

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: 02-0268 Issue Date: APR 10 2002 CBL: 086 G005001

Location of Construction: 245 High St	Owner Name: Mandarelli Lois	Owner Address: Po Box 374	Phone:
Business Name: N/A	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name N/A	Phone: N/A	Permit Type: Alterations - Multi Family	Zone: R-6; BZ

Past Use: Commercial / Multi; Lodging House	Proposed Use: Commercial / Lodging House; Re-attach fire escape	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description: Re- attach Fire Escape		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B 4/9/2002 <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[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: gg	Date Applied For: 03/28/2002	Zoning Approval		
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<ol style="list-style-type: none"> 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.. 	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"/> Date: 3/29/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input 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>Legal for use See letter dated 12/98</i> <i>OK with conditions</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 _____

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.


Location/Address of Construction: <u>245 HIGH STREET</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>036</u> Block# <u>G</u> Lot# <u>005</u>	Owner: <u>LOIS MAHONEY</u> <u>DEXTER MAHONEY</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>L.G. SIMONDS TRUST</u> <u>104 WEST ST 874-6666</u> <u>PORTLAND, ME 04105</u>	Applicant name, address & telephone: LOIS MAHONEY <u>DEXTER MAHONEY</u> <u>924-6201</u>	Cost Of Work: \$ <u>1,000</u> Fee: \$ <u>30</u>
Current use: <u>LODGING HOUSE</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: <u>SALE</u>		
Project description: <u>RE-ATTACH FIRE ESCAPE</u>		
Contractor's name, address & telephone: <u>GORDON SIMONDS 104 WEST ST</u> <u>PORTLAND MAINE</u> <u>874-6666</u>		
Who should we contact when the permit is ready: <u>GORDON SIMONDS</u>		
Mailing address:		
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:		

attn: Tammy

Call 838 2021
Call Gordon
104 West St
Portland
Maine
874-6666

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.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>3/28/01</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

The re-attachment of the fire escape to 245 High Street

The Existing Condition

The fire escape was apparently nailed to the fascia board and/or the end of the roof trusses at the level of floor of the third floor. The nails pulled out of the building and the fire escape remained about a foot away from the building supported by the 60 degree supports which are attached to the building at the second floor.

When the condition was discovered we installed four large eye hooks on the side of the building above the fire escape and using thick wire and ropes and "come alongs" we drew the fire escape back toward the place from which it detached and left these wires and ropes in place. This was a temporary remedy.

The Proposed Repair

We have removed the flooring on the third floor interior adjacent to where the fire escape pulled away from the building. Using at least ½ inch steel T's, Plates, and threaded rods (Drawing One) we plan to draw the fire escape tight against the building and secure it there. First, the T's will be bolted to the bottom of the Roof Trusses (Drawing Two) The Plates will be screwed to the 4" x 6" exterior base of the fire escape (Drawing Three). There will be holes in the T's and Plates and a threaded steel rod will be placed through these holes and through the building (Drawing Four). There will be four separate T's, plates and rods attached to four separate roof truss bases (Drawing 5) the spacing of these rods, pates, etc. will be dictated by the spacing between the roof trusses – ie. apx. 16" on center.

Using steel wire and "come-alongs" attached to the T's and the plates, the fire escape will be drawn back until it is flush with the building. Then, one at a time, each wire will be removed and replaced with a threaded steel rod which will be bolted to the porch and to the L's.

This procedure can be seen by reference to the attached drawings which have been modified and approved by Helen C. Watts, a registered engineer in the State of Maine who is employed by Criterium Mooney, Engineers, at 22 Monument Square, Suite 300 in Portland.

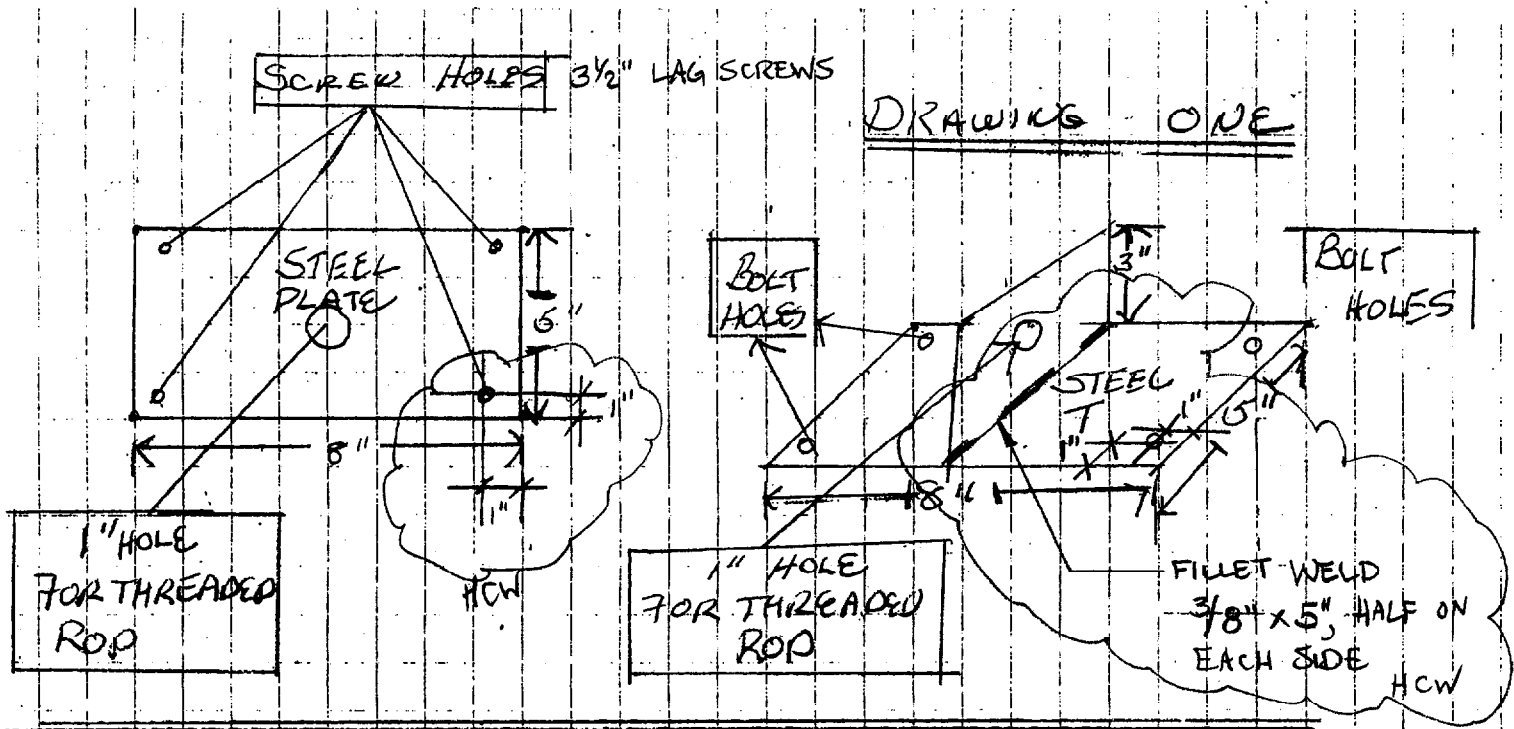
Drawing One - Drawing of Steel Plates, Steel T's

Drawing Two - Bolting of T's To Roof Trusses

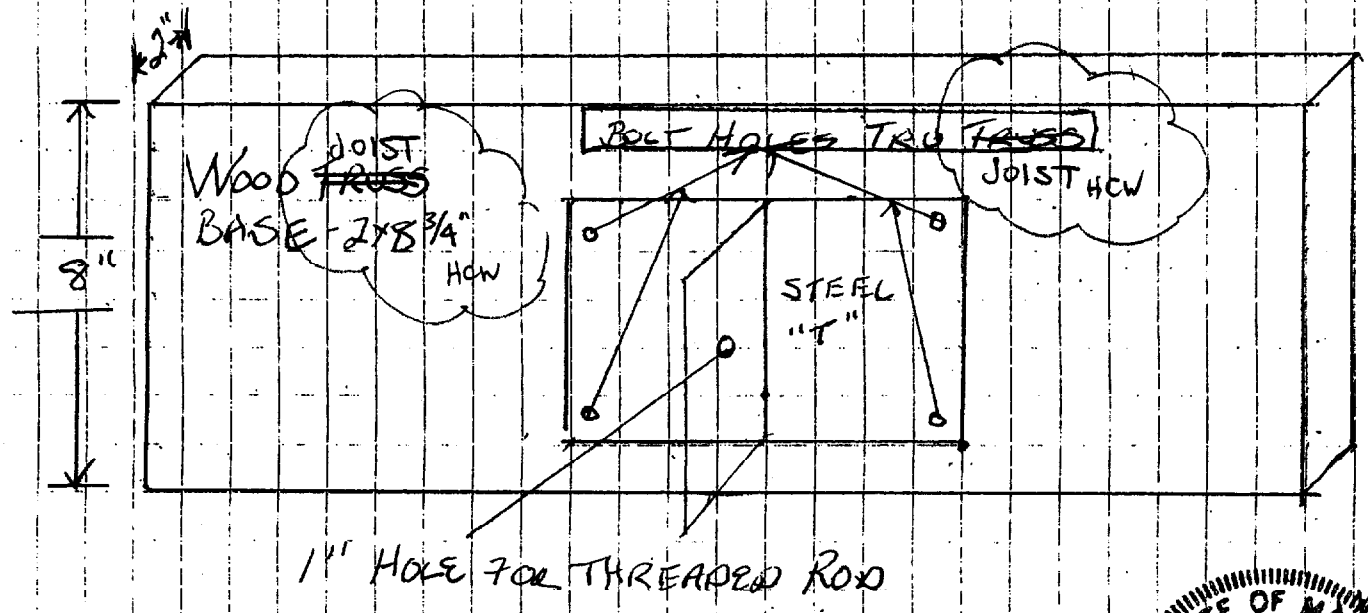
Drawing Three- Plates Screwed to 4" x 6" exterior base of the fire escape.

Drawing Four - Threaded steel rod will be placed through holes in T's and Plates and through the building.

Drawing Five - Drawing of four separate T's, plates and rods attached to four separate roof truss bases.

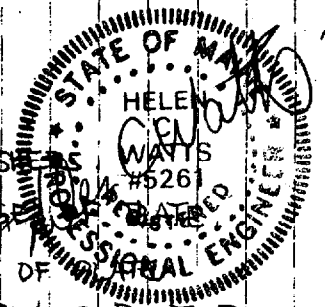


DRAWING TWO



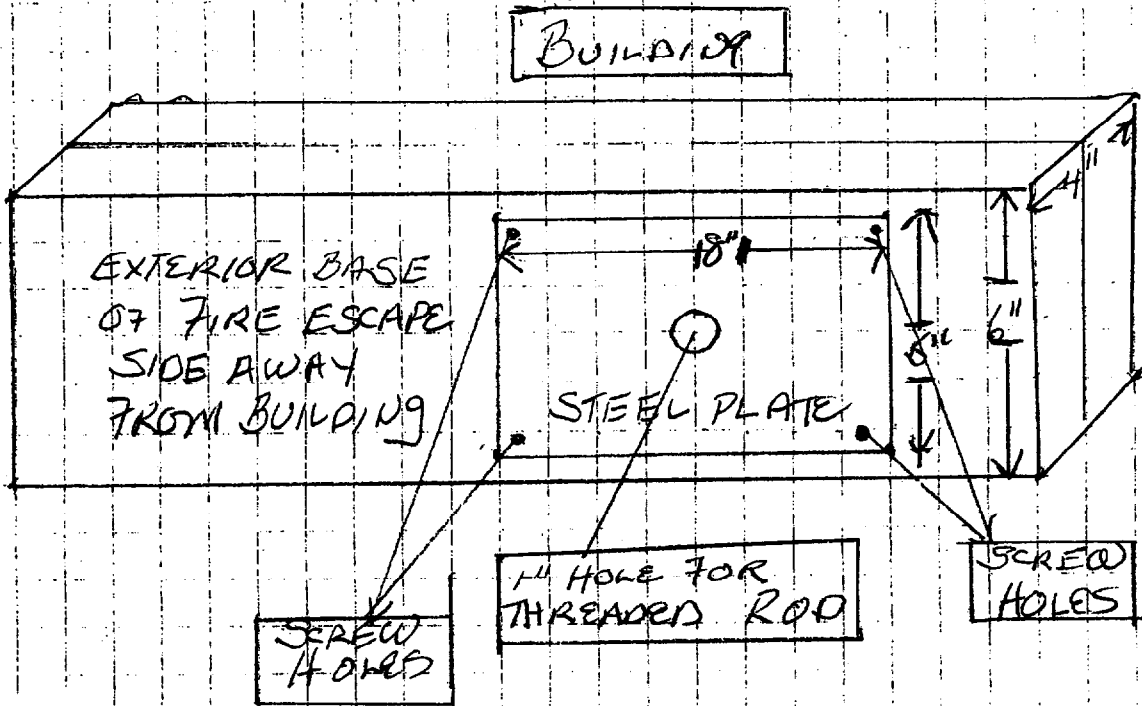
PLATES TO BE MIN 3/8" A36 STEEL. PRIME + PAINT.
 ROD TO BE MIN 1/2" φ 316 STAINLESS W/ STAINLESS NUTS/WASHERS
 BOLTS TO BE MIN 3/8" φ. CENTER OF BOLT HOLE = 1" TO EDGE
 SCREWS TO BE 3 1/2" LAG SCREWS, STAINLESS, 1" FROM EDGE OF
 AT PLATE FOR WALL ATTACHMENT OF 2x8S & 4x4'S, SCREW OR BOLT PLATE
 SECURELY TO HOUSE FRAMING.

ORIGINAL SKETCH BY GORDON SIMONDS, 104 WEST ST., PORTLAND, ME., FOR
 REPAIRS TO FIRE ESCAPE, WEST SIDE OF BLDG @ 245 HIGH ST., PORTLAND, ME.

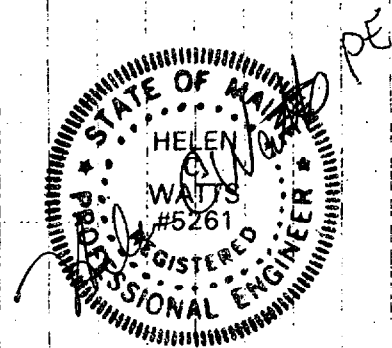
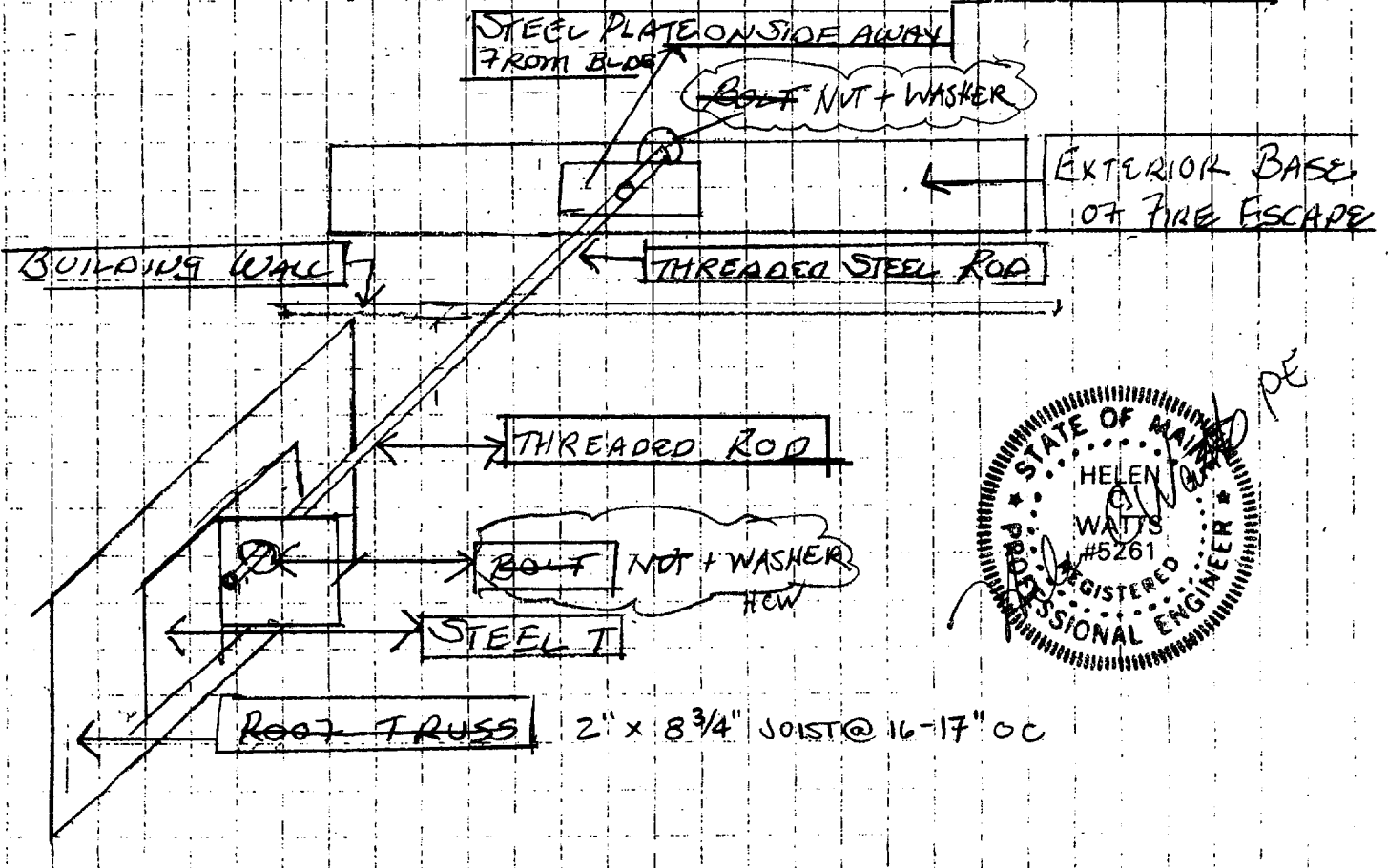


P6

DRAWING THREE



DRAWING FOUR



THREE ADDD STEEL RODS GO THROUGH EXTERIOR HOUSE WALL, EXTERIOR
BASE OF FIRE ESCAPE, AND STEEL PLATES AND BOLT
TO STEEL PLATES AS SHOWN BY ARROWS

EXTERIOR
HOUSE WALL

4" x 6" EXTERIOR
BASE OF FIRE ESCAPE

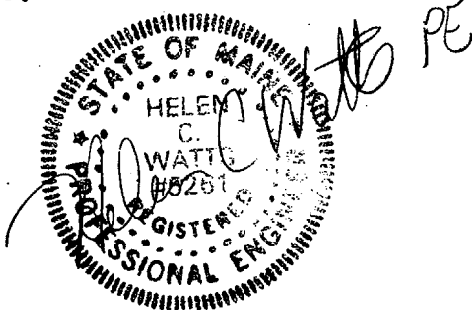
BOILTS NUT+WASHER
HCW

STEEL T'S

THREADED STEEL RODS

2" x 8 3/4" @ 16-17" OC
3RD FLR JOISTS
ROOF TRUSSES
HCW

TWO ROD ATTACHMENTS AT REAR SHOULD BE
PLACED A 2 JOISTS NEAREST TO REAR
EDGE OF LANDING. ONE SHOULD BE
NEAR MIDDLE OF TOP LANDING, ONE @ FRONT
EDGE.



Application ID Number: 2-0263

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 245 High St

Approval Date: 03/29/2002

Issue Date: 03/29/2002

OK to Issue Permit Name: Marge Schmuckal Date: 03/29/2002

Conditions Section:

The issuance of this permit does not resolve the matter of legal use. My letter of December, 1998 still stands as the legal use of this property. This permit is only to allow the re-attachment of the fire escape.

Created Date: 03/28/2002 By: gg Update Date: 03/29/2002 By: mes

243-245 High St

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

4-10-02
Date

[Signature]
Signature of Inspections Official

4-10-02
Date

CBL: 030-6005 Building Permit #: 020263