

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 73 Brackett St.

Issued to Morse, Payson & Hoyes

Date of Issue 4/8/85

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. 85/0292, 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

Entire

Change of Use - from six units to seven units; & carriage house renovation with two units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful 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 lessee for one dollar.

typed 10/10/90

W. Day Hugh Irving

5

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION *25/0292*

APR 8 1965

ZONING LOCATION PORTLAND, MAINE *4/2/65*

CITY of PORTLAND

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 *73 Brackett Street* Fire District #1 #2

- 1. Owner's name and address *Morse, Payson & Noyes, 130 Middle St.* Telephone
- 2. Lessee's name and address Telephone
- 3. Contractor's name and address *Edward Thomas, 50 Denforth Street* Telephone *774-2720*

Proposed use of building No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated contractual cost \$ *175,000*

FIELD INSPECTOR—Mr.	Appeal Fees \$
<i>send to #3 @ 775-5451</i>	change of use Base Fee <i>25.00</i>
<i>exterior renovations and</i>	Late Fee <i>865.00</i>
<i>to construct a 14 x 44 addition (housing</i>	TOTAL \$ <i>910.00</i>
<i>stairway) on rear of building</i>	
<i>Change of use from 6 units to 7 units</i>	
<i>and renovations of garage house with 2 units</i>	
<i>being constructed</i>	

Stamp of Special Conditions
call for info
Rachel Gordon
774-4891

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

DETAILS OF NEW WORK

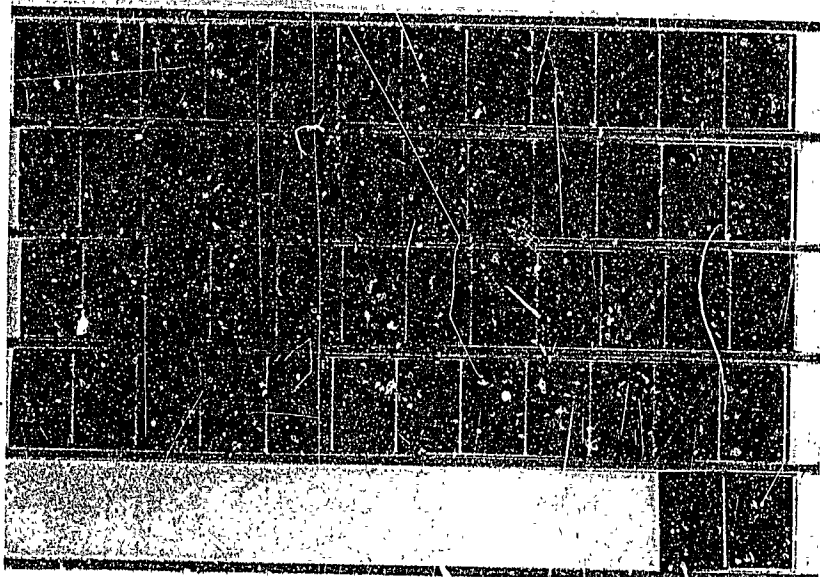
Is any plumbing involved in this work? *yes* Is any electrical work involved in this work? *yes*
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point 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 o. or 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, 'thickness of walls' height'

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

MISCELLANEOUS

71-79 BRACKETT STREET





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug 20, 1985
 Receipt and Permit number D 05818

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: 75 Brackett St. Apts 1 thru 7
 OWNER'S NAME: Morse Payson & Noyes ADDRESS: Middle Street

OUTLETS:		FEES	
Receptacles	<u>107</u>	Switches	<u>34</u>
		Plugmold	<u>ft. TOTAL 141</u>
			<u>11.10</u>
FIXTURES: (number of)			
Incandescent	<u>50</u>	Flourescent	<u>(not strip) TOTAL 50</u>
Strip Flourescent	<u>ft.</u>		<u>7.00</u>
SERVICES:			
Overhead	<u>xx</u>	Underground	<u>Temporary</u>
		TOTAL amperes	<u>400</u>
METERS: (number of)	<u>8</u>		<u>6.00</u>
MOTORS: (number of)			<u>4.00</u>
Fractional			
1 HP or over			
RESIDENTIAL HEATING:			
Oil or Gas (number of units)	<u>5</u>		
Electric (number of rooms)	<u>3</u>		<u>5.00</u>
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	<u>7</u>	Water Heaters	<u>7</u>
Cook Tops		Disposals	
Wall Ovens		Dishwashers	
Dryers	<u>7</u>	Compactors	
Fans		Others (denote)	
TOTAL			<u>31.50</u>

MISCELLANEOUS: (number of)

Branch Panels _____

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) _____

rough wiring is ready, will call onrest

TOTAL AMOUNT DUE: 64.60

INSPECTION:

Will be ready on _____, 19____; or Will Call _____

CONTRACTOR'S NAME: Hannan, s Elec

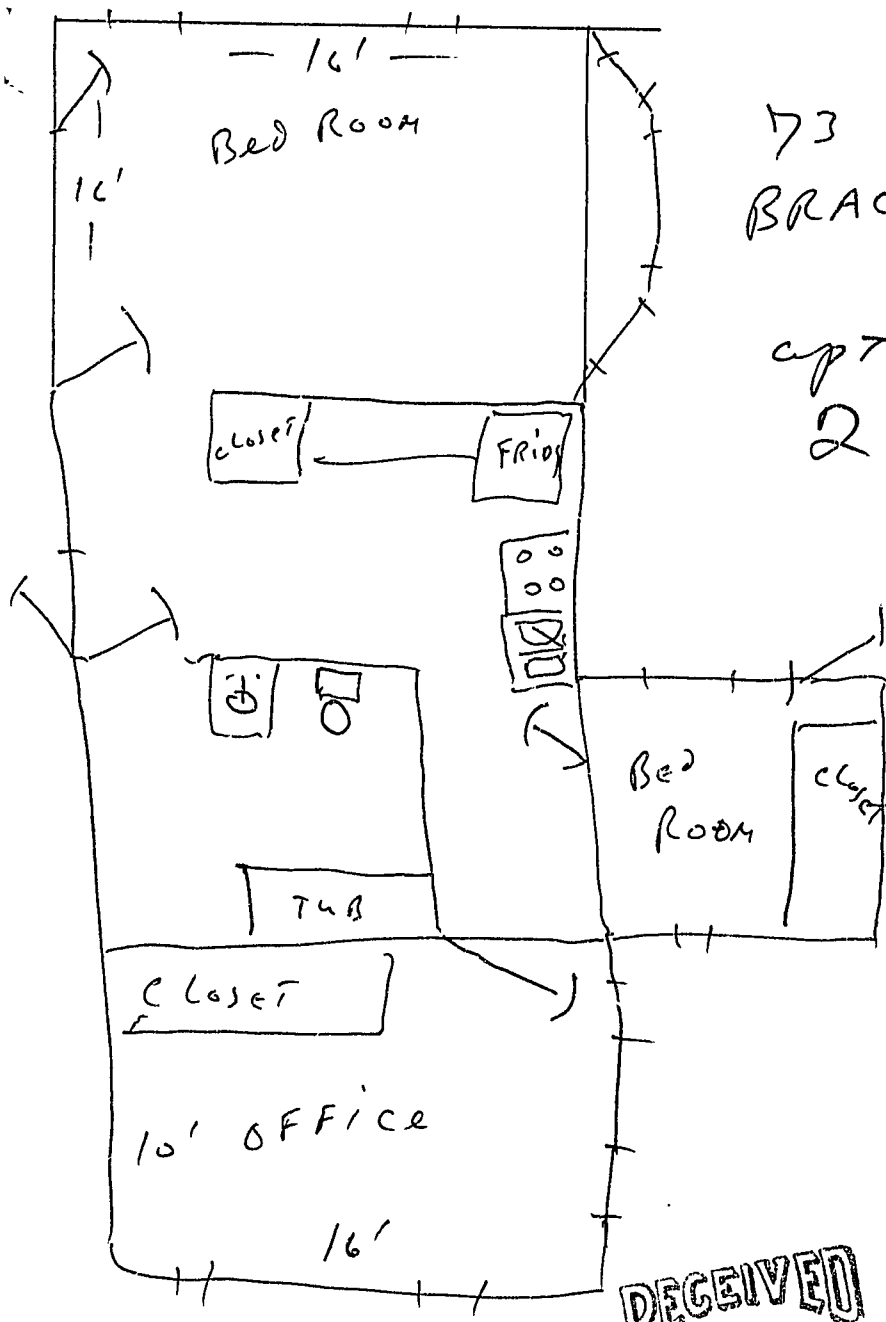
ADDRESS: 51 Lawn Ave. So. Port

TEL.: 767-2471

MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: Larry Hannan

LIMITED LICENSE NO.: _____

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



73
BRACKETT
ST

APT
2

RECEIVED

OCT - 9 1986
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

APR 8 1985

B.O.C.A. TYPE OF CONSTRUCTION 0 292

ZONING LOCATION R-6 PORTLAND, MAINE 4/2/85

CITY of PORTLAND

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 73 Brackett Street Fire District #1 #2
1. Owner's name and address Morse, Payson & Noyes, 130 Middle St., Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Woodward, Thomsen, 50 Danforth Street Telephone 774-9298.
Proposed use of building No. of sheets
Last use No. families 6
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 175,000..

FIELD INSPECTOR—Mr.

Appeal Fees \$
change of use Base Fee 25.00
Late Fee 885.00
TOTAL \$ 910.00

send to #3 @ 775-5451
exterior renovations and
to construct a 14 x 44 addition (housing stairway) on rear of building
Change of use from 6 units to 7 units and renovations of carriage house with 2 units being constructed

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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? ... 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 roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot , to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ...
ZONING: CRK. AS PER CORP CO INSEC 4/2/85 MR. WARD AS PER
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Thomas W. Thomsen Phone #

Type Name of above Tam. Thomsen 1 2 3 4

Other
and Address

PERMIT ISSUED WITH INSPECTOR'S COPY

MA, Leary

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

4-19-85, John has started in
 the interior of the building
 going to make glass washer
 4-24-85 Jim Collins called to tell
 job was called with M. [unclear]
 they want you to make up and
 at the [unclear] [unclear]
 sent out a little to all
 parties in [unclear] [unclear]
 [unclear] that is done to be [unclear]
 this is to mark off the [unclear]

No. 85/992
 L. 98 [unclear]
 Owner: [unclear]
 Date of permit: 4-2-85
 Approved: [unclear]
 Dwelling: [unclear]
 Garage: [unclear]
 Alteration: [unclear]

25, Sect. 4 [unclear] the most [unclear]
 allowable according to the [unclear]
 Sec. 14-421

8-19-85 [unclear] is all finished in the
 [unclear] 7 white, and being put in and a
 [unclear] [unclear] [unclear]
 12-10-85 [unclear] work is [unclear]
 ventilation in the [unclear] [unclear]
 alarms have been [unclear] and the
 alarm [unclear]

2-7-86 [unclear] [unclear] at the [unclear]
 [unclear] room is finished. The [unclear]
 things to be done on the [unclear] are
 2 black, [unclear] [unclear] [unclear] to be
 replaced on the [unclear] [unclear]

10-21-86 Jim Collins [unclear] [unclear]
 of [unclear] [unclear] until [unclear] as
 [unclear] of the [unclear] system.

[Large X mark across the bottom section of the page]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 5, 1985

return to me

Woodward Thomsen
50 Danforth Street
Portland, ME 04101

RE: 73 Brackett Street

Gentlemen:

Your application to change the use of 73 Brackett Street from a 6 family dwelling to a 7 family dwelling and to construct a 4' addition has been reviewed, and a building permit is herewith issued subject to the following requirements.

1. All vertical openings (stairways, passageways, etc.) shall be enclosed with construction having a fire rating of one (1) hour, including fire doors with self-closers.
2. Each unit shall be equipped with an approved single station smoke detector powered by the house current.
3. The boiler room, including ceiling and fire doors, shall be one (1) hour fire rated construction.
4. Every sleeping room below the fourth story in buildings of Use Group 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 of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.
5. All concrete work will be protected from freezing.
6. Excavation: Until permanent supports have been provided, all excavation shall be safeguarded and protected by the person causing the excavation to be made,



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
PORTLAND, MAINE 0292
4/2/85

PERMIT ISSUED
APR 8 1985
CITY of PORTLAND

ZONING LOCATION
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 73 Brackett Street
1. Owner's name and address Morse, Payson & Noyes, 130 Middle St.
2. Lessee's name and address Woodward Thomas, 50 Danforth Street
3. Contractor's name and address

Proposed use of building
Last use
Material
Other buildings on same lot
Estimated contractual cost \$ 175,000
FIELD INSPECTOR- Mr.
@ 775-5451

Fire District #1 #2
Telephone
Telephone 774-8298
No. of sheets
No. families
No. families
Roofing

send to #3
exterior renovations and
to construct a 14 x 44 addition (housing
stairway) on rear of building
change of use from 6 units to 7 units
and renovations of carriage house with 2 units
being constructed

Appeal Fees
Base Fee \$ 25.00
Late Fee
TOTAL \$ 285.00
\$ 910.00

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 connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front
Material of foundation
Kind of roof
No. of chimneys
Rise per foot
Material of chimneys
Dressed or full size?
Column under girders
Joists and rafters:
On centers:
Maximum span:
1st floor
2nd
3rd
3rd
If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars to be accommodated on same lot
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant *Thomas W. Thomas* Phone #
Type Name of above Tom Thomas

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Woodward Thomsen
April 5, 1985
Page 2

to avoid all danger to life and limb. Where necessary, such excavations shall be retained by temporary retaining wall, sheet piling and bracing, or other approved method to support the adjoining earth.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Enclosure



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date February 21, 1992, 19
 Receipt and Permit number 7765-5627

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: 73 Brackett St. Unit 7
 OWNER'S NAME: Dave Garrity/Ed Hobbler ADDRESS: 73 Brackett St/Clark St

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	15.00
METERS: (number of) <input checked="" type="checkbox"/>	1.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) <u>3</u>	3.00
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wail Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
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 <input checked="" type="checkbox"/>	5.00
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT' _____	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>24.00</u>

INSPECTION: Call Tim first and He'll meet you
 Will be ready on 2-24-92, 1992; or Will Call _____
 CONTRACTOR'S NAME: Tim Napolitano
 ADDRESS: _____
 TEL.: 799-0538
 MASTER LICENSE NO.: 7765 SIGNATURE OF CONTRACTOR: *[Signature]*
 LIMITED LICENSE NO.: _____

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

AP 73 Brackott Street-I

November 2, 1948

Mr. Louis B. Ackerman
88 Brackott Street
Mr. William J. Meehan
226 Spring Street

Subject: Application for permit for conversion
of dwelling to apartment house for four
families

Gentlemen:

A check of the revised plans raises the following questions as to compliance with Building Code requirements:

1. If gypsum lath is to be used for a plaster base on cellar stairway enclosure, it is required to be the perforated gypsum lath rather than the regular lath. A landing at least three feet in depth is required at the foot of the stairs in this enclosure. An electric light is to be provided inside the enclosure also. ✓
2. Although it is not customary to show such information on the plans, if we are to check on the adequacy of the spacing of the thermostats of the automatic fire detection and alarm systems, we shall need to know the types of thermostats to be used since each kind has an approved spacing of its own. In such a case the location of the thermostats should be shown in the collar as well as in the upper stories of the building. It appears that there may be some question as to whether the location of the alarm gong in second story would allow it to be adequately heard throughout that story. A separate permit issuable only to the installer is required for the installation of this system. ?
3. A separate permit or an amendment to the permit for the change of use will be required for the erection of the fire escape and with the application should be filed the shop and erection drawings of the company manufacturing the fire escape. ✓
4. Chief Sanborn of the Fire Department has approved the exit arrangements shown on plans with the installation of the automatic fire detection and alarm system provided that doors leading to the rear hall are provided from the bedrooms in the third story apartments. ✓

Before issuance of any permit for the work, it is necessary that plans be revised to show that the work will be done in accordance with the above requirements. We should also appreciate receiving the name of the contractor who is to do the work.

Very truly yours,

Inspector of Buildings

AJS/G



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 26, 1985

Morse, Payson & Noyes
130 Middle Street
Portland, ME 04101

RE: 73 Brackett Street
Section 14-426 Land Use Ordinance

Gentlemen:

Please be advised that the Building Permit #0292 allowing a change of use at 73 Brackett Street has been reviewed, and the following requirements regarding fences must be adhered to:

In residence zones, no wall or fence along a street line or within 25 feet of a street line shall be more than 4 feet in height, subject to the provisions of Section 14-434 of the Zoning Ordinance.

If this office can be of any assistance to you in the above mentioned matter, please do not hesitate to contact me.

Sincerely,

Merlin Leary
Code Enforcement Officer

ML/kat

cc: Joseph E. Gray, Jr., Director, Planning/Urban Development
P. Samuel Hoffes, Chief of Inspection Services
Malcolm G. Ward, Zoning Enforcement Officer
Woodward Thomsen Co.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

SEPTEMBER 11, 1996

CITY OF PORTLAND

DANFORTH-BRACKETT PROPERTIES
174 DANFORTH ST
PORTLAND ME 04102

Re: 73 BRACKETT ST
CBL: 044- - 1-005-001-01
DU: 7

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson
Code Enfc. Offc./ Field Supv.