

Location of Construction: 503 Fore St		Owner: Tracy Causer Ltd Liability		Phone:	
Owner Address:		Leasee/Buyer's Name: The King & I 503 Fore St Portland, ME 04101		Phone: 780-8084	
Contractor Name:		Address:		Phone:	
Past Use:  Vacant		Proposed Use:  Wholesale-Retail		COST OF WORK: \$  FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature: <i>Hym</i>	
				PERMIT FEE: \$ 25.00  INSPECTION: Use Group: <i>m</i> Type: <i>30</i> Signature: <i>DOCA</i>	
Proposed Project Description:  Change Use		PEDESTRIAN ACTIVITIES DISTRICT (P.A.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:  15 October 1996			

Permit No: **961040**

**PERMIT ISSUED**

Permit Issued:  
OCT 18 1996

CITY OF PORTLAND

Zone: *B-3* CBL: 038-C-016

Zoning Approval:  
*OK with conditions*  
Special Zone or Reviews:  
☐ Shoreland  
☐ Wetland  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan ☐ maj ☐ minor ☐ mm ☐

1. This permit application doesn't 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..

#### 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: *10/15/96*

*D. Andrews*

CEO DISTRICT

*2*

*A. Rowle*

#### 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/ *Jeff Nelson*

ADDRESS: *503 Fore St. Portland 04101*

DATE: *15 October 1996*

PHONE: *780-8084*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

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

Location of Construction: 503 Fore St		Owner: Tracy Causer Ltd Liability		Phone:	
Owner Address:		Leasee/Buyer's Name: The King & I		Phone: 503 Fore St Ptd, ME 04101 780-8084	
Contractor Name:		Address:		Phone:	
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Permit No: **961040**

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OCT 18 1996  
CITY OF PORTLAND

Zone: CBL: 038-C-016  
B-3  
Zoning Approval: *OK with conditions 10/16/96*  
**Special Zone or Reviews:**  
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Date: *10/15/96*

*D. Andrews*

CEO DISTRICT

**2**

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SIGNATURE OF APPLICANT/ *Jeff Nason* ADDRESS: *503 Fore St. Portland 04101* DATE: *15 October 1996* PHONE: *780-8084*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

## BUILDING PERMIT REPORT

DATE: 10/17/98 ADDRESS: 505 S. 1st St

REASON FOR PERMIT: Change of use

BUILDING OWNER: Living Center

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: J. H. H. H. APPROVAL: \*11 \*14 \*15 \*16  
~~DENIED: \*17~~

### CONDITION OF APPROVAL OR DENIAL

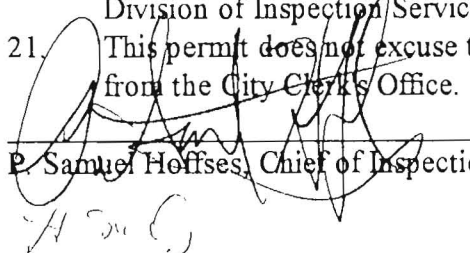
1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land 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 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. feet.

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 selfclosers.
12. The boiler shall be protected by enclosing with on (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):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a swelling 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 of the facility meet the standards of construction required by this section. Prior to 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.

  
P. Samuel Hoffses, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.



## LAND USE - ZONING REPORT

ADDRESS: 503 Fore St DATE: 10/16/96  
REASON FOR PERMIT: Change of use from Vacant to Retail/wholesale  
BUILDING OWNER: Tracy Causen Ltd Liability C-B-L: 38-C-16  
PERMIT APPLICANT: Jeff Nason  
APPROVED: with conditions DENIED: \_\_\_\_\_

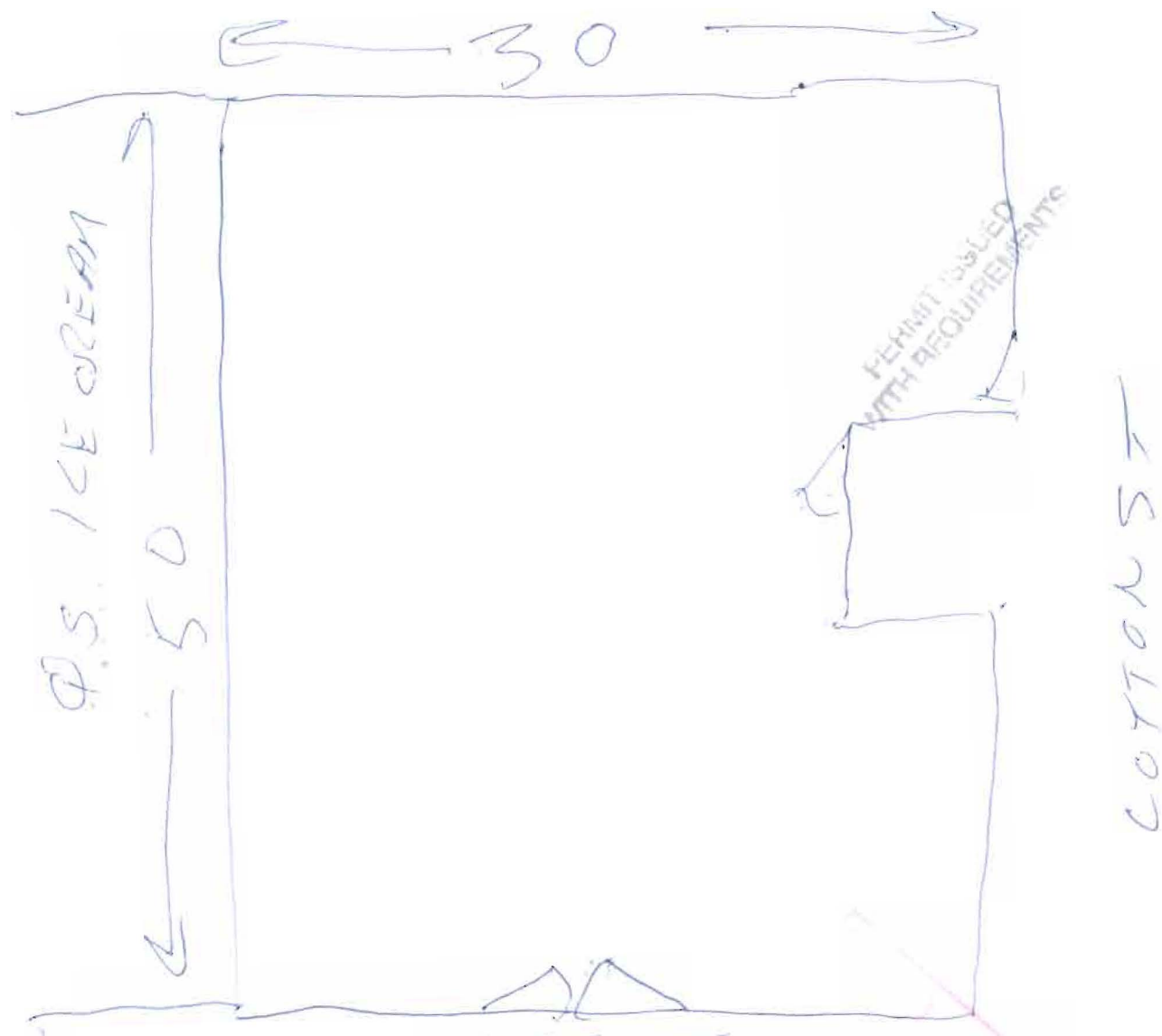
# 17

### 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 \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
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 \_\_\_\_\_

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



FORE ST  
1500 SQ FT

JALACY CAUSED

# 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 specification:

Date 01 October 1996Permit # 14437LOCATION: 503 Fore StOWNER Tracy-Causser/The King & I

ADDRESS \_\_\_\_\_

1st floor						TOTAL EACH FEE				
OUTLETS										
		Receptacles		Switches		Smoke Detector		9	.20	1.80
FIXTURES		(number of)								
		incandescent		fluorescent				16	.20	3.20
		fluorescent strip							.20	
SERVICES										
		Overhead				TTL AMPSTO	800		15.00	
		Underground					800		15.00	
TEMPORARY SERV.										
		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							5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00	
		Water heaters		Fans		Dryers			2.00	
Disposals		Dishwasher		Compactors		Others (denote)			2.00	
MISC. (number of)		Air Cond/win							3.00	
		Air Cond/cent							10.00	
		Signs							5.00	
		Pools							10.00	
		Alarms/res							5.00	
		Alarms/com							15.00	
		Heavy Duty							2.00	
		Outlets								
		Circus/Carnv							25.00	
		Alterations							5.00	
		Fire Repairs							15.00	
		E Lights						3	1.00	3.00
		E Generators							20.00	
		Panels							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 10/02 9:30 or will call \_\_\_\_\_CONTRACTORS NAME LaPlante Electric George KotrosADDRESS P.O. Box 971 Ptld, ME 04104TELEPHONE 799-3904MASTER LICENSE No. 14437 - George's

LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

Permit Number 18437  
Location 503 Forest,  
Owner King & T  
Date of Permit 10/1/96  
Final Inspection 10/2/96  
By Inspector [Signature]

10/2/96 (week 1 - Thursday)

Service called Closing-in

INSPECTION: Service

λα

Service called in:

Closing-in (inspecting) by

10/2/96 (week 1 - Monday)

DATE:	REMARKS:
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10/2/06

This space given by a post-4 -  
Electron (creating) inspection & was  
not changed by me ~~me~~