

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		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 30 1997 CITY OF PORTLAND </div>	
Past Use: 2 unit dwelling		Proposed Use: 3 unit dwelling		COST OF WORK: \$ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$25.00 INSPECTION: Use Group <i>03</i> Type: <i>50</i> Signature: <i>[Signature]</i>	
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"/> Signature: _____ Date: _____		Zone: <i>R-5</i> CBL: 53-B-05 Zoning Approval: <i>OK - No Exterior</i> Special Zone or Reviews: <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"/>		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 XXX Dover		Date Applied For: 10/15/97		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	

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..

PERMIT ISSUED WITH REQUIREMENTS

Mail to owner

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

Gerald Jacobs
 SIGNATURE OF APPLICANT Gerald Jacobs ADDRESS: 63 Ward Road, Windham 04062 DATE: 10/16/97 PHONE: 892-8489

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

CEO DISTRICT 5
D. Fordan

COMMENTS

11/25/97 met w/owner to discuss specifics - smoke det - Fire rated doors, etc. etc.

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

4-9-98 owner Reuseren call I Tried to Explain the conditions of Approval they claim they never Received them I am going to make copies 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 (09:30 A) 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 schual for installing 6 Fire doors. I hand Delivered a photo copy of Building Permit, List of conditions, 2 pages Record of Building's, A. Rowe, letter of Oct 8, 97, zoning ord Sheet. of 10-23-97

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

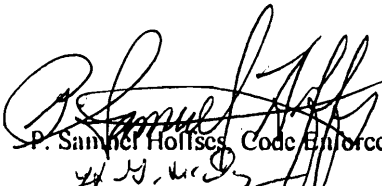
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

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

• 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 Hoffses, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

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 / mad

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 1984 (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
20 X 30 = 780 sq ft

Lot Street Frontage -

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

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

3 X 10 = 30
27 X 40 = 1080
6 X 20 = 120

1230

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

Site Plan -

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

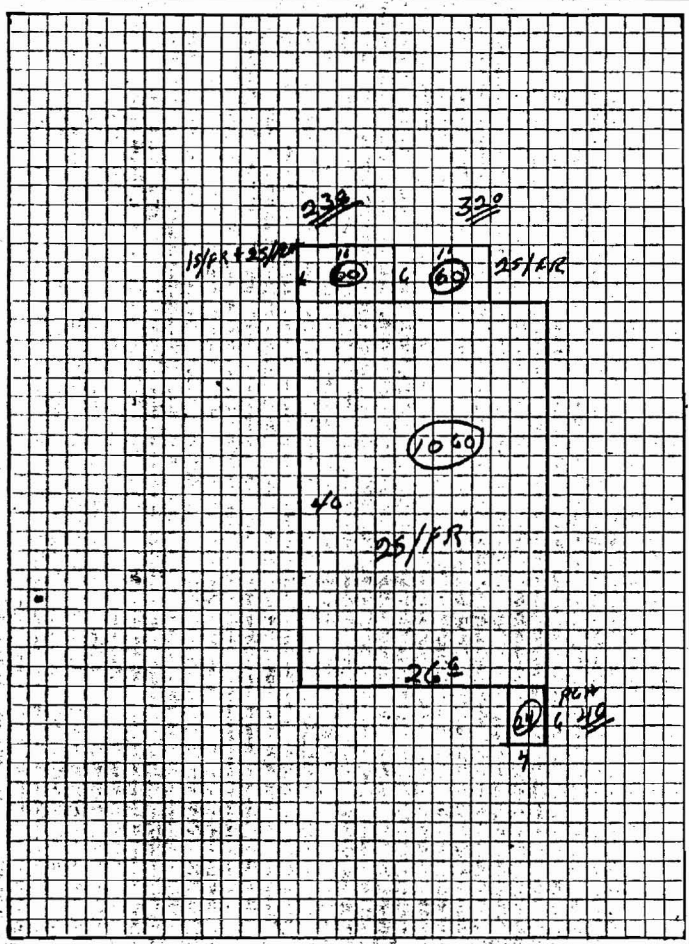
YEAR 19

Rent 1st 32.50
 2nd 30.00 Est. owner.
 62.50

8/7/51 - 1437 - O.B. ✓

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 ✓
3/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
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		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	✓✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	✓✓	BSMT.	2ND 5
SOLID BRICK		PLASTER	✓✓	1ST 5	3RD
STONE VENEER		UNFINISHED	✓	OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA				TWO FAMILY	2 ✓
VITROLITE		RECREAT. ROOM		APARTMENT	
PLATE GLASS		FINISHED ATTIC 100%	✓	STORE	
INSULATION		FIREPLACE		THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM 2 BOILERS	✓	GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR		ECONOMIC CLASS	
METAL		NO HEATING		OVER BUILT	
COMPOSITION				UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT. 1/2	AR. C-5
INSULATION		OIL BURNER		LD. 7	PD. C-5
		STOKER		ME.	CK. 51

COMPUTATIONS			
UNIT	1951	1952	
10600 S. F.	6900	6800	
ADDITIONS	+590	590	
BASMENT			
WALLS			
ROOF			
FLOORS			
ATTIC Full	+400	400	
FINISH			
1-as/any	+150	150	
FIREPLACE			
HEATING	+180	+180	
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.	SOUND VAL.	TAX VAL.
RPT	A 25' FR.	C	66		E	8110	32%	3650	1070	1975
GAR. 2CAR	B FR. 18x20	C	26		F	260	40%	160	B	100
C						8310	55	5740	10C	2075
D									D	
E									E	
F									F	
G									G	

YEAR	1952	1951 TOTAL BLDGS.	
TAX VAL.	2125	1951	2125
OLD VAL.	2075	19	19
CHANGE	50	19	19

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	210-212	Park Ave.		OF			2		53	B	5	

TAXPAYER ADDRESS AND DESCRIPTION

LYONS JOHN G
212 PARK AVENUE
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
 PLANS ON FILE IN ASSESSORS OFFICE
 CITY HALL PLAN 53-B-5 PARK AVE
 210-212 AREA 3980 SQ FT

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Brown, Herbert R + Mary or Surv.</i>			

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	<input type="checkbox"/> SEWER
LOW	<input type="checkbox"/> GAS
ROLLING	<input type="checkbox"/> ELECTRICITY
SWAMPY	<input checked="" type="checkbox"/> ALL UTILITIES
STREET	
PAVED	<input checked="" type="checkbox"/> IMPROVING
SEMI-IMPROVED	<input type="checkbox"/> STATIC
DIRT	<input type="checkbox"/> DECLINING
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1952
41	97	41 ⁵⁰	98	41 ⁰⁰	1680	
TOTAL VALUE LAND					1680	1680
TOTAL VALUE BUILDINGS					3440	3530
TOTAL VALUE LAND AND BUILDINGS					5120	5210

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	800		
	BLDGS.	1700		
	TOTAL	2500		
1951	LAND	✓ 1000		
	BLDGS.	✓ 2075		
	TOTAL	✓ 3075		
1952	LAND	✓ 1000	50	
	BLDGS.	✓ 2125	50	
	TOTAL	✓ 3125	50	
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

YEAR	ORIG. COST	RENTAL	750
YEAR	SALE PRICE	EXPENSE	
YEAR	U. S. R. S.	NET	