

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

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

Job No: 2012-04-3708-ALTCOMM	Date Applied: 4/6/2012	CBL: 048- D-023-001	
Location of Construction: 264 STATE ST	Owner Name: SS & M LLC	Owner Address: P.O. BOX 9715-747 PORTLAND, MAINE 04102	Phone:
Business Name:	Contractor Name: Michael Scannell (owner)	Contractor Address: 121 Partridge Circle, Portland, ME 04102	Phone: 400-6725 (c) 899-1679
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-6
Past Use: Thirteen (13) residential dwelling units	Proposed Use: Same: 13 residential dwelling units – to repair unit #1 from fire damage – sheet rock only	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pitone 4/16/12</i>	Inspection: Use Group: R-2 Type: 5B IBX 2009 Signature: <i>JMB</i>
Proposed Project Description: sheet rock unit one after fire.		Pedestrian Activities District (P.A.D.)	6/6/12
Permit Taken By: Gayle	<b>Zoning Approval</b>		

- This permit application does not preclude Applicant(s) from meeting applicable Federal Rules.
- Building Permits for septic or electrical
- Building permits are within six (6) months. False information may result in permit and stop all work.

*CLOSED*  
*ALL PERMITS*  
*check Drawer*

Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Variance	<input type="checkbox"/> Variance	<input type="checkbox"/> within -
<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved
<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Approved w/ Conditions
		<i>D. Andrus</i> <i>5/4/12</i> <i>Any exterior work requires a separate review &amp; approval</i>

I hereby certify that I am the owner of record of the property and that I have been authorized by the owner to make this application as his authorized agent. If a permit for work described in the application is issued, I certify that the code official 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 work.

I am authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent. If a permit for work described in the application is issued, I certify that the code official 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 work.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

10-17-12 Down/BKL <sup>Mike (owner)</sup> ~~Steve~~ Tom 252-2411 Close-in OK

2-22-13 GF/BKL/CDD

SPKLR FLOW TRIP

NEED LOC TO MIKE

SOHOINN@MSN.COM

OK - CLOSE : } BLDG  
                  } SPKLR  
                  } ALARM } CAP  
                                  } HAS COMPLIANCE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that SS & M LLC - MIKE SCANNELL

Located At 264 STATE ST

Job ID: 2012-04-3708-ALTCOMM

CBL: 048-D-023-001

has permission to Repair after fire Unit #1, replace drywall ceiling/walls and common hall, code violations, historic windows 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

*OMB* 6/6/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

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

SCANNED

## 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3708-ALTCOMM

Located At: 264 STATE ST

CBL: 048- D-023-001

## Conditions of Approval:

### **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.
4. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
6. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
7. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
8. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
9. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
10. Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.
11. All smoke detectors and smoke alarms shall be photoelectric.
12. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
13. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
14. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
15. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant. 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.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.

4. Those renovating residential dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
5. 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.
6. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
7. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
8. Details of the historic window replacement shall be submitted to this office prior to this work commencing.

## **Historic**

1. Permit application calls for interior work only. Applicant is advised that any exterior work, including restoration of fire-damaged exterior features, requires review and approval by Historic Preservation staff.

2012 04 3 70 8

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.

R-6 9 Hist

Location/Address of Construction: <u>264 STATE ST. PORTLAND ME 04104.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <b>RECEIVED</b>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>048      D      023</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>APR 06 2012</u> Address <u>Dept. of Building Inspections</u> City, State & Zip <u>City of Portland Maine</u>	Telephone:
Lessee/DBA (If Applicable) <u>S.S.M L.L.C.</u> <u>P.O. Box 9715-747.</u> <u>Portland ME 04102.</u>	Owner (if different from Applicant) Mr. Mrs. <u>Michael Scannell</u> Address <u>121 Partridge Circle</u> City, State & Zip <u>Portland ME 04102.</u>	Cost Of Work: \$ <u>245,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>70.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> <sup>13</sup> unit. Number of Residential Units <u>13</u> <u>OK</u> If vacant, what was the previous use? <u>rental</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Put back of unit 1. only unit one damaged no structural</u> <u>Sheet rock only</u>		
Contractor's name: <u>Michael Scannell</u> Address: <u>121 Partridge Circle</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>207-400-6125</u> <sup>cell</sup> Who should we contact when the permit is ready: <u>Michael</u> Telephone: <u>207-899-1679</u> <sup>Home.</sup> Mailing address: <u>SAME</u>		

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: Michael Scannell Date: 3-5-12

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

# Scope of Work 264 State

6-6-12.

install 5/8 SOONABORN on ceilings

install 5/8 sheetrock on all walls in unit due to  
outside imedate hall where rock was removed due  
to smoke damage reinstall original trim salvaged  
and stored in Basement \$5000

- Installation of 12 fire doors \$4800
- replicating one half moon stain glass window on state st.
- parking lot stain glass Adjusted:
- Bath window Adjustments.
- replicate walk out window in unit.
- replace Broken window on SHERMAN side.

Cost \$17,000

RECEIVED  
JUN 06 2012  
Dept. of Building Inspections  
City of Portland Maine





# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Cash

**Tender Amount:** 70.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 4/6/2012

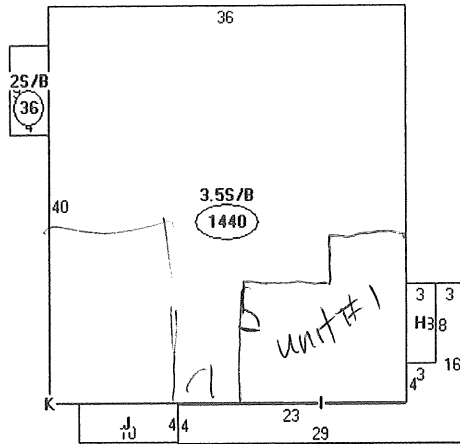
**Receipt Number:** 42606

## Receipt Details:

Referance ID:	5967	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-04-3708-ALTCOMM - sheet rock unit one after fire.			
Additional Comments:			

Thank You for your Payment!

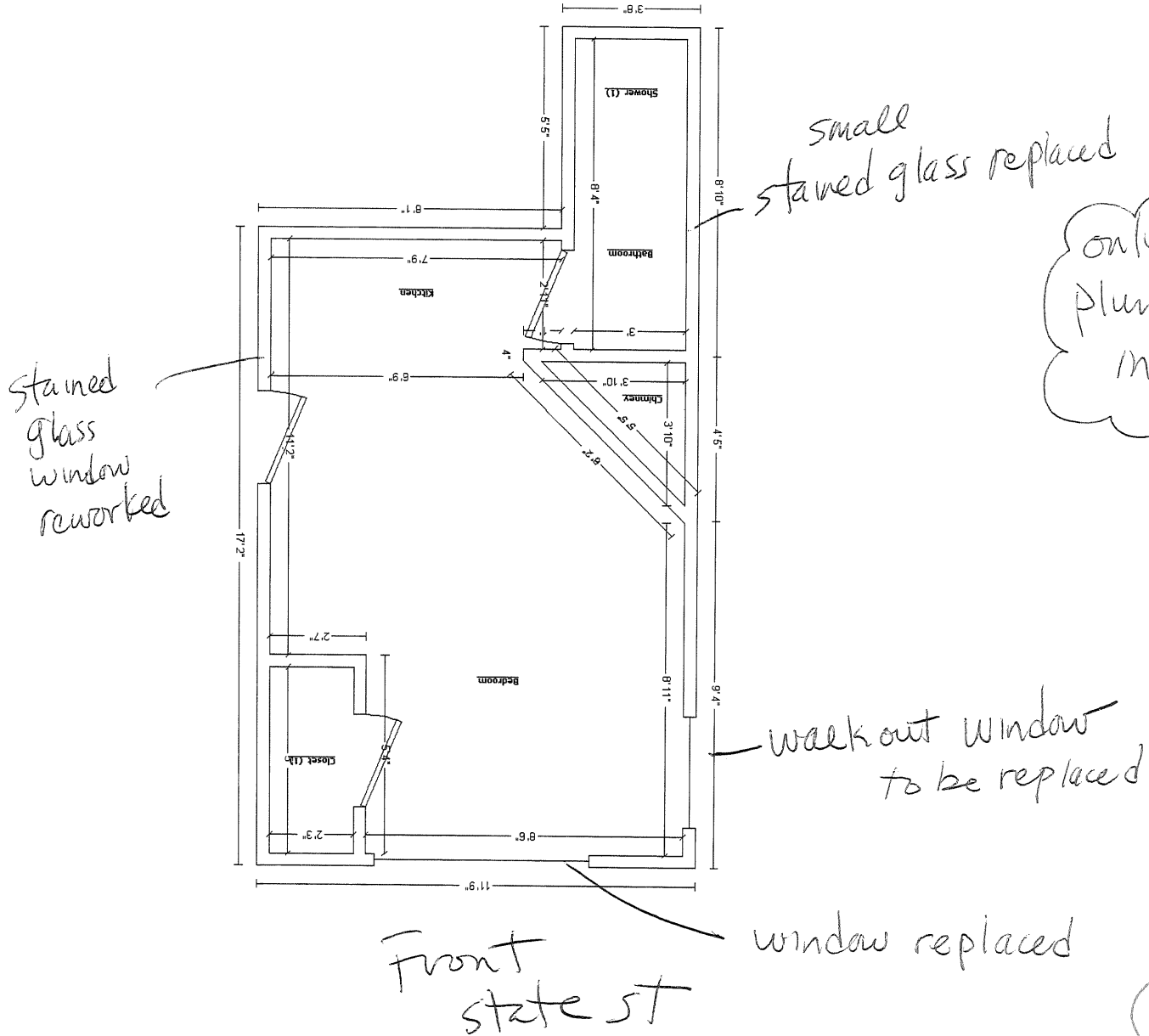




Descriptor/Area

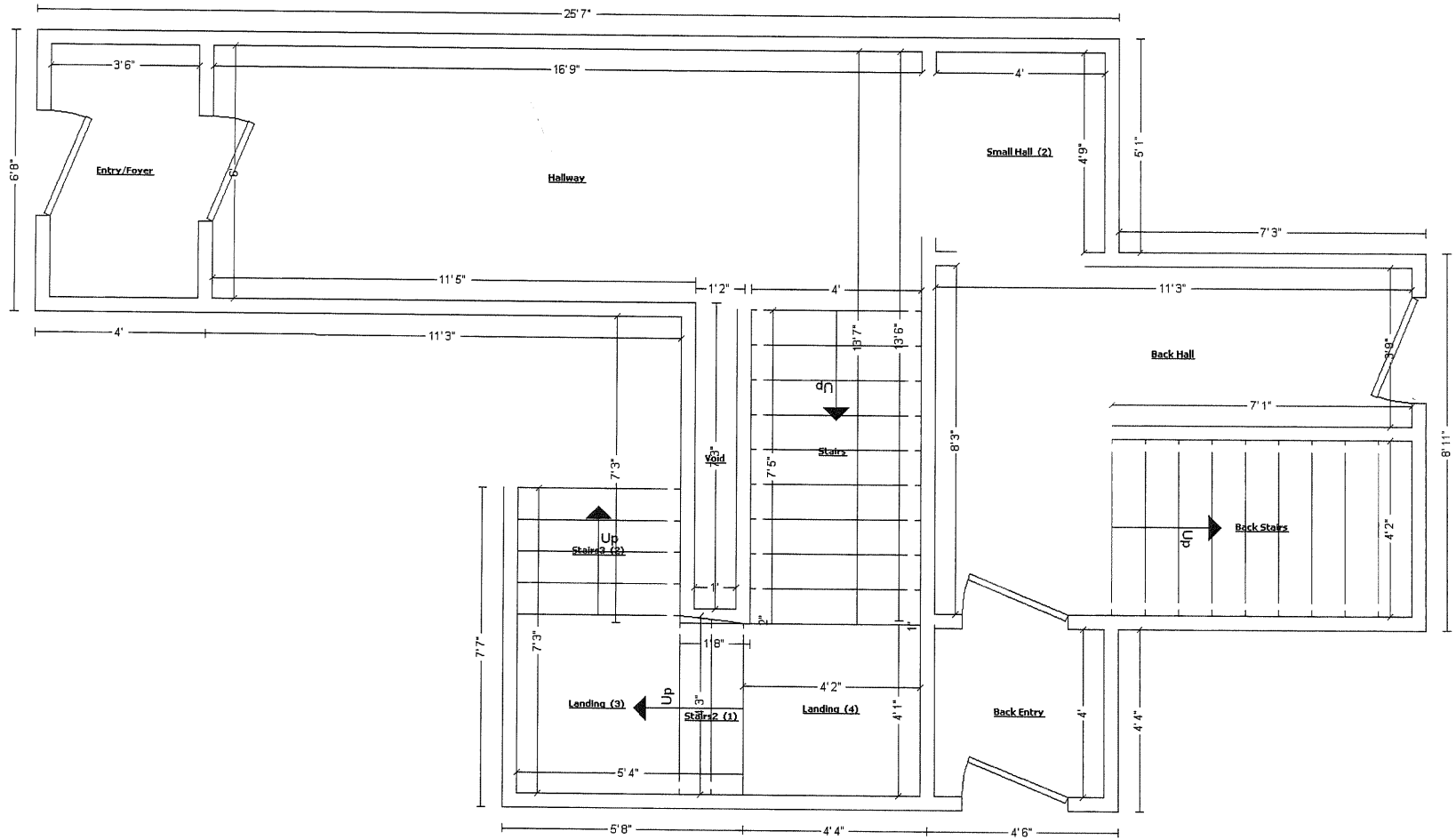
- A: 091  
1516 sqft
- B: 011  
1516 sqft
- C: 011  
1540 sqft
- D: 011  
1080 sqft
- E: PORCH COVERED  
188 sqft
- F: 3.5S/B  
1440 sqft
- G: 2S/B  
36 sqft
- H: 1S/PORCH  
24 sqft
- I: 1S PORCH  
164 sqft
- J: 2S/B  
40 sqft
- K: PA1  
1287 sqft

all walls & ceilings 5/8 type X

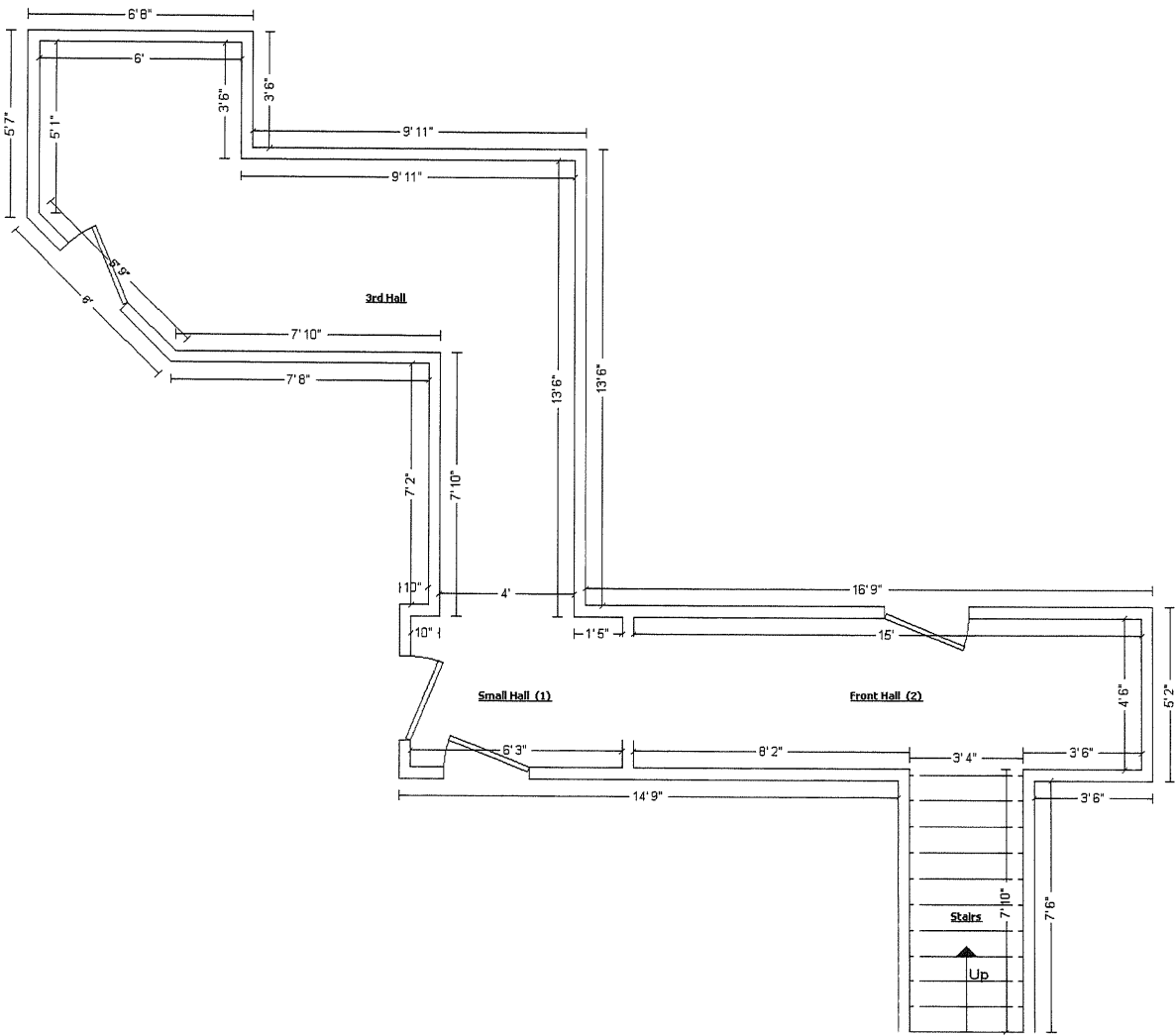


Unit 1

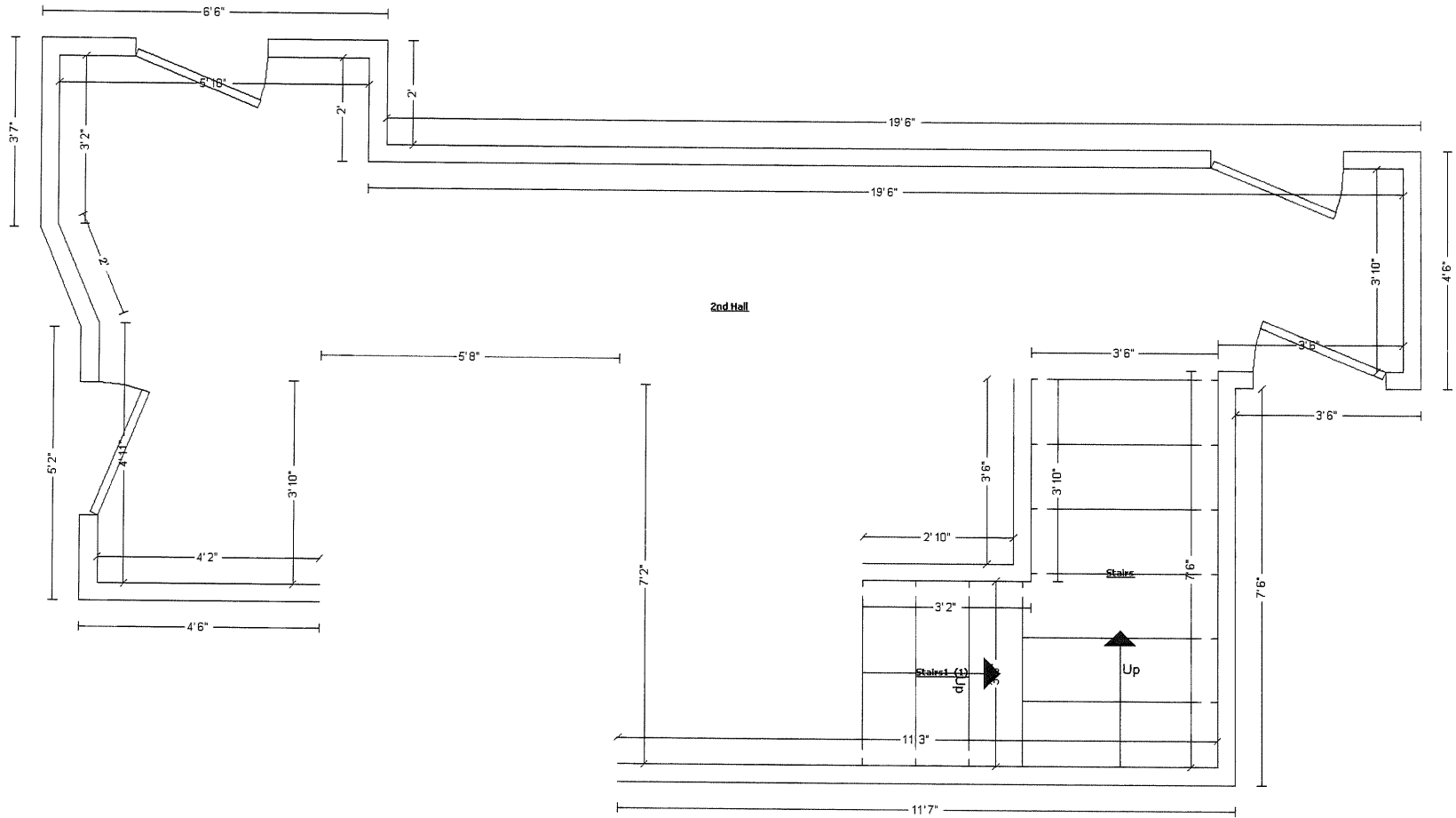
1st Floor Hall



3rd Floor Hall

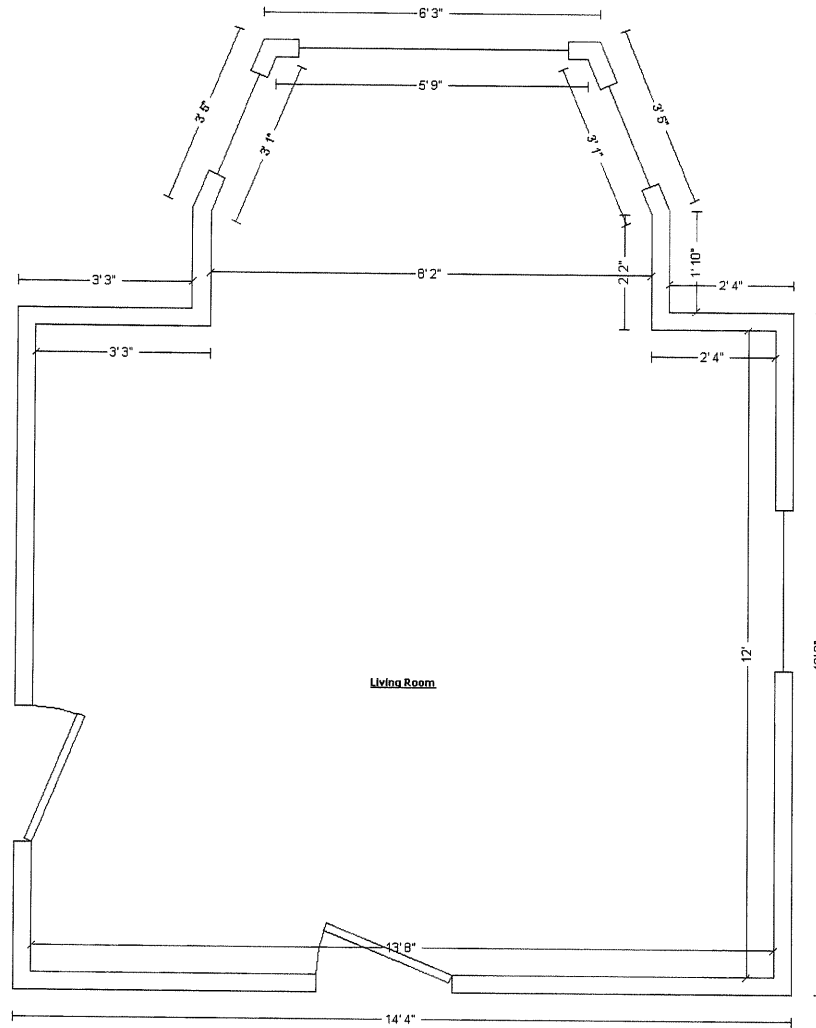


2nd Floor Hall



Unit 5

*Not part of  
Permit request*



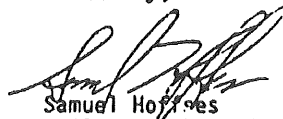


September 21, 1984

TO WHOM IT MAY CONCERN:

After review of the City Directory of 1953 and the Tax Assessor's records for 264 State Street and 272 State Street, Portland, Maine, we have determined that the City has been assessing said properties as 13 apartment units and 7 apartment units respectively prior to the June 7, 1957 zone changes. Therefore, it is our opinion that said properties conform within the City Code as a 13 unit apartment building (264 State Street) and a 7 unit apartment building (272 State Street).

Sincerely,



Samuel Hoffes  
Building Inspection Division  
City of Portland, Maine

Program: FP322L

by Property Report

FIRE PREVENTION

Property address	Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date
Seq. Violation class Location(s)	Violation type				

<b>0264 STATE ST, PORTLAND ME 04101</b>			67827-000-000		
Apartment inspection	2/20/12	CHRISTOPHER PIRONE, Fire HQ, Platoon 4			
1 GENERAL		Knox Box required		0/00/00	0/00/00
2 GENERAL		Unit/suite numbers not marked		0/00/00	0/00/00
3 Building Construction		Fire alarm system required		0/00/00	0/00/00
4 Exits		E-lights require maintenance		0/00/00	0/00/00
5 Exits		EXIT signs require maintenance		0/00/00	0/00/00
6 Exits		EXIT stair req 60-min fire doors -		0/00/00	0/00/00
7 Exits		EXIT stairs not separated.		0/00/00	0/00/00
8 Exits		Fire doors must be self- or auto-cl		0/00/00	0/00/00
9 Apartment Occupancies		CO alarms required		0/00/00	0/00/00
10 Apartment Occupancies		Smoke alarms required		0/00/00	0/00/00
11 Apartment Occupancies		Two EXITS required above first floo		0/00/00	0/00/00
12 Utilities and Systems		Certify electrical system		0/00/00	0/00/00
13 Exits		Fire escape requires repair		0/00/00	0/00/00

Violation Summary:

Open	Closed	Total
13	0	13



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , Check Number: 3169

**Tender Amount:** 220.00

Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/6/2012

**Receipt Number:** 44701

Receipt Details:

Referance ID:	5967	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-04-3708-ALTCOMM - sheet rock unit one after fire.			
Additional Comments: 264 State; Additional Cost of work			

Thank You for your Payment!