

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

Permit No: **9 80653**

**PERMIT ISSUED**  
 Permit Issued: **JUN 22 1998**  
**CITY OF PORTLAND**

Zone: **23** CBL: **337-C-054**  
 Zoning Approval: **06/22/98**  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

Owner: **Amy Strum/Albert Cecere** Phone: **797-6751**

Lessee/Buyer's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: **35 Newton St Pctld, ME 04103** Phone: \_\_\_\_\_

Proposed Use: **Same**

**COST OF WORK:**  
 \$ **12,000.00**

**PERMIT FEE:**  
 \$ **80.00**

**FIRE DEPT.:**  Approved  Denied

**INSPECTION:**  
 Use Group: **A3** Type: **515**  
 Signature: **BOCA 96**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date Applied For: **15 June 1998**

Permit Taken By: **SP**

Proposed Project Description:  
**New Rear Entry/Bathroom/Deck**

Action:  
 Approved  
 Approved with Conditions  
 Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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.

**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: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **15 June 1998** 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**

CEO DISTRICT **7**

Check of 7/13

COMMENTS

8-12-98 Checked framing rafters / walls / headers deck & trim + railings Stairs OK to close on app log

3/15/00 completed.

GR

Multiple horizontal lines for additional notes or entries.

Type

Inspection Record

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PORTLAND NORTH LITTLE LEAGUE PARENT SURVEY

Child's Division:

Child's Team:

OPTIONAL INFORMATION

Name

Phone#

Please circle as appropriate either : 1 2 3 4

EXCELLENT=1

SATISFACTORY/FAIR=2

NEEDS IMPROVEMENT=3

NO OPINION=4

Field Condition

Please fill in name of playing fields.  
Three fields may be evaluated if needed.

- |                              |                              |         |
|------------------------------|------------------------------|---------|
| 1 _____                      | Field's safety condition is: | 1 2 3 4 |
| 2 _____                      | Field's safety condition is: | 1 2 3 4 |
| 3 _____                      | Field's safety condition is: | 1 2 3 4 |
| 4 Spectator comfort at _____ | Field is:                    | 1 2 3 4 |
| 5 Spectator comfort at _____ | Field is:                    | 1 2 3 4 |
| 6 Spectator comfort at _____ | Field is:                    | 1 2 3 4 |

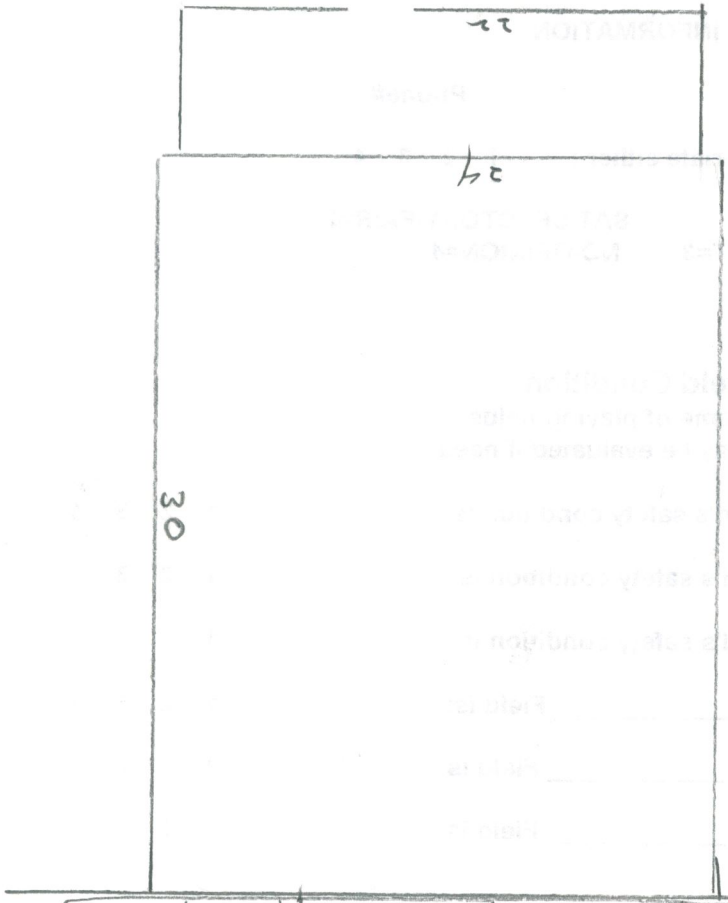
COMMENTS:

1800031004

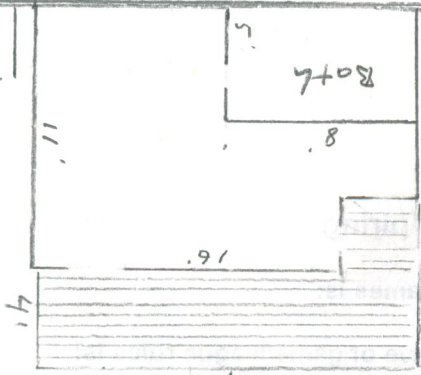
Umpiring

- |   |         |
|---|---------|
| 1 The availability of umpires for games is:                 | 1 2 3 4 |
| 2 The knowledge level umpires have of game/league rules is: | 1 2 3 4 |

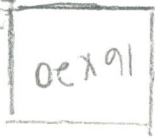
COMMENTS:



ADDITION



41'



PROPERTY LINE

Steve

PORTLAND NORTH LITTLE LEAGUE PARENT SURVEY

Child's Division:

Child's Team:

OPTIONAL INFORMATION

Name

Phone#

Please circle as appropriate either : 1 2 3 4

EXCELLENT=1

SATISFACTORY/FAIR=2

NEEDS IMPROVEMENT=3

NO OPINION=4

Field Condition

Please fill in name of playing fields.  
Three fields may be evaluated if needed.

- |   |                            |                              |   |   |   |   |
|---|----------------------------|------------------------------|---|---|---|---|
| 1 | _____                      | Field's safety condition is: | 1 | 2 | 3 | 4 |
| 2 | _____                      | Field's safety condition is: | 1 | 2 | 3 | 4 |
| 3 | _____                      | Field's safety condition is: | 1 | 2 | 3 | 4 |
| 4 | Spectator comfort at _____ | Field is:                    | 1 | 2 | 3 | 4 |
| 5 | Spectator comfort at _____ | Field is:                    | 1 | 2 | 3 | 4 |
| 6 | Spectator comfort at _____ | Field is:                    | 1 | 2 | 3 | 4 |

COMMENTS:

Umpiring

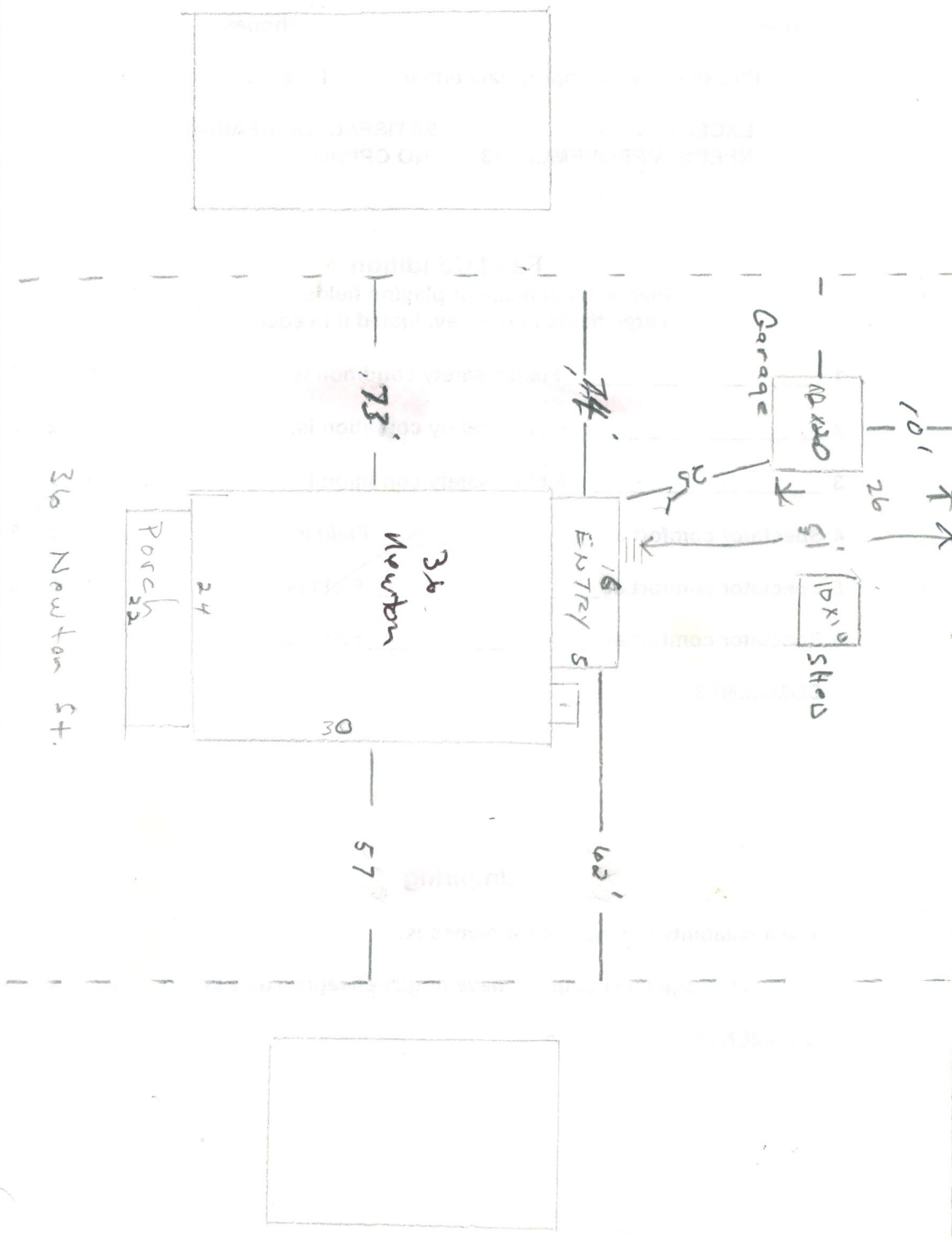
- |   |   |   |   |   |   |
|---|---|---|---|---|---|
| 1 | The availability of umpires for games is:                 | 1 | 2 | 3 | 4 |
| 2 | The knowledge level umpires have of game/league rules is: | 1 | 2 | 3 | 4 |

COMMENTS:

# 11, 12, 13, 14, 15

Existing

PROPERTY LINE



New Tap ST

36 Newton St.

Albert Cecore & Amy Strum

36 Newton St

Portland, Me 04103

# BUILDING PERMIT REPORT

DATE: 19 June 98 ADDRESS: 36 Newton St. (377-C-054)  
REASON FOR PERMIT: To Construct 5x6 Entryway, deck /reno,  
BUILDING OWNER: Strum / Cecere  
CONTRACTOR: A.C. Carpentry  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*2, \*8, \*10, \*26, \*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.
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".) 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")
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. (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 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. 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.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- X 29. This permit does NOT authorize the change of use of this building,  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



**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.

**NOTE\*\*If 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: 36 NEWTON ST Portland Me 04103

Tax Assessor's Chart, Block & Lot Number <u>337</u> Chart# <u>654</u> Block# <u>C</u> Lot# <u>2</u>	Owner: <u>Amy Struan Albert Cecere</u>	Telephone#: <u>797-6751</u>
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Owner's Address: <u>36 Newton St Portland 04103</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$12,000</u>	Fee: <u>\$80</u>
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Proposed Project Description:(Please be as specific as possible)  
New Rear Entry / Bathroom / Deck

Contractor's Name, Address & Telephone <u>A.C. CARPENTRY / 36 Newton St Portland Me 04103</u>	Rec'd By:
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

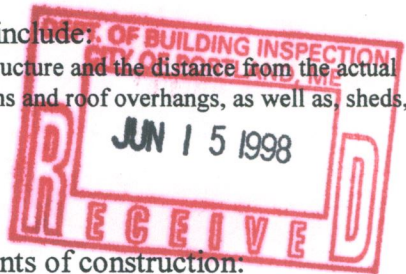
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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.

**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: <u>Albert Cecere</u>	Date: <u>6/15/98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

*Congratulations* !!!!!

**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.



Applicant: Albert C.

Date: 6/18/98

Address: 36 Newton St

C-B-L: 337-C-54 to 58

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1920

Zone Location - Z-3

Interior or corner lot - New rear entry / new deck / interior bathroom  
16' x 11'      4' x 14'

Proposed Use/Work -

Sewage Disposal -

- Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 41' shown

Side Yard - 8' req - 10' + shown

Projections -

Width of Lot -

Height -

Lot Area -

16,240

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

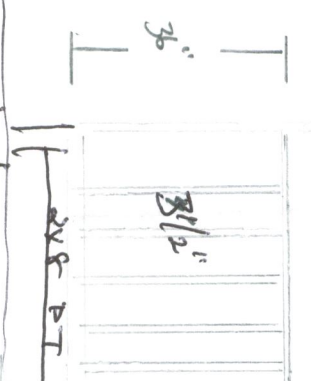
Site Plan -

Shoreland Zoning/ Stream Protection -

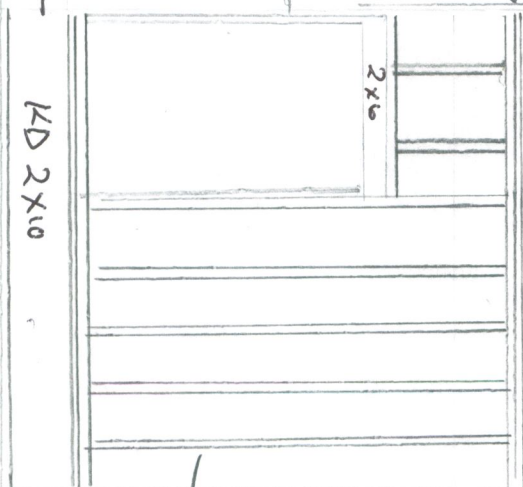
Flood Plains -

FOOTINGS 12"

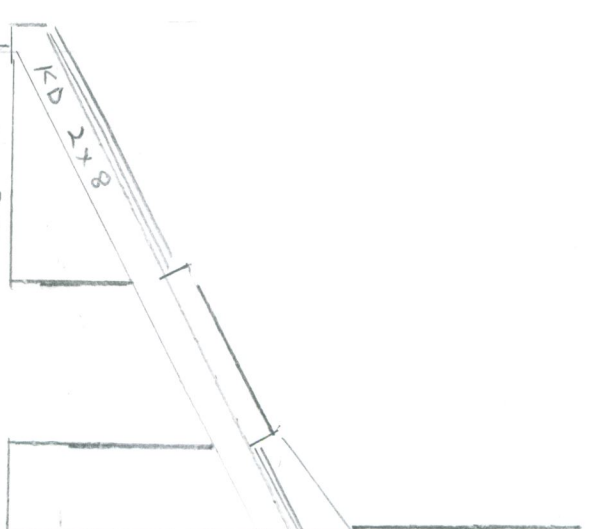
Sover tank 4'



FOOTINGS 12" 4' Block



1/2 CDX



3/4 TEG  
KD 2x10  
PT 2x6

KD 2x10

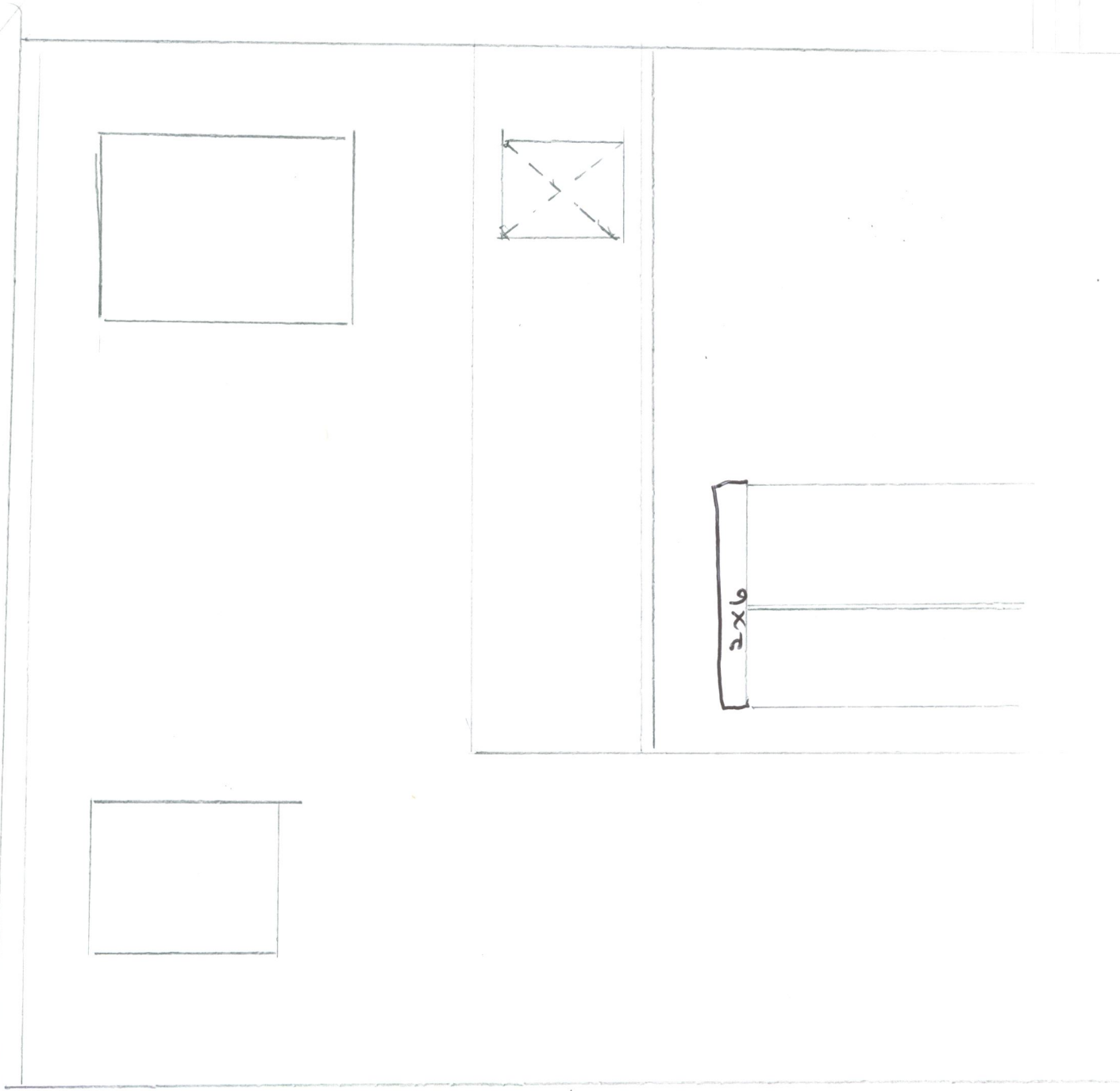
collar ties

2x8 Rafters

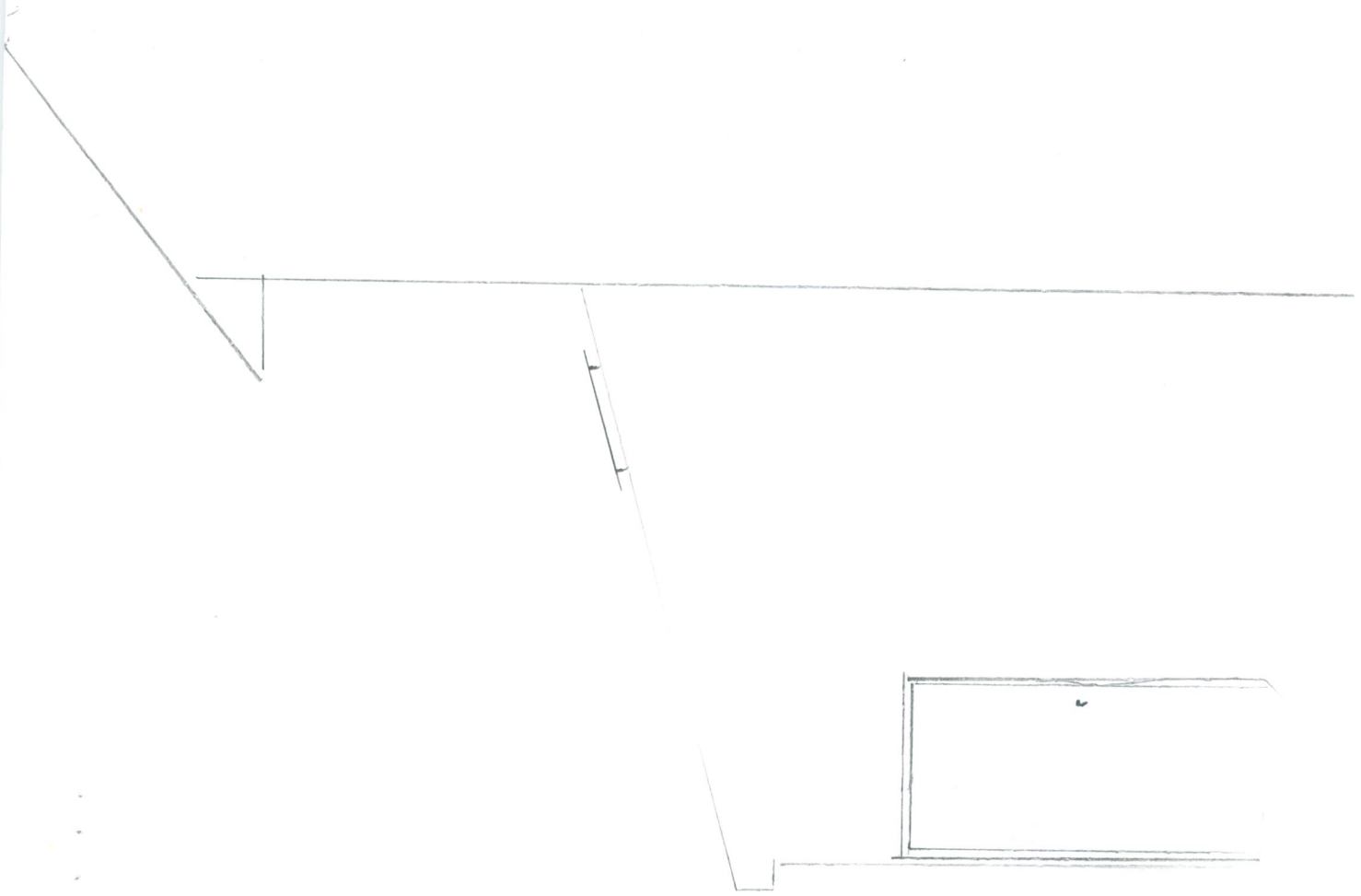
25# Roof Shingles

1/2 CDX Ply

Rear View



5/31/91	che...	DRR	any	strum	Salary	300.00	x
4/3/97	che...	DEF	any	strum	Salary	271.67	x
4/7/97	che...	DEF	any	strum	Salary	475.00	x



WARRANTY DEED - SHORT FORM DEEDS ACT  
33 M.R.S.A. Section 761 et seq.

35609  
MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS THAT I, Lora E. Lawless of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Amy R. Strum and Albert W. Cecere of the County of Cumberland and State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any buildings thereon, located at 36 Newton Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 16, 1992.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Lora E. Lawless

STATE OF MAINE  
Cumberland, ss:

On June 16, 1992, personally appeared the above-named Lora E. Lawless and acknowledged the foregoing deed to be her free act and deed.

Before me   
\_\_\_\_\_  
Notary Public/Attorney At Law

Thomas W. Cloutier  
\_\_\_\_\_  
Type or Print Name

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY LOCATED  
in Cumberland County at  
36 Newton Street, Portland, Maine**

A certain lot or parcel of land, with the buildings thereon, situated on Newton Street, in the City of Portland, County of Cumberland and State of Maine, being Lots numbered 11, 12, 13, 14 and 15 as shown on plan of Harris Farms made by E. C. Jordan & Co., C.E. dated June 5, 1919 and recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 19, to which plan reference is hereby made for a more particular description.

Together with the fee of land in said Newton Street in front of and adjoining said lots and extending from the street line to the middle of said street, SUBJECT to the rights of other lot owners and the public to the use thereof as a street.

Lots numbered 11 and 12 are SUBJECT to a drain right reserved in the deed of Newton W. Harris to Annie Herwood dated June 6, 1919 and recorded in said Registry of Deeds in Book 1027, Page 404.

Being the same premises conveyed to Harry M. Lawless and Lora E. Lawless by deed from Coleman F. Lee dated October 1, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3145, Page 469. The said Harry M. Lawless died December 17, 1980, leaving Lora E. Lawless as the surviving joint tenant.

Recorded  
Cumberland County  
Registry of Deeds  
06/17/92 04:08:34PM  
Robert P. Titcomb  
Register