



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 81-83 Monument St.

Issued to Ann Marie Tucker

Date of Issue 5/12/93

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. 92/4348 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.

LOCATION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Change of Use - from two-family to three-family

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/13/93 *Michael H. [Signature]*

(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.

924348

Permit # 924348 City of Portland BUILDING PERMIT APPLICATION Fee \$40.00 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: RETHINK Phone: 772-9071
Address: 92 SHATTUCK ST. PORTLAND 02101 Ann Marie Tucker
LOCATION OF CONSTRUCTION 81-83 Monument St. new owner
Contractor: Matt Pearson Sub:
Address: 24 CIZK ST. SE PORTLAND Phone: 799-5261
Est. Construction Cost: \$2500.00 Proposed Use: 3 family
Past Use: 2 family
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories # Bedrooms Lot Size
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion change of use from 2 family to 3 family
with alterations

For Official Use Only
Date November 9, 1992 Subdivision:
Inside Fire Limits Name: NOV 19 1992
Bldg Code Lot:
Time Limit Ownership:
Estimated Cost \$2500.00 CITY OF PORTLAND

Zoning: Street Frontage Provided:
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain)

Foundations:

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

- Owner: Ann Marie Tucker
1. Sills Size: 8-5 Monument Sills do not be anchored.
2. Girder Size:
3. Lally Column Spacing: 16ft Size: 0 4101
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

White - Tax Assessor

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings: Not in District for Landmark
4. Insulation Type Size Does not require review
5. Ceiling Height: Requires Review

Roof:

1. Truss or Rafter Size Span Action: Approved
2. Sheathing Type Size Approved with Conditions
3. Roof Covering Type Denial

Chimneys:

- Type: Number of Fire Places Signature:

Heating:

- Type of Heat:

Electrical:

- Service Entrance Size Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By LatinaSignature of Applicant Glenn Sample 11/9/92CEO's District 1

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED
WITH REQUIREMENTS

PERMIT ISSUED
WITH REQUIREMENTS

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee \$ 40.00
Subdivision Fee \$
Site Plan Review Fee \$
Other Fees \$
(Explain)
Late Fee \$

Type

Inspection Record

Date

COMMENTS submitted 3 sets of floor plans and plot plan

5-10 2nd is all complete, sent a/c of C

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter 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

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

BUILDING PERMIT REPORT

ADDRESS: 81-83 Monument ST DATE: 19-Nov-92
 REASON FOR PERMIT: 81-83 Monument ST

BUILDING OWNER: Robert Kierstead

CONTRACTOR: " "

PERMIT APPLICANT: " "

APPROVED: *3 *4 *5 *6 *7 *8 *9 *12 *13 *14 *15

CONDITION OF APPROVAL:

1.) Before concrete for foundation is placed, approvals from Public Works 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.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

*4.) 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.

*5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.

*6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

*7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19).

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

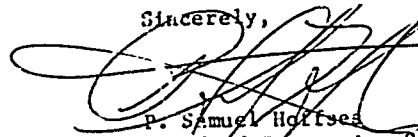
*12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

*13.) Headroom in habitable spaces is a minimum of 7'6".

*14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

*15.) All construction and demolition debris must be disposed of at the RWS by a licensed carrier or solid waste 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.

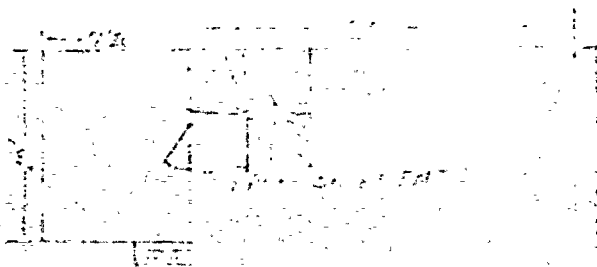
Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

15 MICHIGAN ST.
LOT SIZE 40' X 60' 3200 SQ FT
FUNDATIONAL SIZE
NEAR ROAD
BASEMENT STAIRS TO 1ST FLOOR
LANDING.



80' 60 FT

SIDE WALK

St. Paul Property

SIDE LINE 80'

40'

GRASSY LOT PARKING AREA
ART. 115 1955
Paved for city cars
1540 SQ. FT.

Grass Lot - St. Paul

Property

St. Paul

1955

SIDE WALK

1540 SQ. FT.

16-1

#2

