

PERMIT ISSUED

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

Permit No: 02-0349	Issue Date: MAY 2 1	CBL: 021 R016001
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Location of Construction: 239 Congress St	Owner Name: Seavey Timothy E	Owner Address: Po Box 7411	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Calendar Islands Building Services	Contractor Address: P.O. Box 7452 Portland	Phone: 2077743355
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2-b

Past Use: Retail Space	Proposed Use: Retail Space	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Repair Foundation and Easterly Wall		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: SB BOCA 1999	

Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gad	Date Applied For: 04/18/2002	Zoning Approval	
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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..	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 <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>OK 4/30/02</i>	Date: <i>[Handwritten Signature]</i>	

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 020389

Please Read Application And Notes, If Any, Attached

This is to certify that Seavey Timothy E /Calendar lands Building Services

has permission to Repair Foundation and Eastern Wall

AT 239 Congress St C 021 F016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *Timothy E Seavey*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Timothy E Seavey
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-0389

All Purpose Building Permit Application

If 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.

037-239

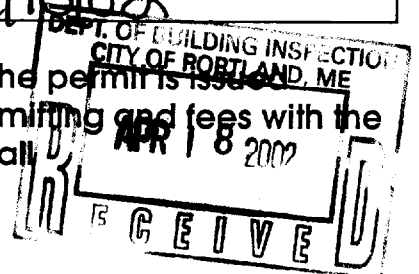
Location/Address of Construction: <u>330 Congress Street, Portland, ME.</u>		
Total Square Footage of Proposed Structure <u>REPAIR FOUNDATION</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>021</u> Block# <u>F</u> Lot# <u>016</u>	Owner: <u>TIM SEAVENY</u>	Telephone:
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>CALENDAR ISLANDS BUILDING SERVICES PO BOX 7452, PORT, ME 04112</u>	Cost of Work: \$ <u>10,000.00</u> Fee: \$ <u>93.00</u>
Current use: <u>RETAIL</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: Project description: <u>REPAIR FOUNDATION / EASTERN WALL</u>		
Contractor's name, address & telephone: <u>CALENDAR ISLANDS BUILDING SERVICES</u>		
Who should we contact when the permit is ready: <u>Dana Williams</u> ← call		
Mailing address: <u>P.O. Box 7452, Portland, Maine 04112</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>774-3355 (D)</u> <u>776-0272 (C)</u> ← call		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

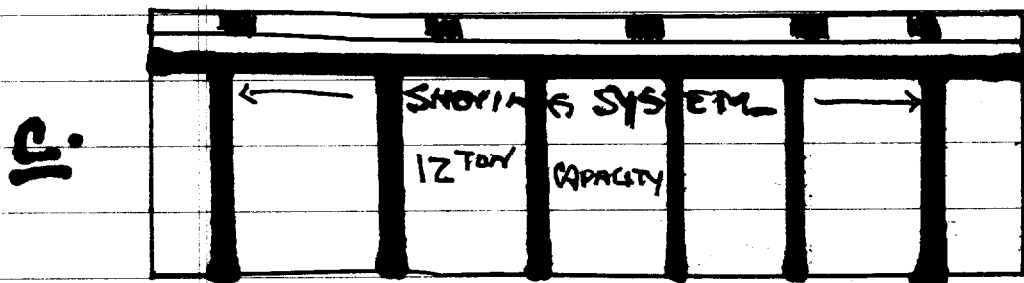
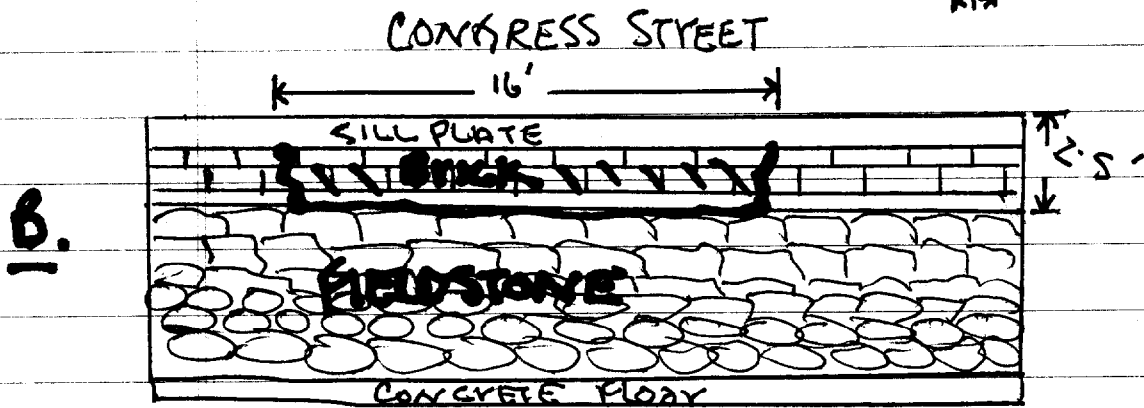
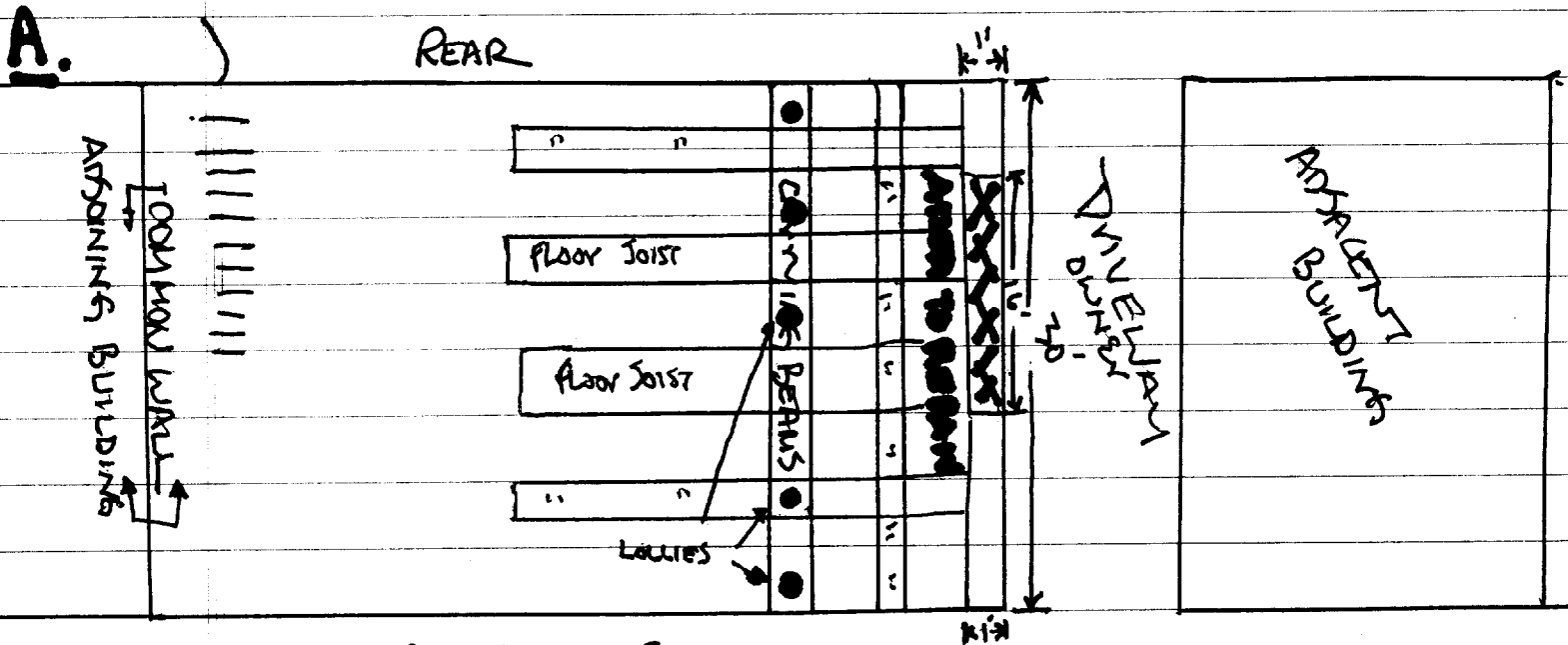
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Signature of applicant: <u>Dana Williams</u>	Date: <u>4/8/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



736 Congress Street



SCOPE: REMOVE DAMAGED MASONRY / EXCAVATE DEMO HOLE / WALL
 Shore up floorings / BEAMS
 Replace damaged area with NEW 8" Block / Rebar / GROUTED
 WATERPROOF REPAIRED AREAS
OPTION: Replace sill plate, if deemed necessary / P/TREATED

BUILDING INSPECTION

239 Congress Street
Portland, Maine

Prepared for:

Tim Seavey
P.O. Box 7411
Portland, ME 04112

Prepared by:

Criterion - Mooney Engineers
650 Brighton Avenue
Portland, ME 04102
(207) 775-1969

February 7, 2000

Inspection No. HI00-013
Date of Inspection: February 3, 2000
Engineer: Ralph J. Manglass, Jr., P.E.

STRUCTURAL

Foundation Type	Perimeter Wall
Foundation Walls	Stone/Brick/Concrete Block
Basement	Full
Basement Floor	Concrete
First Floor Framing	Column/Girder/Joist
Roof Framing	Rafter/Joist

Observations and Recommendations

The basic construction of this building consists of stone, brick and concrete block foundation walls and a column-girder system for the support of the first floor level joist members. This is a standard method of construction.

Where visible, the foundation walls are generally in fair condition.

As we discussed with the current owner, and as we observed, there have been considerable modifications to the foundation over the years. The left side foundation wall has an added layer of concrete block and concrete along the top which was installed by the current owner during some repairs to the side of the building about ten years ago. The right side foundation wall has several areas which are completely filled in with brick, and another with concrete block. Apparently this basement used to be shared with a building that existed next door in the present parking area. These openings have been sealed up.

As we discussed and observed, there is considerable bulging and inward movement evident in the right side foundation wall. According to the current owner, he has installed some additional concrete walls along the exterior of the foundation on the right side of the building to help control water seepage and to arrest some of the inward movement.

There did not appear to be any evidence of recent significant movement of this wall. Most of the cracking appeared to be quite old and there was no evidence of excessive seepage within the recent past.

The wall has moved inward to the extent that the sill timber has rotated on top of the foundation. Repairs reportedly have been made to the right side wood framed wall above this area in order to restrain various portions of the wall to the sill so that the wall will be less subject to coming apart. In addition, various girders have been installed in the lower level to support the first floor framing. There is a girder adjacent to the right side foundation wall which appears to be carrying much of the load that would normally be carried by this wall. This is good in light of the significant bowing of the wall.

We recommend establishing an observation system for the right side foundation wall to monitor any inward movement to determine its significance. We recommend that this wall eventually be reinforced or replaced. This can be done by covering the building wall inside or outside of the wall to take the place of the existing wall. The easiest solution would probably be to build a wall on the inside. The new wall should be properly reinforced to help carry the soil loading on that side of the building. Until then, the girder support along this wall should be kept in good condition.

Any significant earthwork on the exterior of the building on this side or any significant jacking of the structure along the interior girder could result in a partial collapse of the foundation wall due to the significant deterioration evident in the wall. Therefore, we recommend that the installation of an interior concrete wall covering the existing wall be accomplished as soon as practical.

As we discussed, some repairs are needed to several of the wood girders in the basement which are exhibiting signs of rot. In particular, the girder along the right foundation wall is exhibiting rot along with some of the floor joists and subflooring adjacent to it in the right rear of the basement. These areas should be repaired. We also recommend the installation of additional columns below this girder for more uniform support. We generally recommend a spacing of no more than 5 feet between columns supporting this girder. As an alternative to installing additional columns, this girder could be replaced with a stronger girder sized to carry the weight of that portion of the building.

The other girder which exhibited rot and needs repair is at the left rear of the basement in the vicinity of the heating unit. This girder should be repaired in the near future.

The remaining framing members and girders in the basement should be kept under observation for any signs of future rot and repaired as necessary.

We recommend the eventual replacement of wood or adjustable steel supports with permanent concrete-filled steel supports with proper top and base plates. All supports should also be installed on proper footings.

The existing wood support posts supported on raised stone and concrete footings generally appear to be serving well. We recommend installing some brackets between these supports and their associated columns to help keep the connections stable.

Where visible, the basic framing members are in good to fair condition.

Not all of the attic was accessible for inspection. Significant parts of it are finished into living spaces which concealed parts of the roof framing.

There has been some settlement of this building which is to be expected. With the condition of the bulging foundation wall discussed previously, there are no other indications of structural instability.

The overall structural stability of these premises can be described as fair but stable.

Based on visible evidence, we consider the structural condition of this building to be fair. The conditions noted here are common in many buildings of this age and construction type we inspect.

Observations

Portions of the attic were finished off and therefore not all the framing there was available for inspection. There was a significant amount of stored material in the basement which limited the visibility of the basement slab and some of the lower portions of the foundation walls and support posts.

Further, it should not be assumed that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities should the normal drying process be restricted by insulation or other obstacles. Therefore, it is possible that you will encounter some rot should you at any time undertake any projects that involve disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any building.

WOOD-DESTROYING INSECT ACTIVITY

Observations and Recommendations

Based on observations in those areas that were accessible, no active wood-destroying organism action was evident at the time of inspection.

Although no evidence of wood-destroying organism activity or action is reported, because of the insidious habits of these organisms, no responsibility is assumed for such condition that may exist or may be starting and was not visible. Further, this report is not a warranty or guarantee that there are no wood-destroying organisms, but an inspection report.

BASEMENT WATER

Observations and Recommendations

There was evidence of past moisture and seepage on the basement walls and slab. However, there was a significant amount of stored material in the basement which appeared to have been there for some time, and there was no indication of excessive moisture having affected any of this stored material at the time of inspection.