

Location of Construction: <b>125 St James St</b>	Owner: <b>Goodman, Nyles Trustee</b>	Phone:						
Owner Address:	Leasee/Buyer's Name:	Phone:						
Contractor Name: <b>Dahlgren Construction</b>	Address: <b>20 U.S. St 1 Yarmouth, ME</b>	Phone: <b>04096 846-3505</b>						
Past Use: <b>Warehouse/Office</b>	Proposed Use: <b>Same w/showroom</b>	<table border="1"> <tr> <td><b>COST OF WORK:</b> \$ <b>78,300.00</b></td> <td><b>PERMIT FEE:</b> \$ <b>515.00</b></td> </tr> <tr> <td><b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td><b>INSPECTION:</b> Use Group: Type:</td> </tr> <tr> <td>Signature: <i>[Signature]</i></td> <td>Signature:</td> </tr> </table>	<b>COST OF WORK:</b> \$ <b>78,300.00</b>	<b>PERMIT FEE:</b> \$ <b>515.00</b>	<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	Signature: <i>[Signature]</i>	Signature:
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Signature: <i>[Signature]</i>	Signature:							
Proposed Project Description: <b>Make Interior Renovations Add Showroom</b>	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:							
Permit Taken By: <b>Gresik, Mary</b>	Date Applied For: <b>15 January 1997</b>							

Permit No: **970057**

**PERMIT ISSUED**  
Permit Issued:  
**JAN 28 1997**  
**13**  
**CITY OF PORTLAND**

Zone: CBL: **066-B-004**

Zoning Approval: **1117**

**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**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: \_\_\_\_\_

1. This permit application doesn't 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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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

**15384/30-3532**

SIGNATURE OF APPLICANT **Steve Dunn** ADDRESS: DATE: **15 January 1997** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **5**

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

Location of Construction: 125 St James St		Owner: Goodman, Myles Trustee		Phone:		Permit No: <b>970057</b> <b>PERMIT ISSUED</b> Permit Issued: <b>JAN 28 1997</b> <b>CITY OF PORTLAND</b>		
Owner Address:		Leasee/Buyer's Name:		Phone:			Business Name:	
Contractor Name: Dahlgren Construction		Address: 20 U.S. Rt 1 Yarmouth, ME		Phone: 04096 846-3505				
Past Use: Warehouse/Office		Proposed Use: Same w/showroom		COST OF WORK: \$ 78,500.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>H. Y. M.</i>			PERMIT FEE: \$ 515.00 INSPECTION: Use Group: <i>51</i> Type: <i>3B</i> Signature: <i>H. Y. M.</i>	
Proposed Project Description: Make Interior Renovations Add Showroom				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <i>E-2</i> CBL: 066-D-004 Zoning Approval: <i>OK 1/27/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>Sep. permit</i> <input type="checkbox"/> Wetland <i>new</i> <input type="checkbox"/> Flood Zone <i>req. for signage</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Gresik, Mary		Date Applied For: 15 January 1997				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		

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- Building permits do not include plumbing, septic or electrical work.
- 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..

15384/30-3532

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SIGNATURE OF APPLICANT: *Steve Dunn @ Dahlgren Const.* ADDRESS: \_\_\_\_\_ DATE: 15 January 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

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *1/15/97*

*D. Anderson*

CEO DISTRICT **5**  
*D. Jordan*

COMMENTS

4-25-97- Insp. - All walls closed prior to inspection / sprinkler head approval? see ht. spec. / Place metal Footings under both 225 gal Oil Tank / Check on heating Permit / Fire Eddy OK / add Ballist to 2nd Stair system / Permit for dumpster /

4 (Ceiling Mounted Heater #2 Fuel Oil) (Permit pulled 28 April 1997 as per my request) (Ceiling Mounted Heaters (4) must be re/located or placement for load design) \*Jan. issue w/ this Heaters solved

6-18-97- N# 5 for Mold chimney, Appears Hacks mounted to Engineers Report Dated June 10

Inspection Record

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

## BUILDING PERMIT REPORT

DATE: 1/28/97 ADDRESS: 125 St James St

REASON FOR PERMIT: renovations

BUILDING OWNER: Cocchini

CONTRACTOR: Dahlgreen Construction


PERMIT APPLICANT: Steve Dunn APPROVAL: \*7'x9'x16'x12'x18'  
~~DENIED: \*19'x20'~~

### CONDITION OF APPROVAL OR DENIAL

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) UL 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. \_\_\_\_\_
26. \_\_\_\_\_
27. \_\_\_\_\_



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
18. State Fire Marshal approval is required for this project.



Lt. G. McDougall  
Fire Prevention Officer  
City of Portland



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 125 St James St 066-D-004

Issued to The Goodman Company Date of Issue 20 June 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. 970057, 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

Entire

Warehouse/Office/Showroom

Limiting Conditions:

This certificate supersedes  
certificate issued 30 April 1997

Approved:

(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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 125 St James St 066-D-004

Issued to The Goodman Company Date of Issue 30 April 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. 970057, 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

Entire

Warehouse/Office/Showroom

**Limiting Conditions:** TEMPORARY:

The three (3) ceiling mounted heating units installed under Permit #970367, dated 29 April 1997, that did not meet the structural load capacity of the existing roof structure be corrected no later than 30 May 1997.

**This certificate supersedes  
certificate issued**

**Approved:**

(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.