

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

Location of Construction: <b>251 Danforth St</b>		Owner: <b>Chalen Baldic</b>		Phone:	Permit No: <b>981209</b>
Owner Address:		Lessee/Buyer's Name: <b>PWNPC 255 Danforth St Pld, ME 04102</b>		Phone:	Business Name:
Contractor Name: <b>TBA/Scott Simonds Architects</b>		Address: <b>15 Franklin Art Pld, ME 04101</b>		Phone:	
Past Use: <b>Commercial</b>	Proposed Use: <b>Day/Care Community Policing Ctr.</b>		<b>COST OF WORK:</b> \$ <b>35,000.00</b>	<b>PERMIT FEE:</b> \$ <b>195.00</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>OCT 23 1998</b>  <b>CITY OF PORTLAND</b> </div>
			<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group <b>5/B</b> Type <b>5B</b>	
Proposed Project Description: <b>Interior alterations to existing first floor space</b>			<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zone: <b>B-1</b> CBL: <b>057-B-024</b>
Permit Taken By: <b>SP</b>			Date Applied For: <b>20 October 1998</b>		Zoning Approval:
			Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		<b>Special Zone or Reviews:</b> <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"/>
			Signature: _____ Date: _____		<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

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

**22 October 1998**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

3

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/T  
Multi-Family or Commercial Structures**

In the interest of processing your application in the quickest possible manner, please submit the required information and fee with your Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes to the City, payment arrangements must be made before per**

*57 Danforth St  
725-0105  
725-0105  
725-0105*

Location/Address of Construction (include Portion of Building): <i>251 Danforth St</i>	
Total Square Footage of Proposed Structure <i>OS.F.</i>	Square Footage of 1
Tax Assessor's Chart, Block & Lot Number Chart# <i>57</i> Block# <del>57</del> <i>B</i> Lot# <i>D24</i>	Owner: <i>Charles Baldi</i>
Owner's Address: <del>Portland West</del> <i>255 Danforth St.</i>	Lessee/Buyer's Name (If Applicable) <i>Portland West Neigh Planning Council</i>
Proposed Project Description: (Please be as specific as possible) <i>Interior Alterations to existing first floor space.</i>	
Contractor's Name, Address & Telephone <i>Not yet selected Scott Semond Architects 157 Franklin Hill 04101</i>	Rec'd By <i>SP</i>
Current Use: <i>Commercial</i>	Proposed Use: <i>Day Care / Community Policing Ctr.</i>

rec  
...00 \$195.00  
102

- Separate permits are required for Internal & External Plumbing, HVAC
- All construction must be conducted in compliance with the 1996 B.O.C.A.
  - All plumbing must be conducted in compliance with the 1996 B.O.C.A.
  - All Electrical Installation must comply with the 1996 National Electrical Code
  - HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1996 ASHRAE 90.1
- You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract
- 3) A Plot Plan/Site Plan

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

**4) Building Plans**

Unless exempted by State Law, construction documents must be developed and submitted for review. A complete set of construction drawings showing all of the following elements of

- Cross Sections w/Framing details (including porches, decks w/ railings)
- 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> (Arch. for PWNPC)	Date: <i>10.20.98</i>
--	-----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.00 plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

*2/25-2:30 PM  
Down for  
(19 kids up to)  
251 Danforth  
57 B 24*



REVIEWED FOR  
BARRIER FREE  
COMPLIANCE  
**NOT**

**STATE OF MAINE**  
DEPARTMENT OF PUBLIC SAFETY  
LICENSING AND INSPECTIONS UNIT  
AUGUSTA  
**CONSTRUCTION PERMIT**



Permit N° 9609

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:  
Danforth St. Daycare and  
Comm. Policing Cntr.

Portland West PWNPC  
181 Brackett St.  
Portland, ME 04102

251 Danforth St.  
Portland, ME

OCCUPANCY CLASSIFICATION.  
Day Care

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

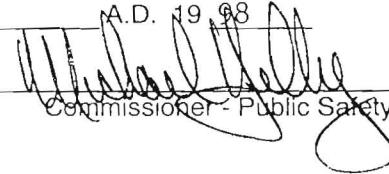
This permit will expire at midnight on April 22, 1999  
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 23rd day of October A.D. 1998

FEE \$ 75.00

NOT SPRINKLED

  
Commissioner - Public Safety

LAND USE - ZONING REPORT

ADDRESS: 251 Danforth St DATE: 10/23/98  
REASON FOR PERMIT: Change of use from retail to ① Community Policing Station  
BUILDING OWNER: Portland Neighborhood <sup>had used</sup> C-B-L: 57-B-2A  
PERMIT APPLICANT: Scott Sumner

APPROVED: with conditions DENIED: \_\_\_\_\_

#7 #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
- ⑦ 7. Separate permits shall be required for any signage. for both uses
8. Separate permits shall be required for future decks and/or garage.
- ⑨ 9. Other requirements of condition Prior to Day Care Certificate of Occupancy  
MAX. The Number of children shall be determined &  
reflected on the occupancy permit

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Applicant: Scott Simmons

Date: 10/23/98

Address: 251 Danforth St

C-B-L: 57-B-2A

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Exist. Bldg

Zone Location - B-1

Interior or corner lot - of May St

Proposed Use/Work - change 1st floor from retail? to ① Community Policing Station  
② Day Care

Sevage Disposal -

3172 # change of use

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - no extra req. for Day Care or comm. center

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

NOTE: for Day Care, they need to give you the number of children for the CofO - (Zoning doesn't restrict them, but the state wants a copy of CofO with the # of kids)



## BUILDING PERMIT REPORT

DATE: 22 OCT. 1998 ADDRESS: 251 Danforth St. CBL. 057-B-024  
REASON FOR PERMIT: Interior alterations To First Floor / Change of USE Daycare  
BUILDING OWNER: Charles Balchic (over 13 funds)  
CONTRACTOR: TBA / Scott Simonds Architects  
PERMIT APPLICANT: ↑  
USE GROUP E/B 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, \*8, \*10, \*24, \*26, \*29, \*30, \*31, \*32, \*33, \*34, \*35, \*28, \*36

- ~~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 1/2" 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)
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). 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.
- ~~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".) 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ~~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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

COMMENTS

12-31-98 Policing center is ok For occ. at this time

I will Issue a CofO when the clay core is Finished.

2/24/99 stoped by still Need to have a Fence + Gate For yard, Hand Rail For Front door, Replace Tread on Rear celler Stairs (TR)

Inspection Record

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



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. ( 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 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)
- \*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- \*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. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- \*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*31. STATE FIRE MARSHALS OFFICE MUST GIVE THEIR APPROVAL -
32. A Fire Alarm system installed in accordance with the provisions of The Bldg. Code and NFPA #72, IS Required For The Day Care (USE GROUP E),
33. Portable Fire Extinguishers shall be located as per NFPA #10 and shall be labeled.
34. Winding stairs shall meet the requirements of section 10 14.6.3 of The City's Bldg. Code The BOCA NATIONAL Building Code/1996.
35. Your plans did not show header sizes of windows - Please submit this information for review.
36. If there are over 13 children - a monitored system (Alarm) or ESS or master box must be used.

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





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 251 Danforth St 057-8-024

Issued to Portland West Neighborhood Planning Council Date of Issue 11 March 1999

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. 981209, 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

Entire First Floor

Limiting Conditions:

APPROVED OCCUPANCY

Left - Daycare  
Right - Community Policing Center  
BOCA 96 Use: E/B Type 5B

This certificate supersedes  
certificate issued 25 FEB 1999

Approved:

3-11-99  
.....  
(Date)

[Signature]  
.....  
Inspector

[Signature]  
.....  
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.