

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- *9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffers
Chief of Inspection Services

/el

11/16/88

11/27/90

8/14/91

Mape survey (14-428) at fall in the Federal Flood Hazard Area and conformed to the local zoning regulations at the time of construction.

R-5 (14-428)

sideyard on side street
side yard
front
rear

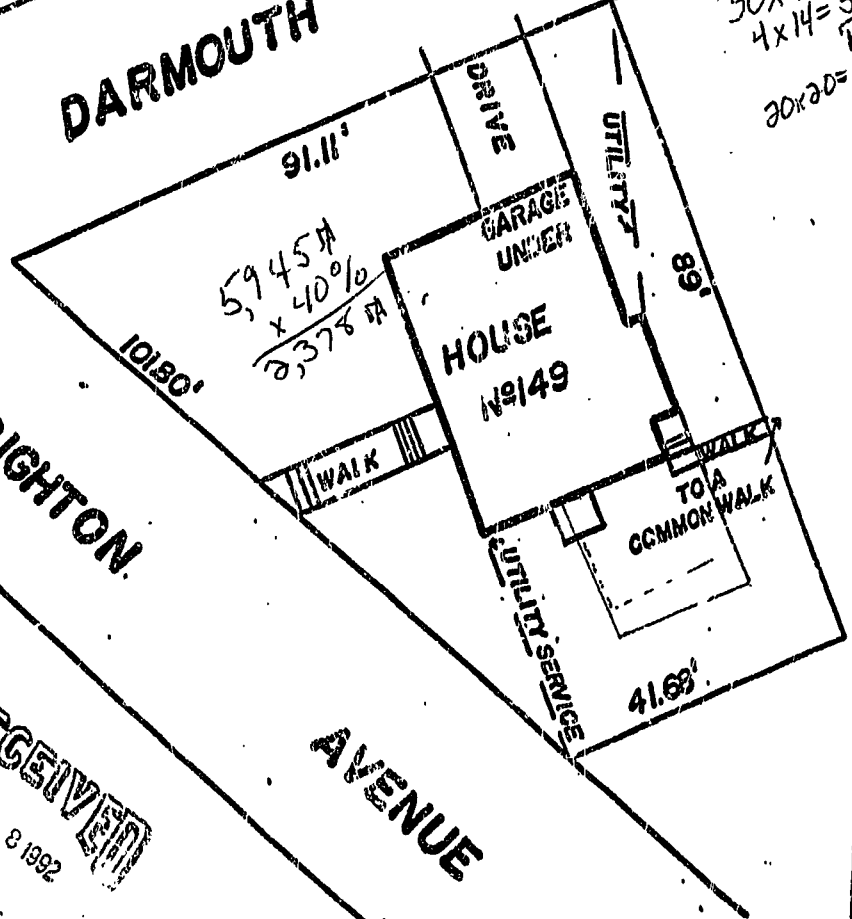
15' req; 30' shown
8' req; 18' shown
12' req; 16' shown
20' req; 11' shown
55' req; 57' shown



DARMOUTH STREET

BRIGHTON AVENUE

30x40=1200
4x14=560
1760
20x20=400
2160



RECEIVED
FEB 18 1992

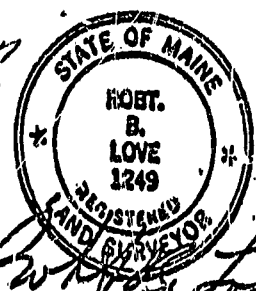
774-0-46

To: Maine Savings Bank and the title insurer, its successors in interest, I hereby certify that I have examined the premises, and all easements, encroachments and buildings are located on the ground as shown and the premises shown hereon are the same as designated in Book 4157, Page 36 at the Cumberland County Registry of Deeds.

MORTGAGE SURVEY PLAN

CLIENT: CHARLES ISELBORN 149 BRIGHTON AVE
PORTLAND, MAINE

SCALE: 1" = 20' 10/24/86 PTL.D.M.



ATLAS LAND SURVEY
REGISTERED LAND SURVEYORS
ISLAND AVENUE
PEAKS ISLAND, ME. 04106

File No. 86-618

149 Brighton Avenue

81-A-19

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

January 12, 1979 ✓

Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Dr. Charles I. Despres
149 Brighton Avenue
Portland, Maine 04102

Re: Premises located at 149 Brighton Avenue, Portland, Maine NCP-Oakdale
81-A-19

Dear **Dr. Despres:**

A re-inspection of the premises noted above was made on January 11, 1979
by Housing Inspector Bartlett.

This is to certify that you have complied with our request to correct the violation
of the Municipal Codes relating to housing conditions as described in our "Notice
of Housing Conditions" dated Aug. 5, 1977.

Thank you for your cooperation and your efforts to help us maintain decent, safe
and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect
each residential building at least once every five years.
Although a property is subject to re-inspection at any time during
the said five year period, the next regular inspection of this
property is scheduled for Jan. 1984.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle N. Noyes
Lyle N. Noyes,
Chief of Housing Inspections

Inspector G. Bartlett
G. Bartlett

NOTICE OF HOUSING CONDITIONS

DU 1

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 448 - 358

Joel P. & Pattiann H. McCann
149 Brighton Avenue
Portland, Maine 04102

NEW OWNER
DR. CHARLES I. DESPRES
149 BRIGHTON AVE
PORTLAND, ME 04103

Ch.-Bl.-Lot: 81-A-19
Location: 149 Brighton Avenue
Project: NCP-Oakdale
Issued: August 5, 1977
Expired: November 5, 1977

BY GB
DATE 11/11/79

Dear Mr. & Mrs. McCann:

An examination was made of the premises at 149 Brighton Avenue, Portland, Maine, by Housing Inspector Bartlett. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before November 5, 1977. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector G. Bartlett

By Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

11/11/79 GB

- ~~1. EXTERIOR FRONT SHADES - repair or replace rotted woods. 3d~~
- ~~2. EXTERIOR FRONT ROOM CEILING - repair or replace buckled panel. 3d~~
- ~~3. SECOND FLOOR HALL CEILING - remove peeling paint. 3b~~
- ~~4. EXTERIOR DOORS - repair or replace broken sash. 3d~~
- ~~5. EAST FRONT PORCH CEILING - 3c~~
- ~~6. PORCH CEILING - repair or replace framed siding. 3c~~
- ~~AS TO ENERGY CONSERVATION MEASURES, SEE CITY CODE 40A:02.~~
- ~~FIRST & SECOND FLOOR~~
- ~~6. FIRST FLOOR - SECOND FLOOR - WATERPROOF - correct the condition at the fixtures that cause a cross connection at the bathtub. 4d~~
- ~~7. FIRST FLOOR - STUDY WINDOW - replace broken window balance cords allowing window sash to remain elevated when closed. 3c~~
- ~~8. SECOND FLOOR - BEDROOM WALL - replace missing walling with pipe cover. 3c~~

* WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE. We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

vv

