

Inspection Services
Samuel F. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 03, 1994

ACETO CHARLES D
PO BOX 764
PORTLAND ME 04104

Re: 744 Brighton Ave
CBL: 259- - B-060-001-01
DU: 3

Dear Mr. Aceto,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

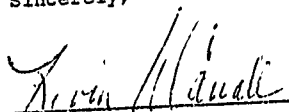
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

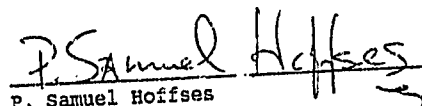
Please Note: You should advise this department to insure that any corrective action you do undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Kevin Carroll
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 744 Brighton Ave
Housing Conditions Date: February 25, 1994
Expiration Date: May 02, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|---|--------|
| 1. | INT - 1ST/2ND/3RD FLS - REAR HALLS
MISSING HANDRAILS | 108.40 |
| 2. | INT - BASEMENT - BOILER
ILLEGAL ELECTRICAL WIRING | 113.50 |
| 3. | INT - BASEMENT - WALL
ILLEGAL WASHING MACHINE WIRING | 113.50 |
- ILLEGAL DWELLING UNIT/3RD FL - REFERRED TO ZONING ADMINISTRATOR

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 29, 1994

ACETO CHARLES D
PO BOX 764
PORTLAND ME 04104

Re: 744 Brighton Ave
CBL: 259- - B-060-001-01
DU: 3

Dear Mr. Aceto:

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

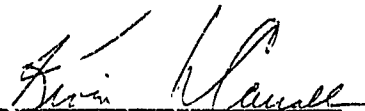
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

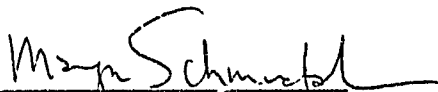
1. INT - 3RD FLOOR - DWELLING UNIT 150.00
CHANGE OF USE PERMIT IS REQUIRED
- REFERRED TO ZONING ADMINISTRATOR

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,


Kevin Carroll
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 350

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Max April 10, 1984

PERMIT ISSUE

APR 18 1984

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 ... 744. Brighton Avenue Fire District #1 , #2

1. Owner's name and address . Brian Beaulieu . 63 Douglas St. Telephone .. 774-4126 ..

2. Lessee's name and address Telephone

3. Contractor's name and address ... Owner Telephone

..... No. of sheets

Proposed use of building ~~residential~~ 2 ONLY No. families 2

Last use ... same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$... ~~5000~~ 1,000 Appeal Fees \$

FIELD INSPECTOR - Mr. Carroll Base Fee 15.00

@ 775-5451

198

Late Fee

TOTAL \$ 15.00 ..

To make kitchens on 1st and 2nd floors into two bedrooms on each floor, by constructing non bearing partitions to divide each kitchen as per plans. 1 sheet of plans.

Stamp of Special Conditions

04102

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

PERMIT ISSUE WITH LETTER

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? existing 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? . No.

ZONING:

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? . Yes.

Others:

Signature of Applicant Brian Beaulieu Phone # same

Type Name of above Brian Beaulieu 1 2 3 4

Other

and Address

PERMIT TRACER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

M. Carroll



CITY OF PORTLAND

JOSEPH E GRAY JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

April 17, 1984

Brian Beaulieu
63 Douglas Street
Portland, Maine 04102

REF.: 744 Brighton Avenue

Dear Sir:

Your application for a building permit to install two kitchens at 744 Brighton Avenue has been reviewed and a building permit is herewith issued, subject to the following requirements:

1. All electrical and plumbing permits must be obtained by masters of their trade.
2. Your application shows a proposed use to be 3-family. This property cannot become a three family dwelling unit because of the zone. If you wish to pursue changing to a three family, please call Mr. Ward at 775-5451, Ext. 347. He can explain your right of appeal. Please remember this permit and permit #0198 issued to you is for a two family only.

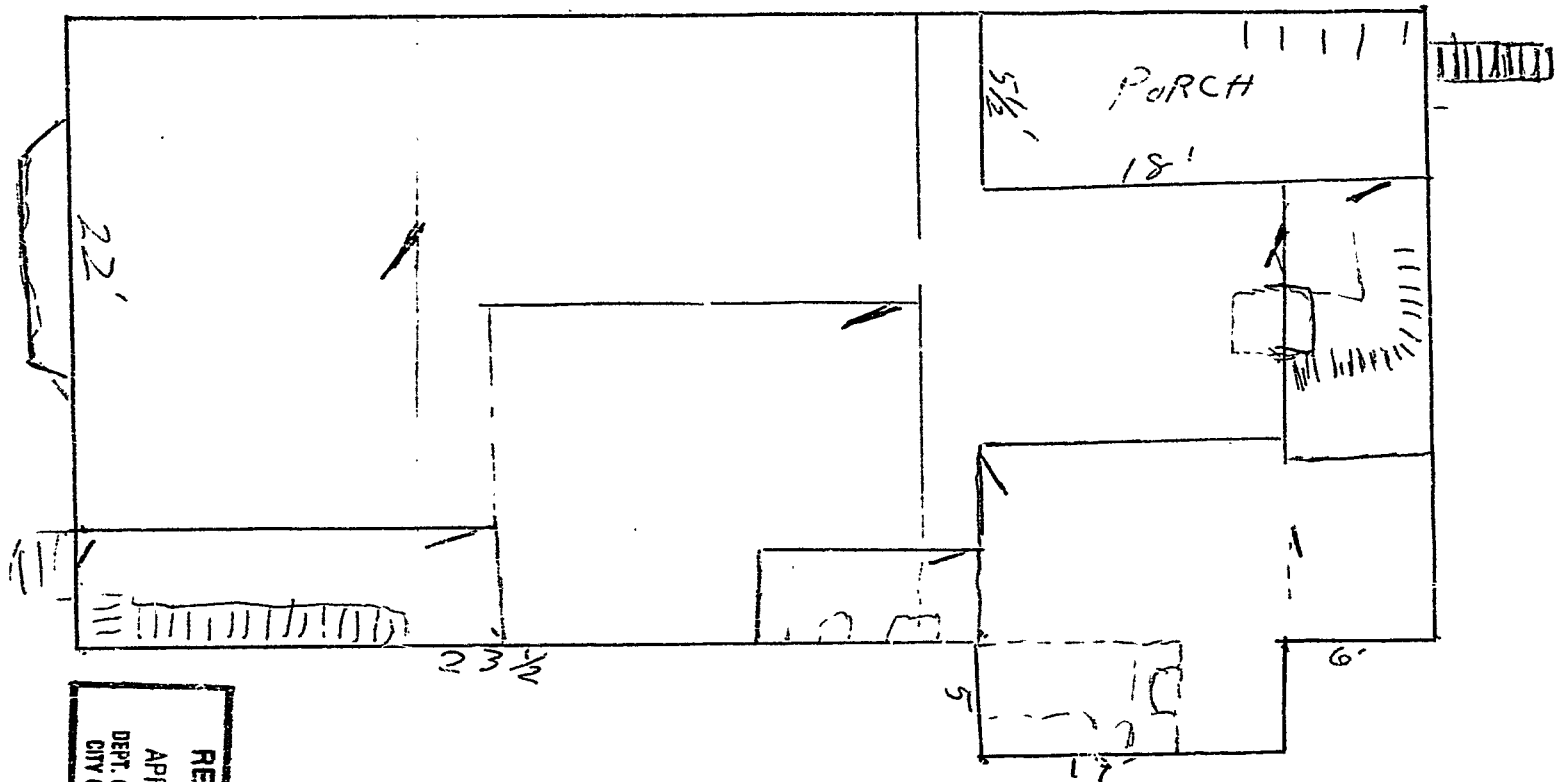
If you have any questions on these requirements, please call this office.

Sincerely,


F. SAMUEL HOFFSIS,
CHIEF OF INSPECTION SERVICES

PSH/mlb

ENC.



RECEIVED
APR 10 1984
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

10

10

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 350
 B.O.C.A. TYPE OF CO' STRUCTION
 ZONING LOCATION PORTLAND, MAINE ~~Max~~ April 10, 1984

PERMIT ISSUE

APR 18 1984

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 ... 744 Brighton Avenue Fire District #1 , #2
 1. Owner's name and address ... Brian Beaulieu - 63 Douglas St. Telephone .. 774-4126 ..
 2. Lessee's name and address Telephone
 3. Contractor's name and address ... Owner Telephone
 Proposed use of building ~~2 family~~ 2 ONLY No. of sheets
 Last use ... same No. families 2
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$... ~~5000~~ 1,000 Appeal Fees \$
 FIELD INSPECTOR—Mr. Carroll Base Fee 15.00
 @ 775-5451 198 Late Fee
 TOTAL \$ 15.00

To make kitchens on 1st and 2nd floors into two bedrooms on each floor, by constructing non bearing partitions to divide each kitchen as per plans. 1 sheet of plans.

Stamp of Special Conditions

04102

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

PERMIT ISSUED WITH LETTER

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? existing 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? .. NO.
 ZONING:
 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? .. Yes
 Others:

Signature of Applicant Brian Beaulieu Phone # ... same
 Type Name of above ... Brian Beaulieu 1 2 3 4
 Other
 and Address

PERMIT

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

M. Carroll

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 15 1984

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0198

ZONING LOCATION PORTLAND, MAINE March 13, 1984

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 ... 744 Brighton Avenue ... Fire District #1 , #2

1. Owner's name and address, Brian Beaulieu - 63 Douglas St. ... Telephone ... 774-4126

2. Lessee's name and address ... Telephone ...

3. Contractor's name and address ... Owner ... Telephone ...

Proposed use of building .. dwelling ... No. of sheets ...

Last use ... same ... No. families ...

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

Other buildings on same lot ...

Estimated contractual cost \$ 1,500 ...

FIELD INSPECTOR—Mr. Gaille ... Appeal Fees \$...

@ 775-5451 ... Base Fee ... 20.00 ...

Late Fee ...

TOTAL \$ 20.00

TO construct 5' x 8' dormer on side of dwelling (left hand side) as per plans. 3 sheets of plans.

Stamp of Special Conditions

04102

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? ... NO ... 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" C. 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? ... NO
ZONING: ...
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? ... YES
Others: ...

Signature of Applicant ... Brian Beaulieu ... Phone # ... same ...
Type Name of above ... Brian Beaulieu ... 1 2 3 4
Other ... and Address ...

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

NOTES

4-4-84 - Checked Bldg records
and Assessors records. This
has been a 2 family house since
1954 - had meeting w/ owner
& informed him he will have
to get Chg of use & he
will need a permit
to show all changes he is making
in party walls, bearing walls
and all door & window openings -

Permit No. 84 / 198
Location 244 Brighton Ave
Owner Brian Bravlin
Date of perm: 3-13-84
Approved 8-15-84
Dwelling - 1 single on dwelling
Garage
Alteration

774
3858



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, January 17, 1990

PERMIT ISSUED
JAN 18 1990
City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 89/2421 pertaining to the building or structure comprised in the original application 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 specifications:

Location 744 Brighton Avenue Within Fire Limits? Dist. No.
Owner's name and address Charles D. Aceto - P.O. Box 764, Portland, 04104 Telephone 775-2402
Lessee's name and address Camillo Aceto - cousin Telephone
Contractor's name and address Riverside Construction Co. - Riverside St., Portland, Me Telephone 797-5092
Architect Plans filed No. of sheets
Proposed use of building 2-fam. No. families 2
Last use same No. families 2
Increased cost of work \$3,000.00 Additional fee \$35.00

Description of Proposed Work

Original construction plans was for 2x6 construction - wood, but constructed of 8" split face block construction.

To construct 2nd. story to existing 2-car garage for storage, as per plans.

R-3

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
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
Material of underpinning Height Thic
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
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.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: [Signature] 1-17-90

Signature of Owner [Signature]

Approved: [Signature] Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

744 Brighton ave.

Frost wall 8" thick, four feet below grade

4" Concrete floor

2x4 Construction Studding

Trusses 24' Spack- 18" Deep Bottom
cord beams, 45-10-10

4" 6" from house to garage (step down)
Common wall fire rated

2nd Story

24'x24'

Rafter 2x8

5/12 Pitch

(Storage only)

1/2 Plywood furring

Two windows only in front

Standard 48" windows

2x6 Headers over windows

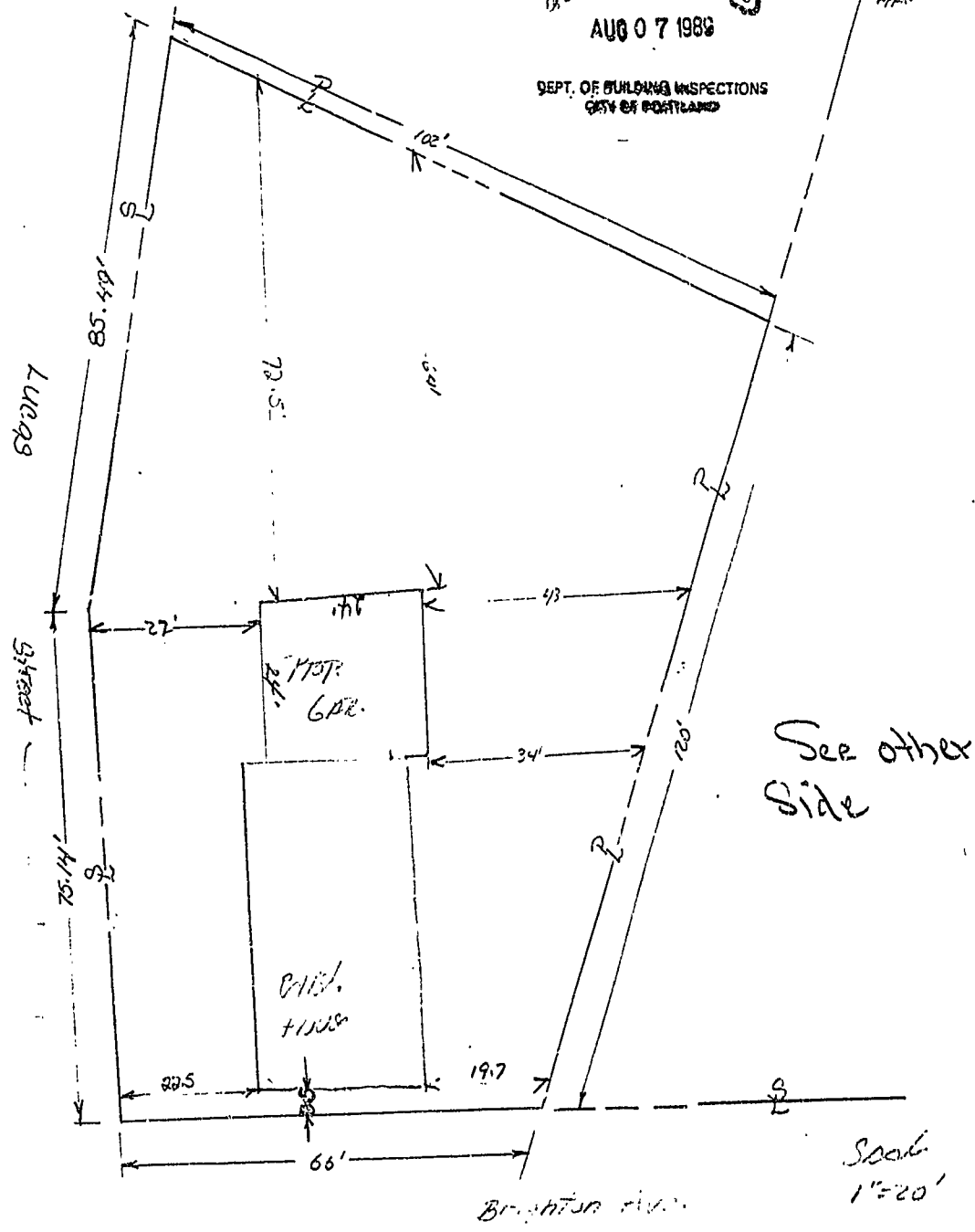
and one single door 6'6" x 6'6"

Charles D Aceto
744 Brighton Ave
Portland, Maine

RECEIVED

AUG 07 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



PERMIT # 002421 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____
 For Official Use Only

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

Owner: Charles D. Acete

Address: P. O. Box 764, Portland, ME 04104

LOCATION OF CONSTRUCTION 744 Brighton Avenue

CONTRACTOR: owner SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$4,500.00 Type of Use: 2-Family

Past Use: same

Building Dimensions: 1, 24'w, 24' Sq. Ft. 570 # Stories: 1 Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain Construct addition 24'x24' for attached 2-car garage, 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: _____
 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 _____ Span(s) _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____ Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____ Weather Exposure _____
 9. Siding Type _____
 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 _____

Date August 7, 1989 Subdivision: Yes / No _____
 Name _____
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Block _____
 Time Limit _____ Permit Expiration: _____
 Estimated Cost: \$4,500.00 Ownership: _____ Public _____ Private _____
 Value/Structure _____
 Fee \$45.00

Colling:
 1. Colling Joists Size: _____
 2. Colling Strapping Size _____ Spacing _____
 3. Type Collings: _____
 4. Insulation Type _____
 5. Colling Height: _____

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 _____

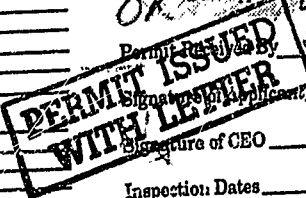
Swimming Pools:
 1. Type: _____ Square Footage _____
 2. Pool Size: _____ x _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District P3 Street Frontage Req.: _____ Provided: _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved 8-7-89

Permit Issued by Joyce M. Rinaldi Date 8-7-89
 Signature of Applicant _____
 Signature of CEO _____ Date _____

Inspection Dates _____
 White-Tax Assesor _____ Yellow-GPCOG _____ White Tag -CEO _____
 © Copyright GPCOG 1987



127 MRS TAYLOR

PLOT PLAN

10/12 Frost wall in dk
12/13 Completed ok. No roof at this time. Possible addition.



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	45.00			/ /
Subdivision Fee \$				/ /
Site Plan Review Fee \$				/ /
Other Fees \$				/ /
(Explain)				/ /
Late Fee \$				/ /

COMMENTS

Signature of Applicant Chas. C. Pelt Date 8-7-89

Charles D Aceto
744 Brighton Ave
Portland, Maine

24.24

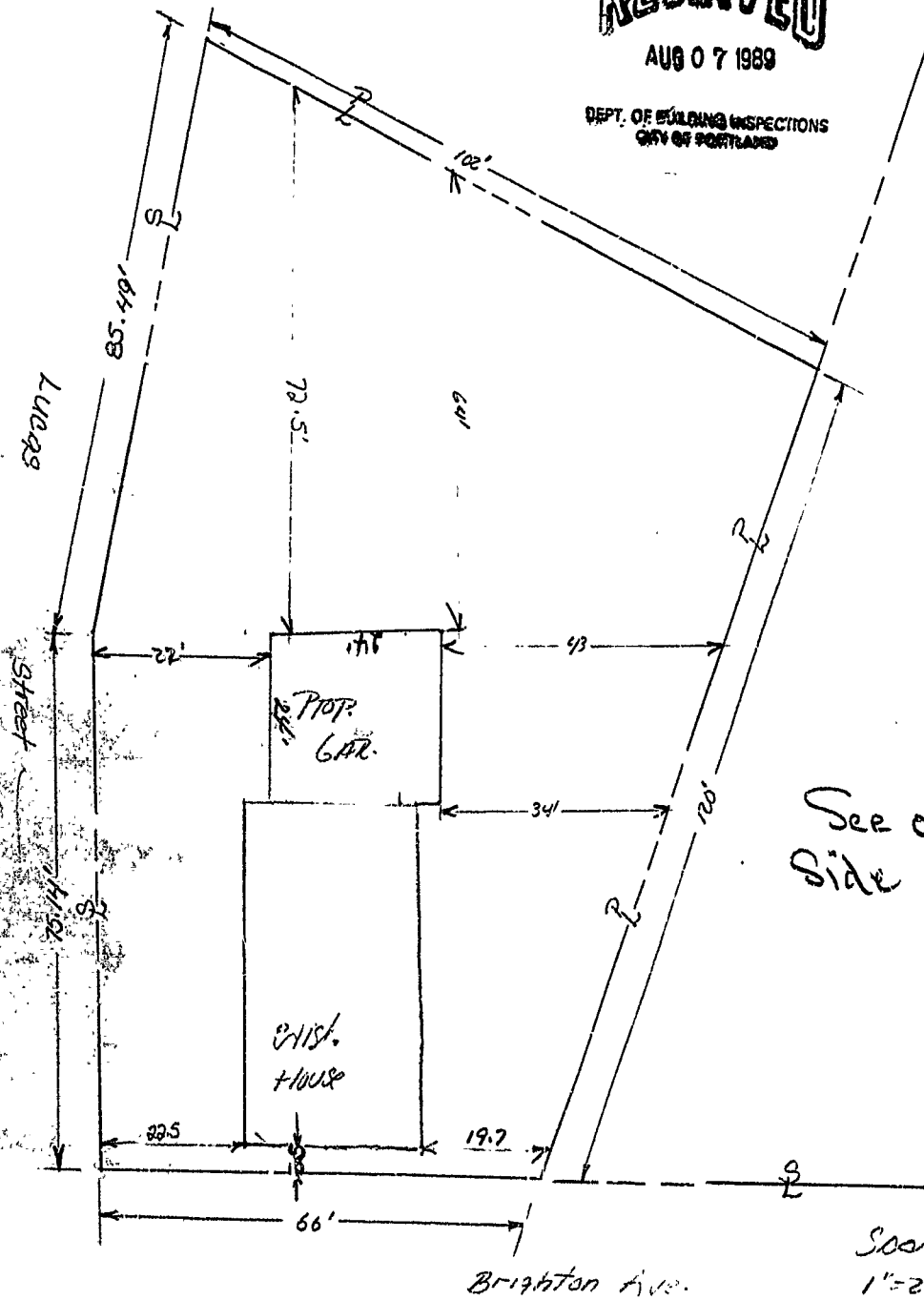
RECEIVED

AUG 07 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

Appx.

N



See other
side

Scale
1"=20'

Brighton Ave.

Luigs
Street

744 Brighton ave.

Frost wall 8" thick, four feet below grade

4" concrete floor

2x6 construction Studding

Trusses 24' Stock, 18" Deep, Bottom chord bearing 45-10-10

4: 6" from house to garage (step down)
Common Wall fixc rnted

BUILDING PERMIT REPORT

ADDRESS: 744 Brighton Ave. DATE: 8/14/89
REASON FOR PERMIT: 2 car 24x24' attached garage

BUILDING OWNER: Charles Aceto

CONTRACTOR: owner

PERMIT APPLICANT: owner

APPROVED: X1 * 8 * 9 DENIED: _____

CONDITION OF APPROVAL OR-DENIAL:

- *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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 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). minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Section 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area, or sleeping area of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

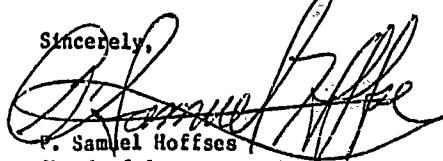
* 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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 6 inches cannot pass through any opening.

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 Hoffses
Chief of Inspection Services

/el
11/16/88



APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

JAN 18 1990

City Of Portland

Amendment No. 1
Portland, Maine, January 17, 1990

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 89/2421 pertaining to the building or structure comprised in the original application 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 specifications:

Location 74 1/2 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Charles D. Aceto - P.O. Box 764, Portland 04104 Telephone 773-2402
Lessee's name and address _____ Telephone _____
Contractor's name and address Camillo Aceto - cousin Telephone 797-5192
Riverside Construction Co. - Riverside St., Portland, Me
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 2-fam. No. families 2
Last use same No. families 2
Increased cost of work \$3,000.00 Additional fee \$35.00

Description of Proposed Work

Original construction plans were for 2x6 construction - wood, but constructed of 8" split face block construction.

To construct 2nd. story to existing 2-car garage for storage, as per plans.

R-3

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
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 _____
Framing lumber -- Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledge 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.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved:

DK W.A. 1-17-90

Signature of Owner

Approved

Inspector of Buildings

INSPECTION COPY -- WHITE
APPLICANT'S COPY -- YELLOW

ASSESSOR'S COPY -- GOLDEN

Lowe

PERMIT # 002421

TOWN OF Portland

BUILDING PERMIT APPLICATION

MAP # _____

LOT# _____

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

Owner: Charles D. Aceto

Address: P. O. Box 764, Portland, ME 04104

LOCATION OF CONSTRUCTION 744 Brighton Avenue

CONTRACTOR: owner SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$4,500.00 Type of Use: 2-Family

Past Use: same

Building Dimensions L 24' W 24' Sq. Ft. 576 # Stories: 1 Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Construct addition 24'x24' for attached 2-car

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE garage, as per plans.

Residential Buildings Only:

Of Dwelling Unit: _____ # Of New Dwelling Units: 1 sheet of plans.

Foundation:

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

Floor:

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

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date <u>August 7, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limit: _____	Name _____
Bid Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>\$4,500.00</u>	Perm. Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>\$45.00</u>	

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 _____
2. Sheathing Type _____
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 _____
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 8-7-89

Permit Received By Joyce M. Rinaldi

Signature of Applicant Charles D. Aceto Date 8-7-89

Signature of CEO _____ Date _____

Inspection Dates OK

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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