

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

Location of Construction: 212 Park Avenue		Owner: Gerald and Jane Jacobs		Phone: 892-8489		Permit No: 971171
Owner Address: 63 Ward Road, Windham 04062 - 4914		Lessee/Buyer's Name:		Phone:		
Contractor Name:		Address:		Phone:		Permit Issued:
Past Use: 2 unit dwelling		Proposed Use: 3 unit dwelling		COST OF WORK: \$ PERMIT FEE: \$5.00		Zone: CBL: 53-2-05 Zoning Approval:
Proposed Project Description: Change of use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>BOCA 96</i> Type: <i>503</i> Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				Zoning Appeal <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
Permit Taken By: Vicki EKE Dover		Date Applied For: 10/15/97				

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..

Mail to owner

#2

PERMIT ISSUED WITH REQUIREMENTS

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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: Gerald Jacobs ADDRESS: 63 Ward Road, Windham 04062 DATE: 10/15/97 PHONE: 892-8489

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

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

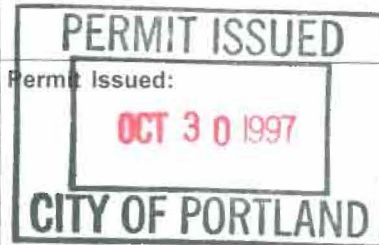
CEO DISTRICT

5

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Contractor Name:		Address:		Phone:	
Past Use: 2 unit dwelling		Proposed Use: 3 unit dwelling		COST OF WORK: \$	
				PERMIT FEE: \$25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group <u>A3</u> Type: <u>5B</u>	
				Signature: <u>[Signature]</u> BOCA 96	
Proposed Project Description: Change of use				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	
Permit Taken By: Vicki XXX Dover		Date Applied For: 10/15/97			

Permit No: 971171



Zone: 15B CBL: 53-B-05
 Zoning Approval: OK - No other
 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: 10/16/97
KJ

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Gerald Jacobs 63 Ward Road, Windham 04062 892-8489
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:
 Gerald Jacobs

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT 5
D Jordan

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 8, 1997

Gerald and Jane Jacobs
63 Ward Road
Windham, Maine 04062

RE: 212 Park Avenue
53-B-05

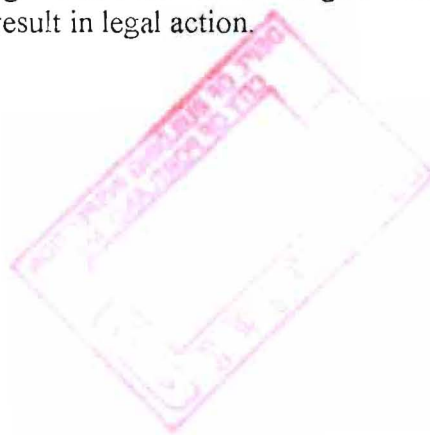
Dear Mr. and Mrs. Jacobs,

It has come to our attention that there are three dwelling units in the building that you own at the above referenced address. However, according to our files only two dwelling units are authorized. This is in violation of Section 14-463 of the Portland Land Use Code and Chapter 1, Section 107.0 of the City's Building Code and may also be in violation of other sections of these and other codes.

At this time, you must discontinue the use of one of the units within 15 working days of receipt of this letter. You may correct this situation by applying in this office for a change of use permit to legally occupy the third unit. Failure to comply may result in legal action.

Sincerely,

Arthur Rowe
Code Enforcement Officer
City of Portland



cf: M. Adelson, Dir, Hsg & Comm Svcs Div
M. Schmuckal, Zoning Adm

Applicant: Gerald Jacobs

Date: 10/23/97

Address: 212 Park Ave

C-B-L: 53-B-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1994 (already being assessed as 3 units)

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change of use from 1 to 2 units

Sewage Disposal - City

new unit must be

600 sq ft

Lot Street Frontage -

20 x 39 = 780 sq ft

Front Yard -

Rear Yard -

existing

Side Yard -

No open exterior fire escapes
are shown

Projections -

Width of Lot -

Height -

Lot Area - 3,000 sq ft req - 3,900 sq ft shown

Lot Coverage/ Impervious Surface -

Area per Family - 1,000 sq ft or 3,000 sq ft

3 x 10 = 30

Off-street Parking - 2 spaces for existing
1/2 spaces for new

27 x 40 = 1080

Loading Bays - 3 1/2 spaces req - 4 spaces shown

6 x 20 = 120

Site Plan -

1230

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

rent 1st 32.50
 2nd 30.00 Est. owner.
 6250

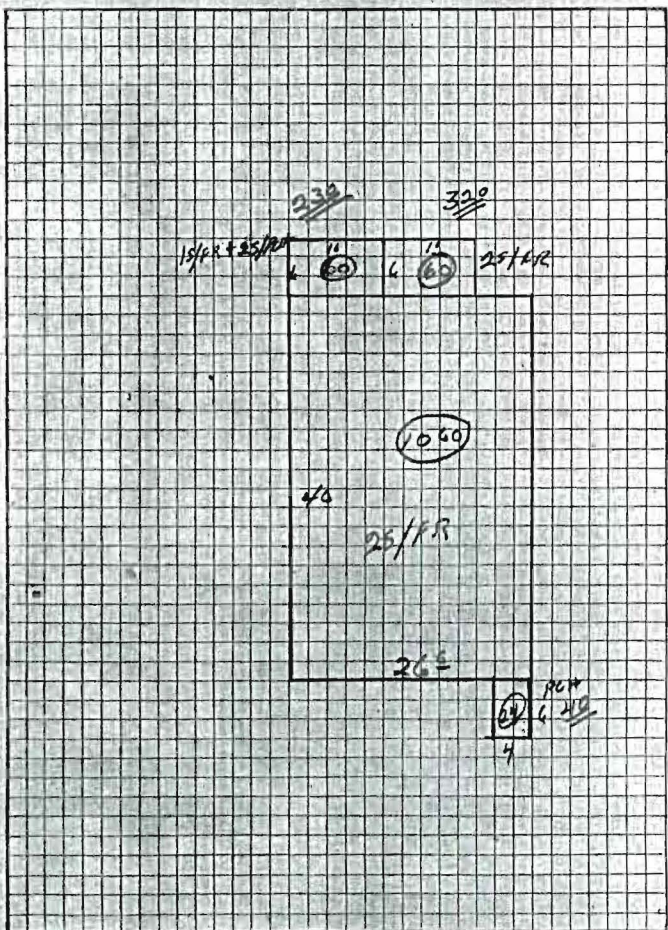
8/7/51 - 1437 - O.B. ✓

CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM 2 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK 2 ✓
1/4 1/2 3/4		B 1 2 3
NO. CELLAR	CEMENT ✓	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH	ELECT. WAT. BYST.
CLAPBOARDS ✓	PINE	LAUNDRY TUBS
WIDE SIDING	HARDWOOD ✓✓	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	ELECTRIC ✓
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE ✓✓	BSMT. 2ND 5
SOLID BRICK	HARDWOOD	1ST 5 3RD
STONE VENEER	PLASTER ✓✓	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED ✓	SINGLE FAMILY
	METAL CLG.	TWO FAMILY 2 ✓
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. ROOM	STORE
PLATE GLASS	FINISHED ATTIC 100% ✓	THEATRE
INSULATION	FIREPLACE	HOTEL
WEATHERSTRIP	HEATING	OFFICES
ROOFING	PIPELESS FURNACE	WAREHOUSE
ASPH. SHINGLES ✓	HOT AIR FURNACE	COMM. GARAGE
WOOD SHINGLES	FORCED AIR FURN.	GAS STATION
ASBES. SHINGLES	STEAM 2 BOLLERS ✓	ECONOMIC CLASS
SLATE TILE	HOT WAT. OR VAPOR	OVER BUILT
METAL	NO HEATING	UNDER BUILT
COMPOSITION		DT 6 1/2 x 10 AR. 25
ROLL ROOFING	GAS BURNER	LD. 7 PD. 25
	OIL BURNER	MS. CK. 51
INSULATION	STOKER	

COMPUTATIONS

UNIT	1951	1952
10600 S. F.	6800	6800
ADDITIONS	+590	590
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC Full	+400	400
FINISH		
1-23/4 NY	+150	150
FIREPLACE		
HEATING	+180	+700 +150
PLUMBING	-350	-350
TILING		
TOTAL	7770	7910
FACT. + 5	340	+340
REP. VAL.	8110	8310



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
RPT	A 25/FR.	C	66		F	8110	53%	3650	1070	3280	1975
GAR. 2CAR	B FR. 18x20	C	26		F	260	40%	160		160	100
C						8310	52	5740	100	3370	2025
D											
E											
F											
G											

YEAR	1952	1951 TOTAL BLDGS.
TAX VAL.	2125	1951 2125
OLD VAL.	2075	
CHANGE	50	3440 2075

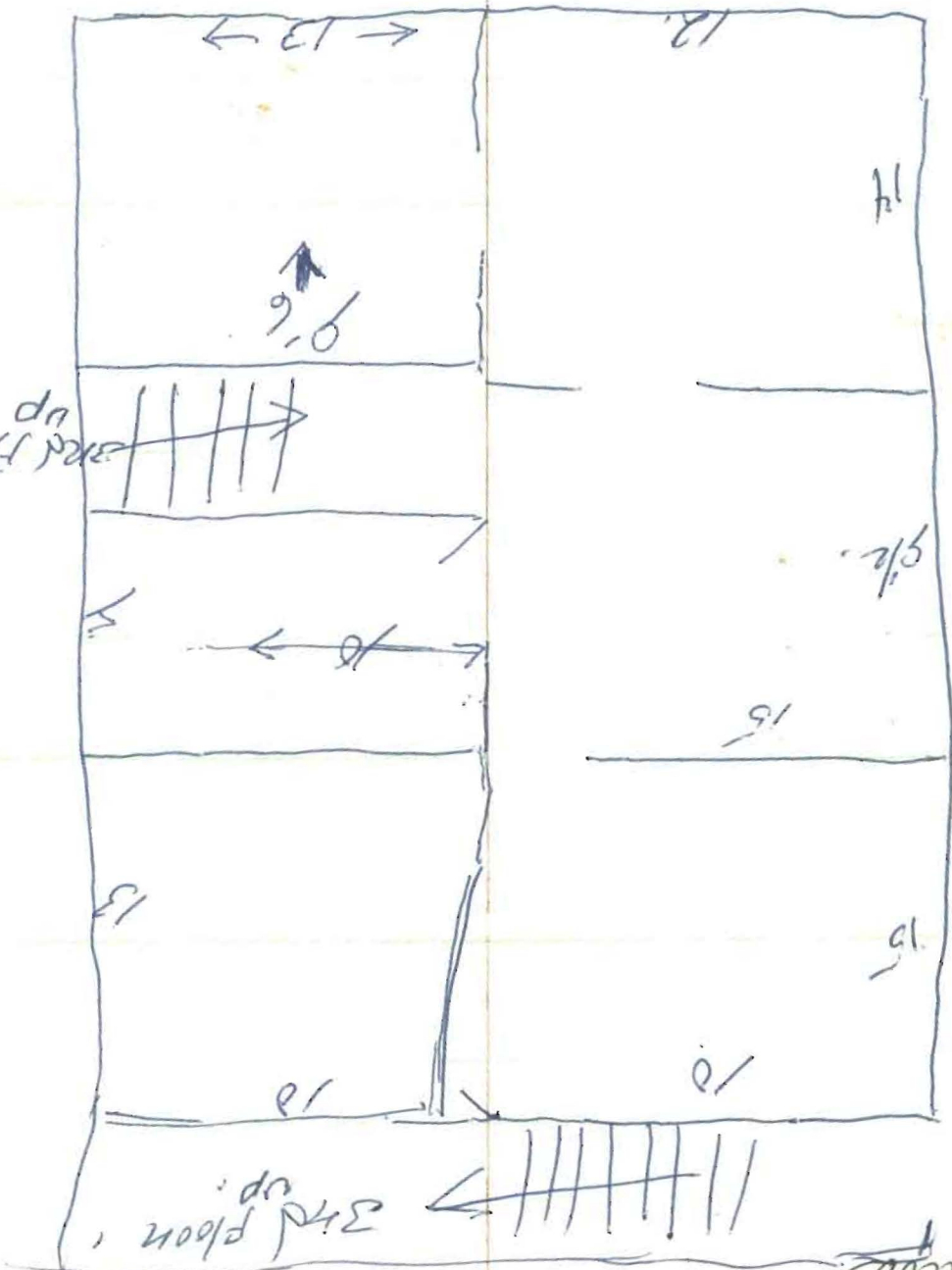
3rd,
 KIT 10 X 13
 BED 10 X 11
 LIO 10 X 13
 DIN 13 X 13
 Bath 5 X 8
 SPARE 5 X 5

2ND Floor,
 LIO 10 X 15
 BED 10 X 13
 DIN 15 X 9 1/2
 Bath 4 X 10
 LIO 12 X 14
 BED 9'6" X 13

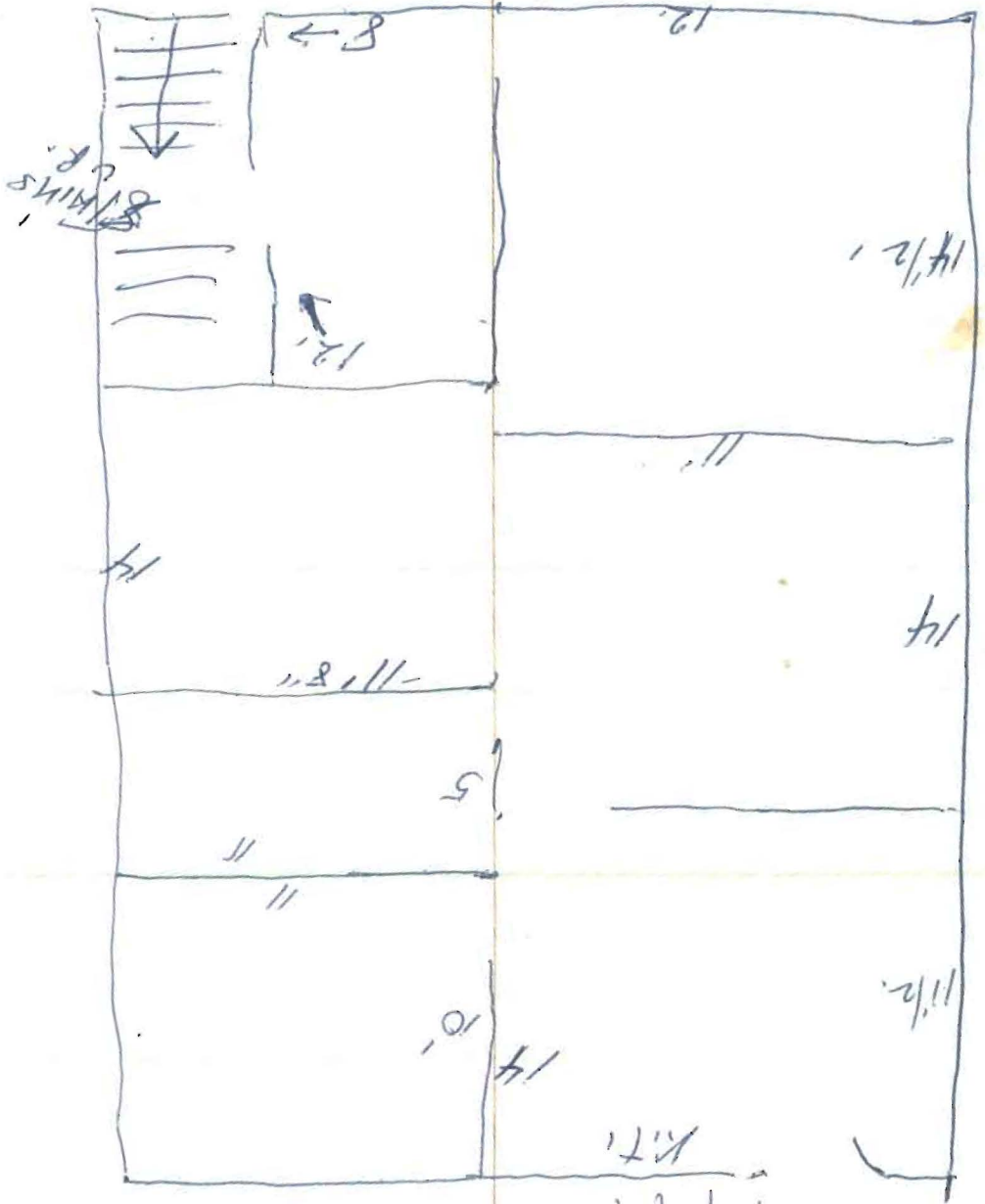
1ST Floor, Kit
 Kit 11 1/2 X 14
 BED 10 X 11
 Bath 5 X 11
 LIO 11 X 14
 Bed, 11 X 14
 " 8 X 12
 LIO 12 X 14

DRIVE WAY
 12 X 75 FEET.
 LONG.

212 Park Ave 2nd Floor, Two Exits
- Jacobs



3rd floor up



1st Floor 2 Exits
 STAIRS UP

Mid Park Ave
 - Jacobs

BUILDING PERMIT REPORT

DATE: 10/28/97 ADDRESS: 212 Park Ave
REASON FOR PERMIT: change of use
BUILDING OWNER: G + J. Jacobs
CONTRACTOR: -
PERMIT APPLICANT: Gerald Jacobs APPROVAL: X1 X2 X3 X4 X5 X6 X7 X8 X9 X10 X11 X12 X13 X14 X15 X16 X30
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- 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. 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. This is done to verify that the proper setbacks are maintained.
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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. 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).
- X 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 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. 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 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 10. 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.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- (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.
- X 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.
- (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.
- (15.) The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w/ smoke separation
- X 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 19, 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

COMMENTS

11/25/97 Int w/ owner to discuss specifics - smoker det - fire noted doors, etc. - All

4-6-98 Talked to Jane She said she would have husband call Buck

4-9-98 owner Return call I Tried to Explain the conditions of Approval they claim they never Received them I am going to make copy's and mail them out. We talked a lot about the Fire door Requirements.

meet 4-29-98 at 09:30 with owner + Lt. Mike.

4/28/98(09:30A) meet Mr Jacobs we walked through the Building hard wire Smoke Det. in Ec unit Sprinkler over Ec Boiler in Basement. He is going to call Lt. Mac. to Set a Schedule for Installing 6 Fire doors. I hand Delivered a photo copy of Building Permit, List of conditions, 2 pages Record of Buildings, A. Rowe, letter of Oct 8, 97, Zoning ord Sheet. of 10-23-97

Inspection Record

Type

Date

Foundation: _____

Framing: _____


Plumbing: _____

Final: _____

Other: _____

• 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)

- 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.
- 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. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- *29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. Landmg shall NOT be less Than The required width of The stairway.
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hollies, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal