

54 CHESTNUT STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING & CONSTRUCTION SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 25, 1982
 Receipt and Permit number A 88077

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 54 Chestnut St.
 OWNER'S NAME: Whale Tail & Co. ADDRESS: Spring St.

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>142</u>	<u>13.20</u>
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft.	
SERVICES:	
Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u>	<u>3.00</u>
METERS: (number of) <u>4</u>	<u>2.00</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters <u>4</u> _____	
Disposals _____	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL	<u>6.00</u>
MISCELLANEOUS. (number of)	
Branch Panels <u>4</u>	<u>4.00</u>
Transformers _____	
Air Conditioners: Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	<u>28.20</u>

INSPECTION:

Will be ready on _____, 19__; or Will Call xxx
 CONTRACTOR'S NAME: Hannans Elec
 ADDRESS: 51 Lawn Ave. So. Port
 TEL.: _____
 MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: R. Larry Hannan
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY -- WHITE
 OFFICE COPY -- CANARY
 CONTRACTOR'S COPY -- GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 8077
Location 54 Chestnut St
Owner Whale Tail Co.
Date of Permit 1-25-82
Final Inspection 5-3-82
By Inspector Tubby
Permit Application Register Page No 109

INSPECTIONS: Service by Tubby
Service called in 2-26-82
Closing-in _____ by _____
PROGRESS INSPECTIONS. 2-8-82
2-26-82 3-19-82
4-16-82 4-28-82
5-3-82

CODE COMPLIANCE COMPLETED
DATE 5-3-82
DATE: _____

REMARKS

Vertical lines for remarks

984073

Call 772-7655 to pick permit

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Edward Mardigan Phone # 772-7655
Address: 190 Oxford St. Portland 04101
LOCATION OF CONSTRUCTION 54 Chestnut St.
Contractor: Self Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: 1368.00 Proposed Use: 4 family
Past Use: 4 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 to construct front and side porch as per plans

For Official Use Only
Date August 24, 1992 Subdivision Name AUG 28 1992
Inable Fire Limits _____ Lot _____
Bldg Code _____ Ownership _____
Time Limit _____ Estimated Cost \$1368.00
Zoning: R6
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ 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 (if main) WDA 8-28-92

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

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

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 _____

Historic Preservation
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
Roof:
1. Truss or Rafter Size _____ Spacing _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
Chimneys:
Type: _____ Number of Fire Places _____
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. Sinks _____
5. Other Fixtures _____
Swimming Pools:
1. Type: _____
2. Pool Area: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Permit Received By _____
Signature of Applicant Melvin Moulton Date 8/24/92
CEO's District 2

CONTINUED TO REVERSE SIDE 12 MARDIGAN
Ivory Tag - CEO

White - Tax Assessor

984078

Call 772-7655 to p/po permit

Permit # 984078 City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED

Owner: Edward Mardigan Phone # 772-3651
 Address: 190 Oxford St. Portland O. 101
 LOCATION OF CONSTRUCTION 54 Chestnut St.
 Contractor Self Sub: _____
 Address: _____ Phone # _____
 Est Construction Cost: 1368.00 Proposed Use: 4 family
 Past Use: 4 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 to construct front and side porch as per plans

For Official Use Only
 Date August 24, 1992 Subdivision: _____
 Inside Prop Limits _____
 Etdg Code _____
 Time Limit _____
 Estimated Cost \$1368.00
 Name _____
 CITY OF PORTLAND
 Zoning: R6
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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) _____

HISTORIC PRESERVATION

Foundations:
 1. Type of Soil _____
 2. S-C Bricks Front _____ Rear _____ Side(s) _____
 3. Foot. # Size: _____
 4. Foundation Size: _____
 5. Other _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

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 _____

Celling:
 1. Ceilng Joists Size _____
 2. Ceilng Strapping Size _____ Spacing _____
 3. Typo Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceilng Height: 00.225
Roof:
 1. Truss or Raftor Size _____ Span Action: Approved
 2. Sheathing Type _____ Site _____
 3. Roof Covering Type _____
Chimneys:
 Type: _____ Number of Fire Places _____
Heating:
 Type of Heat: Wood Stove
Electrical:
 Service Entrance Size: _____ Smo' + 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: _____ Square Footage _____
 3. Must conform to National Pool Code and State Law.

Permit Received By _____ Date 8/24/92
 Signature of Applicant Edward Mardigan
 City District 2

CONTINUED TO REVERSE SIDE [2] MARDIGAN
 Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN



FEE'S (Breakdown From Front)

Base Fee \$ 25.00

Subdivisor Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
<i>Progress</i>	<i>Inspection</i>	<i>9/1/92</i>
<i>"</i>	<i>"</i>	<i>9/4/92</i>
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS *9/1/92 - Ok'd to place concrete, site plan 11: 92*

9/4/92 - Progressing

9/9-10-11 - 11 Porches completed - 92

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.

M. E. Moulton 66 WILSON ST. 772-7655

SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

BUILDING PERMIT REPORT

ADDRESS: 54 Chestnut St.

DATE: 2/24/92

REASON FOR PERMIT: To construct front and side porch

BUILDING OWNER: Edward Mandigan

CONTRACTOR: owner

PERMIT APPLICANT: 11

EXPIRES: *1-a *9 *12

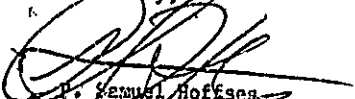
CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 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. 74).

MINIMUM BUILDING

- 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 fireresistance 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.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "Any 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.

Sincerely,



P. Samuel Hoffges
Chief of Inspection Services

cc
11/16/88
11/27/90
8/14/91

12.) There will be NO increase in the
Footprint of the building.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 27, 1992

RE: 54 Chestnut St.

Edward Mardigan
190 Oxford St.
Portland, ME 04101

Dear Mr. Mardigan:

This letter is in reference to your application for a building permit at 54 Chestnut Street in Portland. It is necessary that you submit a plot plan showing the size and location of all structures, existing and proposed, in relation to the lot lines.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Hugh Irving, Code Enforcement Officer

talked to Melvin on
phone - No increase in
footprint

Bill

PT

		FRONT PORCH		
2x8	16' 12	10.35		120.00
4x4	8' 5	5.33		48.00
2x4	16' 24 ³ 6	6.00		144.00
2x6	10' 43 ⁵ 5	4.35		215.00
(JOIST HANGERS 2x8)		22.50		12.00
SIGNA TUB 2-10'		10.15		20.00
LATTICE WORK		410 ⁸ 9.95		30.00
				<u>1038.00</u>
SIDE REAR PORCH 13'4"				
2x8	12 8	64.00		7.00
2x4	8' 4	90.00		22.00
2x4	16' 8	48.00		6.00
2x6	8' 11	38.00		3.00
JOIST HANGERS 9'		8.00		0.50
SIGNA TUBS 1 1/2 - 2		20.00		20.00
LATTICE WORK		50.00		
				<u>330.00</u>
				1368.00
				<u>1038.00</u>
3 1/2	3	16/66	1988.00	
4	1	5	Edward Mardigan	
3 1/2	1 1/2		54 Chestnut St	
1				

FRONT

2x4 16' 10

2x6 12' 15.15

2x8 16' 10

4x4 8' 5

TOTAL 2x8 HANGERS 22

SIDE

2x4 16' 8

2x6 10' 10

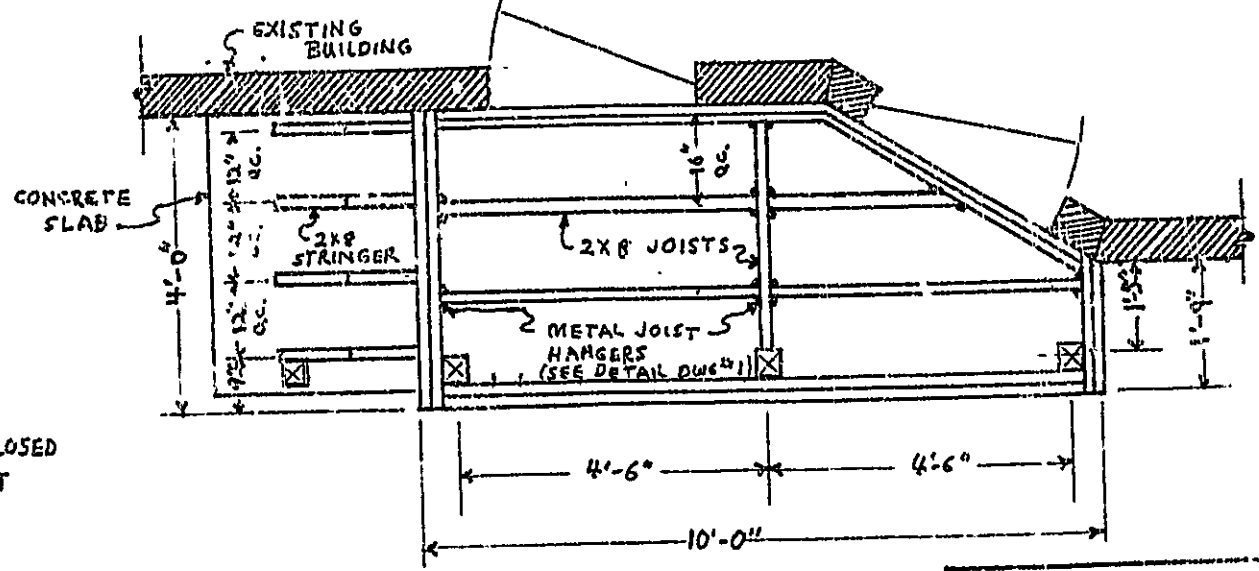
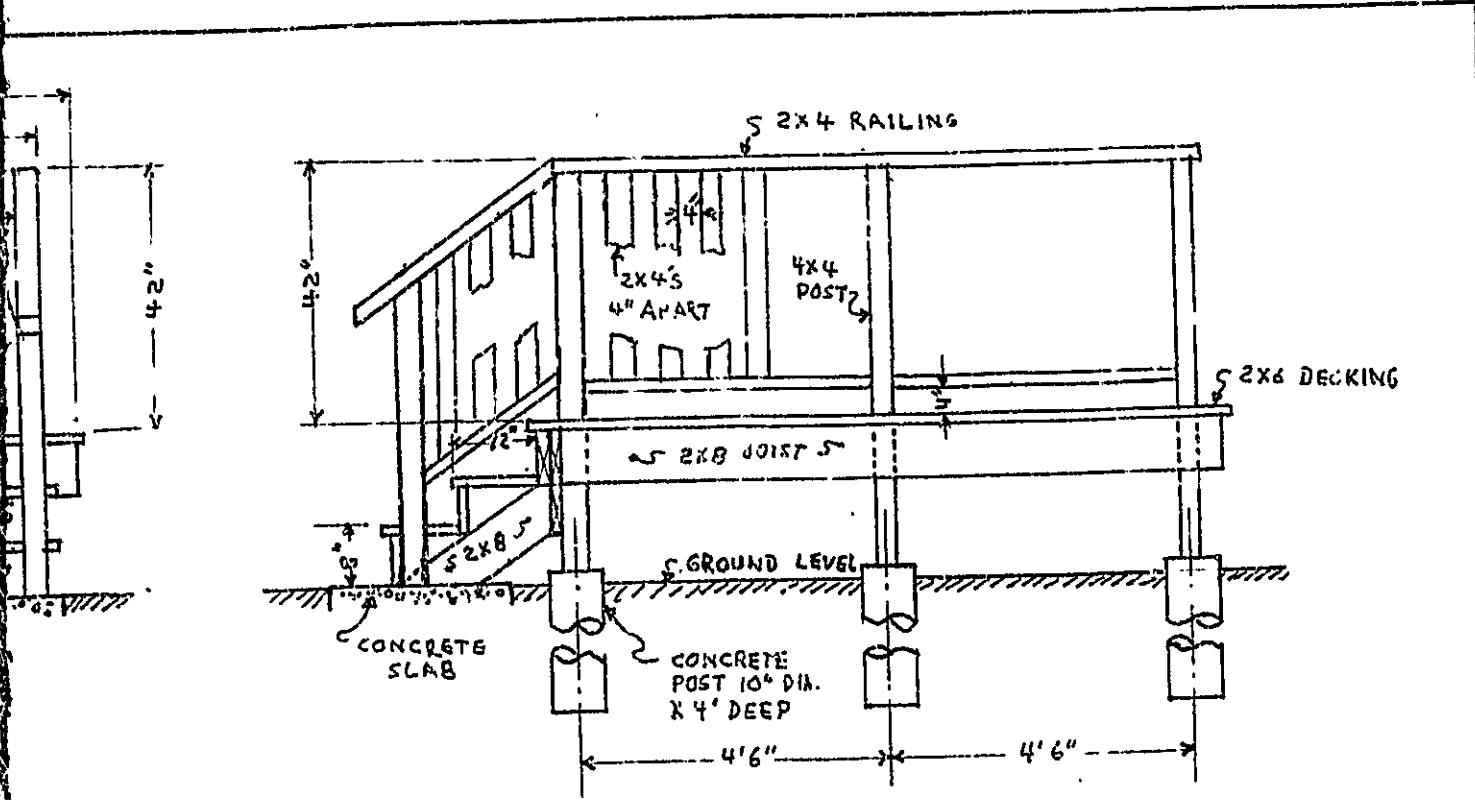
2x8 10' 10

4x4 8' 4

TOTAL HANGERS 10

Approximate quantity

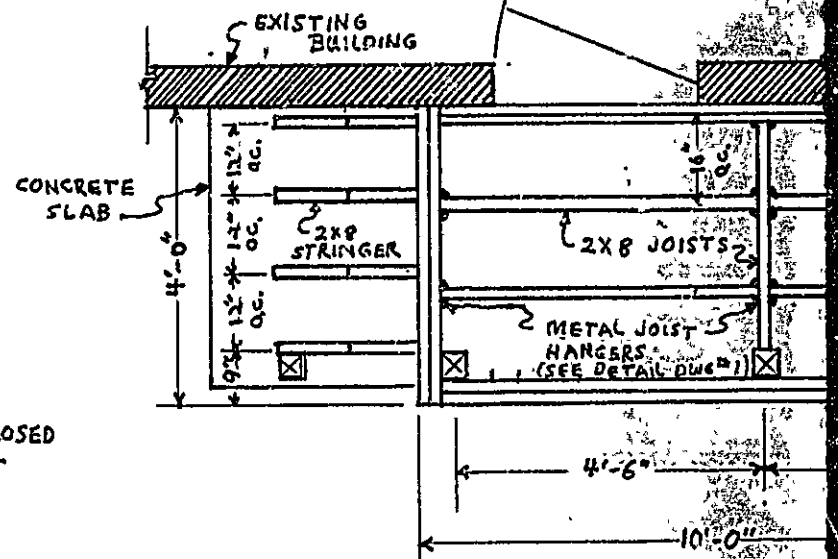
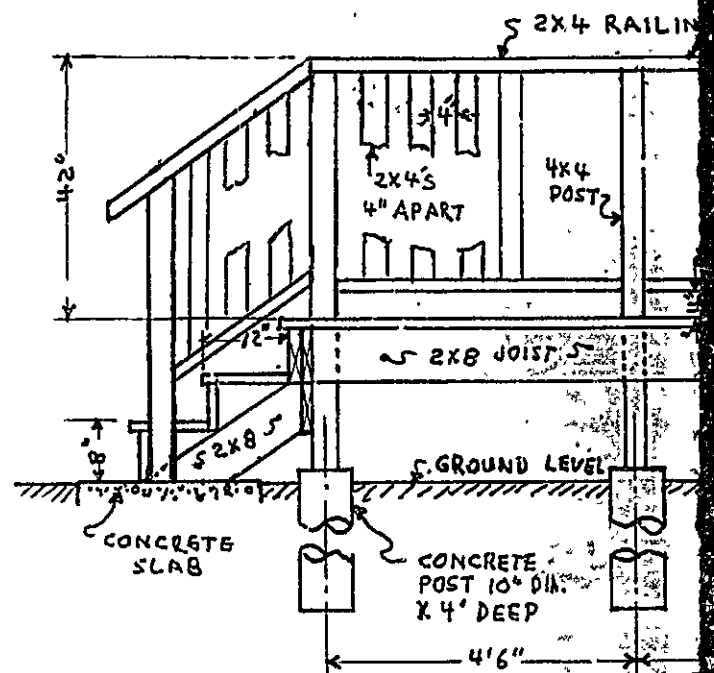
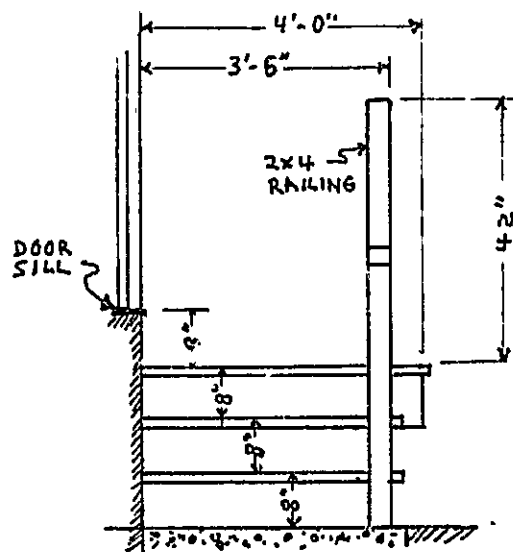
1/23



BE ENCLOSED
4" APART
ING
AT
INGS UNDER
BE ENCLOSED
TICE WORK

LAYOUT FOR PORCH
SIDE PORCH AT 54 CHESTNUT ST.
PORTLAND MAINE
AUG. 19 1992 DR# 2 OF 6
SCALE: 1/2" = 1'-0" DR. BY: R.V.D.

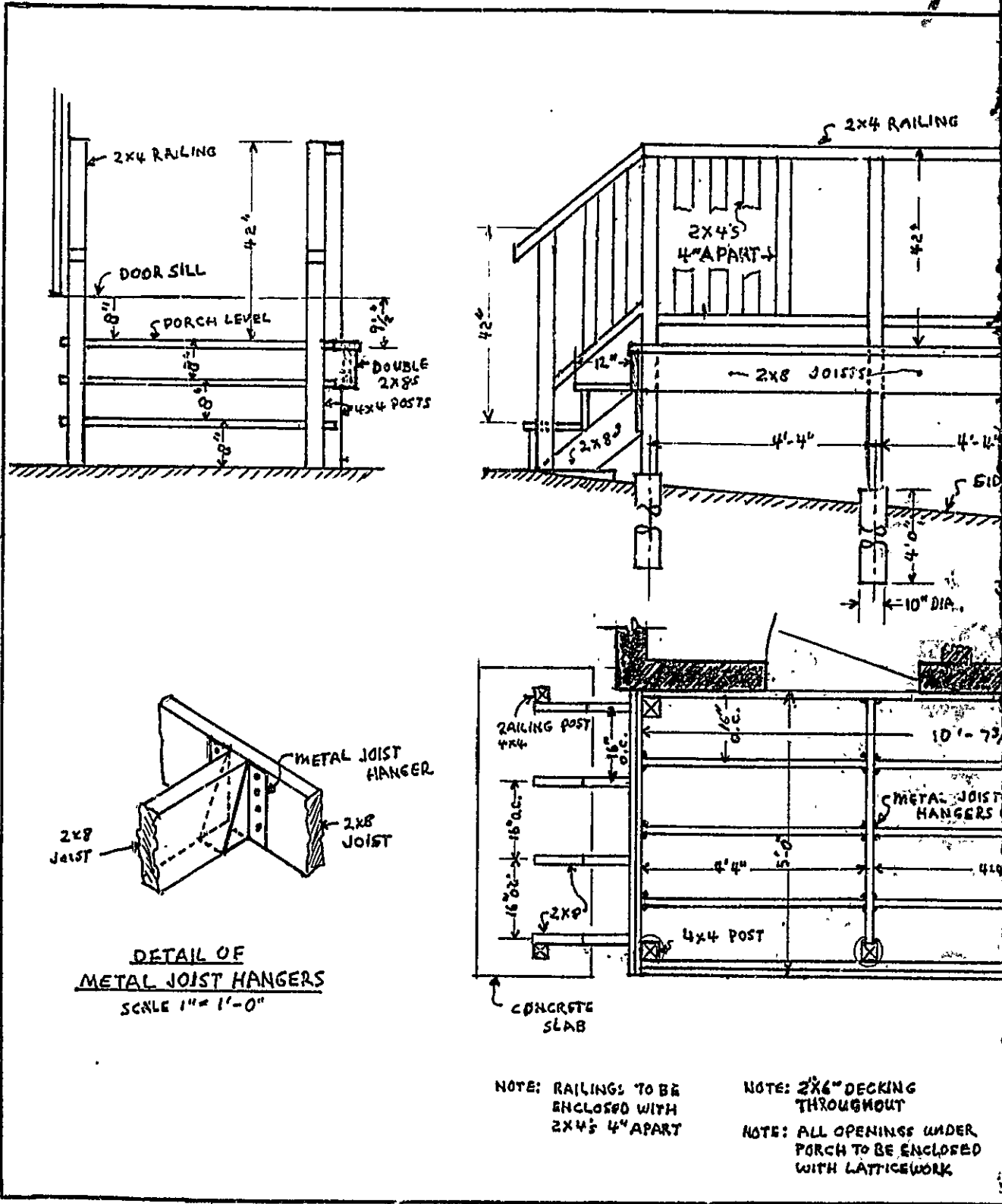
Co. Madigan



NOTE: RAILINGS TO BE ENCLOSED WITH 2X4'S 4" APART

NOTE: 2"X6" DECKING THROUGHOUT

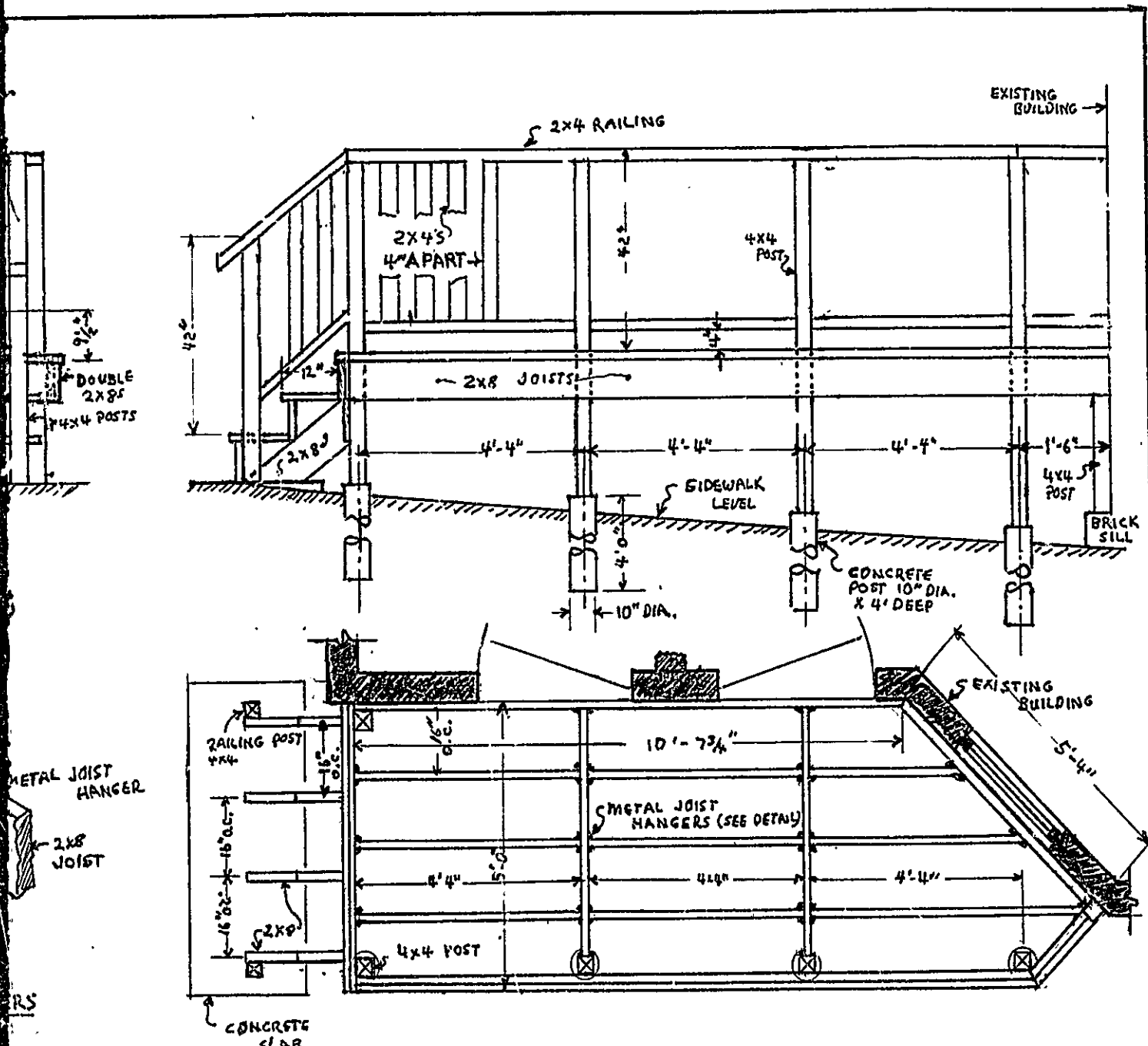
NOTE: ALL OPENINGS UNDER PORCH TO BE ENCLOSED WITH LATTICE WORK



DETAIL OF METAL JOIST HANGERS
SCALE 1" = 1'-0"

NOTE: RAILINGS TO BE ENCLOSED WITH 2x4'S 4" APART

NOTE: 2x6" DECKING THROUGHOUT
NOTE: ALL OPENINGS UNDER PORCH TO BE ENCLOSED WITH LATTICEWORK



NOTE: RAILINGS TO BE ENCLOSED WITH 2X4S 4" APART

NOTE: 2X6" DECKING THROUGHOUT
 NOTE: ALL OPENINGS UNDER PORCH TO BE ENCLOSED WITH LATTICEWORK

LAYOUT FOR PORCH
 FRONT PORCH AT 54 CHESTNUT STREET, PORTLAND MAINE
 AUG. 19 1992 | DR # 1 OF 6
 SCALE 1/2" = 1'-0" | DR BY R.J.D.

E.J. Mardigan

CALL 772-7655 and will pick up **924159**
 Permit # City of Portland **BUILDING PERMIT APPLICATION** Fee \$30.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Edward Mardigan Phone # 772-7655
 Address: 90 Oxford St. Portland, Me 04101
 LOCATION OF CONSTRUCTION 54 Chestnut
 Contractor Self Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$2,375.00 Proposed Use: 4 units with fire escape
 Past Use: 4 units
 # 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 to erect fire escape as per plan

PERMIT ISSUED
 For Official Use Only
 Date: Sept. 8, 1992 Subdivision: _____
 Inside Fire Limits _____ Date: SEP 25 1992
 Bid Code _____ Lot _____
 Time Limit _____
 Estimated Cost: \$2,375.00
CITY OF PORTLAND

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

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

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 _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
HISTORIC PRESERVATION
 Not in District nor Landmark.
 Does not require review.
 Requires Review.

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

Chimneys:
 Type: _____ Number of Fire Places _____ Date _____
 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: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By _____
 Signature of Applicant Melvin Moulton Date 9/8/92
 CEO's District 2

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO M. J. Irving

PERMIT ISSUED WITH LEVY

PERMIT ISSUED WITH LEVY

White - Tax Assessor

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 54 Chestnut St.

Issued to Edward Mardigan

Date of Issue 12/7/92

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 2/4309, 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.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Change of Use - from four-family dwelling
to three-family dwelling

Limiting Conditions.

This certificate supersedes
certificate issued

Approved:

12-7-92 *Michael King*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies its full 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 user for one dollar.

924389

Permit # _____ City of Portland, BUILDING PERMIT APPLICATION Fee \$300.00 Total change of use \$25.00 Permit \$5.00 Map # _____ Lot# _____

Owner: Edward Mardigan Phone # 772-7655
Address: 190 Oxford St. Portland, 04101
LOCATION OF CONSTRUCTION 54 Chestnut St.
Contractor: Self Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: \$300.00 Proposed Use: 3 family
Past Use: 4 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 to change use from 4 family to 3 family

PERMIT ISSUED
For Official Use Only
Date: November 23, 1992
Subdivision: _____
Inside Five Limits _____
Blgd. Code: _____
Time Limit: _____
Estimated Cost: \$300.00
City of Portland
Zoning: R-6
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) _____

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

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

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 _____

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
3. Type Ceilings: _____ Does not require review.
4. Insulation Type _____ Size _____ requires review.
5. Ceiling Height: _____

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

Chimneys:
Type: _____ Number of Fire Places _____

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: Latini

Signature of Applicant: [Signature] Date: 11/23/92

PERMIT ISSUED WITH REQUIREMENTS
CONTINUED TO REVERSE SIDE
Ivory Tag - CEO
[Signature]

White - Tax Assessor

PLOT PLAN

N
↑

FEES (Breakdown From Front)
 Base Fee \$ 25.00 Change of Use + \$5.00 Permit fee
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
<i>Ready for</i>		<i>10/18/22</i>
<i>Cost of Occ</i>		<i>10/18/22</i>
<i>Mulroy</i>		<i>10/18/22</i>

COMMENTS two sets of plans submitted

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: 54 Chestnut Street DATE: 30/Nov/92

REASON FOR PERMIT: Change of use From (E) Family to 3 Family with interior renovations

BUILDING OWNER: Edward Mardigan

CONTRACTOR: owner

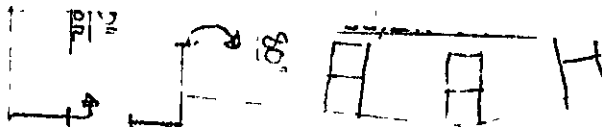
PERMIT APPLICANT: 11

APPROVED: *3, *4, *5, *6, *7, *9, *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 4 inches (118 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.

NCE
JLR



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.

X 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.

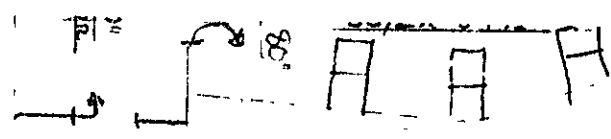
X 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

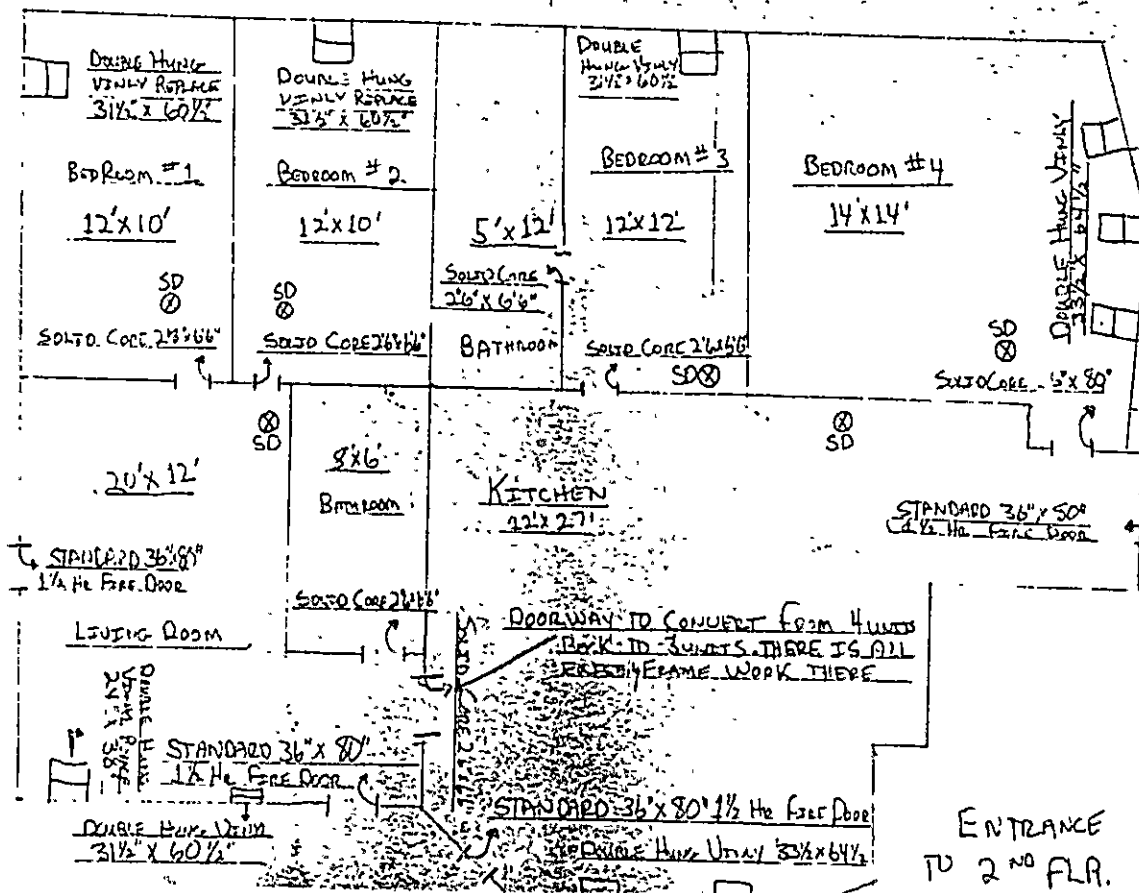
/el
11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

2R
3CE



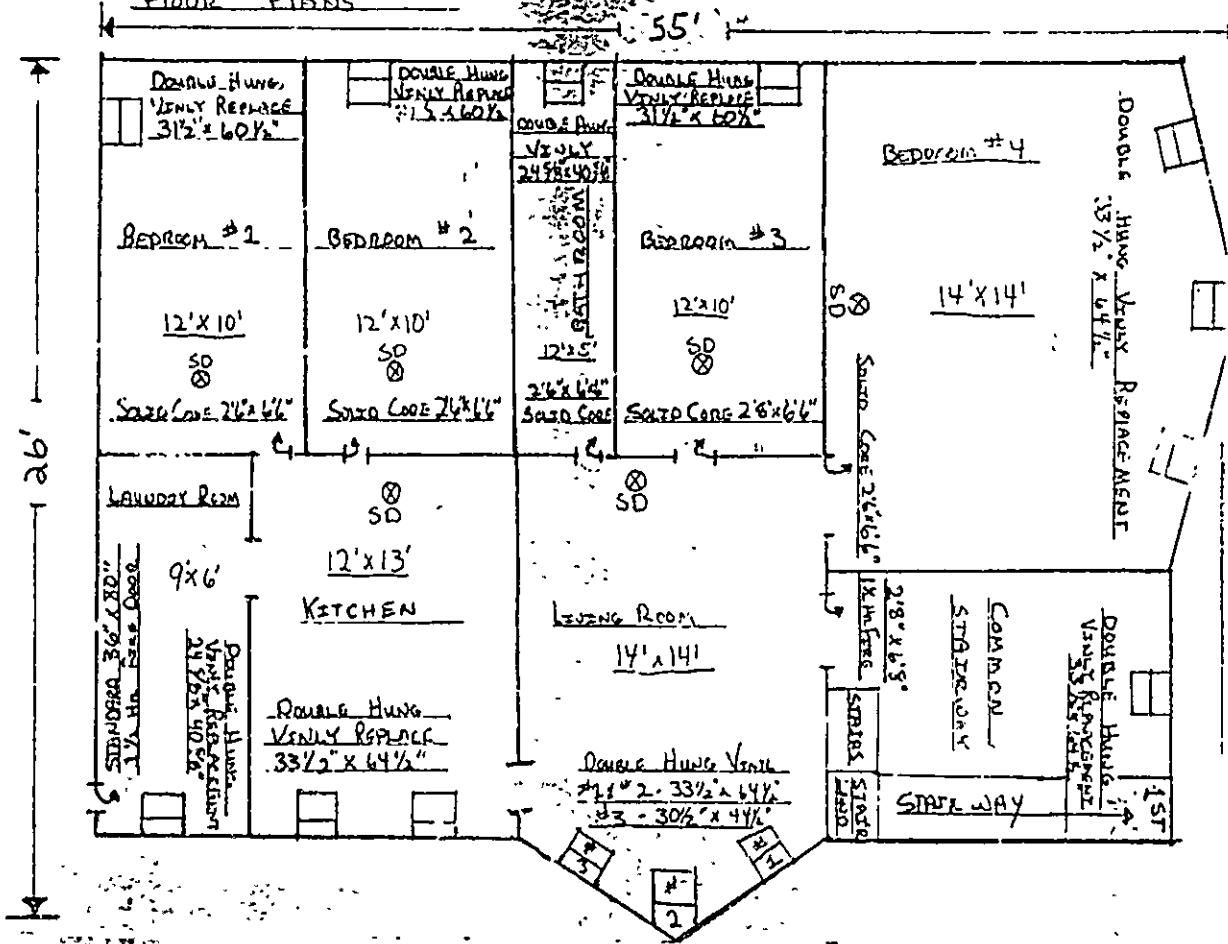
1ST FLOOR

54 CHESTNUT ST Doors & Windows & Floor Plan - 1ST Floor.



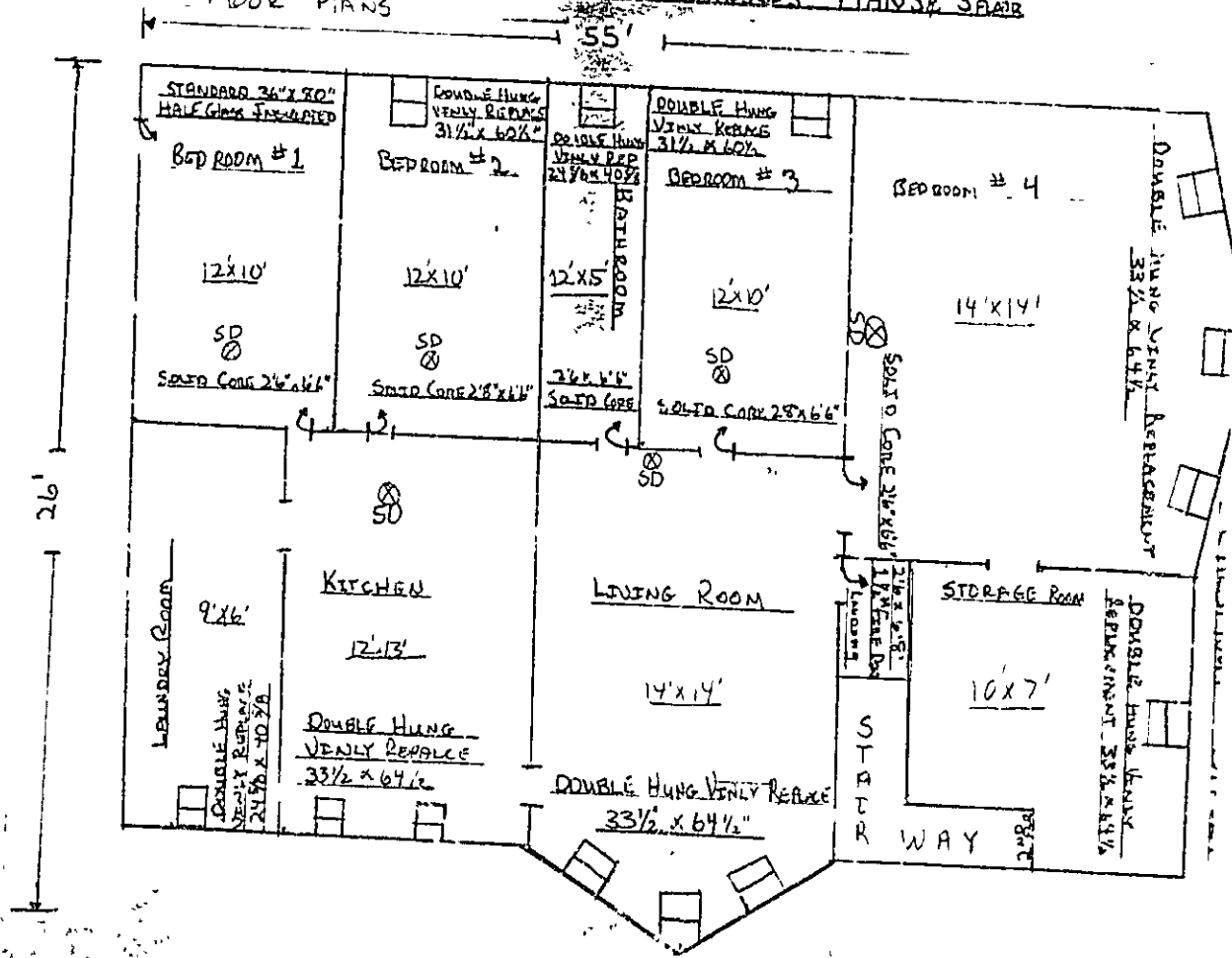
ANCE
FLR.

54 CHESTNUT ST. GEORGE WINDOWS - PLANS & 2ND FLOOR

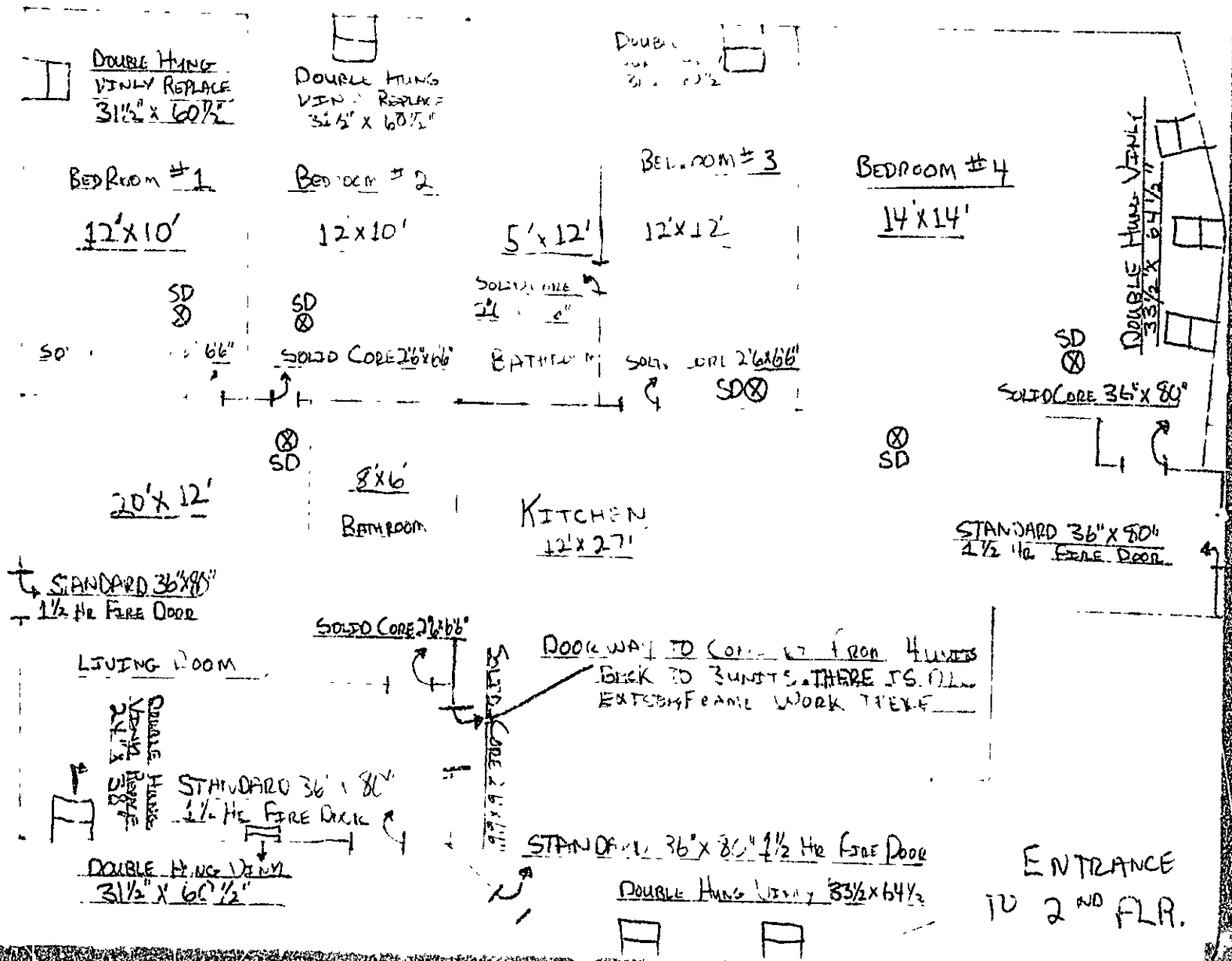


LARGE
P.A.

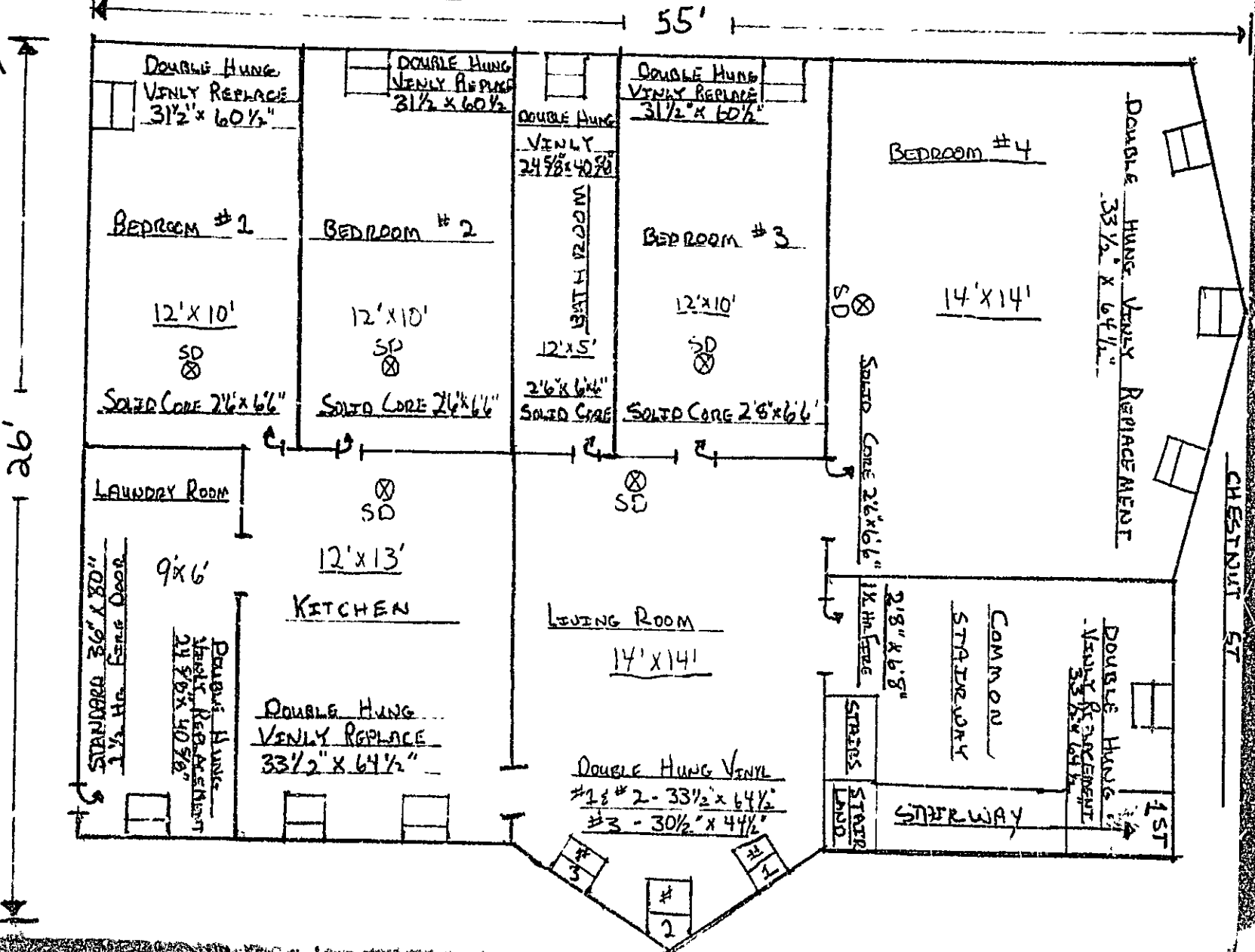
54 CHESTNUT ST DOORS & WINDOWS PLANS 3RD FLOOR



54 CHESTNUT ST DOORS & WINDOWS & FLOOR PLAN 1ST FLOOR



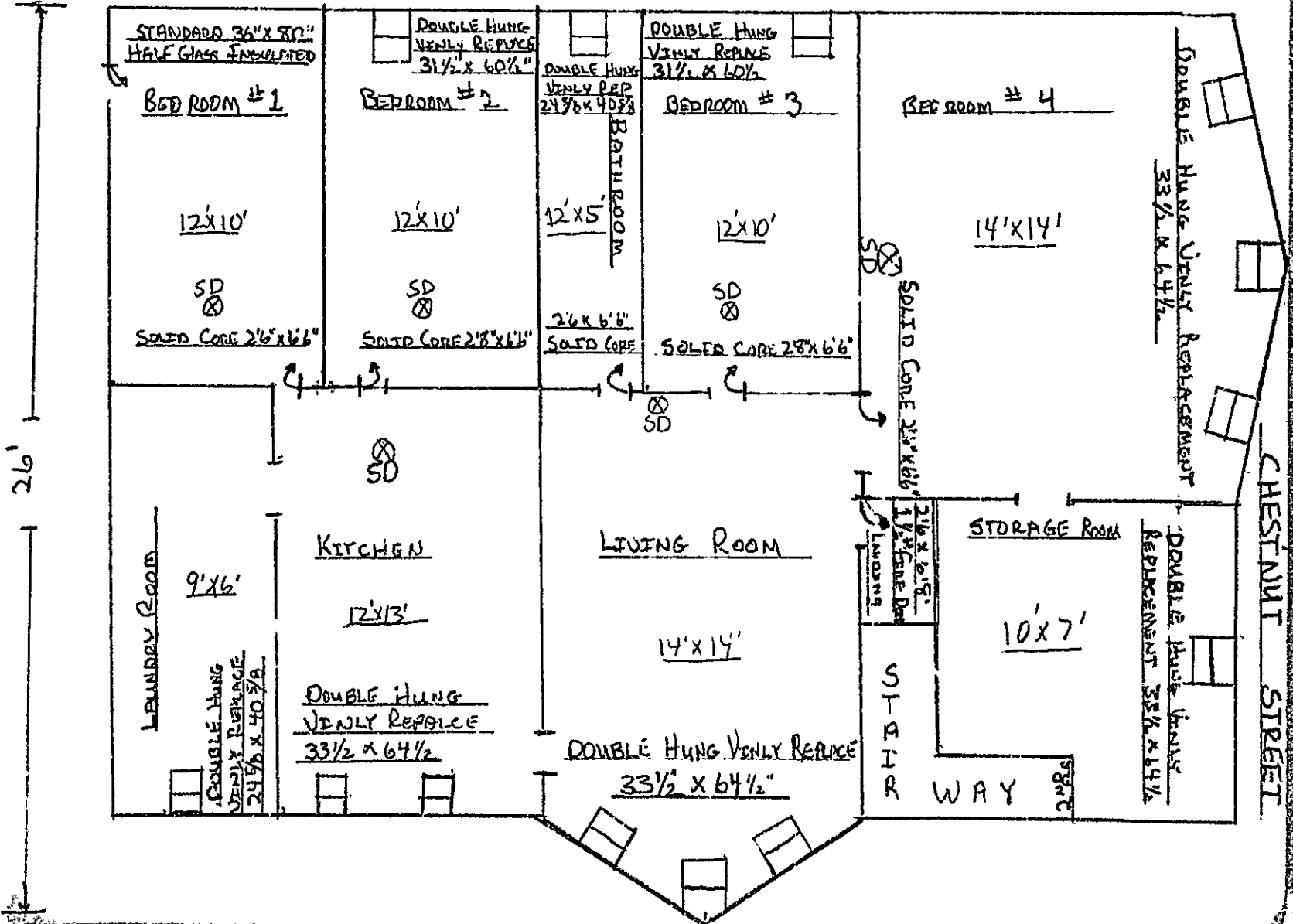
54 CHESTNUT ST. DOORS & WINDOWS PLANS & 2ND FLOOR
 FLOOR PLANS



54 CHESTNUT ST DOORS & WINDOWS PLANS 3RD FLOOR

FLOOR PLANS

55'



924159

CALL 172-7655 and will pick up
Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Edward Mardigan Phone # 772-7655
Address: 90 Oxford St. Portland, Me 04101
LOCATION OF CONSTRUCTION 54 Chestnut S
Contractor: Self Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: \$2,375.00 Proposed Use: 4 units with fire escaping
Past Use: 4 units
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 to erect fire escape as per plan

For Official Use Only
Date Sept. 8, 1992
Subdivision: _____
Inside Fire Limits _____
Blgd Code _____
Time Limit _____
Estimated Cost \$2,375.00
City of Portland
SEP 25 1992
Review Required:
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
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) _____

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

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

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: _____ Spacing _____ Not in District nor Landmark
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____ Size _____ does not require review
4. Insulation Type _____ Size _____ Requires Review
5. Ceiling Height: _____ 80-00

Roof:
1. Truss or Rafter Size _____ Span _____ Action _____
2. Sheathing Type _____ Size _____ Approved with this permit
3. Roof Covering Type _____

Chimneys:
Type: _____ Number of Fire Places _____ Date: _____
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: _____
3. Must conform to National Electrical Code and State Law

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Received By Larini
Signature of Applicant Melvin Moulton Date 9/8/92
CEO's District _____

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

PLOT PLAN



FEES (Breakdown From Front)
 Base Fee \$ 33.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record	
Type	Date
<i>Progress Insps</i>	<i>9 28 92</i>
<i>Final Insp</i>	<i>12 18 92</i>
_____	_____
_____	_____
_____	_____

COMMENTS set of plans submitted *started work 9/28/92*

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.

Melvin E. Martin 61 Walton St 828-4810
 SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 24, 1992

Edward Mardigan
90 Oxford St
Portland, ME 04101

Re: 54 Chestnut St

Dear Mr. Mardigan,

Your application to construct a fire escape has been reviewed and a permit is herewith issued subject to the following requirements:

1. This permit is being issued with the understanding that the building is a legal 3 unit dwelling only, and that you must apply for a change of use permit and variance prior to October 20th, 1992.
2. This permit is for the replacement of existing outside fire escape. The new fire escape must meet the requirements of Article 8, Section 820.0 Fire Escapes of the BOCA National Building Code and all the subsections of Article 8 Section 820.0.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Samuel P. Hoffses", written over a horizontal line.

P. Samuel Hoffses
Chief of Inspection Services

EDWARD MARGAN
54 CHESTNUT ST
PORTLAND, ME

REMOVE EXISTING FIRE ESCAPE
REPLACE WITH PRECISE TREATED LUMBER

MATERIALS	1175.00
LABOR	1200.00
TOTAL	<u>2375.00</u>

25
5
30

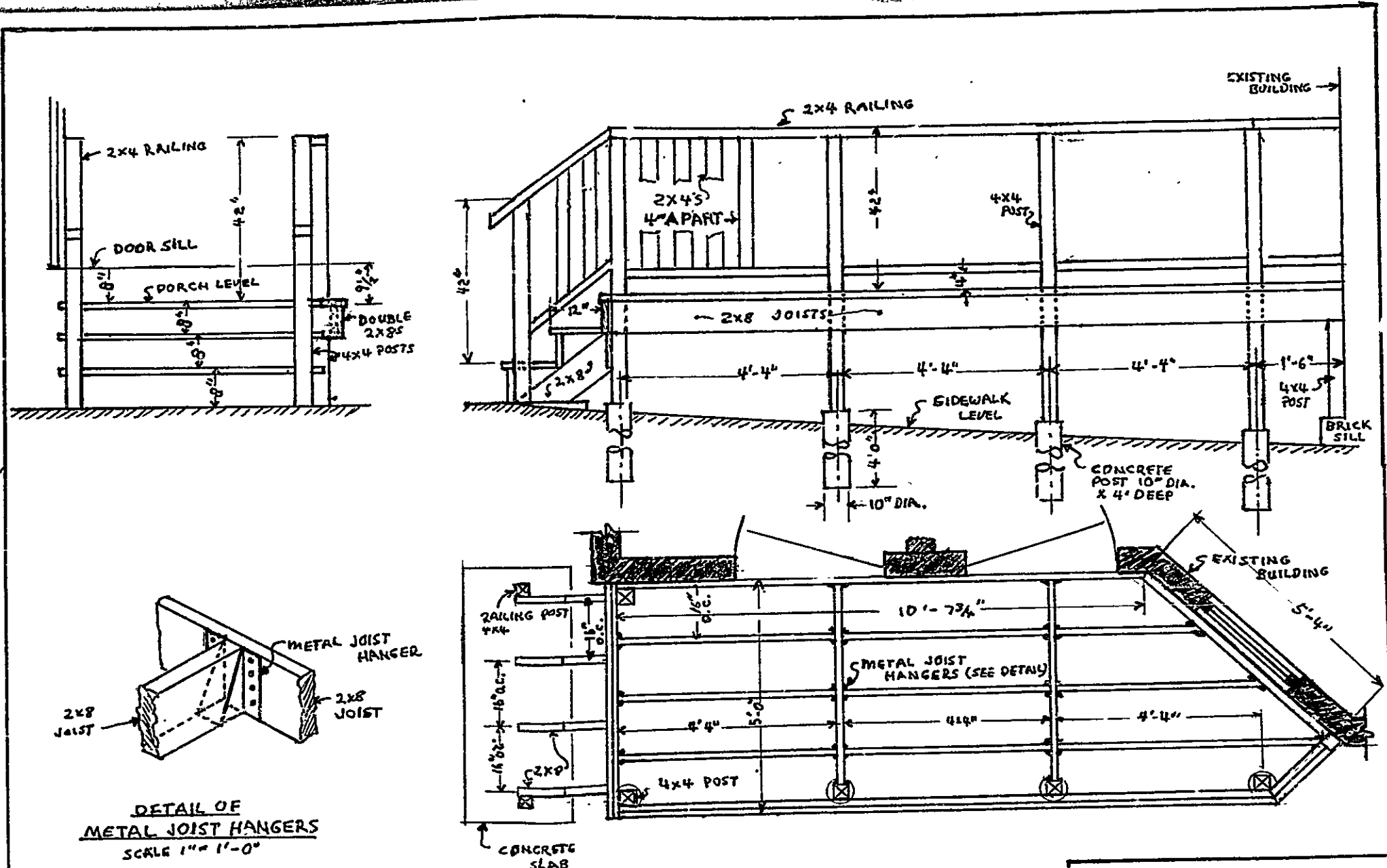
772-7655



PLANS FOR
CONSTRUCTION OF PORCHES

AT 54 CHESTNUT STREET
PORTLAND, MAINE
AUGUST 19, 1992

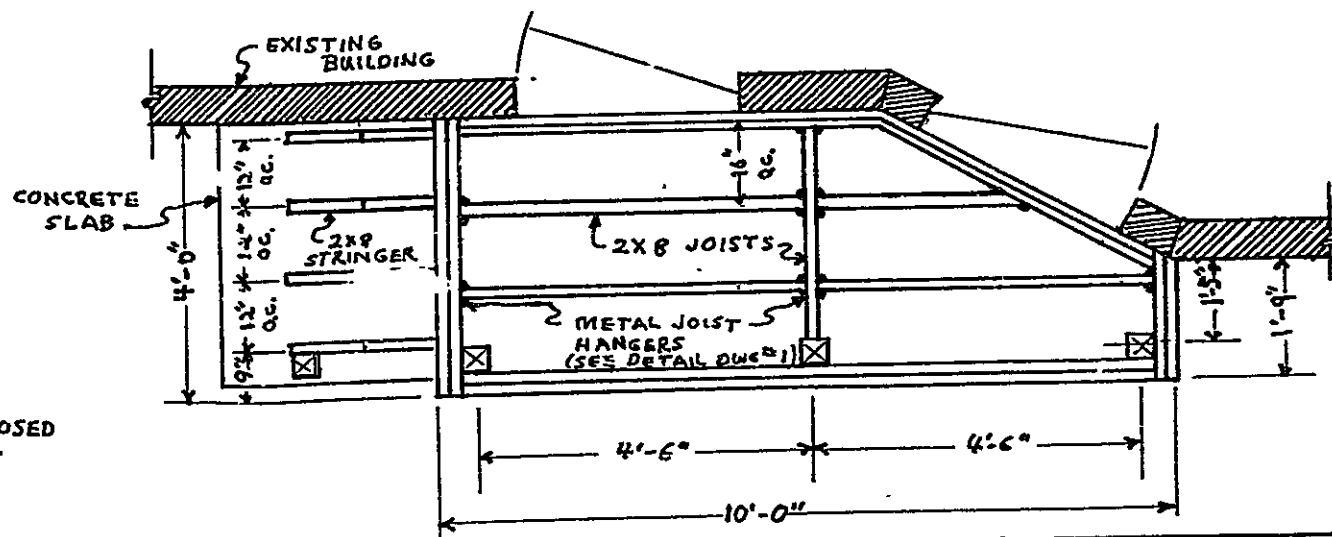
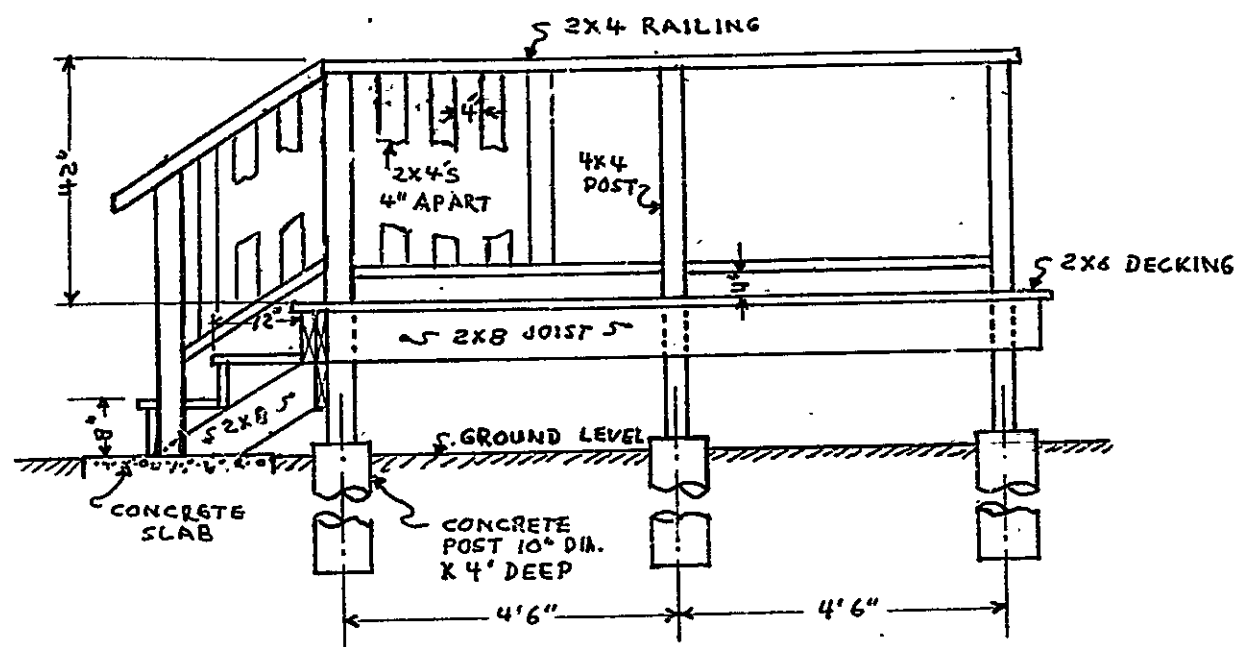
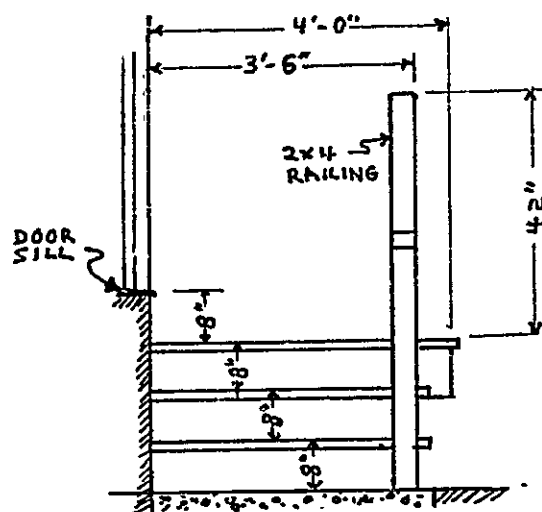
*1st 2 pages
previously approved*



NOTE: RAILINGS TO BE ENCLOSED WITH 2x4s 4" APART

NOTE: 2x6" DECKING THROUGHOUT
 NOTE: ALL OPENINGS UNDER PORCH TO BE ENCLOSED WITH LATTICEWORK

LAYOUT FOR PORCH.
 FRONT PORCH AT 54 CHESTNUT STREET, PORTLAND MAINE
 AUG. 19 1992 DR # 1 OF 6
 SCALE 1/2" = 1'-0" DR BY R.J.D.

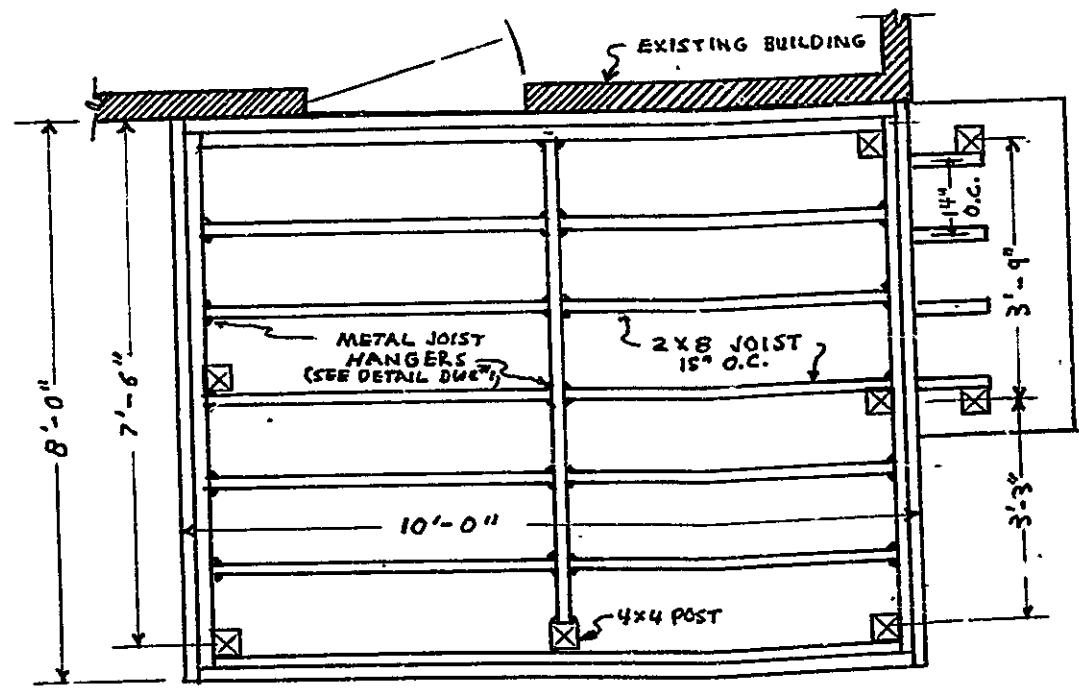
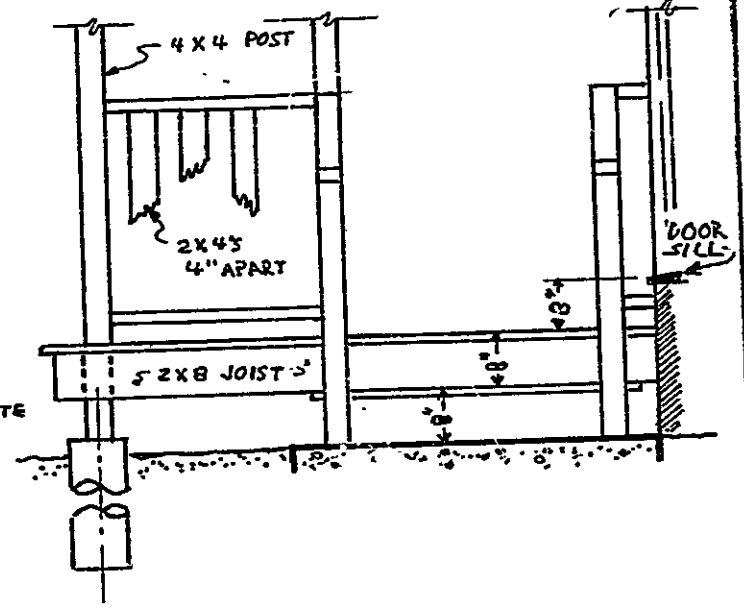
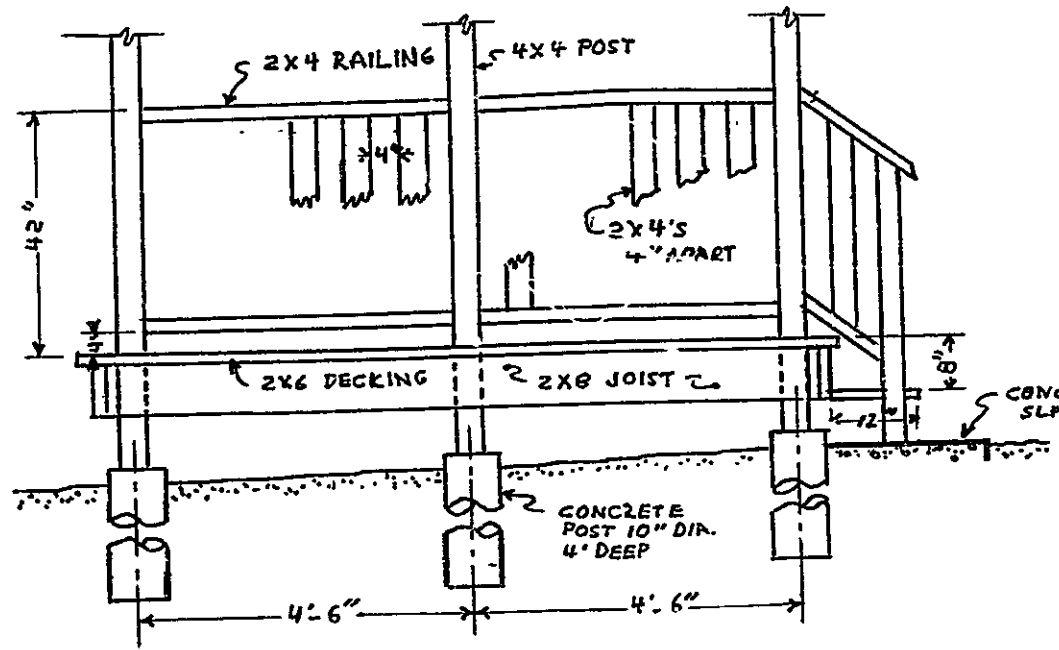


- NOTE: RAILINGS TO BE ENCLOSED WITH 2X4'S 4" APART
- NOTE: 2"X6" DECKING THROUGHOUT
- NOTE: ALL OPENINGS UNDER PORCH TO BE ENCLOSED WITH LATTICE WORK

LAYOUT FOR PORCH

SIDE PORCH AT 54 CHESTNUT ST
PORTLAND MAINE

AUG 19 1992 DR # 2 OF 4
SCALE: 1/2" = 1'-0" DR. BY: R

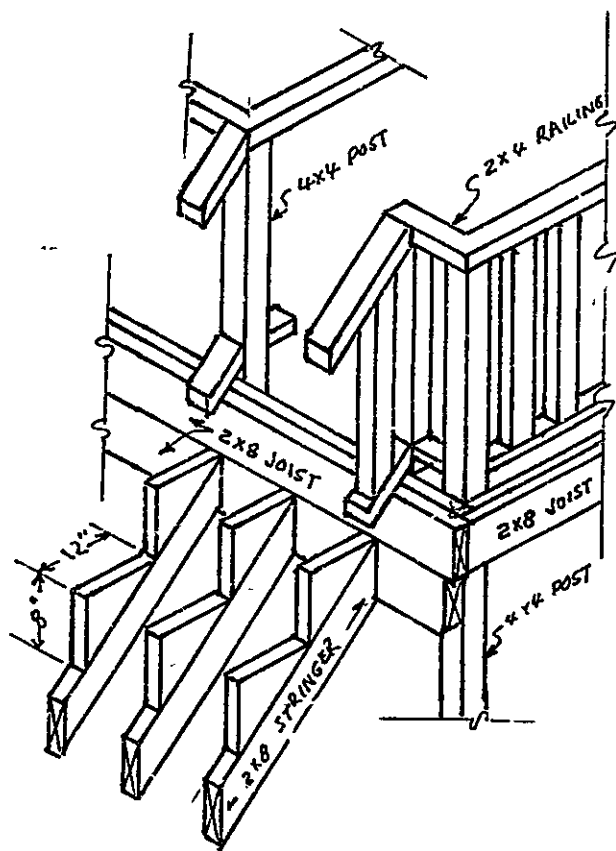


NOTE: RAILINGS TO BE ENCLOSED WITH 2x4'S 4" APART

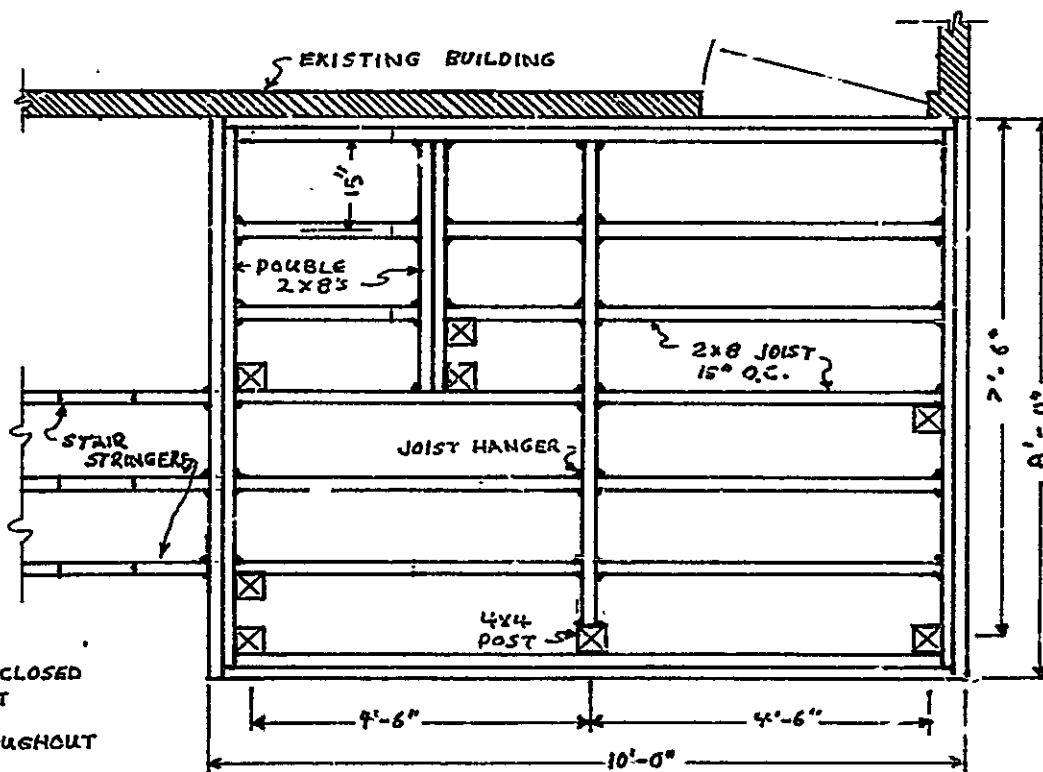
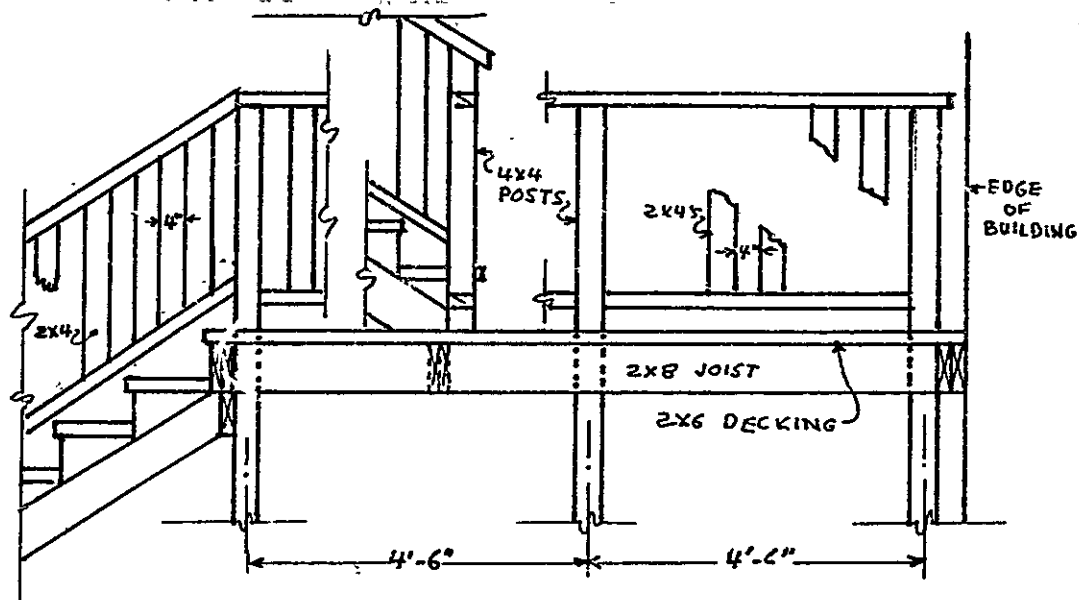
NOTE: 2x6" DECKING THROUGHOUT

LAYOUT FOR PORCH
 REAR PORCH, FIRST FLOOR
 54 CHESTNUT ST. PORTLAND ME.

AUG. 19 1992	DR # 3 OF 6
SCALE 1/2" = 1'-0"	DR. BY. R.J.D.



**DETAIL OF STRINGER
AND RAIL ASSEMBLY**
SCALE 1/2" = 1'-0"

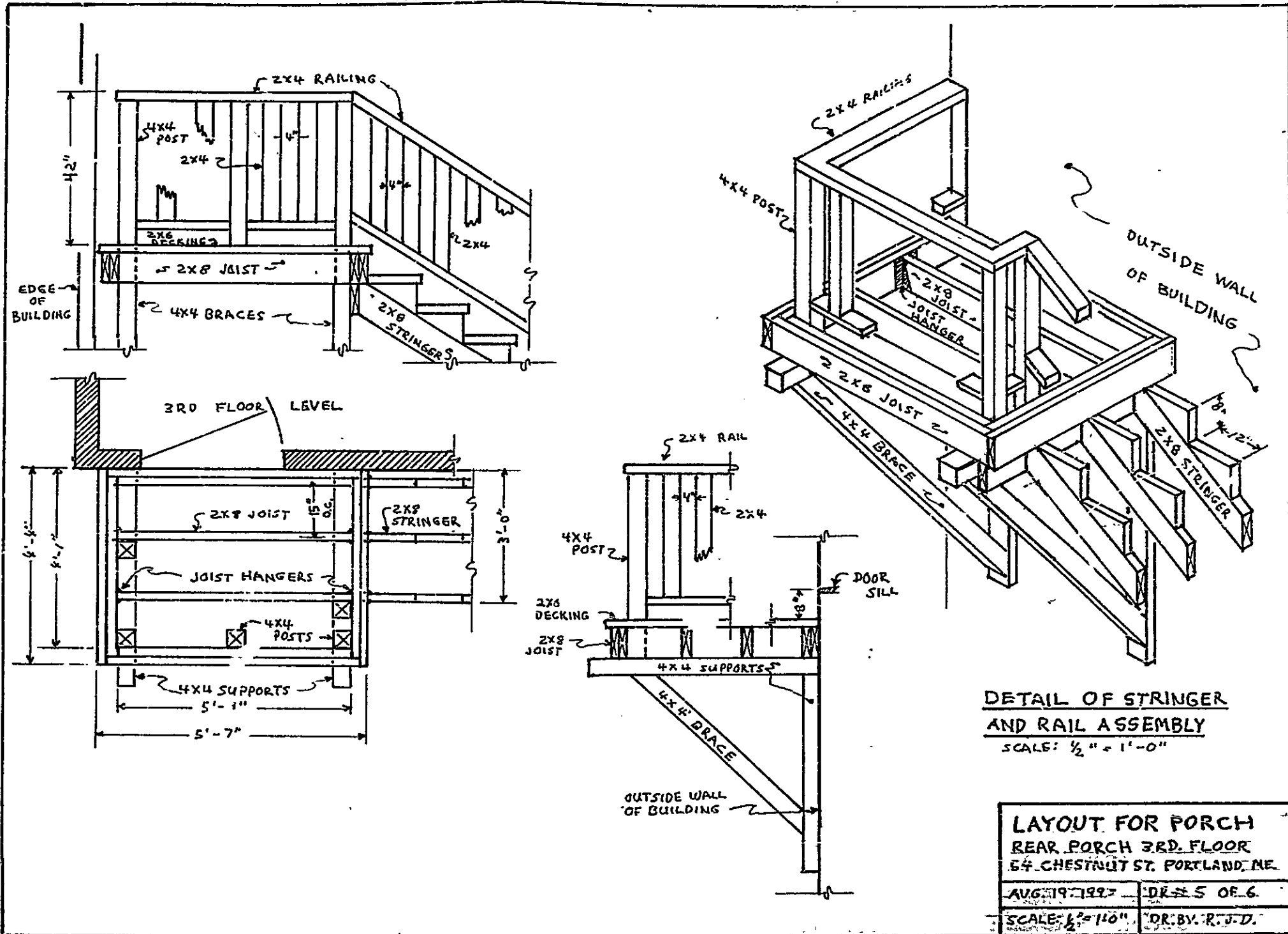


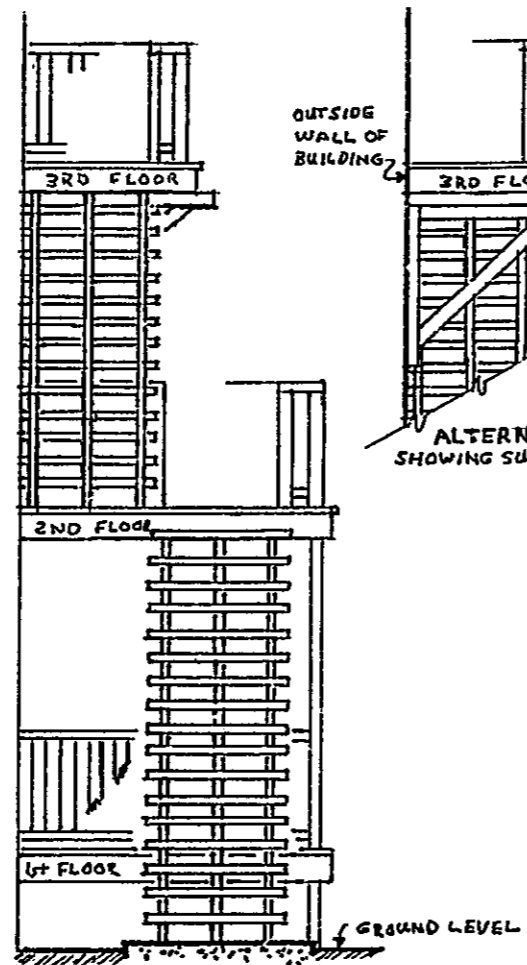
LAYOUT FOR PORCH;
REAR PORCH, 2ND FLOOR
54 CHESTNUT ST. PORTLAND ME.

AUG 19 1992 DR# 4 OF 6
SCALE 1/2" = 1'-0" DR. BY R.J.D.

NOTE: RAILINGS TO BE ENCLOSED
WITH 2x4'S 4" APART

NOTE: 2x6 DECKING THROUGHOUT



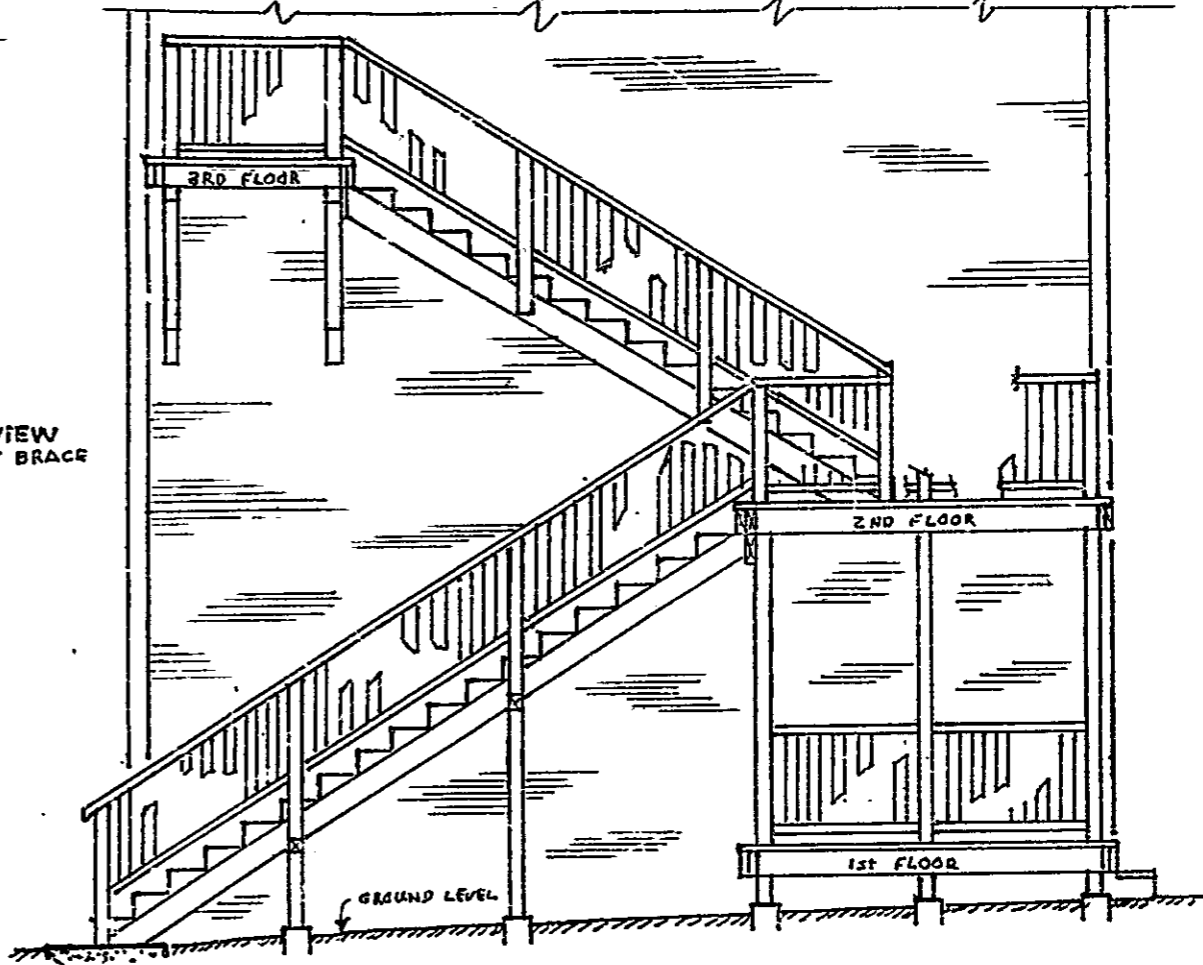


LEFT ELEVATION
 OF REAR PORCHES SCALE: $\frac{1}{4}'' = 1'-0''$
 NOTE: STAIR RAILS NOT SHOWN HERE

NOTE: DETAILS { FOR 3RD FLOOR PORCH, SEE DWG # 5 OF 6
 FOR 2ND FLOOR PORCH, SEE DWG # 4 OF 6
 FOR 1ST FLOOR PORCH, SEE DWG # 3 OF 6

OUTSIDE WALL OF BUILDING

ALTERNATE VIEW SHOWING SUPPORT BRACE



FRONT ELEVATION
 OF REAR PORCHES SCALE: $\frac{1}{4}'' = 1'-0''$

ELEVATION OF REAR PORCHES	
54 CHESTNUT ST. PORTLAND, ME.	
AUG. 19. 1992	DR # 6 OF 6
SCALE: $\frac{1}{4}'' = 1'-0''$	DR. BY: R.J.D.