

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

Location of Construction: 312 St John St		Owner: Keali, Dominic		Phone:		Permit No: 70824	
Owner Address: American Cash Express		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Great Falls Builders		Address: 27 Wards Hill Rd Gorham, ME 04038		Phone: 839-7008		Permit Issued: JUL 30 1997	
Past Use: Vacant Space		Proposed Use: Office Check Cashing		COST OF WORK: \$ 40,000.00		PERMIT FEE: \$ 225.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use/Make Interior Renovations				Signature: <i>[Signature]</i>		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 25 July 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: B-2 CBL: 065-A-011	
				Signature: Date:		Zoning Approval: <i>OK</i> <i>LG 7/28/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>Sp. permits</i> <input type="checkbox"/> Wetland <i>req. for</i> <input type="checkbox"/> Flood Zone <i>same</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

PERMIT ISSUED
JUL 30 1997
CITY OF PORTLAND

**PERMIT ISSUED
WITH REQUIREMENTS**

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..

- 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: _____

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 provisions of the code(s) applicable to such permit

[Signature]
SIGNATURE OF APPLICANT **John Smith** ADDRESS: DATE: **25 July 1997** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **C**
D. Jordan

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

Location of Construction: 312 St John St		Owner: Reali, Dominic		Phone:		Permit No: 70824
Owner Address: American Cash Express		Lessee/Buyer's Name:		Business Name:		
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Past Use: Vacant Space		Proposed Use: Office Check Cashing		COST OF WORK: \$ 40,000.00		
				PERMIT FEE: \$ 225.00		Zone: B-2 CBL: 065-A-011
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		
Proposed Project Description: Change Use/Make Interior Renovations				INSPECTION: Use Group: Type:		Zoning Approval: <i>OK 7/28/97</i> 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 <i>major minor mm</i>
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik		Date Applied For: 25 July 1997		Signature: <i>[Signature]</i>		

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Historic Preservation

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- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: *7/28/97*

DA

Call 839-7008 for P/A

DEFINITION WITHIN 2000...

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SIGNATURE OF APPLICANT *[Signature]* John Smith ADDRESS: DATE: 25 July 1997 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

5

D. Jordan

COMMENTS

8-1-97 - See Lt Mac - Fire doors in middle area are to be fire rated -

8/25/97 - Need to add some exit signs, fire extinguishers & seal some fire penetrations - Lt. Mac checking back this p.m. - appears to be done per plans -

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 312 St John St (065-A-011)

Issued to Dominic Reali

Date of Issue 25 August 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. 970824, 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

APPROVED OCCUPANCY

First Floor/Right Front

Office - check cashing

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/25/97 *[Signature]*

(Date)

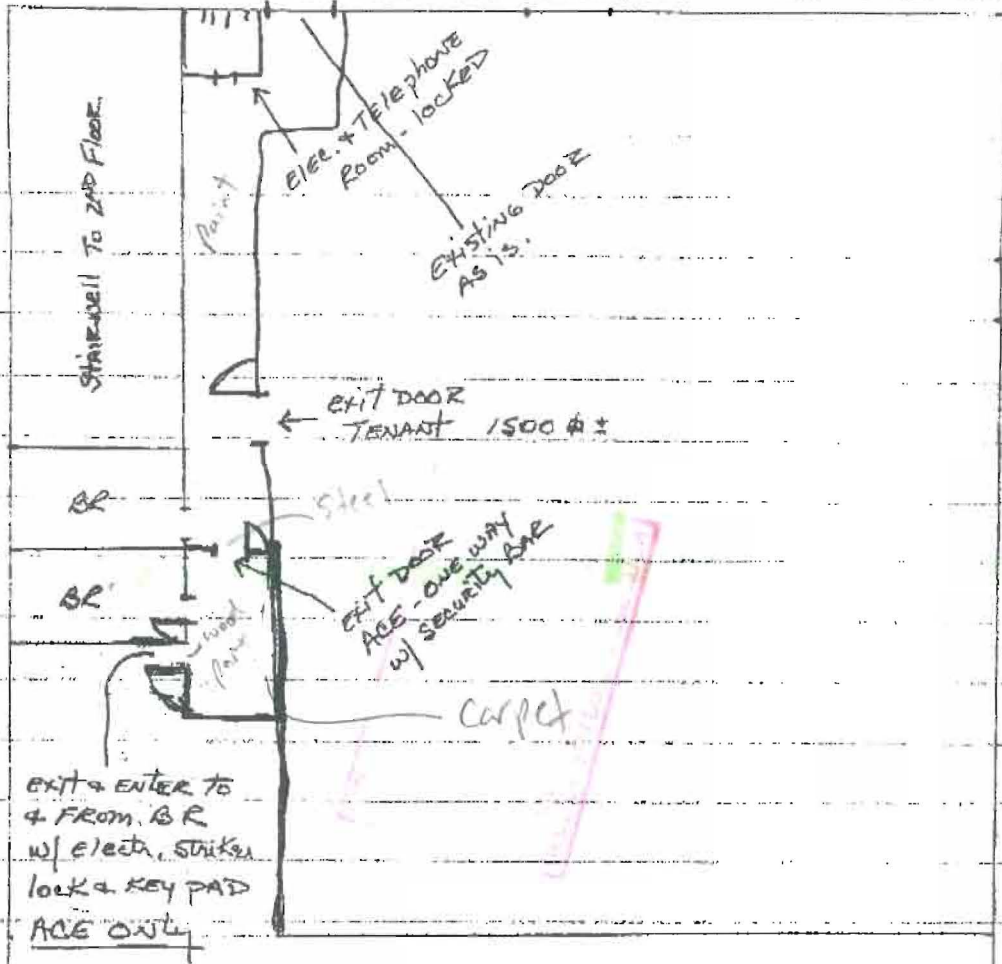
Inspector

[Signature]

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.

[Handwritten notes]
OK Mike C
2/1/98



To: Jon Smith

1-207-839-4859

FR: Ralph Jensen

SPECIFICATIONS

- 1 Frame partitions as required from floor to floor on common wall
-Security wall will have a barricade from top of wall to bottom of floor above
- 2 Install 1/2 gypsum board on new partitions
- 3 Install security wall as specified by plans
- 4 Install wainscotting, cap rail, and base on security wall and out to the exterior wall 36'+-
- 5 Install HVAC diffusers to A.C.E. and one to back unit
- 6 Install carpet/vct in A.C.E. as specified, paint concrete in back hall, back unit to remain as is
- 7 Ceiling to be installed as specified in A.C.E. and standard in back unit
- 8 3 mailbox units will be installed (units supplied by owner)
(Recommended location was as far away from tellers as possible for security because the mailbox units are not bullet proof)
- 9 Plumbing in second bath will be completed
- 10 Phone system will be done by owner
- 11 Electrical as required in A.C.E. minimum lighting in back unit
- 12 Painting will be as specified in A.C.E. prime exposed gypsum board in back unit no exterior paint required
- 13 Security system including power to electric strikes will be by owner
- 14 All doors will be solid core 1 3/4" birch in steel jamb except rear exit from A.C.E. to be steel door in steel jamb. All doors will be dressed as specified.
- 15 All cabinets and counters will be as specified for A.C.E.

BUILDING PERMIT REPORT


DATE: 7/29/97 ADDRESS: 312 St John St
REASON FOR PERMIT: renovation
BUILDING OWNER: D. Reali
CONTRACTOR: Great Falls Builders
PERMIT APPLICANT: John Smith APPROVAL: *1/4 *17 *18 *26

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. 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)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 8. 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.
 9. Headroom in habitable space is a minimum of 7'6".
 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
 13. 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.
 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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/1996)
- 21. 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.
- 22. 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".
- 23. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. _____
- 28. _____
- 29. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

