

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that W. GORDON MANGUM

Located At 190 DANFORTH ST

Job ID: 2012-02-3247-ALTCOMM

CBL: 057- K-008-001

has permission to Repair after fire, replace selected wall/ceiling covering, new 3<sup>rd</sup> fl rear fire door, upgrade fire codes, alarm provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 3/5/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

2-6  
historic.

Wget 3

2012 02 3 247

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# General Building Permit Application

If 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: <b>190 DANFORTH ST.</b>		
Total Square Footage of Proposed Structure/Area <b>3400</b>	Square Footage of Lot <b>3882</b>	Number of Stories <b>4</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>57            K            8</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>WILLIAM GORDON MANGUM</b> Address <b>190 DANFORTH ST.</b> City, State & Zip <b>PORTLAND, ME 04102</b>	Telephone: <b>207-319-9420</b>
Lessee/DBA (If Applicable) <b>N/A</b>  RECEIVED FEB 09 2012 Dept of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name <b>SAME</b> Address City, State & Zip	Cost Of Work: \$ <b>12,000</b> C of O Fee: \$ Total Fee: \$ <b>140.00</b>
Current legal use (i.e. single family) <b>MULTI-FAMILY</b> Number of Residential Units <b>3</b> If vacant, what was the previous use? <b>N/A</b> Proposed Specific use: <b>SAME</b> Is property part of a subdivision? <b>NO</b> If yes, please name <b>N/A</b> Project description: <b>UPGRADE TO EXISTING STRUCTURE PER NEW FIRE CODE IN 3<sup>RD</sup> FLOOR REAR STAIR LANDING.</b>		
Contractor's name: <b>TOM THOMSEN, WT ENTERPRISES, INC.</b> Address: <b>P.O. BOX 3928</b> City, State & Zip <b>PORTLAND, ME 04104</b> Telephone: <b>207-712-7484</b> Who should we contact when the permit is ready: <b>GORDON MANGUM</b> Telephone: <b>207-319-9420</b> Mailing address: <b>190 DANFORTH ST. PORTLAND, ME 04102</b>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: W. Gordon Mangum      Date: February 9, 2012

This is not a permit; you may not commence ANY work until the permit is issued

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-02-3247-ALTCOMM	Date Applied: 2/9/2012	CBL: 057- K-008-001	
Location of Construction: 190 DANFORTH ST	Owner Name: WILLIAM MANGUM	Owner Address: 190 DANFORTH STREET PORTLAND, ME 04102	Phone: 207-319-9420
Business Name:	Contractor Name: Tom Thomsen - WT Enterprises, Inc.	Contractor Address: PO Box 3928, Portland, ME 04104	Phone: 207-712-7484
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Three family	Proposed Use: Same - Three family - interior renovations - upgrade existing structure per new fire code	Cost of Work: 12000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB DBL 2009 Signature: JMB 3/5/12
Proposed Project Description: upgrade existing structure to new fire code		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK w/ conditions 2/9/12 ABM</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: Any exterior work requires a separate review approved thru historic preservation.</p>
	<b>CERTIFICATION</b>		

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-02-3247-ALTCOMM

Located At: 190 DANFORTH ST

CBL: 057- K-008-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The level of work does not rise to the level of extensive modification (<50% building area). A sprinkler system is not required.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All outstanding code violations shall be corrected prior to final inspection.
5. Central Station monitoring for addressable fire alarm systems shall be by point.
6. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
7. A separate Fire Alarm Permit is required
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
9. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
10. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
11. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
12. All smoke detectors and smoke alarms shall be photoelectric.
13. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
14. System acceptance and commissioning must be coordinated with the Fire Department. Call 874-8703 to schedule.
15. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
16. A firefighter Building Marking Sign is required.

## **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including all gypsum to be fire code and rating penetrations.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations - SEE 3<sup>RD</sup> FLOOR STAIR LANDING
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



## Fire Department Requirements

Submitted as part of General Building Permit Application for code upgrade to the 3<sup>rd</sup> floor rear stair landing at 190 Danforth St.

### **Applicant**

Name: William Gordon Mangum

Address: 190 Danforth St. Portland, ME 04102

Phone: 207-319-9420

**Project Architect:** None – basic code improvements to existing structure as required by Inspector Wallace’s visit to premises on January 25, 2012.

**Proposed use of structure:** Same

**Square footage:** 3400 square feet in existing structure (approx. 700 sq ft per floor plus built out attic). No proposed change in square footage.

**Existing and proposed fire protection of structure:** This General Building Permit Application is to bring the 3<sup>rd</sup> floor rear stair landing into compliance with IBC 2009 as required by Inspector Wallace during his site visit on January 25, 2012. This entails installation of a fire door and fire-rated walls and ceilings in the back stair landing of the 3<sup>rd</sup> floor.

**Separate plans for suppression system:** A fire suppression system is not required per Inspector Wallace.

**Separate plans for detection system:** The entire building will be fitted with a new fire detection system per Inspector Wallace. The plans will be submitted with the permit application by Mancini Electric and Cunningham Security, the subcontractors engaged to install this system.

**Life safety plan:** The life safety plan will be prepared and submitted by Mancini Electric and Cunningham Security.

**Elevators:** N/A



# Accessibility Building Code Certificate

Designer: N/A - PER SITE VISIT BY INSPECTOR WALLACE 1/25/12

Address of Project: 190 DANFORTH ST.

Nature of Project: UPGRADE TO EXISTING 3<sup>RD</sup> FLOOR REAR STAIR

LANDING TO MEET FIRE CODE.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: W. Jack Morgan

Title: OWNER

Firm: \_\_\_\_\_

Address: 190 DANFORTH ST.

PORTLAND, ME 04102

Phone: 207-319-9420

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

Date: February 9, 2012

From: WT ENTERPRISES, INC.

These plans and / or specifications covering construction work on:

CAD DRAWINGS ARE REPRESENTATIONS OF EXISTING BUILDING  
AND SHOW NEW WALLS PROPOSED AS PER SITE VISIT BY P.F.D.  
ON 1/25/12.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: Thomas W. Shorsler

Title: President

(SEAL)

Firm: WT Enterprises, Inc.

Address: P.O. Box 3929

PORTLAND ME 04104

Phone: 207-712-7484

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

# WARRANTY DEED

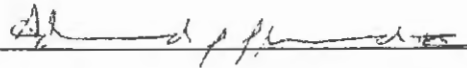
I, **Arthur J. Fink**, of Peaks Island, Maine, for consideration paid, grant to **William Gordon Mangum, II**, whose mailing address is 136 Bethel Point Road, Harpswell, Maine 04079, with warranty covenants, the land, together with the buildings and improvements thereon, in Portland, Cumberland County, Maine, more particularly bounded and described as follows:

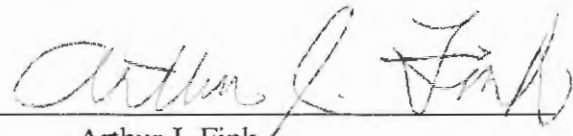
The land, with the buildings thereon, on the southeasterly side of Danforth Street, being the house in the Hamlin Block, so called, numbered 190 on Danforth Street and lying between the house now or formerly of Joseph Tucker on the west and house now or formerly of Charles R. Milliksen on the east, with Hyde Court, or Hamlin Court on the south.

For my source of title, reference may be had to the deed from John F. Nealand and Sallie C. Nealand, dated June 7, 1988, recorded in the Cumberland County Registry of Deeds Book 8321, Page 186.

Witness my hand and seal this 29th day of July, 2011.

Witness:

  
\_\_\_\_\_

  
\_\_\_\_\_


Arthur J. Fink

## STATE OF MAINE

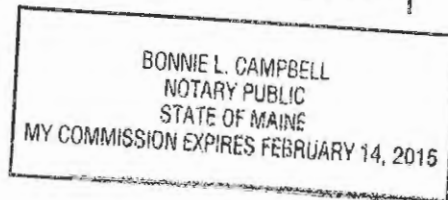
Cumberland County

July 29, 2011

Personally appeared the above named Arthur J. Fink and acknowledged before me the foregoing instrument to be his free act and deed.

  
\_\_\_\_\_

Notary Public





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Feb 9 2012

Received from W. Gordon M... ..

Location of Work 190 Danforth ST

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 057 K008

Check #: 197 Total Collected \$ 140.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: Haylee

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# 2012-02-3247