

Location of Construction: 887 Brighton Ave		Owner: Gagnon, Rudy		Phone: 904229		Permit No: 961229			
Owner Address:		Leasee/Buyer's Name: Cellular One		Phone:		BusinessName:			
Contractor Name: Frank Morang		Address: 149 Dutton Hill Gray, ME 04039		Phone: 657-4633		<div style="border: 2px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold;">PERMIT ISSUED</p> <p style="text-align: center;">DEC 19 1996</p> <p style="text-align: center; font-weight: bold;">CITY OF PORTLAND</p> </div>			
Past Use: Retail/Office		Proposed Use: Same		COST OF WORK: \$ 15,000.00				PERMIT FEE: \$ 95.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: B Type:	
				Signature: <i>[Signature]</i>				Signature: <i>[Signature]</i>	
Proposed Project Description: Make Interior RENovations as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)				Zone: B-1 CBL: 284-C-001	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: <i>of with conditions</i> Special Zone or Reviews:	
				Signature: _____ Date: _____				<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: Mary Gresik		Date Applied For: 11 December 1996						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	

1. This permit application doesn't 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..

P/U truck for debris removal

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 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

Frank Morang 149 DUTTON 11 December 1996 6574633
 SIGNATURE OF APPLICANT Frank Morang 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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 12/16/96

[Signature]

CEO DISTRICT 4
A. Powers

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

Location of Construction: 887 Brighton Ave		Owner: Gagnon, Rudy		Phone:		Permit No: 961229	
Owner Address:		Leasee/Buyer's Name: Cellular One		Phone:		Business Name:	
Contractor Name: Frank Morang		Address: 149 Dutton Hill Gray, ME		Phone: 04039 657-4633		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: DEC 19 1996 CITY OF PORTLAND </div>	
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						PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 11 December 1996					

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Zoning Approval:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
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Approved
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Date: *12/16/96*

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Frank Morang
 SIGNATURE OF APPLICANT *Frank Morang* ADDRESS: _____ DATE: *11 December 1996* PHONE: _____

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

CEO DISTRICT A

COMMENTS

1-7-97 Men's and plumbing inspection. Have mentioned to ~~owner~~ ^{Contractor} that we need any changes made on site reported to us. Have made changes on plans as built in field. OK to enclose bathroom plumbing - will be replacing sill under floor w/ pressure treated.

2-6-97 Pre C/O inspection, have to replace fan in the bathroom, it improperly vents into the ceiling. I've asked them to install a fan with a charcoal filter system which is ductless. Mar has asked for fire extinguisher. Mike hasn't inspected yet.

8/29/97 Have refused to install proper fan, may cause future problems - they are not concerned as they state it's such a low usage.

Inspection Record

Type		Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	<u>Underground</u> <u>OK.</u>	<u>1-7-97</u>
Final:	_____	_____
Other:	_____	_____

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 1-6-97

LOCATION: 887 Brighton Ave.

Permit # 04234

OWNER Cellular One ADDRESS Same

							TOTAL EACH FEE		
OUTLETS	<u>20</u>								
		Receptacles	<u>20</u>	Switches	<u>10</u>	Smoke Detector		.20	
FIXTURES	<u>10</u>	(number of)							
		incandescent		fluorescent				.20	
		fluorescent strip						.20	
SERVICES									
		Overhead				TTL AMPSTO	800	15.00	
		Underground					800	15.00	
TEMPORARY SERV.									
		Overhead				AMPS OVER	800	25.00	
		Underground					800	25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units						5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Water heaters		Fans		Dryers		2.00	
Disposals		Dishwasher		Compactors		Others (denote)		2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
		Panels						4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		
							MINIMUM FEE/COMMERCIAL	35.00	
							MINIMUM FEE	25.00	<u>25.-</u>

INSPECTION: Will be ready 1-6-97 or will call _____

CONTRACTORS NAME M Floridino

ADDRESS 35 Lawrence Ave. Port.

TELEPHONE 772-3136

MASTER LICENSE No. 04234

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR
M Floridino

BUILDING PERMIT REPORT

DATE: 12/16/96 ADDRESS: 887 Brighton R

REASON FOR PERMIT: renovation

BUILDING OWNER: Rudy Goyne

CONTRACTOR: Frank Moran


PERMIT APPLICANT: Frank Moran APPROVAL: *97*22
~~ISSUED:~~

CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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)
5. **Guardrail & 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (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)
14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. 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)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
22. *Read and implement Land-Use-Zoning report. (Attached)*
23. _____
24. _____
25. _____


P. Samuel Hofises, Chief of Code Enforcement

cc: Lt. McDougall, PFD

LAND USE - ZONING REPORT

ADDRESS: 887 Brighton Ave DATE: 12/17/96

REASON FOR PERMIT: interior renovations

BUILDING OWNER: Rudy Cagnon C-B-L: 284-C-007

PERMIT APPLICANT: Frank Morang

APPROVED: with conditions DENIED: _____

#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition There shall be no drive-in or drive thru sales or services

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement