

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

Location of Construction: 156 Woodford St		Owner: Johnson, Dean		Phone:		Permit No: 971041	
Owner Address:		Lessee/Buyer's Name: Reo Window Shades		Phone:		BusinessName:	
Contractor Name: Centerline Construction		Address: P.O. Box 1264 Portland, ME 04104		Phone: 546-0042		Permit Issued: SEP 25 1997	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$ 34,250.00		PERMIT FEE: \$ 190.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 77 Type: 4	
Proposed Project Description: Make Interior Renovations				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: 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: 18 September 1997				Zone: CBL: 125-F-005	

- This permit application does not 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..

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] 18 September 1997
SIGNATURE OF APPLICANT: Dick Miller ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED
SEP 25 1997
CITY OF PORTLAND

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: _____

CEO DISTRICT b

COMMENTS

1-14-98 Work is just starting. Some framing being done. Needs amendment for outside exit in rear.

2-20-98 Framing is completed. Amendment was taken out for rear skynum.

7-21-98 Spoke with Mr. Johnson. He will call when work is finished on fire escape. This is enclosed.

4/99 Did final inspection with Dick Miller & owner checked stairs walls & spots. Completed. Muzj

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>Ok M/S</u>	<u>7-20-98</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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Owner Address:		Lessee/Buyer's Name: Reo Window Shades		Phone:			BusinessName:	
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Past Use: Retail		Proposed Use: Same		COST OF WORK: \$ 34,250.00			PERMIT FEE: \$ 190.00	
Proposed Project Description: Make Interior Renovations				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>M</i> Type: <i>5B</i>		
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>B-2</i> CBL: 125-F-005		
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 9/23/97 Special Zone or Reviews:		
				Signature: _____ Date: _____		<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: 18 September 1997						

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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: *9/19/97*

[Signature]

CERTIFICATION

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PERMIT ISSUED WITH REQUIREMENT

SIGNATURE OF APPLICANT: *[Signature]* Dick Miller ADDRESS: _____ DATE: 18 September 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 6
A. Rowle



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 156 Woodford St 125-F-005 29

Issued to Keo Window Shade

Date of Issue April 28, 1999

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. 990066, 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

Commercial/Office Space
Use Group B
Type 5B
Boca 1996

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

4/28/99 *M. Land Wing*
.....
(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.

11/1/99

BUILDING PERMIT REPORT

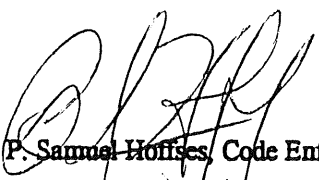
DATE: 9/24/97 ADDRESS: 156 Woodford St
REASON FOR PERMIT: renovations
BUILDING OWNER: Dean Schmeier
CONTRACTOR: Centurion Const
PERMIT APPLICANT: Dick Miller APPROVAL: *1*8*9*13*14*17*20*26 ~~DENIED~~ *30*31
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 5B

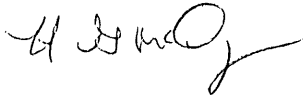
CONDITION(S) OF APPROVAL

- X 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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.
- X 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 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. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. Care must be taken in removing walls - Check to make sure
no wall that is proposed to be removed is a bearing wall
any new wall that is proposed must have added bearing
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoffes, Code Enforcement

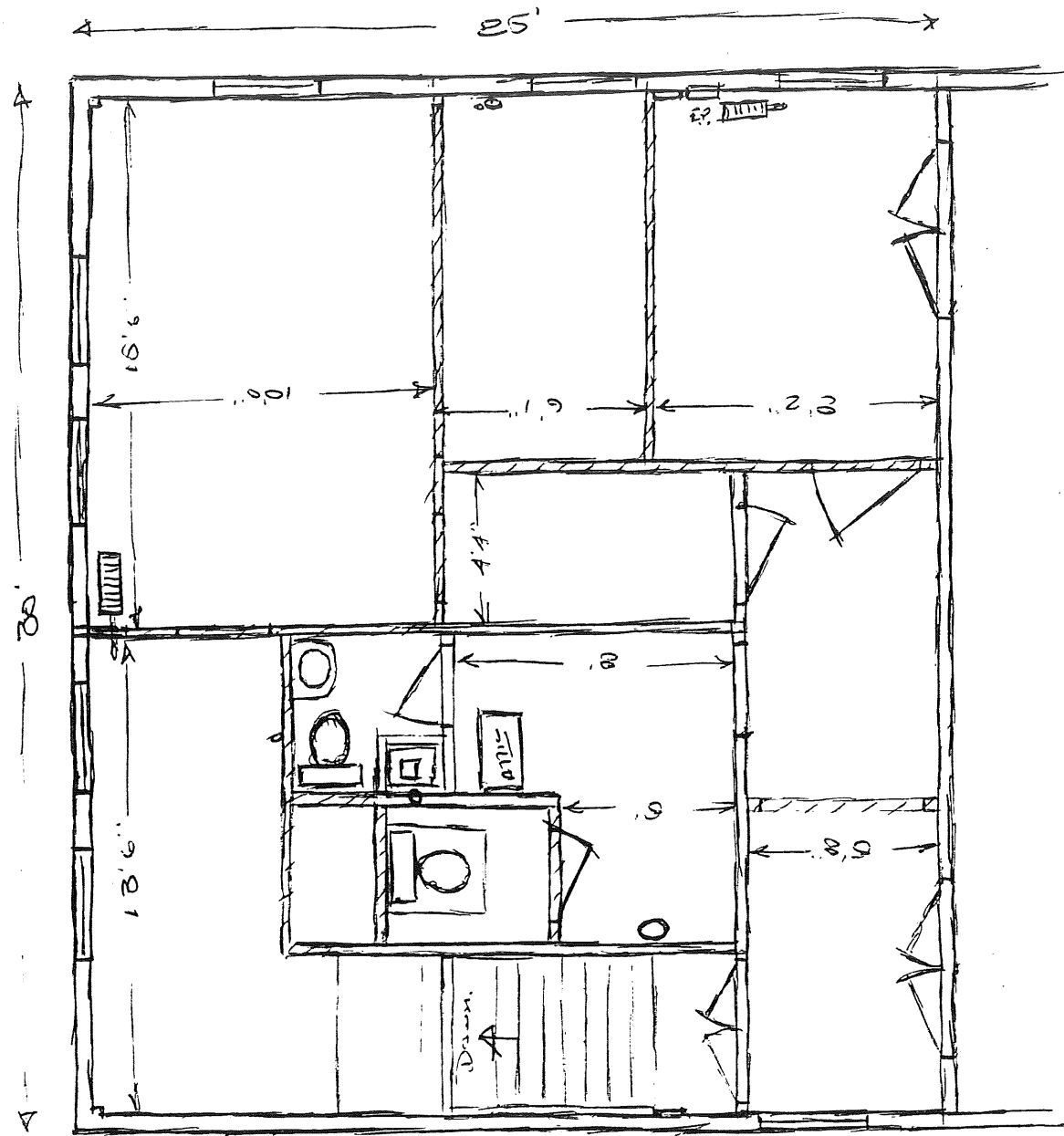
cc: Lt. McDougall, PFD
Marge Schmuckal


RED WINDOW SHADE

7/9/97
L const.

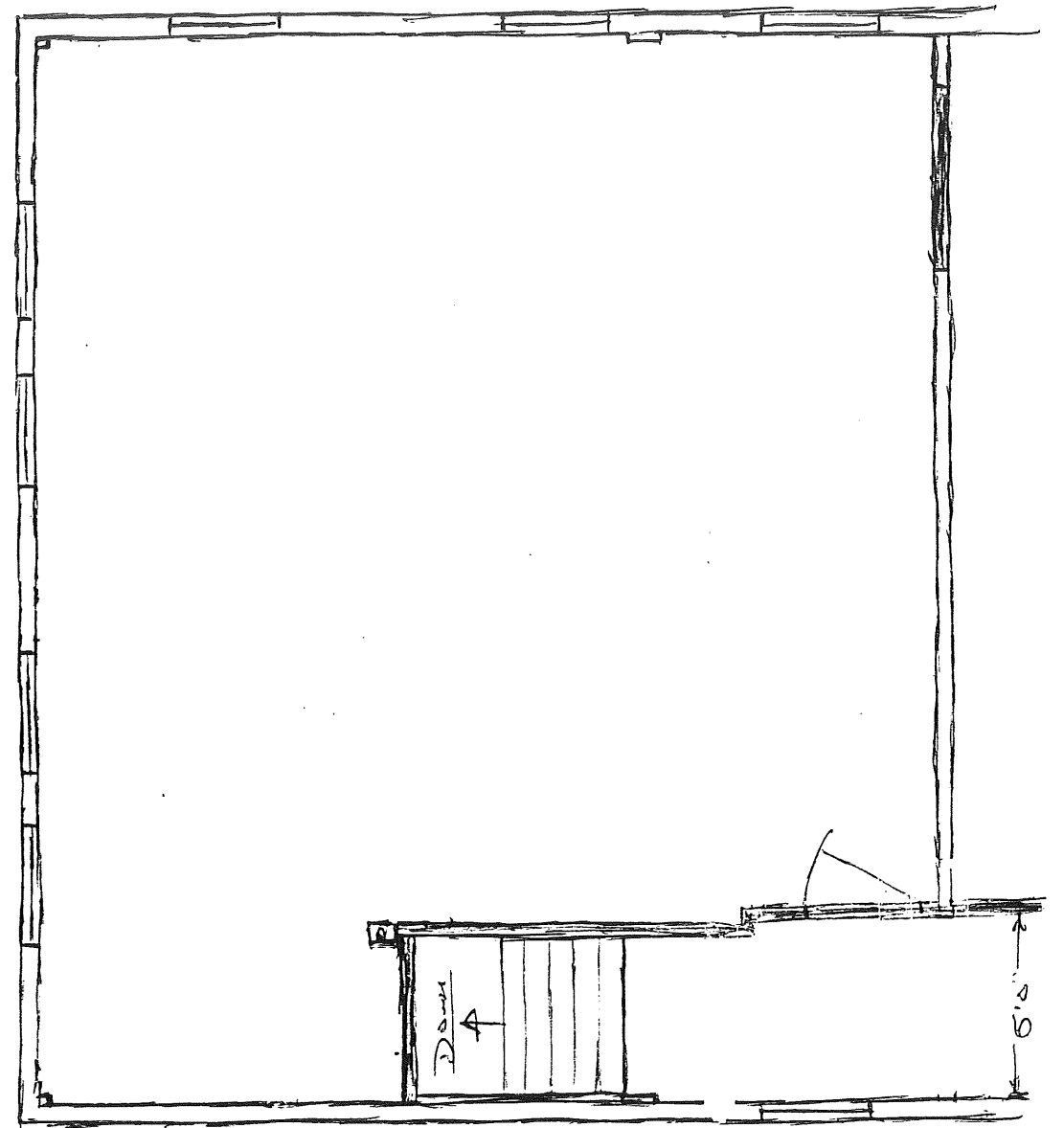
RED WINDOW SHADE

7/9/97
L const.
1/14/98



2nd Floor Front
EXISTING

~~DOWN~~



2nd Floor Front
PROPOSED

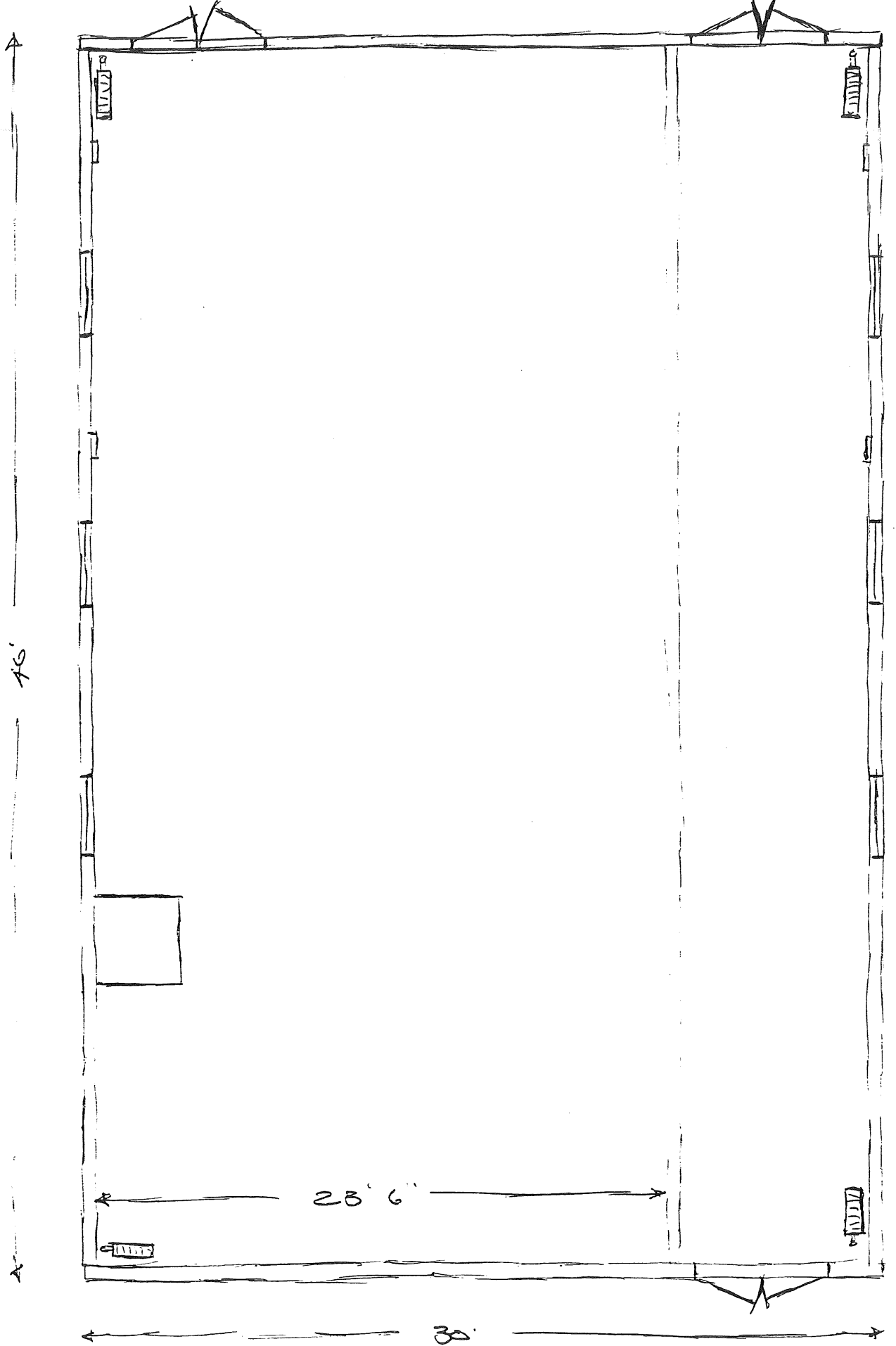
HEW

RED WINDOW SHADE

7/14/97

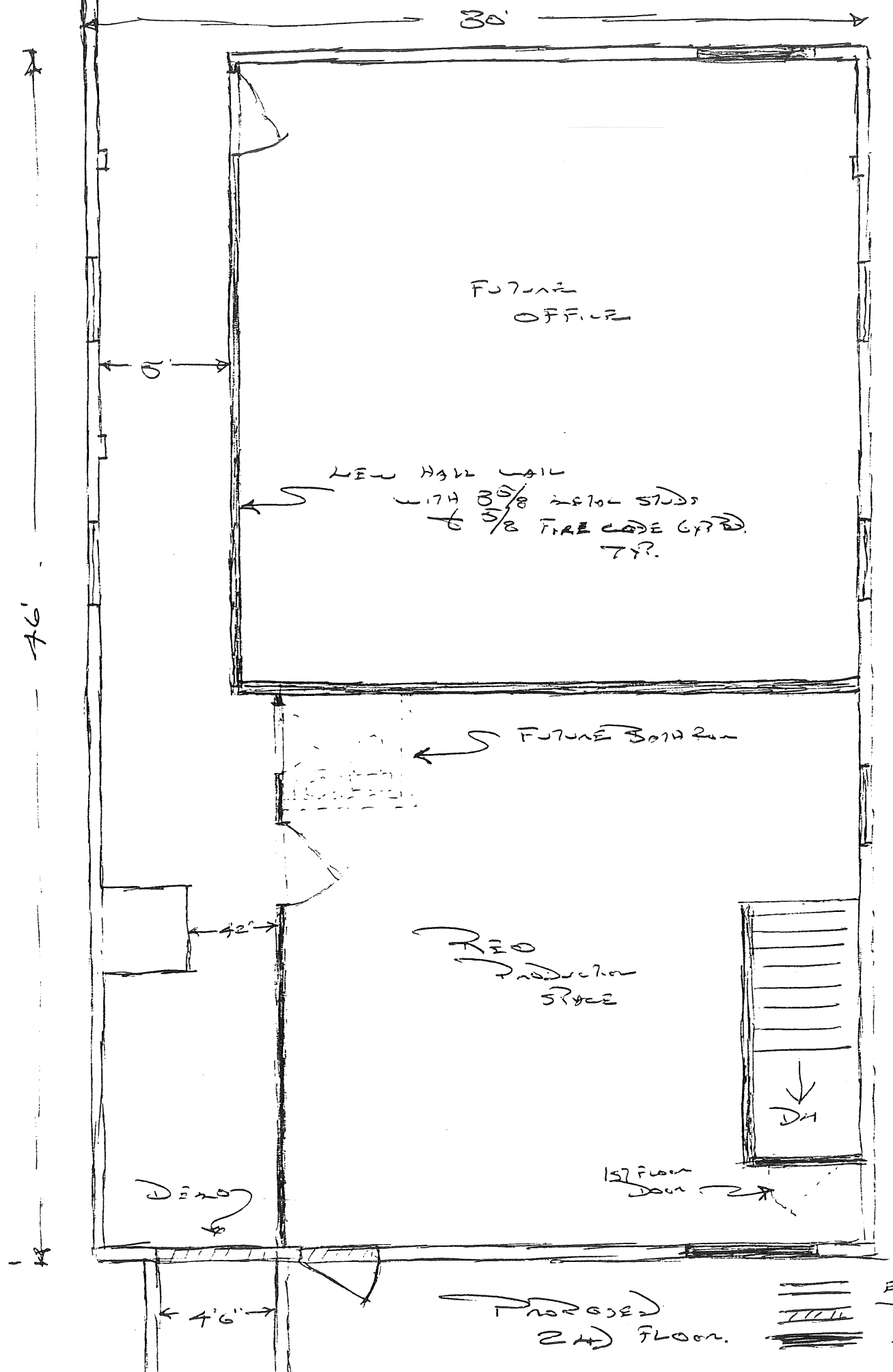
RED WINDOW SHADE

1/14/98



± const.

± const.



2nd FLOOR MIDDLE

PROPOSED 2nd FLOOR

=====	EXISTING
=====	TITLE DRAW
=====	NEW

RED WINDOW SHADE

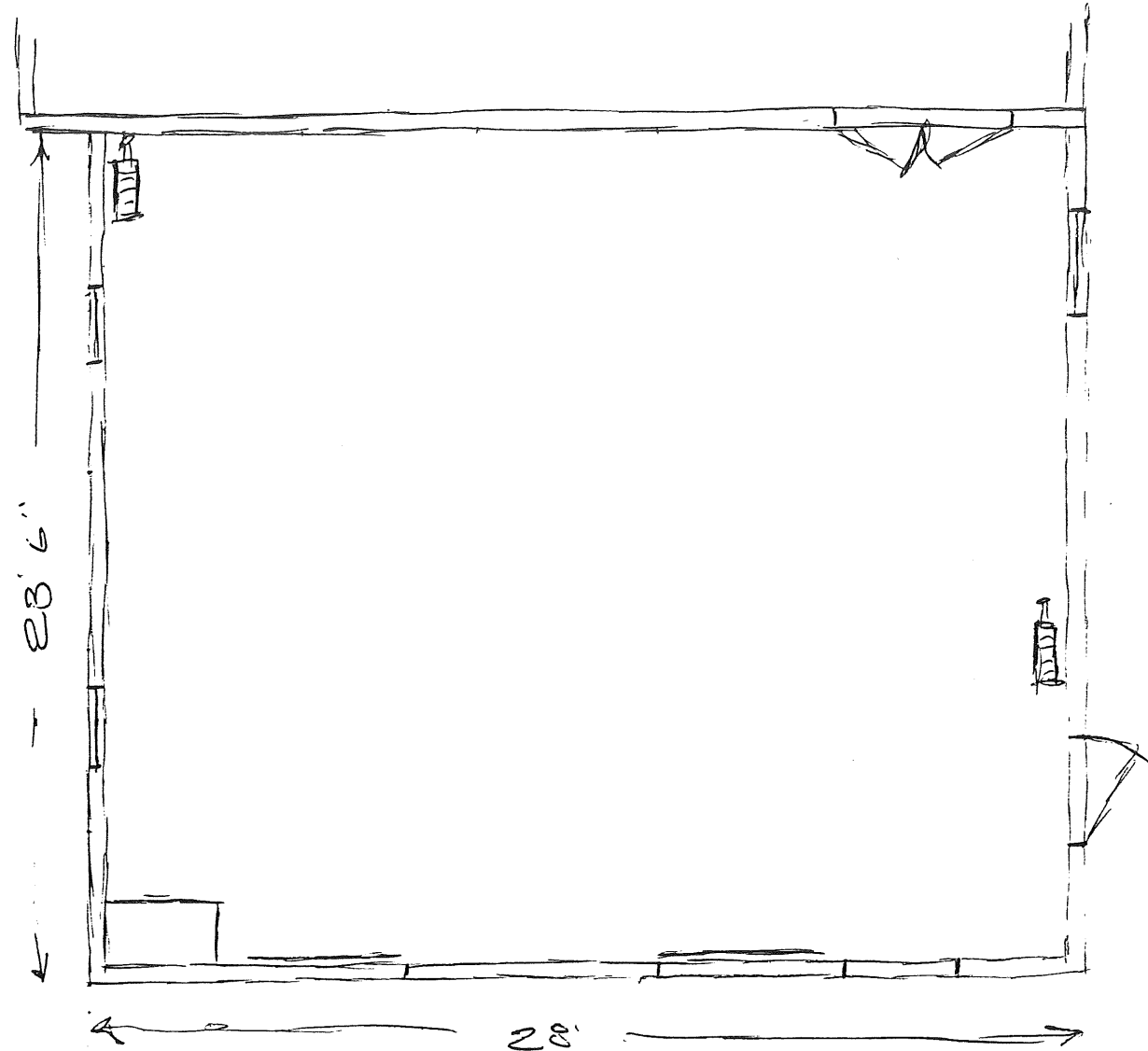
7/16/97

2 const.

RED WINDOW SHADE

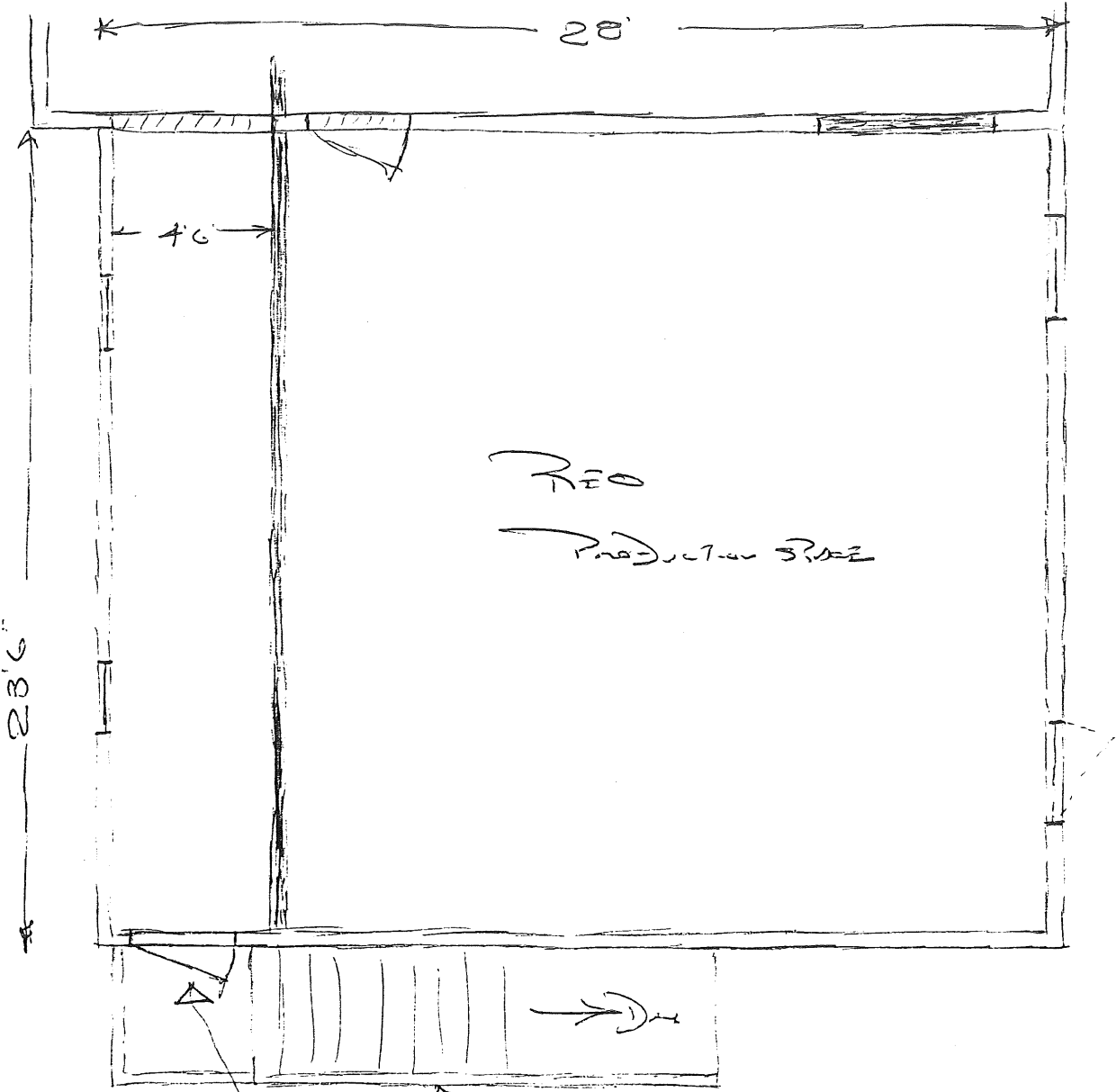
1/14/98

2 const.



2nd Floor Room

EXISTING



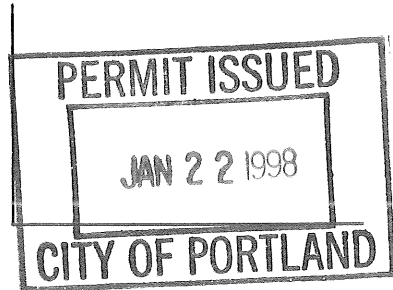
3'x6' EXIT ONLY DOWN W/STAIRS

NEW PT. DECK & STAIRS

980041



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. One

Portland, Maine, January 14, 1998

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

971041

The undersigned hereby applies for amendment to Permit No. 971041 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 156 Woodford St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Dean Johnson Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Centerline Const, POBox 1264, Portland 04104 Telephone 846-0042

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building retail w/int reno No. families _____

Last use _____ No. families _____

Increased cost of work 15,000.00 Additional fee 95.00

Description of Proposed Work

Amendments as per plans



Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 8-2 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK - S 1/20/98

Signature of Owner _____

Approved: _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

Handwritten notes and signatures at the bottom right of the page.

BUILDING PERMIT REPORT

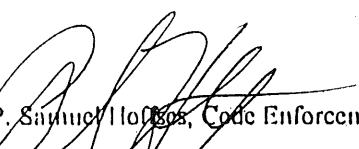
DATE: 21 Jan 98 ADDRESS: 156 Woodford ST.
REASON FOR PERMIT: To Amend Permit 971041
BUILDING OWNER: Dean Johnson
CONTRACTOR: Center Line Const.
PERMIT APPLICANT: _____ APPROVAL: X/ ~~_____~~
USE GROUP M BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- X1. 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).
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. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
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. (6' 8")
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.
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- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. All requirements on The original permit # 971041 must be met.
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoopes, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schumuckal

CENTER LINE CONSTRUCTION, INC.

P.O. Box 1264
PORTLAND, ME 04104
(207) 767-5609

Jan, 28, 1998

Mr. P. Samuel Hoffses, Code Enforcement Officer
Department of Planning & Urban Development
Room 315, City Hall
Portland, Maine 04101

Dear Mr. Hoffses,


Re: Reo Window Shade, 156 Woodford Street
Building Permit No. 971041

This letter is to confirm my conversation with
Lt. McDougall, PFD, on the 19th and with you on the 20th
of this month regarding the existing front stairs at
Reo Window Shade.

You both reviewed our proposed repairs on the
existing front stairs and approved our staying with
the existing rise and run in order to meet the head
room requirements.

Should you need anything more from me, please
let me know.

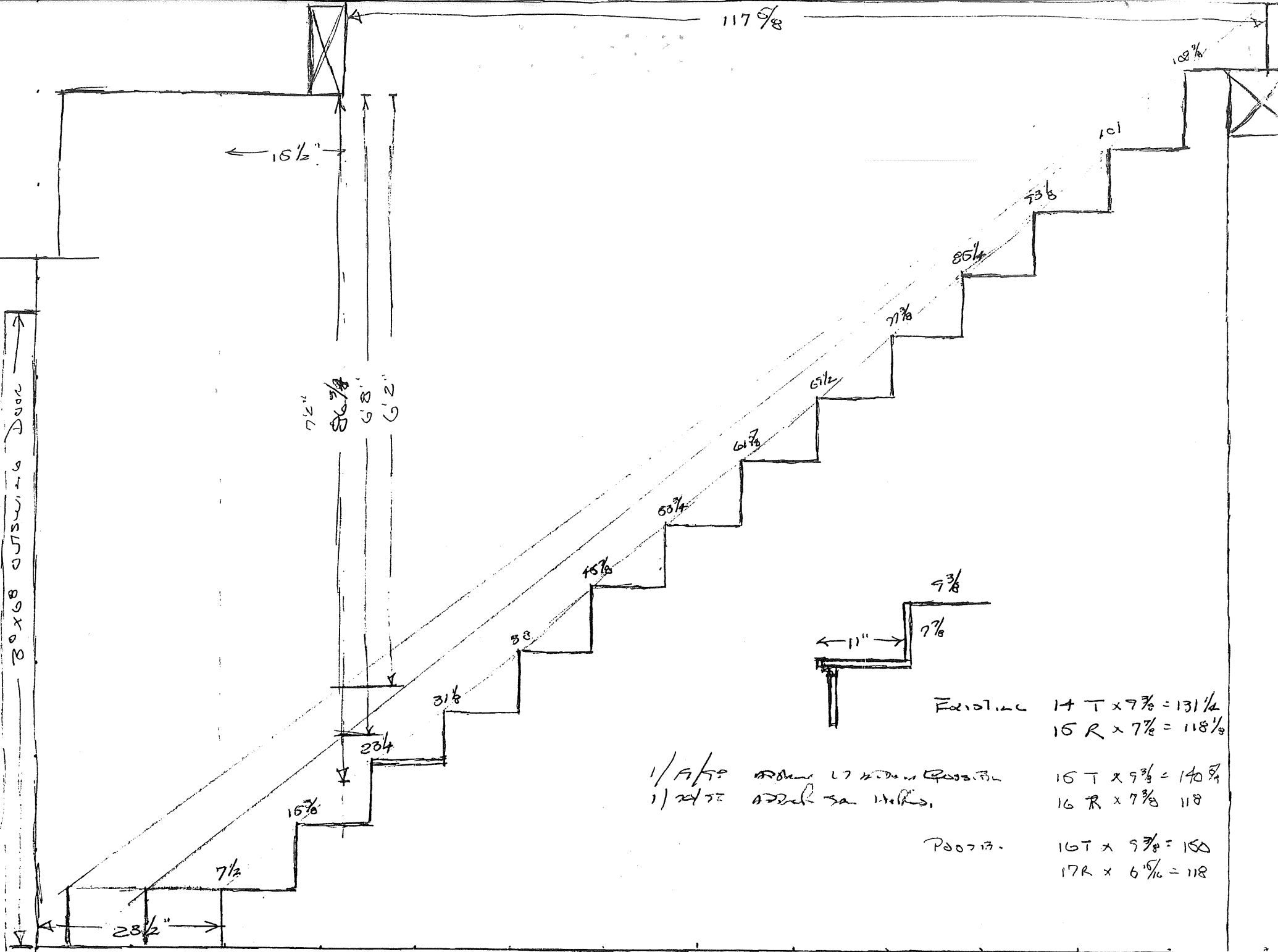
Sincerely,



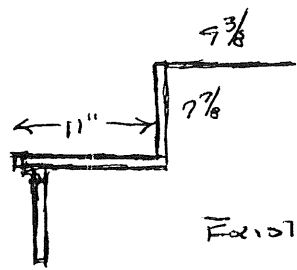
Richard L. Miller,
President

LT.
Please see me
on this. *[initials]*

Merv
For your file. *[initials]*



1/7/50
 1) 24 1/2" add for walkway



Existing	14 T x 9 3/8 = 131 1/4
	15 R x 7 1/8 = 118 1/8
	15 T x 9 3/8 = 140 5/8
	16 R x 7 1/8 = 118
Proposed	16 T x 9 3/8 = 150
	17 R x 6 5/16 = 118