

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

Location of Construction: 135 Allen Ave		Owner: Lapp, Donna		Phone:		Permit No: 970850
Owner Address: 125 Allen Ave Ptld, ME		Lessee/Buyer's Name: 04103		Phone: 797-2408		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG - 7 1997 CITY OF PORTLAND </div>
Contractor Name: A New Look - 839-5463		Address:		Phone:		
Past Use: 3-fam		Proposed Use: Same <i>2 units only allowed</i>		COST OF WORK: \$ 1,925.00 PERMIT FEE: \$ 30.00		Zone: R-5 CBL: 436-A-019 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>to remain</i> <input type="checkbox"/> Wetland <i>2 units</i> <input type="checkbox"/> Flood Zone <i>only</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>8/7/97</i> Zoning Appeal
Proposed Project Description: Block illegal means of egress from 2nd floor unit to 1st floor unit		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: <i>P3</i> Type: <i>5B</i> <i>BOCA 96</i> Signature:		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature:		Signature:		Date:		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
Permit Taken By: Mary Gresik		Date Applied For: 28 July 1997				

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: *Donna Lapp* ADDRESS: _____ DATE: *29* July 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

CEO DISTRICT 6
in LEAVY

COMMENTS

1-23-78 - Owner is going to go before the board of appeal to make a legal 3 family

Inspection Record

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

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Owner Address: 125 Allen Ave Portland, ME 04103		Lessee/Buyer's Name:		Phone: 797-2408		Business Name:	
Contractor Name: A New Look 839-5463		Address: Norm Gagne		Phone: 831-1171		PERMIT ISSUED Permit Issued: AUG - 7 1997 CITY OF PORTLAND	
Past Use: 3-fam		Proposed Use: Same 2 units only allowed		COST OF WORK: \$ 1,925.00		PERMIT FEE: \$ 30.00	
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Zone: R-5 CBL: 436-A-019

Zoning Approval:
OK with conditions

Special Zone or Reviews:

Shoreland to remain
 Wetland 2 units only
 Flood Zone
 Subdivision
 Site Plan major minor mm

8/7/97

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: _____

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SIGNATURE OF APPLICANT: Donna Lapp ADDRESS: DATE: 28 July 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

LAND USE - ZONING REPORT

ADDRESS: 135 Allen Avenue DATE: 8/7/97

REASON FOR PERMIT: Block illegal exit

BUILDING OWNER: Donna Lapp C-B-L: 436 A-19

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#6 #4

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 _____ 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 two 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.

9. Other requirements of condition please see separate letter that is being mailed to you apart from this permit. It outlines your options on a 3rd unit

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

BUILDING PERMIT REPORT

DATE: 7 Aug 97 ADDRESS: 135 ALLEN AVE.
REASON FOR PERMIT: MAKE renovations / block illegal means of egress
BUILDING OWNER: Donna Lapp
CONTRACTOR: A New Look
PERMIT APPLICANT: _____ APPROVAL: *1, *12 *16 ~~DENIED~~

CONDITION(S) OF APPROVAL

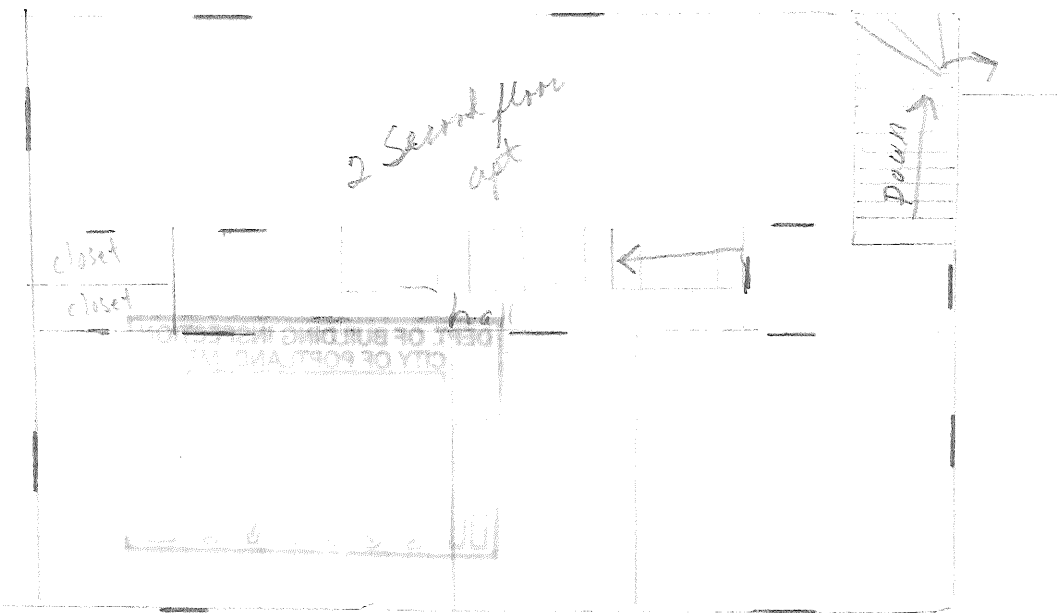
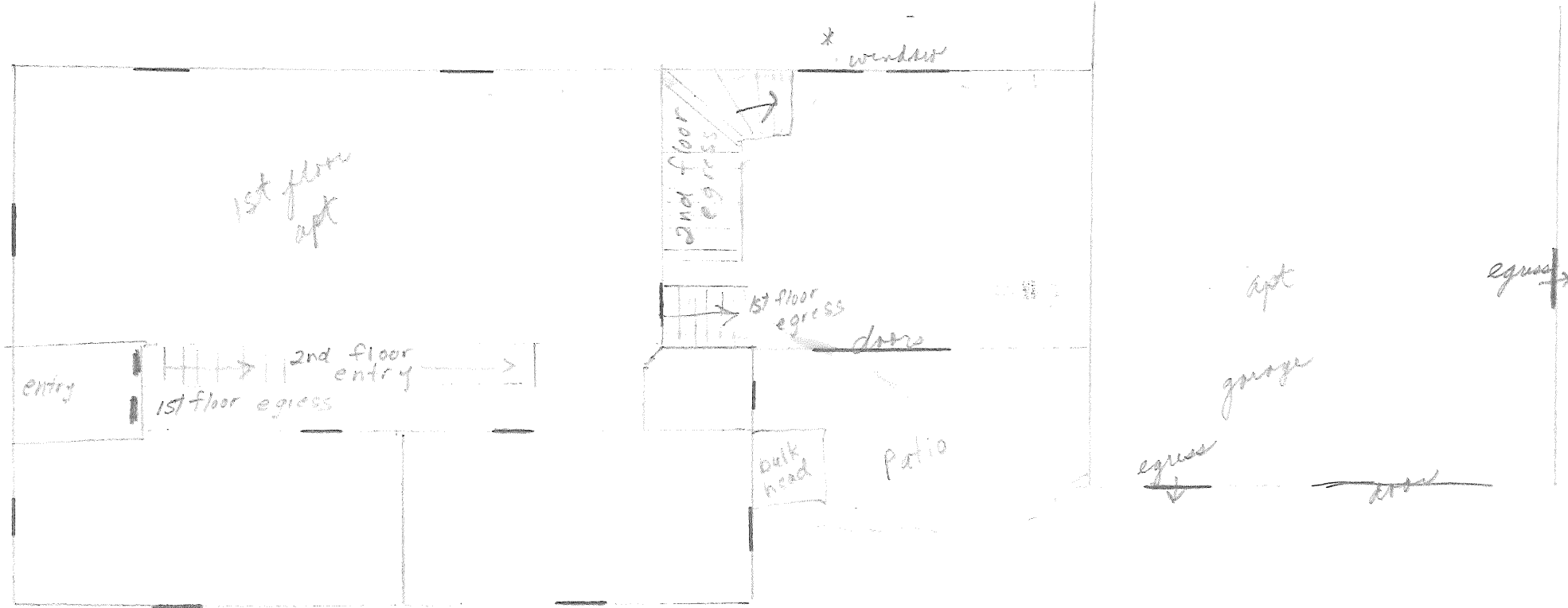
- A1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. Precaution 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) U.L. 103.
 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. 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.
 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.
 - A12. 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.
 - A16. 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. 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.
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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X27. Please read and implement (Land use - zoning report) items.
- X28. This permit is issued for a Two Family dwelling unit. See Ms Lapp Letter From zoning Adm. dated Aug 7, 1997.
- 29.


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



Proposing to enclose
 stairway to second floor
 & put a door to outside
 where window is at present.
 Therefore partitioning & making
 the two units separate to
 follow code.

See - proposal of
 detail for
 work

DONNA LADD
125 ALLEN AVE.
PORTLAND, ME.

FOUND BY
Russett

APT. BUILDING ——— SIDE YARD

EXISTING
EXTERIOR WALL

EXISTING STAIRWELL
1ST TO 2ND FLOOR

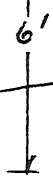


PROPOSED:
2x4 STUDS, 5/8 FC. SHEETROCK,
STEEL & LITE DOOR

STAIRWELL BECOMES SEPERATE
FROM 2ND FLOOR FOR ADDITIONAL
FIRE EXIT.

REMOVE WINDOW,
INSTALL STEEL & LITE

EXISTING WINDOWS



* Dimensions are approximate
and may vary slightly.

Window window

Second floor
egress

egress 1st floor

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 29 1997
RECEIVED

Sliding Glass
doors

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-3

PORTLAND, MAINE .. Nov. 15, 1985

Never
Issued

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 135 Allen Avenue

1. Owner's name and address Robert & June Roy - same Fire District #1 , #2

2. Lessee's name and address Donna R. Lapp - 125 Allen Avenue Telephone 797-2961

3. Contractor's name and address Robert C Chase - Blackstrap Rd - Fal. Telephone 797-2408

Proposed use of building 3. family No. of sheets

Last use 2 family No. families

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ 1,000 ..

FIELD INSPECTOR—Mr.
@ 775-5451

Appeal Fees	\$
Base Fee	25.00
ch of use	25.00
Late Fee
TOTAL	\$ 50.00

Change of use from 2 to 3 families with alterations
new apt on 2nd floor as per plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes

Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? existing

If not, what is proposed for sewage?

Has septic tank notice been sent?

Form notice sent?

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 ..

Kind of roof .. Rise per foot .. Roof covering ..

No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..

Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girder .. 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.

Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..

On centers: 1st floor .. 2nd .. 3rd ..

Maximum span ..

A NEW LOOK
BUILDING & REMODELING
a div. of Deck Specialties, Inc.

One Waterhouse Road
Gorham, Maine 04038
(207) 839-5463

Date: 7/25/97

Donna Lapp
125 Allen Ave.
Portland, Maine 04103
Tel. 797-2408

CONTRACT FOR FIRE ACCESS

Work Location: Apt. Building next door. (1st. floor rear)
Description of work: As follows

- * Remove section of baseboard heat.
- * Close in steps to second floor creating a small landing area below.
- * Remove existing 9-lite steel door from apt. over garage and install new steel door with no glass.
- * Take door from apt. over garage, (steel 9-lite) and install in new closed in landing area
- * Includes painting.
- * Construct set of steps for exterior of new doorway.

Customer responsible for any and all permits
Contractor responsible for trash removal at end of project

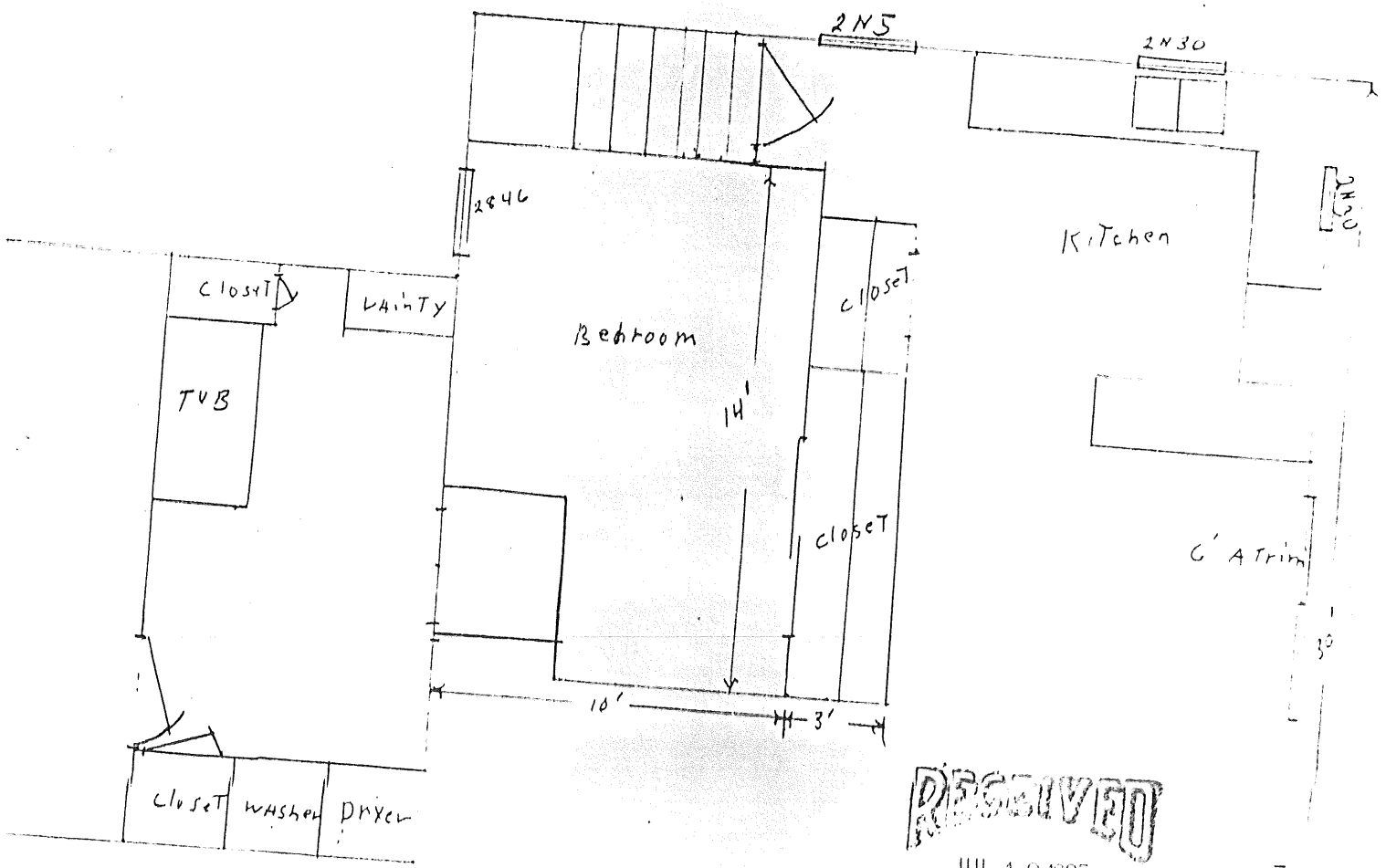
Terms of Payment

\$500.00 with acceptance of contract; \$-0- with delivery of materials and start of project; \$1425.00 due upon completion of project.

TOTAL LABOR AND MATERIALS..... \$1925.00

WARRANTY: In addition to any additional warranties agreed to by the parties, A New Look warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for the location; and constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

DISPUTE RESOLUTION: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly naming for one of the following:



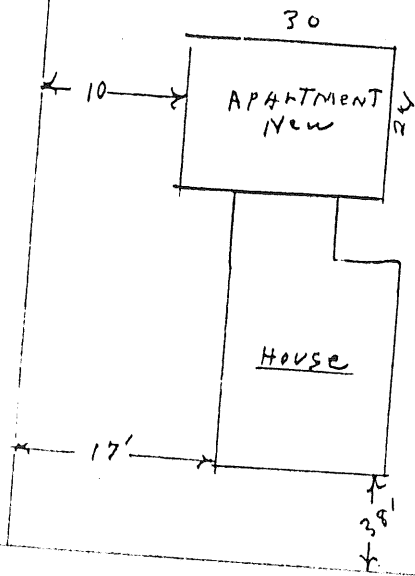
RECEIVED

JUL 1 9 1985

Living Room DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

4N5

4N5



RECEIVED

JUL 19 1985

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

135 Allen Ave