

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 28 St, Lawrence St. Portland, Me. 04101		Owner: Lorraine Ruminski		Phone: (207) 773-7723	
Owner Address: 28 St, Lawrence St. Portland		Lessee/Buyer's Name:		Phone:	
Contractor Name: * Paul Davis Systems Of Maine		Address: *1932 Broadway- So. Portland 04106		Phone: (207)	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 60,000.00	
<p><i>This was Two UNITS as per Application OK 2 UNITS</i></p>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 320.00	
		Signature:		INSPECTION: Use Group: <i>A3</i> Type: <i>5B</i> <i>COCA9C</i>	
		Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: Return Structure To Original Condition AS Per Damage Caused By Fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied					

Permit Taken By: U.B.	Date Applied For: May 5th, 1999
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: May 5th, 1999	PHONE:
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
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White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: 990444
PERMIT ISSUED
MAY 6 1999
CITY OF PORTLAND
Zone: <i>R-C</i> CBL: <i>016-J-005</i>
Zoning Approval: <i>EXISTING OK 5 MAY 99</i>
Special Zone or Reviews! <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT	1
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COMMENTS

5/109 Pro Con w/ Bob Kimball discuss existing conditions, firestopping water system OK
5/26/09 Rough Plumbing OK (X) discuss with carpenters solid
posts & fireblocking (X)
5/15 Framing OK (X)

9/7 Final with owner, S.H. & Lf Mrc. OK to occupy all
1st & 2nd floor work complete request following and check back 9/17
① Basement Sheetrock & Seal Stairway
② Water heaters & Furnace Connections
③ Cap Chimney flue

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): 28 ST LAWRENCE ST			
Total Square Footage of Proposed Structure 3,312		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 016 Block# J Lot# 005		Owner: LOUANN RUMINSKI	Telephone#: 773 7723
Owner's Address: 28 ST LAWRENCE STREET		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$60,000 Fee \$320
Proposed Project Description: (Please be as specific as possible) DAMAGE CAUSED BY FIRE		Return structure to original condition as per Plans. (replace rafters that were charred.)	
Contractor's Name, Address & Telephone PAUL DAIS SYSTEMS INC. 1932 BROADWAY SPORHAN, ME 04106 Rec'd By UB			
Current Use: 2 unit		Proposed Use: 2 unit	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1992 B.O.C.A. Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

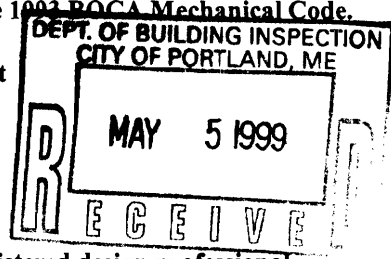
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.



Signature of applicant: <i>[Signature]</i>	Date: 4/1/99
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 6 MAY 1999 ADDRESS: 28 ST. Lawrence St. CBL: 016-J-005

REASON FOR PERMIT: Repair after Fire

BUILDING OWNER: Lorraine RUMINSKI

PERMIT APPLICANT: _____ Contractor Paul Davis Systems of Maine

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

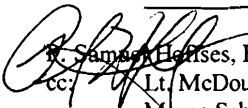
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *9, *11, *13, *14, *15, *17, *19, *27, *29, *30, *32, *3

- ~~*1.~~ This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- ~~*9.~~ All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- ~~*11.~~ Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~*13.~~ Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) IF STAIRS ARE NEW THIS REQUIREMENT MUST BE MET.
- ~~*14.~~ The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- ~~*15.~~ 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. 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. (Section 1010.1)
- ~~*17.~~ All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. _____
35. _____
36. _____


 R. Samuel Hennes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

016-3-005

Lorraine Ruminski

28 St. Lawrence Street

Portland, Maine 04104

RE: Fire 1/7/99 at 28 St. Lawrence Street

Lorraine Ruminski

On 1/7/99, a fire occurred in the building listed above, of which you are reported to be the owner_(xx).

If permanent repair work is required for this building, you must obtain a permit from the Building and Inspection Division in City Hall before starting such work.

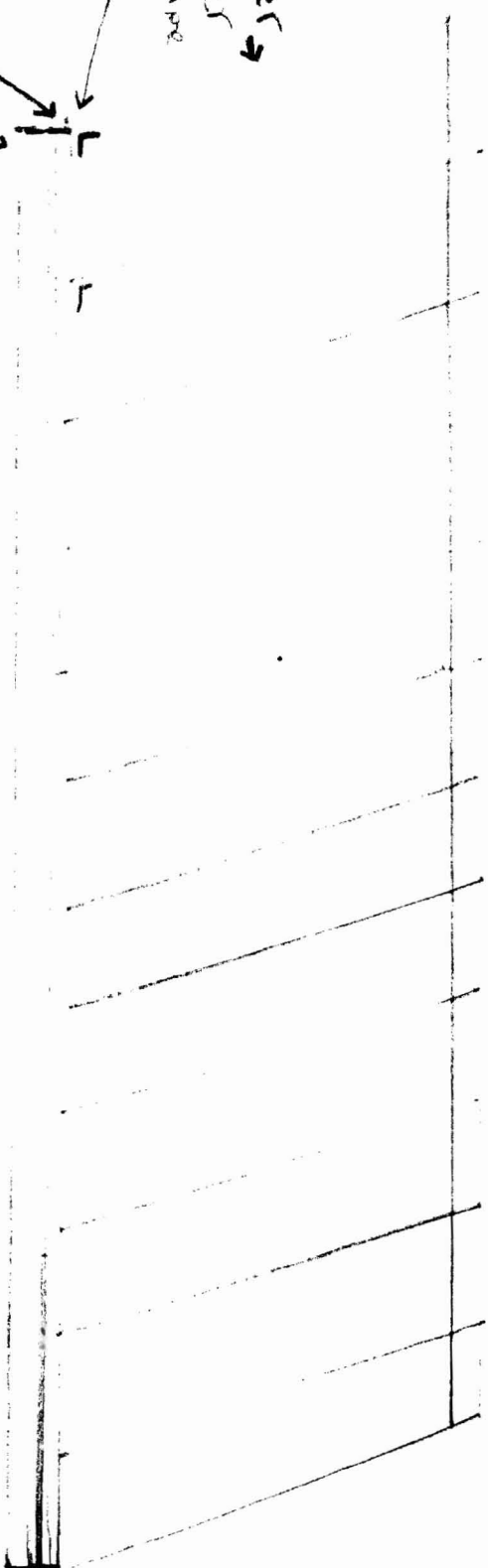
Very truly yours,

Joseph E. Thomas, Jr.

Chief
Portland Fire Department

cc: Building and Inspection Division
City Assessor's Office

48



2x8" Rafter
on 2' center
with Hurricane
braces

6x8" Top Plate with Hurricane Braces

3rd x 2x6" Top Plate

Proposed

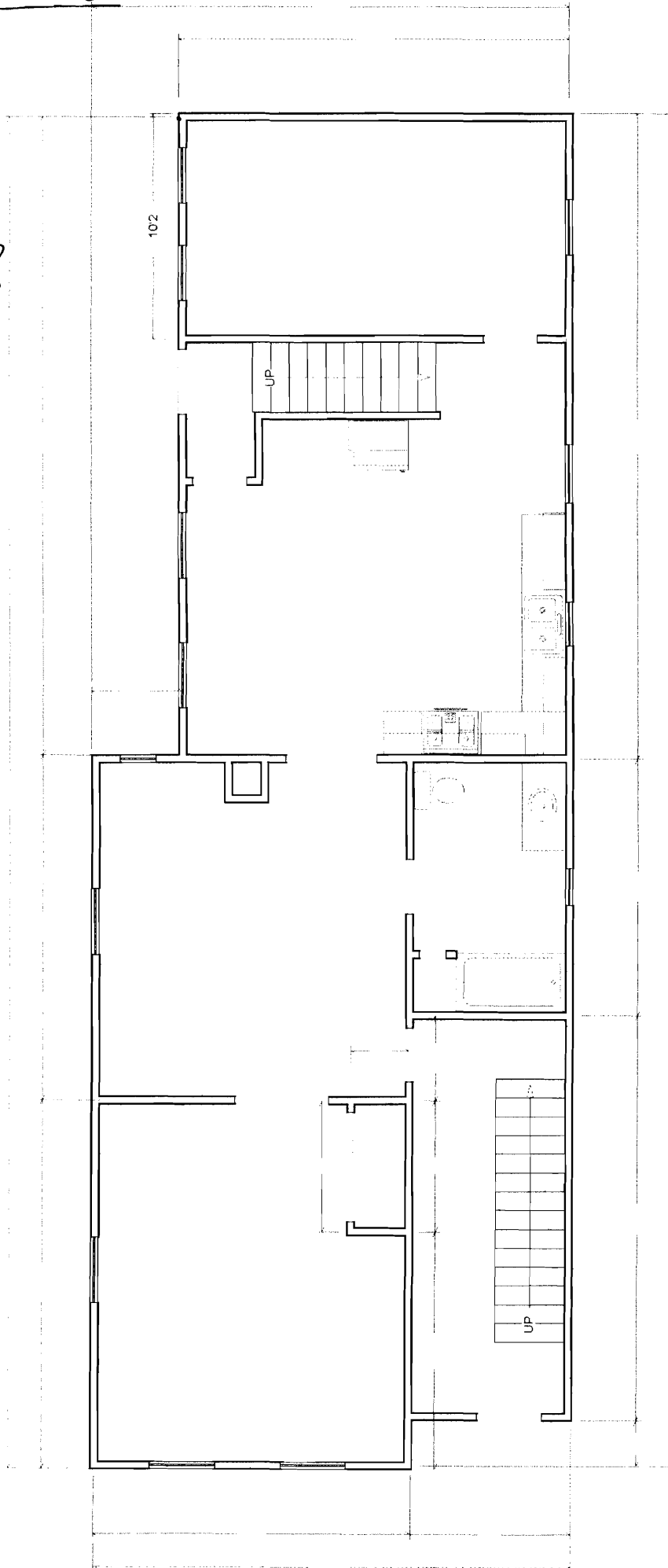
timbers ~~were~~ burned & replaced.

Proposed + existing

1st Floor

sheetrock + trim
electrical + plumbing
only - NO Framing

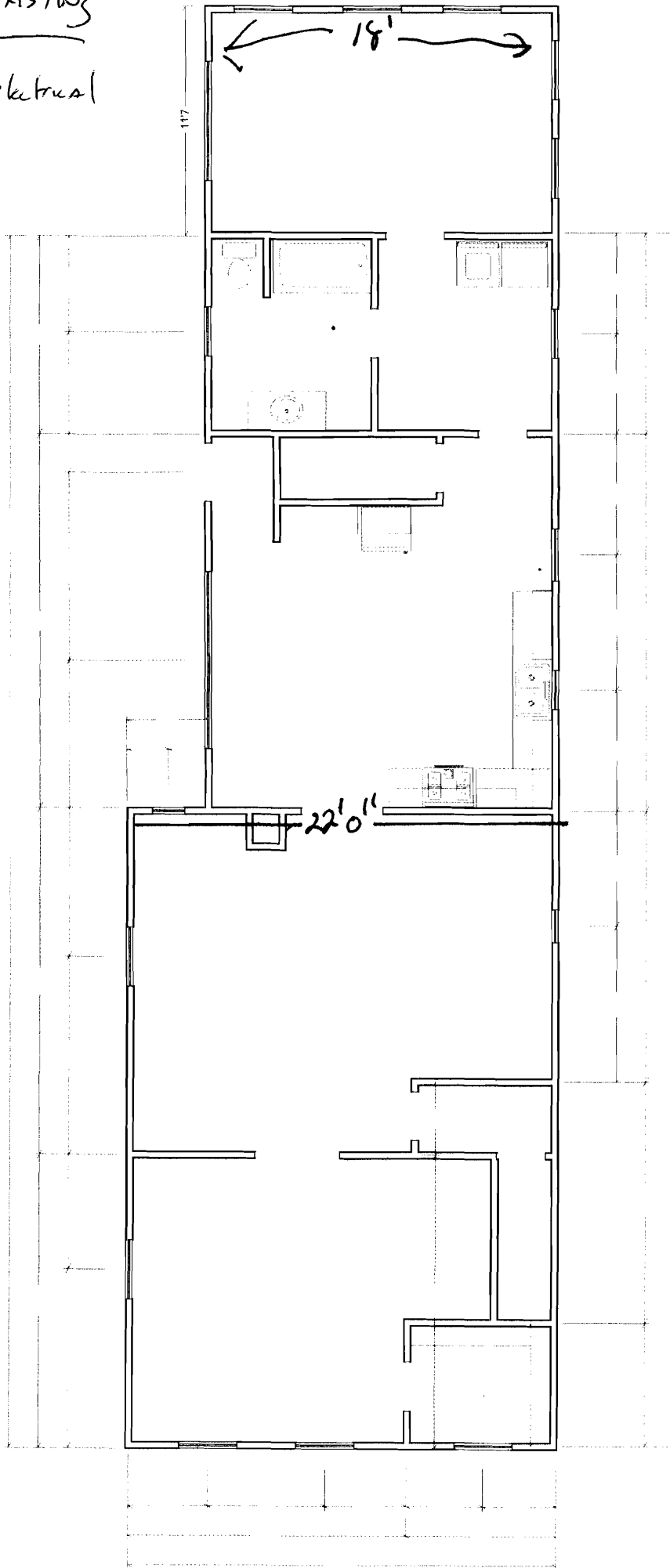
1/8" = 1' ?



2 Floor

Proposed + existing

structural, trim, electrical
+ plumbing only.



PLUMBING APPLICATION

016-J-005

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation

PORTLAND

Street Subdivision Lot #

28 ST. LAWRENCE

PROPERTY OWNERS NAME

Last: RUMINSKI First: LORRAINE

Applicant Name:

GAS HEAT INC

Mailing Address of Owner/Applicant (If Different)

P.O. BOX 235
SACO, ME 04072

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Leo Paul Menard

Signature of Owner/Applicant

4/22/99

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Alvin [Signature]

Local Plumbing Inspector Signature

9/

Date Approved

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER

LICENSE # 5769

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Column 2 Number Type of Fixture

0	2	Hosebibb / Sillcock
		Floor Drain
		Urinal
		Drinking Fountain
		Indirect Waste
		Water Treatment Softener, Filter, etc.
		Grease / Oil Separator
		Dental Cuspidor
		Bidet
		Other: _____
		Fixtures (Subtotal) Column 2

Column 1 Number Type of Fixture

0	2	Bathtub (and Shower)
		Shower (Separate)
0	2	Sink
0	2	Wash Basin
0	2	Water Closet (Toilet)
0	2	Clothes Washer
0	2	Dish Washer
		Garbage Disposal
		Laundry Tub
		Water Heater

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

1	2	Fixtures (Subtotal) Column 1
0	2	Fixtures (Subtotal) Column 2
1	4	Total Fixtures
		Fixture Fee
		Transfer Fee
		Hook-Up & Relocation Fee
5	6	Permit Fee (Total)

PLUMBING APPLICATION

016-J-005

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: PORTLAND
Street Subdivision Lot #: 28 ST LAWRENCE

PROPERTY OWNERS NAME

Last: RUMINSKI First: LORRAINE

Applicant Name: WAYNES PLUMBING

Mailing Address of Owner/Applicant (If Different): 158 ST JOHN ST PORTLAND ME 04102

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Wayne C. Cusack 8-12-99
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Thomas J. Cusack
Local Plumbing Inspector Signature Date Approved

PORTLAND 6983 TOWN COPY
Date Permit issued: 8.12.99 \$ 125 FEE If Double Fee Charged
Local Plumbing Inspector Signature _____ L.P.I. # 0124

PERMIT INFORMATION

This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
 - OIL BURNERMAN
 - MFG'D. HOUSING DEALER/MECHANIC
 - PUBLIC UTILITY EMPLOYEE
 - PROPERTY OWNER
- LICENSE # 1568

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number

Column 2

Type of Fixture

Number

Column 1

Type of Fixture

		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	<u>2</u>	Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
			<u>2</u>	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			<u>8.0</u>	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE