

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

Location of Construction: 546-550 Congress Street		Owner: Nevermore LLC		Phone: 775-0229		Permit No: 991197	
Owner Address: 21 West St. Portland, ME 04102		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: Nevermore LLC	
Contractor Name: Herb Moulton		Address: 21 West St. Portland, ME 04102		Phone: 775-0229		Permit Issued: NOV 1 1999	
Past Use: Mixed Use 1st fl. vacant 2nd & 3rd floors Retail		Proposed Use: Same with 1st fl. retail apartments on 2 & 3rd floors		COST OF WORK: \$ 135,000		PERMIT FEE: \$ 834.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Interior rehab to construct 7 apartment units on the 2nd & 3rd floors.				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: <i>NW/UB</i>		Date Applied For: 10-12-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Send to: Herb Moulton
Nevermore LLC
21 West St.
Portland, Maine 04102

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

10-12-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

037-H-001

#2

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 548 CONGRESS ST.
PROPERTY OWNERS NAME

Last: LLC First: NEVERN MORE
Applicant Name: JOHN BELLINO
Mailing Address of Owner/Applicant (If Different): 980 RIVERSIDE ST. PORT. ME 04103

PORTLAND Date Permit Issued: 10.27.99 PERMIT # 7054 STATE COPY \$ 234.00 FEE Double Fee Charged
L.P.I. # 0124
Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

John Bellino
Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02415</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock	7	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	7	Sink
		Drinking Fountain	8	Wash Basin
		Indirect Waste	8	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	2	Clothes Washer
Number of Hook-Ups & Relocations		Grease/Oil Separator		Dish Washer
		Dental Cuspidor	7	Garbage Disposal
Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	39	Fixtures (Subtotal) Column 1
			39	Fixtures (Subtotal) Column 2
			39	Total Fixtures
			\$ 6.	Fixture Fee
			\$	Hook-Up & Relocation Fee
			\$ 56.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

234.00

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr
Director



CITY OF PORTLAND
STOP WORK NOTICE

March 29, 2000

Nevermore LLC
21 West Street
Portland, Maine 04102

RE: 546-550 Congress Street
CBL: 037-H-001

HAND DELIVER

Dear Nevermore LLC,

An evaluation of the property at 546-550 Congress Street on March 28, 2000 revealed that the structure fails to comply with Section 111.3 of the Building Code of the City of Portland. **Permit authorizes interior rehab only. This order applies to the construction/installation of exterior fire escape.**

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1999 BOCA). All construction activity must Stop immediately. **Permit #991197 must be amended to reflect installation/construction of new external fire escape. Plans with full structural details of the fire escape must be submitted.**

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

Code Enforcement Officer

Cc: Central File
Herb Moulton, Contractor

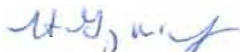
PORTLAND FIRE DEPARTMENT

Review Date: 10/20/99 Contractor: Nickerson LLC

Address: 546 550 Congress St CBL: 037-H-001

Please note marked Conditions of Approval

- * The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft 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" copper or 1" steel. Maximum coverage area of a residential sprinkler is 144 sq ft per sprinkler.
- * All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- * All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- * Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- * All master box locations shall be approved by the Fire Dept. Director of Communications.
- * A master box shall be located so that the center of the box is five feet above finished floor.
- * All master box locations are required to have a Knox box.
- * A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- * All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- * No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- * The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- * All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- * Any tank located near the path of vehicle movement shall be protected.
- * All piping shall be protected from possible mechanical damage and vandalism.
- * A 4" storz fire department connection is required.
- * Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- * A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- * State Fire Marshall approval is required for this project.



Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 546. 550 COMMERCIAL CONGRESS ST		
Total Square Footage of Proposed Structure: 7880 (4 FLOORS)	Square Footage of Lot: 2142 SF	
Tax Assessor's Chart, Block & Lot Number Chart# 37 Block# H Lot# 1	Owner: NEVERMORE L.L.C.	Telephone#: 775.0229
Owner's Address: 21 WEST ST. PORTLAND ME 04102	Lessee/Buyer's Name (If Applicable): N/A	Cost of Work: \$135000 Fee: \$834
Proposed Project Description: (Please be as specific as possible) INTERIOR REHABILITATION - CONSTRUCT 7 APARTMENT UNITS ON 2ND & 3RD FLOORS.		
Contractor's Name, Address & Telephone: HERB MOUTON, 21 WEST ST. PORTLAND, ME 04102 775.0229		Rec'd By: NOT/MS
Current Use: RETAIL 1ST FL. VACANT 2nd & 3rd	Proposed Use: RETAIL 1st fl & APARTMENT 2 & 3rd fl	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement *** CALL 775 0229**
- 2) A Copy of your Construction Contract, if available **FOR PICKUP.**
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

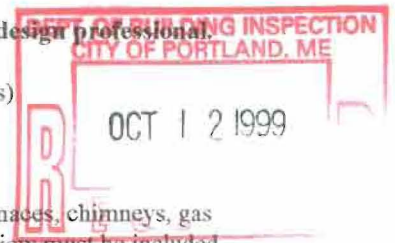
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Herbert Mouton	Date: 10/12/99
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Income and Expense Report From: 6/1/98 To: 9/1/98

<u>Category</u>	<u>Description</u>	<u>Amount</u>
FEE	income from billings	907.17
Total Income:		907.17
ATM/CASH	atm withdrawl	-2,047.44
AUTO	auto	6,577.04
BACK TAX		39,608.00
CREDIT CAR	credit card	101.00
ENTER	entertainment	147.86
GREG LOAN		-39,605.00
HOUSEHOLD	household	10.00
MED	medical	208.49
MORTGAGE	mortgage	2,849.62
NONE	Not Categorized	527.61
SHERBIZ	sherry business	20.63
TAX	tax	123.47
UTIL-HOME	utilities home	135.32
XAUTO	auto	23.00
XOFF EXP	office expense	4,179.20
XREIMB	reimbursables	507.17
XUTIL-OFF	utilities office,	229.59
Total Expense:		13,592.56
Overall Total:		-12,685.39

XXXXXXXXXXXXXXXXXXXX

Legal Fees
Title Insurance

Total Additions

TOTAL DUE FROM BUYER

CHECKS TO BE DISBURSED

Portland Water District
Cumberland County Registry of Deeds
Timothy Kelter, Esq.
Bernstein, Shur
Check to Seller

Total Checks

BUYER:

Nevermore LLC

By: Thomas W. Moulton
Thomas W. Moulton
Its Manager

SELLER

Congrea

By: Matthew
Matthew
Its Manag

Real Estate Taxes:

*The property is identified on Tax Map 37, Block H Lot 1;
Real estate taxes for the period July 1, 1999-June 30, 2000 are:
Taxes are due in 2 installments of \$2,403.66 each;
The first installment for the period 7/1/99-12/31/99 is being paid at closing by Seller
Tax proration: \$2,403.66 divided by
September 16-December 31, 1999 equals Buyer pays

Downtown Assessment is due in 2 installments of \$131.39 each
The first installment for the period 7/1/99-12/31/99 is being paid at closing by Seller
Proration: \$131.39 divided by
Buyer pays

The next installment due March 15, 2000 will be the responsibility of Buyer

10/12/99

TO: Uno - City Portland

RE: Building Permit
Proof of Ownership

Attached proof of ownership per
your request. If you need anything
further, please call me at 775-0229.
Thanks.

Herb Moulton

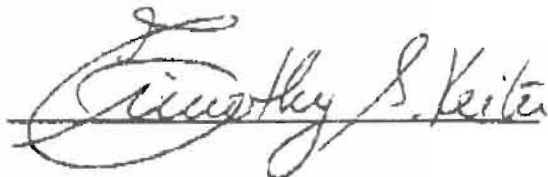
Warranty Deed

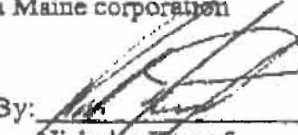
LET IT BE KNOWN BY THESE PRESENTS that HOTEL EVERETT CORPORATION, a Maine corporation with a place of business at 59-61 Oak Street, Portland, Maine, for consideration paid, GRANTS to NEVERMORE LLC, a Maine limited liability company with a mailing address in care of Thomas Moulton, The Dunham Group, One Portland Square, Portland, Maine 04101, with WARRANTY COVENANTS, a certain lot or parcel of land, with the improvements thereon and all appurtenances thereto, located at 59-61 Oak Street, in the City of Portland, County of Cumberland, State of Maine, as more particularly described in Schedule A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said HOTEL EVERETT CORPORATION has caused this instrument to be executed and delivered by Nicholas Kampf, its President hereunto duly authorized, this 15th day of September, 1999.

WITNESS:

HOTEL EVERETT CORPORATION,
a Maine corporation



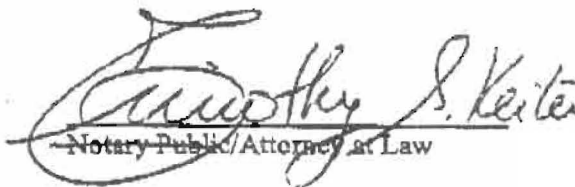
By: 
Nicholas Kampf
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

September 15, 1999

Then personally appeared before me the above-named Nicholas Kampf, President of HOTEL EVERETT CORPORATION, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of HOTEL EVERETT CORPORATION.

Before me,


Notary Public/Attorney at Law

Timothy S. Keiter
Print Name

**ASSIGNMENT AND ASSUMPTION
OF CONTRACT FOR SALE OF REAL ESTATE**

This ASSIGNMENT AND ASSUMPTION AGREEMENT is made as of this 14 day of September, 1999 by and between Thomas W. Moulton ("Assignor"), and Nevermore LLC, a Maine limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor entered into a certain Contract for Sale of Real Estate with Congress Properties, LLC, such contract dated as of September 2, 1999 (the "Contract"); and

WHEREAS, Assignor desires to assign all of his rights, and delegate all of his duties, under the Contract to Assignee, and Assignee desires to accept and assume the same.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor and Assignee agree as follows:

1. Assignor hereby assigns all of his right, title and interest under the Contract to Assignee and hereby delegates all of his obligations under the Contract to Assignee; and
2. Assignee hereby accepts all of Assignor's right, title and interest under the Contract and assumes all of Assignor's agreements, covenants, and obligations under the Contract.

WITNESS, the Assignor and Assignee have executed this Agreement on the date first written above.

WITNESS


ASSIGNOR:



Thomas W. Moulton

ASSIGNEE:
NEVERMORE LLC

By:



Thomas W. Moulton

CLOSING STATEMENT

PROPERTY: 545-548 CONGRESS STREET
PORTLAND, MAINE

SELLER: CONGRESS PROPERTIES LLC

BUYER: NEVERMORE LLC

CLOSING DATE: September 15, 1999

SELLER'S TRANSACTION:

Sale Price:

Plus:

Oil Reimbursement \$
Downtown Assessment Proration \$
Property Tax Proration \$

Total Additions

Less:

Deposit \$
Transfer Tax \$
Water & Sewer \$
Rent Proration \$
Tenant Security Deposits \$

Total Deductions

TOTAL DUE SELLER:

BUYER'S TRANSACTION

Purchase Price

Less

Deposit \$ 1
Rent Proration \$
Tenant Security Deposits \$

Total Deductions \$ 11

Plus

SUBTOTAL:

Transfer Tax \$
Property Tax \$ 1
Oil Reimbursement \$
Downtown Assessment \$
Recording Fee (deed, assignment of leases, mortgage) \$

BUILDING PERMIT REPORT

DATE: 13 OCT. 99 ADDRESS: 546-550 Congress ST. CBL: 037-H-001

REASON FOR PERMIT: To Construct 7 dwelling units in existing building

BUILDING OWNER: Nevermore LLC

PERMIT APPLICANT: Contractor Herb Moulton

USE GROUP R-2 CONSTRUCTION TYPE 3-B

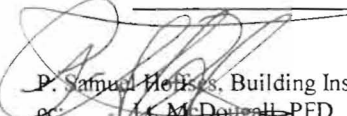

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$1 135,000.00
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Fees: \$ 834.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *10, *11, *12, *13, *14, *15, *16, *17, *18, *23, *25, *27, *28, *29, *32, *33, 19, 21, 22
Approved with the following conditions:

- 1. 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) ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.

- X 16. 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. (Section 1010.1)
- X 17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- X 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. 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 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 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) Section 920.3.2.
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard. *BOCA SECTION 912.0 FIRE ALARM SYSTEM.*
- 22. The Sprinkler System shall maintained to NFPA #13 Standard. *BOCA SECTION 906.0 FIRE SPRINKLER SYSTEM.*
- X 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- X 25. 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 the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- 35. _____
- 36. _____
- 37. _____
- 38. _____


 P. Samuel Heffels, Building Inspector
 cc: ~~A. McDougall, PFD~~
 Marge Schmuckal, Zoning Administrator


PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

COMMENTS

12-9-99 - went to site - checked ~~framing~~ and Plumbing test. All OK. J. Reel

12/28/99 - Chk Framing - ok EXCEPT - STAIRS DO NOT meet 7-11

also - See framing notes on back of permit # 99-1396

Refered Contractor to P.S.H.D - ok per Act 348.2.4 - BOCA 99
~~attached framing all ok to Close P1~~

2/4/00 - 1st Hr left front - Retail - ok TM issued c.o.

3/28/00 T.M. observed Fire Escape being built on 0's of Bluffs, - Permit issued for

Interior work only - STATES "ANY Exterior work would require a separate permit" -

Called Contractor - informed him a "Stop Work order is being issued. R

3/29/00 Stop order issued - Home delivord to Herb Manston / Home delivord / Receipt attached - Property D

3/30/00 did a walk through at Bedro Request EXCEPT FOR LACK OF PERMIT

ON FIRE ESCAPE - see 5/29/00 - job looks good - only Cosmetic

work remaining" - ALSO See Requirement on Permit 99-1396-Related P

4/5/00 Final inspection of 7 Apts. OK. To issue c/o pursuant to approval of permit fee

Fire escape JN

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 550 Congress Street 037-H-001

Issued to **Nevermore LLC**

Date of Issue **February 2 2000**

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **991197**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st floor left

Retail Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2/2/00 *Tamara M...*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]
02/02/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *550 Congress*

Issued to *Newmore LLC*

Date of Issue *2/2/00*

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *991197*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st flr left

APPROVED OCCUPANCY

*Retail
BOCA 1996*

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2/2/00

Munson

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.