

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

Location of Construction: <b>939 Congress St</b>		Owner: <b>Inn at St John Corp.</b> <b>S &amp; K Partners</b>		Phone:	Permit No: <b>970656</b>
Owner Address:		Lessee/Buyer's Name: <b>Inn at St John 939 Congress St Pld, ME 04102</b>		BusinessName:	
Contractor Name:		Address:		Phone: <b>773-6481</b>	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <div style="border: 1px solid black; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">                     JUN 25 1997                 </div> <b>CITY OF PORTLAND</b> </div>
Past Use: <b>Inn</b>		Proposed Use: <b>Same</b>		COST OF WORK: \$ <b>1,000.00</b> PERMIT FEE: \$ <b>30.00</b>	
Proposed Project Description:  <b>1st fl/Change Use from Vacant space in Additional room (for rent)</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group <b>A</b> Type: <b>SA</b> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <b>R-2</b> CBL: <b>065-C-001</b> Zoning Approval: <b>Special Zone or Reviews:</b> <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"/>	
Permit Taken By: <b>Mary Grosik</b>		Date Applied For: <b>17 June 1997</b>			

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 OF APPLICANT *Paul Hood* ADDRESS: \_\_\_\_\_ DATE: **17 June 1997** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT

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

Location of Construction: 939 Congress St		Owner: S & K Partners		Phone:		Permit No: 970656	
Owner Address:		Lessee/Buyer's Name: Inn at St John 939 Congress St Ptld, ME 04102		Phone:		BusinessName:	
Contractor Name:		Address:		Phone: 773-6481		Permit Issued: JUN 25 1997	
Past Use: Inn		Proposed Use: Same		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description:  1st fl/Change Use from Vacant space to Additional room (for rent)				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> 6/23/97 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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 17 June 1997				Zone: B-2 CBL: 065-C-001	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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**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: 6/19/97

*[Signature]*

CEO DISTRICT 5  
*[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

**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 OF APPLICANT *[Signature]* Paul Hood ADDRESS: DATE: 17 June 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

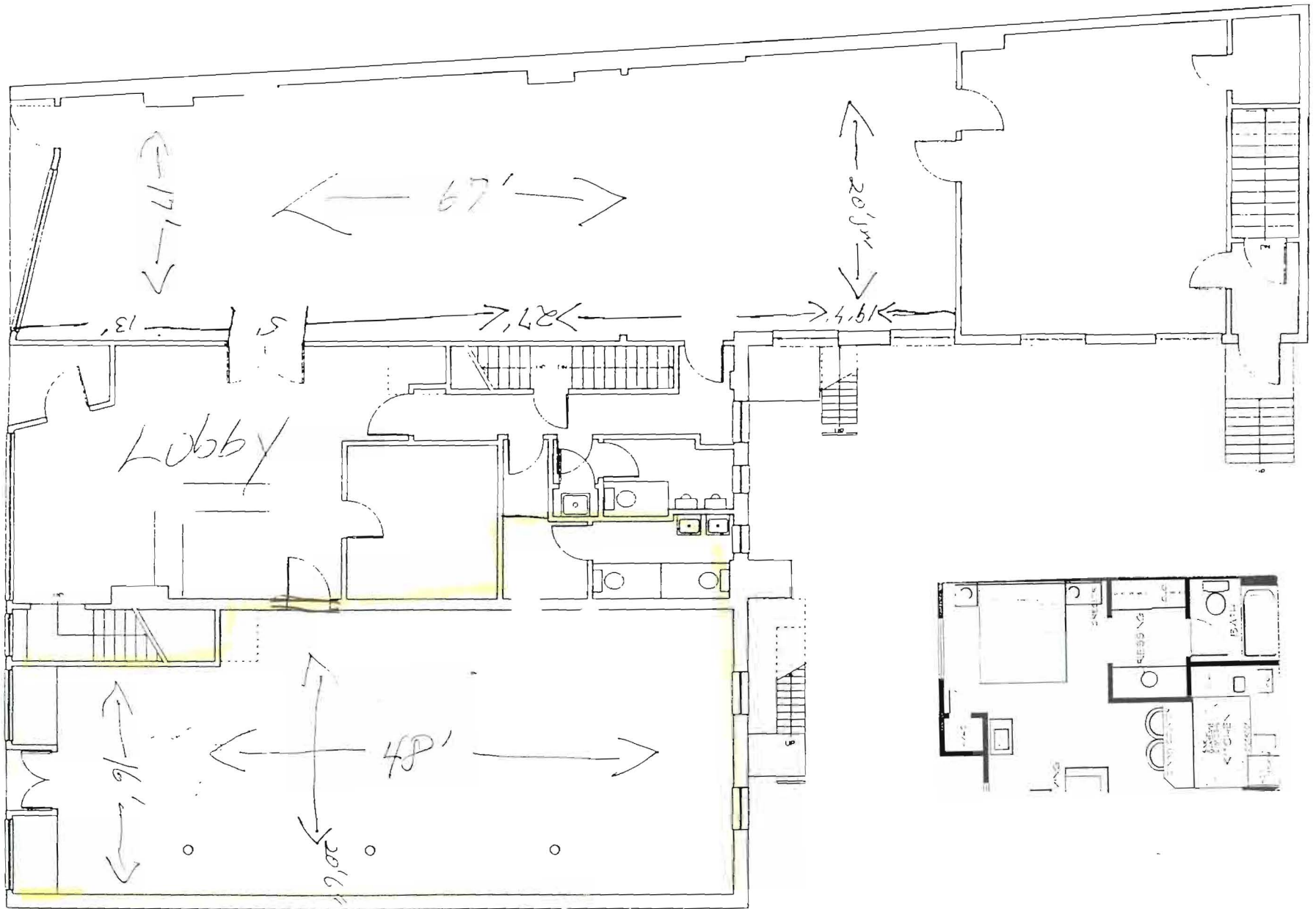
COMMENTS

3.31.98 all Smokes and auditory with Flasher  
in place close permit

Inspection Record

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





FIRST FLOOR PLAN

# ELECTRICAL PERMIT

## City of Portland, Me.



*SP*

To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 7/16/99  
 Permit # \_\_\_\_\_  
 CBL# 065-C-001

SITE LOCATION: 939 Congress St  
 OWNER owner at St. Johns TENANT \_\_\_\_\_

							TOTAL EACH FEE	
<b>OUTLETS</b>	Receptacles	31	Switches	22	Smoke Detectors	1366	.20	13.20
<b>FIXTURES</b>	incandescent		fluorescent	70	Strips	70	.20	14.00
<b>SERVICES</b>	Overhead		Underground		TTL AMPS	<800	15.00	
	Overhead		Underground			>800	25.00	
<b>Temporary Service</b>	Overhead		Underground		TTL AMPS		25.00	
							25.00	
<b>METERS</b>	(number of)						1.00	
<b>MOTORS</b>	(number of)						2.00	
<b>RESID/COM</b>	Electric units						1.00	
<b>HEATING</b>	oil/gas units		Interior		Exterior		5.00	
<b>APPLIANCES</b>	Ranges		Cook Tops		Wall Ovens		2.00	
	Insta-Hot		Water heaters		Fans	10 10	2.00	20.00
	Dryers		Disposals		Dishwasher		2.00	
	Compactors		Spa		Washing Machine		2.00	
	Others (denote)						2.00	
<b>MISC. (number of)</b>	Air Cond/win						3.00	
	Air Cond/cent				Pools		10.00	
	HVAC		EMS		Thermostat		5.00	
	Signs						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty(CRKT)						2.00	
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
<b>PANELS</b>	Service <u>2-100 Amp</u>		Remote		Main	2	4.00	8.00
<b>TRANSFORMER</b>	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
							TOTAL AMOUNT DUE	
								55.20
							MINIMUM FEE/COMMERCIAL	35.00
							MINIMUM FEE	25.00

INSPECTION: Will be ready \_\_\_\_\_ or will call \_\_\_\_\_

CONTRACTORS NAME Everything Electric MASTER LIC. # 11X60017606  
 ADDRESS 73 St. John St LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 73-1422

SIGNATURE OF CONTRACTOR [Signature] Rhoda Conley EEC



# PLUMBING APPLICATION

065 C 001

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation: Portland ME.

Street Subdivision Lot #: 739 INW AT THE ST CONGRESS ST JOHN

## PROPERTY OWNERS NAME

Last: Scott First: John

Applicant Name: John Scott

Mailing Address of Owner/Applicant (If Different): 291 Deering Ave.

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 7/3/00

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 7-17-00

PORTLAND Date Permit Issued: 9.5.99 6981 TOWN COPY \$ 96 FEE  Double Fee Charged L.P.I. # 9124

Local Plumbing Inspector Signature: [Signature]

## PERMIT INFORMATION

### This Application is for

1.  NEW PLUMBING
2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

1.  SINGLE FAMILY DWELLING
2.  MODULAR OR MOBILE HOME
3.  MULTIPLE FAMILY DWELLING
4.  OTHER - SPECIFY IWW

### Plumbing To Be Installed By:

1.  MASTER PLUMBER
  2.  OIL BURNERMAN
  3.  MFG'D. HOUSING DEALER/MECHANIC
  4.  PUBLIC UTILITY EMPLOYEE
  5.  PROPERTY OWNER
- LICENSE # 076521

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	<u>05</u>	Bathtub (and Shower)
		Floor Drain	<u>02</u>	Shower (Separate)
<b>OR</b>		Urinal	<u>08</u>	Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>08</u>	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	<u>01</u>	Clothes Washer
		Grease / Oil Separator		Dish Washer
<b>OR</b>		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
TRANSFER FEE [\$6.00]	<u>00</u>	Fixtures (Subtotal) Column 2	<u>24</u>	Fixtures (Subtotal) Column 1
<b>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</b>			<u>00</u>	Fixtures (Subtotal) Column 2
			<u>24</u>	<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			<u>96</u>	<b>Permit Fee (Total)</b>



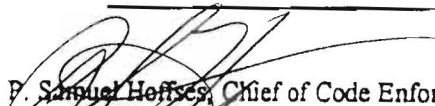
## BUILDING PERMIT REPORT

DATE: 6/28/97 ADDRESS: 439 Cooper St  
REASON FOR PERMIT: Change use  
BUILDING OWNER: St. Luke's  
CONTRACTOR: \_\_\_\_\_  
PERMIT APPLICANT: Paul Howard APPROVAL: KL, YL, IS DENIED

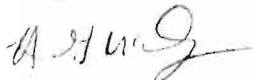
### CONDITION(S) OF APPROVAL

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. 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. 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.
21. 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".
22. 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.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. \_\_\_\_\_
27. \_\_\_\_\_
28. \_\_\_\_\_

  
P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal







CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 939 Congress St 065-C-001

Issued to S & K Partners Date of Issue 31 March 1998

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. 970656, 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

INN

First Floor

Additional Room for Rent

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

4/2/98  
.....  
(Date)

.....  
Inspector

.....  
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.