

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 737 CONGRESS STREET ASSOC. LLC - SAWYER'S FLOWERS Located At 737 CONGRESS ST

CBL: 047- A-022-001

Job ID: 2012-02-3325-ALTCOMM

has permission to Reconstruct the rear exterior egress to the 1<sup>st</sup> floor business and & 2nd floor for 2 residential units provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*JMB 5/16/12*  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2012-02-3325-ALTCOMM	Date Applied: 2/21/2012	CBL: 047- A-022-001	
Location of Construction: 737 CONGRESS ST	Owner Name: 737 CONGRESS STREET ASSOC. LLC	Owner Address: 126 PINE ST PORTLAND, ME 04102	Phone: 415-2122
Business Name: Sawyer's Flowers	Contractor Name: JENSEN CARPENTRY- John Jenson	Contractor Address: P.O.BOX 393, WINDHAM, ME 04062	Phone: 650-4102
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Fire Escape	Zone: B-2b
Past Use: Retail and Offices with two (2) residential dwelling units on the 2 <sup>nd</sup> floor	Proposed Use: Same: Retail and Offices with two residential dwelling units on the 2 <sup>nd</sup> floor – To construct a fire escape on the rear of building	Cost of Work: \$4,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/B/R Type: SB IBC/IRC Signature: JMB 5/16/12
Proposed Project Description: construct fire escape		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 3/5/12	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> within <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/6/12 Dr. Andrews
	<b>CERTIFICATION</b>		

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 provision of the code(s) applicable to such permit.

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Framing if needed prior to covering

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-02-3325-ALTCOMM

Located At: 737 CONGRESS ST

CBL: 047- A-022-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain retail with offices and two dwelling units on the 2<sup>nd</sup> floor. Any change from this use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Historic**

1. Railing at top landing to be continuous and no higher than 36".
2. Railings to be painted or opaque stained to match building or trim within 12 months of issuance of this permit.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.

### **Building**

1. Application approval based upon information provided by applicant, including revisions as dated, and drawing received 5/16/12 for upper stair to meet IRC code. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including the lateral attachment in 2 locations and the graspable handrail on one side.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. This permit is approved per Sec. 3409.1 for historic buildings, minimum 36" guardrail height allowed.

ATTN: JONATHAN RHOX

2012 02 3325 66

# 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.

3-26

Location/Address of Construction: <u>737 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure/Area <u>207 sq. Ft.</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>047</u> Block# <u>A</u> Lot# <u>022</u>	Applicant *must be owner, Lessee or Buyer* Name <u>DAN KENNEDY</u> Address <u>126 PINE ST.</u> City, State & Zip <u>PORT, ME 04102</u>	Telephone: <u>207-415-2122</u>
Lessee/DBA (If Applicable)  <p style="text-align: center;">RECEIVED FEB 21 2012</p>	Owner (if different from Applicant) Name <u>737 Congress St Assoc, LLC</u> Address <u>126 Pine St</u> City, State & Zip <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>3800.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUS / RENTAL</u> Number of Residential Units <u>2</u> If vacant, what was the previous user? _____ Proposed Specific use: <u>FIRE ESCAPE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCT A FIRE ESCAPE ON REAR OF BUILDING</u>		<u>Bid Fee \$ 60.00</u> <u>Historic 50.00</u> <u>110.00</u>
Contractor's name: <u>JENSEN CARPENTRY</u>		
Address: <u>P.O. Box 393</u>		
City, State & Zip <u>WINDHAM, ME 04102</u>		Telephone: <u>650-4102</u>
Who should we contact when the permit is ready: <u>JOHN JENSEN</u>		Telephone: <u>650-4102</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature]

Date: 1-28-12

This is not a permit; you may not commence ANY work until the permit is issued

John Jensen Carpentry  
P.O.Box 393  
Windham, Me. 04062  
(207) 650-4102

To the city of Portland;

We are petitioning the city for a building permit for a fire escape being attached to the rear of the structure located at 737 Congress St. This building is currently the offices of Sawyers flower shop, located on the bottom floor and basement, the top floor (second) has two apartments which are split by a hallway to the front of the building and the rear. This is where at one point there was a fire escape type deck system. This deck system was in very bad shape and had to be removed causing damage to the structure below. We have tried to find photos of the previous structure and cannot locate any.

I have enclosed drawings that is similar in design and fitting for what is needed to insure egress from building in case of fire. We do not want to install a "deck" so to speak as this creates more problems to owner. we are simply addressing the egress option and are trying to fit it within the footprint allowed.

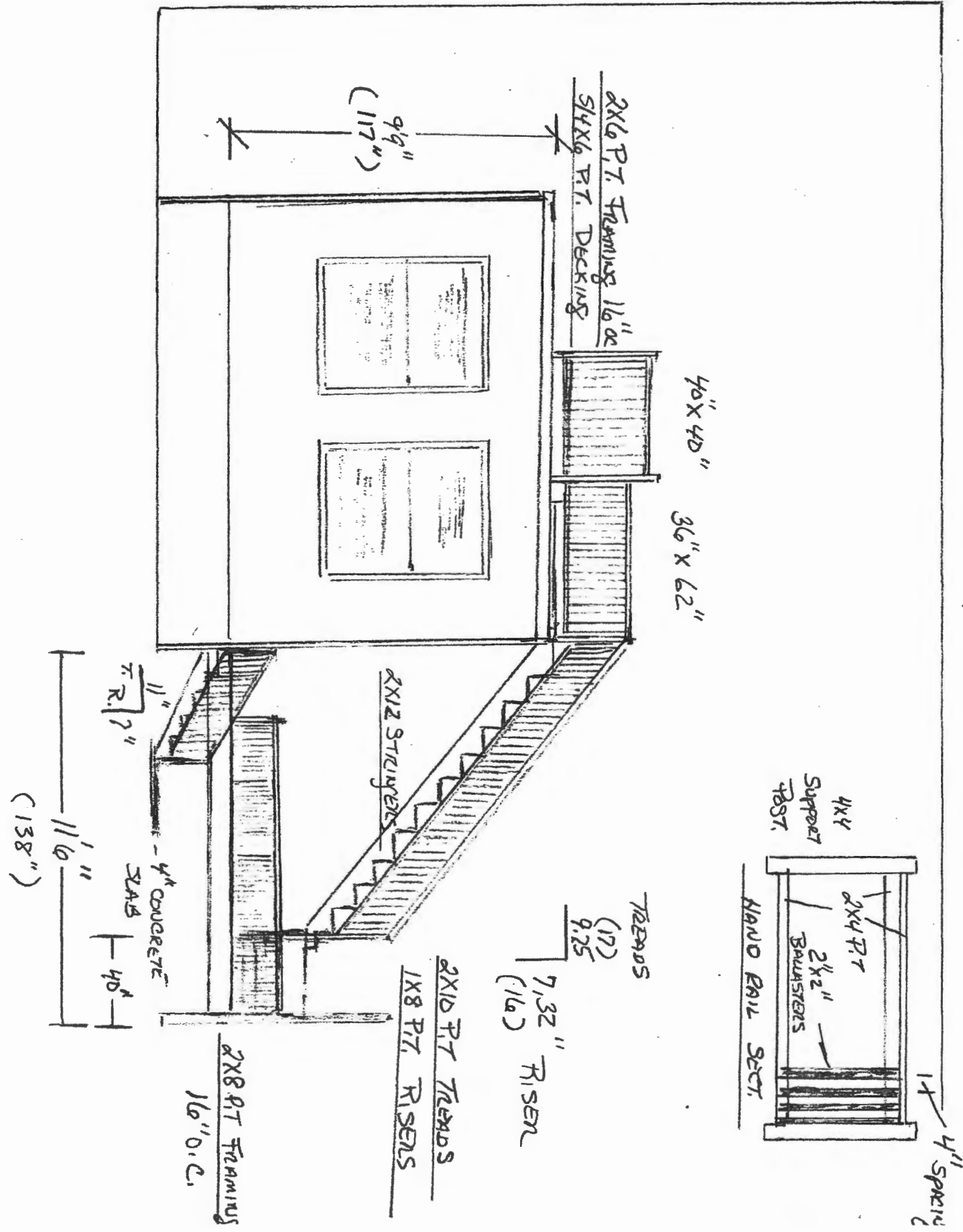
In the many discussions with the code enforcement and fire department, I feel the current drawings will allow the egress needed and bring a nice appearance for the historical aspect. There are some code violations as to the rise and run of the stairs that we have tried to address, we are close, but as far as the footprint, we have not met the full requirement. I am hoping to receive a permit based on the need for egress and the design forwarded to you.

Please review and I will gladly meet with you and address any and all issues.

Thank you,

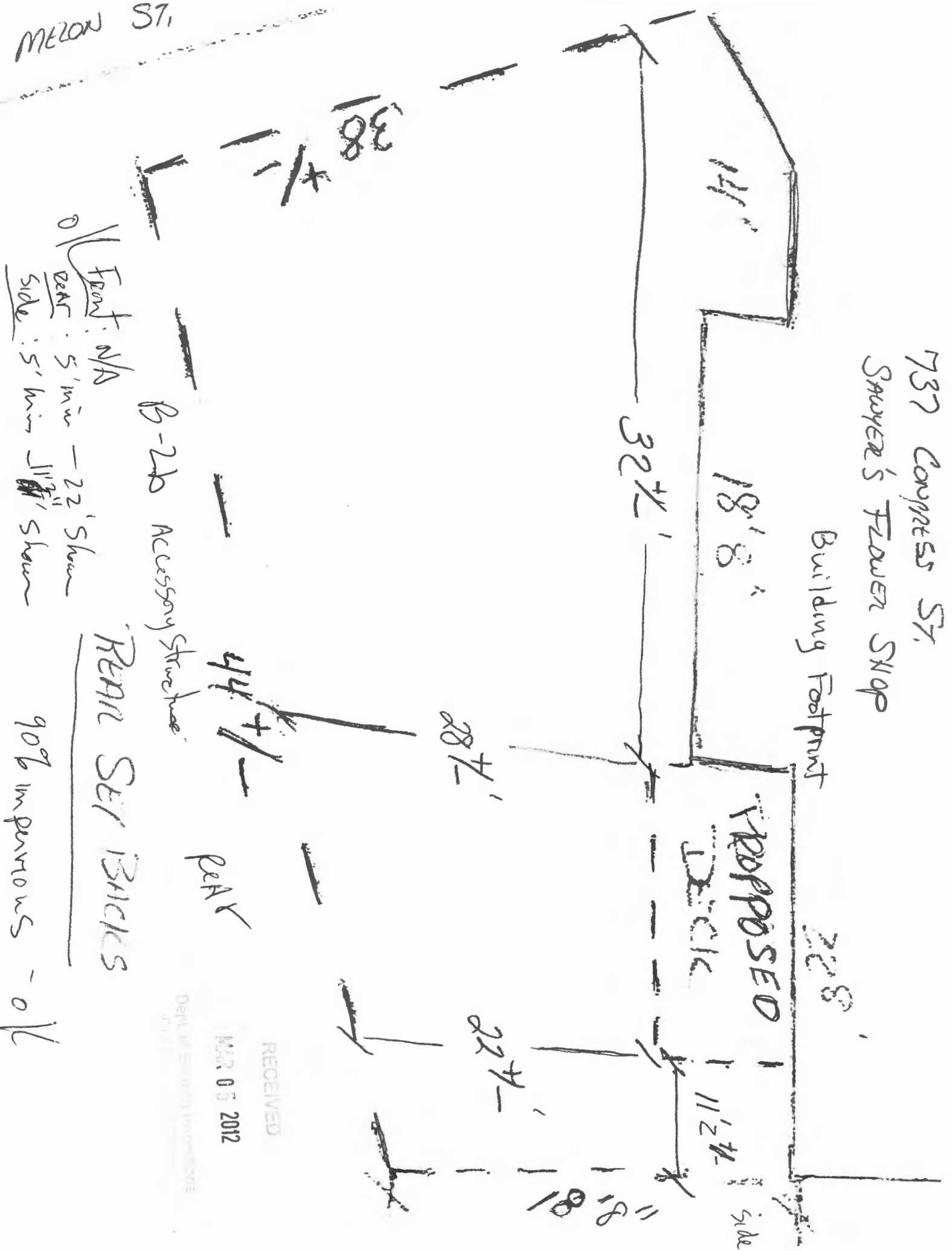
Contractor  
John R. Jensen  
P.O Box 393  
Windham, Me  
207.650.4102

Owner  
Dan Kennedy  
126 Pine St.  
Portland, Me.  
207.415.2122



737 Congress St.  
Sawyer's Flower Shop

Building Footprint



MELOAN ST.

Front: N/A  
REAR: 5' min - 22' Show  
Side: 5' min 11' Show

B-2b Accessory Structure

REAR SET BACKS

90% impervious - ok

RECEIVED

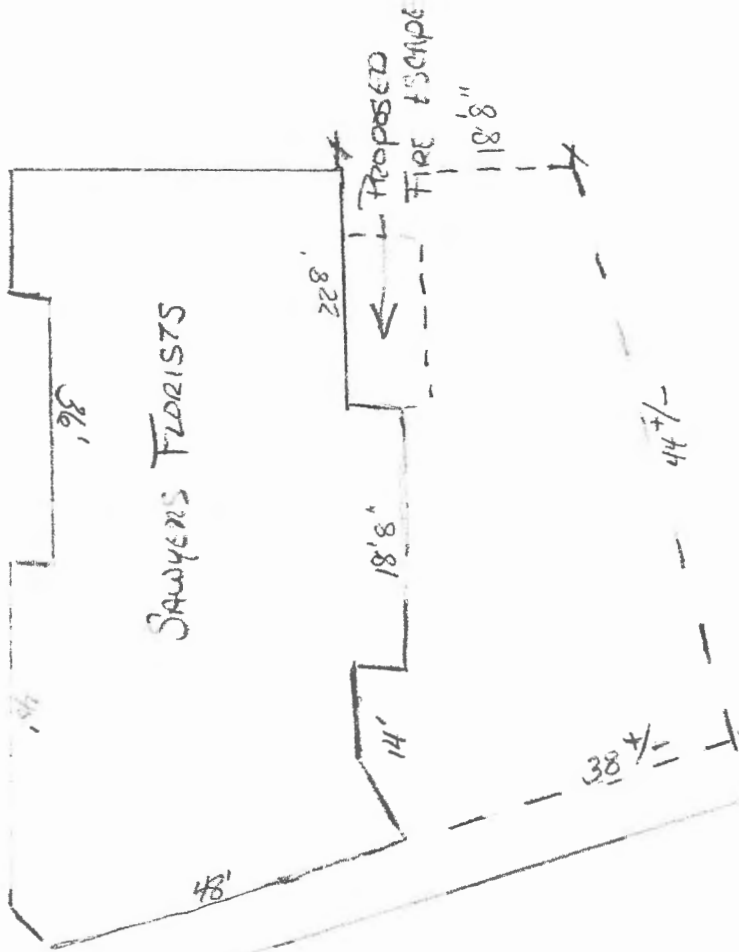
MAR 03 2012

Dept. of Planning and Development

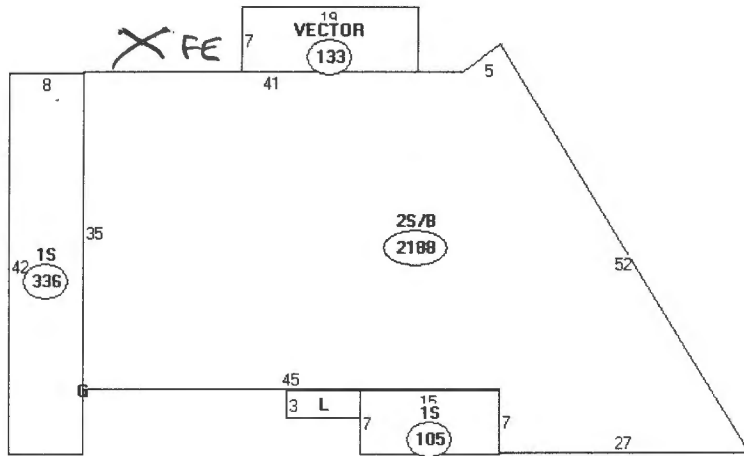


737 CONGRESS ST.

SAWYERS FLORESTA



MELON ST.



Descriptor/Area	
A: 086	2762 sqft
B: 083	1408 sqft
C: 011	994 sqft
D: 045	360 sqft
E: 011	2188 sqft
F: PORCH COVERED	24 sqft
G: PORCH COV-UPPER	133 sqft
H: 2S/B	2188 sqft
I: 1S	336 sqft
J: VECTOR	133 sqft
K: 1S	105 sqft
L: 1S	105 sqft

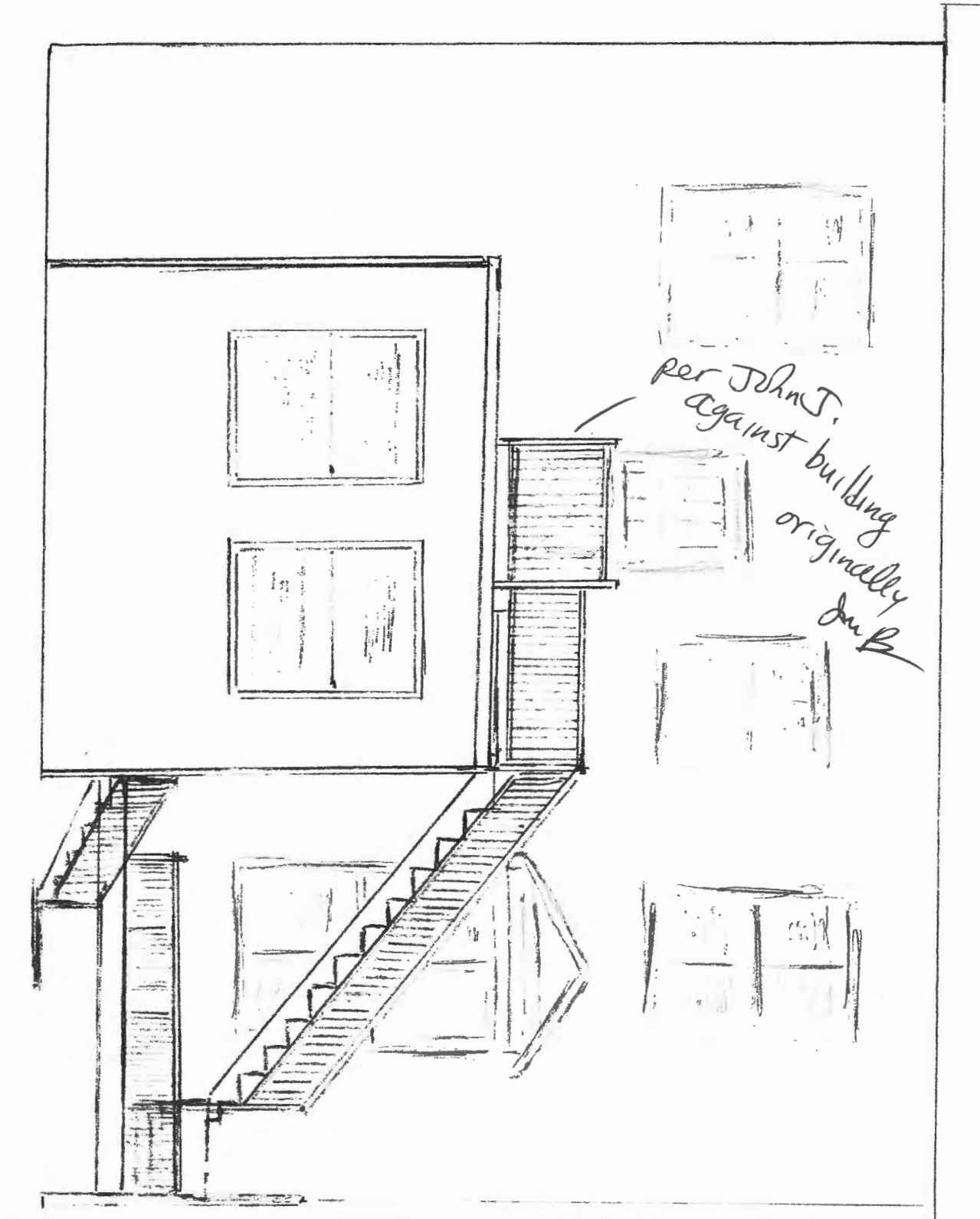
# 737 Congress St

R-6 way over ↑ here

047 A 022







per John J.  
against building  
originally  
JMB

DRY  
PRESS  
AREA  
↓  
DOOR





Access  
Door to basement





## Jeanie Bourke - Re: Sawyers flower shop

---

**From:** Jeanie Bourke  
**To:** jensens\_kitchen@roadrunner.com  
**Date:** 4/24/2012 2:14 PM  
**Subject:** Re: Sawyers flower shop

---

Hi John,

I do not find an email from you with this drawing, did you submit a hard copy to our office or by email?

As far as information, I will need some more dimensional information and clarification:

1. Provide a section detail of the deck beam, the size, how it is supported, joist connection and lateral attachment of the deck to the building in 2 locations.
2. Provide the stair rise and run section with dimensions of both stairs, remember the 1st floor needs to meet the commercial code for max. 7" rise and min. 11" net tread, no nosing projection.
3. Provide a profile or description of the reduction in size of the 2x4 handrail to make it more graspable, and the height off the leading edge of the tread. Also, the guard height on decks and landings. We are allowed to use the historic exemption for min. 36" on the railings.

Let me know if you have any questions,  
Jeanie

*Jeanie Bourke*  
CEO/LPI/Plan Reviewer

**City of Portland**  
**Planning & Urban Development Dept./ Inspections Division**  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
Direct: (207) 874-8715  
Office: (207) 874-8703

>>> <jensens\_kitchen@roadrunner.com> 4/24/2012 9:12 AM >>>

good morning Jeanie,, haven't herd from you in response to the drawing I sent off three weeks ago,, I am re sending,, please reveiw and if we need to meet I will be in town on Thursday,, Thank you again,, John Jensen

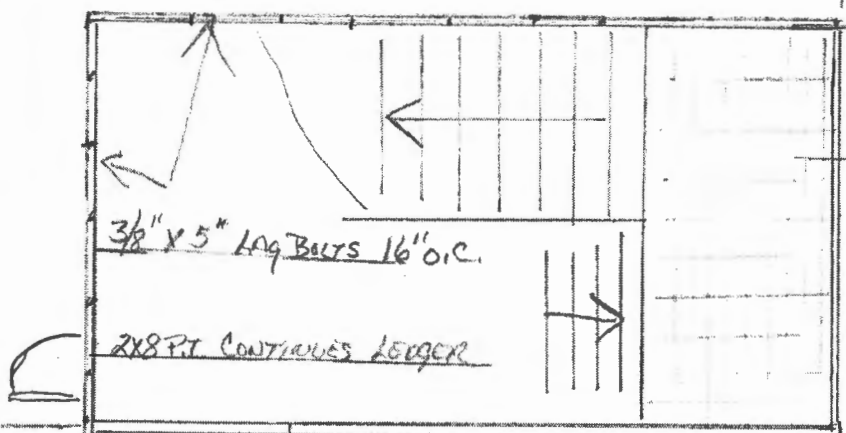
**RECEIVED**

**APR 24 2012**

**Dept. of Building Insp**  
**City of Portla**

EXISTING BUILDING

11'6"



2x6 P.T. Framing 16" o.c.

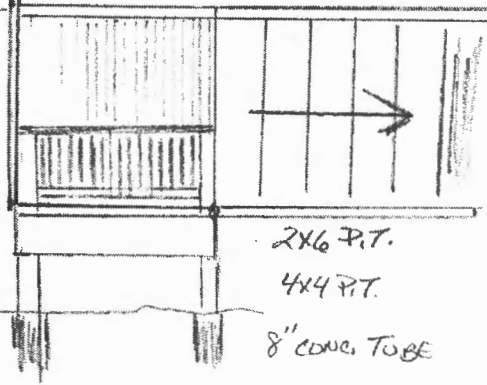
5/4x6 P.T. Decking

3/8" x 5" LAG BOLTS 16" o.c.

2x8 P.T. CONTINUOUS LEDGER

3'  
3'

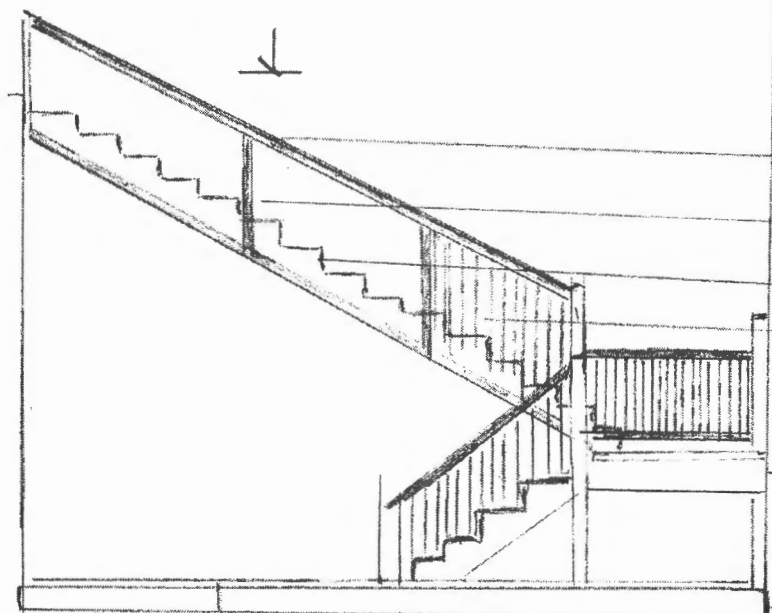
3'



2x6 P.T.

4x4 P.T.

8" CONC. TUBE



2x4<sup>P.T.</sup> HANDRAIL

4x4 RAIL SUPPORT

2x12 P.T. STRINGERS

2x2 P.T. BALLASTERS

2x6 P.T. 16" o.c.

2x8 P.T. 16" o.c.

4x4 P.T. POST.

8" CONC. TUBE 42"-48"

6'

6'

RECEIVED

APR 24 2012

Dept. of Building Inspections  
City of Portland Maine

## Jeanie Bourke - Re: Sawyers flower shop

---

**From:** Jeanie Bourke  
**To:** jensens\_kitchen@roadrunner.com  
**Date:** 5/1/2012 3:34 PM  
**Subject:** Re: Sawyers flower shop

---

Hi John,

Can you please provide the details for comment #1 below? Also, I think it might be best to meet.

I still think the upper stair design can be reconfigured to better meet the 10" net tread. This may require different riser heights for each stair set on either side of the landing, however, this is allowed. I was thinking raise the landing and have the upper stair be 7.75" x 10" and the lower stair would be more like 6.5" x 10". It looks like there is plenty of room to do this without interfering with the basement bulkhead.

Another thought I had was moving the stair stringer away from the house to avoid crossing the window and have the lower stair be on the inbound side. This would be more in line with fire separation and weather issues at the window.

Good to hear you are so busy, I know it must be hard to arrange time to meet. I can be very flexible, let me know a good time.

Jeanie

>>> <jensens\_kitchen@roadrunner.com> 5/1/2012 7:09 AM >>>

good morning Jeanie,, I am hoping that we have the information that you are looking for,,please reveiw and if there are more questions,, maybe we can meet at your office,, thank you for your patience,, i am very busy with spring work and finding time these days are tight,, I am not complaining,, work is welcome after a tough winter,,  
 John Jensen 650-4102

---- Jeanie Bourke <JMB@portlandmaine.gov> wrote:

> Hi John,

> I do not find an email from you with this drawing, did you submit a hard copy to our office or by email?

>

> As far as information, I will need some more dimensional information and clarification:

>

> 1. Provide a section detail of the deck beam, the size, how it is supported, joist connection and lateral attachment of the deck to the building in 2 locations.

> 2. Provide the stair rise and run section with dimensions of both stairs, remember the 1st floor needs to meet the commercial code for max. 7" rise and min. 11" net tread, no nosing projection.

> 3. Provide a profile or description of the reduction in size of the 2x4 handrail to make it more graspable, and the height off the leading edge of the tread. Also, the guard height on decks and landings. We are allowed to use the historic exemption for min. 36" on the railings.

>

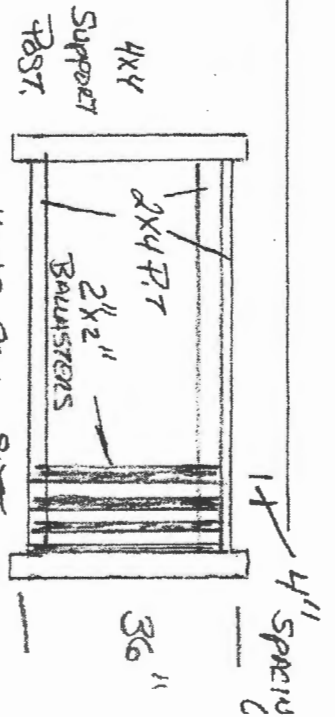
> Let me know if you have any questions,

> Jeanie

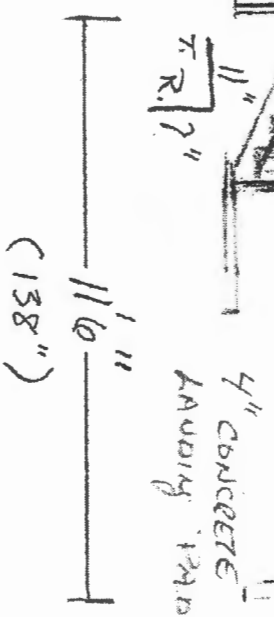
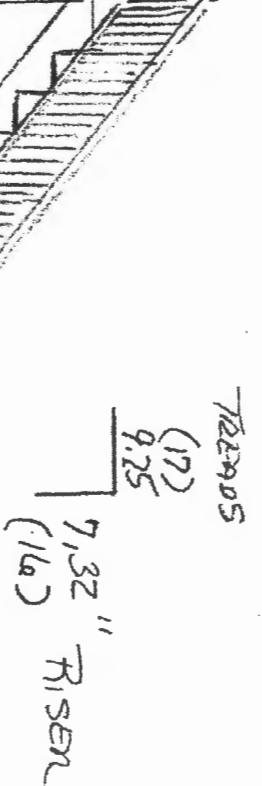
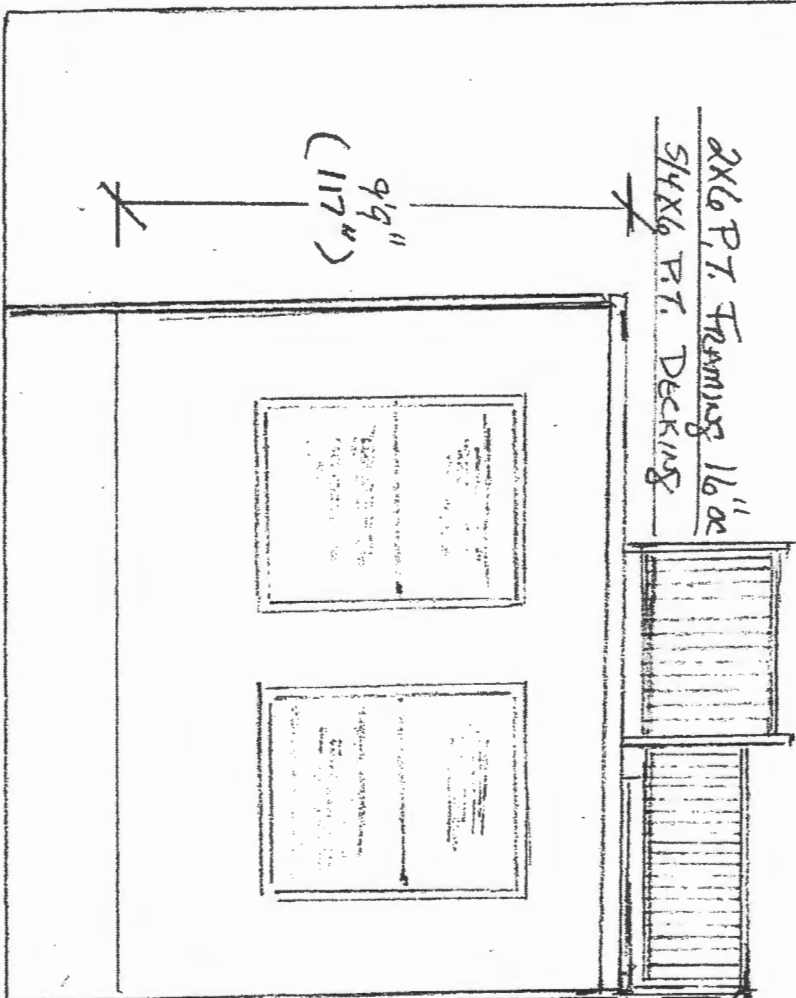
>

>

RECEIVED  
 MAY 01 2012  
 Dept. of Building Inspections  
 City of Portland Maine



40" x 40"  
 36" x 62"



2x8 PT Framing  
 16" O.C.

MA  
 Building  
 Dept.

**From:** <jensens\_kitchen@roadrunner.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 5/16/2012 11:28 AM  
**Subject:** Re: sawyers flower shop  
**Attachments:** scan0002.jpg

good morning Jeanie,, sorry I did go back and make changes to the original drawing,, If I was to move the upper stair platform out over the delivery door around 8-10",, and raise the platform up I will be able to increase the tread length to 10" and the rise will be 7 3/4",, after returning to the building site it is possible to extend platform as long as we leave enough room for the delivery headroom,, thank you again,,, John

---- Jeanie Bourke <JMB@portlandmaine.gov> wrote:

> Thanks John, so did you confirm the changes in elevations that we discussed in order to achieve a 10" tread on the upper stair and raising the landing off the main deck?

> I thought you would also send this information for the record.

> I also checked with Deb Andrews on the balustrade design, you may want to confirm this with her prior to construction.

> Thanks,

> Jeanie

>

>

>

> Jeanie Bourke

> CEO/LPI/Plan Reviewer

>

> City of Portland

> Planning & Urban Development Dept./ Inspections Division

> 389 Congress St. Rm 315

> Portland, ME 04101

> jmb@portlandmaine.gov

> Direct: (207) 874-8715

> Office: (207) 874-8703

> >>> <jensens\_kitchen@roadrunner.com> 5/14/2012 7:32 AM >>>

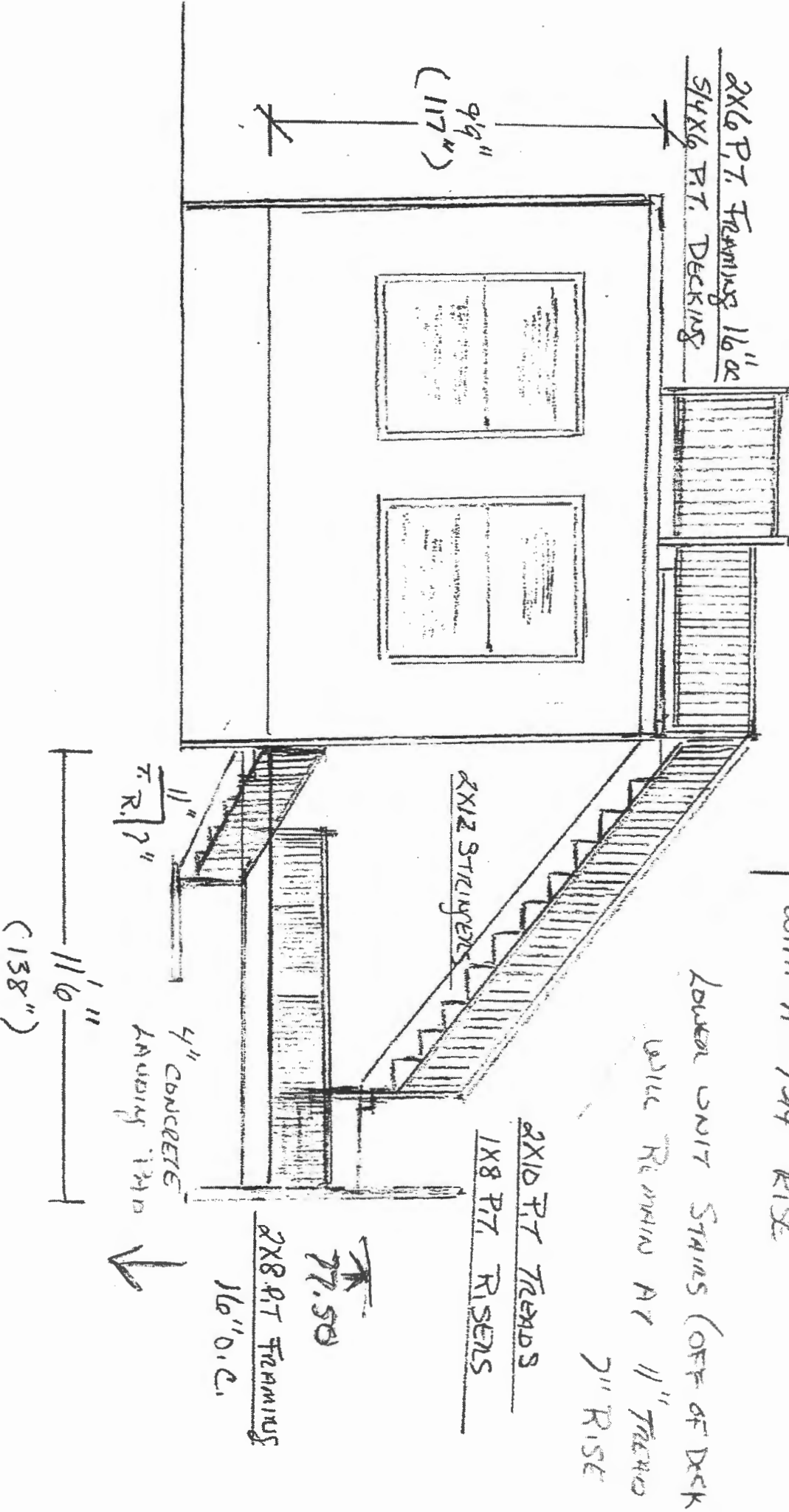
> good morning Jeanie,, forgot to send this to you,, thank you again for all the help you provided through this process,, John

RECEIVED

MAY 16 2012

Dept. of Building Inspections  
City of Portland Maine

RECEIVED  
 MAY 16 2012  
 Dept. of Building Inspections  
 City of Portland Maine



NOTE:  
 BY MOVING UPPER STAIR PLATFORM  
 OUT MORE AND HIGHER WE WILL  
 BE ABLE TO GET A 10" TREAD  
 WITH A 7 3/4" RISE

LOWER UNIT STAIRS (OFF OF DECK  
 WILL REMAIN AT 11" TREAD  
 7" RISE

2x10 P.T. TRENDS  
 1x8 P.T. RISERS

77.50  
 2x8 P.T. FRAMING  
 16" O.C.

4" CONCRETE  
 LANDING 1310  
 11'6" (138")  
 7' R. 7"



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Feb 21 2012

Received from Jensen Carpentry

Location of Work 527 Commercial St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 047 A027

Blg 60.00  
Water 50.00

Check #: 5771 Total Collected \$ 110.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

#2012-02-3325