

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

| | | | | | | | |
|--|--|---|--|---|--|--|--|
| Location of Construction: 266 Terrace Avenue | | Owner: Richard Stanley | | Phone: 774-4571 | | Permit No. 80345 | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: | | Address: | | Phone: | | PERMIT ISSUED 101998 CITY OF PORTLAND | |
| Past Use: Single Fam | | Proposed Use: Some w/int rend | | COST OF WORK: \$1,000.00 | | PERMIT FEE: \$25.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| Proposed Project Description: Int rend as per plans | | Signature: | | Signature: | | Zone: CBL: 762-8-023 | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | 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 | |
| Permit Taken By: Vicki Boyar | | Date Applied For: 4/7/98 | | Signature: | | 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..

Call for P/O

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 *Richard Stanley* ADDRESS: DATE: 4/7/98 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

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

BUILDING PERMIT REPORT

DATE: 10 April 98 ADDRESS: 266 Terrace Ave, 262-B-023
REASON FOR PERMIT: To Make Interior Rework 110-5
BUILDING OWNER: Richard Stanley
CONTRACTOR: OWNER
PERMIT APPLICANT: RS
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 53

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *24 *29

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.
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.
4. 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")
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 J-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

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.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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)

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".

The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 M.R.S.A 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.

Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All requirements must be met before a final Certificate of Occupancy is issued.

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).

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Please read and implement the attached Land Use-Zoning report requirements.

Smelling to remain as a single family dwelling.

32.

31.

P. Samuel Hodges, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckel

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Planation: PORTLAND (262-B-023)
 Street: 266 TERRACE AVE
 Subdivision Lot #: _____
PROPERTY OWNERS NAME
 Last: STANLEY First: RICHARD
 Applicant Name: STANLEY RICHARD
 Mailing Address of Owner/Applicant (if Different): _____

Caution: Inspection Required

PORTLAND Date Permit Issued: 4.7.98 PERMIT # 6444 STATE COPY If Double Fee Charged

Local Plumbing Inspector Signature: _____ L.P.I. # 01224

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 Inspector to deny a permit.
 Signature of Owner/Applicant: _____ Date: 4/7/98

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

This Application is for

Type Of Structure To Be Served:

1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER — SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D. HOUSING DEALER / MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # _____

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Number | Column 2 Type of Fixture | Number | Column 1 Type of Fixture |
|---|--------|--|--------|------------------------------|
| | | | | |
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | | Hosebibb / Sillcock | 1 | Bathtub (and Shower) |
| | | Floor Drain | | Shower (Separate) |
| | | Urinal | 1 | Sink |
| | | Drinking Fountain | | Wash Basin |
| | | Indirect Waste | 1 | Water Closet (Toilet) |
| | | Water Treatment Softener, Filter, etc. | 1 | Clothes Washer |
| | | Grease / Oil Separator | | Dish Washer |
| | | Dental Cuspidor | | Garbage Disposal |
| | | Bidet | | Laundry Tub |
| | | Other: _____ | | Water Heater |
| | | Fixtures (Subtotal) Column 2 | 4 | Fixtures (Subtotal) Column 1 |
| | | Fixtures (Subtotal) Column 2 | 0 | Fixtures (Subtotal) Column 1 |
| | | Total Fixtures | 4 | |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

| | |
|---------------------------|-----------------|
| Fixture Fee | \$ |
| Transfer Fee | \$ |
| Hook-Up & Relocation Fee | \$ 16.00 |
| Permit Fee (Total) | \$ 16.00 |

**City of Portland, Maine
Memorandum**

To: Kevin Carroll, Code Enforcement Officer/Appraiser

From: Mary P. Davis, Loan Officer *MPD*

Subject: **Appraisal for Property Receiving Assistance Under the City's Housing Programs**

Date: 5/13/98

Property Address: 66 E. Oxford Street

C-B-L Number: 22-J-001-066

Please be advised that I am in receipt of a request that the above referenced property receive rehabilitation funding through the City's housing programs. If you would perform an appraisal on the property it would certainly be appreciated.

Attachments:

First page of application
Copy of Multi-Family Net Income Analysis (Multi-family properties only)

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
LOAN/GRANT PRE-APPLICATION

Please print all information and read these instructions before completing this application. If you are unmarried (single, widowed or divorced) and applying for a loan which is relying on your own income or assets, and not the income or assets of another person, as the basis of repayment for the loan, complete sections A & C only.

If you are relying on income from alimony, child support or separate maintenance or on assets or income of another as repayment for the loan, complete all sections and provide information on the person you are relying on in Section B.

Owner-occupants must include income information on ALL household members.

A. APPLICANT INFORMATION

Name Irene N. Paulmann Age 41 Social Security Number 004-62-5262

Address 66 Oxford St, Portland Zip Code 04101 Home Phone 775-1402

Address of Property to be Rehabilitated same

* Number of Dependents 2 Ages 14 + 13 Total Annual Income \$ 10,632.00

Employer At home Length of Employment (Yrs.) _____

Address _____ Zip Code _____ Work Phone _____

Weekly Gross Pay _____ Pension _____

If less than 2 years, Former Employer _____

Other Income (Indicate All Sources: Alimony, Child Support etc.) current child support is \$80.00/mo.

AEDC \$312.00/mo, SSI \$444.00/mo

BRIEF DESCRIPTION OF WORK TO BE DONE: storm doors, waterproof basement, finish

basement, screens on windows, lay linoleum stairs + hallway need new

flooring, gas stove hot water heater replaced w/ gas, one outlet near sink, paint

B. JOINT BORROWER INFORMATION outside of house chimney built in basement,

6 ft w/ gable improvements

Name _____ Age _____ Social Security Number _____

Address _____ Zip Code _____ Home Phone _____

Employer _____ Length of Employment (Yrs.) _____

Address _____ Zip Code _____ Work Phone _____

Weekly Gross Pay _____ Pension _____

If less than 2 years, Former Employer _____

* My 18 yr old is planning on moving after graduation. He receives \$444.00 monthly for SSI. My income will drop to \$312.00/mo plus child support of \$80.00 per month. I am trying to increase child support thru DTS. Also I may be taking a foster child soon at \$10.00/day board.

BK 7689PG0024

016105
MORTGAGE

IRENE PAULMANN, of Portland, County of Cumberland and of Maine, for consideration paid, grant to HABITAT HUMANITY/GREATER PORTLAND, INC., a Maine corporation whose principal place of business at Portland, County of Cumberland and State of Maine, WITH MORTGAGE COVENANTS, to secure payment of THIRTY-TWO THOUSAND NINE HUNDRED TWENTY-FIVE DOLLARS (\$32,925.60) in twenty (20) years, with interest, payable in monthly installments as provided in the deed, and to secure the payment of THIRTY THOUSAND and 00/100 (\$33,000.00) in twenty (20) years, with interest and subject to forgiveness of principal, payable in installments as provided in a second note of even date and hereinafter described, to wit:

A CERTAIN condominium unit in the City of Portland, County of Cumberland and State of Maine, and being Unit ~~66~~ 66 & 68 Oxford Street Condominium described in a Declaration of Condominium dated February 2, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7677, Page 201.

Being a portion of the premises conveyed to the grantor herein by deed of Norman D. Walck dated August 3, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6855, Page 139.

Being the same premises conveyed to the grantors of the deed of even date to be recorded herewith.

BK 7689FG0025

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the remedies provided by law.

The grantor (Borrower) covenants and agrees to pay to the grantee (Lender) the amounts necessary to pay taxes and insurance on the above described premises, in accordance with the terms of Exhibit A attached hereto.

IN WITNESS WHEREOF, IRENE PAULMANN has hereunto set her hand and seal this ~~2nd~~ ^{KAR 19TH} day of the month of February, 1987.

WITNESS

Kenneth A. Ross

Irene Paulmann
IRENE PAULMANN

STATE OF MAINE,
Cumberland

, ss.

^{KAR}
^{19TH}
February 2, 1987

Personally appeared the above-named IRENE PAULMANN and acknowledged the foregoing instrument to be her free act and deed.

Before me:

[Signature]

Notary Public
Print name: *Paul W. Davis*

SEAL

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Planation: PORTLAND 262-B-023

Street: 266 TERRACE AVE

Subdivision Lot #: PROPERTY OWNERS NAME

Last: STARLET First: RICHARD

Applicant Name: STARLET RICHARD

Mailing Address of Owner/Applicant (if Different): _____

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 Inspector to deny a Permit.

Signature of Owner/Applicant

Date: 1/27/92

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

PORTLAND
Date Permit Issued: 4 17 1981 6444 TOWN COPY
L.P.I. # 01124 \$ 116.00 FEE
 Double Fee Changed

PERMIT INFORMATION

| | | |
|---|--|---|
| <p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" 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 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 checked="" type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # _____</p> |
|---|--|---|

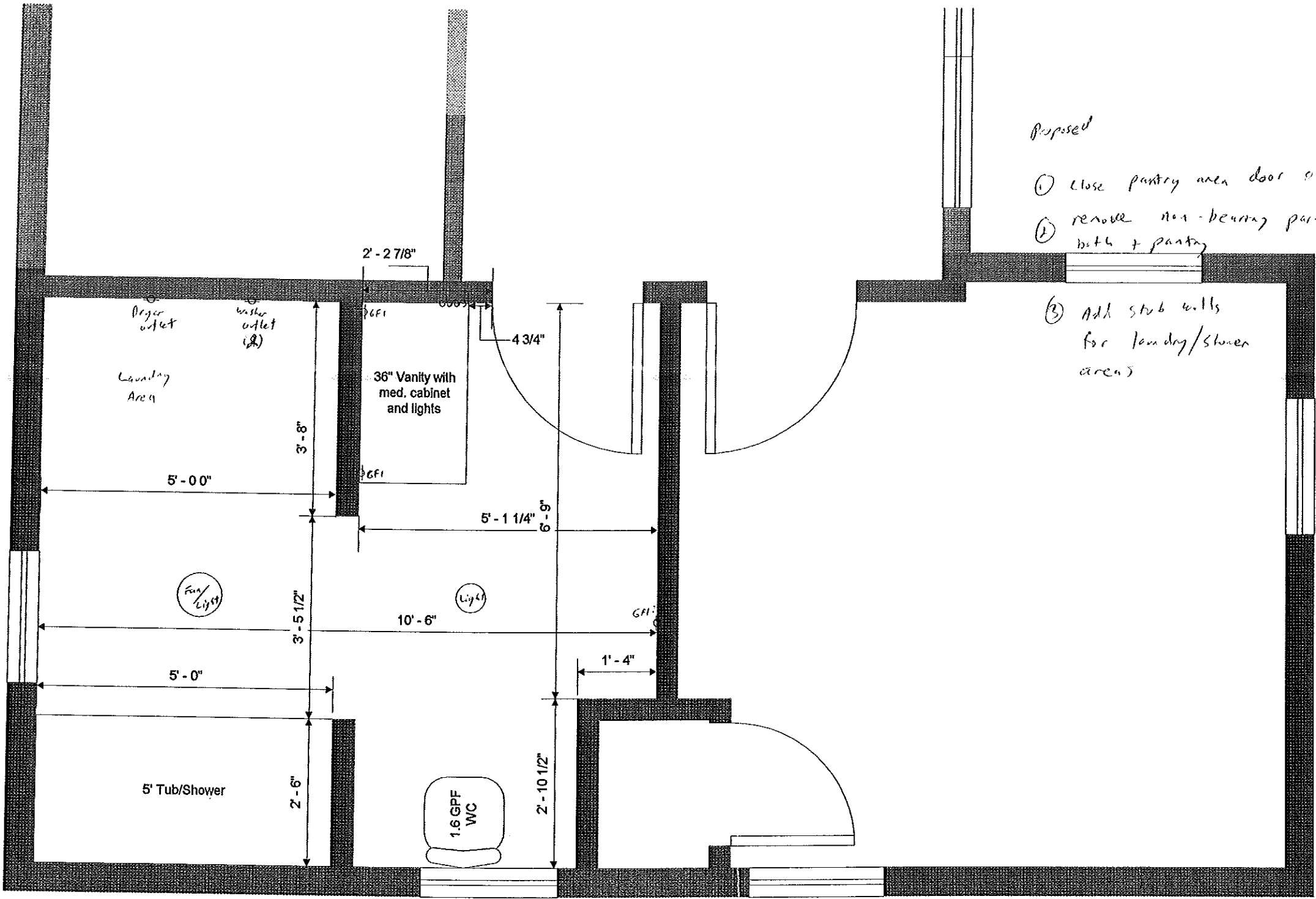
| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Number | Column 2 Type of Fixture | | Number | Column 1 Type of Fixture | |
|---|--------|--|-------------|--------|---------------------------------|-------------------|
| | | Hosebibb / Silcock | Floor Drain | | Bathrub (and Shower) | Shower (Separate) |
| <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> | | Urinal | | 1 | Sink | |
| | | Drinking Fountain | | | Wash Basin | |
| <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>OR</p> <p>TRANSFER FEE (\$6.00)</p> | | Indirect Waste | | 1 | Water Closet (Toilet) | |
| | | Water Treatment Softener, Filter, etc. | | 1 | Clothes Washer | |
| | | Grease / Oil Separator | | | Dish Washer | |
| | | Dental Cuspidor | | | Garbage Disposal | |
| | | Bidet | | | Laundry Tub | |
| | | Other: _____ | | | Water Heater | |
| | | Fixtures (Subtotal) Column 2 | | 4 | Fixtures (Subtotal) Column 1 | |
| | | | | 0 | Fixtures (Subtotal) Column 2 | |
| | | | | 4 | Total Fixtures | |
| | | | | | Fixture Fee | |
| | | | | | Transfer Fee | |
| | | | | | Hook-Up & Relocation Fee | |
| | | | | | Permit Fee | |
| | | | | | (Total) | |

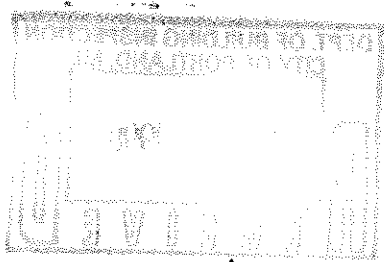
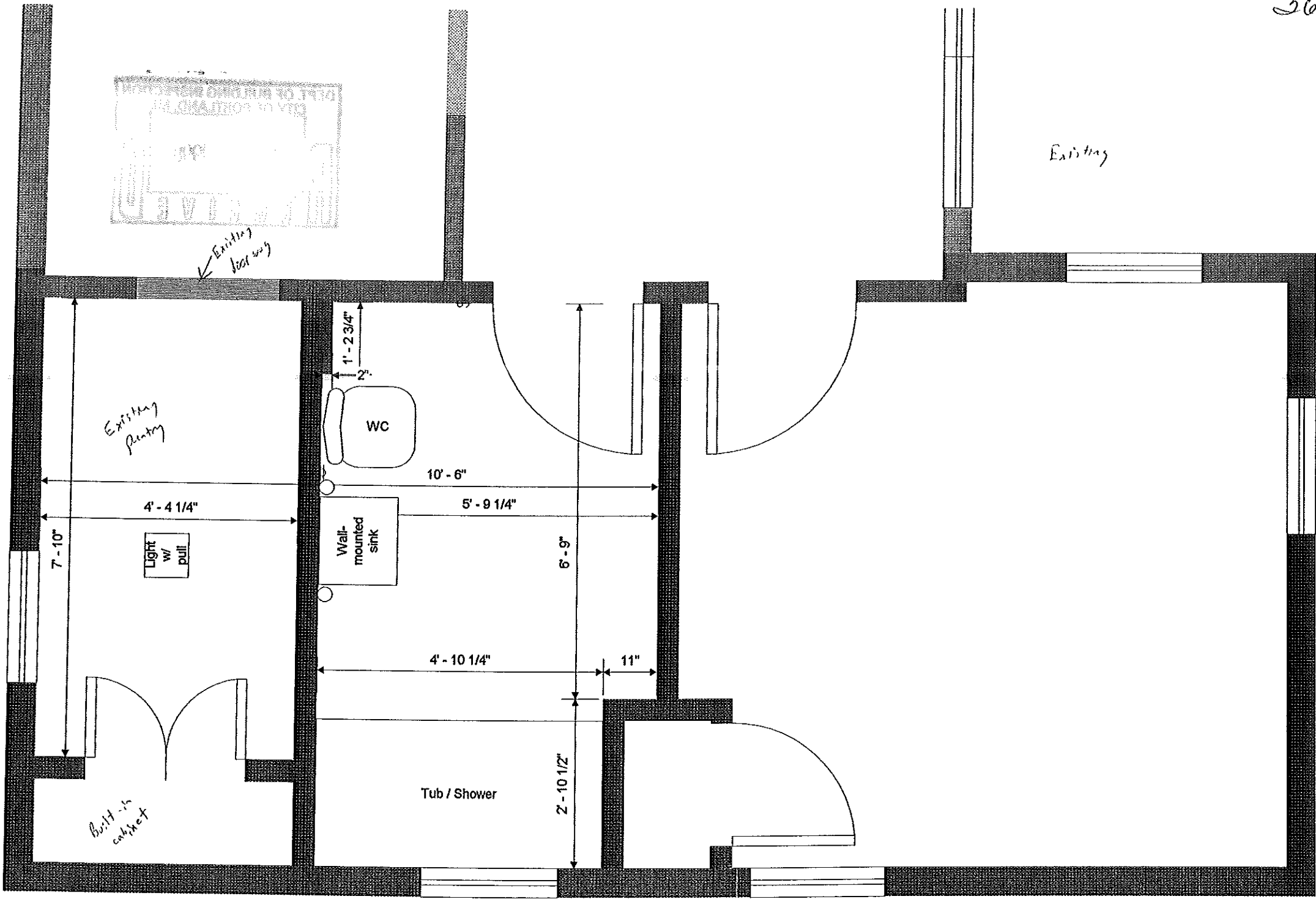
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

Proposed

- ① close pantry area door off
- ② remove non-bearing partition between bath + pantry
- ③ Add stub walls for laundry/shower areas





Existing doorway

Existing Pantry

Light w/ pull

WC

Wall-mounted sink

Tub / Shower

Existing

Built-in cabinet

7 - 10"

4 - 4 1/4"

1' - 2 3/4"

2"

10' - 6"

5' - 9 1/4"

6' - 9"

4' - 10 1/4"

11"

2' - 10 1/2"