

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

Location of Construction: 59-61 India St		Owner: Reenda Nicholas		Phone: 828-5385		Permit No: 981164 PERMIT ISSUED OCT 9 1998 CITY OF PORTLAND Zone: CBL: 020-E-021	
Owner Address: 42 Chamberlan Ave Ptld 04101		Lessee/Buyer's Name:		Phone:			BusinessName:
Contractor Name: Building Material Recyclers, Inc.		Address:		Phone:			
Past Use: Commercial/Storage		Proposed Use: Same/demo		COST OF WORK: \$ 41,535			PERMIT FEE: \$ 230.00
Proposed Project Description: Demo Rear Portion of Bldg. Saving Front Facade		Signature: <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Date:	
Permit Taken By: SF		Date Applied For: October 1, 1998				Zoning Approval: 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"/> minc	

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..

Call for P/U 828-5385

PERMIT ISSUED WITH REQUIREMENTS

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

October 2, 1998

SIGNATURE OF APPLICANT Ronald F. Nicholas	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:
			CEO DISTRICT 2

COMMENTS

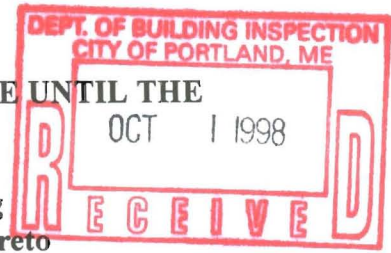
10/19/98 Cleaning out all gutters & debris inside rear portion of belly, with 30 yds. dumpster, roof has collapsed inside structure
11/4/98 Demo in progress 2nd story down & being removed Front facade ~~DC~~ Remains ~~DC~~
1/12/01 BLC

AC

620-E-021

98-1164

	Type	Inspection Record	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 Thereo**

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): 59-61 INDIA ST. PORTLAND		
Total Square Footage of Proposed Structure 9400	Square Footage of Lot 8030	
Tax Assessor's Chart, Block & Lot Number Chart# 020 Block# E Lot# 021	Owner: BRENDA NICHOLAS	Telephone#: 828-5385
Owner's Address: 42 CHAMBERLAIN AVE. PORTLAND, ME 04101	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 41,535 Fee \$ 230
Proposed Project Description: (Please be as specific as possible) DEMOLITION OF REAR PORTION OF BLDG, SAVING FRONT FACADE		
Contractor's Name, Address & Telephone BUILDING MATERIAL RECYCLERS, INC		Rec'd By:
Current Use: STORAGE	Proposed Use: STORAGE	

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 1993 BOCA 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:	Date: 10/1/98
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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

Call 828-5385 for P/C

Also: Supply prices

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 61 INDIA ST

Owner: BRENDA NICHOLAS

Structure Type: Brick + Wood

Contractor: BUILDING MATERIAL RECYCLERS

UTILITY APPROVALS

1912198 to Co. U. ...
828-2850 Duane Brown

NUMBER

Commercial
800-565-3181

CONTACT NAME/DATE

Central Maine Power	- 1-800-750-4000	Duane Brown 9/2/98
NYNEX	* 878-7000	Joe Ramos 9/2/98
Northern Utilities	797-8002 X6241	Caroline Small 9/1/98
Portland Water District	* 761-8310	Norm Twaddel 9/1/98
Public Cable Co.	775-3431 X257	Tony Potenzo #724 8/31/98
Dig Safe***	1-888-344-7233	983905265

*** (After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS

NUMBER

CONTACT NAME/DATE

DPW/Sewer Division (J. DiPaolo)	* 874-8300 X8467	Dave Peterson 9/1/98
DPW/Traffic Division (K. Doughty)	* 874-8300 X8437	Larry Ash
DPW/Forestry Division (J. Tarling)	874-8300 X8389	J. Tarling 9/4/98
DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	C. Merritt 9/1/98
Building Inspections (insp required)	874-8300 X8703	S. Hopes 10/1/98
Historic Preservation	874-8300 X8726	D. Andrews 10/1/98
Fire Dispatcher	874-8300 X8676	Diaz 9/1/98

Written Notice to Adjoining Owners 10/2/98

ASBESTOS

NUMBER

CONTACT NAME/DATE

DEP - Environmental (Augusta) 287-2651 (Ed Antz) Ed Antz - auth. letter

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Ronald L. Nichols

DATE: 10/1/98

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggi
Robert Park
Rick Roman
Steve Sewal
Cordelia Pitman

October 1, 1998

Ron Nicholas
42 Chamberlain Avenue
Portland, Maine 04101

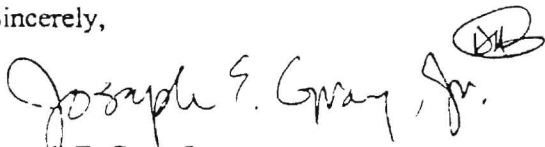
Re: Demolition of Portions of Rear Ell; 59-61 India Street

Dear Mr. Nicholas:

On October 1, 1998, the Historic Preservation staff of the Portland Planning Department approved the partial demolition of the rear ell at 59-61 India Street, which has been determined to be eligible for historic designation under Article IX (Historic Preservation.) of the Land Use Code. Please note that authorization is for *partial* removal only; the portion of the building approved for demolition is indicated on the attached photograph. It is understood that the facade of the ell which faces India Street is to be retained and incorporated in a future new rear addition. Any proposal to demolish the front facade will require review and approval by the Historic Preservation Committee.

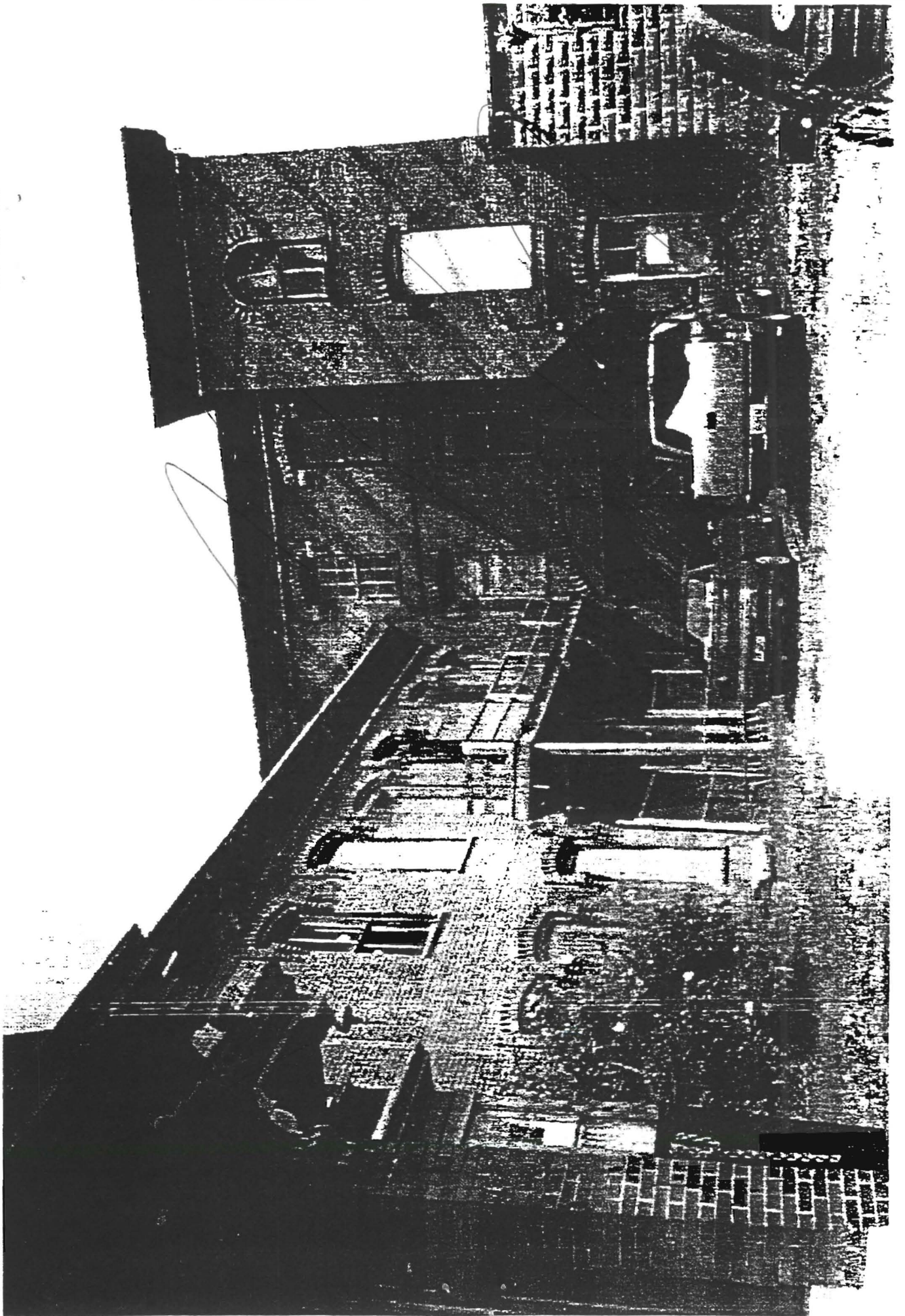
Authorization to remove the back section of the ell is based on information submitted which clearly substantiates the severe structural instability of this portion of the building, rendering it a "dangerous building", as defined by State Statute 171 2851.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning & Urban Development

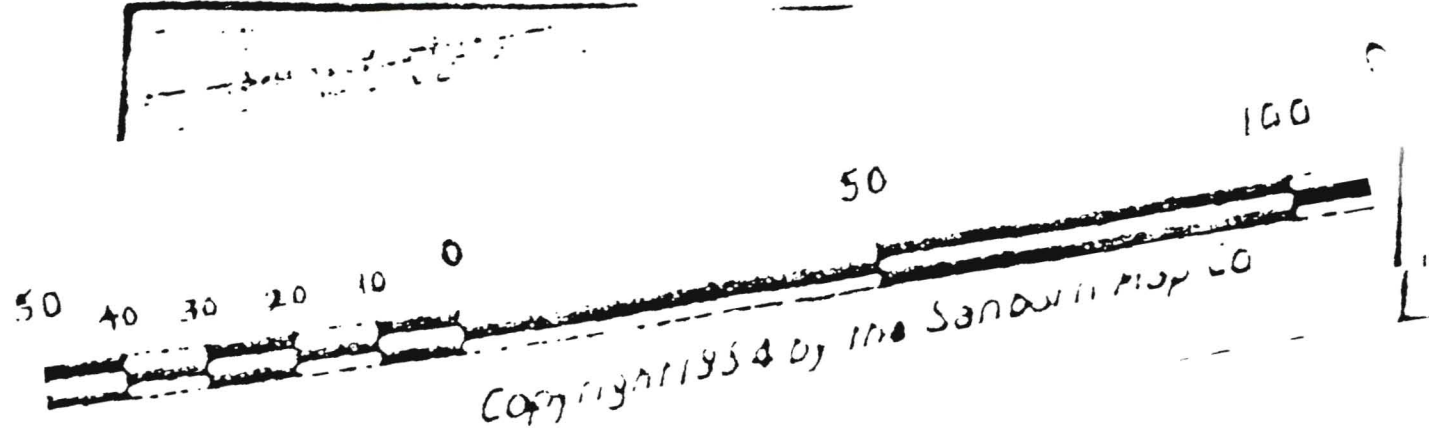
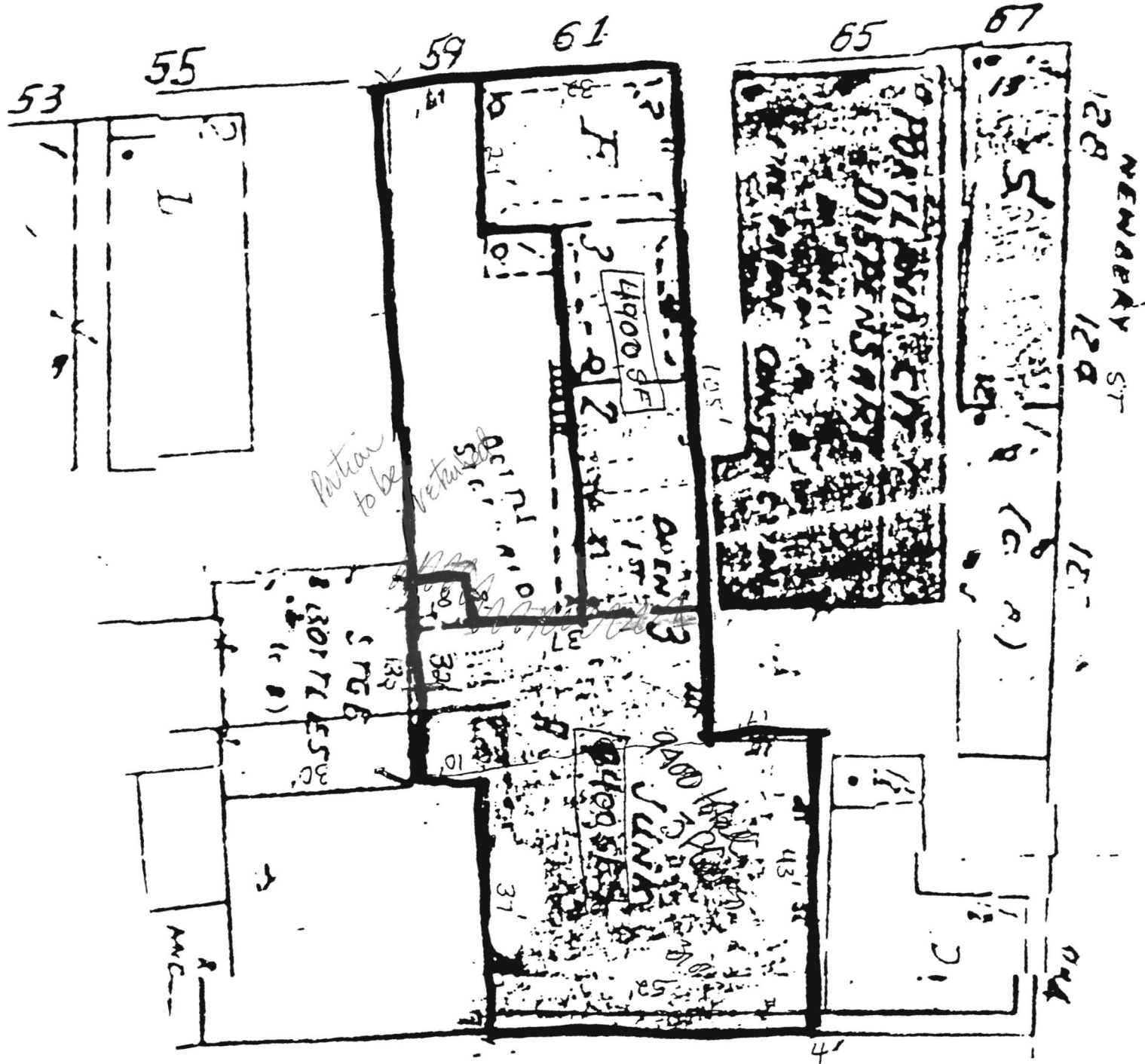
cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)
David Jordan, Historic Preservation Enforcement Officer

Portion to be retained

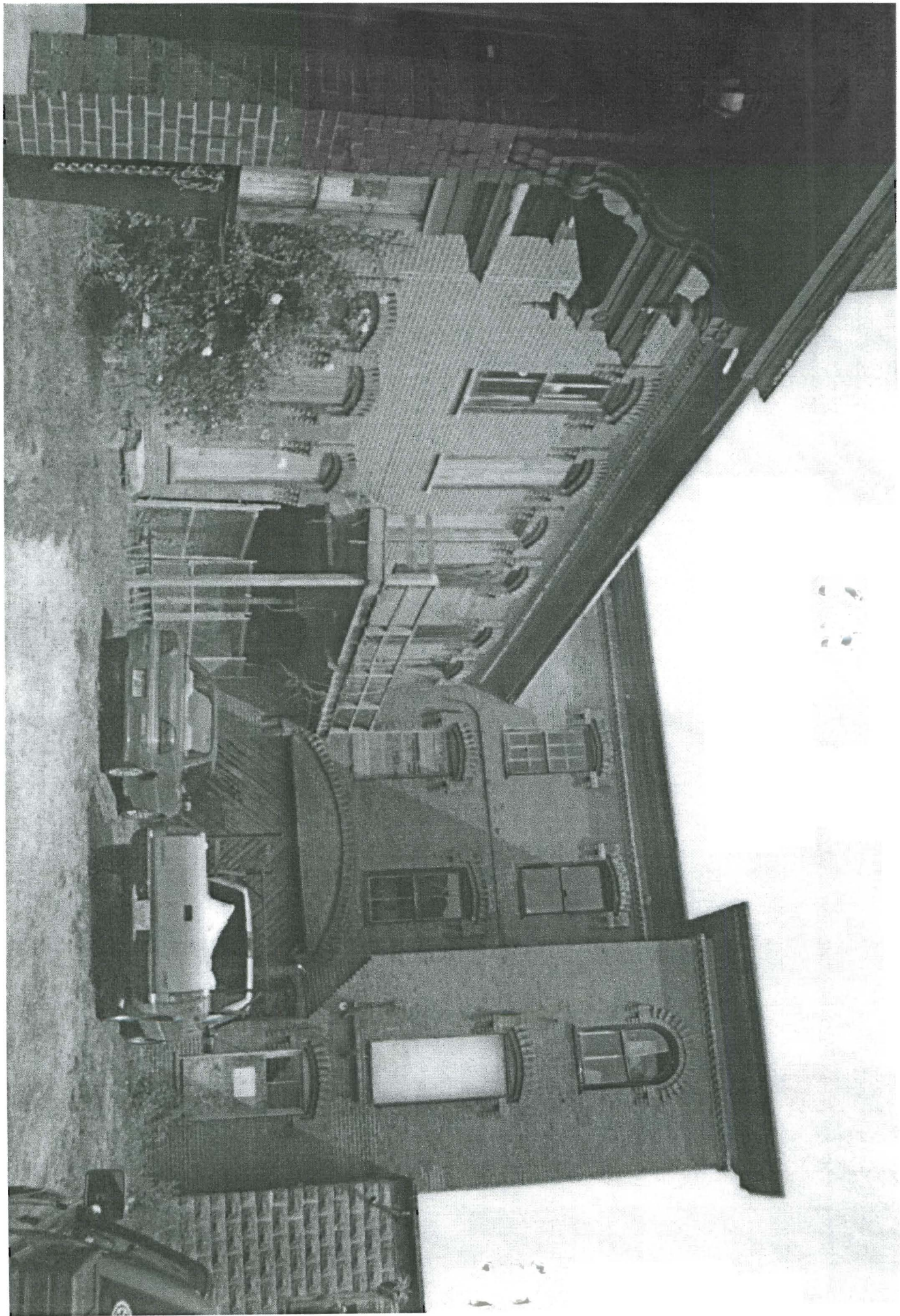


INDIA ST.

retained



Andria Street facade will remain



COMMENTS

10/27/98 Cleaning out old bottles + debris inside rear portion of bldg. with 30 yd. dumpster. Roof has collapsed inside structure
mm

11/4/98 Demo in progress 2nd story down + being removed Front Facade PC to Remain PC ~~fill~~

1/12/01 O/K

AR

020-E-021

98-1164

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 7 OCT. 98 ADDRESS: 59-61 India ST. CBL 020-E-021
REASON FOR PERMIT: Demg. rear Portion of Bldg, Saving Front Facade
BUILDING OWNER: Brenda Nicholas
CONTRACTOR: Building Material Recyclers, Inc.
PERMIT APPLICANT: _____
USE GROUP B1 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X/1 *

- X 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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 34" 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- 12 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)
- 13. 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
- 14 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
- 15. 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
- 16. 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
- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19 The Sprinkler System shall maintained to NFPA #13 Standard.
- 20 All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25 All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- 27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 31. All demolition shall be done in accordance with Sections 116 and 3310.0 of the City's building Code. (The BOCA NATIONAL Building Code /1996).
- 33.


 P. Samuel Hoffses, Building Inspector

cc. Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator