City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Phone: Permit No: Owner: Location of Construction: 874-4916 Patricia A. Leet *93 E. Kidder St BusinessName: Phone: Lessee/Buyer's Name: Owner Address: Permit Issued: ISSUED CATOR 93 E Kidder Phone: Contractor Name: Address: Unknown PERMIT FEE: **COST OF WORK:** Proposed Use: Past Use: \$ 25.00 \$ 400.00 Same Single Family FIRE DEPT. □ Approved INSPECTION: Use Group #7 Types ☐ Denied BOCA-96 Signature: Signature: Zoning Approval: PEDESTRIAN ACTIVITIES DISTRICT () Proposed Project Description: Interior Renovations Approved Action: Special Zone or Reviews: Approved with Conditions: □ Shoreland □ Wetland Denied ☐ Flood Zone ☐ Subdivision Date: Signature: ☐ Site Plan mai ☐minor ☐mm ☐ Date Applied For: Permit Taken By: June 25, 1999 03 Zoning Appeal □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use □ Interpretation Building permits are void if work is not started within six (6) months of the date of issuance. False informa-3. □ Approved tion may invalidate a building permit and stop all work.. □ Denied Call Patricis For P/U/ 874-4916 Historic Preservation PERMIT ISSUED Not in District or Landmark WITH REQUIREMENTS ☐ Does Not Require Review ☐ Requires Review Action: ☐ Appoved 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 ☐ Approved with Conditions ☐ Denied 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 Date: areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit June 25, 1999 PHONE: DATE: ADDRESS: SIGNATURE OF APPLICANT PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE **CEO DISTRICT**

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

COMMENTS 12-18-99 went to home werk complete close out In

	Inspection Record	
Type	•	Date
Foundation:		
Framing:		

BUILDING PERMIT REPORT DATE: 30 June 9 TADDRESS: 93 REASON FOR PERMIT: CONSTRUCTION TYPE **BOCA 1996** CONDITION(S) OF APPROVAL This permit is being issued with the understanding that the following conditions are met: Approved with the following conditions: */ 422 *29 *32 *30 This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. 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) 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The 3. thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from comers of foundation and a 4. maximum 6' o.c. between bolts. (Section 2305.17) Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code. 5. Precaution must be taken to protect concrete from freezing. Section 1908.0 It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the 6. 7. proper setbacks are maintained. 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 8. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996) . All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical 9. Code/1993). Chapter 12 & NFPA 211 Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the 10. purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", 11. 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 3e4" 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7) Headroom in habitable space is a minimum of 7'6". (Section 1204.0) Stair construction in Use Group R-3 & R-4is a minimum of 10" trend and 7 %" maximum rise. All other Use Group minimum 11" tread, 12. 13. 7" maximum rise. (Section 1014.0) The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4 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 14. approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. 15. 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. (Section 1018.6) Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly 16. from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1) 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. 17. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0) The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic

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 extinguishment. (Table 302.1.1) Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be 19.

18.

<i>]</i>	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) Section 920.3.2.	
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 maintained to NFPA #72 Standard.	
22.	The Sprinkler System shall 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/1996)	
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 fro design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspectic Services.	
26.	Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).	
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.	
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 ROCA National Mechanical	
-	Code/1993). (Chapter M-16)	
312	Please read and implement the attached Land Use Zoning report requirements. An additional limit, No 2 many Kitch	
31) 32.	Please read and implement the attached Land Use Zoning report requirements. An Additional Limit, No 2many Kitch Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.	
33. 34.	Glass and glazing shall meet the requirements of Chapter 24 of the building code. Care must be Taken in The removal of The bearing wall du	

Hoffses, Building Inspector

Lt, McDougall, PFD Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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

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: X 93 E kidder 04103 PHO ME
Tax Assessor's Chart, Block & Lot Number Chart# 425 Block# G Lot# 016 + Patricia A. Leet 874-4916
Owner's Address: 93 E Kidder Lessee/Buyer's Name (If Applicable) See Graph Cost Of Work: Fee See Graph Cost Of Work: Fee See Graph Cost Of Work: See Graph Cost Of Wor
Proposed Project Description (Please be as specific as possible) remove 8-18" from existing 12' wall from kitchen to dining toom/Putting up a beam 2 2x10's glued w
Contractor's Name, Address & Telephone & Inch plywood Spine Rec'd By: UB
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 City of Building INSPECTION 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 overliance, as well as sheds. • 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.

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1.000.00 construction cost thereafter.

Signature of applicant:

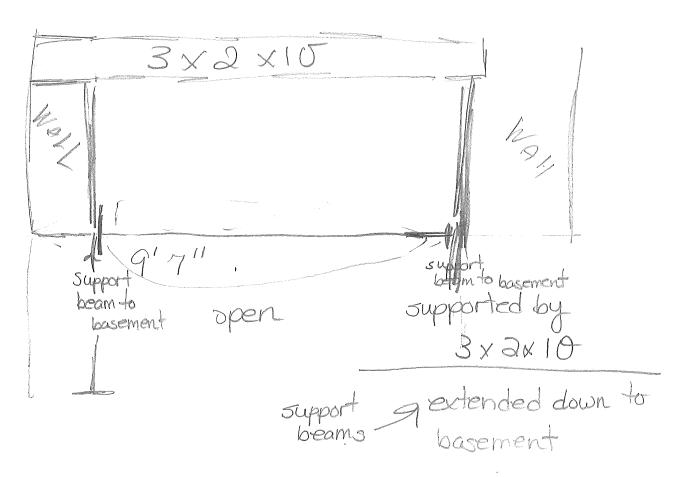
O:\INSP\CORRESP\MNUGENT\APADSFD.WPD

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Date: 6 -25

Patricia Leet 93 E kidder

Remove \$7 from wall between kitcher & D from.
Supported by 3 x 2 x 15 beams above & supported by
beams down to basement.





Fax (207) 879-1007

June 3, 1999

Patricia Leet 93 E. Kidder St Portland, ME 04103

Dear Patricia,

Thank you for allowing us to serve you by providing an Owner's Title Policy for your recent real estate transaction. Enclosed is your original Owner's Title Policy. Please keep it in a safe place for future reference.

Please let us know if we can be of any more service to you.

Sincerely,

David Sparrow

Post-Closing

Enclosure

Visit our World-Wide Web site at: http://www.stewart.com

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE

GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
- 2. Any defect in or lien or encumbrance on the title;
- 3. Unmarketability of the title;
- 4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the date of Policy shown in Schedule A.

WART TITLE

RANTY COMPANY

Authorized BIMAGNIY TITLE CORP. 22 AGEE STREET, 1ST FL

Companio. BOX 523

Countersigned:

City Stan PATLAND, ME 04112

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation affecting the land has been recorded in the public records at Date of Policy.
 Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant;

(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

resulting in no loss or damage to the insured claimant; attaching or created subsequent to Date of Policy; or

- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

 4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
- the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:

to timely record the instrument of transfer; or

of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

1408442 O-9993-

ALTA OWNER POLICY SCHEDULE A

File No.: 99-0376gc

Issuing Office's

ID:

Policy Number Owner's: **O-9993-1408442**

Date of policy: April 16, 1999 10:04 A.M.

Amount of Insurance:

\$106,000.00

NOTE: A loan policy on the mortgage or deed of trust described in this Schedule has been issued naming as insured:

GMAC Mortgage Corporation

, their successors and/or assigns ATIMA

1. Name of Insured:

Patricia A. Leet

2. The Estate or interest in the land which is covered by this policy is:

FEE SIMPLE

- 3. Title to the estate or interest in the land is vested in the insured.
- 4. The land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Address of Property (For identification purposes only):

Street:

93 Kidder St.

City, State:

Portland, Maine

Unit/Lot:

Condo/Subdiv:

The Policy Amount will automatically increase by 10% of the amount shown above on each of the first five anniversaries of the

This policy valid only if Schedule B is attached.

STEWART TITLE **GUARANTY COMPANY**