

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

Location of Construction: 28 Danforth Street Rear		Owner: VHC Properties Inc.		Phone: 773-5844		Permit No: 981180	
Owner Address: 51 Woodfield Road Ptld. ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: VHC Properties Inc.		Address:		Phone:		Permit Issued: OCT 14 1998	
Past Use:		Proposed Use:		COST OF WORK: \$ 4,500		PERMIT FEE: \$ 45.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Open up rear wall & inclose on (block) existing concrete pad. For 4 washers : Closeone interior doorway & open a new interior doorway.				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: SP		Date Applied For: 10-6-98					

PERMIT ISSUED
OCT 14 1998
CITY OF PORTLAND

Zone: A-1 CBL: 44A 021 001
Zoning Approval: see 14-304(5)
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: 10/14/98

PERMIT ISSUED WITH REQUIREMENTS

Handwritten signature

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

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

CEO DISTRICT 2

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): <u>88 Dorset St Room</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>44</u> Block# <u>A 021</u> Lot# <u>001</u>		Owner: <u>VMC Properties Inc.</u>	Telephone#: <u>7735244</u>
Owner's Address: <u>51 Woodfield Rd. Portland Maine 04102</u>		Lessee/Buyer's Name (If Applicable): <u>N/A</u>	Cost Of Work: <u>\$4500.-</u> Fee: <u>\$ -</u>
Proposed Project Description: (Please be as specific as possible) <u>Opening barrier wall + enclose on (block) existing concrete pad. For 4 washers. Also open exterior wall + open a new interior doorway</u>			
Contractor's Name, Address & Telephone: <u>VMC Properties Inc. GC</u>			Rec'd By: <u>[Signature]</u>
Current Use: <u>Variety Store</u>		Proposed Use: <u>Laundromat</u>	

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
- 2) A Copy of your Construction Contract, if available
- 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.

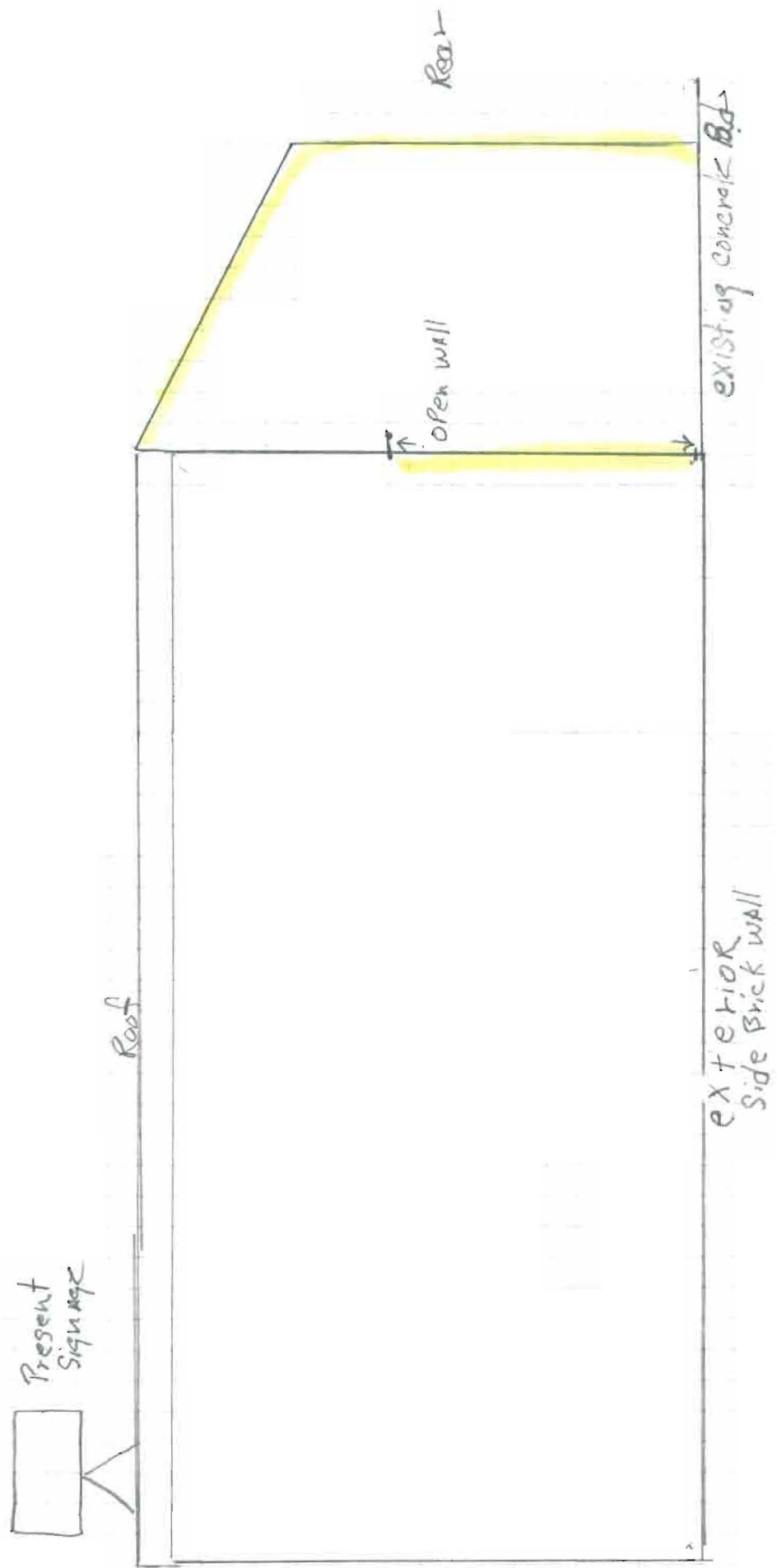
Certification

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: <u>[Signature]</u>	Date: <u>10/6/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum







Front
#88 Danforth St

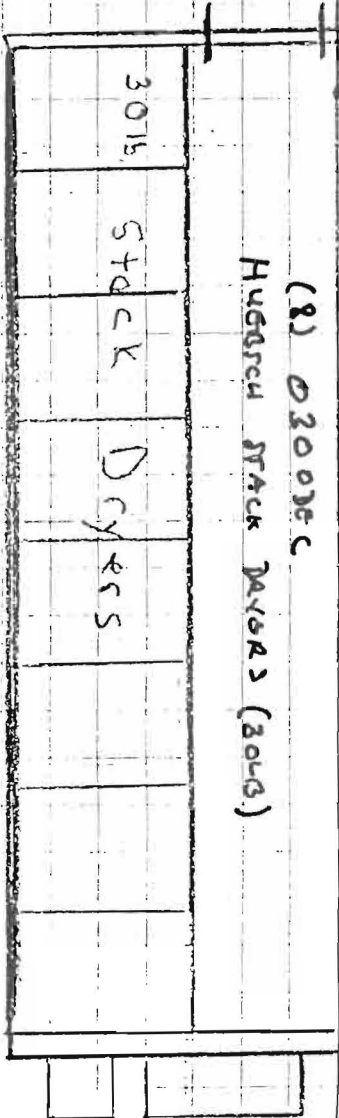
Each Square = 1ft.

773-5844

(4) WIDSMIDERS
3510 EMERALD SERIES WASHERS



(8) Ø3003C
HUGBURN STACK DRYERS (30LBS)



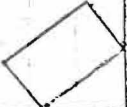
10 CAP 29616W WASHERS



RPF-5
COUNTER

RPF-5
COUNTER

bc-1



Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

44-A-021
VMC Properties, Inc.
51 Woodfield Road
Portland, ME 04102


September 29, 1998

RE: 86-88 Danforth Street - R-6 Zone - 044-A-021

Dear Vinny,

As we discussed yesterday, I have been revisiting section 14-384 titled "Change of Nonconforming Use". After several discussions with our Corporation Counsel, I now believe that by Ordinance, I would be able to issue a permit to change the use from a retail store to a personal service of a laundromat. We will be looking forward to your submittal. Please note that you will need separate permits for electrical, plumbing, and new signage.

Very Truly Yours,


Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Housing & Neighborhood Services
✓ File

CITY OF PORTLAND, MAINE
MEMORANDUM

44-A-22

DATE: 11/17/94
CBL: 44-A-22

TO: Bill Giroux - Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

We presently have an application for Loan/Grant for rehabilitation at:

90 Danforth Street
(ADDRESS)

The Owner is Kenneth Ray → William Dowd
(NAME)

The given number of units of the building is 12

Please verify whether the number of units given are legal under the Land Use Code.

YES the number of units are legal

NO the number of units are not presently legal.

The present number of units is _____.

[Signature]
SIGNED BY VERIFIER

Zoning Admin.
TITLE

BUILDING PERMIT REPORT

DATE: 8 OCT 98 ADDRESS: 88 Danforth St. CBL 44A-021-001
REASON FOR PERMIT: Change of use interior ren o.
BUILDING OWNER: VMC Properties Inc.
CONTRACTOR: VMC Properties Inc.
PERMIT APPLICANT:
USE GROUP B BOCA 1996 CONSTRUCTION TYPE BB

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *24, *26, *27, *30, *31 #28

- 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.
2.5 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.
2.6 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.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

COMMENTS

TEXT MESSAGE
CALLED 10/14/98 (TR)

Spoke w/ owner - 10/14/98 - Went over conditions
 & advised owner to speak w/ Tom R. Once
 Total

10-19-98 Pre done at front counter with Mr. Coyne and he will (TR)
 Submit an Engineering Report for the Steel Beams in the Rear wall

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

12. 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. ft. (Section 1018.6)
13. 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
14. 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
15. 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
16. 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
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
21. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
- *27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements. → *Separate permits Needed for New Signs*
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *31. *Before you remove any walls, a structural analysis must be done and a header design to carry the live & dead loads from the roof and walls → This work on the design must be done by a structural engineer (registered) by the State of Me.*
33. _____


P. Samuel Holmes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator