

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

Location of Construction: 277 Congress St		Owner: Shafran, J & T		Phone:		Permit No: <b>961168</b>	
Owner Address:		XXXXX/Buyer's Name: Maine Adoption Placement Service International		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>NOV 26 1996</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 4-fam		Proposed Use: Office		COST OF WORK: \$ _____ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: Appeal \$ 25.00 + \$50.00 INSPECTION: Use Group:    Type: Signature: <i>[Signature]</i>	
Proposed Project Description:  Change Use from 4-fam to office space <i>med MISCELLANEOUS</i> <i>Conditional Use Appeal - parking (11/7/96) check # 2797</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action:            Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: <i>Klagenknecht Hute</i> Date: <i>10/25/96</i>		Zone: <i>B-2</i> CBL: 021-E-028 Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 24 October 1996					

1. This permit application doesn't 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..

★ Timothy Keiter  
178 Middle St  
P.O. Box 7332  
Portland, ME 04112

**APPEAL SUSTAINED** *11/26/96*

**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 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: *Erica Kennedy*      ADDRESS: \_\_\_\_\_      DATE: 24 October 1996      PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk    Green-Assessor's    Canary-D.P.W.    Pink-Public File    Ivory Card-Inspector

- 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: *10/25/96*

*Kay Wagenknecht Hute*

CEO DISTRICT 1  
*m W...*

COMMENTS

1-1-97 Work is in process on 2 +  
3rd floor spaces  
Painting + finish work is  
in progress. Grading

2/8/97 Inspected all floors + cellar  
OK Needed one fire door on cellar  
some electrical  
items for fire  
note to be  
done

96-1168

021-E 025

~~Completed~~

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

# ELECTRICAL PERMIT

## City of Portland, Me.



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 City of Portland Electrical Ordinance,  
 National Electrical code and the following specification:

Date 15 January 1997

LOCATION: 277 Congress St

Permit # 16844

OWNER Maine Adoption Placement Service Inc ADDRESS \_\_\_\_\_

**TOTAL EACH FEE**

OUTLETS							
	Receptacles		Switches		Smoke Detector		.20
<b>FIXTURES</b>	(number of)						
	incandescent		fluorescent				.20
	fluorescent strip						.20
<b>SERVICES</b>							
	Overhead				TTL AMPSTO	800	15.00
	Underground					800	15.00
<b>TEMPORARY SERV.</b>							
	Overhead				AMPS OVER	800	25.00
	Underground					800	25.00
<b>METERS</b>	(number of)						1.00
<b>MOTORS</b>	(number of)						2.00
<b>RESID/COM</b>	Electric units						1.00
<b>HEATING</b>	oil/gas units						5.00
<b>APPLIANCES</b>	Ranges		Cook Tops		Wall Ovens		2.00
	Water heaters		Fans		Dryers		2.00
Disposals	Dishwasher		Compactors		Others (denote)		2.00
<b>MISC. (number of)</b>	Air Cond/win						3.00
	Air Cond/cent						10.00
	Signs						5.00
	Pools						10.00
	Alarms/res						5.00
	Alarms/com				Fire	XX	15.00
	Heavy Duty						2.00
	Outlets						
	Circus/Carnv						25.00
	Alterations						5.00
	Fire Repairs						15.00
	E Lights						1.00
	E Generators						20.00
<b>TRANSFORMER</b>	Panels						4.00
	0-25 Kva						5.00
	25-200 Kva						8.00
	Over 200 Kva						10.00
					TOTAL AMOUNT DUE		
					<b>MINIMUM FEE/COMMERCIAL 35.00</b>	<b>MINIMUM FEE 25.00</b>	<b>25.00</b>
							<b>25.00</b>

INSPECTION: Will be ready 1/21 Tues or will call \_\_\_\_\_

CONTRACTORS NAME Protection Professionals  
 ADDRESS 139 Newbury St Ptld  
 TELEPHONE 775-5755  
 MASTER LICENSE No. 16844  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

*Doyle Hanley*

# ELECTRICAL PERMIT

## City of Portland, Me.

021-E-028



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 City of Portland Electrical Ordinance,  
 National Electrical code and the following specification:

Date 28 January 1997  
 Permit # 13145

LOCATION: 277 Congress St

OWNER ~~Brew/Margaret~~ - ADDRESS \_\_\_\_\_

							TOTAL EACH FEE	
<b>OUTLETS</b>		Receptacles	Switches	Smoke Detector		6	.20	1.20
<b>FIXTURES</b>	(number of)	incandescent	fluorescent			20	.20	4.00
		fluorescent strip					.20	
<b>SERVICES</b>		Overhead		TTL AMPSTO	800		15.00	
		Underground			800		15.00	
<b>TEMPORARY SERV.</b>		Overhead		AMPS OVER	800		25.00	
		Underground			800		25.00	
<b>METERS</b>	(number of)						1.00	
<b>MOTORS</b>	(number of)						2.00	
<b>RESID/COM</b>	Electric units						1.00	
<b>HEATING</b>	oil/gas units						5.00	
<b>APPLIANCES</b>	Ranges	Cook Tops	Wall Ovens				2.00	
	Water heaters	Fans	Dryers				2.00	
Disposals	Dishwasher	Compactors	Others (denote)				2.00	
<b>MISC. (number of)</b>	Air Cond/win						3.00	
	Air Cond/cent						10.00	
	Signs						5.00	
	Pools						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty						2.00	
	Outlets							
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights					6	1.00	6.00
	E Generators						20.00	
	Panels						4.00	
<b>TRANSFORMER</b>	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
					TOTAL AMOUNT DUE			
					<b>MINIMUM FEE</b>		<b>25.00</b>	<b>25.00</b>
					<b>MINIMUM FEE/COMMERCIAL 35.00</b>			

INSPECTION: Will be ready 1/30 AM or will call \_\_\_\_\_

CONTRACTORS NAME EMI  
 ADDRESS 1 Tenny Ln Scarborough  
 TELEPHONE 883-1919  
 MASTER LICENSE No. 13145  
 LIMITED LICENSE No. \_\_\_\_\_

**SIGNATURE OF CONTRACTOR**

Jerry Cabana for Steve Stewart



## BUILDING PERMIT REPORT

DATE: 1/25/96 ADDRESS: 277 Congress St

REASON FOR PERMIT: change of use

BUILDING OWNER: Shelton, JAT

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: Eileen Kennedy APPROVAL:

DENIED: \_\_\_\_\_

### CONDITION OF APPROVAL OR DENIAL

1. 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. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
5. Guardrail & 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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 19, 919.3.2 (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 basementsIn 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)
14. 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.

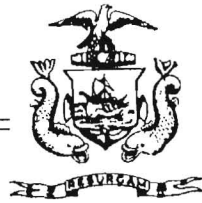
- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- 17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 19. 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".
- 20. 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.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 22. All uses of retro-reflective shall be provided in accordance w/ NFPA 161 Section 5-2.12
- 23. A Fire alarm acceptance report shall be submitted to the Portland Fire Dept.
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

\_\_\_\_\_  
P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD

**CITY OF PORTLAND, MAINE**

BOARD OF APPEALS



November 25, 1996

Timothy Keiter  
178 Middle Street  
P. O. Box 7332  
Portland, Maine 04112

RE: 277 Congress Street

Dear Mr. Keiter,

As you know, at its November 21, 1996 meeting, the Board of Appeals voted 7-0 to grant relief from the requirement that parking be within 100 feet from the principal building.

A copy of the Board's decision is enclosed for your records.

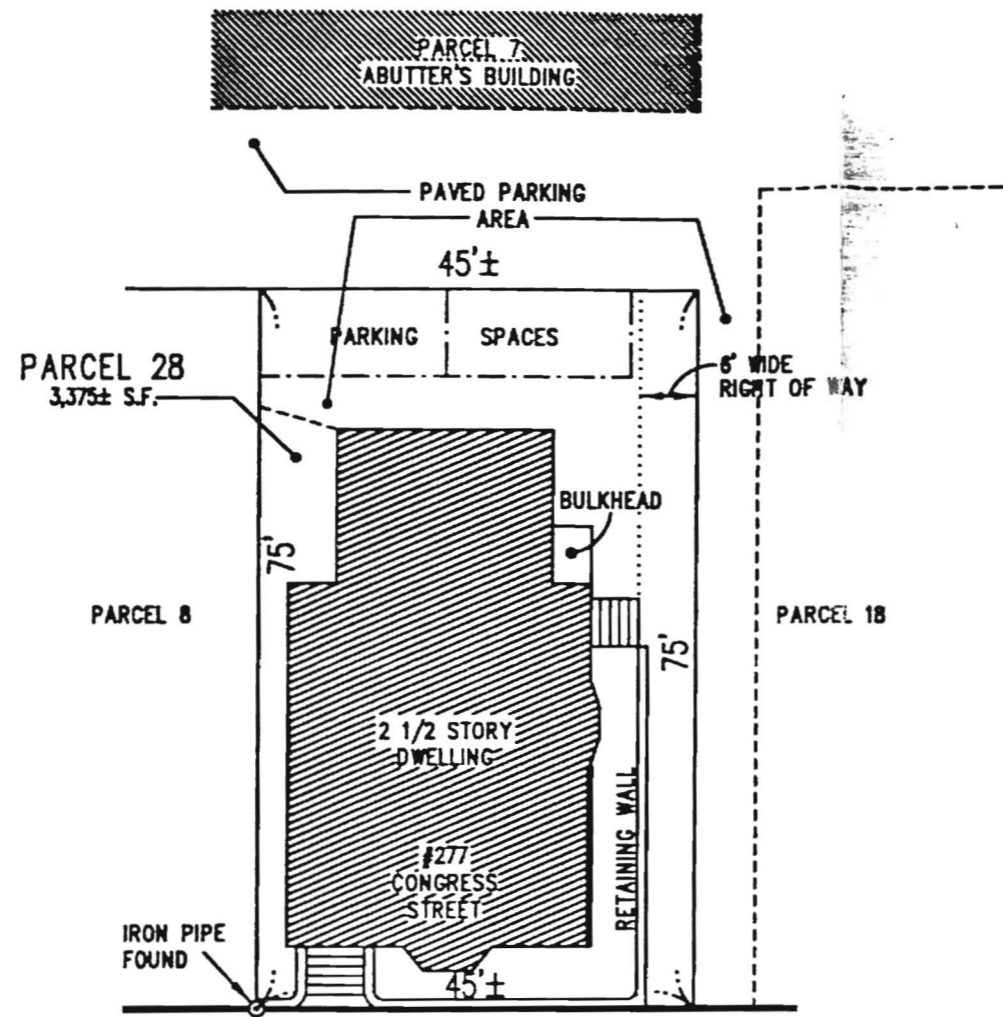
Sincerely,

Marge Schmuckal  
Asst. Chief, Inspection Services Division

cc: Joseph E. Gray, Dir, PUD  
P. Samuel Hoffses, C, Insp Svcs Div  
Charles A. Lane, Assoc. Corp Counsel  
Maine Adoption Placement Service

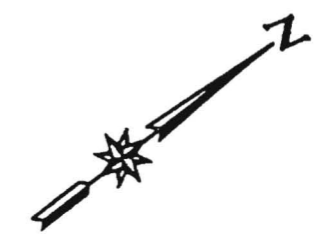






CONGRESS STREET

75± TO LOCUST STREET



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
OCT 24 1996  
RECEIVED

DEED REFERENCE : DEED BOOK 7446, PAGE 228  
THIS IS NOT A BOUNDARY SURVEY.  
REVISED JULY 10, 1996

**SKETCH PLAN OF LAND  
IN  
PORTLAND  
MAINE**

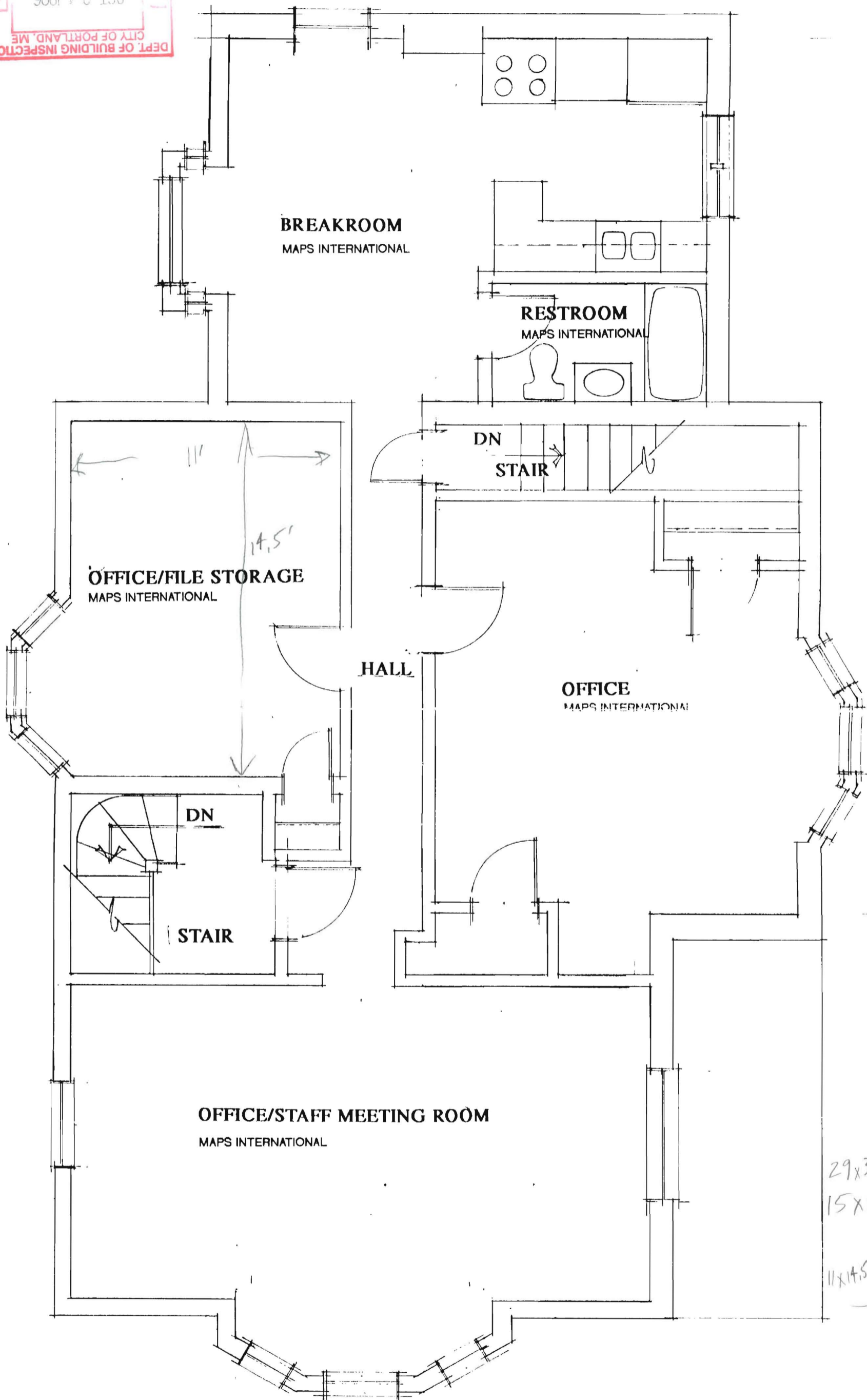
SCALE: 1"=20'                      JULY 1, 1996  
PREPARED FOR: TIMOTHY S. KEITER  
178 MIDDLE STREET, SUITE 400  
PORTLAND, MAINE 04101

JOB NUMBER: 14338	ACAD FILE: 14338A.dwg
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**DES LAURIERS & ASSOCIATES  
OF NEW ENGLAND, INC.**

153 RT. 1, SCARBOROUGH COMMON  
SCARBOROUGH, ME 04074  
TEL: (800)882-2227 (207)883-1000  
FAX: (207)883-1001  
PROFESSIONAL LAND SURVEYORS

RECEIVED  
OCT 24 1996  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME



29x37=1073  
15x19=285  
1358#  
11x14.5=159.5  
1198.5#

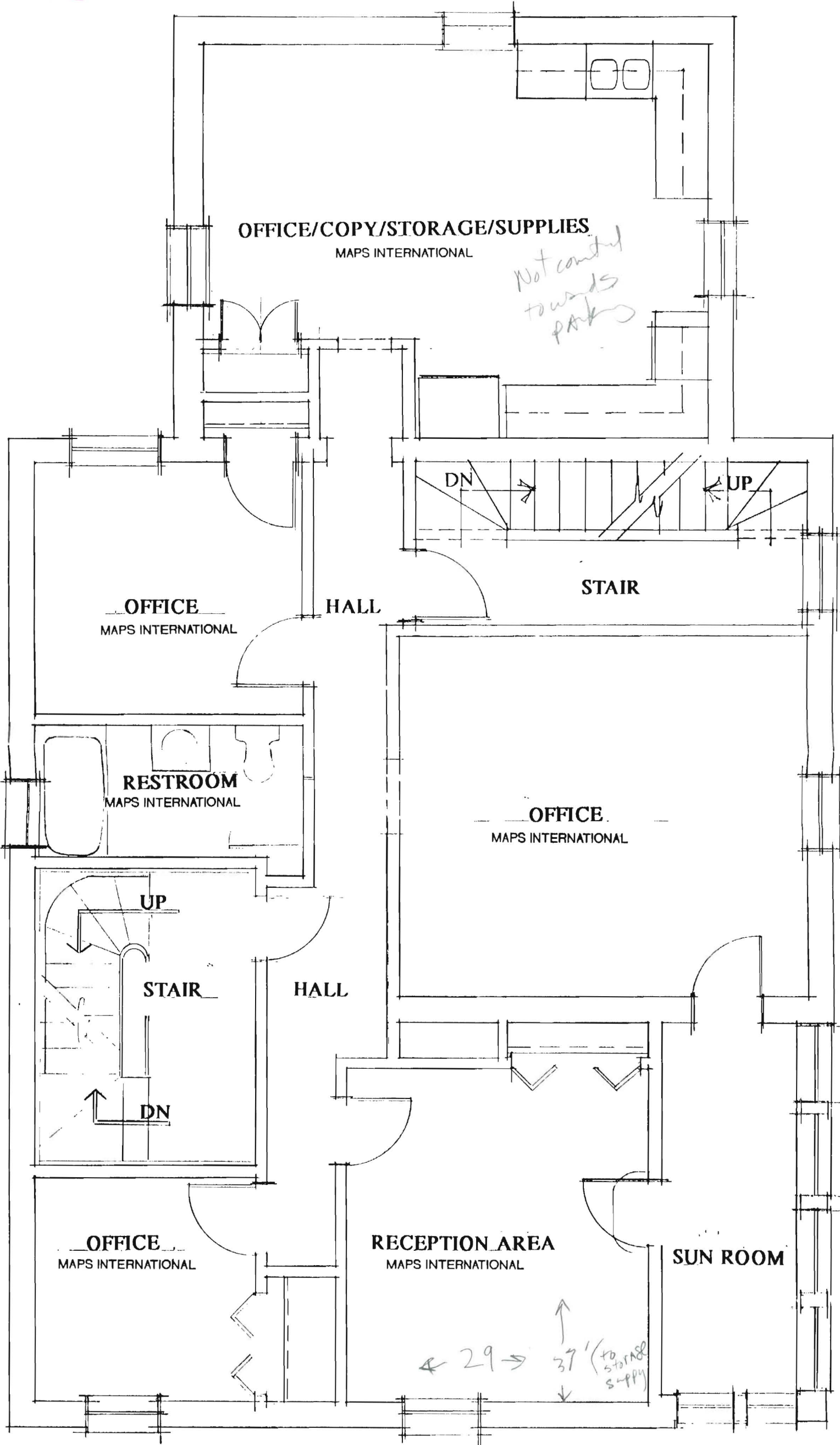
**THRID FLOOR PLAN**

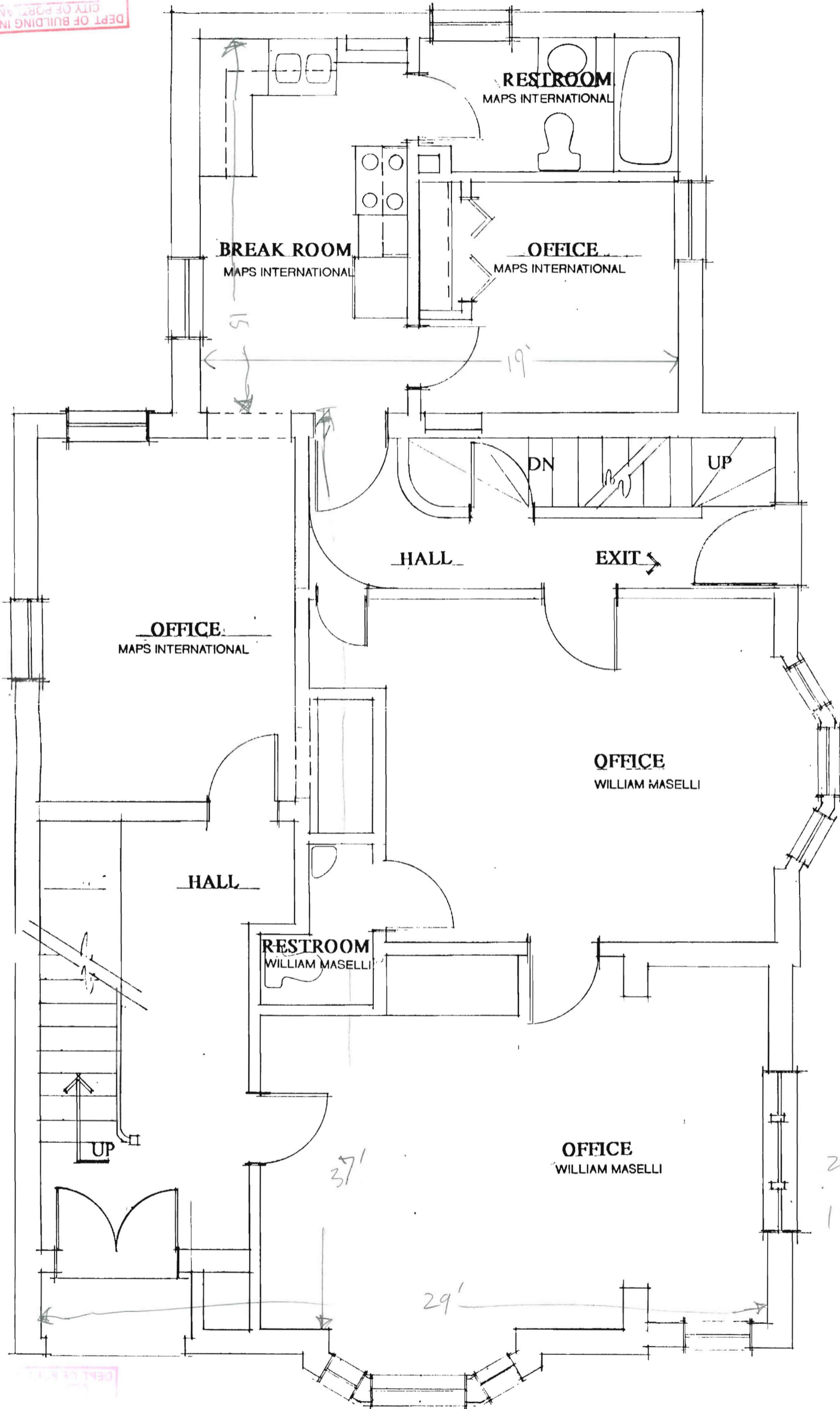
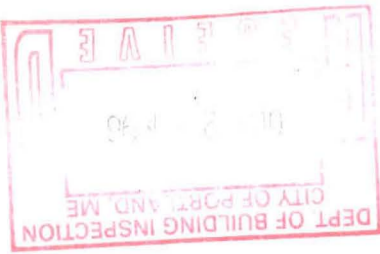
SCALE 1/4" = 1' - 0"

OWNER: MAPS INTERNATIONAL

#070796

10/17/96





**GAWRON ASSOCIATES**

Architecture • Interior Design • Landscape Architecture  
153 U.S. Route One Scarborough, Maine 04074  
207 - 883 - 6307 FAX 207 - 883 - 0361 © 1994

**FIRST FLOOR PLAN**

OWNER: MAPS INTERNATIONAL

#070796

10/17/96

SCALE 1/4" = 1' - 0"