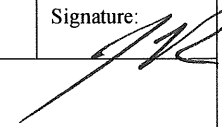


City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2859-ALTR	Date Applied: 12/5/2011	CBL: 064- A-012-001	
Location of Construction: 212 ST JOHN ST	Owner Name: TIM Q LY	Owner Address: 212 ST JOHN ST PORTLAND, ME 04102	Phone: 207-650-6932
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Two family	Proposed Use: Same - Two family - replace 4 egress windows	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SR MUREC Signature: 
Proposed Project Description: 4 BR egress windows Per Previous Permit 040110		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 06 w/ conditions 12/16/11 ABN	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ABN
	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 appication 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------

2-26-13 GF

WINDOWS INST. ABOVE 44" STEP INSTALLED TO
CORRECT

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that TIM O LY

Located At 212 ST JOHN ST

Job ID: 2011-12-2859-ALTR

CBL: 064- A-012-001

has permission to Replace four (4) existing bedroom egress windows per previous permit # 040110.
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


Code Enforcement Officer / Plan Reviewer

12/06/2011

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

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

20

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

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

Taken by: _____

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. 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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2859-ALTR

Located At: 212 ST JOHN ST

CBL: 064- A-012-001

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. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

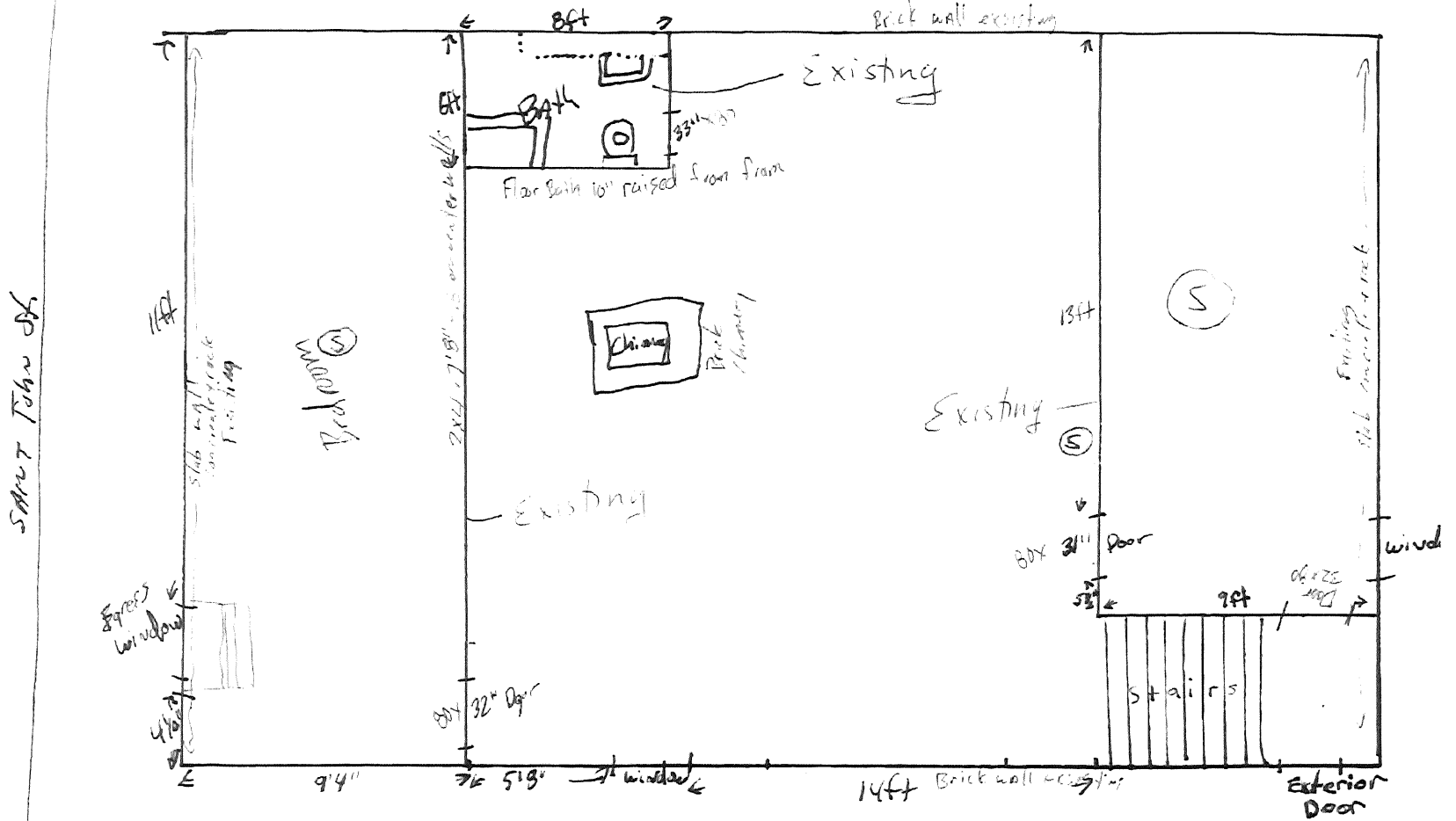
1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.
5. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
6. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
7. **Note: Header and Girder spans for each window must comply with Table R502.5(1) if new framing is required. A Close-In inspection will verify if modifications are required. Met with Owner he will create a window well for both basement casement windows; and remove the proposed egress window steps in the basement. See attachment for for code specifications.**

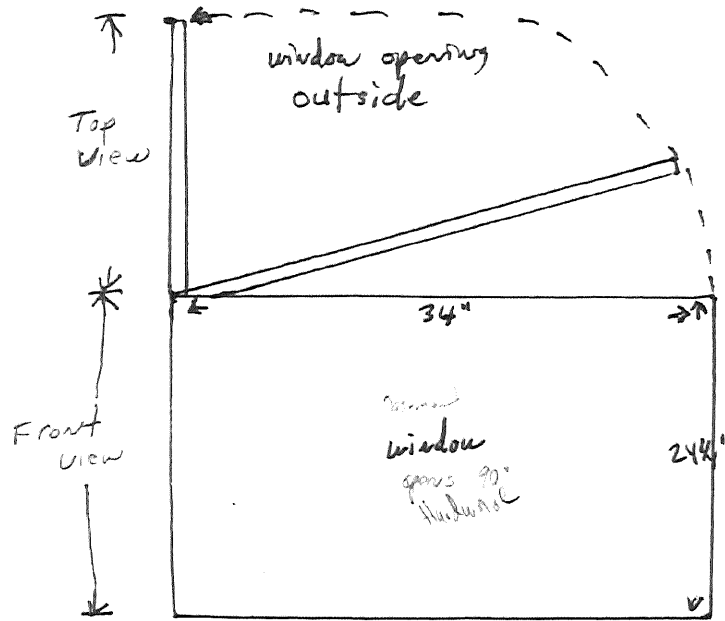
214 Basement
Saint John St.
Portland, ME 04102

Tom Q. Ly
650-6932

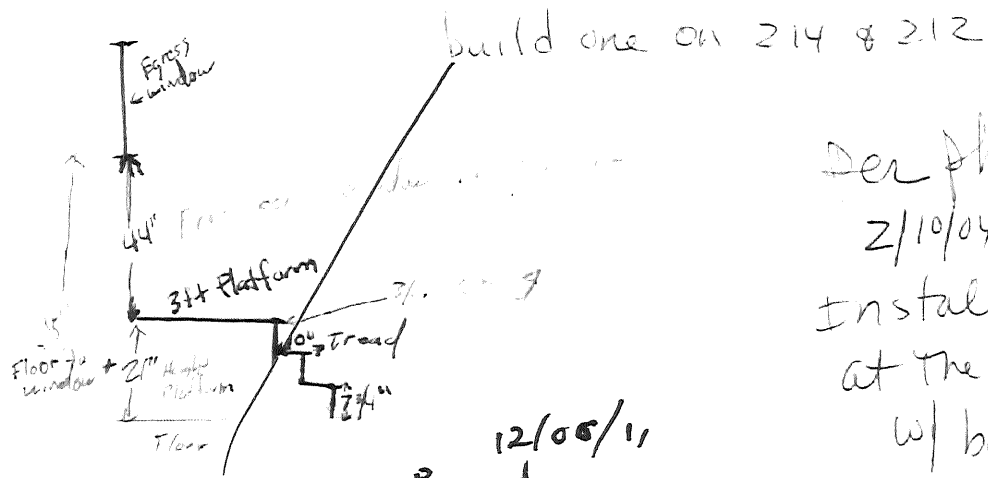
212 same Floor plan
existing finished condition
Remove kitchen, put egress
window in bedroom

214 is unfinished space to become
finished





Tim O. G.
 800-557-2
 plans for 2 windows
 for 214 and 212
 with platform



Per phone call to Tim Ly
 2/10/04 - He agrees to
 install a 36" high Guard
 at the platform & stairs
 w/ balusters < 4" space

12/05/11
 Removed
 Code Compl. 2.2
 egress well/heights JGN

B-2

2011-12-2859



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: <u>212 St. John St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>0641</u> Block# <u>A</u> Lot# <u>012</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Tim Q Ly</u> Address <u>212 St. John St.</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207-650-6932</u>
Lessee/DBA (If Applicable) <u>W/A</u>	Owner (if different from Applicant) Name <u>[Signature]</u> Address City, State & Zip	Cost Of Work: \$ <u>1500</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Duplex</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Replace 4 BR. EGRESS WINDOWS AS PER previous permit 04-0110</u>		
Contractor's name: <u>Tim Q Ly</u> Address: <u>212 St. John St.</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: Who should we contact when the permit is ready: <u>Tim</u> Telephone: <u>207-650-6932</u> Mailing address: <u>SAME</u>		

RECEIVED

DEC - 5 2011

Dept. of Building Inspections
City of Portland

11-9-11

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

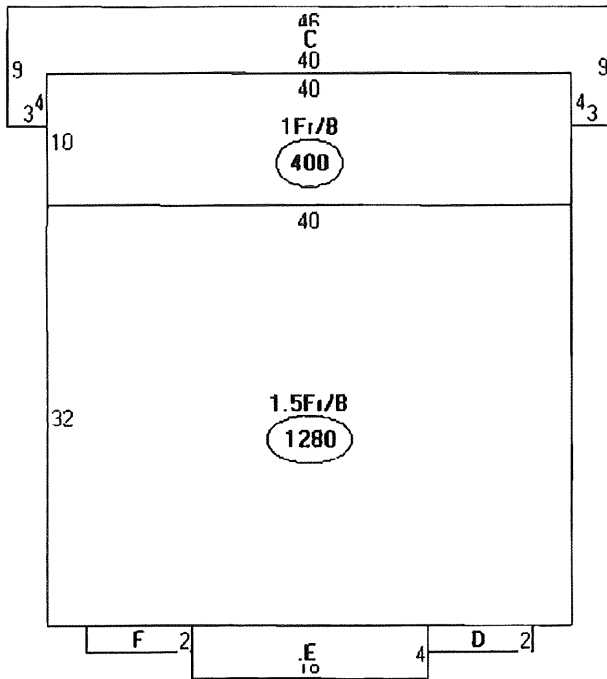
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: [Signature] Date: 12/5/11

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





Descriptor/Area

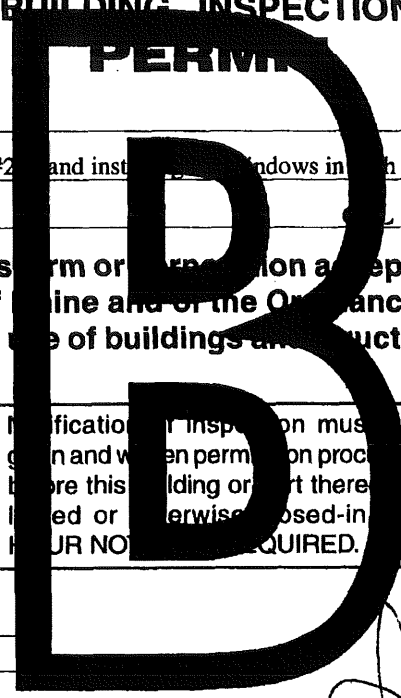
- A: 1.5Fr/B
1280 sqft
- B: 1Fr/B
400 sqft
- C: WD
254 sqft
- D: FBAY/B
16 sqft
- E: OFP
72 sqft
- F: FBAY/B
16 sqft

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 040110

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Ly Tim Q /self
has permission to Remove illegal kitchen in #2 and install windows in basement bedrooms
AT 212 St John St 064 A012001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jeanie Burke 2/10/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0110	Issue Date: FEB 11 2004	CBL: 064 A012001
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Location of Construction: 212 St John St	Owner Name: Ly Tim Q	Owner Address: 212 St John St	Phone: 650-6932
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B2

Past Use: Duplex	Proposed Use: Duplex - to add egress windows & remove kitchen	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999	

Proposed Project Description: Remove illegal kitchen in #212 and install egress windows in both basement bedrooms	Signature:	Signature: <i>JMB 2/10/04</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: jmb	Date Applied For: 02/09/2004	Zoning Approval
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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..	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"/> Date: <i>JMB 2/9/04</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB</i>
	<i>approved to remain 2-Family</i>		

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0110	Date Applied For: 02/09/2004	CBL: 064 A012001
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Location of Construction: 212 St John St	Owner Name: Ly Tim Q	Owner Address: 212 St John St	Phone: () 650-6932
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Duplex - to add egress windows & remove kitchen	Proposed Project Description: Remove illegal kitchen in #212 and install egress windows in both basement bedrooms
--	--

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 02/09/2004
Note: Ok to Issue:
 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 02/10/2004
Note: Ok to Issue:
 1) Permit approved based on plans submitted and per phone call to Tim Ly about the need for guardrails on the platform and stairs per code.

All Purpose 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: <u>212 + 214 Saint John St.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>064 A 012</u>	Owner: <u>Tim Q. Ly</u>	Telephone: <u>650-6932</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Tim Q. Ly</u> <u>212 Saint John St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ <u>66.00</u>
Current use: <u>Finished basement</u> <u>Duplex</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>214 basement finish basement and replace 1 egress windows</u> Project description: <u>on tenants & owner side</u> <u>remove illegal kitchen</u> <u>214</u> <u>212</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Tim Q. Ly</u>		
Mailing address: <u>212 Saint John St.</u> <u>Portland, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>650-6932</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date:
---	-------

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

064-A-012

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 11/25/94
CBL: 64-A-12

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

File
→

We presently have an application for Loan/Grant for rehabilitation at:

212²¹⁴ St. John Street
(ADDRESS)

The Owner is Gerald Main
(NAME)

The given number of units of the building is 2

Please verify whether the number of units given are legal under the Land Use Code.

YES the number of units are legal

NO the number of units are not presently legal.

The present number of units is _____.

Property is a single family dwelling

microfiche shows 2 units from prior 1957

Marge Schmuckal Zoning Administrator
SIGNED BY VERIFIER TITLE

Scanned

12/4/96