

Permit No: 771114

PERMIT ISSUED
 Permit Issued:
OCT 16 1997
CITY OF PORTLAND

Zone: CBL: 256-B-015

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:

CEO DISTRICT 4

Location of Construction: 21 Battenwood Ln
 Owner: Levine, Frank & Mary
 Phone:

Owner Address: 54A
 Lessee/Buyer's Name: P.O. Box 894 Portland, ME 04104
 Phone: 799-3051
 Business Name:

Contractor Name: Rainbow Construction
 Address: 1-fan
 Proposed Use: w/inlaw apt

Past Use: 1-fan
 FIRE DEPT. Approved Denied
 INSPECTION: Use Group: Type:
 PERMIT FEE: \$ 25.00

Signature: Signature:
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved with Conditions Denied

Proposed Project Description:
 Change Use from 1-fan to 1-fan w/inlaw apartment
 Signature: Date: 08 October 1997

Permit Taken By: Mary Gresik
 Date Applied For: 08 October 1997

- 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.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

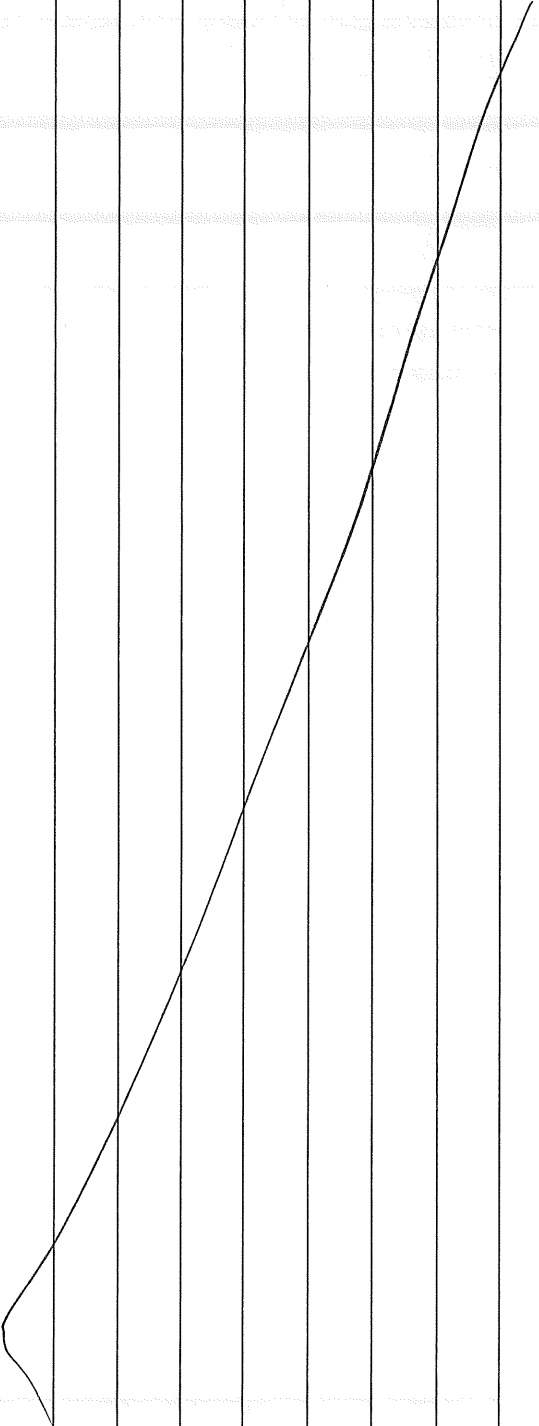
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 OF APPLICANT: Craig Cooper
 ADDRESS:
 DATE: 08 October 1997
 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
 PHONE:

COMMENTS

12/19/97 Framing inspection completed per Bldg. Permit # 970782.
OK to occupy and conditional use of interior apartment.



Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

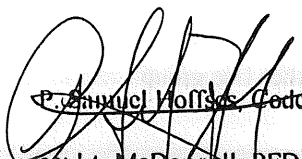
DATE: 15 OCT 97 ADDRESS: 21 Button wood Ln
REASON FOR PERMIT: Change of Use From 1-Fam To 1-Fam w/inlaw apt.
BUILDING OWNER: Frank & Mary Leuire
CONTRACTOR: Rainbow Cost.
PERMIT APPLICANT: Craig Cooper APPROVAL: ^{*1 *5 *6 *8 *9 *10 *11 *12 *16 *26 *27} ~~DENIED~~
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- *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".)
- *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.
- R 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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- * 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- * 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- * 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- ✓ 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- * 30. Please read and implement attached Land use - zoning report requirements
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Daniel Hoff, Code Enforcement
cc: Li. McDougall, PFD
Marge Schmuckal

Location of Construction: 21 Buttanwood Lane Owner: Frank LeNINE Phone: 780-1222
 Owner Address: Same Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____
 Contractor Name: RAINBOW Construction Address: 150 OceanHouse Rd Cape Elizabeth Phone: 799-3051
 Past Use: single fam. Proposed Use: single family with Accessory dwelling unit PERMIT FEE: \$ 450.00 APPEAL
 Signature: _____ FIRE DEPT. Approved Denied INSPECTION: _____ Use Group: _____ Type: _____
 Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Approved Approved with Conditions Denied

Permit Taken By: ms Date Applied For: 9/3/97 Signature: _____ Date: _____
 APPEAL SUSTAINED 9/18/97

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..

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

Gregory LePage (same) 9/3/97 799 3051
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Permit No: _____ Permit Issued: _____
 Zone: CBL R-2 256-B-15 Zoning Approval: _____
 Special Zone or Reviews: Shoreland Wetland Flood Zone Subdivision Site Plan maj Minor Imm
 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 A. Powers

55-500

DMV's license

DMV's license

Plumbing not specified

1250-1250

DMV's license

DMV's license

21-B-51-5-2

DMV's license

DMV's license

(DMV's license) DMV's license

CP/E/P

DMV's license

DMV's license

DMV's license

DMV's license

DMV's license

NOTIFICATION

DMV's license

DMV's license

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DMV's license



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 21 Buttonwood Ln 256-B015

Issued to Levine, Frank & Mary Date of Issue 16 December 1997

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. 971114, 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

Entire

Single Family
w/accessory dwelling

Limiting Conditions:

This certificate supersedes
certificate issued 02 Dec 97

Approved:

(Date)

12/16/97

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to *Levine, Frank & Mary*

LOCATION *21 Buttonwood Ln 256-B-015*

Date of Issue *02 December 1997*

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. *971114*, 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

Entire

*Single Family Dwelling
w/Inlaw Apartment*

Limiting Conditions:

The accessory unit must be occupied by a handicapped person or a person over 60 years of age or the use must be discontinued.

**This certificate supersedes
certificate issued**

Approved:

12/2/97 [Signature]

(Date) *Inspector*

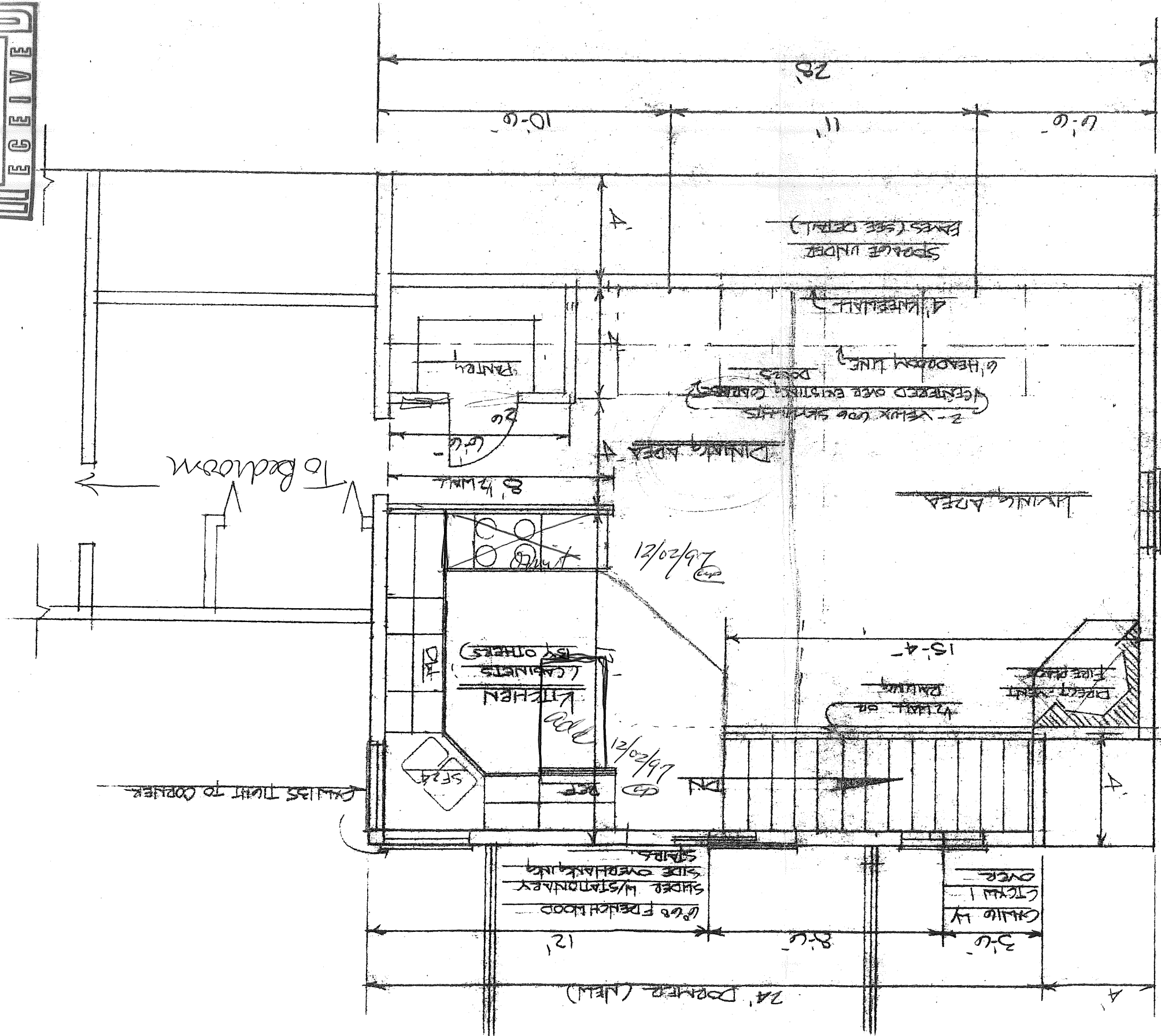
[Signature]

Inspector of Buildings

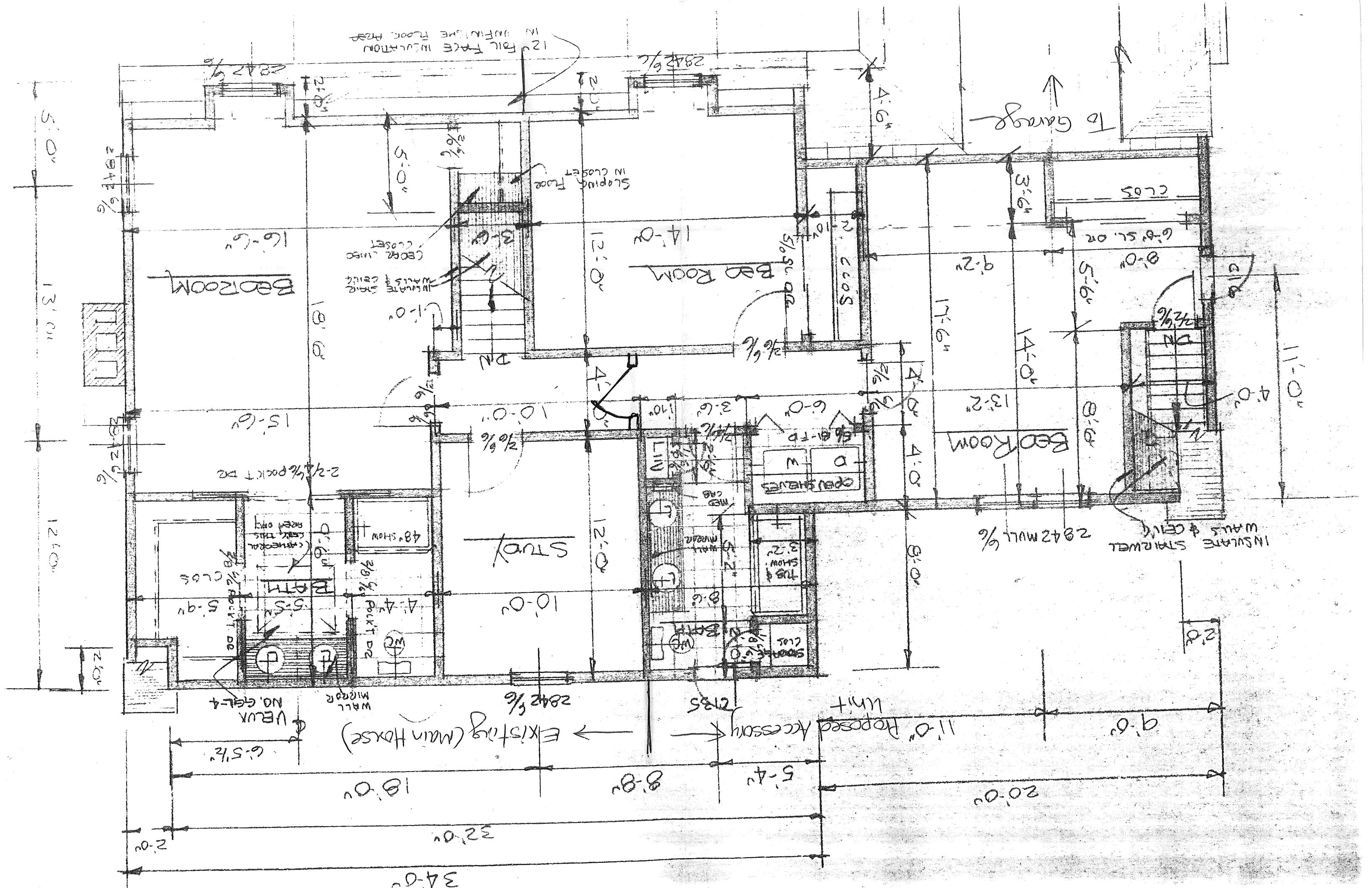
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

UPPER LEVEL RENOVATIONS
D ANDERSON LINDOUM SIGES SHONTZ

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT - 8 1997
RECEIVED



Part of
Proposed Accessory
Unit Over Garage



LAND USE - ZONING REPORT

ADDRESS: 21 Buttonwood Lane

DATE: October 14, 1997

REASON FOR PERMIT: Change of Use from 1-fam. to 1-fam. with a second accessory dwelling unit

BUILDING OWNER: Frank & Mary Levine

C-B-L: 256-B-15 R-2 zone

PERMIT APPLICANT: Craig Cooper, Rainbow Construction

APPROVED WITH CONDITIONS: See following

CONDITIONS OF APPROVAL:

1. You shall maintain all the requirements of the Conditional Use criteria during the existence of this Zoning Board approved unit.
2. The Board conditioned the approval by requiring the unit to be discontinued (all kitchen equipment would need to be removed at a minimum) if and when either unit is not occupied by a handicapped person or a person over 60 years of age. At the point when the second accessory unit is discontinued, it may not be reinstated without the Zoning Board of Appeals approving it under the conditions of the ordinance at that time.
3. Any changes of use shall require a separate application for review and approvals.

Very Truly Yours,



Marge Schmuckal
Zoning Administrator

cc: Frank & Mary Levine, 21 Buttonwood Lane
John C. Bannon, - Murray, Plumb & Murray, PO Box 9785, Portland, ME

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



September 22, 1997

Craig Cooper
Rainbow Construction
P. O. Box 894
Portland, Maine 04104

RE: 21 Buttonwood Lane
Frank and Mary Levine, owners

Dear Mr. Cooper,

As you know, at its September 18, 1997 meeting the Board of Appeals voted to grant the conditional use appeal to allow for a second accessory dwelling unit at the above referenced address. **The accessory units must be occupied by a handicapped person or a person over 60 years of age or the use must be discontinued.**

A copy of the Board's decision is enclosed for your records.

It is now necessary for you to come to this office to apply for a building permit to construct the unit. We will need construction plans and a site sketch showing proposed and existing structures and indicating all setbacks. The cost of this permit is based on a cost of work formula, \$25.00 for the first \$1,000.00 and \$5.00 for each additional \$1,000.00.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal /mad

Marge Schmuckal
Zoning Administrator

cf: Joseph E. Gray, Dir, PUD
M. Adelson, C, Hsg & Comm Svcs Div
P.S. Hoffses, C, Bldg Insp
C. Lane, Corp Counsel
✓ A. Powers, CEO
Frank & Mary Levine, owners