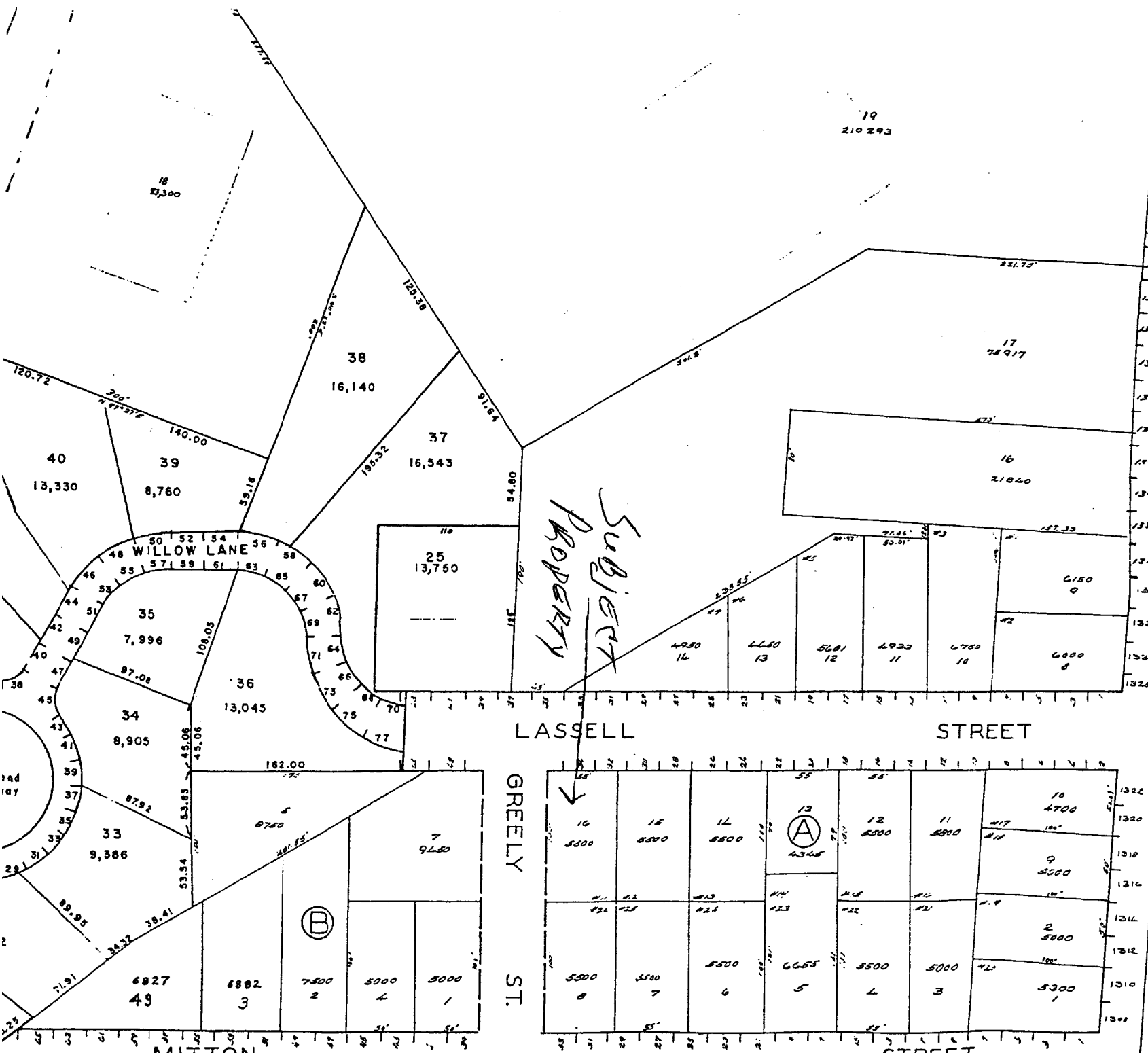
GREELY ST.

MITTON

SHEET 190-A

STREET

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1"=50' ±



*SUBJECT PROPERTY*

BUILDING PERMIT REPORT

DATE: 25 June 2001 ADDRESS: 34 Lassell ST. CBL: 191-A-016

REASON FOR PERMIT: Add dormer

BUILDING OWNER: Onek Co

PERMIT APPLICANT: /CONTRACTOR: SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$5,000.00 PERMIT FEES: \$104.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*13, \*16
\*20, \*28, \*33, \*35, \*36

- 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.
3. 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.
4. 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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

6/22/01

- X 20. 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/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. 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 the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- X 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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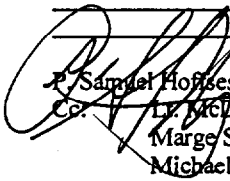
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 Samuel Hoffes, Building Inspector  
 Co. Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

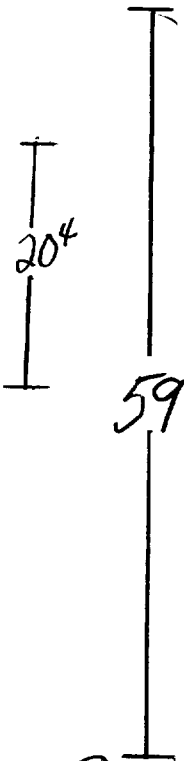
**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

# 32-34 LASSELL PLOT PLAN

156'



59

20'4"

17

22'6"

139

32  
LASSELL

34  
LASSELL

≈ 19

14

DRIVEWAY

(B)  
PROPOSED  
STAIRWELL,  
BEDROOM  
SHED  
DORMER

(A)  
PROPOSED  
BATHROOM  
SHED  
DORMER

EXISTING  
SHED  
DORMER

14-436  
less than  
50% of 1st floor  
market

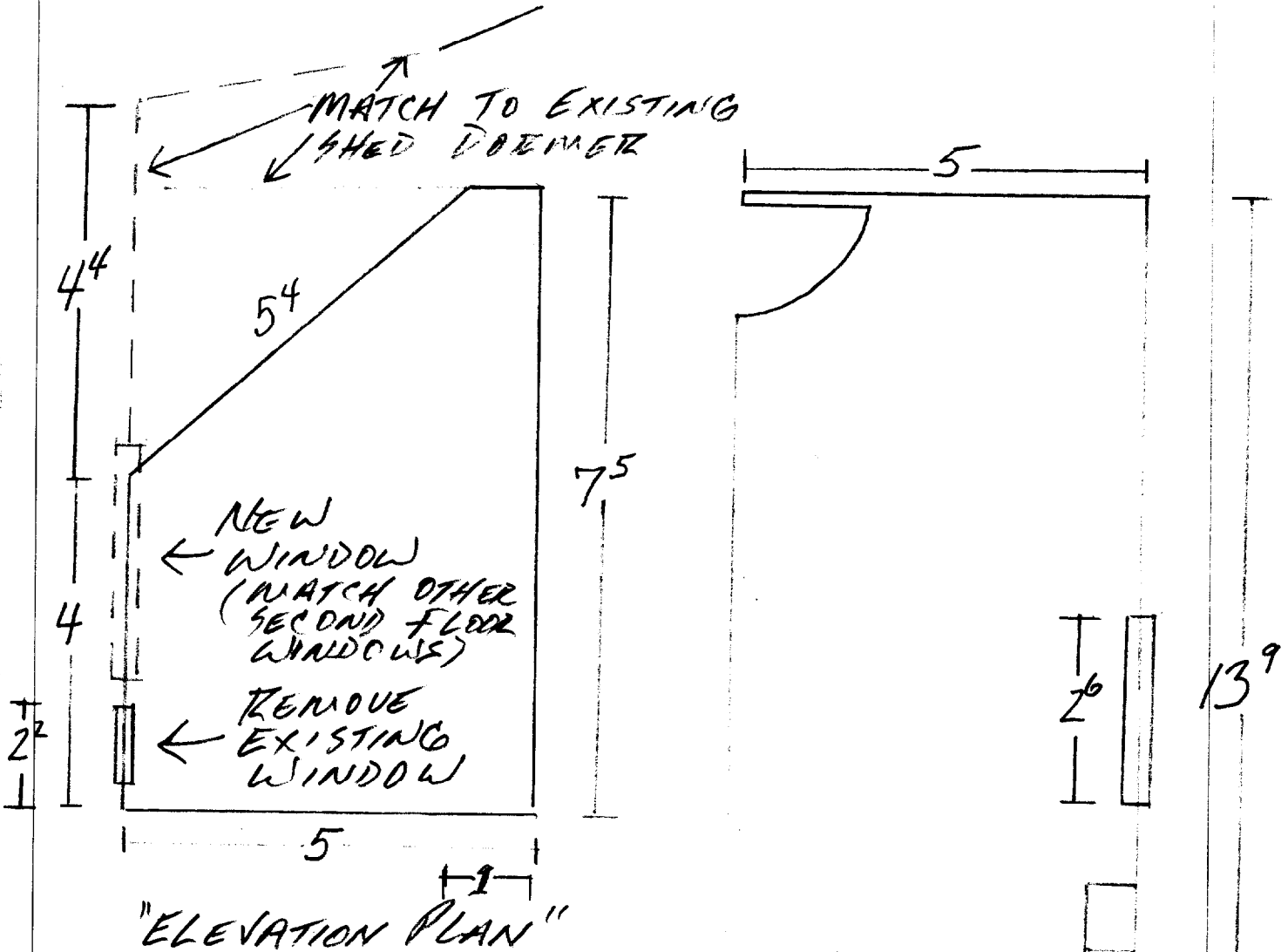
LASSELL STREET

No New decks  
Shown on  
plot plan

Michael Rogers  
6/20/01



# A. PROPOSED BATHROOM SHED DORMER



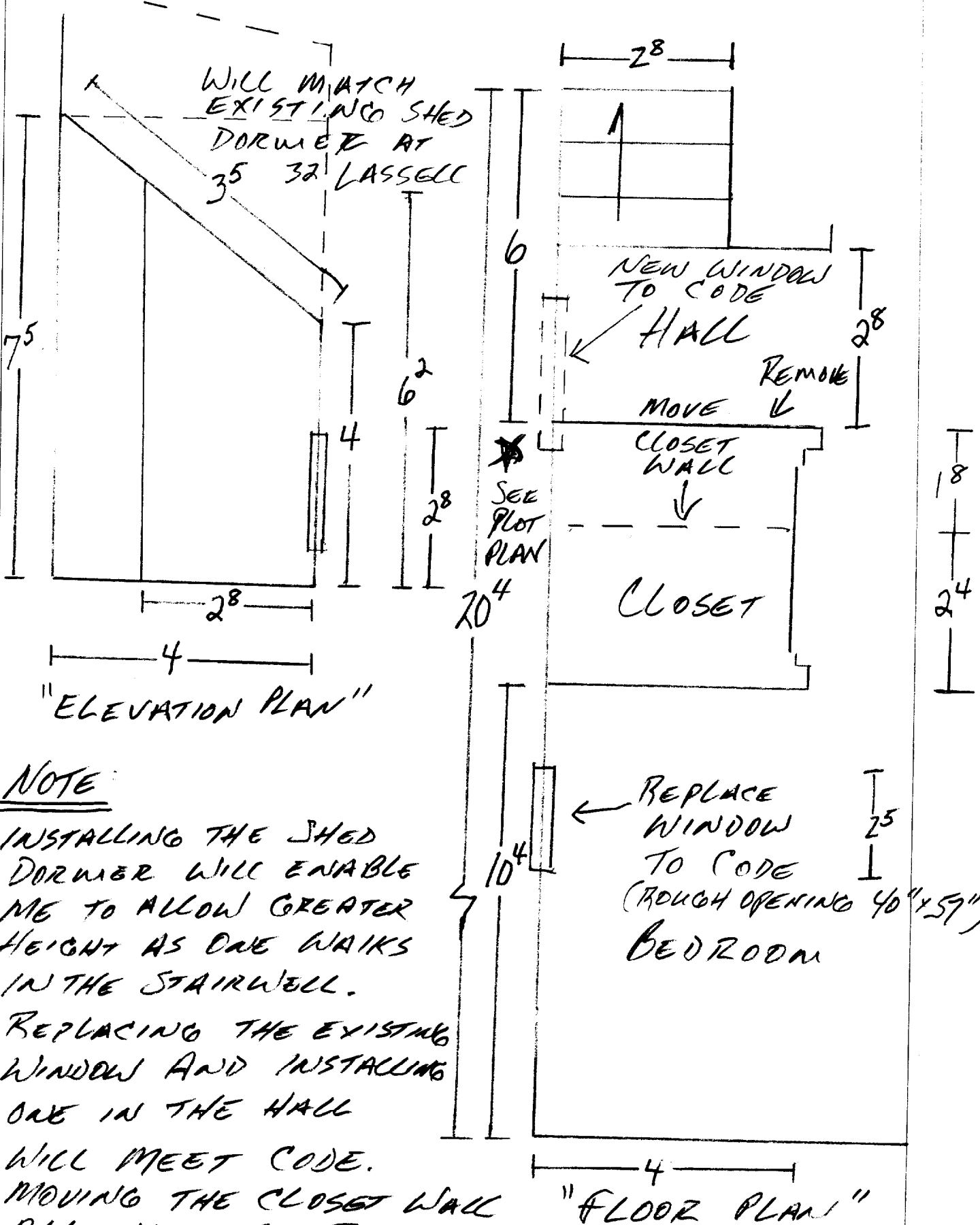
NOTE:  
 INSTALLING A SHED DORMER WILL ENABLE ME TO INSTALL A TUB/SHOWER AND WINDOW TO CODE.

\* SEE PLOT PLAN

MICHAEL ROGERS  
 6/20/01



# B. PROPOSED STAIRWELL / BEDROOM SHED DORMER



"ELEVATION PLAN"

## NOTE:

INSTALLING THE SHED DORMER WILL ENABLE ME TO ALLOW GREATER HEIGHT AS ONE WALKS IN THE STAIRWELL.

REPLACING THE EXISTING WINDOW AND INSTALLING ONE IN THE HALL

WILL MEET CODE.

MOVING THE CLOSET WALL ALLOWS MORE ROOM IN THE HALLWAY.

"FLOOR PLAN"

MICHAEL ROGERS  
6/20/01





## CITY OF PORTLAND

**BUILDING ADDRESS:** 32-34 Lassell Street, Portland

**NUMBER OF UNITS:** Two legal units

**TENANT NAME:** Both tenants vacated May 31, 2001. Please see attached letter

**TENANT'S UNIT#:** N/A

**TENANT'S TEL.#:** N/A

**TENANT'S PRESENT ANNUAL INCOME:** Unknown. Both tenants' rent was subsidized by Portland Housing Authority.


**NUMBER OF YEARS TENANT HAS  
CONSECUTIVELY LIVED IN BUILDING:** Please see attached letter.

**ATTACH COPY OF TENANT NOTICE** Attached

**OWNER'S NAME/ADDRESS/TEL.#:** Onex Company, 440 Forest Avenue, Portland 04101  
774-7811 Contact: Michael Rogers 775-5600

**DEVELOPER'S INFORMATION IF DIFFERENT THAN OWNER:** N/A

**TYPE OF ALTERATIONS EXPECTED FOR  
THE CONVERSION - PLEASE DETAIL:** Submitted a building permit application today for permission to install two shed dormers (13'9" X 4' in the bathroom and 20'4" X 4' in the stairwell and bedroom) to increase height to code in 34 Lassell Street and replace windows with larger ones as required to meet code at 32-34 Lassell Street. Will apply for electrical and plumbing permits to improve those systems to code too. Will replace cabinets in both kitchens and install new tub and vanity in one bathroom. Will replace paneling and plaster with drywall. Will request submeters from Portland Water District to split the only common system.

  
6/22/01

**Onex Company**

**440 Forest Avenue, Portland, Maine 04101  
774-7811**

June 22, 2001

Ms. Marge Schmuckal  
Zoning Administrator  
City of Portland Planning & Urban Development  
389 Congress Street  
Portland, ME 04101

**RE: Proposed Condominium Conversion at 32-34 Lassell Street**

Dear Marge:

Enclosed is the completed application and \$25.00 permit fee requesting conversion of 32-34 Lassell Street from a duplex to two condominiums. Onex Company, our family owned corporation, owns 32-34 Lassell Street. We have owned the legal two unit building since 1967.

Enclosed are letters relating to termination of their respective tenancies on May 31, 2001. Patricia Fitzsimmons and Randall Nowell were tenants of 32 Lassell and 34 Lassell since 1992 and 1995, respectively. It was after Patty verbally notified me in early April 2001 (she gave me a written notice April 30, 2001, as required by Portland Housing Authority), she was moving to Windham that I decided I wanted to sell 32-34 Lassell. I gave Randy a 30 day written termination notice (required by PHA) on May 1, 2001 (he received a verbal notice in early May after Patty notified me), while offering him the option to move to a building Onex Company owns at 503 Cumberland Avenue, Portland. Randy accepted my offer and moved to 503 Cumberland Avenue, #5, on May 31, 2001. Patty can be reached at 892-4823 and Randy can be reached at 871-8652.

I changed my mind on selling the building as a duplex around June 9, 2001, after realizing renovating and converting them to condominiums made better economic sense. I applied today for a permit to install two shed dormers to increase the height on the second floor and replace the required windows to code.

Please call should you have any questions. Thank you.

Very truly yours,

  
Michael C. Rogers

Enclosures

April 30, 2001

I Patty Fitzsimmons at 32 Lassell St  
giving my 30 day notice to move out  
May 31, 2001 to the Onex Company/  
Mike Rogers

Thank You

4/30/01

Onex Co. HEREBY RELEASES PATTY FITZSIMMONS  
FROM HER TENANCY AS OF 5/31/01. MICHAEL ROGERS

**Onex Company**

440 Forest Avenue, Portland, Maine 04101  
774-7811

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May 1, 2001

Mr. Randal Nowell  
34 Lassell Street  
Portland, ME 04102

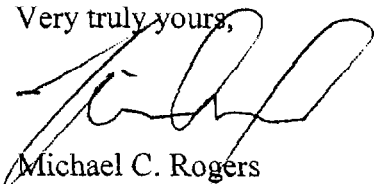
**THIRTY (30) DAY NOTICE TO QUIT**

Dear Randy:

This is to inform you that your tenancy at will of 34 Lassell Street, Portland, Maine, is hereby terminated May 31, 2001. This effective termination date is at least 30 days after delivery of this notice upon you.

I hereby demand that you quit and move out of the premises on or before the above effective termination date of May 31, 2001. Please move out all of your possessions, clean the apartment and return your apartment keys at the time you vacate.

Very truly yours,



Michael C. Rogers

c: Kim Claussen, Portland Housing Authority