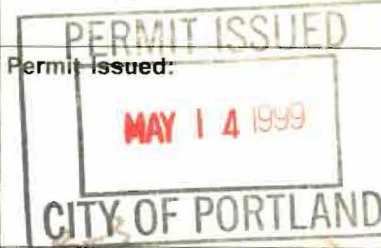


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>130 Park St., Portland</i>		Owner: <i>Clairmont &amp; Company</i>		Phone: <i>(207) 772-3399</i>		Permit No: <b>990477</b>  Permit Issued: Zone: <i>WA</i> CBL: <i>045-A-016C</i>
Owner Address: <i>19 Forest Ave., Portland</i>		Lessee/Buyer's Name: <i>Jan Nestler</i>		Phone:		
Contractor Name: <i>Landmark America</i>		Address:		Phone:		
Past Use: <i>Office</i>		Proposed Use: <i>2 Family Dwelling</i>		COST OF WORK: \$ <i>40,000.00</i> PERMIT FEE: \$ <i>220.00</i> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>AB3</i> Type: <i>303</i> <i>BOCA 96</i> Signature: <i>Hoffner</i>		
Proposed Project Description: <i>Convert Office TO 2 Family Home</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>
Permit Taken By: <i>S.P.</i>		Date Applied For: <i>May 5th, 1999</i>				

- 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..

Call FOR Pickup - (207) 772-3399

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <i>May 5th, 1999</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

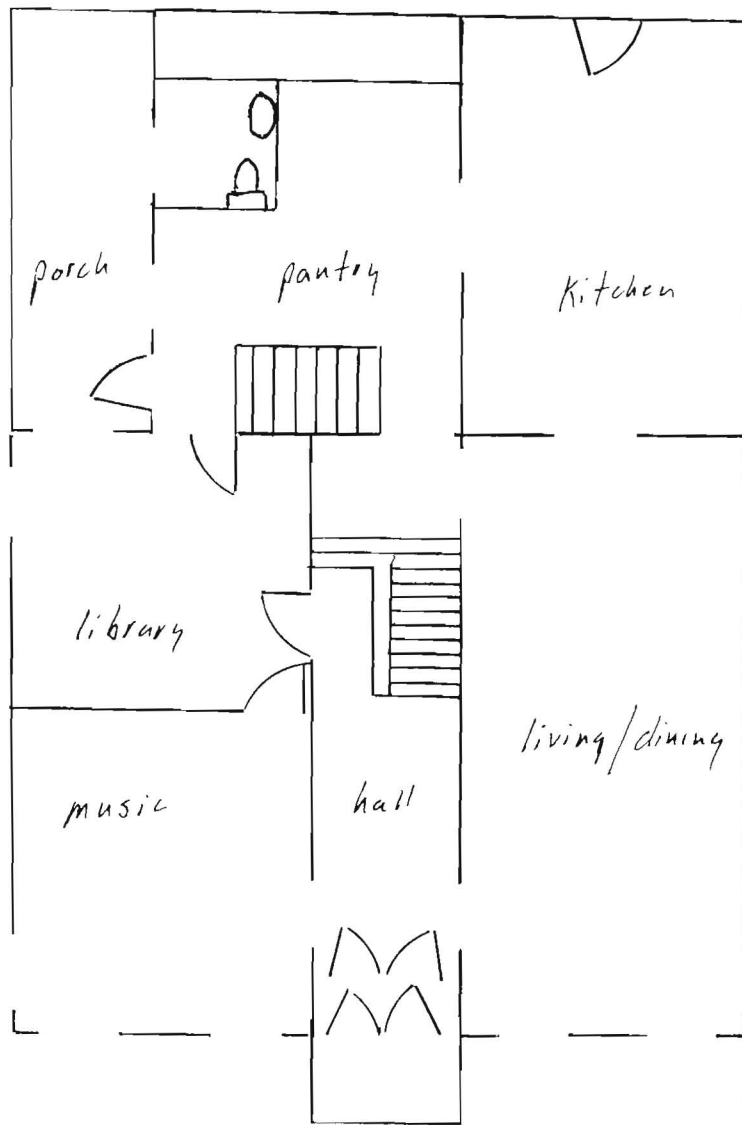
**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *10/20/99*

CEO DISTRICT 2

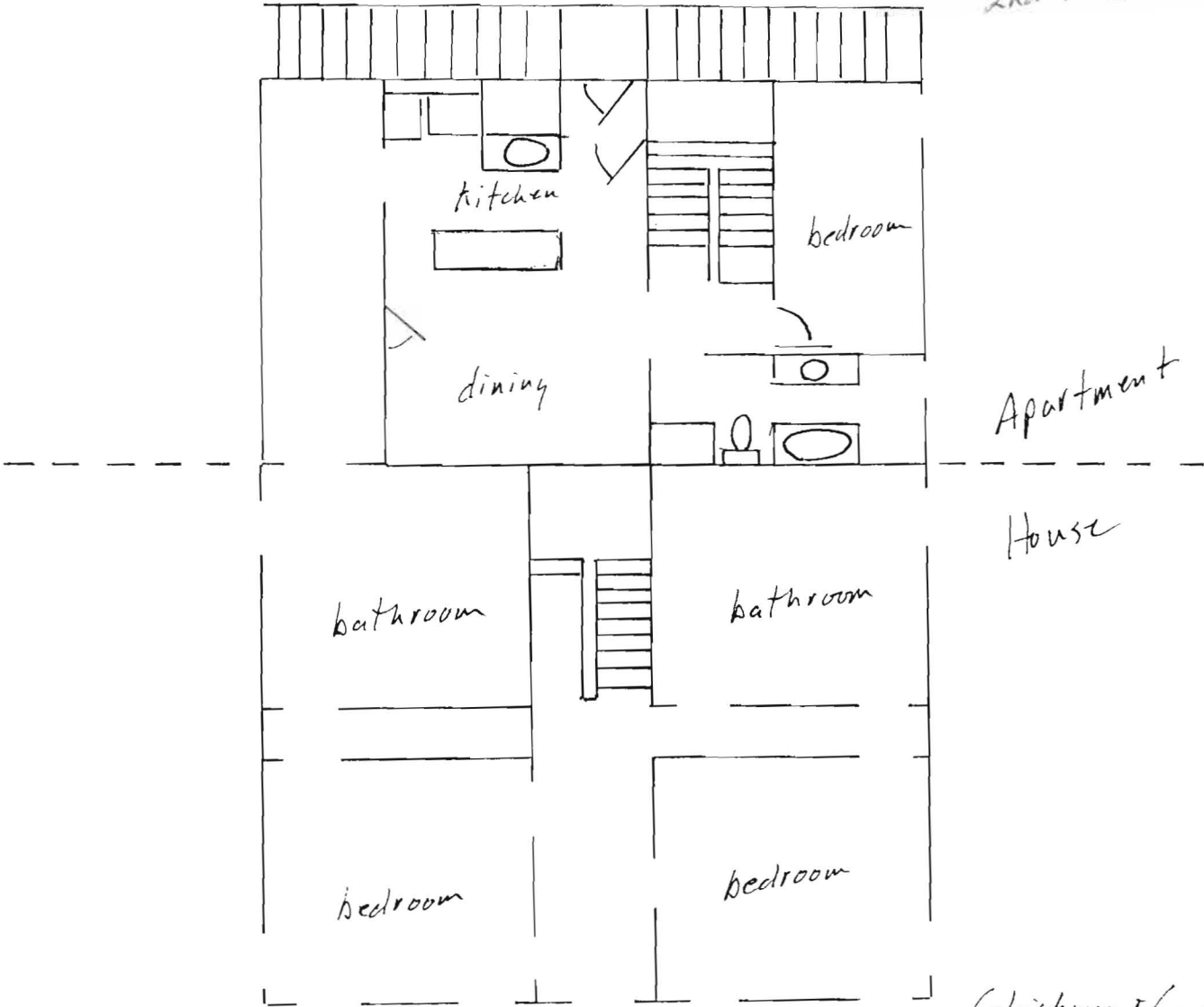


No external  
work - see done  
no window work  
No Paint etc

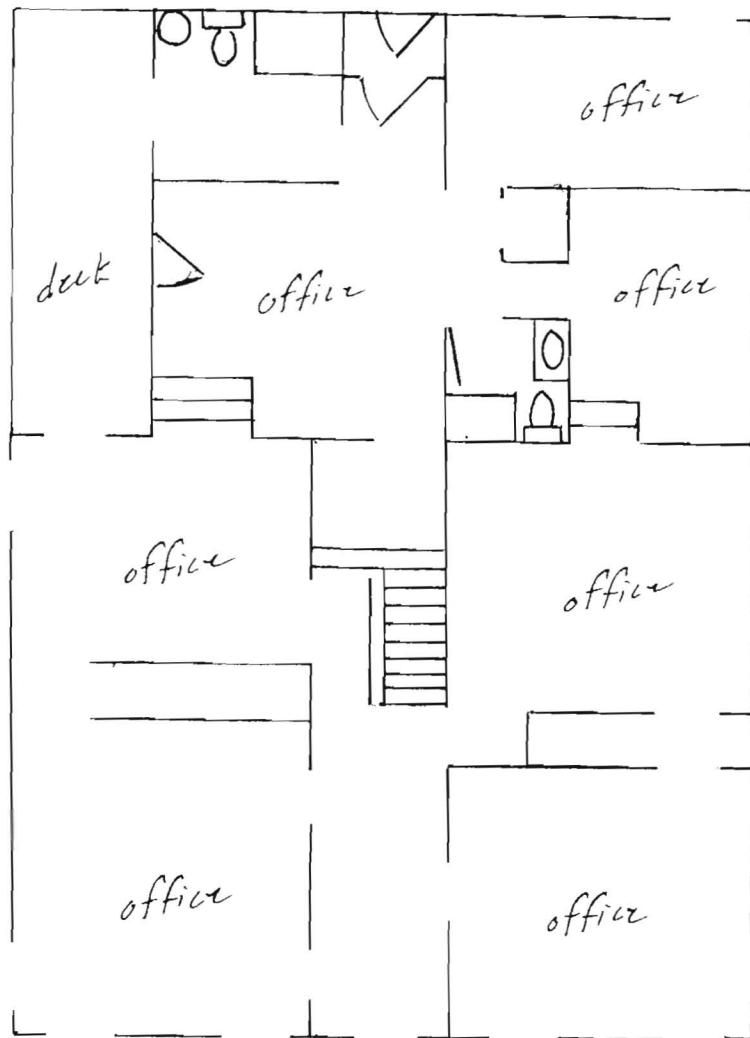
~ 5,000 sq ft of actual  
space along side  
of building  
for parking

Gleichman + Co/McMillan  
Proposed Uses  
1st Floor

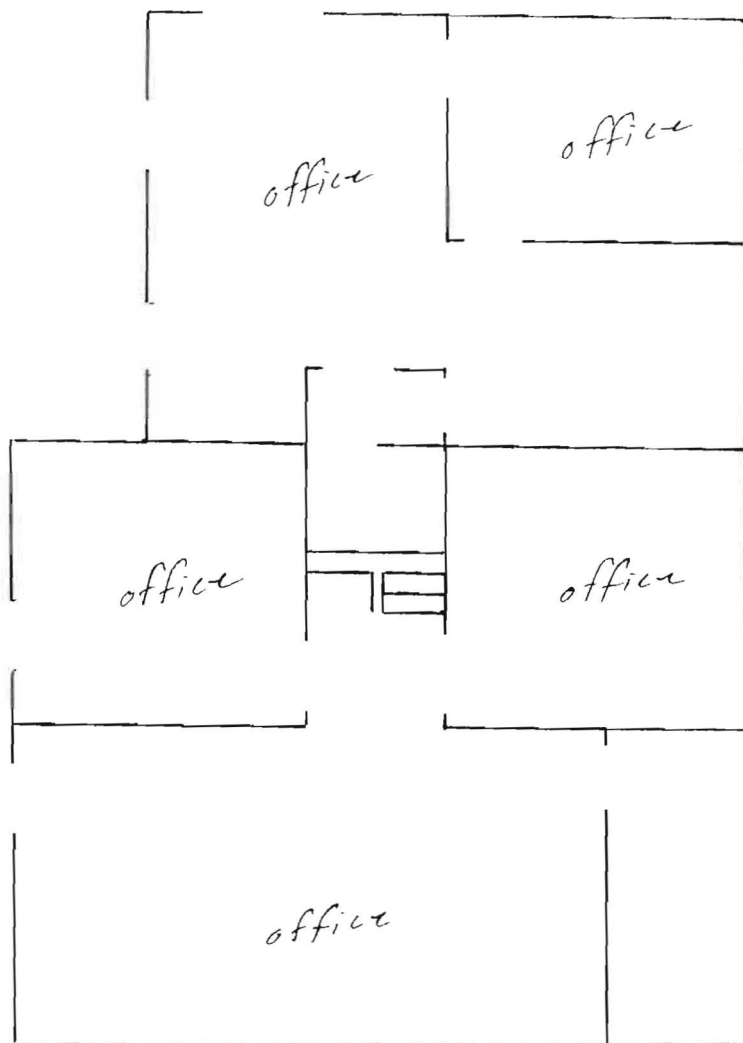
covered exterior  
Staircase goes to  
2nd + 3rd floor



Gleichman & Co / McMillan  
Proposed Uses  
2nd Floor



Gleichman + Co / McMillan  
Existing Uses  
2nd Floor



Gleichman + Co / McMillan  
Existing Uses  
3rd Floor

## PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement, effective as of March 29, 1999, is made by:

### SELLER:

Gleichman & Co., Inc.

Tax I.D # 01-0372482

a Maine corporation with offices at 39 Forest Avenue, P. O. Box 3879, Portland, ME 04104, (hereinafter "SELLER"), and

### BUYER:

Jon J. McMillan

Soc. Sec. No.: 494-62-2199

of 150 Neal Street, Portland, Maine 04101, a Maine resident and U.S. citizen, (hereinafter "BUYER").

### 1. REAL ESTATE.

In consideration of their mutual promises herein, SELLER agrees to sell and BUYER agrees to buy the parcel of land with the buildings thereon located at 130 Park Street, Portland, Maine, together with all rights, easements, rights of way and other appurtenances thereto (the "Premises"). The parties agree that no portion of the purchase price is attributable to personal property.

### 2. PURCHASE PRICE, DEPOSIT, AND FORM OF PAYMENT.

BUYER agrees to pay SELLER as follows:

TOTAL PRICE: \$350,000.00

DEPOSIT: \$3,500 as initial deposit, to be increased to \$10,000 upon receipt by BUYER of preliminary financing commitment.

BALANCE: \$340,000 to be delivered at closing, in immediately available funds, by certified bank check or by a check drawn on its real estate closing trust account by the local lending institution, title insurance office or law firm that conducts the closing hereunder, but not in cash.

SELLER shall be credited for interest, if any, earned on the DEPOSIT through closing. The DEPOSIT, delivered by check payable to SELLER, shall be deposited by SELLER in a bank account and SELLER agrees not to withdraw any part of it prior to closing except to return it to

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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

**NOTE\*\*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 <i>130 Park Street, Portland ME</i>			
Tax Assessor's Chart, Block & Lot Number Chart <i>045</i> Block# <i>A</i> Lot# <i>009</i>	Owner: <i>Gleichman + Company</i>	Telephone#: <i>772-3399</i>	
Owner's Address: <i>39 Forest Avenue</i>	Lessee Buyer's Name (If Applicable) <i>Jon McMillan</i>	Cost Of Work: <i>\$ 40,000</i>	Fee: <i>\$ 220</i>
Proposed Project Description:(Please be as specific as possible) <i>C/O of com office to 2-fam office building which was originally a home is being converted back to a home</i>			
Contractor's Name, Address & Telephone <i>Landmark America</i>		Rec'd By: <i>[Signature]</i>	

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

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**

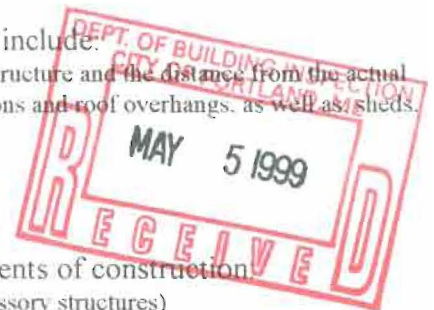
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>[Signature]</i>	Date: <i>4/5/99</i>
--	---------------------

Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNU\GENT\APADSF\WPD

*Call for P/C 772-3399*



BUILDING PERMIT REPORT

DATE: 8/15/99 ADDRESS: 130 Park Ave. CBL: 045-A-010

REASON FOR PERMIT: Change of use - convert office into 2 dwelling units.

BUILDING OWNER: Gleichman & Company

PERMIT APPLICANT: Contractor Landmark America

USE GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE: 3B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: \*1, \*9, \*11, \*15, \*19, \*27, \*30, \*32, \*33

- X 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)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. (Section 2305.17)
- 5. Waterproofing and damp proofing 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. 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)
- X 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 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. 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. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. 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. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X 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. 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)
- 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)
- 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)





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 130 Park St. (045 A010)

Issued to Gleichman Co./Seller  
John McMillan/Buyer

Date of Issue 6/28/99

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. 990477, 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

Front Portion Of the Building

APPROVED OCCUPANCY

The First Unit ONLY in  
A change of use to a duplex

Limiting Conditions:

Pending Final Electrical Inspection.

This certificate supersedes  
certificate issued

Approved:

6/28/99

(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.

6/18/99

COMMENTS

Apt. Stair issue - treads incorrect.  
headroom - Rear unit

Rear unit not complete yet -

Main house - need to cap all open open junction boxes, & any  
open plumbing pipes. Need pendant on 3rd flr.  
Need smoke detectors.

6/21/99 - Not on site - pipe chase must be enclosed, outlet covers not on, junction boxes need  
covers. It will call on 6/23/99 A.M for a final

6/28/99 - Main house complete - need final elect. insp. TM

4/3/01 called Bill Floyed at Shalom House - They now own the 130 Park St. property  
and are having renovations done by Thaxter Co. Permit # 010145 JB

4/3/01 Close out this permit - The property is now under construction permit # 010145 JB

CBC: 45-A-10

Permit: 990477

Inspection Record

Type N/A

Foundation: \_\_\_\_\_

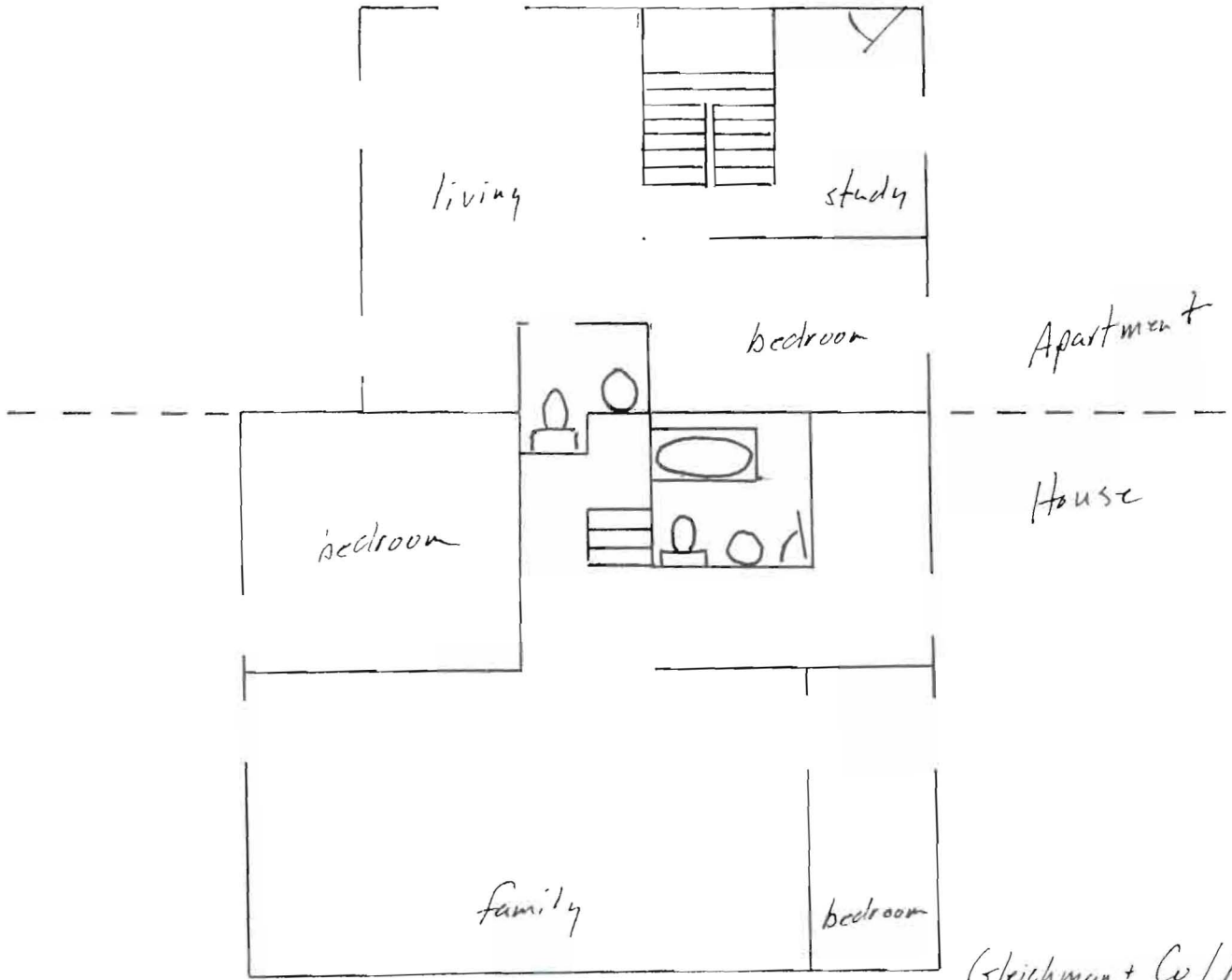
Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

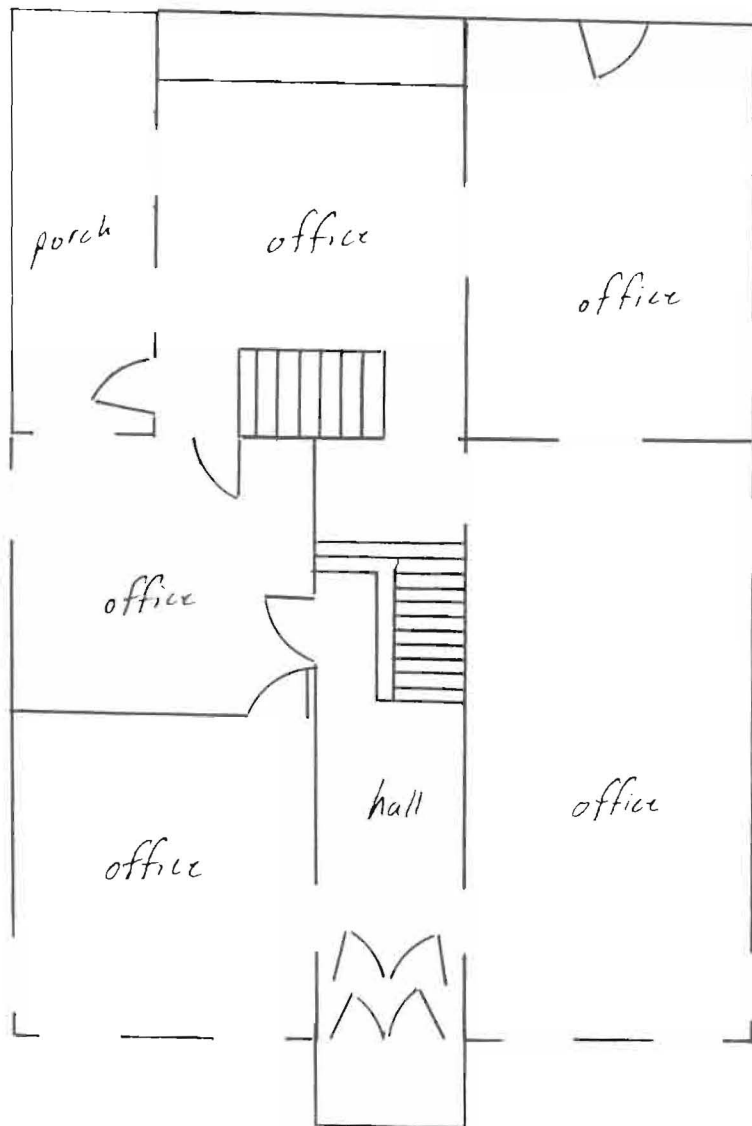
Final: \_\_\_\_\_

Other: \_\_\_\_\_

Date



Gleichman + Co / M. Miller  
Proposed Uses  
3rd Floor



Gleichman & Co / M. Miller  
Existing Uses  
1st Floor

er shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic  
ishment. (Table 302.1.1)

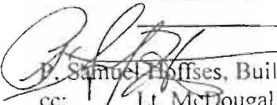
ngle and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of  
City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke  
ectors shall be installed and maintained at the 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.

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)

1. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
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".
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.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
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).
- X 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. \_\_\_\_\_
35. \_\_\_\_\_
36. \_\_\_\_\_

  
D. Samuel Hoffses, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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