

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that TIM Q 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

## 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.**
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](http://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.

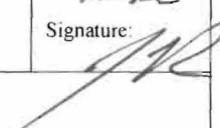
### **Building**

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.**



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

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

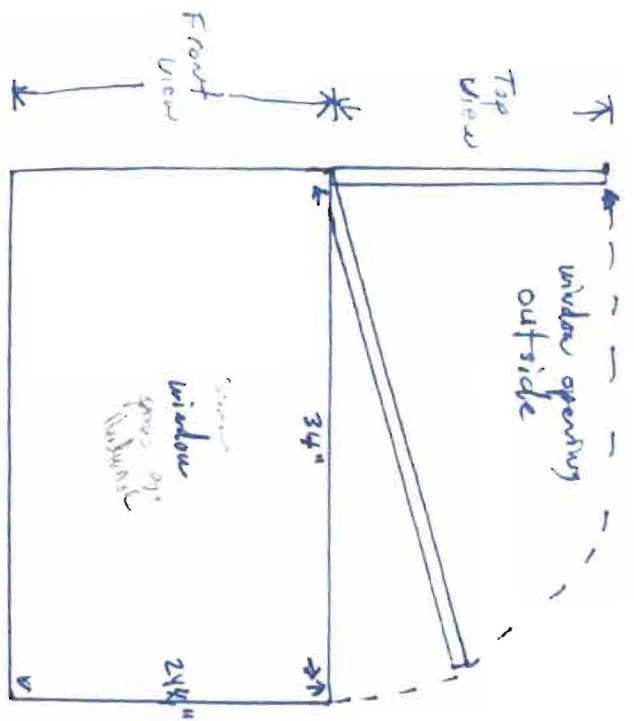
Job No: 2011-12-2859-ALTR	Date Applied: 12/5/2011	CBL: 064- A-012-001	
Location of Construction: 212 ST JOHN ST	Owner Name: TIM Q LY	Owner Address: 212 ST JOHN ST PORTLAND, ME 04102	Phone: 207-650-6932
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit 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:	<b>Zoning Approval</b>		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<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 ABU	<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:	<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: ABU

**CERTIFICATION**

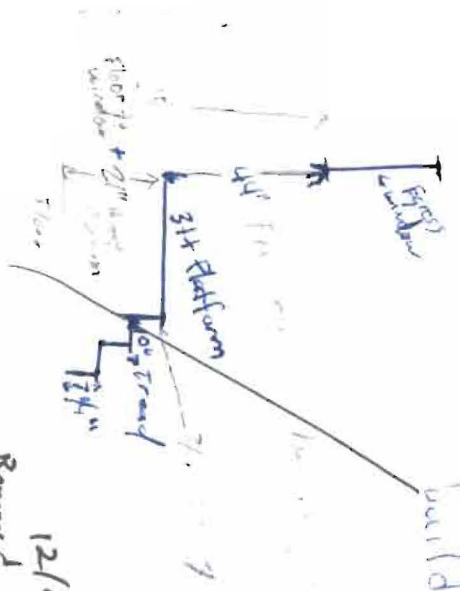
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



12/08/11  
 12/08/11  
 12/08/11  
 12/08/11  
 12/08/11

build one on 214 & 212



Den phone call to Timly  
 2/10/09 - He agrees to  
 install a 36" high Guard  
 at the platform & stairs  
 w/ balusters < 4" space

Code Compl. - L  
 egress well / height, 5CA N

B-7

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>064</u> Block# <u>A</u> Lot# <u>012</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * 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>N/A</u> Address <u>N/A</u> City, State & Zip <u>N/A</u>	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  
Dept. of Building Inspections  
City of Portland

12-6-11

**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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

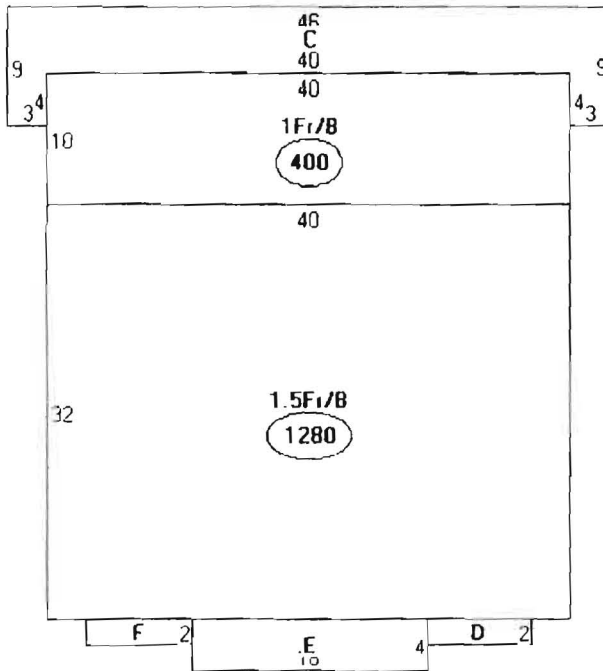
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [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: OFF  
72 sqft
- F: FBAY/B  
16 sqft

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

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 apply for or receive 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 occupied 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:

CITY OF PORTLAND

Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B2
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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
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FIRE DEPT: Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>	INSPECTION: Use Group: R3 Type: 5B Box A 1949 Signature: JMB 2/10/04
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**Proposed Project Description:**  
Remove illegal kitchen in #212 and install egress windows in both basement bedrooms

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 02/09/2004	<b>Zoning Approval</b>
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<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>Shoreland _____</p> <p>Wetland _____</p> <p>Flood Zone _____</p> <p>Subdivision _____</p> <p>Site Plan _____</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 2/9/04</p>	<p><b>Zoning Appeal</b></p> <p>Variance _____</p> <p>Miscellaneous _____</p> <p>Conditional Use _____</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p>Denied _____</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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: JMB</p>
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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 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
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**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# <u>064</u> Block# <u>A</u> Lot# <u>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>Deuplef</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 2 egress windows</u>		
Project description: <u>on tenants + owner side</u> <u>212</u> <u>remove illegal kitchen</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:
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**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 4<sup>th</sup> 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:

212<sup>21<sup>st</sup></sup> St. John Street  
(ADDRESS)

The Owner is Gerald Mann  
(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.

microfiche shows 2 units from prior 1957

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

Marge Schmuckal Zoning Administrator  
SIGNED BY VERIFIER TITLE

Scanned

12/4/96