

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

Location of Construction: **51 Stuart Street		Owner: ***** John Dudley		Phone: 878-1385		Permit No: 000345	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: XXXXXXXXXX		Address:		Phone:		Permit Issued: 0019	
Past Use: XXXXXX single family		Proposed Use: same		COST OF WORK: \$ 7,000		PERMIT FEE: \$66.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 513	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: finishing lower level of raised ranch				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: K		Date Applied For: April 18 2000 K		Signature:		Date:	

Zone: **R-3** CBL: **337-C-090**
 Zoning Approval: **to remain 1 fam**
Special Zone or Reviews:
 Shoreland **4/18/00**
 Wetland **[Signature]**
 Flood Zone
 Subdivision
 Site Plan maj minor amm
with conditions
Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

PERMIT ISSUED WITH REQUIREMENTS

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

April 18 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: **[Signature]**

PERMIT ISSUED WITH REQUIREMENTS 1
CEO DISTRICT

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Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Waxton-Walton		Address:		Phone:		Permit Issued: APR 19 2000	
Past Use: Finish single family		Proposed Use: same		COST OF WORK: \$ 7,000		PERMIT FEE: \$ 66.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-3 Type 53	
Proposed Project Description: finishing lower level of raised ranch				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: K		Date Applied For: April 18 2000 K		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: K-3 CBL: 337-C-090	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: to 1st main 1 fam.	
				Signature: _____ Date: _____		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"/>	

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Zoning Appeal

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April 18 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

4/20/00 Close In-OK 

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

LAND USE - ZONING REPORT

ADDRESS: 51 Stuart St DATE: 4/18/00

REASON FOR PERMIT: finish lower level of raised ranch

BUILDING OWNER: John Dudley C-B-L: 337-C-90

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #6, #10

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.
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. without special approvals.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 18-APRIL-2000 ADDRESS: 51 Stuart St. CBL: 337-C-099

REASON FOR PERMIT: Finishing lower level of raised ranch

BUILDING OWNER: John Dudley

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: R-3 CONSTRUCTION TYPE: 5-13 CONSTRUCTION COST: \$7,000 PERMIT FEES: \$66.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #27, #29, #31, #34, #36

- 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.
3. 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.
4. 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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. 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/1999), 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

20. 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)

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

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. 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".

25. 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 the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 27. 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.

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

X 29. 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).

30. 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)

31. Please read and implement the attached Land Use Zoning report requirements. *see attached*

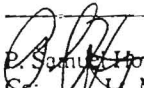
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).

X 36. *This permit does not authorize any new dwelling units*


P. Samuel Hoffses, Building Inspector
Cc: L. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1.26.00

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

***CERTIFICATE OF OCCUPANCY FEE \$50.00

*** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD T.2000, OR EQUIVALENT.

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.**

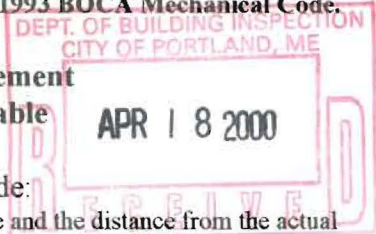
Location/Address of Construction: 51 STUART ST. #2

Tax Assessor's Chart, Block & Lot Number Chart# <u>337</u> Block# <u>C</u> Lot# <u>090</u>		Owner: <u>John L. & Carol O. Dudley</u>	Telephone#: <u>878-1385</u>
Owner's Address: <u>SAME</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 7,000.-</u> Fee: <u>\$ 66.-</u>
Proposed Project Description: (Please be as specific as possible) <u>FINISHING OFF OF LOWER LEVEL OF OUR RAISED RANCH BY DIVIDING INTO A BATH/LAUNDRY, DEN, FAMILY ROOM, STORAGE ROOM & FURNACE ROOM.</u>			
Contractor's Name, Address & Telephone: <u>CARON & WALTZ, 30. PORTLAND 799-2228</u>		Rec'd By: <u>[Signature]</u>	

- sf* 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)



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.

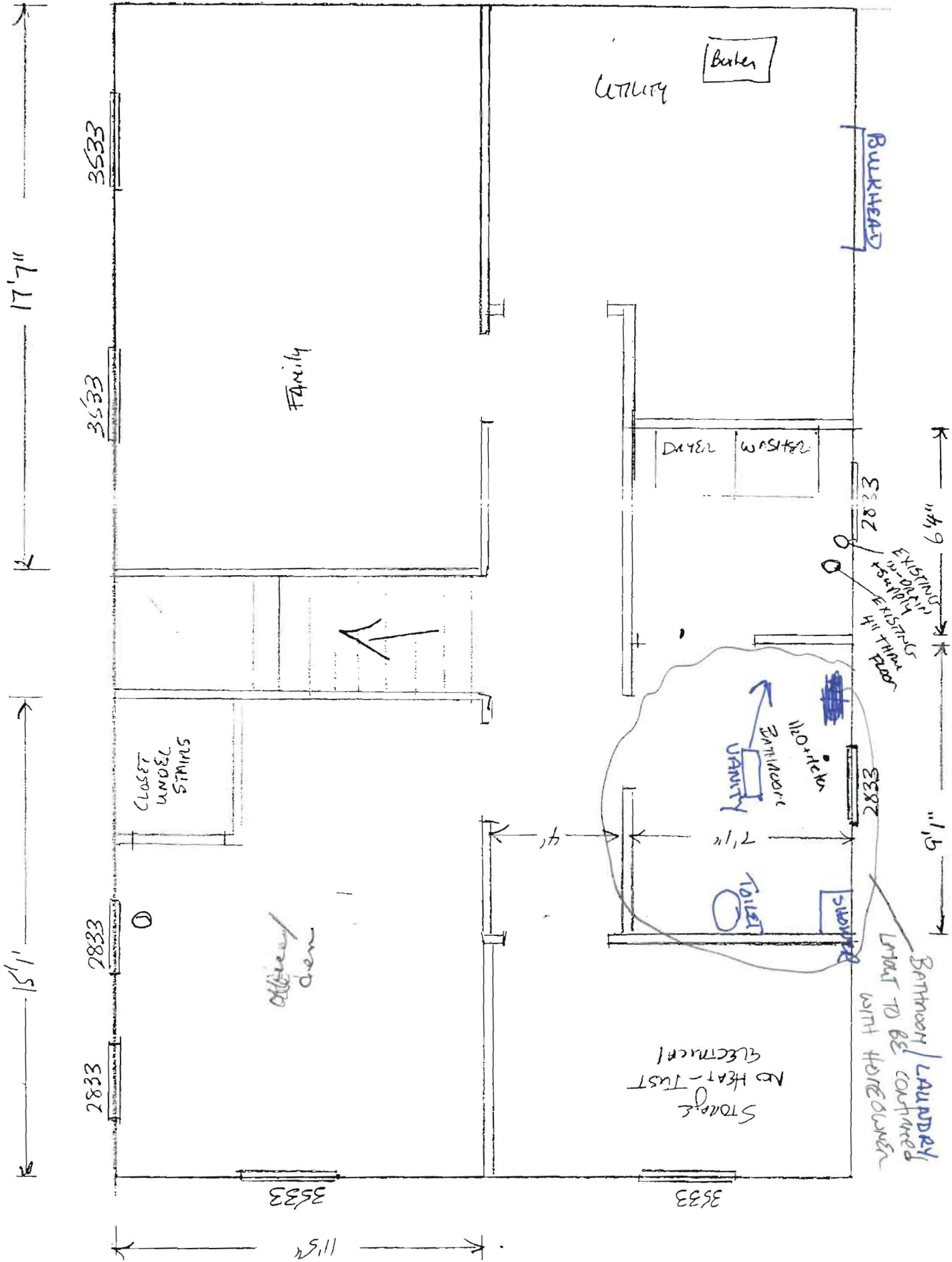
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Signature of applicant: [Signature] Date: 4/17/00

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

John Dudley - 1/4" = 1'



ERA HOME SELLERS

CONTRACT FOR SALE OF REAL ESTATE

Date 10/24 19 99

RECEIVED OF JOHN L. CAROLO, DUDLEY, whose mailing address is 5 Dean Way Cape Elizabeth
hereinafter called the "Purchaser(s)," the sum of (\$ 5000) FIVE THOUSAND DOLLARS as earnest
money and in part payment on account of the purchase price of the real estate at 51 Stuart Street
in the town/city of Portland, in the County of Cumberland, State of Maine,
currently owned by B. Train, hereinafter called the "Seller(s)," described as follows:

More fully described at said County's Register of Deeds in Book _____ Page _____. The following items of personal property to be included in this sale: all existing storm and screen windows, shades and/or blinds, shutters, curtain rods, electrical fixtures and existing stove, refrigerator, dishwasher, microwave

The parties agree that no portion of the purchase price is attributable to the personal property.

The total purchase price being (\$ 112,500) one hundred twelve thousand five hundred dollars -
With payment to be made as follows: \$ 5000.00 paid as earnest money and the balance in cash or certified funds at transfer of title

Said deposit is received, subject to the following conditions:

1. EARNEST MONEY: That ERA Home Sellers shall hold said earnest money or deposit and act as escrow agent until transfer of title. This offer shall be valid until MON (Day) 10/25 (Date) 5:00 (AM/PM) and, in the event of the Seller's non-acceptance, this deposit shall be promptly returned to the Purchaser. Any subsequent counter offer shall be valid for a period of 1 day(s).
2. TITLE: That a good and sufficient deed conveying marketable title shall be delivered to the Purchaser(s), and that this transaction shall be closed and the Purchaser(s) shall pay the purchase price as provided herein and execute all papers necessary for the completion of his/her purchase on or before Dec. 1, 1999 (closing date), or before if agreed to in writing by both parties. However, should the title prove defective, then the Seller(s) shall have a reasonable time, not to exceed 30 days to

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND



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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.