

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

Location of Construction: 709 W. 12th St.		Owner: KING BROS. / PROJECT BUILDING	Phone: 774-7737	Permit No: 981061
Owner Address: 343 Washington Ave 04103	Lessee/Buyer's Name:	Phone:	BusinessName:	PERMIT ISSUED Permit Issued: SEP 22 1998 CITY OF PORTLAND
Contractor Name: MULLIVAN BUILDERS PO 75 Box 701A Sebago, ME 04009	Address: 709 W. 12th St. 04103		Phone: 787-7869 Call for Pick-Up	
Past Use:	Proposed Use:	COST OF WORK: \$ 2,500.00	PERMIT FEE: \$ 65.00	Zone: CBL: 553-04104 Zoning Approval: 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"/> Imm <input type="checkbox"/>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: [Signature]	Signature: [Signature]	
Proposed Project Description: Renovate and redevelop section of building		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input 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 Date: _____
Permit Taken By: SP	Date Applied For: 15 Sept 98	Signature: [Signature]	Date: _____	

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

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: 15 Sept 98	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

COMMENTS

10-7-98 Talked to Mike Harris at the counter about having us
come in to see the Framing. Before closing in with 5/8 Rock (TR)
1/5/99 - Rough Framing in place. Needed even floor joists &
stairs. Wyle & Brent - see of S. Smith at - Rough p. M. Kij
10-10-98 Wyle complete - stairs rebuilt under BRCA 98 10/14/98
Jesse Coy & C

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

1000 Broadway

Issued to *Portland Building Department*

Date of Issue *April 1, 1978*

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. *1978-0000*, 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

APPROVED OCCUPANCY

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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.

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

NOTEIf 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 (include Portion of Building): <i>180 Grant St. Portland, Maine</i>			
Total Square Footage of Proposed Structure <i>1363 Sq. Ft.</i>		Square Footage of Lot <i>2418 sq. ft. +/-</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>053</i> Block# <i>C</i> Lot# <i>006</i>		Owner: <i>Mike Harris Umubala</i> <i>Patrick Tinsman</i>	Telephone#: <i>774-7737</i>
Owner's Address: <i>645 Washington Ave Portland, Maine</i>		Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Cost Of Work: <i>\$ 8,500.00</i> Fee <i>\$ 65</i>
Proposed Project Description: (Please be as specific as possible) <i>Rehab fire damaged section of Bldg.</i> <i>John Kern</i>			
Contractor's Name, Address & Telephone <i>Sullivan Builders AC 75 Box 701A Sebago, Maine 04029 207-787-2665</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>6 UNIT APT. BLDG.</i>		Proposed Use: <i>Same</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 your 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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

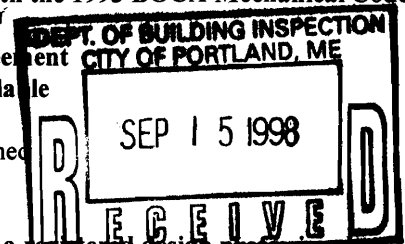
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>8/27/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

*Will pick up:
* Shawn Sullivan 471-7117*



BUILDING PERMIT REPORT

9/17/98

ADDRESS: 1806 Grant St

FOR PERMIT: rehab

OWNING OWNER: Mike Herli

CONTRACTOR: Sullivan Builders

PERMIT APPLICANT:

USE GROUP R-2

BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *6, *8, *10, *12, *13, *14, *15, *16, *24, *25, *26

- 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)
- 2.5 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
- 2.6 Foundations anchors shall be a minimum of 1 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)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 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 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)
- 5. 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
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 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".) 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)
- Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 7. 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)
- 1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- 2.) 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)

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. Section 1010.1

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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

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) Section 920.3.2

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. Section 921.0

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. 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".

22. 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.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

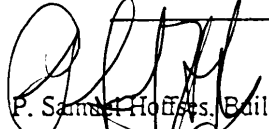
X 25. All requirements must be met before a final Certificate of Occupancy is issued,

X 26. 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).

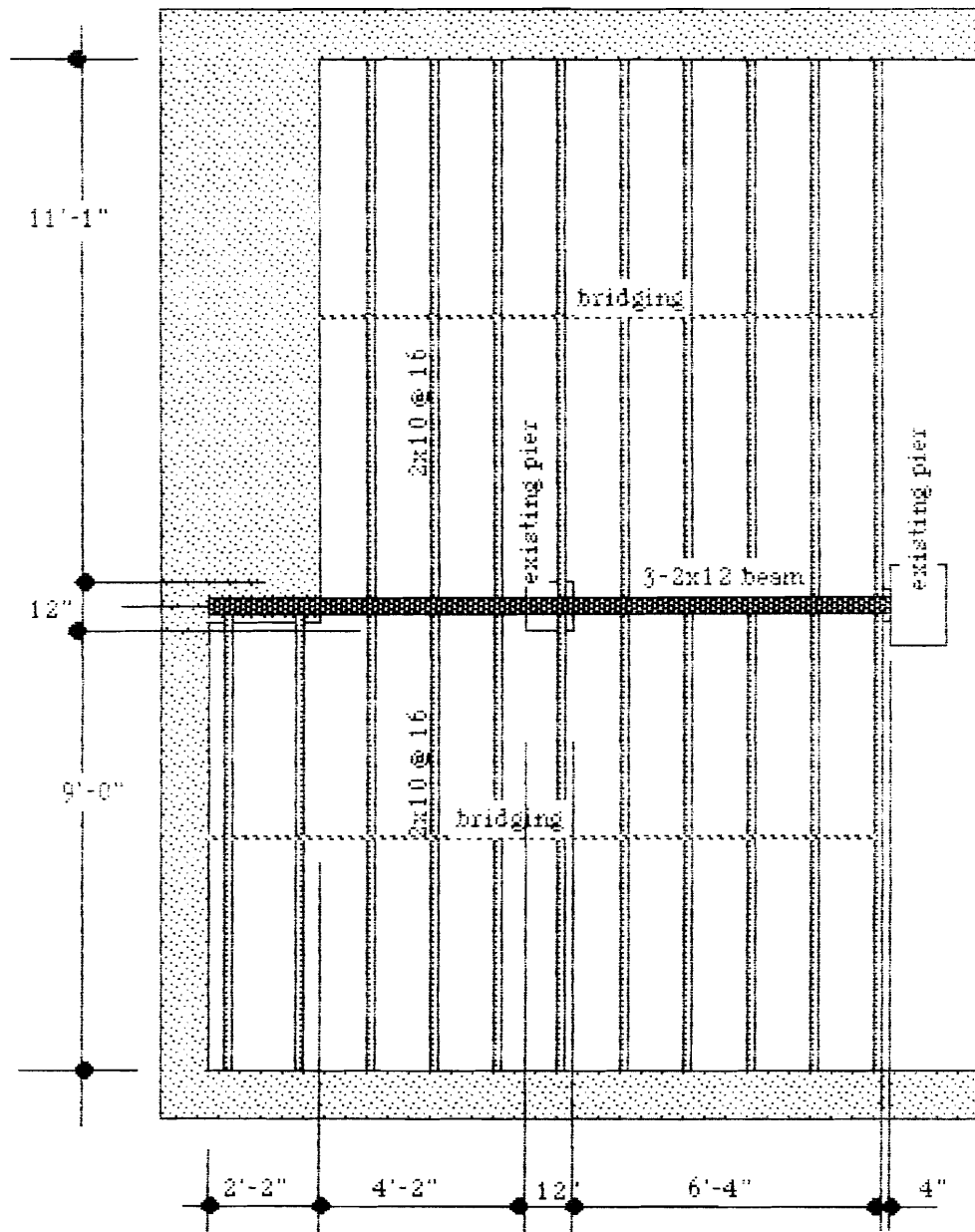
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

28. Please read and implement the attached Land Use-Zoning report requirements.

29. _____
30. _____
31. _____
32. _____


P. Samuel Hoffman, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator



1ST FLOOR FRAMING PLAN 180 GRANT STREET

1/4" = 1'-0"

SEPT. 5, 1998

WILLIAM NEMMERS, ARCHITECT
424 FORE STREET
PORTLAND, ME 04101



Sullivan Builders

HC 75 Box 701A

East Sebago, Maine 04029

Contract

Date Entered: Aug. 20, 1998

Mike Harris
Washington Ave.
Portland, Maine

For Work Done at...
180 Grant Street
Portland, Maine

Contract

We hereby propose to furnish the material and perform the labor necessary for the completion of

1. Inspect and remove all fire damaged materials.
2. Install new floor joist and subfloor where needed.
3. Install new 2x4 walls where needed.
4. Install new vinyl replacement windows throughout building.
5. All flooring in burnt areas to be replaced with carpet or sheet vinyl flooring where required.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of : Eight Thousand Five Hundred Dollars (\$ 8500.00)

with payments to be made in thirds. Dates to be determined at a later date.

Respectfully submitted Jim Sullivan

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: 8/20/98 Owner: Mike Harris

Date: 8/20/98 Co-Owner: Pat Johnson



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683.

September 5, 1998

Mr. Sam Hoffses, Building Inspector
City of Portland
Congress St.
Portland, Maine 04101

Re: 180 Grant Street- Portland, Maine

Dear Sam:

I have reviewed the situation regarding the fire damage to the structure of this building and have specified the following corrective action.

- 1) In the basement - replace the central carrying beam over the last two spans of 4' 2" and 6'-4" use solid timber same dimension as existing or 4- 2x10's. Since this beam also carries the central wall supporting the second floor, the second floor should be temporarily supported down through to the basement during the beam replacement, and the joist replacement noted below.
- 2) In the basement replace the existing burned 2x8 joists at 16" OC with new 2x10 joists at 16" OC or 2x8 joists at 12" OC
- 3) At the 1st floor replace the subfloor with 3/4" plywood, and additional underlayment as needed to bring the floor level with the existing.
- 4) Replace the back stairway with new stair construction of 3-2x12 stringers, tread and riser to match existing.
- 5) It does not appear that the fire damage extended to the second floor structure (except for some superficial damage in a small area around the stair which will be replaced with the new stair).
- 6) It does not appear that the fire damage extended to the support wall structure (although a small piece of siding on the back wall is scorched and should be replaced)
- 7) Additional problems may be exposed as the construction proceeds and I will inspect the work when the Contractor has demolished the fire damaged material

Sincerely,

William Nemmers