

902053

\$635.00

City of Portland BUILDING PERMIT APPLICATION Fee 535.00 Zone Map # Lot # Permit # City of Portland

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

Owner: Thomas McAda Phone # 775-5952
Address: 451 Deering Ave. 2nd fl. 4F 04103
LOCATION OF CONSTRUCTION: 235 Congress St. *
Contractor: Victorian Restoration Inc.
Address: 451 Deering Ave. 2nd fl. 4F 04103
Est. Construction Cost: \$123,000 Proposed Use: 4 family repair & remodel
Est. Construction Cost: \$123,000 Paid Use: 4-family retail
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories # Bedrooms Lot Size
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion entering renovations- repair after fire

For Official Use Only PERMIT ISSUED

Date 9/20/90 Subdivision
Inside Fire Limits Name
Bldg Code Lot 001 22 1990
Time Limit Ownership City Of Portland
Estimated Cost 123,000 \$123,000
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other

HISTORIC PRESERVATION

Foundation:

1. Type of Soil:
2. Footings: 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: Spacing 16" O.C.
4. Joists Size: Size:
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

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

Interior Walls:

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

Ceiling:

1. Ceiling Joists Size: Spacing Not in District nor Landmark.
2. Ceiling Strapping Size: Does not require review.
3. Type Ceiling: Size Requires review.
4. Insulation Type:
5. Ceiling Height:

Roof:

1. Truss or Rafter Size: 00.200 Action: Approved
2. Sheathing Type: Sips Approved with Condition:
3. Roof Covering Type: Date: 9/20/90

Chimneys:

- Type: Number of Fire Places

Heating:

- Type of Heat: 7 furn

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:
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. ChaseSignature of Applicant Thomas McAdaSignature of CEO Inspection Dates

White Tax-CEO

White-Tax Assessor

Yellow-GPCOG

Copyright GPCOG 1988

PERMIT ISSUED WITH LETTER

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 635.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 11-1-90 - Paul George complains that windows on
 3 Fl do not meet code. OK
 11-2-90 - Windows are pop-out type which meet code.
Have verbal OK. OK

Signature of Applicant Thomas J. Walsh

Date 2/2/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

October 22, 1990

RE: 235 Congress Street

Victorian Restorations, Inc.
451 Deering Avenue
Portland, Maine 04103
c/o Thomas McAdam

Dear Sir:

Your application to make repairs after fire (interior renovations) has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

CONDITIONS OF APPROVAL:

Ref. Chapter 19 of N.F.P.A. 101 Life Safety Code.

1. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with hydraulic self-closers. Doors shall swing in the direction of exit travel.
2. 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 apartment to the building exterior with no communications to other apartment units.
3. Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for sleeping areas.
4. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
5. Spiral stairs within the living unit shall comply with Section 19-2.3.3 of the N.F.P.A. 101 Life Safety Code.
6. Fire escape shall be in accordance with Section 5-2.8.

Victorian Restorations, Inc.

2

10/22/90

7. One hour rated enclosure of front stairwell shall extend to the third floor level.
8. 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.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Wallace Garroway, Fire Prevention Bureau

BUILDING PERMIT REPORT

DATE: 10-10-90

ADDRESS: 235 Congress St

REASON FOR PERMIT: Interior renovations - repairs after fire

BUILDING OWNER: Thomas McAdams

CONTRACTOR: Victorian Restoration Inc.

PERMIT APPLICANT: Thomas McAdams

APPROVED: L.A. DENIED: _____

CONDITIONS OF APPROVAL OR DENIAL:

- Ref Chapter 19 N.F.P.A. 101 Life Safety Code*
1. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with hydraulic self-closers. *Doors shall swing in the direction of exit travel*
 2. 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 apartment to the building exterior with no communications to other apartment units.
 3. Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for sleeping areas
 4. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
 5. *Spiral stairs within the living unit shall comply with Section 19-2.2.3.3 of the N.F.P.A. 101 Life Safety Code*
 6. *Fire Escape shall be in accordance with Section 5-2.8*

over

① The noted enclosure of front stairwell shall extend to the third floor level.

~~When the Work~~

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.

C.C. H. Garraway (PFI)

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00089

FEB 7 1945

ZONING LOCATION 3-2

PORTLAND, MAINE Feb. 5, 1945

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 Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 335 Congress Street

Fire District #1

1. Owner's name and address Gene M. Hilton, 47 Hanover Street

Telephone

2. Lessee's name and address Stephan P. Gervais, 177 St. John Street

Telephone 772-513

3. Contractor's name and address

Telephone

Proposed use of building sandwich shop

No. of sheets

Last use furniture repair/sales

No. families

Material No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr.

Change of Use

Appeal Fees

\$

@ 775-5451

Base Fee

25.00

Late Fee

TOTAL

\$ 25.00

change of use from furniture repair/sales to sandwich shop

send to St. John Street

Stamp of Special Conditions

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? Is any electrical work involved in this work?
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 dept's 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
Siding Lumber—Kind Dressed or full size? Corner posts Sills
Size of door Columns under girders Size Max. on centers
Joists (outside walls and ceiling partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
Rafters 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
Factory building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated or 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?

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0.038

PERMIT ISSUED

ZONING LOCATION

PORTLAND, MAINE

Jan 9, 1961

JAN 13 1961

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 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 ... 215 Congress St.

1. Owner's name and address

Arthur B. French - 15 Lincoln St., Portland

Fire District #1 ☐ #2 ☐

2. Lessee's name and address

Telephone 775-4555

3. Contractor's name and address

Telephone

Proposed use of building

4 apartments & store

No. of sheets

Last use

2.5 apartments

No. families

Material

No. stories

Heat

Style of roof

No. families

Other buildings on same lot

Roofing

Estimated contractual cost \$

Appeal Fees

\$50.00

FIELD INSPECTOR - Mr.

@ 775-5451

Base Fee

Late Fee

TOTAL

\$ 25.00

75.00

Change of Use from 2 apartments to 4 apartments & store

Stamp of Special Conditions

DUE PERMIT TO #1

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? ... ☒ ... Is any electrical work involved in this work? ... ☒ ...
 Is connection to be made to public sewer? ... ☐ ... If no, 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 ... K ... 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

GENERAL NOTES FOR SPECIFICATIONS.

1. ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE CONTRACTOR.
2. ALL MATERIALS HAVING COLOR OR PATTERNS SHALL BE SELECTED BY OWNER.
3. ALL WORK SHALL BE PERFORMED BY LICENSED JOURNEYMEN MECHANICS (OR BETTER) WHERE REQUIRED.
4. THE PREMISES SHALL BE KEPT CLEAN AND ORDERLY DURING THE COURSE OF THE WORK AND ALL DEBRIS SHALL BE REMOVED AT THE COMPLETION OF WORK.
5. BUILDING, ELECTRICAL AND PLUMBING PERMITS SHALL BE PURCHASED BY THE CONTRACTOR. FAILURE TO SECURE THE REQUIRED PERMITS WILL MEAN: THAT PAYMENTS FOR WORK REQUIRING PERMITS WILL NOT BE MADE UNTIL THE NECESSARY PERMIT(S) HAVE BEEN PURCHASED.
6. WORKMANSHIP AND MATERIALS NOT COVERED BY MANUFACTURER'S WARRANTY SHALL BE COVERED BY CONTRACTOR'S GUARANTEE FOR A PERIOD OF AT LEAST ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF ALL WORK REQUIRED BY THE CONTRACT.
7. ALL WORK SHALL CONFORM TO THE APPROPRIATE CODES OF THE CITY OF PORTLAND.
8. INSTALL SHALL MEAN FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED.

NOTE: NO LEAD BASED PAINT CAN BE USED THAT EXCEEDS 1 PER CENT LEAD BY WEIGHT AS REQUIRED BY CIRCULAR HPMC-FHA-4502.5.

Paul Brune
REHABILITATION SPECIALIST

THOMAS McADAMS
451 DEERING AVE.
PORTLAND, ME. 04103

SPECIFICATIONS FOR 235 CONGRESS ST.

1. EXTERIOR/INTERIOR.

A. DEMOLITION.

1. REMOVE ALL RUBBISH AND DEBRIS FROM PROPERTY AND DISPOSE.
2. REMOVE ALL EXISTING SIDING DOWN TO SHEATHING. APPROX. 3800SF
3. REMOVE ALL FIRE DAMAGED STUDS, SHEATHING AND RAFTERS.
APPROXIMATELY= 37LF/WALLS, 112LF/ROOF RAFTERS, 2 GABLE ENDS.
4. REMOVE EXISTING FIRE ESCAPE AT REAR OF BUILDING.
5. REMOVE ALL BROKEN AND/OR DAMAGED PLASTER AND LATH WALLS AND
CEILINGS. APPROX. QTY= 3,000 SF.
6. REMOVE ALL BROKEN AND/OR DAMAGED ELECTRICAL OUTLETS, SWITCHES
AND LIGHT FIXTURES.
7. REMOVE ALL BROKEN AND/OR DAMAGED PLUMBING FIXTURES, D/W/V LINES,
AND SUPPLY LINES.
8. REMOVE ALL DAMAGED AND/OR FIRE-DAMAGED FLOOR JOISTS, SUBFLOOR,
UNDERLAYMENT, CARPET AND SHEET VINYL. APPROX.= 336LF-FLOOR JOISTS/
340SF-SUBFLOOR/2950 SF-UNDERLAYMENT-CARPET-VINYL.

B. ASBESTOS REMOVAL.-BASEMENT.

1. REMOVE ALL ASBESTOS INSULATION FROM HEATING PIPES AND OLD HEATING
BOILER. WORK TO BE PERFORMED BY A LICENSED ASBESTOS ABATEMENT
CONTRACTOR ACCORDING TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL
CODES. A COPY OF THE FINAL AIR QUALITY REPORT WILL BE TURNED OVER TO
THE REHAB SPECIALIST. BOILER= 1 EA./PIPE=APPROX. 125 LF.

2. INTERIOR.

A. ELECTRIC-APARTMENTS *.

1. REPAIR DEFECTIVE ELECTRICAL SYSTEMS BY INSTALLING NEW SERVICE ENTRANCE; MAIN SHUT-OFF TO BE LOCATED IN BASEMENT.
2. INSTALL 4 NEW FPE, 60 OR EQUAL CIRCUIT PANELS, ONE PER UNIT; TO BE LOCATED INSIDE EACH APARTMENT.
3. INSTALL NEW BRANCH CIRCUITS INCLUDING OUTLETS, SWITCHES, FIXTURES, AND GFI OUTLETS ACCORDING TO THE NATIONAL ELECTRIC CODE. ALL WORK TO BE INSPECTED BY LOCAL CITY INSPECTOR.
4. INSTALL NEW HARD-WIRED SMOKE DETECTORS IN EACH UNIT. UNIT MUST BE U. L. AND/OR N.F.P.A. APPROVED. INSTALLATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS. QTY- 4 EA.
5. INSTALL NEW HARD-WIRED SMOKE DETECTORS IN ALL COMMON HALLWAYS AND IN BASEMENT AREA. QTY-4 EA.
6. INSTALL NEW DOORBELL SYSTEM ACCORDING TO NEC, INCLUDING ALL NEW TRANSFORMERS, WIRING AND PUSHBUTTONS. QTY-4 EA PUSHBUTTONS.

B. PLUMBING-APARTMENTS *.

1. INSTALL NEW SUPPLY PIPING USING 1/2" TYPE "L" COPPER COMPLETE WITH ALL REQUIRED FITTINGS AND SHUT-OFFS. ALL WORK TO BE INSPECTED BY LOCAL CITY INSPECTOR.
2. INSTALL NEW DRAIN/WASTE/VENT PIPES WITH ALL REQUIRED FITTINGS; SIZE AS DETERMINED BY MAINE PLUMBING CODE. PIPE TO BE SCHEDULE 40 PVC.
3. INSTALL NEW SINGLE BOWL STAINLESS STEEL SINK (FEDERAL OR EQUAL) COMPLETE WITH SINGLE LEVER FAUCET (MOEN OR EQUAL). QTY=4 EA.
4. INSTALL NEW WATER CLOSET (ELJER OR EQUAL), FREE STANDING WITH NEW SEAT. QTY=4 EA.
5. INSTALL NEW 5' RECESSED NON-SLIP TUB WITH COMPLETE SHOWER FACILITIES NON-SCALD VALVE, SHOWER ROD AND ASSOCIATED TRIM. TUB TO BE FIBERGLASS (ARTESIAN OR EQUAL); TUB/SHOWER FAUCET TO BE (MOEN OR EQUAL). QTY=4 EA.
6. INSTALL NEW FREE STANDING VANITY (MERRILLAT OR EQUAL) COMPLETE WITH NEW DROP-IN, SELF-RIMMING CHINA LAVATORY AND SINGLE LEVER FAUCET. LAVATORY TO BE (ARTESIAN OR EQUAL); FAUCET TO BE (MOEN OR EQUAL). QTY=4 EA.

C. HEATING APARTMENTS *

1. REMOVE ALL EXISTING BOILERS AND STORAGE TANKS FROM PREMISES AND DISPOSE. SUPPLY AND INSTALL ONE COMPLETE NEW OIL-FIRED FORCED HOT WATER BOILER OF SUFFICIENT CAPACITY TO HEAT EACH INHABITABLE ROOM TO 68 DEGREES FAHRENHEIT @ -10 DEGREES FAHRENHEIT OUTSIDE TEMPERATURE. CAST IRON BOILER TO BE (AMERICAN STANDARD, PEERLESS, WEIL MCALAIN OR EQUAL). INSTALL NEW FLUE PIPE AND DUCTWORK IN BASEMENT. INSTALL ALL REQUIRED SAFETY VALVES AND SWITCHES, NEW THERMOSTATS, AND WIRING TO SERVICE UNIT. MAKE ALL REQUIRED OIL CONNECTIONS TO UNIT. INSTALL NEW 275 GAL OIL STORAGE TANK AND ALL REQUIRED PIPING. NOTE: UNIT TO HAVE 4 SERVICE ZONES.
2. INSTALL NEW FIN-TYPE HOT WATER BASEBOARD RADIATION OF SUFFICIENT CAPACITY TO HEAT EACH INHABITABLE ROOM TO 68 DEGREES FAHREHEIT @ -10 DEGREES OUTSIDE TEMPERATURE. BASEBOARD TO COMPATIBLE WITH NEW BOILER AND INCLUDE ALL REQUIRED VALVES AND TR'M. APPROX. = 250 LF.

D. STAIRS-APARTMENTS 4/FRONT-1ST TO 3RD FLOOR.

1. INSTALL NEW 2 X 3 (") MATCH EXISTING HEADERS FOR STAIRWELL OPENING. ACCORDING TO BOCA BUILDING CODE. ROUGH OPENING SIZE APPROXIMATELY 3' X 8'.
2. INSTALL NEW STAIRS USING 2 X 12 SPRUCE STRINGERS, 3/4" PLYWOOD TREADS AND RICERS, SET ON FIRM FOOTING. ALL WORK TO CONFORM TO BOCA BUILDING CODE. STAIRS TO RECEIVE CARPET COVERING UPON COMPLETION. WORK TO INCLUDE 36" HIGH HANDRAIL, STYLE SELECTED BY OWNER. QTY= 1 SET/PER FLIGHT.

E. INTERIOR WALLS-APARTMENTS *

1. REPAIR DEFECTIVE EXISTING WALLS BY REMOVING DETERIORATED SECTIONS AND REPAIR WITH NEW SHEETROCK FASTENED TO FRAMING USING DRYWALL SCREWS. TAPE AND SEAL ALL SEAMS AND SCREWHEADS USING JOINT COMPOUND (U.S. GYPSUM OR EQUAL). SAND TO SMOOTH FINISH AND PAINT WITH TWO COATS (1 PRIMER COAT & 1 FINISH COAT). M-S SHEETROCK TO BE USED IN BATH AREAS, FIREWALLS AND COMMON HALLWAYS TO FIRE-RATED 5/8" TYPE X SHEETROCK; ALL OTHER AREAS TO BE 1/2". APPROX. QTY= 4,400 SF.
2. ALL NEW WALLS TO TREATED AS EXISTING WALLS FOR SHEETROCK SPECIFICATION. APPROX. QTY= 3,500 SF.

F. FLOORING-APARTMENTS *.

1. REPLACE ALL FIRE-DAMAGED FLOOR JOISTS USING 2 X 10 SPRUCE [#2 OR BETTER] 13"O.C. APPROX. 336 LF. 3RD FLOOR RIGHT FRONT.
2. REPLACE ALL BROKEN AND/OR DAMAGED SUB-FLOOR WITH 1/2" CDX FIP PLYWOOD. APPROX. QTY= 1300 SF. 3RD FLOOR.
3. INSTALL NEW 1/4" UNDERLAYMENT OVER ALL SUB-FLOORS USING RING-SHANK NAILS 6" APART ON FACE AND 4" APART ON ALL SEAMS. APPROX. QTY= 3000 SF.
4. INSTALL NEW SHEET VINYL USING WATERPROOF GLUE OVER NEW UNDERLAYMENT. OWNER TO SELECT FLOORING UNDER A \$15.00/SY ALLOWANCE. APPROX. QTY= 800 SF
5. INSTALL NEW CARPET USING TACK-STRIPS OVER NEW UNDERLAYMENT. OWNER TO SELECT CARPET UNDER A \$20.00/SY ALLOWANCE. APPROX. QTY= 2200 SF.

G. SUSPENDED CEILINGS-APARTMENTS *.

1. INSTALL NEW T-BAR SUSPENSION SYSTEM WITH 2' X 4' 1/2" GYPSUM PANELS [CHICAGO METALLIC 640 SERIES GRID]. CEILING LIGHTS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 3000 SF.

H. INSULATION-APARTMENTS *.

1. INSULATE SIDEWALLS[EXTERIOR] WITH NEW FIBERGLASS INSULATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SIZE TO BE: 3-1/2" FOR 2 X4 CONSTRUCTION AND 5-1/2" FOR 2 X 6 CONSTRUCTION. INSULATION TO BE UNFACED WITH 4 MIL POLY VAPOR BARRIER[OWENS-CORNING OR EQUAL. APPROX. QTY= 1400 SF
2. INSULATE ATTIC/ROOF AREA WITH UNFACED FIBERGLASS AND 4 MIL POLY VAPOR BARRIER. INSULATION TO BE 9" UNFACED[OWENS-CORNING OR EQUAL. APPROX. QTY= 1500 SF.
3. INSULATE SIDEWALL AREAS BY BORING HOLES AND FILLING ALL AREAS WITH CELLULOSE FIBER INSULATION. USE TWO HOLE METHOD WHERE NECESSARY. WORK TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING ALL HOLES. APPROX. QTY= 1350 SF.

I. KITCHEN CABINETS/VANITIES-APARTMENTS *.

1. INSTALL NEW WALL & BASE CABINETS[MERRILAT,YORKTOWNE OR EQUAL], STYLE AND COLOR TO BE SELECTED BY OWNER. QTY=10 LF PER UNIT.[X4]
2. INSTALL NEW POST FORMED COUNTERTOP,COLOR TO BE SELECTED BY OWNER. QTY=10 LF PER UNIT.[X4]
3. SEE PLUMBING SPECS FOR VANITY.

J. INTERIOR DOORS-APARTMENTS *.

1. INSTALL NEW METAL APARTMENT ENTRY DOORS[FIRE RATED AS DETERMINED BY THE PORTLAND FIRE DEPT.] DOOR TO BE 6-PANEL, PRE-HUNG[BROSCO, STANLEY, OR EQUAL];LOCKSET TO BE KEYED ALIKE TO EXTERIOR DOOR [SCHLAGE OR EQUAL].STYLE SELECTED BY OWNER. QTY= 9 EA.
2. INSTALL NEW WOOD 6-PANEL PREHUNG DOORS [BROSCO OR EQUAL] WITH COLONIAL CASING [BROSCO #8710=2-1/2"1.INSTALL LOCKSETS[SCHLAGE OR EQUAL]. QTY= 13 EA.

K. INTERIOR TRIM-APARTMENTS *.

1. INSTALL 3-1/2" BASEBOARD AND 2-1/2" CASING [BROSCO #8385A & #8710] IN ALL ROOMS. APPROX. QTY= 500LF BASEBOARD/550 LF CASING.

L. APPLIANCES-APARTMENTS *.

1. INSTALL NEW 15 CF REFRIGERATORS [GE,HOTPOINT OR EQUAL] IN ALL APARTMENTS. QTY=4 EA.
2. INSTALL NEW 30" ELECTRIC RANGES [GE, HOTPOINT OR EQUAL] IN ALL APARTMENTS. QTY= 4 EA.
3. INSTALL NEW 30" DUCTED RANGE HOODS [GE, NUTONE OR EQUAL] IN ALL APARTMENTS. QTY= 4 EA.

N. INSTALL NEW INTERIOR PARTITIONS.

1. CONSTRUCT NEW NON-BEARING PARTITIONS IN 2ND FLOOR FRONT ROOM TO CREATE 2 NEW BEDROOMS AND NEW CLOSET IN ONE BEDROOM. INCLUDE 3' WIDE HALLWAY TO INSURE SEPERATE BEDROOM ENTRANCES. APPROX. 16 LF.
2. CONSTRUCT NEW 2/6X6/8 DOOR OPENING IN EXISTING CLOSET FOR ACCESS FROM NEW BEDROOM.

3. REMOVE EXISTING DOOR AND FRAME FROM 2ND FLOOR FRONT LIVING ROOM CLOSET AND DISPOSE. INSTALL 2 X 4 STUDS, SHEETROCK, TAPE AND PAINT TO MATCH NEW INTERIOR.

4. REMOVE EXISTING DOOR AND FRAME FROM 1ST FLOOR REAR BATH- ROOM CLOSET AND DISPOSE. INSTALL 2 X 4 STUDS, 2 X 6 HEADER FOR 2/6 X 6/8 DOOR.

3. EXTERIOR.

A. SIDING-APARTMENTS *.

1. REPAIR SIDING BY INSTALLING NEW VINYL SIDING TO SIDES AND REAR OF STRUCTURE. PREPARE WALLS BY RENAILING EXISTING SIDING TO PROVIDE SMOOTH SURFACE. INSTALL ALL REQUIRED SPRUCE LATHS. INSTALL VINYL [ALCOA, BIRD OR EQUAL] ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 4,100 SF.

2. REPAIR SIDING BY INSTALLING NEW RED CEDAR CLAPBOARDS [AYE OR BETTER GRADE] USING ALUMINUM OR STAINLESS STEEL NAILS TO PREVENT BLEEDING. INSTALL CLAPBOARDS ON FRONT OF STRUCTURE NOT INCLUDED IN STOREFRONT. APPLY TWO COATS OF CLEAR WOOD PRESERVATIVE TO NEW CLAPBOARDS. APPROX. QTY= 460 SF

B. WINDOWS-APARTMENTS *.

1. REPAIR DEFECTIVE WOOD WINDOWS BY REMOVING SASHES AND DISPOSING. INSTALL NEW VINYL REPLACEMENT WINDOWS [EAGLE, CETAINTED OR EQUAL], ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING FILLING WINDOW WEIGHT CAVITIES WITH FIBERGLASS INSULATION. QTY= 25 EA.

D. INSTALL COMPLETE NEW WOOD WINDOW-APARTMENTS *.

1. REPAIR WINDOW BY INSTALLING COMPLETE NEW WINDOW, FRAME AND CASINGS. PAINT OR STAIN NEW WOOD TWO COATS. WINDOW TO HAVE INSULATED GLASS AND SCREEN. SHADES OR BLINDS TO BE RESPONSIBILITY OF OWNER. QTY= 14 EA

D. EXTERIOR DOORS-APARTMENTS *.

1. REPAIR DEFECTIVE EXTERIOR DOOR BY REMOVING EXISTING DOOR, JAMB AND TRIM. INSTALL NEW PREHUNG METAL 6-PANEL DOOR [BROSCO, STANLEY OR EQUAL] ACCORDING TO MANUFACTURER'S SPECIFICATIONS. LOCKSETS [SCHLAGE OR EQUAL] TO BE KEYED ALIKE TO APARTMENT ENTRY DOORS. QTY= 1 EA.

E. EXTERIOR WALLS-APARTMENTS *.

1. REPLACE ALL STUDS REMOVED IN DEMOLITION OF FIRE-DAMAGED WALLS. STUDS TO BE 2 X 4 OR 2 X 6 SPRUCE [#2 OR BETTER GRADE].
2. CONSTRUCT NEW EXTERIOR WALLS USING SPRUCE [#2 OR BETTER GRADE]. ALL WINDOW OPENINGS TO ACCORDING TO BOCA BUILDING CODE USING APPROPRIATE SIZE HEAD.
3. INSTALL 1/2" CDX PLYWOOD SHEATHING ON INSIDE OF NEW WALLS. APPROX. QTY= 1400 SF.
4. INSTALL BUILDING WRAP [TYPAR, TYVEX OR EQUAL] OVER NEW 1/2" CDX PLYWOOD ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 1400 SF.
5. INSTALL NEW SIDING-SEE SIDING SPEC.
6. APPLY CLEAR WOOD PRESERVATIVE TO NEW WOOD SIDING. APPROX. QTY= 250 SF.

F. ROOF-APARTMENTS *.

1. REPAIR EXISTING ROOF BY REMOVING [INCLUDING RAFTERS AND SHEATHING] FROM ENTIRE STRUCTURE AND DISPOSING.
2. INSTALL NEW WOOD TRUSSES [WOOD STRUCTURES OR EQUAL] ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL REQUIRED LATERAL AND/OR WIND BRACING. QTY= 29 EA.
3. INSTALL 1/2" CDX PLYWOOD SHEATHING TO EXTERIOR SIDE OF NEW TRUSSES. APPROX. QTY= 1500 SF.
4. APPLY ONE LAYER OF 15# FELT OVER 1/2" CDX PLYWOOD, OVERLAPPED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 1500 SF.
5. APPLY 3' WIDE ROW OF BITUTHANE MEMBRANE [ICE & WATER SHIELD] AT ROOF EDGE TO PREVENT ICE DAMS AND WATER DAMAGE. APPROX. QTY= 11' LF.
6. INSTALL 6" ALUMINUM DRIP EDGE AT ALL [EAVE AND RAKE] ROOF EDGES TO INSURE STRAIGHT ROOF LINE. APPROX. QTY= 164 LF.
7. INSTALL 235# ASPHALT OR FIBERGLASS [GP, IKO, BIRD OR EQUAL] ROOF SHINGLES. SHINGLES TO CARRY NATIONAL UNDERWRITER'S CLASS 'C' LABEL. APPROX. QTY= 1500 SF. 15 SQ.
8. INSTALL CONTINUOUS RIDGE VENT TO INSURE PROPER VENTILATION. APPROX. QTY= 56 LF.

G. EXTERIOR TRIM-APARTMENTS *.

1. INSTALL NEW PINE TRIM [C' OR BETTER GRADE] USING 1 X 5 & 1 X 6 CORNER BOARDS, 1 X 8 FASCIA AND RAKE BOARDS USING GALVANIZED NAILS. APPROX. QTY= 112LF-FASCIA/110LF-1 X 5 & 1 X 6 EA./52LF-RAKE.
2. INSTALL 1/2" AC PLYWOOD SOFFITT WITH A 2" VENT STRIP AT EAVE. APPROX. QTY= 112 LF.
3. APPLY SHELLAC BASED STAIN SEALER TO ALL KNOTS BEFORE APPLYING PRIMER COAT AND FINISH COAT.

H. REBUILD CHIMNEY-APARTMENTS *.

1. REMOVE EXISTING BRICK CHIMNEY TO A POINT BELOW THE EXISTING ROOF LINE. REBUILD NEW CHIMNEY USING EXISTING AND NEW BRICK SET IN NEW MORTAR. INSTALL NEW LEAD FLASHING TO PREVENT LEAKS. FINISH JOINT TO HAVE A CONCAVE SURFACE. QTY= 2 EA.

I. REPAIR MASONARY FOUNDATION-FRONT AND SIDES.

1. REPAIR LOOSE AND BROKEN FOUNDATION WALL BY REMOVING LOOSE BRICK AND MORTAR. REPLACE BRICK IN NEW MORTAR [MATCH EXISTING MORTAR TO GREATEST EXTENT POSSIBLE] OR PATCH HOLES WITH NEW MORTAR.

J. NEW STAIR TREADS-FRONT.

1. REPAIR FRONT STAIRS BY REMOVING EXISTING TREADS AND DISPOSING. INSTALL NEW TREADS USING 5/4 X 6 OR LARGER PRESSURE TREATED LUMBER. APPROX. QTY= 4 TREADS.

K. NEW STEPS-REAR.

1. INSTALL NEW REAR STEPS USING 2 X 12 PRESSURE TREATED LUMBER AND 5/4 X 6 P.T. LUMBER FOR TREADS AND RISERS. APPROX. 3T & 2R.

L. INSTALL NEW ALUMINUM GUTTERS.

1. INSTALL NEW 4" X 6" ALUMINUM GUTTERS [ALCOA OR EQUAL] AND DOWNSPOUTS. GUTTERS TO BE HUNG AND PROPERLY PITCHED USING ALCOA RACK SYSTEM. OWNER TO SELECT FROM MANUFACTURER'S STANDARD COLORS. APPROX. QTY= 112 LF/60 LF DOWNSPOUTS.

M. REPAIR/REPLACE EXISTING FIRE ESCAPE.

1. REPAIR EXISTING FIRE ESCAPE BY REMOVING EXISTING AND DISPOSING. INSTALL COMPLETE NEW FIRE ESCAPE USING 4 X 6 PRESSURE TREATED LUMBER FOR VERTICAL COLUMNS AND GIRTS, INCLUDE ALL REQUIRED TRIM. INSTALL NEW 2 X 8 PRESSURE TREATED FLOOR JOISTS AT EACH LEVEL. INSTALL ALL NEW DECKING USING 5/4 X 6 PRESSURE TREATED LUMBER. STAIR STRINGERS WILL BE 2 X 12 PRESSURE TREATED LUMBER. ALL RAILINGS WILL BE MADE OF 2 X 4 P.T. LUMBER AND 2 X 2 BALUSTERS ACCORDING TO BOCA BUILDING CODE. CONTRACTOR WILL REPAIR ANY SIDINGS DAMAGED DURING REPAIR.

RESPONSIBILITIES OF THE BORROWER

The Borrower is the person or legal entity assuming responsibility to repay any loan. Any loan must be repaid whether or not he or she is satisfied with the rehabilitation process or construction. The city does not guarantee the performance of your contractor or the quality of his work and the city will not be responsible to make any repairs or replacements at a later date.

The City of Portland assists the borrower only in preparing work write-ups and supplying a list of contractors; and inspecting the work prior to issuing checks from the escrow account.

The Borrower must understand that he or she selects the contractor in the final analysis and enters into a two-part agreement with this contractor, approves payment to the contractor, gives final approval to the work and ultimately must resolve any differences with the contractor informally, or through a formal dispute resolution mechanism, or as a last resort, in court. The City will not furnish legal counsel in disputes between the property owner and the contractor.

The rehabilitation contract is between the borrower and the contractor. The City of Portland is not a party to the contract. The borrower must understand the City acts somewhat as a bank from which rehabilitation funds are borrowed and manages the escrow account as work progresses.

So there will not be any misunderstanding as to omissions, type of work, amount of work or the amount of money to be paid to the contractor, you are required to read, in detail, and sign your specifications before any work begins.

The specifications are not to be modified after work starts, unless a change order is approved in writing as to the dollar amount involved and what the replacement will be.

4/8/81
Date

Thomas J. Walsh
Homeowner

Thomas J. Walsh
Homeowner



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date August 7, 1990
Receipt and Permit number 01501

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 235 Congress - 1st, 2nd & 3rd floor
OWNER'S NAME: Tom MacAdam ADDRESS: Deering St., Portland, ME

	FEES
OUTLETS: Receptacles <u>80</u> Switches <u>30</u> Plugmold _____ ft. TOTAL <u>110</u>	10.00
FIXTURES: (number of) Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>20</u>	4.00
Strip Fluorescent _____ ft. 100 amp	3.00
SERVICES: Overhead <u>X</u> Underground _____ Temporary <u>X</u> TOTAL amperes <u>400</u> ..	6.00
METERS: (number of) <u>5</u>	2.50
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) <u>2</u> units	6.00
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges <u>4</u> Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans <u>6</u> Others (denote) _____	15.00
TOTAL <u>10</u>	
MISCELLANEOUS: (number of) Branch Panels <u>5</u> - .4. 100 amp. and .1 200 amp.	5.00
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: <u>\$51.50</u>	

NEED INSPECTION ON TEMPORARY SERVICE AS SOON AS POSSIBLE

INSPECTION:

Will be ready on _____, 19____; or Will Call X on rest of work

CONTRACTOR'S NAME: John Perry Elec
ADDRESS: 381 Danforth St., Portland, ME 04102
TEL: 773-5824
MASTER LICENSE NO.: 3695 SIGNATURE OF CONTRACTOR: _____
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 01501Location 235 Congress St.Owner 100 W. 140 Wm.Date of Permit 8-7-90Final Inspection 1-30-91

By Inspector

Permit Application Register Page No. 93

INSPECTIONS:

Service

Temp 8-8-90by SB

Service called in

8-8-90 - 10:50 AM

Closing-in

8-23-90by EC

PROGRESS INSPECTIONS:

10-1-9010/23/9011-29-90Permanant10:20 AM12-20-90

DATE:

REMARKS:

10/23/902nd & second floor ADVISED THE PLUMBER TO REMOVE THE WIRES FROM THE HEAT PIPE BY INSULATION. (P)12-20-90CO FOR 3RD & 2ND FL. REAR -