

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

Location of Construction: 6 Sara Lane, Portland 04103		Owner: Sheryl & Craig Treadwell		Phone:		Permit No. <b>971282</b> <b>PERMIT ISSUED</b> Permit Issued: <b>DEC - 2 1997</b> <b>CITY OF PORTLAND</b> Zone: <b>K-3</b> CBL: <b>437-D-90</b> Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  <b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  <b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Date: <u>11/7/97</u>  <b>CEO DISTRICT</b> <span style="border: 1px solid black; padding: 2px;">#6</span>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name:		Address:		Phone:		
Past Use: Single Family Dwelling		Proposed Use: Same/w home daycare for 6 -12 children		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Proposed Project Description: Conditional Use Appeal/Change of Use		Signature: _____		Signature: _____		
Permit Taken By: Vicki Dover		Date Applied For: 9/25/97				
<div>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.</div> <div>2. Building permits do not include plumbing, septic or electrical work.</div> <div>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..</div> <div style="text-align: center;"><b>PERMIT ISSUED WITH REQUIREMENTS</b></div> <div style="text-align: center;"><b>APPEAL SUSTAINED 10/9/97</b></div> <div style="text-align: center;"><b>CERTIFICATION</b></div> <div>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</div> <div style="text-align: right;">9/25/97</div> <div>SIGNATURE OF APPLICANT: <u>Sheryl Treadwell</u> ADDRESS: _____ DATE: _____ PHONE: _____</div> <div>RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____</div> <div>White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</div>						

# COMMENTS

2-24-98, Thurb is being done in garage also. She needs an amendment for the work in the garage. Day care work still left to be done. M. Wing

4/14/98 - Day Care operating w/o C of C & w/o having complied w/ 6' fence provision of appendix B - Sections of fence that are up are leaning & should be considered dangerous. Ⓚ Send Violation Notice - Notify D.H.S. Notified W. Garoway @ State Fire Marshall's office  
4-29-98 - Notice of Violation sent Ⓚ

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

Re: 6 SARA LANE (437-D-90)

Fence Reg'd by Appeals. Not as part of permit -  
Existing fence in poor/delapidated condition - so  
C/O never revised - owner is  
operating daycare w/o C/O —

Ms. Treadwell has been uncooperative as  
to when fence will be repaired

I have called Chas. LaFlamme  
of DMS. Twice - no response

His # is 822-2000 Portland  
287-5060 Augusta  
Thursday

LAND USE - ZONING REPORT

ADDRESS: 6 Sara Lane DATE: 11/25/97  
REASON FOR PERMIT: Change of use to 1 family with ~~three~~ Day care for up to 12 children  
BUILDING OWNER: Sheryl & Craig Trendwell C-B-L: 437-D-96  
PERMIT APPLICANT: owner  
APPROVED: with conditions DENIED: \_\_\_\_\_

#7, #9

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 \_\_\_\_\_ 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 Placed on by The Board of Appeals:

To construct a 6 foot Stockade fence to surround The Play Area within 30 days of The Board's Decision

Marge Schmuckal


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

• 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).

X 30. ~~To Construct a 6 Foot Stockade Fence to Surround the~~  
~~play area~~  
X 31. ~~Please read and implement attached Land use - Zoning report~~

  
D. Samuel Holmes, Code Enforcement

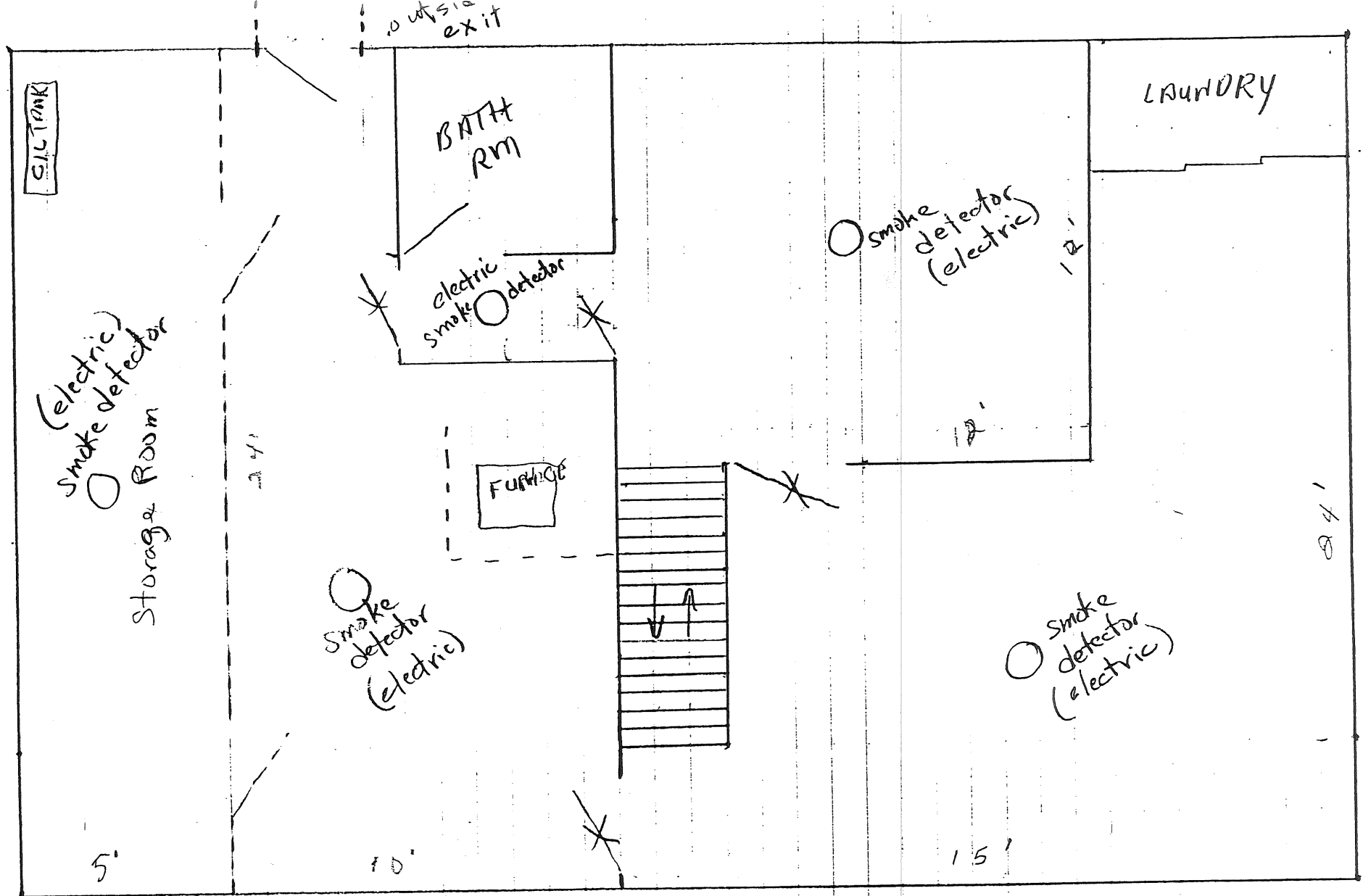
cc: Lt. McDougall, PFD  
Marge Schmuckal

## BUILDING PERMIT REPORT

DATE: 1 Dec. 1997 ADDRESS: 6 Sara Lana  
REASON FOR PERMIT: Change of Use  
BUILDING OWNER: Sheryl & Craig Treadwell  
CONTRACTOR: owner  
PERMIT APPLICANT: ↑ APPROVAL: X/ X8 X10 X30 X31  
USE GROUP R-3 / DAY Care BOCA 1996 CONSTRUCTION TYPE

### CONDITION(S) OF APPROVAL

- X 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. 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.
- Δ 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, 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 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".
- X 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

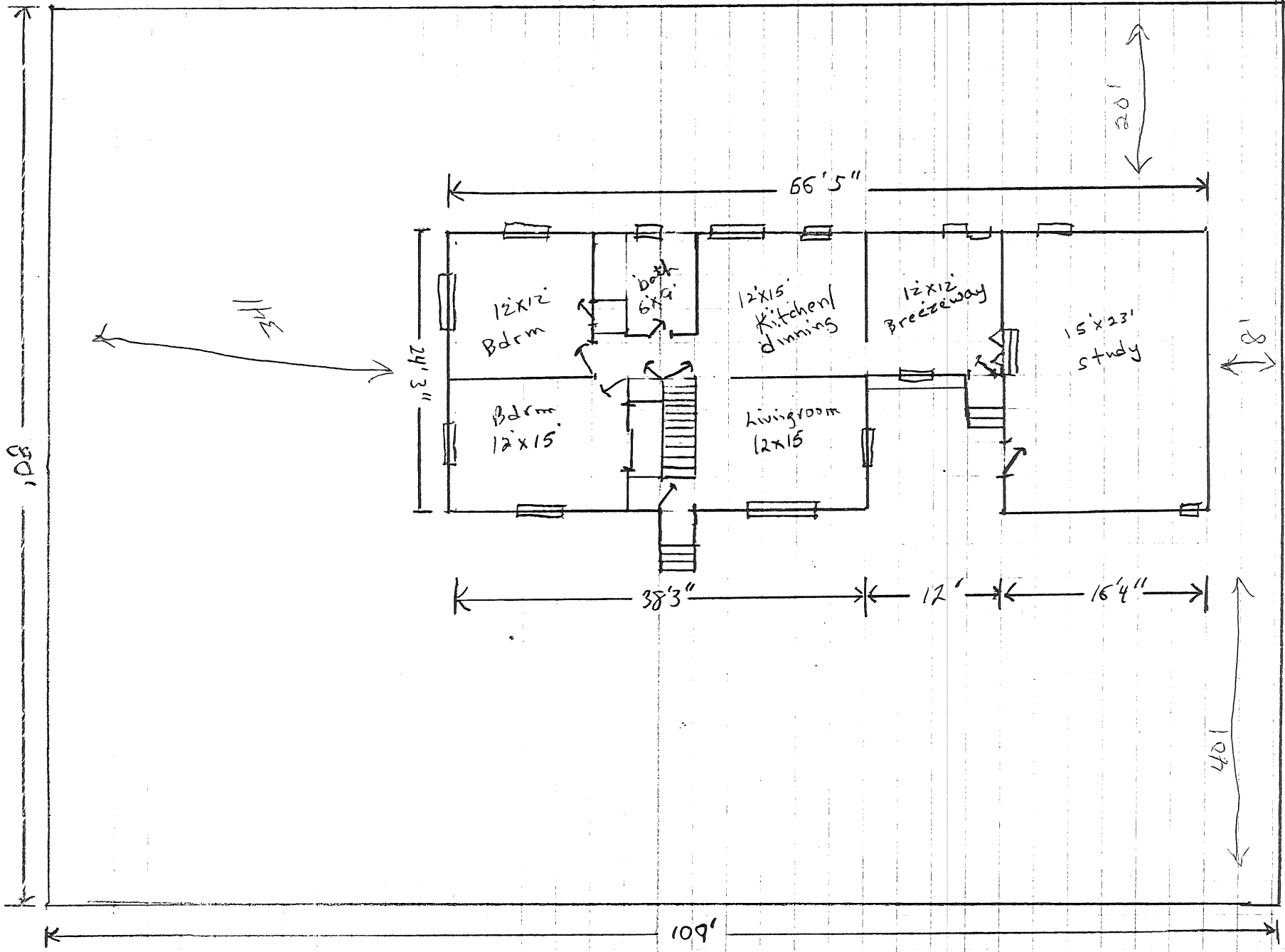


X = DOORS TO BE REMOVED

---- = NEW WALLS

Treadwell  
6 Sara Lane.  
Portland, 04103

BERNARD ST.



SARA LN