

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 060950  
**PERMIT ISSUED**  
JUL 27 2005  
036 H003001  
CITY OF PORTLAND

This is to certify that SIMMONS JEAN C & ROBERT A ITS/Steve Carpentry Services has permission to Interior repairs and upgrade skylight sheets electrical and plumbing add dwelling unit on 4th flr AT 94 PORTLAND ST

provided that the person or persons in firm or organization accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. **YOUR NOTES ARE REQUIRED.**

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Cheryl...*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-0950	<b>Date Applied For:</b> 06/27/2006	<b>CBL:</b> 036 H003001
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<b>Location of Construction:</b> 94 PORTLAND ST	<b>Owner Name:</b> SIMMONS JEAN C & ROBERT A	<b>Owner Address:</b> 39 MONA RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Steve Carpentry Services	<b>Contractor Address:</b> 12 Deerfield Circle Standish	<b>Phone</b> (207) 310-8029
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial/ Residential- Interior repairs and upgrades to skylights, sheetrock electrical and plumbing add 1 dwelling unit on 4th flr	<b>Proposed Project Description:</b> Interior repairs and upgrades to skylights, sheetrock electrical and plumbing add 1 dwelling unit on 4th flr
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/13/2006

**Note:** The original permit was approved by zoning on 6/30/06 for a tavern/restaurant on the first floor and a 7 room lodging house on the second & third floors. On Mike Nugent's inspection (7/12/06) it was discovered that a dwelling unit was being added to the fourth floor. The permit application was changed 7/13/06 to be a change of use to add the dwelling unit on the fourth floor.  
The parking space for the dwelling unit on the fourth floor is located in the parking area behind the building off of Mechanic Street.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain as a restaurant/tavern on the first floor, a lodging house with seven (7) rooms on the second and third floors, and a dwelling unit on the fourth floor. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/21/2006

**Note:** **Ok to Issue:**

- 1) Egress windows must be installed in each sleeping room.
- 2) PLEASE REVIEW THESE CONDITIONS \*\*\*\*\*The proposal is to finish an existing attic for a fourth floor apartment. Because the building is Type 3B construction. The new unit must be retrofitted with a fire suppression system that complies with NFPA 13. Plans for this work must be submitted for approval prior to commencement of construction.
- 3) A copy of the executed contract for this work must be submitted prior to commencement of construction.
- 4) The unit must be separated from the common halls and the floor below by materials having a one hour fire resistance rating w/ a sound transmission class of 50 and all openings protected in accordance with Chapter 7 of the 2003 IBC.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/13/2006

**Note:** **Ok to Issue:**

- 1) All new apartments are required to be protected with a suppression system
- 2) All building construction shall comply with NFPA 101  
Two means of egress required each unit and to be separated w/ 1 hr rated construction.

**Comments:**

7/11/2006-mjn: Left message with the applicant the scope of the project is not clear. Need better info

7/12/2006-amachado: Left message with Steve Bitting (the contractor). I told him that the permit application said nothing about a dwelling unit on the fourth floor. I told him that he would have to add to the permit and make it a change of use and provide all the necessary information for the change of use.

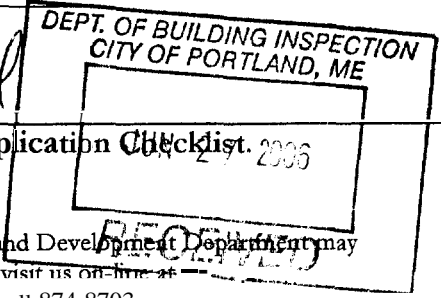
<b>Location of Construction:</b> 94 PORTLAND ST	<b>Owner Name:</b> SIMMONS JEAN C & ROBERT A	<b>Owner Address:</b> 39 MONA RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Steve Carpentry Services	<b>Contractor Address:</b> 12 Deerfield Circle Standish	<b>Phone</b> (207) 310-8029
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	



# General 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>974 FTLD, ST. PTLD, ME 04101</u>		
Total Square Footage of Proposed Structure <u>5002 sq. ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>30            3            H1</u>	Owner: <u>ROBERT SIMMONS</u>	Telephone: <u>892-5690</u> <u>831-1311 cell</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u>27,000.00</u> Fee: \$ <u>174.00</u> C of O Fee: \$ _____
<p>Project description: <u>COMPLETE EXISTING UNIT W/UPGRADED ELECTRICAL and PLUMBING, NEW SHEET ROCK, CARPET and PAINT. ELECTRICAL METERS and FUSEL EXISTING. NEW INSULATION, REPAIR ROTTEN wood @ SKYLITES + REPLACE SKYLITES. - house 7 rooms (bedroom)</u>  <u>1) DWELLING UNIT 4TH FL. - 7 RM. Rmng (8 units) + tavern - 4 meters</u></p> <p>Contractor's name, address &amp; telephone: <u>STUBBS CARPENTRY SERVICES</u>  <u>12 DEERFIELD CIRCLE, STANDISH, ME 04084</u></p> <p>Who should we contact when the permit is ready: <u>STEVE BITTING SR.</u>  Mailing address: <u>12 DEERFIELD CIRCLE</u>  <u>STANDISH, ME 04084</u>  Phone: <u>310-8029</u></p>		



Please submit all of the information outlined in the Commercial Application Checklist. 2006  
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Steve R. Bitting Sr.</u>	Date: <u>6-26-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-0950	<b>Date Applied For:</b> 06/27/2006	<b>CBL:</b> 036 H003001
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<b>Location of Construction:</b> 94 PORTLAND ST	<b>Owner Name:</b> SIMMONS JEAN C & ROBERT A	<b>Owner Address:</b> 39 MONA RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Steve Carpentry Services	<b>Contractor Address:</b> 12 Deerfield Circle Standish	<b>Phone:</b> (207) 310-8029
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/ Residential- Interior repairs and upgrades to skylights, sheetrock electrical and plumbing	<b>Proposed Project Description:</b> Interior repairs and upgrades to skylights, sheetrock electrical and plumbing
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/30/2006

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain as a restaurant/tavern on the first floor, and a lodging house with seven (7) rooms on the second and third floors. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/05/2006

**Note:** **Ok to Issue:**

- 1) All building construction shall comply with NFPA 101  
Two means of egress required each unit and to be separated w/ 1 hr rated construction.

**Comments:**

7/11/2006-mjn: Left message with the applicant the scope of the project is not clear. Need better info

94 Portland-  
36-H-3

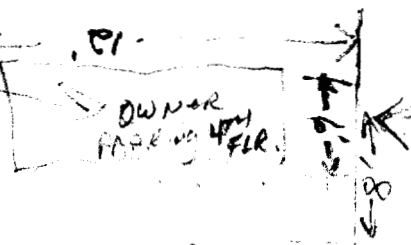
#6 PARK.

H2 MECHANIC ST.

PARKING LOT

1850 SQ. FT.  
CHART #36 LOT #1  
BLOCK #20

PROPOSED SIDEWALK  
FOR THE  
NEW BUILDING



FENCED SMOKING  
AREA

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUL 13 2006  
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5,002 SQ. FT.  
CHART #36 LOT #1  
BLOCK 3

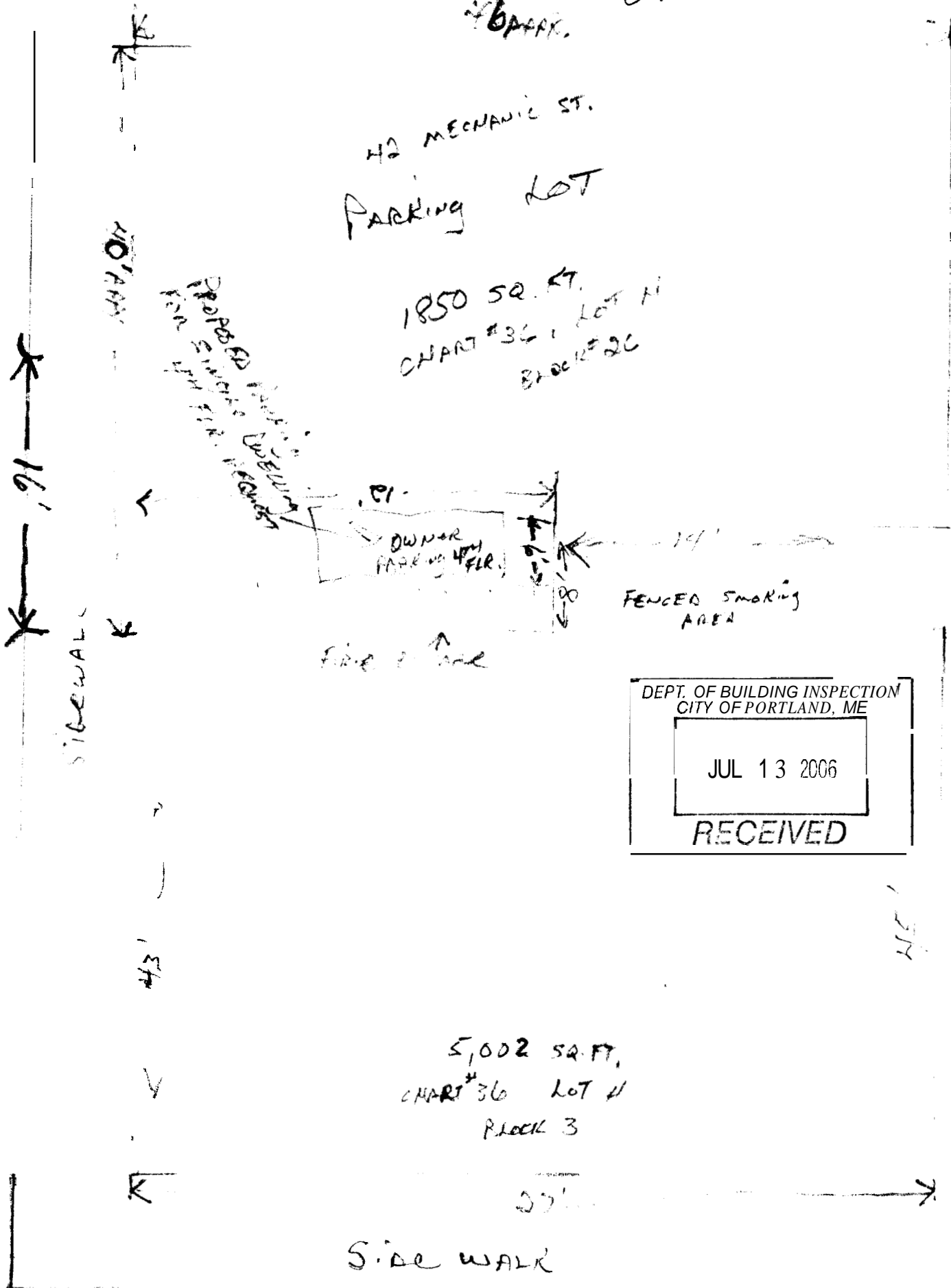
SIDE WALK

PLYM. ST.

MECHANIC ST.

SIDEWALK

ALLE







From: Mike Nugent  
 To: Ann Machado; Gregory Cass; Marge Schmuckal  
 Date: 7/12/2006 9:18:28 AM  
 Subject: 94 Portland ST. permit # 060950

This is for an additional dwelling in the attic on the fourth floor, I visited there today and according to the "simonds" ruling, I think it could trigger fire suppression, also, based on the conditions of approval, it needs a change of use, I'll send it back to zoning.

lotsize?

Change of use

B2b

Dec 21-1989 permit to repair attic fire - 7 room rooming house.

1st floor Ricky's Tavern

2nd & 3rd floor - 7 room rooming house

attic - dwelling unit - need 1,000 sq ft of land per dv.

Permit

Change of use

Floor plans of attic space - how set up

1 parking space - need plat plan

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 036 H003001  
**Location** 94 PORTLAND ST  
**Land Use** RETAIL & PERSONAL SERVICE

**Owner Address**  
 SIMMONS JEAN C & ROBERT A JTS  
 39 MONA RD  
 PORTLAND ME 04103

**Book/Page**  
**Legal** 36-H-3 PORTLAND ST  
 94-96 & MECHANIC ST  
 44-48 1395SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$72,070	\$188,390	\$260,460

### Estimated Assessed Valuation Fur Fiscal Year 2007"

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$72,200	\$259,700	\$331,900

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1925	1	5002	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.032	5002		MIXED RES/COMM	RICKYS TAVERN

### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1150	SUPPORT AREA
1	01/01	1150	BAR/LOUNGE
1	02/02	1150	APARTMENT
1	03/03	1150	APARTMENT
1	04/04	402	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
9	BRICK/STONE	HOT AIR	UNIT
8	BRICK/STONE	HW/STEAM	NONE
8	BRICK/STONE	HW/STEAM	NONE
4	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

Line	Structure Type	Identical Units
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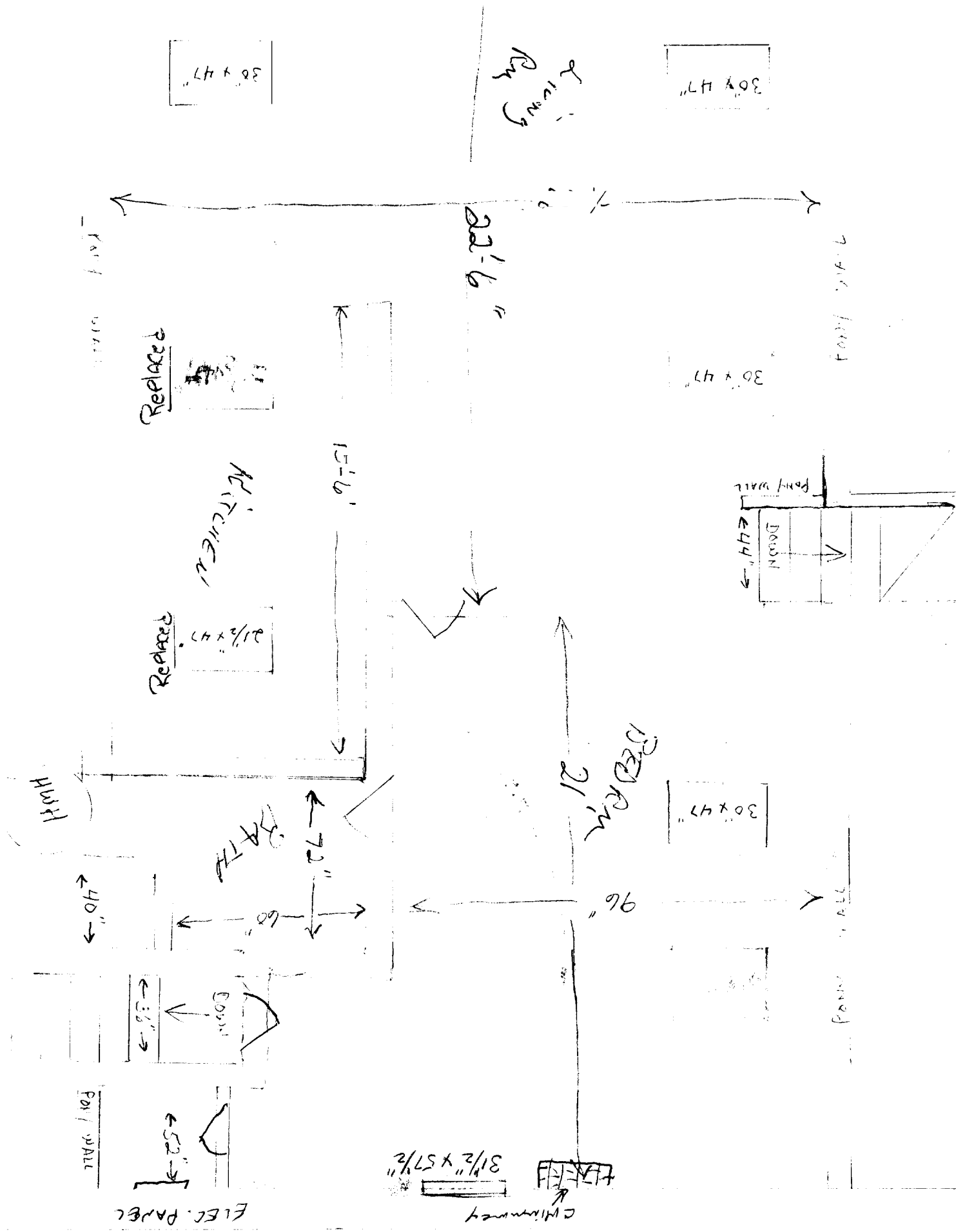
5' +/-

25' +/-  
31 1/2" x 57 1/2"

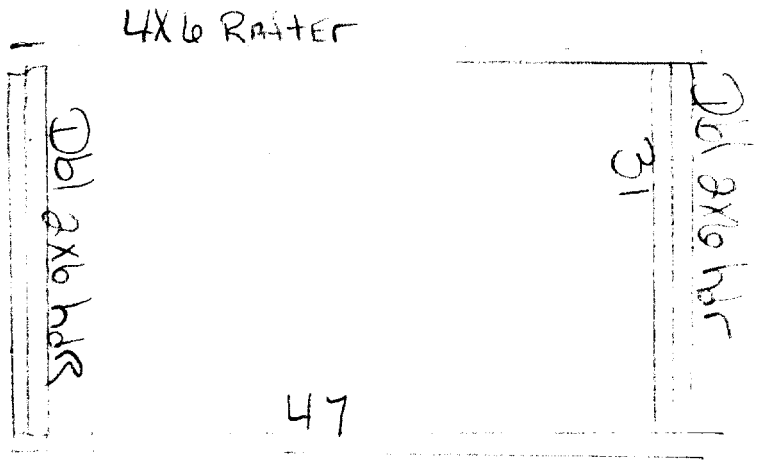
56' +/-

Fourth floor - new unit

45' +/-



Removed 2x4  
header  
Replaced  
2x10  
member



Striped 2x6 along existing Roof Rafters  
Installed New Skyline

Removed Plaster - Lath

Installed new Strapping  
Shear Rock

R 19  
30 Insulation

New Floor Plywood

Have not removed Dry

Plaster from Common Strapping

RECEIVED  
JUN 28 2006

Portland  
94 Main St

PORTLAND ST



ARCADÉ AREA

ENTRANCE

Booth Booth

TO  
PRESENT

REFRIGERATOR  
Cooler

SINK  
Counter

BAK  
Counter

Booth

Booth

Booth

CLOSET

SINK

DOWN AN'S  
PATH LEAD

4' 4"

ASBESTOS  
PATH LEAD

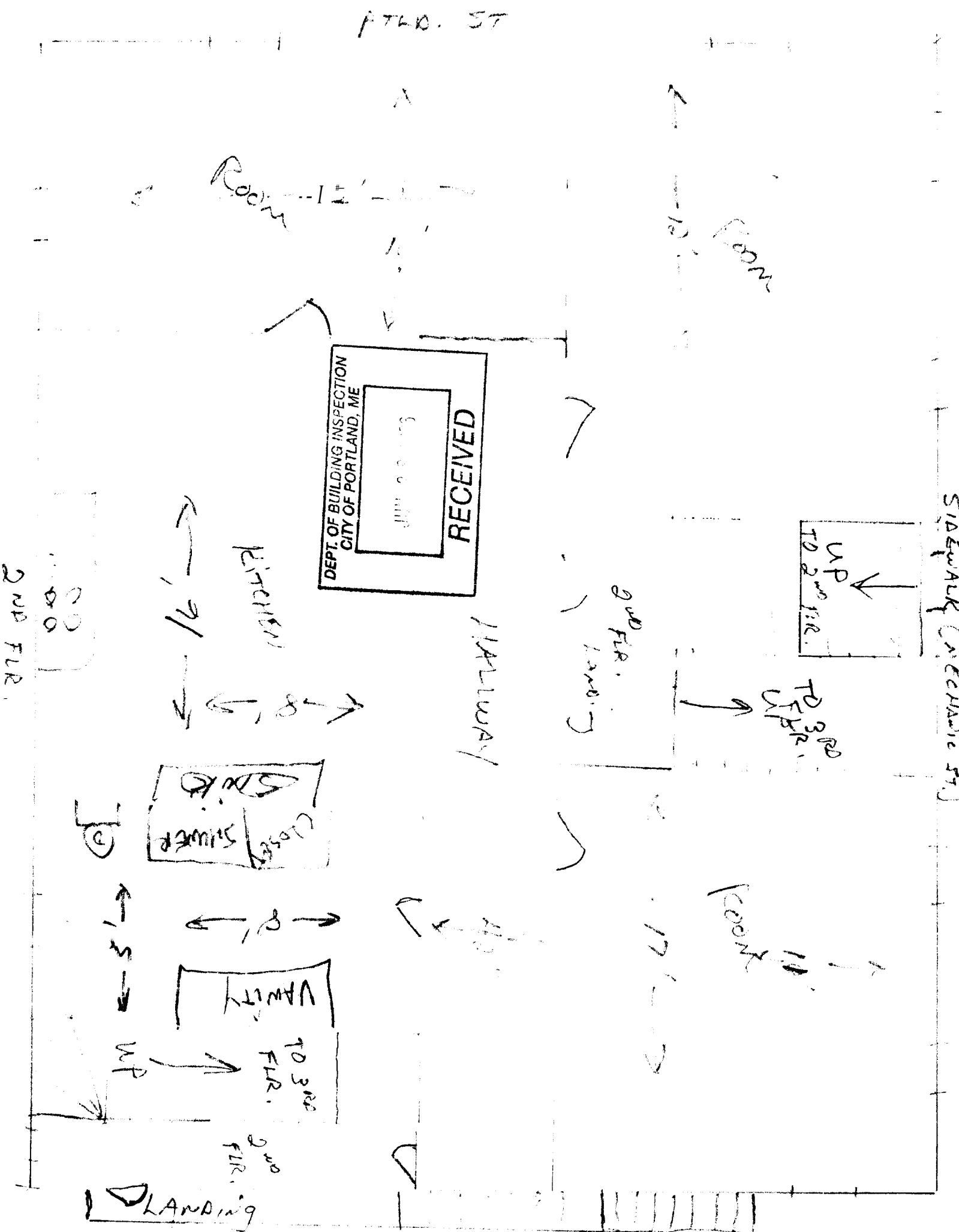
4' 2"

Exit to  
BACK PARKING  
LOT

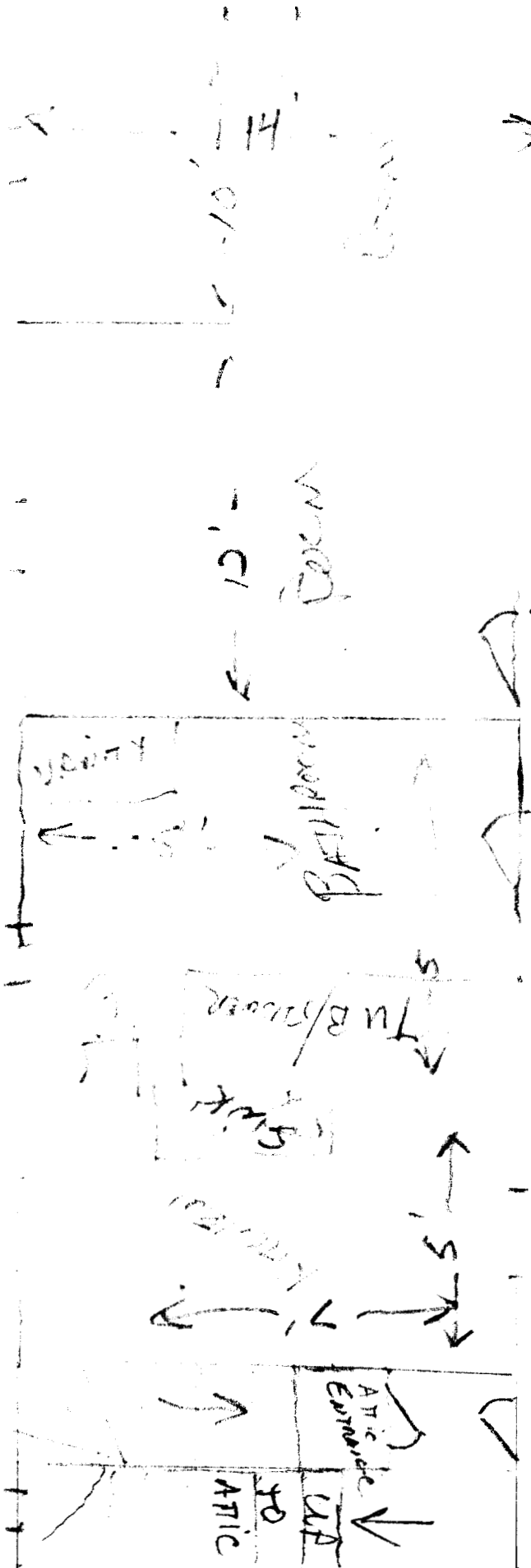
1st FLOOR, EARL TRICKY'S (unused)

PTWO. 5T

SIDEWALK (MECHANIC ST.)



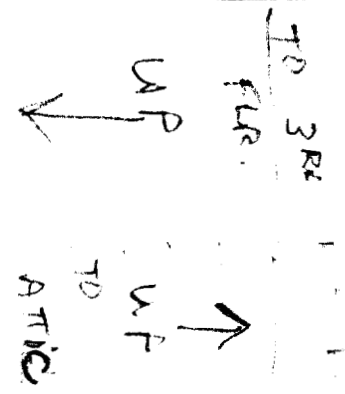
3<sup>RD</sup> FLR.



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JUN 28 2006

RECEIVED



31-  
2006

900045 of Portland BUILDING PERMIT APPLICATION Fee \$170.00

Permit # 900045 of Portland BUILDING PERMIT APPLICATION Fee \$170.00

Owner: Jean & Robert Simmons Phone # 797-2253

Address: 39 Mona Rd., Portland, ME 04103

LOCATION OF CONSTRUCTION: 44-46 Mechanic Street

Contractor: O'Neil Sub: Phone #

Address: Proposed Use: 7 rm. rooming house

Est. Construction Cost: \$30,000.00 Park Use: SAME

# 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: Repairs after fire to original condition 2nd. fl. le. rear. as per plan.

Foundations: 1. Type of Soil: 2. Set Backs - Front Rear Side(s)

1. Footings Size: 2. Foundation Size: 3. Other:

Floors: 1. Sill Size: 2. Girder Size: 3. Lally Column Spacing: Sills must be anchored

4. Joist Size: 5. Bridging Type: 6. Floor Sheathing Type: 7. Other Material:

Exterior Walls: 1. Standing Seam: 2. No. windows: 3. No. Doors: Spacing Spacing Spacing Spacing

4. Header Size: 5. Bracing: 6. Corner Posts Size: 7. Insulation Type: 8. Sheathing Type: 9. Siding Type: 10. Masonry Materials: 11. Metal Materials:

Interior Walls: 1. Scaffolding: 2. Header Stock: 3. Wall Covering Type: 4. Fire Wall if required: 5. Other Materials:

White-Tax Assessor Yellow-GPOOG White Tag CEO

Map # Lot #

For Official Use Only

Date: Dec 21, 1989

Inside Fee Waiver: Yes

Big Code: 1-3-90

Name Label: 1-3-90

Estimated Cost: \$30,000.00

Zone: B-2

Review Required: Zoning Board Approval: Yes No

Planning Board Approval: Yes No

Conditional Use: Yes No

Shoreland Zoning: Yes No

Special Exception: Other

1. Ceiling Joist Size: 2. Ceiling Strapping Size: 3. Type Ceiling: 4. Insulation Type: 5. Ceiling Height:

Roof: 1. Truss or Rafter Size: 2. Sheathing Type: 3. Roof Covering Type:

Chimneys: Type: Number of Fire Places:

Heating: Type of Heat: Service Entrance Size: Smoke Detector Required: Yes No

Plumbing: 1. Approval of soil test if required: 2. No. of Toilets or Showers: 3. No. of Fixtures: 4. No. of Lavatories: 5. No. of Other Fixtures:

Swimming Pools: 1. Type: 2. Pool Size: 3. Must conform to National Electrical Code and State Law.

Permit Received By: James M. Rinaldi

Signature of Applicant: [Signature]

Signature of [Signature]

Inspection Date: 1-3-90

White Tag CEO

Copyright GPCOG 1988

PERMIT ISSUED WITH LETTER

Date: 1-3-90

1-3-90

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