

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

Location of Construction: 12 Alder St		Owner: Michael Sokowki	Phone: 557-4480	Permit No: 961193
Owner Address: 690 Dutton Hill Rd		Leasee/Buyer's Name: Gray, ME 04039	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: DEC - 6 1996 </div>
Contractor Name: SAA		Address:	Business Name: 671-7713 Cellular	
Past Use: 2-Fam	Proposed Use: Same <i>Appealing for 3 Fam 1-14-97</i>	COST OF WORK: \$ 30,000.00	PERMIT FEE: \$ 170.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> CITY OF PORTLAND </div> Zone: CBL: 033-J-015 Zoning Approval: <i>to remain 2 units</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>OK</i> <input type="checkbox"/> Wetland <i>12/5/96</i> <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"/>
Proposed Project Description: Make Interior Renovations Rehab After Fire		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A3</i> Type <i>5</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 02 Dec 96		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 doesn't 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..

30-3485/15307

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 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 *Michael Sokowki* ADDRESS: _____ DATE: **02 December 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

CEO DISTRICT

5

D. Jordan

COMMENTS

12-10-96 - Remaining Insuff. wood beams for success. (New to code)
After Insulation, + will Test now.
1-15-97 - GUBB in progress / 12 Alder is Appealed to a 2 down to 3 down
3-31-97 - (Row deck requires some tubes) under vertical supports
to have done 1st June 1997) Apt # 3 and Apt # 2 will be clear to
occupy with 1st floor left vacant (hail or needs sprunker)

* 15th Plumbing OK) Air Test on
Drinking Water OK

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

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Contractor Name: SAA		Address:		Phone:				
Past Use: 2-fam		Proposed Use: Same		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>RB</i> Type: <i>5B</i> <i>DOCA 96</i> Signature: <i>[Signature]</i>			Zone: <i>B-2/E</i> CBL: 033-J-015 XXXXXXXXXX Zoning Approval: <i>to remain</i> <i>units</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>ok</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>12/5/96</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>maj</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
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Permit Taken By: Mary Gresik		Date Applied For: 02 Dec 96						

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[Signature]

02 December 1996

SIGNATURE OF APPLICANT Michael Rokowski ADDRESS: _____ DATE: _____ 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: *12/3/96*

D. Anderson

CEO DISTRICT **5**

D. Jorda

BUILDING PERMIT REPORT

DATE: 6/Dec/96 ADDRESS: 12 Alder St

REASON FOR PERMIT: MAKE Interior Renovations

BUILDING OWNER: Michael Rokowski

CONTRACTOR: owner

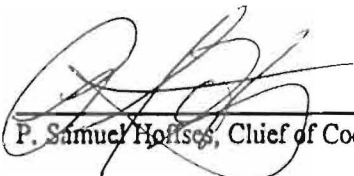
PERMIT APPLICANT: 11 APPROVAL: 5*6*7*8*9*10
DENIED: 11*12*13*15*22

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 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)
- * 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 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)
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.

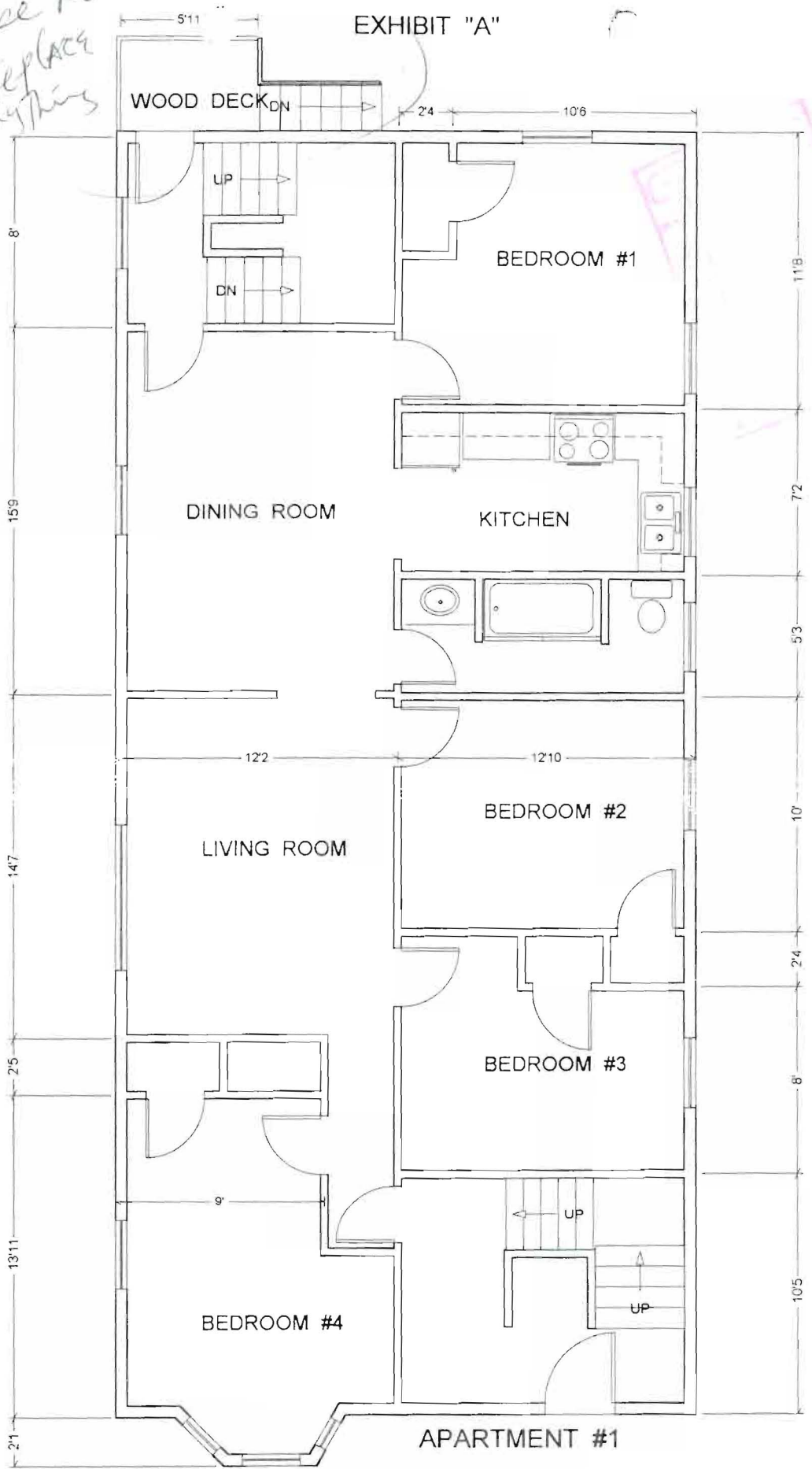
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The 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. *This permit is ~~issued~~ For Two (2) dwelling units only.*
23. _____
24. _____
25. _____



 P. Samuel Hoffses, Chief of Code Enforcement

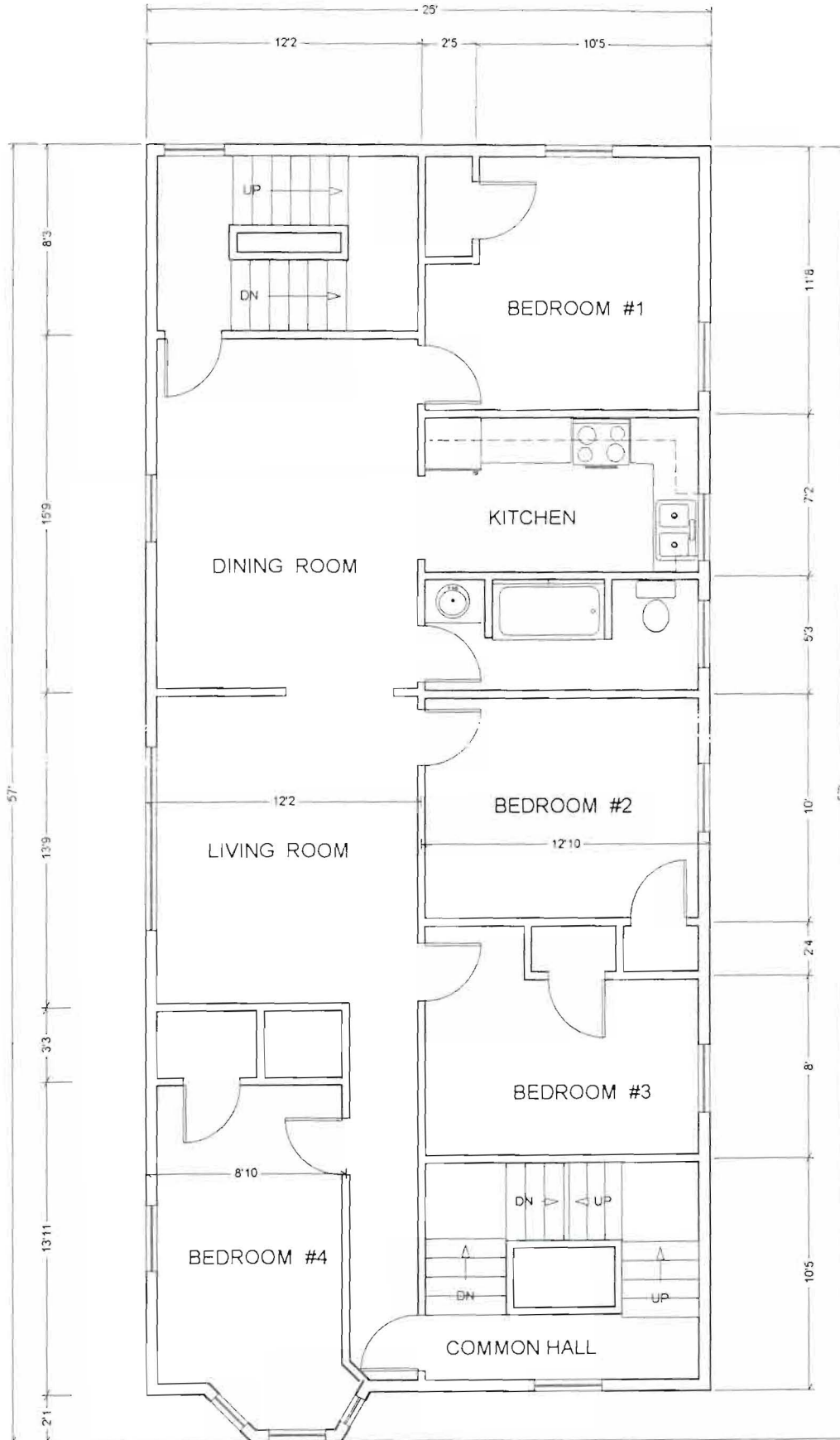
cc: Lt. McDougall, PFD

*Can't be new
can only replace
EXACTLY
existing*



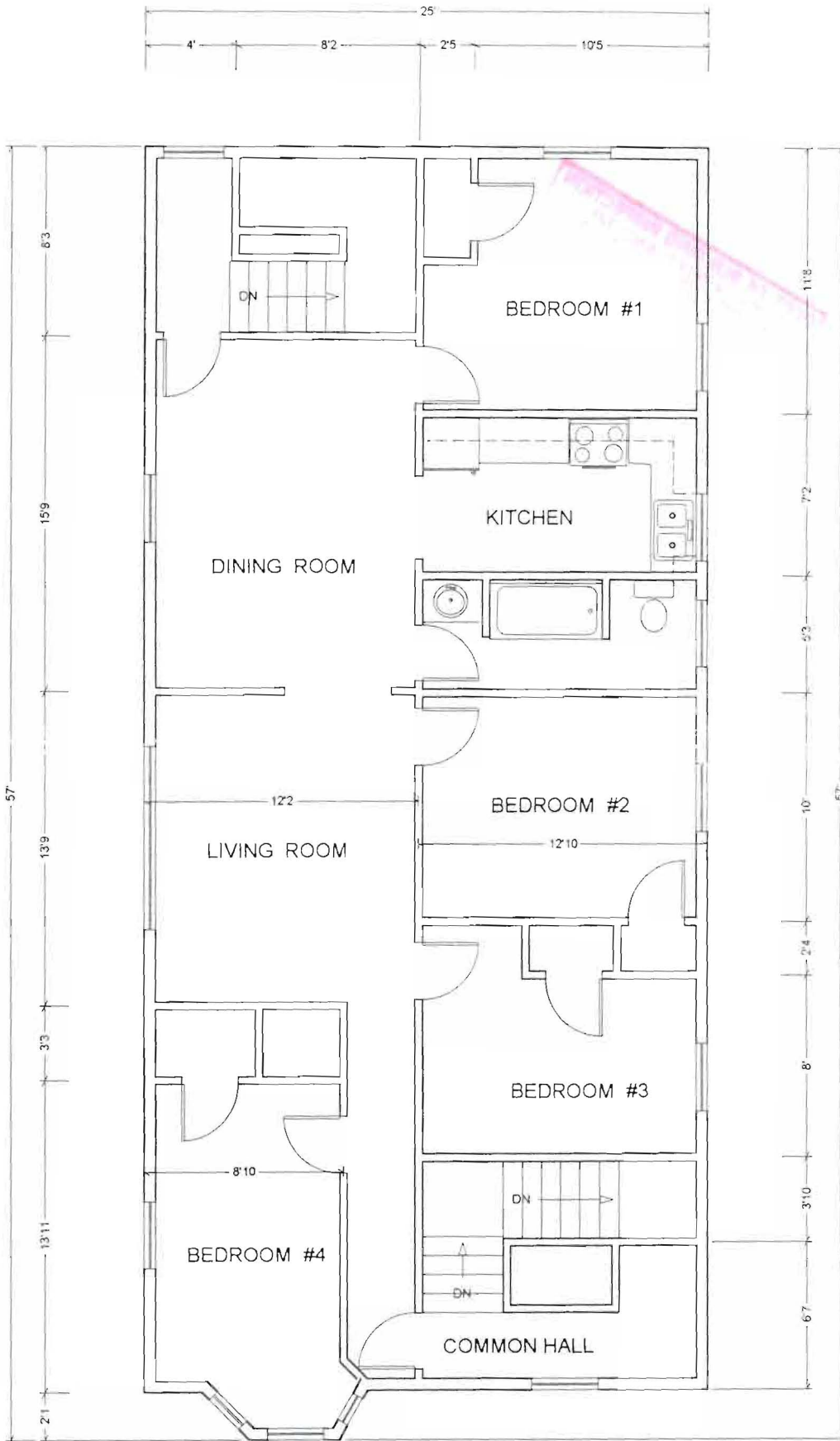
FIRST FLOOR PLAN
12 ALDER STREET
PORTLAND, MAINE

EXHIBIT "B"



SECOND FLOOR PLAN
12 ALDER STREET
PORTLAND, MAINE

EXHIBIT "C"



THIRD FLOOR PLAN
12 ALDER STREET
PORTLAND, MAINE

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Owner Address: 690 Dutton Hill Rd. Gray, 04039		Leasee/Buyer's Name:		Phone:		
Contractor Name:		Address:		Phone:		Permit Issued:
Past Use:		Proposed Use:		COST OF WORK: \$		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
				Signature:		Signature:
Proposed Project Description: Variance Appeal				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		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"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: Vicki Dover		Date Applied For: 12/19/96		Signature:		Date:

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APPEAL DENIED 1/23/97

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 		690 Dutton hill Road Gray, ME 04039		12/19/96	
		ADDRESS:		DATE:	
Michael Rokowski				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			

CEO DISTRICT #5

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



February 3, 1997

Michael Rokowski
690 Dutton Hill Road
Gray, Maine 04039

RE: 12 Alder Street

Dear Michael,

As you know, at its January 23, 1997 meeting, the Board of Appeals voted 6-0 to deny relief from the requirements of Section 14-387 and 14-139(2) of the Zoning Ordinance

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

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Asst. Chief, Inspection Services Division

cc: Joseph E. Gray, Dir, PUD
P. Samuel Hoffses, C, Insp Svcs Div
C. Lane, Corp Counsel
D. Jordan, CEO
File