

Permit No **970010**

PERMIT ISSUED
 Permit Issued: **JAN 8 1997**
CITY OF PORTLAND

Location of Construction: 1514 Washington Ave	Owner: Frances M. Brown	Phone:
Owner Address: Pamela Thurston 57 Deering Run Pct1d, ME 04103	Leasee/Buyer's Name: Pamela Thurston 57 Deering Run Pct1d, ME 04103	Business Name:
Contractor Name:	Address:	Phone:
Past Use: 1-fan	Proposed Use: Same w/Rove Occ	PERMIT FEE: \$ 25.00
Proposed Project Description: Change Use From 1-fan to 1-fan w /daycare Max 6 children	Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)	INSPECTION: Use Group: Type:
Permit Taken By: Mary Cresik	Date Applied For: 02 January 1997	Date:

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..

PERMIT ISSUED WITH REQUIREMENTS

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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

SIGNATURE OF APPLICANT **Pamela Thurston** ADDRESS: DATE: **02 January 1997** 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

- Zone: **347-C-048**
- Zoning Approval:
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- 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

COMMENTS

4/2/97

Issue CBA

Single family Dwelling w/ incidental stone occupation - ~~Doug Lane~~

^{c. 1985}
LMI Combustion: Maximum to children

Multiple horizontal lines for additional notes or data entry.

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1514 Washington Ave 347-C-048

Issued to Francis Brown

Date of Issue 29 April 1997

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. 970010, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling
w/Incidental Home Occupation/Daycare

Limiting Conditions:

Maximum Six (6) Children

This certificate supersedes
certificate issued

Approved:

4/29/97 *Francis Brown*

(Date)

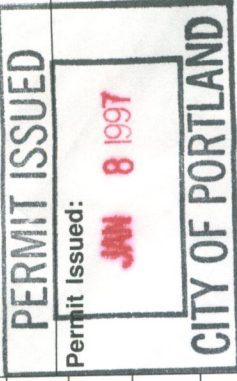
Inspector

[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.

Permit No: 970010



Zone: R-3 CBL: 347-C-048
 Zoning Approval: with conditions
 Special Zone or Reviews: 1/3/97

- 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: 1/3/96

D. Audm

CEO DISTRICT 7

K. Carroll

Location of Construction: 1514 Washington Ave
 Owner: Frances M. Brown
 Leasee/Buyer's Name: Pamela Thurston 57 Deering Run Ptld, ME 04103
 Address: Phone: Business Name: Phone: 04103

Contractor Name: Address: Phone:
 Proposed Use: Same w/Home Occ
 COST OF WORK: \$
 PERMIT FEE: \$ 25.00
 INSPECTION: Use Group A3 Type: 5B
 Signature: BoCA/6 Zaffer

Proposed Project Description: Change Use
 From 1-fam to 1-fam w /daycare Max 6 children
 Signature: Date:
 PEDESTRIAN ACTIVITIES DISTRICT (PADD):
 Action: Approved
 Approved with Conditions:
 Denied:

Permit Taken By: Mary Gresik Date Applied For: 02 January 1997

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Pamela Thurston
 SIGNATURE OF APPLICANT Pamela Thurston ADDRESS: DATE: 02 January 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector


BUILDING PERMIT REPORT

DATE: 3 Jan 97 ADDRESS: 1514 Washington Ave.
REASON FOR PERMIT: Change of Use S/F with day care (6)
BUILDING OWNER: Frances M. Brown
CONTRACTOR: " "
PERMIT APPLICANT: _____ APPROVAL: *24
~~GENERAL:~~ _____

CONDITION OF APPROVAL ~~GENERAL~~

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. 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.
7. Headroom in habitable space is a minimum of 7'6".
8. 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.
9. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
10. 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.
11. Each apartment shall have access to two (20 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.
12. 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.
13. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
14. 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 basementsIn 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)

15. 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.
16. The Fire Alarm System shall be maintained to NFPA #72 Standard.
17. The Sprinkler System shall maintained to NFPA #13 Standard.
18. 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)
19. 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.
20. 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".
21. 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.
22. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
24. Please read and implement item 1-7 of The attached Land Use-Zoning Requirements
25. State Fire Marshal's Office requirements enclosed.
26. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

DEC. 30, 1996

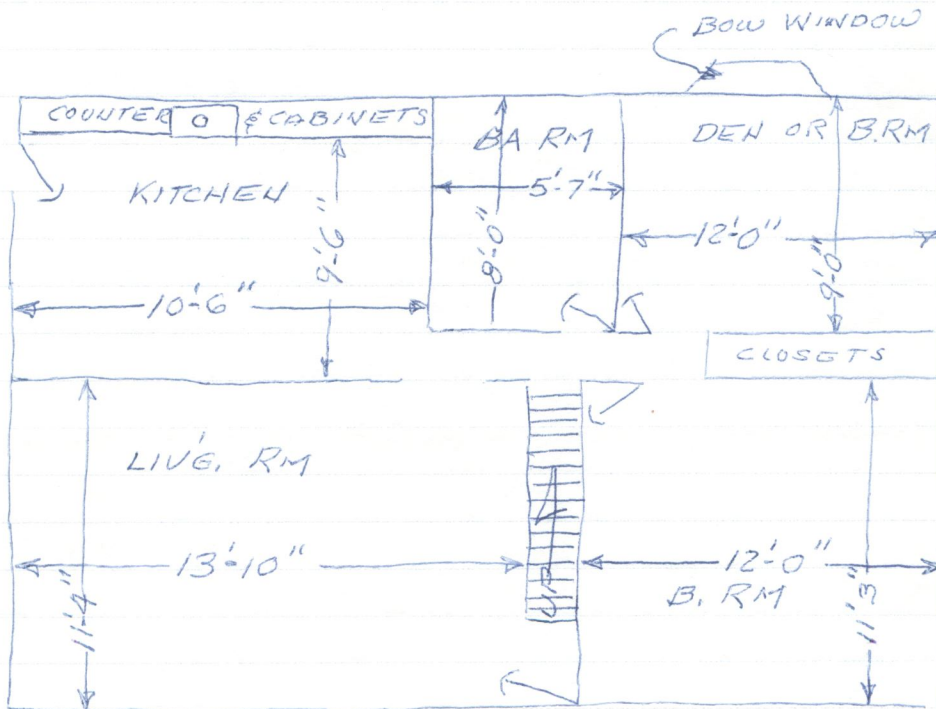
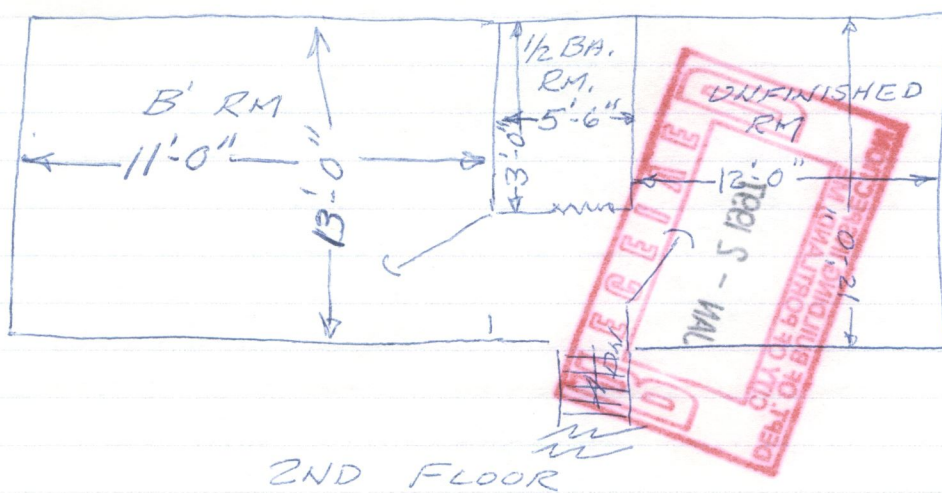
TO WHOM IT MAY CONCERN

AS OF THIS DATE, I FRANCIS M. BROWN
OWNER OF #1514 WASHINGTON AV. PORTLAND, MAINE,
GIVE MY PERMISSION TO PAMEL THURSTON
OF #53 DEERING RUN PORTLAND, MAINE, TO
OPERATE A DAY CARE CENTER AT THE
#1514 WASHINGTON AV. LOCATION.

SIGNED

Francis M. Brown

NOT TO SCALE



PLUS FULL BASEMENT

LAND USE - ZONING REPORT

ADDRESS: 1514 Washington Ave DATE: 11/3/97

REASON FOR PERMIT: change of use to allow home occupation for daycare

BUILDING OWNER: Pamela Thurston C-B-L: 347-C-48

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#1 & #7

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained. including signage
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. under the home occupation sign limitation
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal

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