

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

70504

Location of Construction: 255 Oxford St		Owner: Schwartz, Jay I	Phone:	Permit No: 70504
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 28 1997 CITY OF PORTLAND </div>
Contractor Name: Ace Building Corporation	Address: 160 Beach Ridge Rd Scarborough, ME 04074	Phone: 839-4296		
Past Use: Multi Family	Proposed Use: Same	COST OF WORK: \$ 20,000.00	PERMIT FEE: \$ 120.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Make Fire Repairs (2/units @ 255 Oxford St Entrance) No structural Changes		Signature: <i>[Signature]</i>	Signature:	Zone: CBL: 033-D-020
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Zoning Approval:	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	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"/>	
Permit Taken By: Mary Grenik	Date Applied For: 19 May 1997	Signature:	Date:	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

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

15603/30-3628
15604/30-3630
15605/30-3629

BUCKY
 5-31-97
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

SIGNATURE OF APPLICANT Oren Ahlquist	ADDRESS:	DATE: 19 May 1997	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 5
Dave

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

Location of Construction: 255 Oxford St		Owner: Schwartz, Leo		Phone:		Permit No: 970504	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Ace Building Corporation		Address: 260 Beech Ridge Rd Scarborough, ME 04074		Phone: 839-4296		Permit Issued: MAY 28 1997 CITY OF PORTLAND	
Past Use: Multi Family		Proposed Use: Same		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Make Fire Repairs (2) units @ 255 Oxford St Entrance No structural Changes		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>B-2</i> CBL: 033-D-020 Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <i>see attached</i>	
Permit Taken By: Mary Gresik		Date Applied For: 19 May 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm	

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15603/30-3628
15604/30-3630
15605/30-3629

Call Busby 831-5128
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

SIGNATURE OF APPLICANT: *Oren Ahlquist* ADDRESS: DATE: 19 May 1997 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: *5/19/97*
D. Andaw

CEO DISTRICT **2**
A. Rowe

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 specifications:

Date 06 June 1997
 Permit # 13629

LOCATION: 255 Oxford ST

OWNER Schwartz/Leo ADDRESS _____

		2nd floor apt				TOTAL EACH FEE			
OUTLETS	Telephone	3	Data		CATV	4	7	.20	1.40
	Receptacles	26	Switches	14	Smoke Detector	4	44	.20	8.80
FIBER OPTICS								15.00	
FIXTURES	incandescent		fluorescent				9	.20	1.80
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800		15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges	2	Cook Tops		Wall Ovens		2	2.00	4.00
	Insta-Hot		Water heaters		Fans			2.00	
	Disposals		Dishwasher		Compactors			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent							10.00	
	HVAC		EMS		Pools			5.00	
	Signs				Thermostat			10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
	PANELS	Service		Remote		Main			4.00
TRANSFORMER		0-25 Kva						5.00	
25-200 Kva								8.00	
	Over 200 Kva							10.00	
					TOTAL AMOUNT DUE				
					MINIMUM FEE/COMMERCIAL 35.00		MINIMUM FEE 25.00		25.00

INSPECTION: Will be ready _____ or will call XXXXXXXXXXXX

CONTRACTORS NAME Peter Rainey MASTER LIC. # 13629
 ADDRESS 64 Cannon Rd So. Ptd LIMITED LIC. # _____
 TELEPHONE 879-1472

Peter D. Rainey

LAND USE - ZONING REPORT

ADDRESS: 255 Oxford St DATE: 5/23/97

REASON FOR PERMIT: fire repairs

BUILDING OWNER: Leo Schwartz C-B-L: 33-D-20/21

PERMIT APPLICANT: Oren Ahlquist

APPROVED: with conditions DENIED: _____

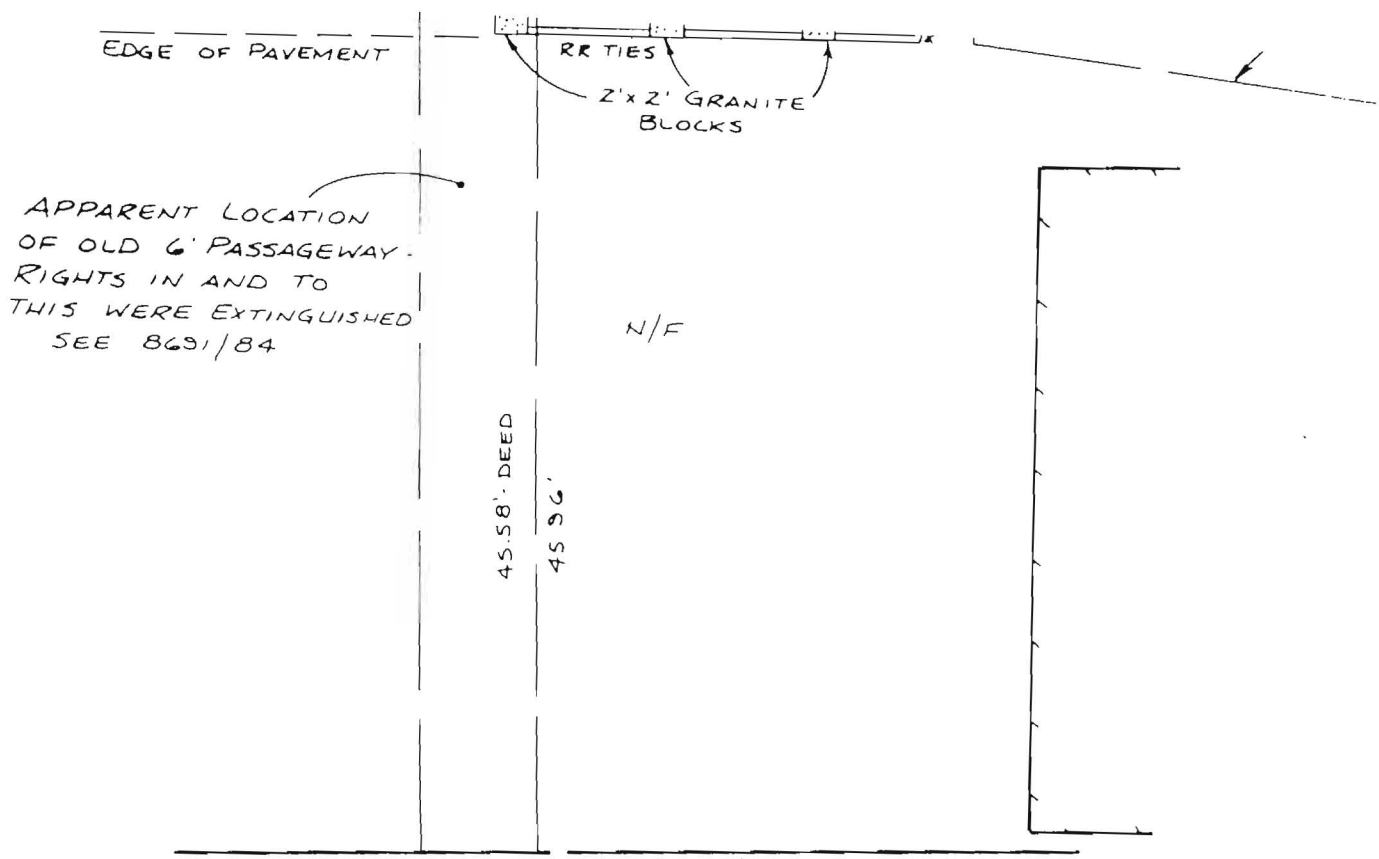
#6, #9, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of 15 units. Any change in this approved use shall require a separate permit application for review and approval. *info from 1973*
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition Please note that the legal use of this

property is 15 dwelling units. The repair after fire repairs shall not increase this number.

10. No ~~other~~ fire escapes or open exterior stairways are allowed.
Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement



18 PLEASANT ST.
1"=10'

DANFORTH STREET

BUILDING PERMIT REPORT

DATE: 5/27/97 ADDRESS: 205 Cabell St

REASON FOR PERMIT: Make Lin repairs

BUILDING OWNER: Leo Schmale


CONTRACTOR: Acc Building Corp

PERMIT APPLICANT: Leon Hilgert APPROVAL: X/1 X/11 *12 ✓13 *14 *15 ✓ **DENIED**

CONDITION(S) OF APPROVAL

- X1. 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. Precaution must be taken to protect concrete from freezing.
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 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)
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) U.L. 103.
7. 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. *w/automatic suppression*
15. 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, 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 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. 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.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. is cast apartments are required to have a fire alarm system per NFPA 72
27. A separate permit is required for the fire alarm system
28. _____


P. Samuel Haffner, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



PLEASANT

STREET

"NO PARKING" SIGN

0 PARKING METER

GRANITE

BRICK

4" SAPLING

CURBING

0 PARKING METER

SIDEWALK

0.25' OFF BRICK HELD

APPARENT

SIDELINE - SEE

#20

N/F
TRACE & ADELINE I
TRACE
2263/220
S TO PASSAGEWAY
FORTH ST

#18

2 STORY
WOOD

CONCRETE

STAIRS TO
SECOND FLOOR

#14

N/F
CARLO GIOBBI, JR
4430/204

N 35° 12' 52" W 37.65'

N 68° 58' 26" E 20.00'

S 35° 57' 11" E 47.17'

S 54° 38' 28" W
3.05' (3" DEED)
SEE NOTE 7

0.25' OFF BRICK HELD

7' x 18' ADDITION

0.42' OFF BRICK HELD

SEE NOTE 9



CRUSHED STONE

16'25"

S 54° 02' 49" W

3" MAPLE

LINES APPROXIMATE
NOT SURVEYED

EDGE OF PAVEMENT

RR TIES

2' x 2' GRANITE
BLOCKS

APPARENT LOCATION
OF OLD 6' PASSAGEWAY.
RIGHTS IN AND TO
THIS WERE EXTINGUISHED
SEE 8691/84

N/F

45.58' DEED

45.96'

APPARENT SIDELINE - SEE NOTE 4

18 PLEASANT ST.
1" = 10'

DANFORTH STREET