

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

Location of Construction: 184 St John St		Owner: Fraternal Order of Eagles 565		Phone: 773-9448		Permit No: 960429	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Fraternal Order of Eagles		Address:		Phone: Jim Asheby 773-9448		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY 21 1996 CITY OF PORTLAND </div>	
Past Use: Loading Dock		Proposed Use: Outside Deck		COST OF WORK: \$ 2,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$ 30.00 INSPECTION: Use Group: <i>[Handwritten]</i> Type: <i>[Handwritten]</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Outside Deck as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Grosik		Date Applied For: 15 May 1996					

Zone: _____ CBL: 89-1-16

Zoning Approval: *[Handwritten]*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

PERMIT ISSUED WITH LETTER
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

SIGNATURE OF APPLICANT <i>Jim Asheby</i>		ADDRESS: 184 St John St		DATE: 15 May 1996		PHONE: 773-9448	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Jim Asheby</i>				PHONE: 773-9448			

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 3

5/30/90 Eagles have built deck on sonar tubes (uninspected).
I contacted Northern Utilities for a consultation on the location of the gas meter and pipes in relation to the deck. They are not concerned w/meter location. Piping is not their responsibility. I've recommended boxing out pipes - as a suggestion. Also, Lt. McDougal has suggested reattaching the brackets for the exhaust duct. They agree to protect the brackets in some manner.

6/3/90 Need to add ballusters @ steps. Sid is down. Are installing a chain link fence @ street line w/door to sidewalk. Chain link to be no higher than 6'-0". Have asked them to sand handrails for safety.

6/6/90 Eagles decided to install a 4'-0" high wooden fence in lieu of a 6'-0" chain link. Handrails and ballusters added to steps. O.K. to occupy.

Inspection Record

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

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Type of Construction: 184 St John St		Owner: Fraternal Order of Eagles 565		Phone: 773-9448		Permit No: 960429	
Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Fraternal Order of Eagles		Address:		Phone: Jim Asheys 773-9448		Permit Issued: MAY 21 1996	
Past Use: Loading Dock		Proposed Use: Outside Deck		COST OF WORK: \$ 2,000.00		PERMIT FEE: \$ 30.00	
Proposed Project Description: Construct Outside Deck as per plans		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A2</i> Type: <i>30</i>		Zone: <i>B-2</i> CBL: 68-D-16	
		Signature: <i>AYNS</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>condition:</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		All the criteria of Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>the previous approval shall still be met - no changes - [Signature]</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan, major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 15 May 1996		Signature: _____ Date: _____		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	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- 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..

Mail to: Portland Eagles
184 St John St
Portland, ME 04102

PERMIT ISSUED WITH LETTER
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

SIGNATURE OF APPLICANT <i>Jim Asheys</i> Jim Asheys		ADDRESS <i>184 St John St</i>		DATE 15 May 1996		PHONE: <i>773-9448</i>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Jim Asheys</i>						PHONE: <i>773-9448</i>	

Action:
 Approved
 Approved with Conditions
 Denied

Date: *5/16/96*

D. Anderson

CEO DISTRICT **3**
A. SIMPSON

BUILDING PERMIT REPORT

DATE: 20/may/98 ADDRESS: 184 ST. JOHN ST.
REASON FOR PERMIT: To Construct deck.
BUILDING OWNER: Portland Eagles
CONTRACTOR: " " " APPROVED: *1 *11 *13 *16
PERMIT APPLICANT: " " " DENIED: *20

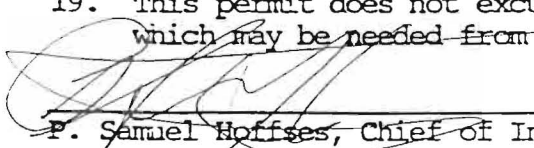
CONDITION OF APPROVAL OR DENIAL

1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. 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.
12. 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/1993)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. 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.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

20. Two means of egress are required from the outside deck.

C.C. & T. McDougal



CITY OF PORTLAND

July 18, 1995

Fraternal Order of Eagles # 565
184 St. John St
Portland, ME 04101

RE: 184 St. John St., Portland, ME

Dear Sir,

Your applications to construct an outside deck has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until requirements of this letter are met.

Site Plan Review Requirements

Inspection Services - Please be aware of the B-2 Zone restrictions for exterior effects - Please be aware of the New noise ordinance passed by the City Council that restricts noises to only 500 dbas after 10:00 PM - (See Attached) M. Schmuckal
Fire Dept. - Approved - Lt. McDougal PFD
Planning Division - Approved - S. Hopkins
Development Review Coordinator - Approved - O'Sullivan

Building & Fire Code Requirements

1. 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.
2. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. McDougal
M. Schmuckal - Assistant Chief of Inspections
M. O'Sullivan - Development Review Coordinator
S. Hopkins - Senior Planner



CITY OF PORTLAND

July 13, 1995

Jim Ashe
Portland Eagles
184 St. John Street
Portland, ME 04102

Re: Construction of an Outdoor Deck

Dear Mr. Ashe:

On July 13, 1995 the Portland Planning Authority granted minor site plan approval for the construction of an outdoor deck at the Portland Eagles facility at 184 St. John Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

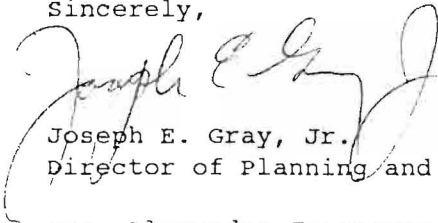
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File