

660534

Location of Construction: 243 Congress St Portland, ME 04101		Owner: [blank]		Phone: [blank]	
Owner Address: [blank]		Leasee/Buyer's Name: [blank]		Phone: [blank]	
Contractor Name: [blank]		Address: 400 ...		Phone: [blank]	
Past Use: [blank]		Proposed Use: [blank]		<b>COST OF WORK:</b> \$ 24,000.00 <b>PERMIT FEE:</b> \$ 100.00	
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: [blank] Type: [blank]	
Proposed Project Description: [blank]		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: [blank] Date: [blank]	

**PERMIT ISSUED**  
 JUN 12 1996  
**CITY OF PORTLAND**

Permit No: [blank]

Zone: [blank] CBL: [blank]

Zoning Approval:

**Special Zone or Review**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mfn

Permit Taken By: [blank] Date Applied For: [blank]

1. This [blank]  
 2. Buil Emenament  
 3. Buil tion

"reverse floor plan submitted by additional exp."

I hereby authorize if a perm areas co No Plans Necessary

from meeting applicable State and Federal rules.  
 rical work.  
 (6) months of the date of issuance. False informa-

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

party, or that the proposed work is authorized by the owner of record and that I have been rized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, ify that the code official's authorized representative shall have the authority to enter all e the provisions of the code(s) applicable to such permit

**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: [blank]

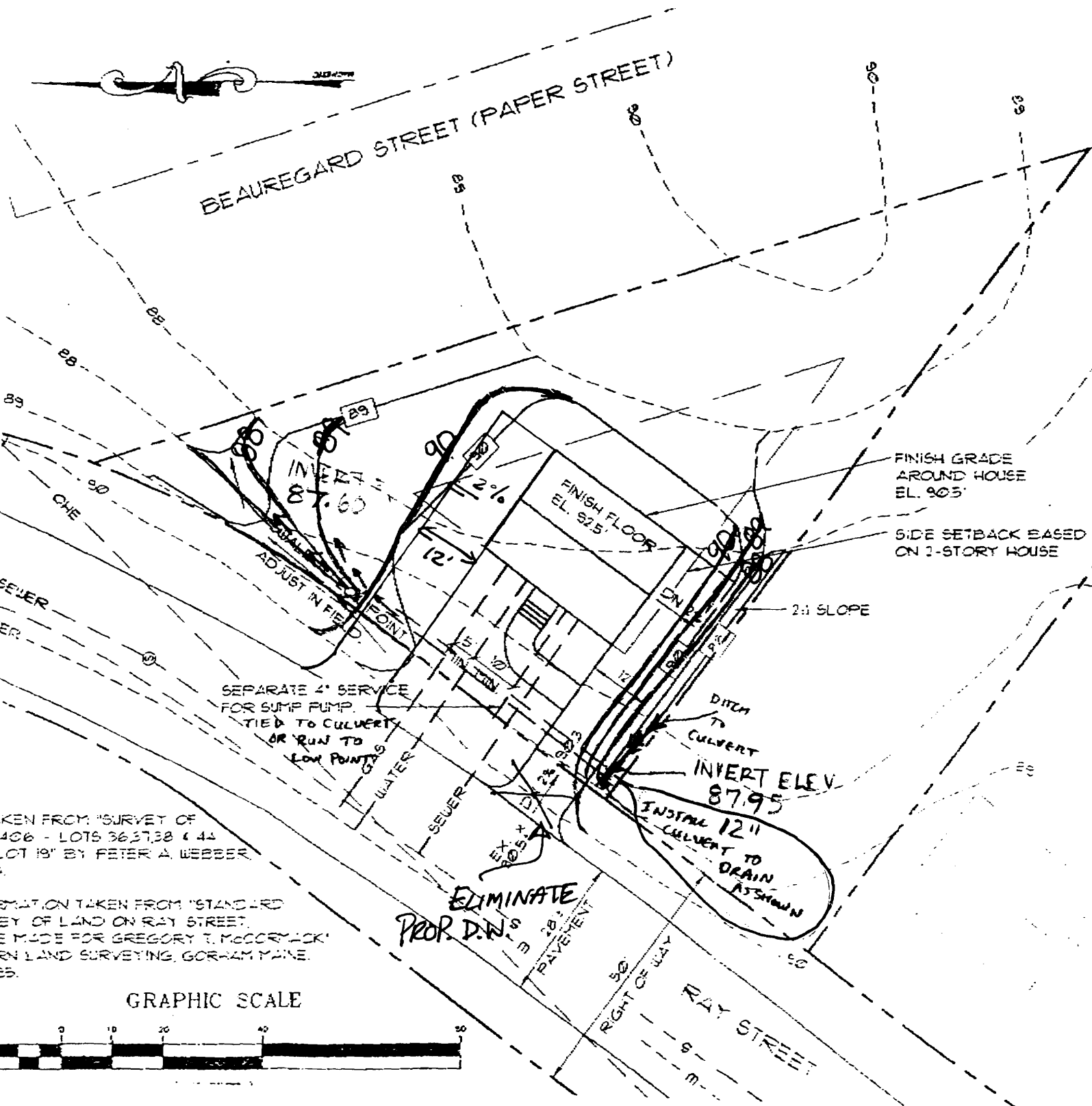
SIGNATURE OF APPLICANT [blank] ADDRESS: [blank] DATE: [blank] PHONE: [blank]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE [blank] PHONE: [blank]

CEO DISTRICT [blank]



BEAUREGARD STREET (PAPER STREET)



FINISH GRADE AROUND HOUSE EL. 90.5'

SIDE SETBACK BASED ON 2-STORY HOUSE

2:1 SLOPE

SEPARATE 4" SERVICE FOR SUMP PUMP TIED TO CULVERT OR RUN TO LOW POINTS

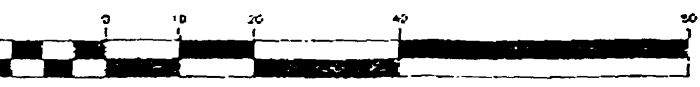
DITCH TO CULVERT  
INVERT ELEV 87.95  
INSTALL 12" CULVERT TO DRAIN ASSIGNED

ELIMINATE PROP. D.W.

TAKEN FROM "SURVEY OF P 406 - LOTS 36,37,38 & 44 LOT 19" BY PETER A. WEBBER

INFORMATION TAKEN FROM "STANDARD SURVEY OF LAND ON RAY STREET" MADE FOR GREGORY T. MCCORMACK BY NORTHERN LAND SURVEYING, GORHAM MAINE 1995.

GRAPHIC SCALE



COMMENTS

7-26-76 lot prep in progress / 7-27-76. Formwork started

7-21-76. Figs & Est. reviews paid prepared / Formwork in progress, 5" walls set back

approved OK 7/21/76 1st floor - 7/21/76 - 1st floor - 1st floor

2nd floor - 2nd floor - 2nd floor - 2nd floor - 2nd floor

3rd floor - 3rd floor - 3rd floor - 3rd floor - 3rd floor

4th floor - 4th floor - 4th floor - 4th floor - 4th floor

5th floor - 5th floor - 5th floor - 5th floor - 5th floor

6th floor - 6th floor - 6th floor - 6th floor - 6th floor

7/1/76 - Still waiting for Commission on Review Plan & Address Book (S&B)

Home Temp Cgs & w/Gen. Work's Conditions - AFFA

10/21/58 Commission on Review Plan & Address Book - Ref to J. Marshall

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

Applicant: Amy Mulkerin  
Address: 243 RAY ST  
Assessors No.: 406-F-048

Date: 6/5/96

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Use - New Single Fam. home - NO GARAGE - NO REAR deck - shown -

Sewage Disposal - City Sewer

Rear Yards - 25' req - 32' shown

Side Yards - 8' req on right side & 20' req. on side of side yard

Front Yards - 25' req - 20' shown

Projections - Stairs & Landing area, - front steps - rear Balco doors

Height - 1/2 story CAPE

Lot Area - 6,500<sup>#</sup> min - 9,350.56<sup>#</sup> shown

Building Area - MAX 25% of Lot Area = 2337.64<sup>#</sup> MAX

Area per Family - 6,500<sup>#</sup> - 9,350.56<sup>#</sup> shown

Width of Lot - 75' req - 75' shown At rear of bldg closest spot

Lot Frontage - 50' req - 50'+ shown

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

ite Plan - minor/minor

shoreland Zoning - N/A

flood Plains -

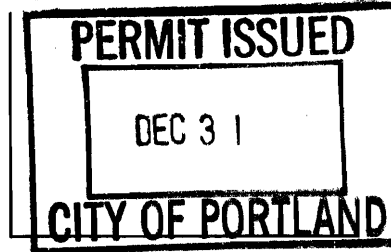
971354



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960534 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location \_\_\_\_\_ Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Increased cost of work \_\_\_\_\_ Additional fee \_\_\_\_\_

## Description of Proposed Work



## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Framing lumber — Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

    Joints and rafters:      1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

    On centers:            1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span:            1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: \_\_\_\_\_

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

INSPECTION COPY — WHITE  
APPLICANT'S COPY — YELLOW

FILE COPY — PINK  
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

LAND USE - ZONING REPORT

ADDRESS: 243 Ray St DATE: 12/31/97

REASON FOR PERMIT: Reversing floor plan - adding a chimney

BUILDING OWNER: MJM Associates C-B-L: 406-F-48

PERMIT APPLICANT: \_\_\_\_\_

APPROVED: with conditions DENIED: \_\_\_\_\_

#3, #5, #9, #8

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
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 6/12/96 are still in effect for this amendment. 4610534
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.
8. Separate permits shall be required for future decks and/or garage. -shed, pool
9. Other requirements of condition the chimney shall not extend

more than two feet into any required setback

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

BUILDING PERMIT REPORT

DATE: 31 Dec, 97 ADDRESS: 243 Ray ST.

REASON FOR PERMIT: Amendment To permit - Add Chimneys

BUILDING OWNER: MJM ASSOCIATES

CONTRACTOR: ↓

PERMIT APPLICANT: ↑ APPROVAL: \*2, \*3, \*6, \*8, \*10 DENIED

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 513

CONDITION(S) OF APPROVAL

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 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).
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, I-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".)
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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).


~~30.~~ Please read and implement The attached Land Use - Zoning Use require-  
ments.

~~31.~~ Your submitted application and plan did not show any information  
on the fireplace or chimney. This information must be submitted  
and approved before work begins on these items.

~~32.~~ \_\_\_\_\_

~~33.~~ \_\_\_\_\_

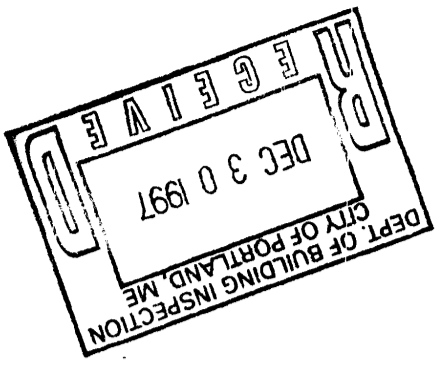
~~34.~~ \_\_\_\_\_

  
P. Schmidt, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



Amended Plan  
29 S Ray St. Portland.



Clearance  
Fireplace

NOTE:

This Plan was  
constructed in  
REVERSE

NOTES:

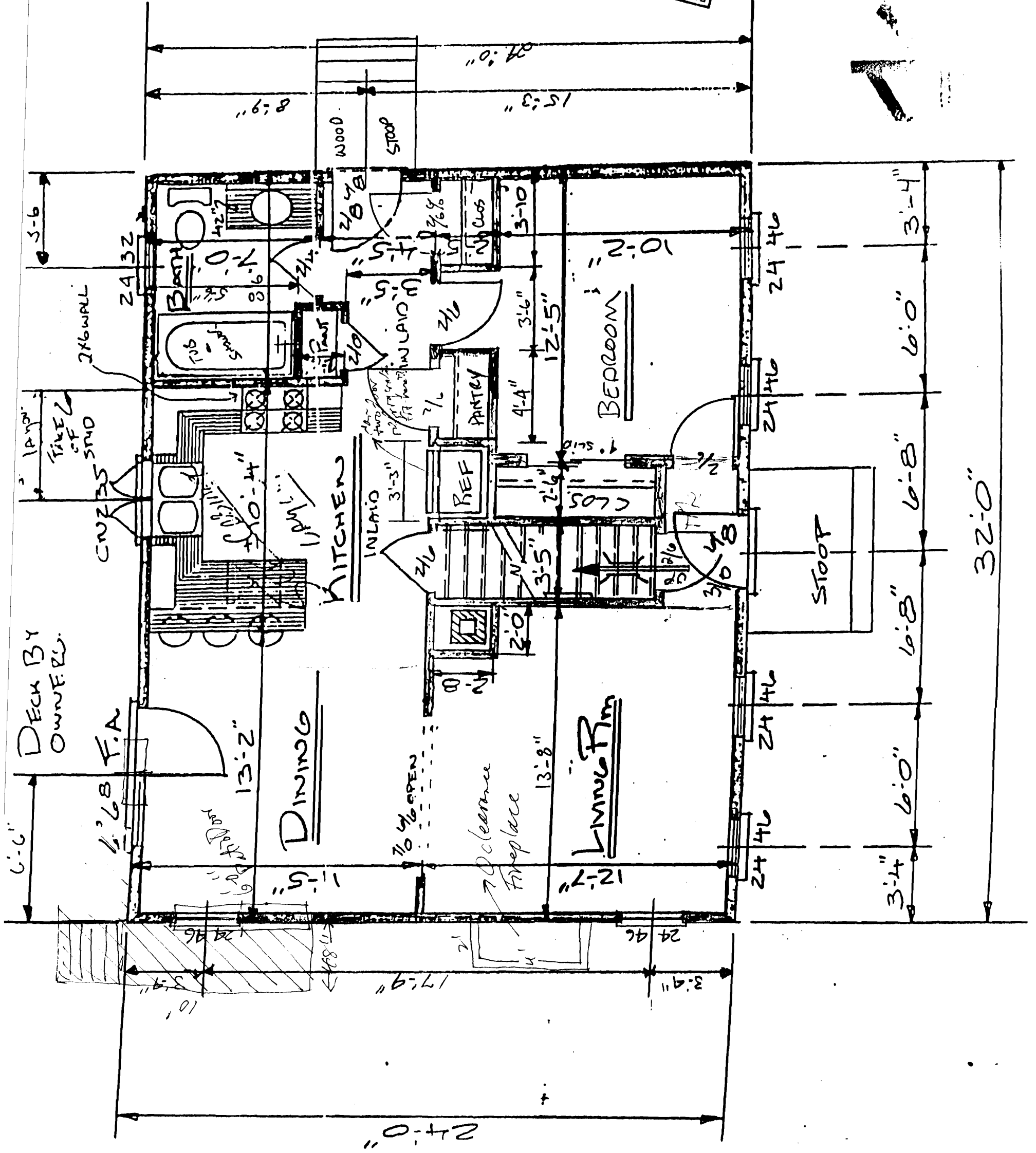
- WINDOW SHUTTERS BY OWNER
- WINDOW GRILLS BY OWNER
- SHRUBS BY OWNER?

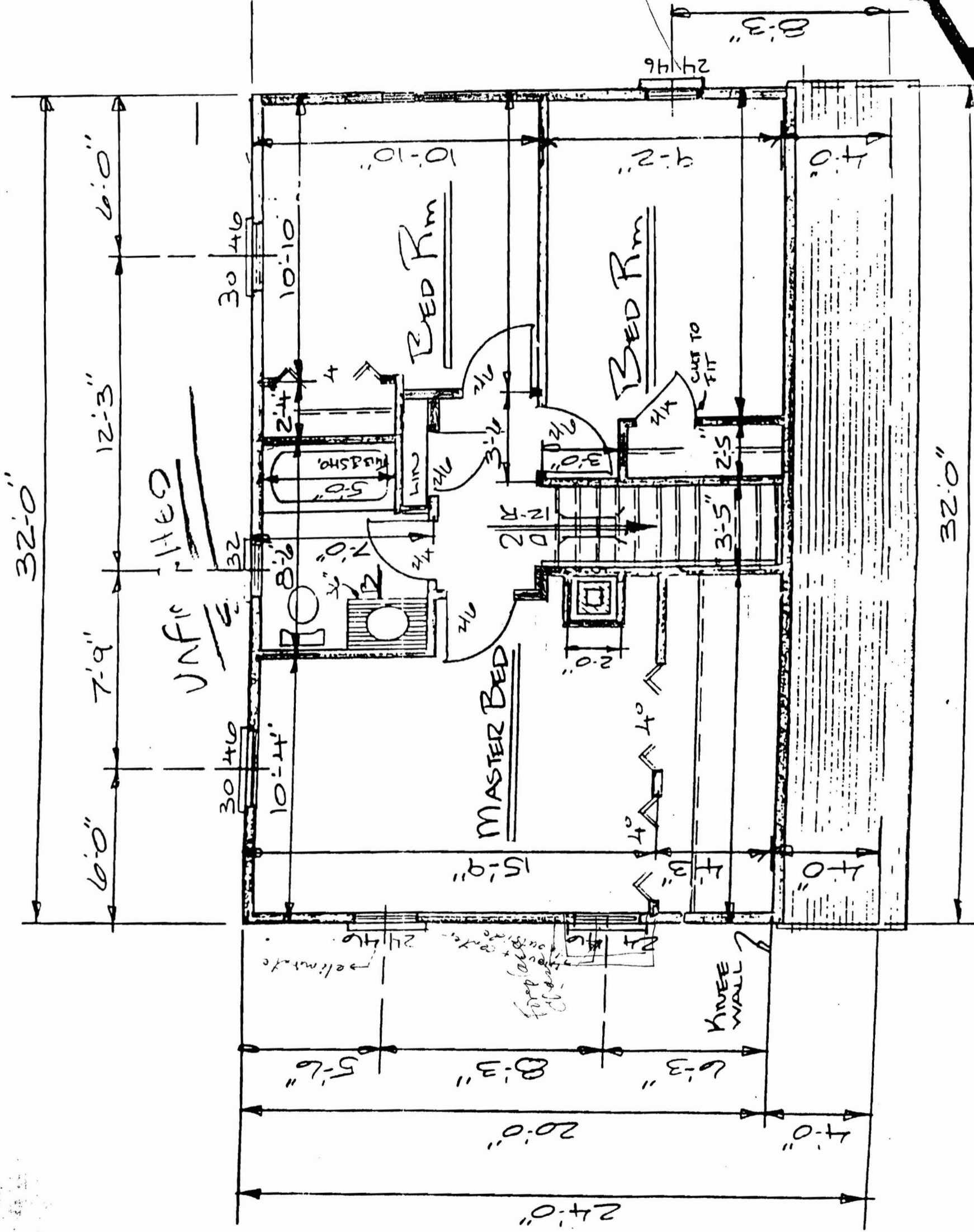


DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DEC 30 1997  
E I W E

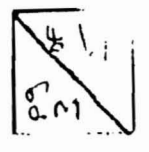
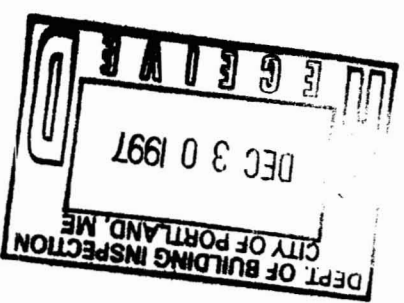
2 OF 5

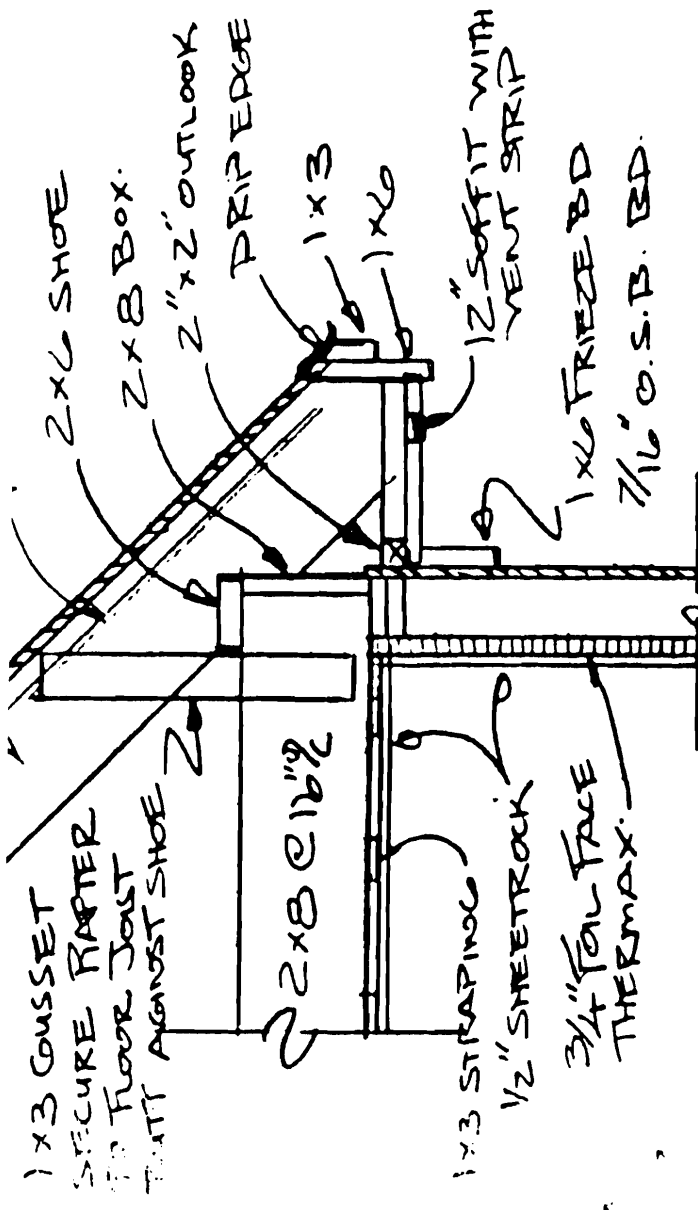
INC 7





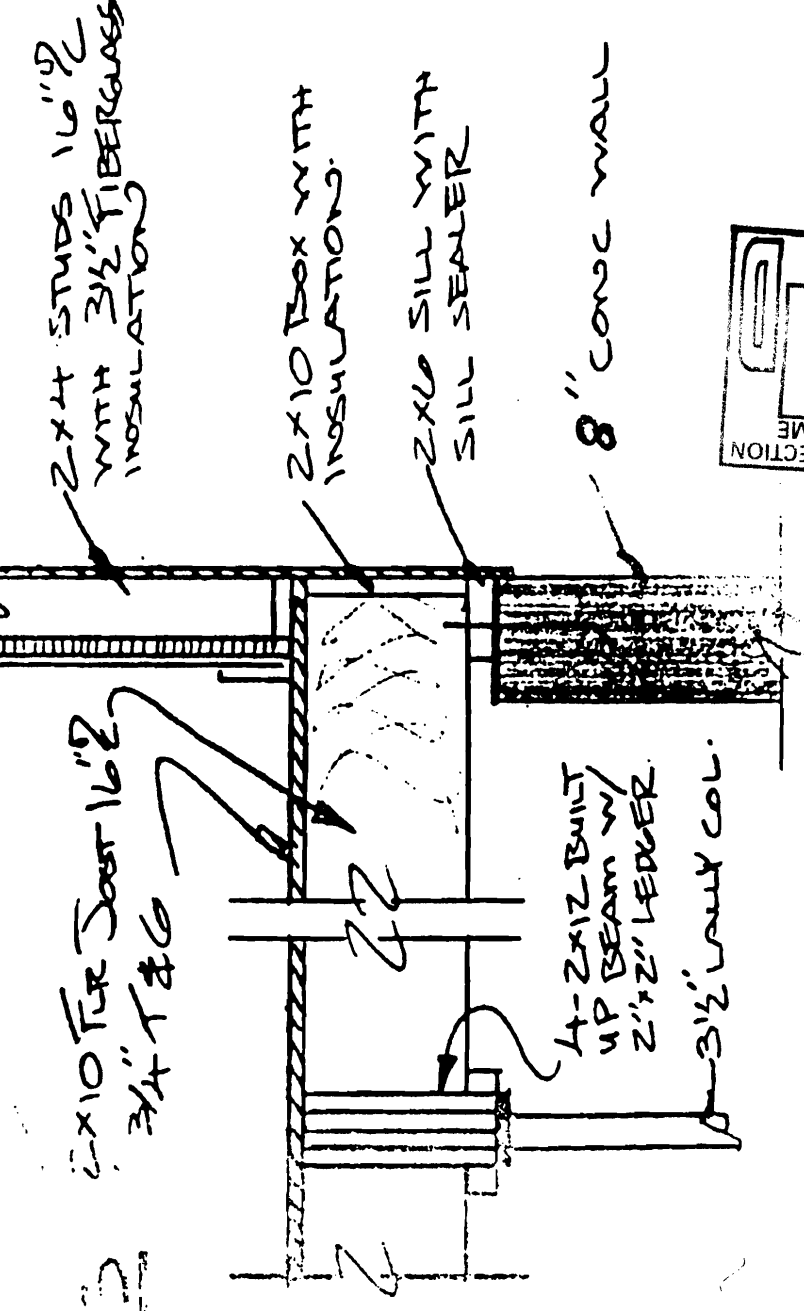
32'-0" SECOND FLOOR UNFINISHED





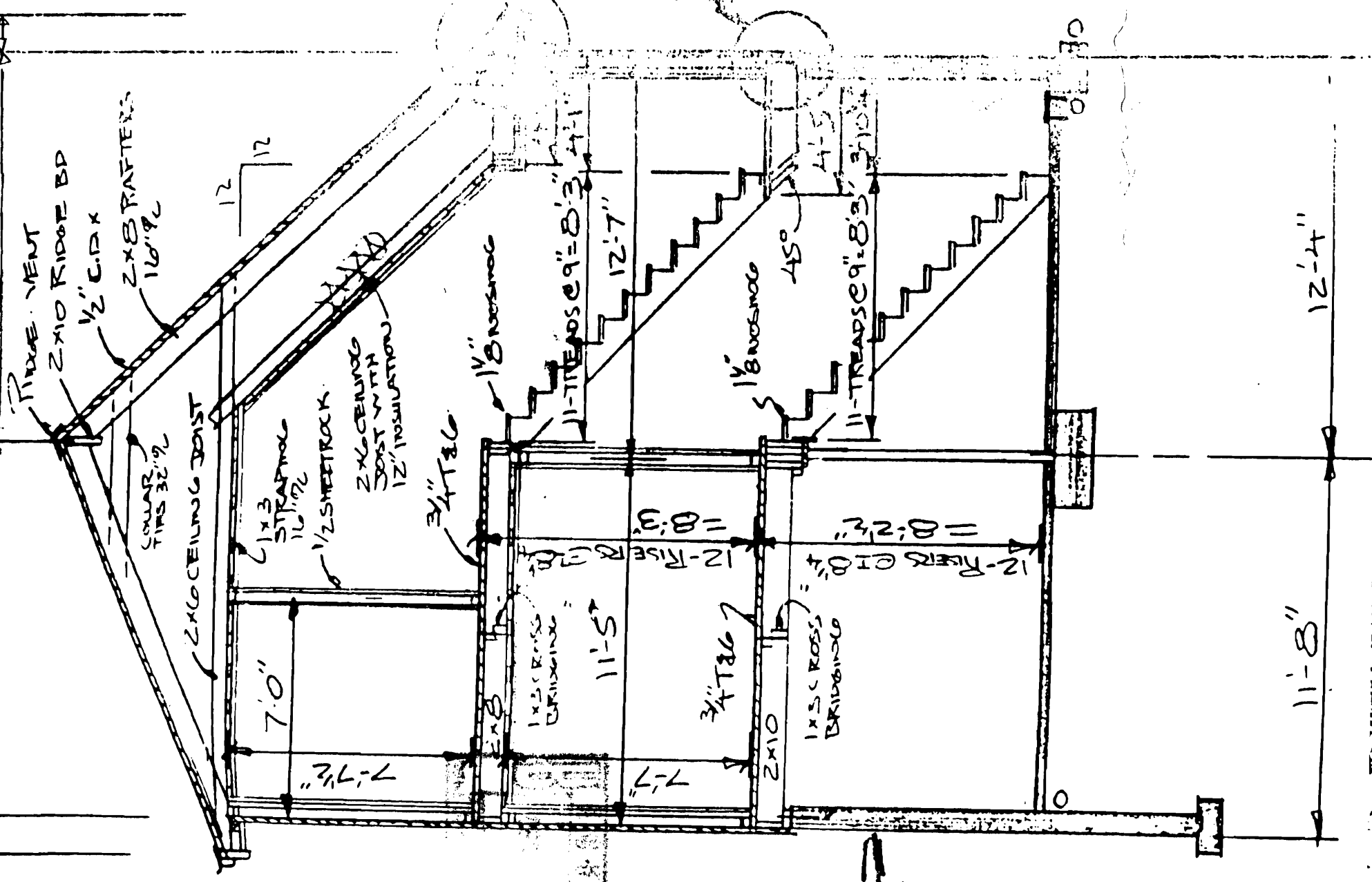
# DETAIL - A-

1" = 1'-0"



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 DEC 9 0 1997  
 REVIEW

PE  
 1" = 1'-0"



DAYLIGHT  
 BASEMENT