

143-151 BRIGHTON AVENUE



Full cut #920R - Half cut #9202R - Third cut #9203R - Full cut #9205R



CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION

PERMITTING CERTIFICATE

Permit No. _____

This certificate is hereby granted to _____ of the jurisdiction _____

to construct _____ within the jurisdiction of the City of _____

and for _____ and for _____

to be used for _____ and for _____ and for _____

and for _____ and for _____ and for _____

and for _____ and for _____ and for _____

This certificate shall not be subject to _____ and not otherwise _____

NO. 1957

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION

149 Brighton Avenue

Date of Issue June 21, 1978

Issued to Dr. Charles I. Despres

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. 78/122, 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

Dwelling & Dentist Office

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6-21-78
(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.

DR. CHARLES I - DESPRES Date:
Applicant: JOEL MACCANN
Address: 147-15 BRIG TONIAVE. COR. 218-224
DARTMOUTH ST.
Assessors #: 81-A-19

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - EXISTING

✓ Zone Location - R-5

✓ Interior or corner lot -

40 ft. setback area (Section 21) -

602.6A.5 Use - DWELLING & PAINTER OFFICE

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 5945

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

✓ Off-street Parking - 2 REQ. 25' DOWN

Loading Bays -

Site Plan -



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-5

PORTLAND, MAINE, ..

0122

Jan. 9, 1978

PERMIT ISSUED

FEB 27 1978

CITY OF PORTLAND

To the DIRECTOR 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: ~~send permit to~~ 149 Brighton Ave. Portland, Me. 04106

LOCATION 149 Brighton Ave.

1. Owner's name and address Dr. Charles I. Despres - same Fire District #1 #2
2. Lessee's name and address Dr. Charles I. Despres - same Telephone 772-0115
3. Contractor's name and address Robert Moulton - Mabel St. Telephone 774-0136
4. Architect Robert Moulton - Mabel St. Telephone 774-0136
Proposed use of building dwelling & dentist office Specifications Plans No. of sheets 2
Last use dwelling No. families 1
Material wood No. stories 1 Heat gas Style of roof gabled No. families 1
Other buildings on same lot None Roofing asph/flu
Estimated contractual cost \$ 5,000 Fee \$ 5.00

FIELD INSPECTOR—Mr.

This application is for: Dwelling @ 775-5451
Garage Ext. 234
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use XX
Other

GENERAL DESCRIPTION

To change use from dwelling to dwelling and dentist office as per plans, 2 sheets of plans.
~~home occupation~~
Stamp of Special Conditions

Special sustained conditionally 2-2-78
2 parking spaces needed

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is any electrical work involved in this work?

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

Kind of heat

fuel

No. of chimneys

Material of chimneys

of lining

Corner posts

Sills

Framing Lumber—Kind

Dressed or full size?

Max. on centers

Size Girder

Columns under girders

Size

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:
BUILDING INSPECTION—PLAN EXAMINER

ZONING: APPROVED

BUILDING CODE: OK 2/27/78

Fire Dept.:

Health Dept.:

Others:

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?

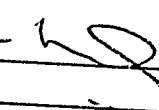
Signature of Applicant Charles I. Despres Phone #


Type Name of above Charles I. Despres

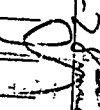
FIELD INSPECTOR'S COPY

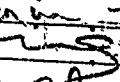
Other 1 2 3 4
and Address

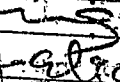
NOTES

3-10-78 Not occupied yet - 


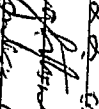
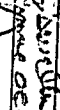
3-21-78 Same - 

4-11-78 Work started - some partitions
up - putting old kitchen on 2nd floor -
opened up room on second floor (not a
bearing wall) also put header in - 

5-12-78 Still working - 

6-20-78 Work completed - 

Plumber given ok
ISSUED O.C.O.

Permit No. 78/0122
Location 119  2nd St
Owner 
Date of permit 1-9-78
Approved 8-27-78  District Engineer
City of Chicago

(This section contains a large handwritten 'X' and is otherwise blank.)



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 18, 19 78
 Receipt and Permit number A10589

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: 149 Brighton Ave.
 OWNER'S NAME: Dr. Despres ADDRESS: same

OUTLETS: (number of) 1-30 ✓
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____ FEES 3.00

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 200 ✓
 Temporary _____ FEES 3.00

METERS: (number of) 1
 MOTORS: (number of) _____ FEES .50

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 (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires x ✓
 Repairs after fire _____ FEES 2.00
 Heavy Duty, 220v outlets _____
 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:
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9)
 TOTAL AMOUNT DUE: 8.50

INSPECTION: Will be ready on _____, 19____; or Will Call ready xx

CONTRACTOR'S NAME: Eastern Elec Co.
 ADDRESS: P. O. Box 346
 TEL.: 772-6762

MASTER LICENSE NO.: 3279
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY

INSPECTIONS: Service ✓ by ROBERT
 Service called in 4-19-78
 Closing-in 2 by Libby

PROGRESS INSPECTIONS: 5-4-78 1
5-16-78 1
5-25-78 1
6-20-78 1
 _____ 1
 _____ 1

ELECTRICAL INSTALLATIONS —
 Permit Number 10579
 Location 149 Brighton Ave.
 Owner Dr. Deafre
 Date of Permit 4-18-78
 Final Inspection 6-20-78
 By Inspector Libby
 Permit Application Register Page No. 135

CODE
 COMPLIANCE
 COMPLETED
 DATE 6-20-78

DATE:	REMARKS:
<u>4-18-78</u>	<u>Check in before permit taken.</u>
<u>4-18-78</u>	<u>COP. & ALU. UNDER SWCH LUG IN METER MOUNT</u>
<u>4-19-78</u>	<u>WATER METER NOT JUMPED</u>
	<u>SERVICE OK</u>
<u>5-16-78</u>	<u>Items installed not on permit. It adjusted</u>
	<u>permit.</u>
<u>6-20-78</u>	<u>Moved in without final.</u>

Floo HHH HHH HHH III
 Fan II
 X Ray HHH
 Panels I
 Comp. II
 Range I

Robert [Signature]

CERTIFICATE OF APPROVAL

OWNER Dr. C. Despres FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Ortford

ADDRESS 149 Brighton Ave. MAINE
Location where plumbing was done and inspected

Plumbing installed by Gene Hooper

Cert. of App. Number
Nº 13197 IC

Date C.O.A. Issued
JUN 9 1978
Month Day Year

Date Inspected
APR 10 1978
Month Day Year

Date Permit Issued
4-5-78

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI _____ APR 5 1978

State Office
Use Only
Date Received

ORIGINAL—To be sent to: Department of Human Services
Division of Health Engineering, 221 State Street Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code
05170

LPI Number
1123

License Number
11347

Date Issued
4-5-78
Month Day Year

PERMIT NUMBER
Nº 13197 IP

Address of where Plumbing is done

1149

BRIGHTON AVE

- Code 1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employees of Public Utilities

Name of Owner

DESPRES

F.I. M.I.

Mailing Address

Zip Code

- | | | | | |
|----------------------|--------------------|-----------------------------|------------------------------------|--------------------------|
| Type of Construction | 1. New | 3. Addition | 5. Replacement of Hot Water Heater | 7. Minor Change |
| Plumbing to Serve | 2. Remodeling | 4. Remodeling & Addition | 6. Hook-up of Mobile Home | 8. Other (Specify) _____ |
| | 1. Single (Res) | 3. Mobile Home | 5. Commercial | |
| | 2. Multi-Fam (Res) | 4. Mobile Home without Seal | 6. School | |

SCHEDULE OF "FEES"
(See Sect. 1.12 of the Part I Code)

- 1-10 Fixtures \$2.00 each
 - 11-20 Fixtures \$1.00 each
 - 21 Fixtures on up \$.50 each
 - Hook-ups \$2.00 each
- Note: Hotwater Heater (tank or tankless) is considered a fixture!

Fixture	#	Fixture	#	Fixture	#
Sinks	2	Showers		Hot Water Heaters	
Toilets	1	Urinals		Floor Drains	
Bathtubs		Clothes Washers	1	Other	3
Lavatories	5	Dish Washers		Hook-ups	

Quantity Fee
MAY 8 1978

Hook-ups

Administrative fee 300

Total Double Fee 2600

If Double Fee Check (✓) Box

STATE OFFICE USE ONLY

Date Received

Receipt Number

Money Received

Administrative Code

Signature of LPI

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained.

Original—To be sent to: Department of Human Services, Division of Health Engineering 221 State Street, Augusta, Maine 04333

HHE-211 Rev. 677

CERTIFICATE OF APPROVAL

OWNER Wm. P. Woods
 FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

Cert. of App. Number
Nº 13197IC

ADDRESS 149 Brighton Ave., MAINE
 Location where plumbing was done and Inspected

Date C.O.A. Issued
 JUN 9 1978
 Month Day Year

Plumbing Installed by Wm. P. Woods

Date Inspected
 APR 10 1978
 Month Day Year

Date Permit Issued
 4-5-78

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI _____

APR 5 1978

State Office
 Use Only
 Date Received

ORIGINAL—To be sent to: Department of Human Services
 Division of Health Engineering 221 State Street Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 1123 License Number 1347 Date Issued 4 5 78 PERMIT NUMBER **Nº 13197 IP**
 Master Plumber Month Day Year

Address of where Plumbing is done 149 BRIGHTON AVE
 St/Lot Number Street, Road Name/Subdivision St. Rd. Av/Lot

Name of Owner DESPRES Last Name F.I. M.I. Mailing Address Zip Code

- Code Issued To
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employees of Public Utilities

Type of Construction
 1. New 2. Remodelling 3. Addition 4. Remodelling & Addition 5. Replacement of Hot Water Heater 6. Hook-up of Mobile Home 7. Minor Change 8. Other (Specify) 7

Plumbing to Serve
 1. Single (Res) 2. Multi-Fam (Res) 3. Mobile Home 4. Mobile Home without Seal 5. Commercial 6. School 7. Other (Specify) 7

SCHEDULE OF "FEES"
 (See Sect. 1.12 of the Part I Code)

1-10 Fixtures \$2.00 each
 11-20 Fixtures \$1.00 each
 21 Fixtures on up \$.50 each
 Hook-ups \$2.00 each
 Note: Hotwater Heater (tank or tankless) is considered a fixture)

Fixture	#	Fixture	#	Fixture	#
Sinks	2	Showers		Hot Water Heaters	
Toilets	1	Urinals		Floor Drains	
Bathtubs		Clothes Washers	1	Other	3
Lavatories	5	Dish Washers		Hook-ups	

Quantity 5 Fee 23.00
 MAY 3 1978

Hook-ups 2 4.00

Administrative fee 3.00

Total Double Fee 26.00
 APR 5 1978

If Double Fee Check (✓) Box

STATE OFFICE USE ONLY
 Date Received _____
 Receipt Number _____ Money Received \$ _____
 Administrative Code

Signature of LPI _____

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained.
 Original—To be sent to: Department of Human Services, Division of Health Engineering 221 State Street, Augusta, Maine 04333

HHE-211 Rev. 677

February 6, 1978

cc: Robert Moulton
122 Mabel Street

Dr. Charles I. Despres
592 Main Street
South Portland, Maine 04106

RE: 147-151 Brighton Ave. Cor. 218-224 Dartmouth St.

Dear Mr. Despres:

Following is the decision of the Board of Appeals regarding your petition to permit Change of Use of single family dwelling to a dentist office on first floor & dentist residence on second floor.. Please note that your appeal was granted with the conditions that two additional parking spaces be provided by lease, also floor plan needed.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

147-151 Brighton Ave. Cor. 218-224 Dartmouth St.

January 11, 1978

Dr. Charles I. Despres
592 Main Street
South Portland, Maine 04106

cc: Robert Morilton
122 Mabel Street

Dear Dr. Despres:

Building Permit and Certificate of Occupancy to Change the Use of the single family dwelling at the above named location to a dentist office on the first floor, and dentist residence on the second floor are not issuable under the zoning ordinance because this use is not allowable in the R-5 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.6.A.5.d.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Rm. 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.D.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/z



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 19, 1962

PERMIT ISSUED
00204
MAY 19 1962

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 148 Brighton Ave. Use of Building Dwelling No. Stories 2 New Building Existing "
 Name and address of owner of appliance Durrell Brann, 148 Brighton Ave.
 Installer's name and address Community Oil Co. 175 Front St. So. Portland Inc. Telephone 3964

General Description of Work

To install Oil-fired domestic hot water heater in place of electric hot water heater.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
 If so, how protected? oil Kind of fuel?
 Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
 From top of smoke pipe 3'10" From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue 8x8 Other connections to same flue none
 If gas fired, how vented? none Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Columbia-guntype Labelled by underwriters' laboratories? yes
 Will operator be always in attendance? yes Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"
 Location of oil storage basement-existing Number and capacity of tanks existing
 Low water shut off Make No. existing
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Height of Legs, if any
 Skirting at bottom of appliance? Distance to combustible material from top of appliance?
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented? Forced or gravity?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 3-19-62 [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Community Oil Company Inc.

by: [Signature]

Signature of Installer

CS 300

INSPECTION COPY

7m

NOTES

3-30-76

Permit No. 6-21 549
Location 148 1/2 North Ave.
Owner Bruce & Barbara
Date of permit 3/19/67
Approved J.S. 6/23/67

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

3-30-76. Permit work may be connected to furnace. Called installers office, they will let us know the first of the week!

J.S. 6/23/67. J.S. called and said emergency switch will be installed at head of hallway.

J.S. 6/23/67. J.S. says cellar switch has been installed.

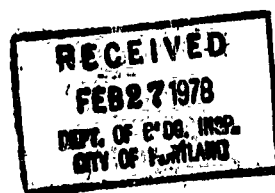
2/24/78

LEASE AGREEMENT

FOR ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, I THOMAS SKELTON OF BRIGHTON AVE. MOBIL STATION PORTLAND, MAINE AGREE TO RENT TWO OFF STREET PARKING SPACES TO DR. CHARLES DESPRES OF 149 BRIGHTON AVE. FOR THE HOURS OF 8:30 AM TO 4:00 PM AND FOR A CONTINUING PERIOD OF TIME TO LAST UNTIL EITHER PARTY TERMINATES THIS AGREEMENT BY GIVING A 30 DAY NOTICE TO THE OTHER. PAYMENT IS TO BE MADE ON THE FIRST DAY OF EACH MONTH AND TO CONTINUE FOR THE DURATION.

Charles Despres
DR. CHARLES DESPRES

Thomas M. Skelton
THOMAS SKELTON
BRIGHTON AVE. MOBIL



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Dr. Charles I. Despres and he is interested in dwelling & the property located at 147-151 Brighton Ave. Cor. 218-224 as dentist office
Dartmouth Street
The owner of the property is Joel McCann and his address is 149 Brighton Avenue. The property is located in a R-5 Zone. The present use of the property is dwelling.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit Change the Use of single fam. dwell. to a dentist office on first floor & dentist residence on second floor not issuable under the zoning ordinance because use is not allowable in R-5 Residential Zone in which property is located unless authorized by Board of Appeals under provisions of Section 602.6.A.5.d.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mr Steeks (Lawyer)

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:
Photo - Sanborn Map Overlay

REASONS FOR DECISIONS

The proposed building or use ^{be} (will/will not) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: _____

The proposed building or use (will/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

*Condition - Off street parking for employees
2 additional*

The proposed building or use (will/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: _____

The proposed building or use (will/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

and the persons or agencies responsible for the establishment of the proposed use (will/will not) provide adequately for such services as shown by: _____

The proposed building or use (will/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (will/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (is/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (can/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____
_____ *not* _____

All steps possible (have/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: *Have been taken. (off street parking for employees (2 additional))*

SPECIFIC RELIEF GRANTED

After a public hearing on Feb 2, 1978, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should 6 be granted in this case.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Joel McCann, owner of property at 147-151 Brighton Ave. Cor.
218-224 Dartmouth Street
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: Change the Use of single fam. dwell. to a dentist office on first floor & dentist residence on second floor not issuable under the zoning ordinance because use is not allowable in R-5 Residential Zone in which property is located unless authorized by Board of Appeals under provisions of Section 602.6.A.5.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Joel McCann
APPELLANT

15.00
PA 11/11/78

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

- (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
- (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- (5) That the proposed building or use will not result in the destruction, loss or damage of any natural or historic feature of major importance; and
- (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

- (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
- (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some way which may be more appropriate than the proposed site; and
- (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Conditional Use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 2, 1978 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Dr. Charles I. Despres, owner of property at 147-151 Brighton Ave. Cor. 218-224 Dartmouth Street under the provisions of Section 602.24 D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit Change the Use of single fam. dwell. to a dentist office on first floor & dentist residence on second floor. This permit is not issuable under the Zoning Ordinance because use is not allowable in R-5 Residential Zone in which property is located unless authorized by Board of Appeals under provisions of Section 602.6.A.5.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.4 D (3) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

(RC) RESIDENCE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Jan. 3, 1956

PERMIT ISSUED

00007
JAN 4 1956

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~work~~ the following building ~~work~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specification

Location 149 Brighton Ave. Within Fire Limits? no Dist. No.

Owner's name and address Clarence McDonald, 149 Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address George Stanford, Scarborough Telephone 2-6633

Architect Specifications Plans NO. No. of sheets

Proposed use of building dwelling house No. families 1

Last use " " No. families 1

Material wood No. stories 2 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 375. Fee \$ 2.00

General Description of New Work

To finish off two outside walls in basement to form recreation room. No partitions to be erected. Knotty pine walls and ceiling will be ceiling tile.

Issued with Memo

CERTIFICATE OF OCCUPANCY
REQUIRED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO George Stanford

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

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

Material of underpinning Height Thickness

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 Girt or ledger board? Size

Girders Size 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?

APPROVED:

with memo by GJS

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Clarence McDonald

Signature of owner by:

George H. Stanford

INSPECTION COPY

C16-254-1M-Mark

NOTES

FOR PERMIT
 12-11-56 No fire stops
 got

1-12-56 OK to close

1-19-56 completed

X

1-17

Permit No.	5617
Location	149 1/2 1st Ave
Owner	Edward McDowell
Date of permit	1/14/56
Notif. closing-in	1/17/56
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

INSPECTION COPY

APPROVED:

Miscellaneous

Memorandum from Department of Building Inspection, Portland, Maine

149 Brighton Ave.--Building Permit for alterations to dwelling for Clarence McDonald
by George Stanford - 1/4/56

Building permit for finishing off walls in basement of dwelling house at the
above location to form recreation room is issued herewith. When furring and firestop-
ping has been completed and before pine sheathing and ceiling tile has been put in
place, this department is to be notified for an inspection.

AJS/G

Copy to: Mr. Clarence McDonald
149 Brighton Ave.

(Signed) Warren McDonald
Inspector of Buildings

CS-27



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 16, 1953

02305
DEC 18 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 149 Brighton Avenue Use of Building Dwelling No. Stories 1 ~~New Building~~ Existing "Existing"
Name and address of owner of appliance Mr. Clarence A. MacDonald 149 Brighton Ave. Portland, Me.
Installer's name and address Ballard Oil & Equipment Co. 135 Marginal Way, Portland, Maine Telephone 2-1991

General Description of Work

To install 1 Ballard LC9E1 in Forced Hot Air System (Counting)

IF HEATER, OR POWER BOILER

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Kind of fuel? _____
Minimum distance to burnable material, from top of appliance or casing top of furnace _____
From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____
If gas fired, how vented? _____ Rated maximum demand per hour _____
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? _____

IF OIL BURNER

Name and type of burner Ballard LC9E1 Labeled by underwriter's laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Cement Size of vent pipe 1 1/2"
Location of oil storage Basement Number and capacity of tanks 1 - 275 gal.
Low water shut off _____ Make _____ No. _____
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? None
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Height of Legs, if any _____
Skirting at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

Dec 18 1953 [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

INSPECTION COPY

Signature of Installer

Ballard Oil & Equipment Co.

BY:

R. H. Dunton [Signature]



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1936

NOV 7 1935

Steam
(R) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 7, 1935

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 214 Dartmouth St. (143-157 Brighton Ave) Use of Building Residence

Name and address of owner Dr. Walter F. W. Hay, 214 Dartmouth St. Ward _____

Contractor's name and address Easternoil Inc., 135 Marginal Way Telephone 3-6495

General Description of Work

To install One Model AT Super Oil Heater

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

OIL BURNER

Name and type of burner Super - Rotary type Label and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) pressure

Location oil storage cellar No. and capacity of tanks 1-275 gal.

Will all tanks be more than seven feet from any flame yes How many tanks fireproofed? _____

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc. in same building at same time.)

INSPECTION COPY

Signature of contractor EASTEROIL INC. PH

by Walter Michel 5768B

CERTIFICATE OF UNDERWRITERS
REQUIREMENT IS WAIVED
INSPECTION BEFORE LAUNCH
OR CLOSING IS WAIVED

Ward 7 Permit No. 35/1936

Location 214 Dartmouth St.

Owner D. W. F. W. Hay

Date permit 11/9/35

Post Card sent 11/7/35

Notif. for insp. None

Approval Tag issued 11/22/35, O.P.C.

Oil Burner Check List (date) 11/20/35

1. Kind of heat Steam
2. Label Unlabeled - see statement attached
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ashpit vent
14. Temp. or pressure safety
15. Instruction card
16. No draft - O - State

NOTES

Chimney has been cleaned down.

143-151

RECORD OF UNLABELED, SECOND-HAND, DOMESTIC OIL BURNER TO BE INSTALLED IN THE CITY OF PORTLAND.

Name of Manufacturer... *Super oil Heater Co.*
Type No. *Model A.*.....Year of Manufacture.....*1930*

Will the burner after present installation have the following safety controls:
To prevent abnormal discharge of oil into heating device?.....*yes*
If subject to automatic ignition, will burner have approved device so as to shut off oil if oil is not ignited immediately upon entering combustion chamber?.....*yes*
Will burner have approved device to reduce or extinguish fire in case of undue pressure or overheating in the heating device?.....*yes*

Where was burner last used?.....*365 Spring Street*
Name and address of owner at last installation?.....*Miss Whitney*
.....*365 Spring Street Portland Me*
Over what period was it last in use?.....*Oct. 1930 to Oct. 1935*

STATEMENT BY FORMER USER OR OWNER:

As user or owner of the above described burner from *Oct. 1930* to *Oct. 1935*, I found it entirely satisfactory from the standpoint of safety of operation.

(Signature) *Kate D. Whitney*
(Address) *365 Spring Street*

Burner to be installed now for... *Dr. Walter F. W. May*
at... *214 Dartmouth Street Portland Me.*
Date... *Nov 5th 1935* (Signature of Installer) *Eastern Oil Inc.*



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. _____

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 20/31

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Cov Northmouth & Brighton Ave Use of Building Dwelling

Name and address of owner 216 Northmouth St Dr Walter Hay

Contractor's name and address Portland St. Feby Co Telephone 6590

General Description of Work

To install Air Conditioning Systems

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story. Kind of Fuel oil or gas

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2 ft

from top of smoke pipe 3 ft, from front of heater 4 ft from sides or back of heater 4 ft

IF OIL BURNER

Name and type of burner _____ Approved by Underwriters' Laboratories? _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc. 50 cents additional for each additional heater, etc in same building at same time)

Signature of contractor Portland St. Feby Co

REGULATIONS OF THE CITY OF PORTLAND
OR CLOSING-IN IS REQUIRED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS FULFILLED
APR 20 1931

4661A



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 0636
MAY 1921

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 1, 1921

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 220 Dartmouth Street
Cor. Brighton Ave. Use of Building dwelling house
Name and address of owner Dr. Walter Hay, 216 Dartmouth St. Ward 7
Contractor's name and address Portland Stove Foundry Co., 39 Kennebec St. Telephone F 6500

General Description of Work

To install air conditioning system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil or gas
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2'
from top of smoke pipe 3', from front of heater 4' from sides or back of heater 4'

IF OIL BURNER

Name and type of burner _____ Approved by Underwriters' Laboratories? _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor _____

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED.
CERTIFICATE OF COMPLETANCY
REQUIREMENT IS WAIVED.

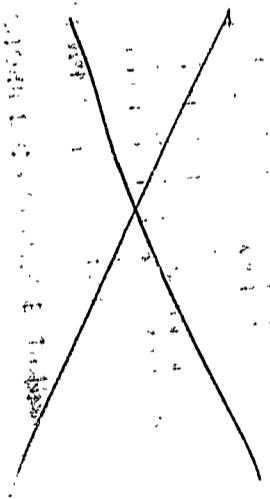
4661A

Ward 7 Permit No. 31/636
Location 220 Dartmouth St.
Owner D. Walter Kay
Date of permit 5/1/31
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 10/17/31
Cert. of Occupancy issued None

Janitrol Gas unit
installed

NOTES

10/16/31 - Janitrol
gas unit installed
in system. Heating
system apparently
OK. - A.J.S.



51/280-I

Copy to Mr. O. G. K. Robinson
" " The Portland Stove Foundry Co.

July 26, 1951

Dr. Walter F. V. Hay
216 Portsmouth Street
Portland, Maine

Dear Sir:

With reference to the combined dwelling house and private garage which you have under construction at 220 Portsmouth Street, an Inspector from this office made upon examination that the apparent intention is to heat the garage part of the building by means of a warm air duct from the house heater. This duct or register enters the garage at a point only 11. feet above the garage floor and through the partition separating the garage from the house which is required to have special fire resistance all over it.

The Building Code provides in Section 69, Paragraph f that in case a warm air heating system is used for a garage that the warm air shall be delivered to the garage part at a distance of not less than eight feet above the level of the garage floor.

We realize that the headroom in your garage is only about seven feet so that to comply precisely with this requirement would be impossible. Of course, the reason for this requirement is to obviate any possibility of a leak in your gasoline tank building up gasoline fumes from the floor to such a height that they would enter through the hot air duct and thus reach the heater. Perhaps your heating man can suggest a practical remedy to avoid this possibility which can be accepted by this Department as equivalent to the eight foot height above the floor.

It runs in my mind that the United States Bureau of Mines has developed a gauze such as is used in miners' lamps of such a fineness that it will not pass gasoline fumes. I shall endeavor to find out if this is the case, and how such gauze is specified with the idea of being of service to you to the end that you may procure some and place it over the end of the duct where it enters the garage. It may be true, of course, that a gauze of such fineness would also prevent the passage of the warm air. However, that remains to be seen.

In any event, it will be necessary for you to provide a metal clad shutter to be normally open and equipped with a fusible link, and a device so that it will close automatically in case of fire in the garage, and prevent the fire travelling through the duct and possibly igniting combustible material in the balance of the building.

We are giving your building contractor and your heating contractor a copy of this letter. They will be kind enough to confer with them promptly and see what can be done

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one family dwelling house with 1 car garage in basement
at 220 Lertmouth Street Date 3/19/31

1. In whose name is the title of the property now recorded?
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?
3. Is the outline of the proposed work now staked out upon the ground? *No* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *Yes*
4. What is to be maximum projection or overhang of eaves or drip? *1 Foot*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *yes*

R. G. K. Robinson

HF1423



(R) GENERAL RESIDENCE ZONE Permit No.

APPLICATION FOR PERMIT

447-0280

Class of Building or Type of Structure Third Class

Portland, Maine, March 19, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 220 Dartmouth Street (43-451) ^{Right (W)} Ward 7 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Walter F. W. Hay, 218 Dartmouth St. Telephone _____

Contractor's name and address O. G. K. Robinson, 14 Fitch St. Telephone 391

Architect's name and address _____

Proposed use of building dwelling house with one car garage in basement No. families 1

Other buildings on same lot _____

Plans filed as part of this application? yes No. of sheets _____

Estimated cost \$ 10,000. Gas Fee \$.25 Garage Fee \$.50 3.25

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect one family frame dwelling house with one car garage in basement

The inside of the garage will be covered, where required by law, metal lath and cement plaster

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate _____

Size, front 29' depth 59' No. stories 2 Height average grade to highest point of roof 22'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete thickness, top 10" bottom 14"

Material of underpinning brick Height 5' Thickness 9"

Kind of Roof pitch Rise per foot 11" Roof covering asphalt shingles Class C Und. Lath _____

No. of chimneys one Material of chimneys brick of lining tile

Kind of heat steam Type of fuel coal Is gas fitting involved? yes

Corner posts 4x6 Sills 4x8 Girt or ledger board? girt Size 2-2x4

Material columns under girders iron lally columns Size 4 1/2" Max. on centers 8'

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd 2x8 ceiling, roof 2x6

On centers: 1st floor 16", 2nd 16", 3rd 20", roof 21"

Maximum span: 1st floor 14', 2nd 14', 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot none, to be accommodated 1

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? none

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Dr. Walter F. W. Hay

Signature of contractor O. G. K. Robinson

INSPECTION COPY Oliver T. Sanborn

43754

PERMIT # 001472 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Dr. Charles Isleborne
 Address: 149 Brighton Avenue, Portland 04102
 LOCATION OF CONSTRUCTION 149 Brighton Avenue
 CONTRACTOR: P.M. Germani SUBCONTRACTORS: 797-2619
 ADDRESS: 318 Bailey Avenue, Portland
 Est. Construction Cost: \$6500 Type of Use: single family
 Past Use: _____
 Building Dimensions L W Sq. Ft. # Stories Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 _____ Conversion - Explain Change of use from attic to bedroom with

renovations as per plans
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only: _____
 # Of Dwelling Units _____ # Of New Dwelling Units _____

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: _____ Size: _____
 3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
 4. Joists Size: _____ Size: _____
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____ Span(s) _____
 4. Header Sizes _____
 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 _____

For Official Use Only

Date: November 30, 1988 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: \$6500 Permit Expiration: _____ Public _____
 Value Structure _____ Ownership: _____ Private _____
 Fee: \$55.00

PERMIT ISSUED

Ceiling:
 1. Ceiling Joists Size: _____ Spacing _____
 2. Ceiling Strapping Size _____ Spacing DEC 6 1988
 3. Type Ceilings: _____ Size _____
 4. Insulation Type _____
 5. Ceiling Height: _____

City Of Portland

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

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: _____ Square Footage _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved _____

Permit Received By Nancy Grossman
 Signature of Applicant Philip M. Germani as agent for owner Date 11/30/88

Signature of CEO _____ Date _____

Inspection Dates (6) BM

Ward 7 Permit No. 31/280
 Location 220 Dartmouth St
 JW Dr. Walter F. W. Kay
 Date of permit 3/23/31
 Notif. closing-in 5/9/31 - 9:07 A.M.
 Inspn. closing-in 5/11/31 - 10 A.M.
 Final Inspn. 10/17/31 - A.J.S.
 Cert. of Occupancy issued 10/23/31

NOTES:

3/21/31 Pinky for checking
 3/23/31 Excavating
 3/27/31 Excavating
 4/2/31 Excavating
 4/8/31 Foundation
 poured - A.J.S.
 4/15/31 - First floor
 framed - A.J.S.
 4/18/31 - First story
 framed - A.J.S.
 4/24/31 - Shingling
 5/7/31 - Nearly ready
 for closing-in inspection
 5/11/31 - Gave green tag
 in. Watch
 spect. - in basement

7/21/31 - No gas line
 plan for hot air
 register in garage
 6' above floor. Garage
 is 7' posted A.J.S.

7/24/31 - Letter to
 owner & contractors
 and

10/16/31 - No gas tag.
 Metal smelter over
 hot air register in
 garage with fusible
 link U.S.C.
 10/17/31 - Called
 of Gas Company who
 promised to check up
 on this. A.J.S.
 10/24/31 - Gas tag received
 from Gas Co. by mail.
 A.J.S.

923437

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$100 Zone _____ Map # _____ Lot# _____

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

Owner: Charles Iselborn Phone # 774-0546
 Address: 149 Brighton Ave- Ptld. ME 04102
 LOCATION OF CONSTRUCTION 149 Brighton Ave
 Contractor: OWNER Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 16,000. Proposed Use: 1-fam w home occupation Zoning: R-5
 Past Use: 1-fam w home occupation
 # 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 construct addition - 20' x 20'

For Official Use Only

Date 2/18/92 Subdivision: _____
 Inside Fire Limits _____ Name FEB 21 1992
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: Public
 Estimated Cost 16,000 CITY OF PORTLAND

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: WDA 7-21-92 (Explain)

Foundation:

1. Type of Soil: _____
2. Set Brks - 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. Sfudding 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 Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
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. 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 Louise E. Chase

Signature of Applicant Linda M. Iselborn Date 2-18-92

CEO's District 5 Linda Iselborn

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED WITH REQUIREMENTS
PERMIT ISSUED WITH REQUIREMENTS
MR. M. Wing

PERMIT ISSUED WITH REQUIREMENTS

White - Tax Assessor



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 29, 19 88
 Receipt and Permit number 29908

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: 149 Brighton Ave. - 3rd Floor
 OWNER'S NAME: Dr. Charles Isleborne ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>1-30</u>	3.00
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall 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 _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT IN ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>5.00 min.</u>

INSPECTION: Will be ready on Dec. 29, 1988; or Will Call _____

CONTRACTOR'S NAME: James M. Collins

ADDRESS: 1 Primrose Lane, Scar., ME 04074

TEL.: 883-0266

MASTER LICENSE NO.: 04417

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

James M. Collins for James Collins

PERMIT # 001472 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Dr. Charles Isleborne

Address: 149 Brighton Avenue, Portland 04102

LOCATION OF CONSTRUCTION 149 Brighton Avenue

CONTRACTOR: P.M. Germani SUBCONTRACTORS: 797-2619

ADDRESS: 318 Bailey Avenue, Portland

Est. Construction Cost: \$6500 Type of Use: single family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

In Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Change of use from attic to bedroom with renovations as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

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.
- Header Size: _____
- by Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Joisting Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
7. Other Materials: _____

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 _____

For Official Use Only	
Date: <u>November 30, 1988</u>	Subdivision: Yes <input type="checkbox"/> No <input type="checkbox"/>
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$1500</u>	Permit Expiration: _____
Value Structure: _____	Ownership: _____ Public <input type="checkbox"/> Private <input type="checkbox"/>
Fee: <u>7.50</u>	

Ceiling: _____ **PERMIT ISSUED**

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size: _____
3. Type Ceilings: _____
4. Insulation Type: _____ Size DEC 6 1988
5. Ceiling Height: _____

Roof: _____ **City Of Portland**

1. Truss or Rafter Size: _____ Span _____
2. Sheathing Type: _____ Size _____
3. Roof Covering Type: _____
4. Other: _____

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: 00

Swimming Pools: _____

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning: _____

District: R-3 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other (Explain): _____

Date Approved: OK 11/30/88

Permit Received By: Nancy Groseman

Signature of Applicant: _____ Date: 11/30/88

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor, Yellow-GPCOG, White Tax-CEO © Copyright GPCOG 11-87

(67) MB MACISOR

PLOT PLAN



FEEES (Breakdown From Front)
Base Fee \$ 25.00 _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ 30.00 _____
(Explain) _____
Late Fee \$ _____

Inspection Record		Date	
Type			
CLOSE	IN	12	30/88

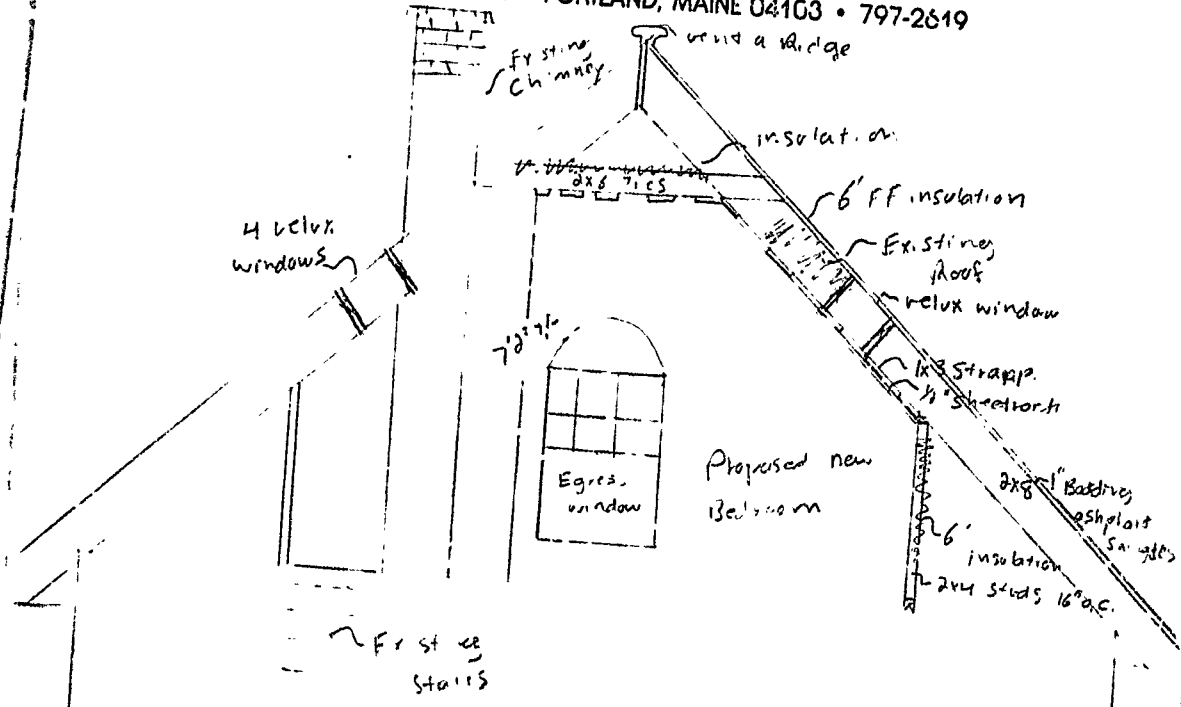
COMMENTS

Work complete

Signature of Applicant *Philip M. Bramani (as agent for owner)*

Date *11/30/88*

P. M. GERMANI
 CARPENTRY -- REMODELING
 HOUSES • ADDITIONS • GARAGES
 318 BAILEY AVENUE • PORTLAND, MAINE 04103 • 797-2619



main House Permit # 1472

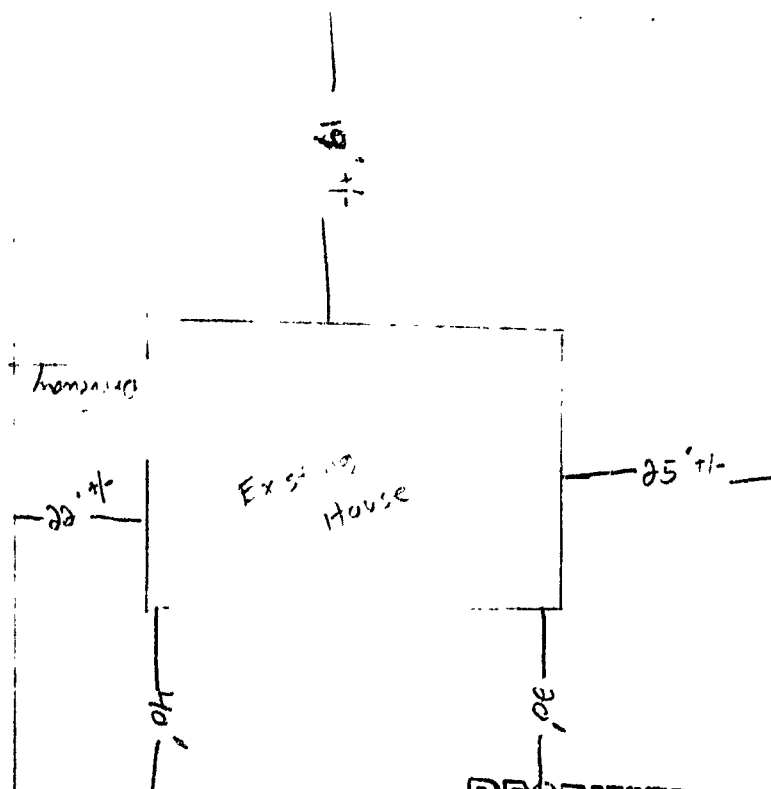
Proposed Attic renovation
 Isleborne Residence
 149 Brighton Ave. port.

RECEIVED

NOV 30 1988

DEPT OF BUILDING INSPECTION
 CITY OF PORTLAND

Darlington St



Brighton Ave.

Isleborne
Residence
149 Brighton
Ave.
Portland, Me.
774-2130

RECEIVED

NOV 30 1988

Site plan
Not to Scale

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 8/4/92, 19__
 Receipt and Permit number 0626

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 Code and the following specifications:
 LOCATION OF WORK: 149 Brighton Ave.
 OWNER'S NAME: Charles Isleborn ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>20</u> Switches <u>12</u> Plugmold _____ ft. TOTAL <u>32</u>	6.40
FIXTURES: (number of)	
Inca. Incandescent <u>9</u> Fluorescent <u>2</u> (not strip) TOTAL <u>11</u>	2.20
Strip Fixture _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
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 _____ 1 _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Washers _____	
Water Heaters _____ 1 _____	
Disposals _____	
Dishwashers _____ 1 _____	
Compactors _____	
Others (denote) _____	
TOTAL <u>3</u>	6.00
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u>	4.00
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: _____	
DOUBLE FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: _____	18.60

INSPECTION:
 Will be ready on now, 19__; or Will Call _____
CONTRACTOR'S NAME: Place Electric
ADDRESS: 166 Summitt St; Ptd
TEL.: 797-9954
MASTER LICENSE NO.: Ch. Place #10626
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

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

BUILDING PERMIT REPORT

ADDRESS: 149 Brighton Ave.

DATE: 21 Feb 1992

REASON FOR PERMIT: To Construct a 20' x 20' Addition.

BUILDING OWNER: Dr. Charles Tselbaro

CONTRACTOR: _____

PERMIT APPLICANT: _____

APPROVED: *1 *2 *6 *7 *9

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).