

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

Location of Construction: 75 Four Winds Rd		Owner: John & Sarah J. Lufkin		Phone: 828-4559	Permit No: 990116
Owner Address: 5AA 04102		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name:		Address:		Phone:	
Past Use: Single Family Dwelling	Proposed Use: Same w/daycare	COST OF WORK: \$	PERMIT FEE: \$ 25.00	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description: Change Use - Daycare - Up to 6 children		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		INSPECTION: Use Group: Type:	
Permit Taken By: SP		Date Applied For: 08 February 1999		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 ISSUED
Permit Issued:
FEB 16 1999
CITY OF PORTLAND

Zone: **R-2** CBL: **286-F-004**
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 and stop all work..

CERTIFICATION

I, _____, record of the named property, or that the proposed work is authorized by the owner of record and that I have been duly authorized by the owner of record as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, upon issuance of this permit, I certify that the code official's authorized representative shall have the authority to enter any premises at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

09 February 1999

ADDRESS: _____ DATE: _____ PHONE: _____

Could you please finalize this permit & issue a Cfg? Thanks Mary

PERMIT ISSUED WITH REQUIREMENTS

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: _____

COMMENTS

3-2-99 Talked to Sarah and she has plans for a Fenced in area at the end of porch 1st floor only, Smoke are interconnected,

3-4-99 met with Sarah at the house and Smoke det. all work and she has plans to install the Fence when the Frost come out of the Ground: (TR)

Fire Ext. in closet

3-7-01 left message for insp.

3-8-01 Did final Insp w/ Jay Kelley in Fire Dept. - OK for occupancy - does not have more than 6. TM4

Permit # 990116

CBL 286-F-4

Inspection Record

Type

Date

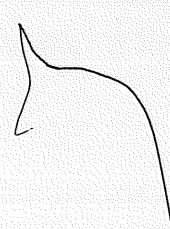
Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 75 Four Winds Rd

CBL 286 F00400101

Issued to Lufkin, John & Sarah/Owner

Date of Issue 08/13/2001

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. 99-0116, 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

First Floor

APPROVED OCCUPANCY

Single Family with Day Care up to 6 children

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

8/13/01

(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *75 Four Winds Rd.*

Issued to *John + Sarah Lofkin*

Date of Issue *8/13/01*

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. *990116*, 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

First floor

APPROVED OCCUPANCY

*Single family w/daycare
up to 6 children*

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

T. Munson

(Date)

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.

LAND USE - ZONING REPORT

ADDRESS: 75 Four Winds Rd DATE: 2/12/99

REASON FOR PERMIT: Change of use for home Occ. of Day Care

BUILDING OWNER: John & Sarah Luffin C-B-L: 286-F-004

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#2, #8

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage, under home occupation guidelines
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 13 February 1998 ADDRESS: 75 Four Wind Bld. CBL 286-F-00
REASON FOR PERMIT: Single Family To Single Family daycare (6ch)
BUILDING OWNER: John & Sarah Lufkin
CONTRACTOR: _____
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE EB

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *28

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)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exists directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 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 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) Section 920.3.2

- 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. Section 921.0
- 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. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 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). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

- 31. _____
- 32. _____
- 33. _____


P. Samuel Hoopes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 75 Four Winds Rd

Tax Assessor's Chart, Block & Lot Number Chart# <u>286</u> Block# <u>F</u> Lot# <u>004</u>		Owner: <u>[Signature]</u> <u>John N + Sarah J Lufkin</u>	Telephone#: <u>828-4559</u>
Owner's Address: <u>[Signature]</u> <u>75 Four Winds Rd Portland 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ Fee \$ <u>25</u>
Proposed Project Description: (Please be as specific as possible) <u>Family Day Care upto 6</u>			
Contractor's Name, Address & Telephone		Rec'd By: <u>[Signature]</u>	

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 (Sample Attached)

showing ownership
follow Home Occupation
INSTRUMENT

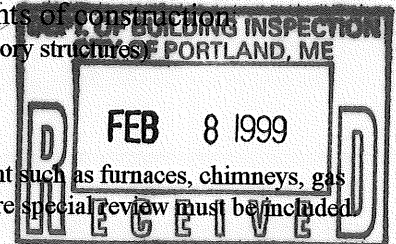
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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: [Signature: John Lufkin] Date: 2/9/99

Building Permit Fee: \$25.00 for the 1st \$1000.00 plus \$5.00 per \$1,000.00 construction cost thereafter.

February 4, 1999

Dear Ms. Schmuckal

I am in the process of starting a family day care in my home in Portland. I would like to explain how I meet the cities' criteria for home occupation in this letter. I have a list of that criteria and will go through it item by item.

- Del. *C*
- a. My family day care will not exceed 6 children plus 2 children after school, and will have no nonresidential employees.
 - b. There will be nothing stored outside of the house, and no display of goods that will be visible from outside.
 - d. My family day care may have a sign outside, but will be affixed to the building. It will not exceed a total area of two square feet and will not project more than one foot beyond the building.
 - e. Exterior alterations to our house will be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs.
 - f. Parking for our day care will be only in our driveway, which is quite large and ample parking for the small number of children I will care for.
 - g. My family day care will not produce offensive sounds, smoke, dust or any other objectionable effects.
 - h. My family day care will only have one employee, myself (a resident of the home.)
 - i. I will not generate traffic in greater volumes than would normally be expected in a residential neighborhood with the family day care.
 - j. We will not store a motor vehicle exceeding a gross vehicle weight of six thousand pounds on the property in connection with the home occupation.

** C does not apply to licensed family day care.*

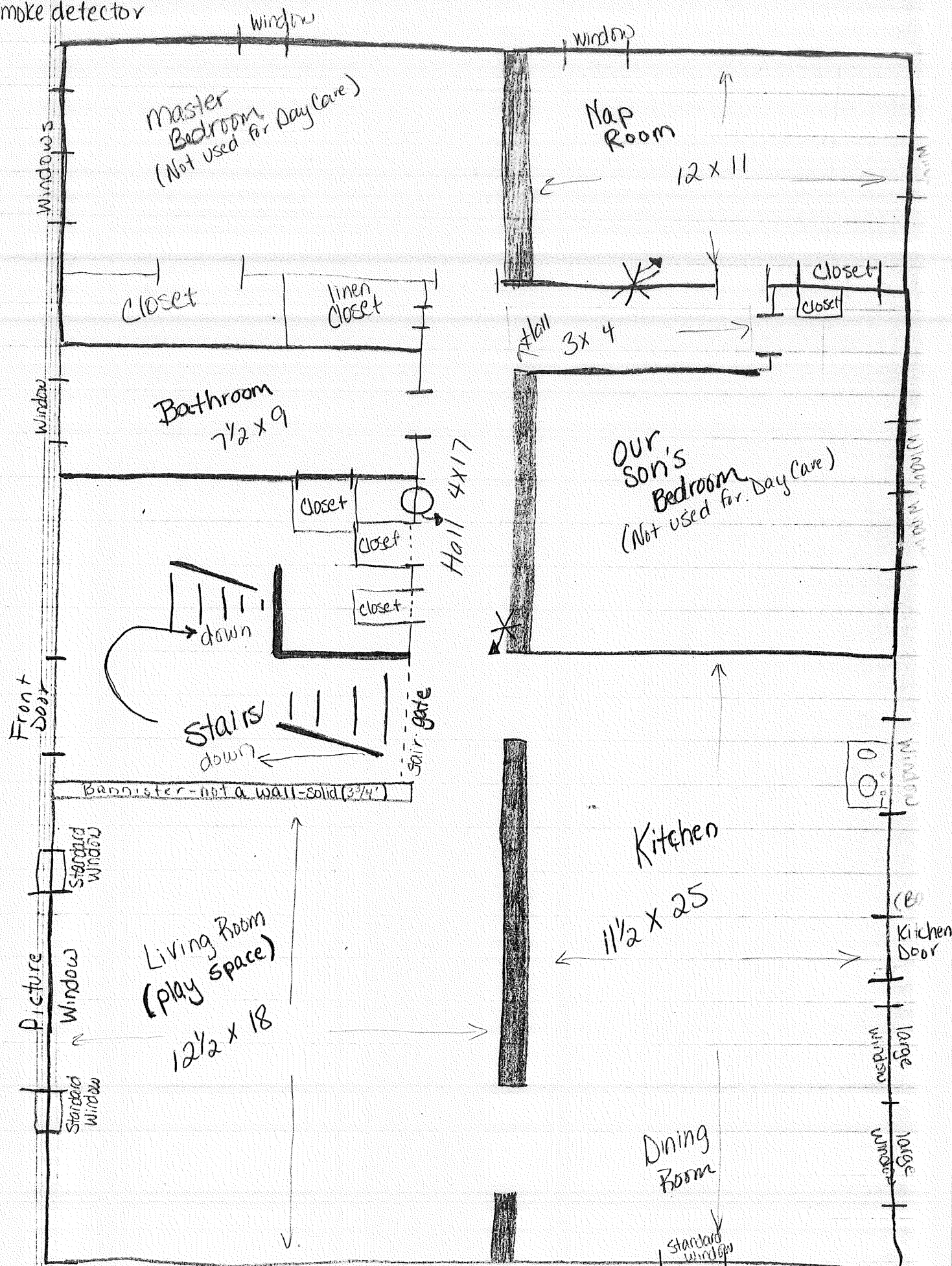
Thank You ,



Sarah J. Lufkin

Top Floor of Raised Ranch (Split level) - 75 Four Winds Rd.

* Hardwired, interconnected
Smoke detector



Windows

Window

Front Door

Picture Window

Standard Window

Window

Standard Window

Master Bedroom
(Not used for Day Care)

Closet

linen closet

Bathroom
7 1/2 x 9

Closet

Closet

Closet

Stairs
down

bannister - not a wall - solid (3/4")

Living Room
(play space)
12 1/2 x 18

Nap Room
12 x 11

Hall
3 x 4

Closet
Closet

OUR SON'S
Bedroom
(Not used for Day Care)

Hall
4 x 17

sair gate

Kitchen
11 1/2 x 25

Window

Kitchen Door

large window

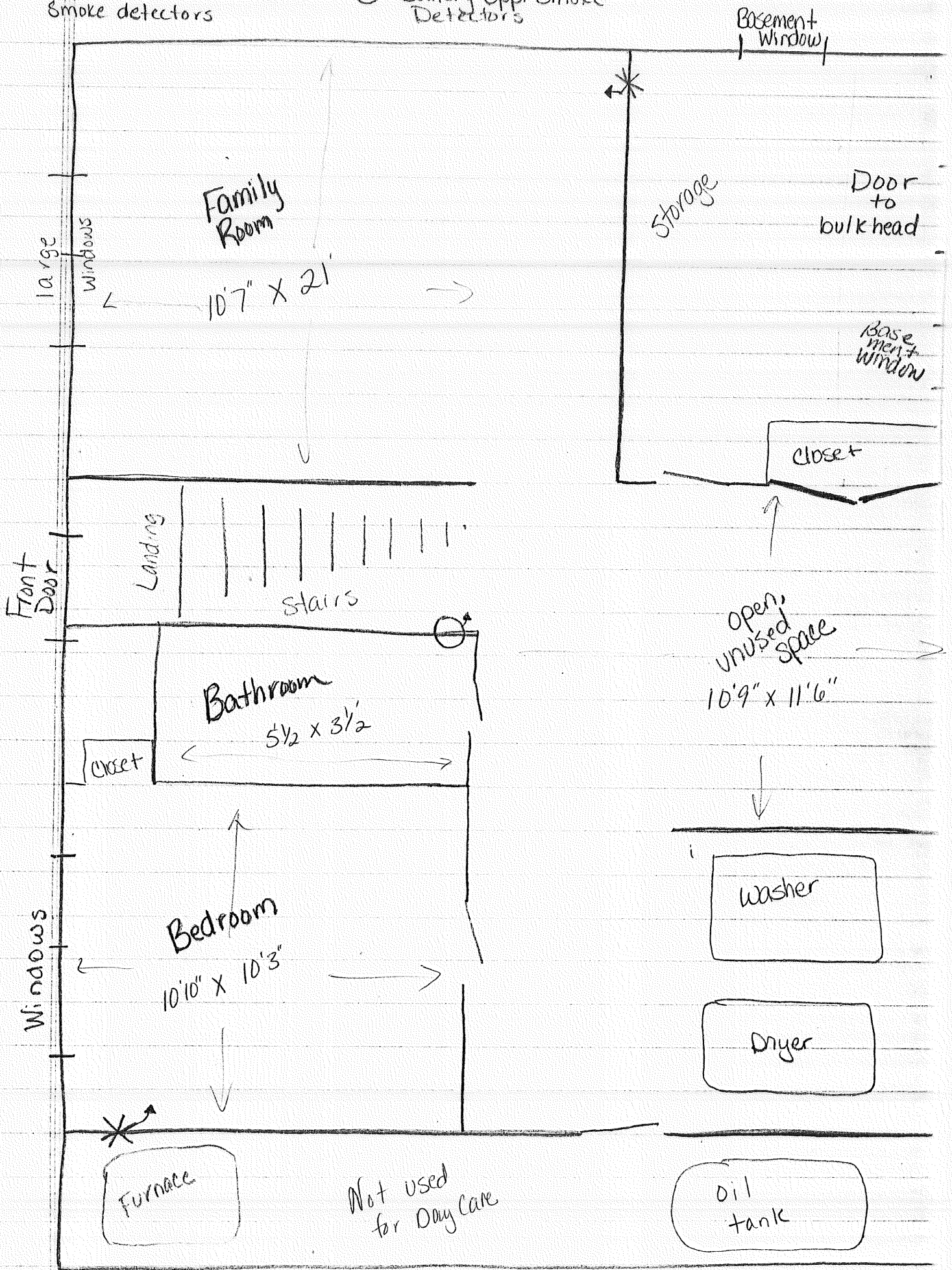
large window

Dining Room

standard window

Bottom Floor - 75 Four Winds Rd.

* = Hardwired, interconnected Smoke detectors
○ = Battery Opp. Smoke Detectors



FREEPORT ECONOMIC DEVELOPMENT CORP.

John N. Lufkin
Executive Director

30 Main Street
Freeport, ME 04032
Phone (207) 865-4743
Fax (207) 865-0929
JLufkin@freeportmaine.com

FAX TO: Marge S.

COMPANY: Inspections - City of Portland

FAX #: 874-8716

FROM: Jack + Sarah Lufkin

DATE: 2/9/99

Number of pages including cover sheet: 3

URGENT COMMENT FOR YOUR INFORMATION ASAP PLEASE

COMMENTS:

Enclosed Please find the deed for our
property located at 75 Four Winds Road.
We are seeking to add a home daycare
as an additional permitted use in addition
to our residence.

Thank You
JM Lufkin

BK13012PG092

16059

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, Debra V. Dowd of 75 Four Winds Road, Portland, County of Cumberland, State of Maine for consideration paid, grant to John N. Lufkin and Sarah J. Lufkin of 284 Stevens Avenue, Portland, County of Cumberland, State of Maine, with WARRANTY COVENANTS as joint tenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of March, 1997.

MAINE REAL ESTATE TAX PAID

Witness

[Handwritten signature]

[Handwritten signature]
Debra V. Dowd

STATE OF Maine
COUNTY OF Cumberland

On this 31st day of March, 1997, personally appeared before me the above named Debra V. Dowd, and acknowledged the foregoing to be his/her free act and deed.

Notary Public/Attorney at Law

[Handwritten signature]

My Commission Expires:

BK 13012PG093

EXHIBIT A

Lot 179 as shown on a Plan of Property located in Longfellow Woods, Section F, made for The Mihal Corp. by Carl E. Emery, RPE, dated July 1963 and recorded April 15, 1964 at the Cumberland County Registry of Deeds in, Plat Book 65 Page 72 to which Plan reference is hereby made for a more particular description

Meaning and intending to describe and convey the same premises conveyed to Debra V. Dowd by Warranty Deed of Barbara D. Vauls dated November 22, 1993 and recorded in the Cumberland County Registry of Deeds in Book 11166, Page 94.

RECEIVED
RECORDED REGISTRY OF DEEDS

97 APR -1 AM 11:19

CUMBERLAND COUNTY

John B. Brown