

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

Location of Construction: 224 Spring St		Owner: Dan Holman		Phone:		Permit No. 950520	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Laddy Builders		Address: 65 Eastern Prom Pkld, ME 04101		Phone: 871-8083		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 25 1995 CITY OF PORTLAND </div>	
Past Use: 4-1am		Proposed Use: Same w/lira reno		COST OF WORK: \$ 5,000.00			
Proposed Project Description: Make repairs after fire		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: B2 Type: 5B Signature: <i>[Signature]</i>		Zoning Approval: Zone: A-5 CBL: 057-D-004 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"/>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> 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		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: 5/24/95 <i>[Signature]</i>	
Permit Taken By: Mary Gresak		Date Applied For: 23 May 1995					

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- 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..

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 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 **Paul Laddy** ADDRESS: _____ DATE: **23 May 1995** 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**

Ms Simpson

Patch Roof

3rd Floor



message

7/10 3:10pm

Paul will contact
me to meet
William about
fire separation
w/ sheet rafter.
like?

Remove
sheet rafter
and replace

Day Holden

Day

5-4100

205's

11:00am

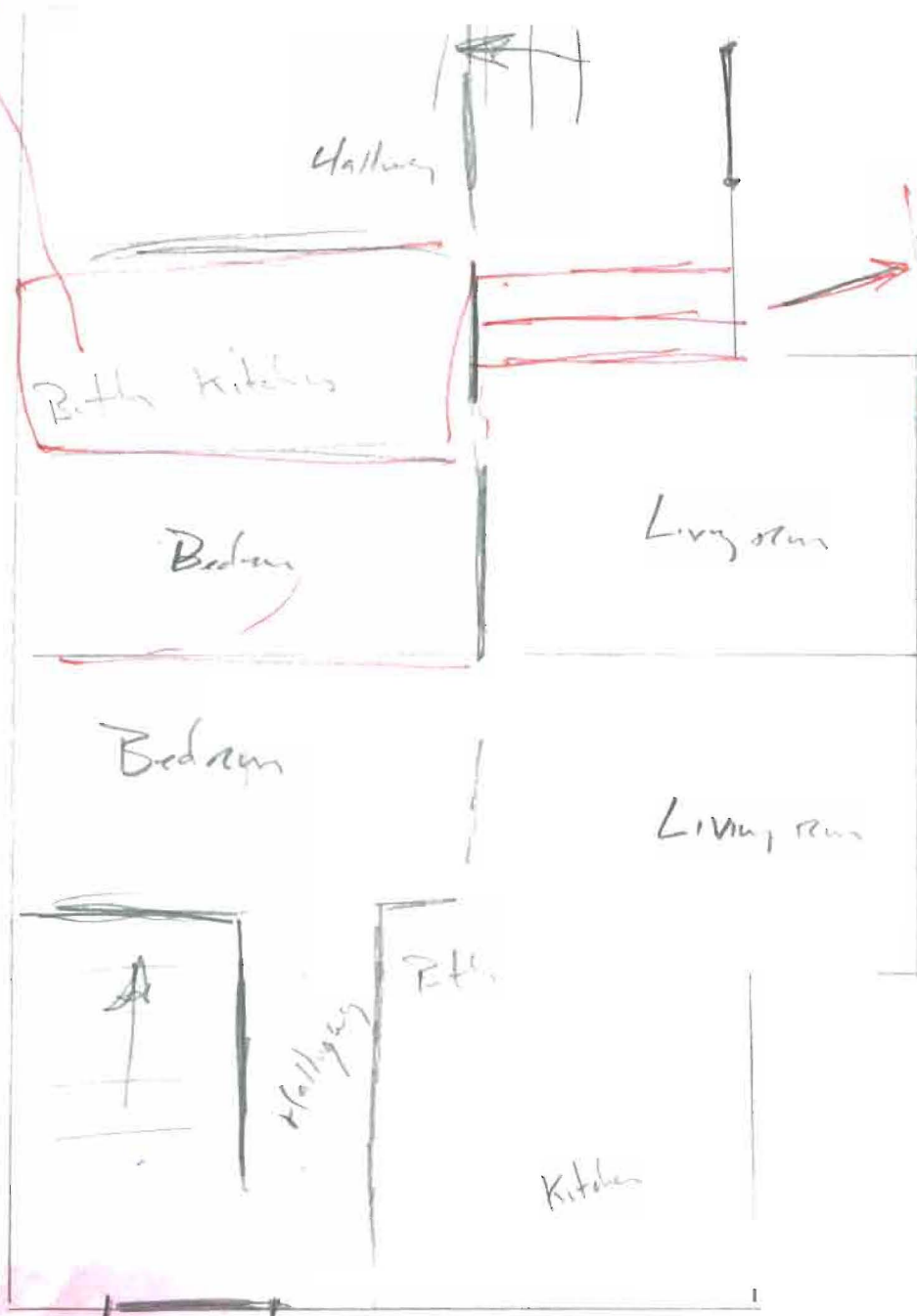
205's



224 Spring st.

1st Floor

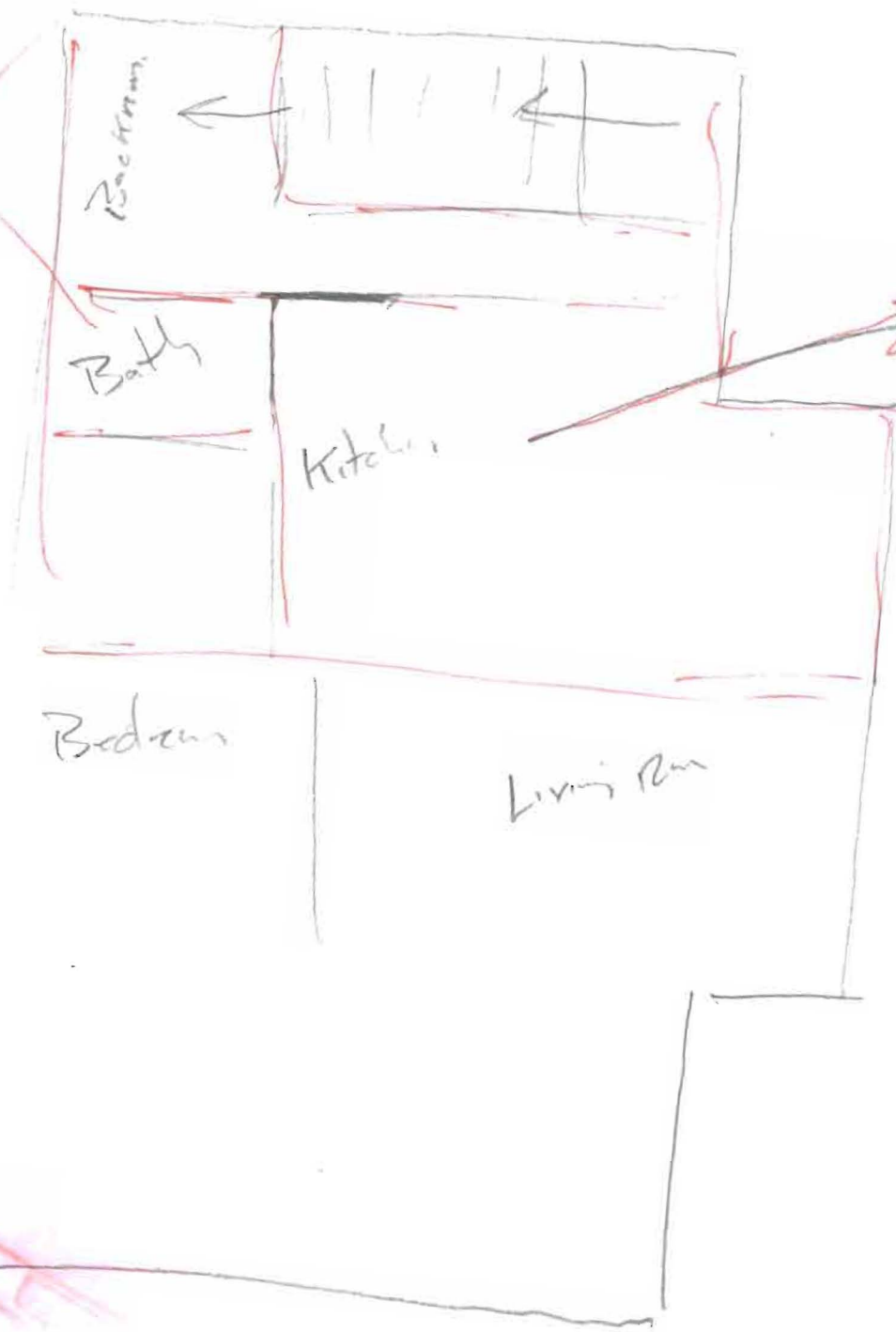
Remove Tub, Toilet
and sink and replace



Remove + replace
3 to 4 charred
Floor / ceiling Joists (2x10)

2nd Floor

Remove tub, toilet
and sink
and replace



Remove plaster
etc Re sheetrock

FROM BRIDGE TO LOBBY
(DOWN TO 1ST)

224 Spring st.

Sec. 12-78. Placing on private property.

It shall be unlawful for any person to deposit, place, leave or abandon any old, discarded, worn out or junked motor vehicle, or parts thereof, on any private property in the city, except in duly authorized locations.

(Code 1968, § 317.3)

Sec. 12-79. Keeping on private property; notice to remove.

It shall be unlawful for any person owning or occupying private property in the city to keep or allow to accumulate any old, discarded, worn out or junked motor vehicle, or parts thereof, on private property after having received written notice from the city, by the city manager or by an official designated by the city manager, ordering the removal from the property upon not less than thirty (30) days from receipt of the order of the old, discarded, worn out or junked motor vehicle, or parts thereof.

A copy of the order shall be hand delivered or sent by certified mail to the owner or occupant of the private property, or to the owner of the motor vehicle if the owner's identity is known.

The order of removal may be appealed as provided in section 12-80. Failure to appeal such order shall render the order final. In the event of an appeal, the time frames established for the removal of the vehicle shall be stayed during the pendency of the appeal.

(Code 1968, § 317.4; Ord No. 162-90, 12-10-90)

Sec. 12-79.1. Vehicles on islands.

In the case of junked motor vehicles located on private property on any island, the procedures established by 29 M.R.S.A. § 1111-A, as amended hereafter, shall be substituted for those in this article. The appeal procedure shall be applicable to vehicle removal proceedings (Ord No. 162-90, 12-10-90)

Sec. 12-80. Appeals.

(a) *Procedure.* An appeal to the city notice to remove any old, discarded, worn out or junked motor vehicle, or parts thereof, by filing a notice of appeal within thirty (30) days of the order, whichever occurs first. The hearing shall be held on the date of the appeal. The city manager shall designate a hearing officer in the appeal. The hearing officer shall hear the appeal and to demonstrate why the vehicle should be removed from the property.

(b) *Notice of hearing.* Notice of the hearing shall be given by certified mail at least seven (7) days in advance of the hearing date.

ME
8356 BH
10/94
BECKY KIERNAN
224 SPRING ST.
APT. 3 (RICHARD J.)
2/10/61

shall be
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receipt
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to be
of this
s mail

Sec. 12-64. Failure to remove.

Every owner or occupant of any premises, and every landlord or agent of a landlord having general charge of the same, or any other person, who shall throw, dump, or deposit any refuse, rubbish, or waste matter of a similar nature upon any premises without the permit in this article shall, after notice by chief of police, remove such refuse, rubbish, waste matter and material so thrown, dumped, or deposited on such premises to a designated dumping ground within forty-eight (48) hours after receiving such notice, and upon failure to do so the offender shall be guilty of an offense.

(Code 1968, § 310.4)

Sec. 12-65. Dumping on premises of others.

Any person who, without authority from the owner of the premises, dumps or deposits upon such premises, not his own, any refuse, rubbish or other waste matter of a similar nature, or any ashes, cinders, rock, concrete, asphalt or other similar material, shall be guilty of an offense.

(Code 1968, § 310.5)

Secs. 12-66–12-74. Reserved.**ARTICLE V. JUNKED MOTOR VEHICLES*****Sec. 12-75. Purpose.**

The purpose of the article is to protect the health, safety and general well-being of the citizens of Portland; to enhance and maintain the quality of the environment through the removal of junked motor vehicles from the public way and private property; and the recovery of the costs of removal of such vehicles from the owners of the vehicles or the owners of private property, whose property values are improved by the removal of the junked motor vehicles.

(Ord No. 162-90, 12-10-90)

Sec. 12-76. Placing on streets and public places.

It shall be unlawful for any person to deposit, place, leave or abandon any old, discarded, worn out or junked motor vehicle, or parts thereof, on any public street or any public place in the city.

(Code 1968, § 317.1)

Sec. 12-77. Removal from streets or public places.

The city shall have the right to remove or cause to be removed any vehicle or part thereof in violation of section 12-76 from any public street or public place and dispose of it as it sees fit without any liability whatsoever.

(Code 1968, § 317.2)

*Cross reference—Traffic and motor vehicles, Ch. 28.

CITY OF PORTLAND, MAINE

Dept. of Planning & Urban Development
City Hall
389 Congress Street
Portland, Maine 04101

FACSIMILE MESSAGE COVER SHEET

Return Fax #
(207) 874-8716

Date: ~~7/24/95~~
7/26/95

Time: ~~7:26 AM~~
8:27 am

To the Attention of: Dan Holman

Company/Entity:

Message From: Amy Simpson, CEO

Department: Inspections
Phone #: BA 8300 x 8101

Receiving FAX #: 865-0223

Total # of Pages including cover sheet: 3

Message: FYI - PLEASE keep in mind that
the requirements must be met in
order to obtain a Certificate of Occupancy
and release the units from position.
This helps you to understand

(as)

BUILDING PERMIT REPORT

DATE: 25/may/95 ADDRESS: 224 Spring ST.

REASON FOR PERMIT: Repair after fire.

BUILDING OWNER: Dan Nolman

CONTRACTOR: Leddy Builders APPROVED: *1 *5 *6 *7 *9

PERMIT APPLICANT: _____ DENIED: *11, *16.

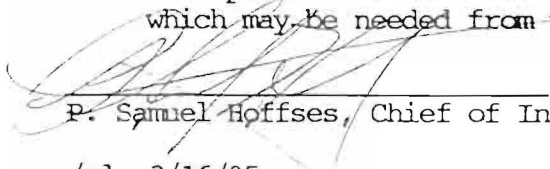
CONDITION OF APPROVAL OR DENIAL

1. 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. 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):

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

/el 3/16/95

C.C. LT Mc Dougal

John Stanley

9/14

224 Spring St

1st Fl Front:

9/18/95

tenant living in space - no occupancy not worked yet

EXHAUST FAN ✓

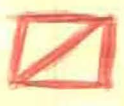
JUNCTION BOX @ KITCHEN CEILING ✓

FIRE PENETRATIONS FLOOR ✓

SCREENS/GLASS BROKEN - Portland Glass

NEED

Don H. message 3:27 pm 9/14/95



9/18/95 window/screen man has been to Bldg. to measure for new screens & glazing

Amy 766-2839

Pauladdy

ret'd your
call

Four River
Woodworks

July

6-5

10:30

N/A 6/6/95 → 8:38am

Amy J

7-21
910

Dan Holman

FAX #

865-0227

lee

COMMENTS

5/24/95 Small contractor has started demo.

5/25/95 no one on site

5/30/95 Structure open - no one on site.

6/5/95 called to inquire status of start-up.

7/10/95 Plumber and Electrician on site.

Demol all, installed all new wiring and plumbing.

7/17/95 That w/ Paul Buddy regarding the areas to be shutoffed w/ 5/8" Type X. Explained the 1 hr separation needed between 1st fl. flat and 1st fl. rear. Interior stairways) for exiting.

8/22/95 no one on site.

9/14/95 Inspection 1st floor front electrician needs to cap wiring above ceiling in kitchen area. Contractor to plug 2 fire penetrations in hardwood floor in kitchen, screens + windows to be repaired. Exhaust fan in bathroom inoperable.

9/18/95 Reinspection yields tenant occupying space. priority repairs being completed. Electrician not done. Floor penetrations fixed.

9/19/95 Gary Peruzzi (Elec.) installed new exhaust fan. Will patch w/ canopy cover + add knob + tube wiring to full penetration.

Full report for property

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____