

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

Location of Construction: 1552 Congress St		Owner: Gillette, Donna		Phone: 871-9080 ⁴⁰⁸⁻⁹⁵²⁹		Permit No: 980538	
Owner Address: 14 Oakdale Rd Falmouth, ME		Lessee/Buyer's Name: 04105 Alanna York 58 Market St Portland, ME 04101		Phone: 774-7955		Business Name:	
Contractor Name: Tad Gwotz 99 Atlantic Ave		Address: 008, ME 04064 934-3574		Phone:		Permit Issued: 28 1998	
Past Use: 2-fam		Proposed Use: 3-fam		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change Use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: R-5 CBL: 220-A-001	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: 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"/>	
Permit Taken By:		Date Applied For: 18 May 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
				Signature: _____ Date: _____		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

- 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..

Mail to Alanna York

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

Donna M. Gillette 1552 Congress St 19 May 1998
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **4**

COMMENTS

2/6/99 There was an apt. in basement before renovations. Totally Renovated kitchen New entryway Hard wired detector. New bathroom OK Met with Alana York Muij

2/10/00 Did final inspection all APT'S Hard wired detectors installed hand rails installed, Ready for Cert. of Occupancy The basement unit was empty - Muij New entry door was installed in rear of building for empty

5-8-00 Close out send Cert. of Occupancy Muij

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1552 Congress St.

Issued to Alanna York

Date of Issue 5-08-2000

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. 980538, 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 Structure

APPROVED OCCUPANCY

Use Group R-2
Type 5B
BOCA 96
Three (3) Family Residence

Limiting Conditions:

This Permit covers work covered specifically by this building Permit. Existing conditions not specifically covered by the building permit # 980538 are not covered by this occupancy Permit

This certificate supersedes certificate issued

Approved:

4/17
.....
(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.

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

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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: ¹⁵⁵² 1552 Congress St. Portland, Me ME		
Total Square Footage of Proposed Structure: 684.6	Square Footage of Lot: 9710	
Tax Assessor's Chart, Block & Lot Number Chart# 220 Block# 1A Lot# 1	Owner: Donna Gillette	Telephone#: 871-9080
Owner's Address: 14 Oakland Rd. Falmouth, Me.	Lessee/Buyer's Name (If Applicable): 774-7955 Alanna York Buyer 58 Market St. Portland 04101	Cost Of Work: \$25,000
Proposed Project Description: (Please be as specific as possible) To improve basement living area into a legal 1 bedroom unit so the building will become a legal 3 unit. - Change use -		
Contractor's Name, Address & Telephone: 934-5574 Ted Gwotz 99 Atlantic Ave. Old Orchard Beach 04064		
Current Use: 2 unit	Proposed Use: 3 unit	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

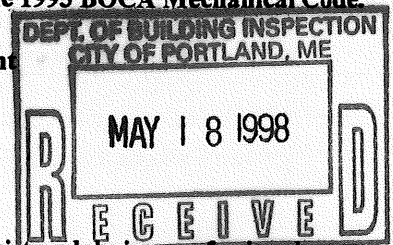
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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:	Date: 8/13/98
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Applicant: Al Annz York
Address: 1552 Congress St

Date: 5/21/98
C-B-L: 220-A-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 2 fam

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - changed use from 2 fam to 3 fam

Sevage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard - Existing

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - ^{min} 6,000 ϕ 9710 ϕ ϕ 600 ϕ min new apt

Lot Coverage/ Impervious Surface - No Ext. fire ESC. 635.5 ϕ Show

Area per Family - 3,000 ϕ /fam or 9,000 ϕ

Off-street Parking - 1 each for exist apt } 3 1/2 req - 4 spaces Show
1/2 for new

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

BUILDING PERMIT REPORT

DATE: 5/26/88 ADDRESS: 1552 Congress St (220A-001)
 REASON FOR PERMIT: Change of use
 BUILDING OWNER: Alanna York
 CONTRACTOR: Ted Gwartz
 PERMIT APPLICANT: —
 USE GROUP R-2 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, *0, *9, *10, *12, *13, *14, *15, *16, *24, *26, *27

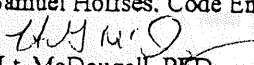
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. 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):

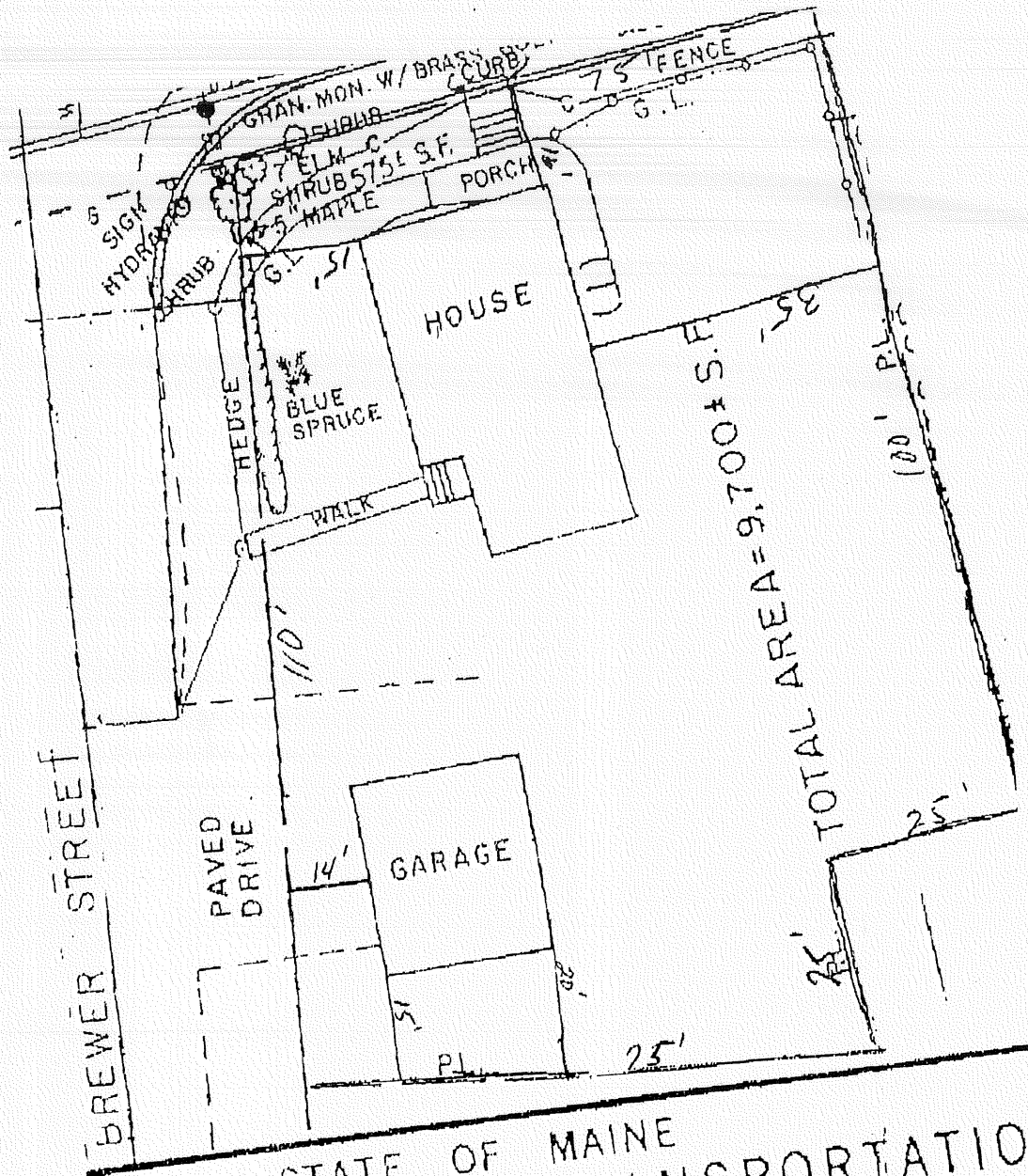
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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

CONY 11111
Alanna York
1552 Congress St.



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

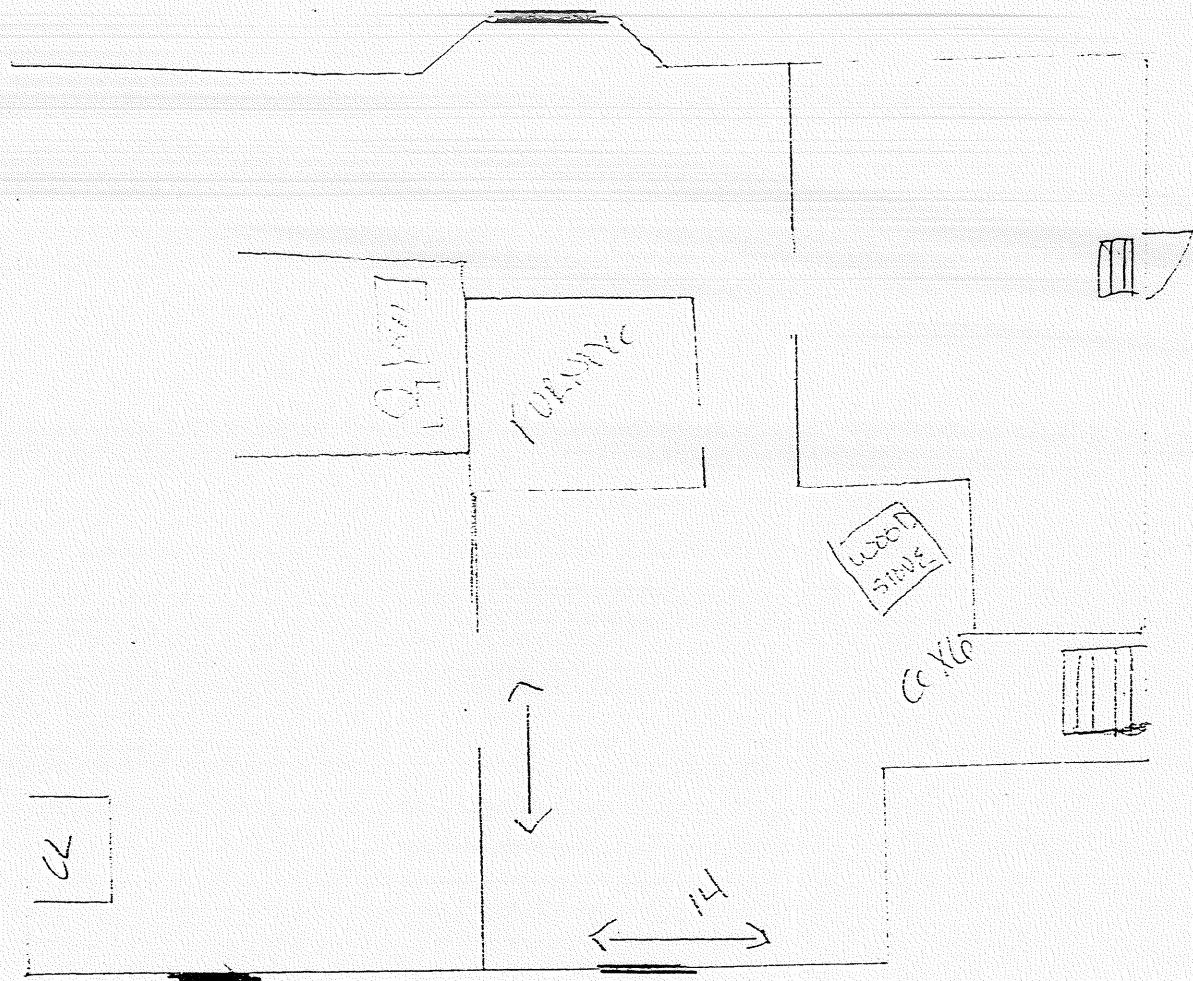
RIGHT OF WAY MAP

STATE AID HIGHWAY NO. "7"

CUMBERLAND

PROJECT NO. M-0775 (13)

Present



Location of Construction: 1552 Congress St		Owner: Gillette, Donna		Phone: 871-9080		Permit No: 980538	
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Contractor Name: Ted Gwotz 99 Atlantic Ave		Address: 008, ME 04064 934-5574		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> MAY 28 1998 </div> </div>	
Past Use: 2-faa		Proposed Use: 3-faa		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>25</i> CBL: 220-A-001	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK 5/21/98</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>MA</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: _____ Date Applied For: 18 May 1998

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SIGNATURE OF APPLICANT	ADDRESS:	DATE: 19 May 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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: _____

CEO DISTRICT 4

F. J. H.

City of Portland, Maine
Memorandum

220-A-001

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer *M.P.D.*

Subject: **Verification of Legal Number of Units**

7
,

Date: June 2, 1998

C-B-L- Number: 220A1

We have received an application for housing assistance for the property located at:
1552 Congress Street

The applicant's name is: Alanna York
(current owner): Donna M. Gillette, Trustee

In completing the application the applicant has indicated that the number of units currently in use at this property is 3.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal. *recently issued 5/28/98*

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.

The property is a single family dwelling.

Verified By: *Marge Schmuckal* Title: *Zoning Admin*
6/2/98