

Location of Construction: 226 Spring St		Owner: Portland West Neighborhood Planning Council		Phone:		960864 PERMIT ISSUED SEP - 3 1996 CITY OF PORTLAND
Owner Address: 155 Brackett St Portland, ME 04101		Leasee/Buyer's Name:		Phone: 879-8710		
Contractor Name:		Address:		Phone:		
Past Use: 3-fam		Proposed Use: Same		COST OF WORK: \$ 51,000.00 PERMIT FEE: \$ 275.00		
Proposed Project Description: <i>mechanically over micro-fiche shows that this was changed to a 1 unit in 1992 - transfer of use to 3 units</i> Rehab/Renovate		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				
		Zone: CBL: 057-D-003 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>				
Permit Taken By: Mary Gresik		Date Applied For: 24 July 1996				

1. This permit application doesn't 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.

Dumpsters to be taken out under contract for Demo/PDS
PDS to pull dump permits

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 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 **Jeanine Bourke** ADDRESS: DATE: **24 July 1996** 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

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: *[Signature]*

CEO DISTRICT **3**

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

Location of Construction: 226 Spring St		Owner: Portland West Neighborhood Planning Council		Phone: 879-8710		Permit No: 960864	
Owner Address: 155 Brackett St Ptld, ME		Leasee/Buyer's Name: 04101		Phone: 879-8710		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: SEP - 3 1996	
Past Use: 3-fam		Proposed Use: Same		COST OF WORK: \$ 51,000.00		PERMIT FEE: \$ 275.00	
Proposed Project Description: <i>Technically our microfiche shows that this was changed to A 1 unit in 1992 - therefore this needs a change of use to 3 units</i> Rehab/Renovate		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: R-2 CBL: 057-D-003	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>OK - 8/23/96</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			
Permit Taken By: Mary Gresik		Date Applied For: 24 July 1996		Signature:		Date:	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. *8-23-96 **
- Building permits do not include plumbing, septic or electrical work. *+*
- 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..
Dumpsters to be taken out under contractor for Demo/PDS
PDS to pull dump permits
1-fam to 3 fam - \$25 PD

Call Jeanine or Neal

PERMIT ISSUED WITH REQUIREMENTS

Approved subject to satisfactory design solution for foundation, porch, roof.

CERTIFICATION

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Jeanine Bourke
SIGNATURE OF APPLICANT: Jeanine Bourke ADDRESS: DATE: 24 July 1996 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

- Zoning Appeal**
- ☐ Variance
 - ☐ Miscellaneous
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- Historic Preservation**
- ☐ Not in District or Landmark
 - ☐ Does Not Require Review
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- Action:
- ☐ Approved
 - ☒ Approved with Conditions
 - ☐ Denied

Date: *8/7/96*

J. Audum

CEO DISTRICT **3**
A. Powers

BUILDING PERMIT REPORT

DATE: 8/23/96 ADDRESS: 226 Spring St
 REASON FOR PERMIT: change of use from 1 unit to 3 units with alterations
 BUILDING OWNER: Portland Neighborhood Planning Council
 CONTRACTOR: owner APPROVED: with conditions
 PERMIT APPLICANT: Jeanine Bowke DENIED: #4, 5, 6, 7, 9, 14 & 16

CONDITION OF APPROVAL OR DENIAL

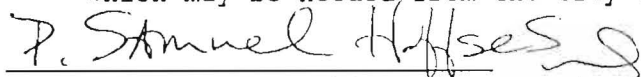
1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

(over)

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

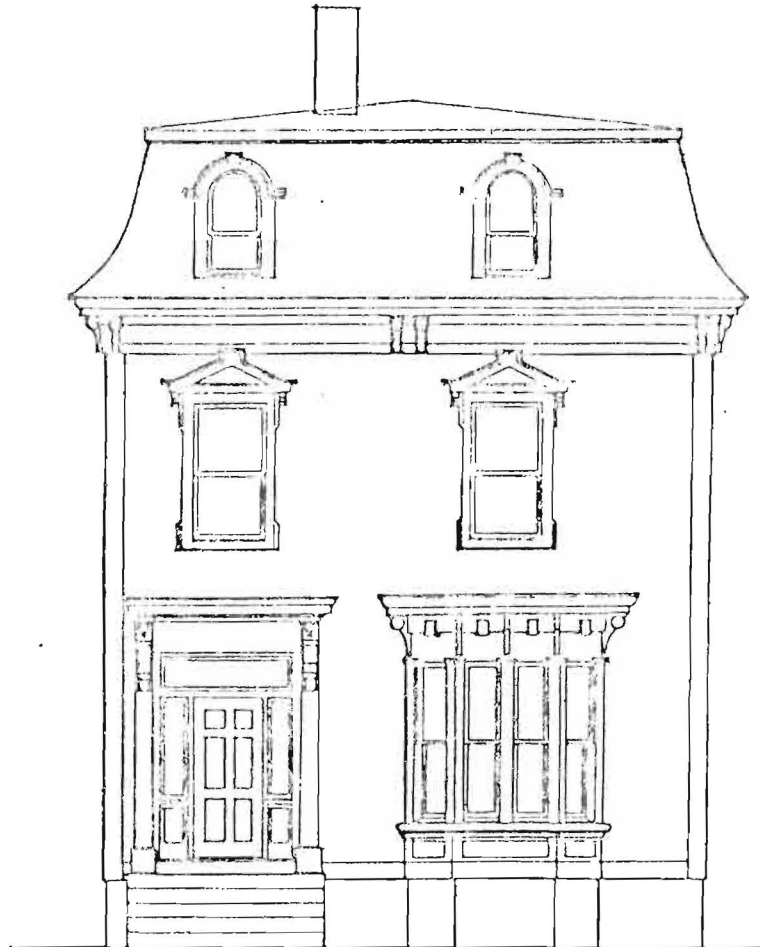
10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
11. Guardrail & 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses, Chief of Inspection Services

Scott Simons Architects
The Community Architecture Project
94 Commercial Street
Portland, ME 04101

(207) 772-4656
(207) 879-0773 FAX



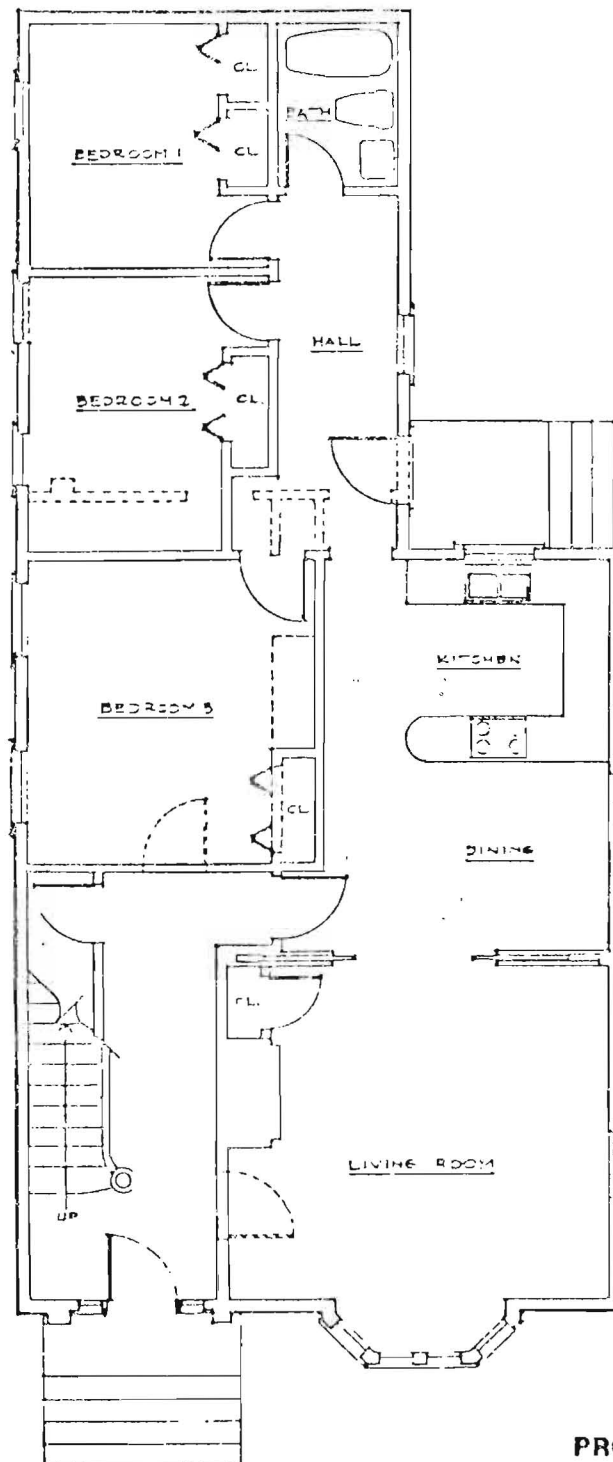
1/8" = 1'-0"

SPRING STREET ELEVATION

226 SPRING STREET
PORTLAND MAINE 04102

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94 Commercial Street
Portland, ME 04101

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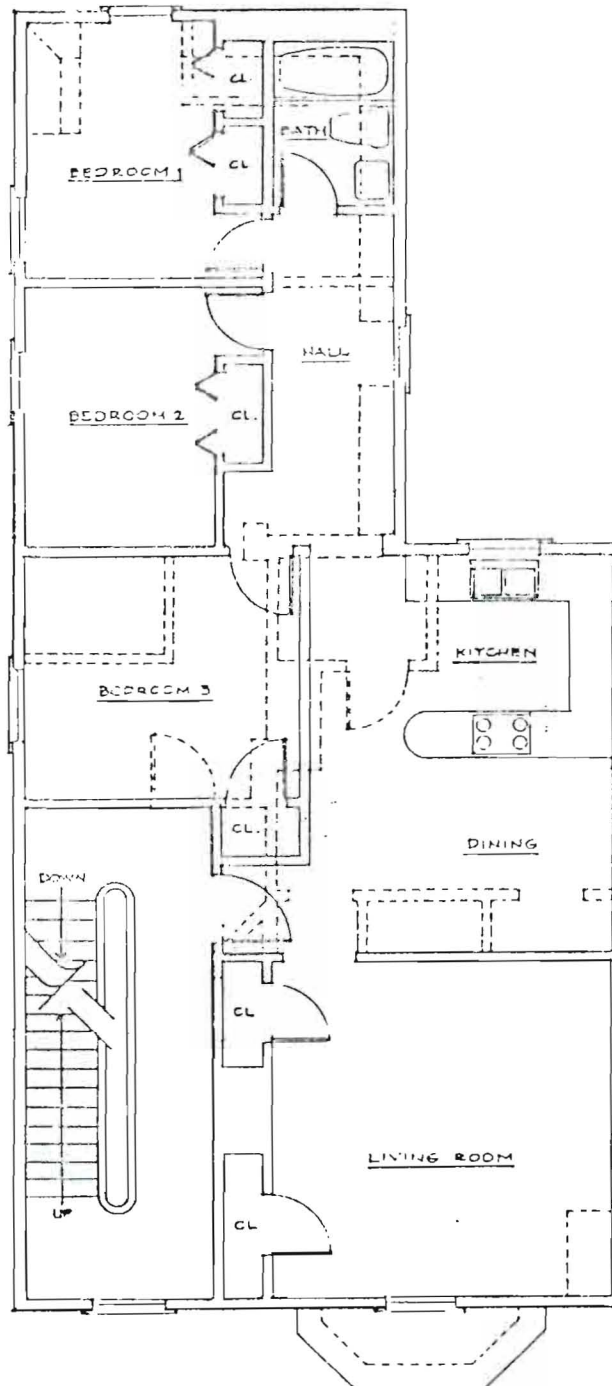
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PROPOSED FIRST FLOOR PLAN

226 SPRING STREET
PORTLAND MAINE 04102

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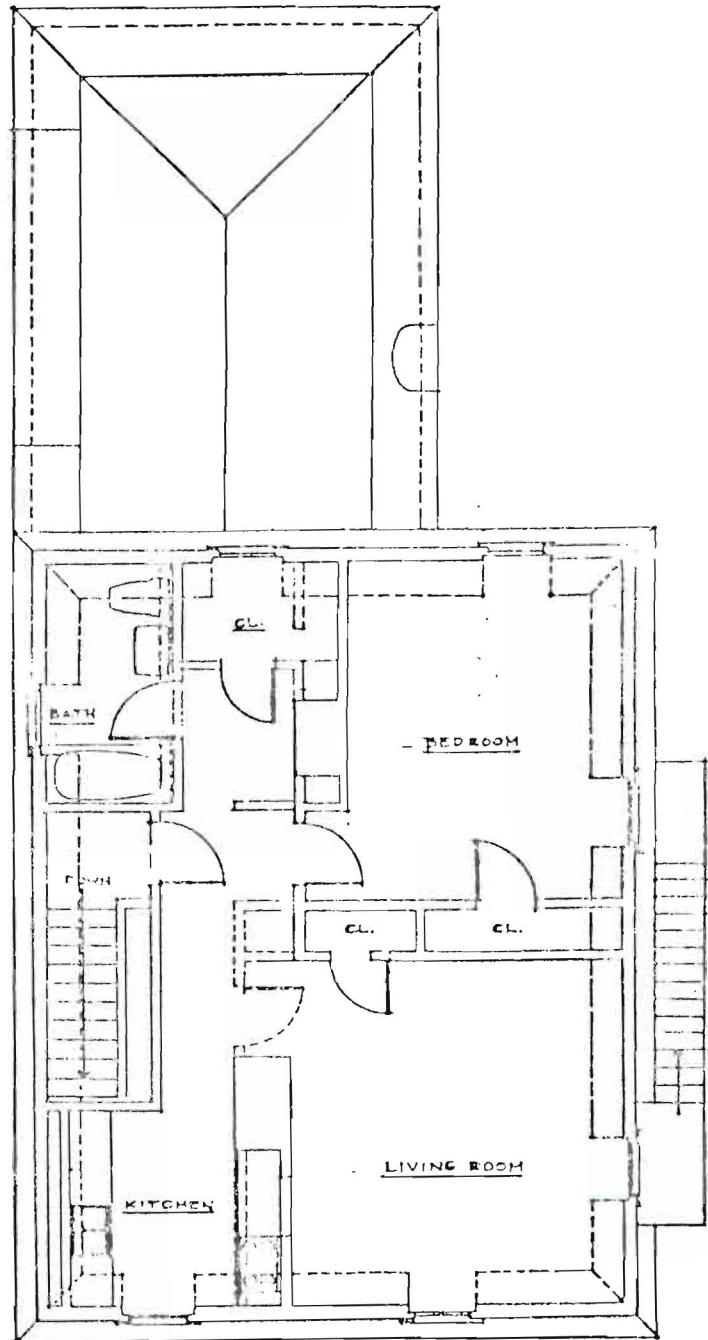
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PROPOSED SECOND FLOOR PLAN

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PORTLAND MAINE 04102

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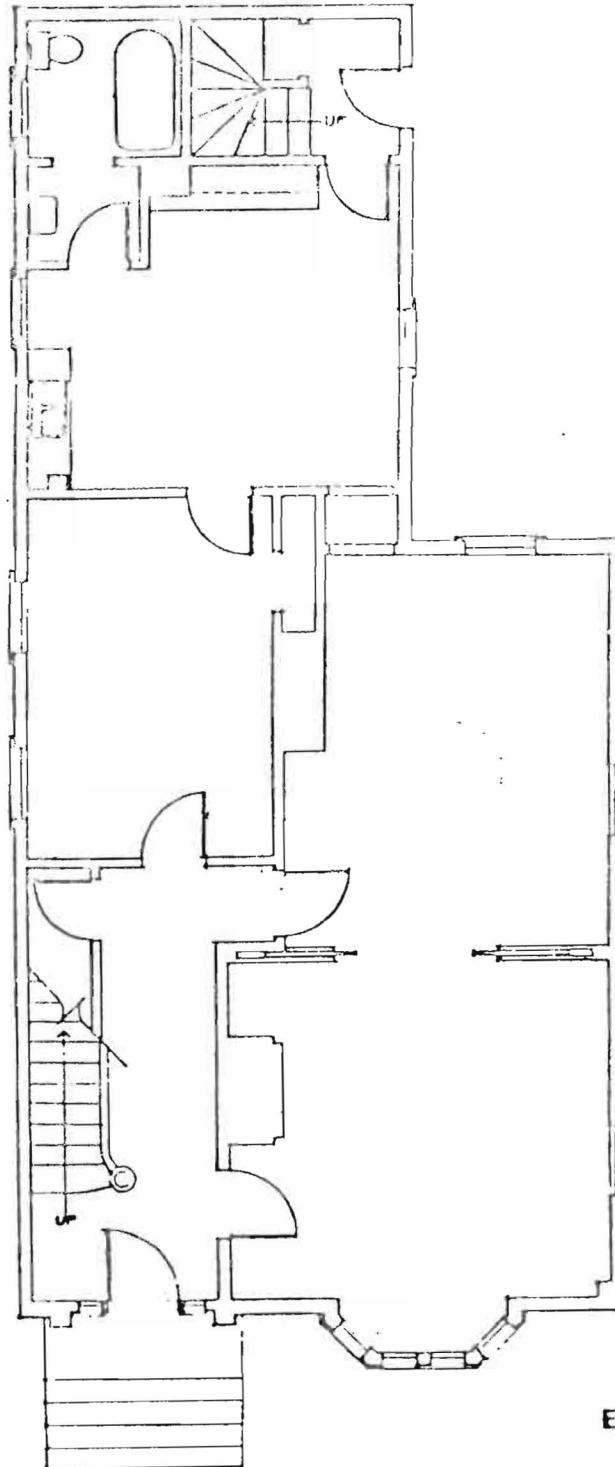
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PROPOSED THIRD FLOOR PLAN

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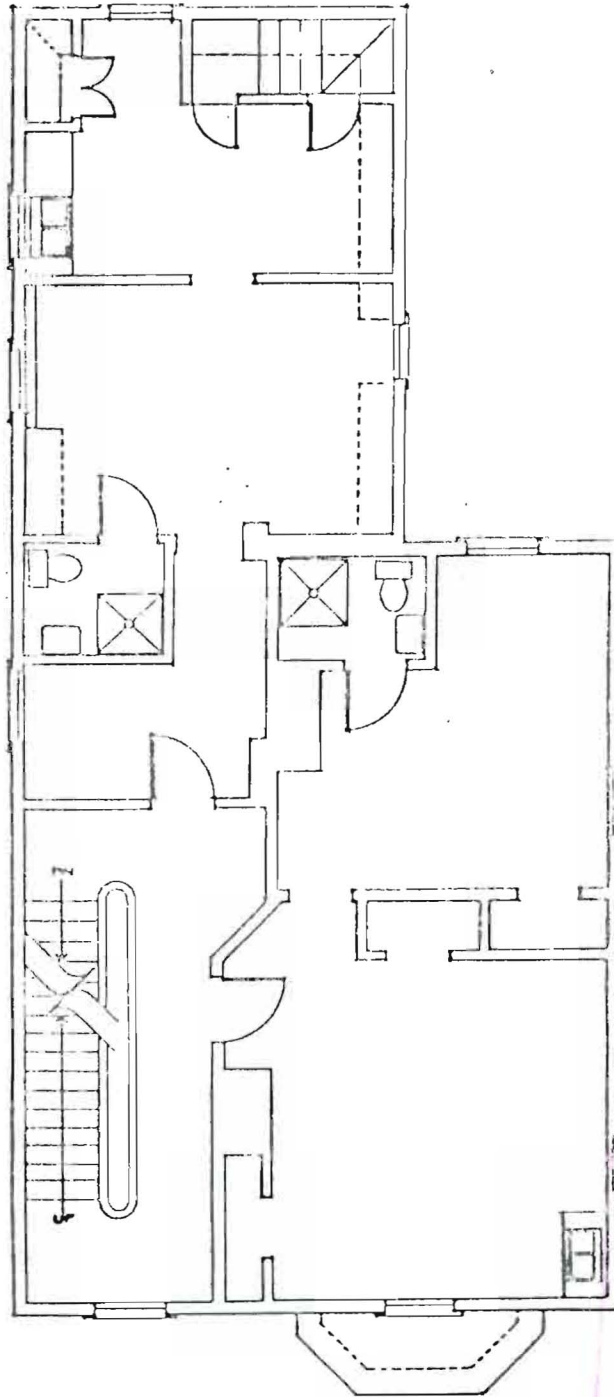
1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

226 SPRING STREET
PORTLAND MAINE 04102

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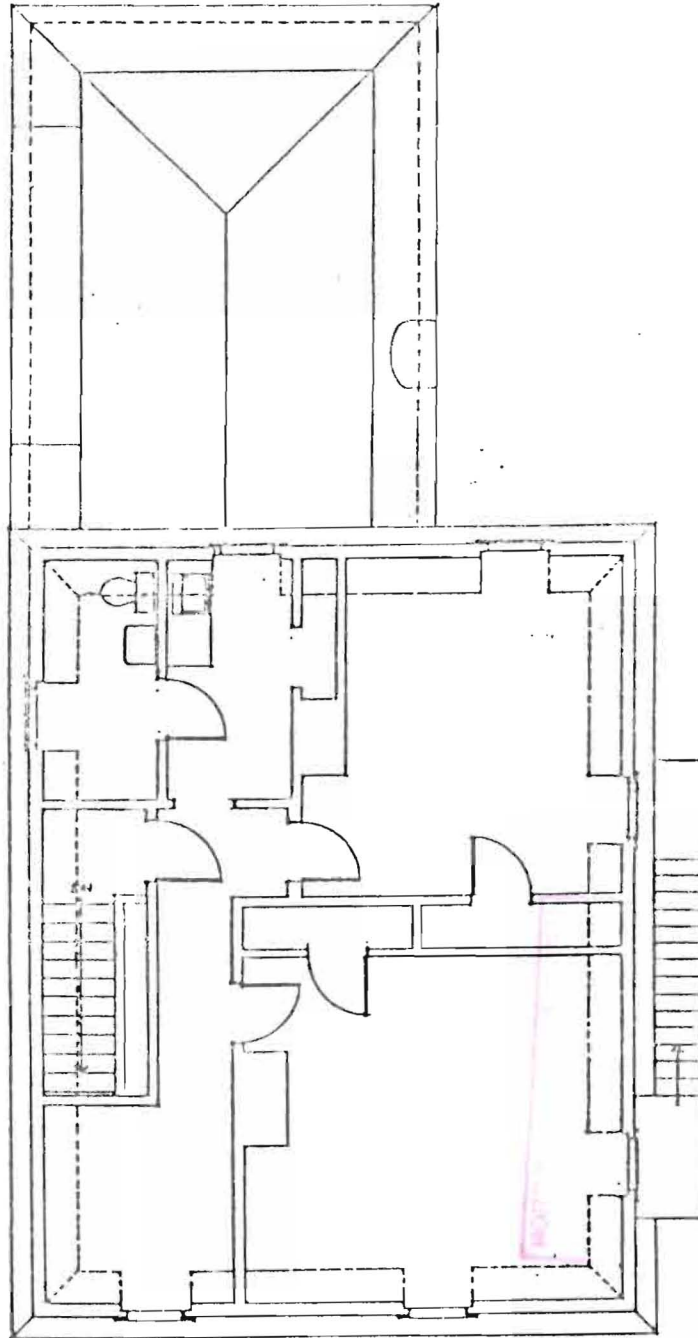
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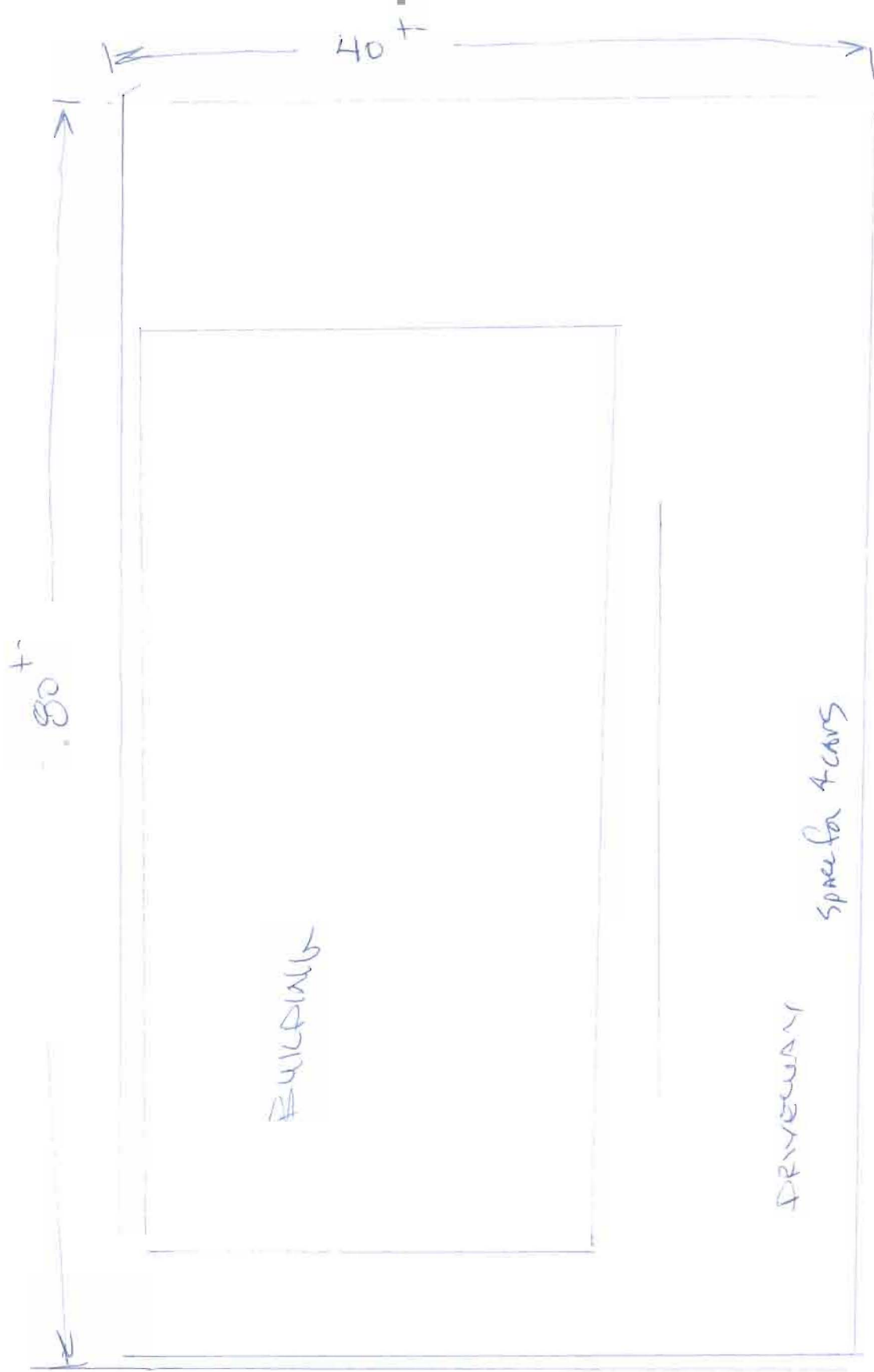
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1/8" = 1'-0"

EXISTING THIRD FLOOR PLAN

226 SPRING STREET
PORTLAND MAINE 04102



SPRING ST

Applicant: Jeanine Bonke

Date: 8/23/96

Address: 226 Spring St

C-B-L: 057-D-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - changed use with alterations from 1 unit to 3 unit

Sewage Disposal - City

Lot Street Frontage - Exist.

Front Yard -

Rear Yard - Existing

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - 3,170[±]

Lot Coverage/ Impervious Surface -

Area per Family - 1,000[±] / family

Off-street Parking - 1 for the existing family - 1 1/2 each for 2 new units or 3
4 total needed

Loading Bays - N/A

4 Shuman
PLAS

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

Flood Plains - N/A



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 226 Spring St (057-D-003)

Issued to Portland West Neighborhood Planning Council Date of Issue 03 October 1997

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. 960864, 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

APPROVED OCCUPANCY

Three (3) Family Dwelling

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.

COMMENTS

April - full walk thru + framing + plumbing insp.

Plumbing - OK

Bldg - Need to properly brace around chimney - Need to add supports in basement - beams splitting.

Sept 4, 1997 - Work going well - Need to add dryer vent - seal fire pent. in hallway add + finish plumbing, smoke det., add support posts in basement, do some repointing, fill in some open concrete holes and repoint support post.

10/2/97 - Work mostly complete - only have repointing left to do -

Window on 3rd flr to fire escape does not meet egress + rear bedrm. on 2nd flr cannot be used as bedroom - not big enough. - N.

Inspection Record

	Type	Date
Foundation:	N/A	
Framing:	OK	OK
Plumbing:	OK	OK
Final:	OK	10/2/97
Other:		