

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ST BARNABAS APARTMENTS INC

Located At 237 WOODFORD

Job ID: 2011-03-655-ALTCOMM

CBL: 130 - - A - 001 - 001



has permission to Re-build porch roof, posts and rails

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*James Peck K.G.*

**Fire Prevention Officer**

*James Peck K.G. 3/29/11*

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-03-655-ALTCOMM	Date Applied: 3/16/2011	CBL: 130 - - A - 001 - 001 - - -	PERMIT ISSUED	
Location of Construction: 237 WOODFORD ST	Owner Name: ST. BARNABAS APARTMENTS INC	Owner Address: PO BOX 368 SCARBOROUGH, ME - MAINE 04070	Phone:	
Business Name:	Contractor Name: Blake, Travis	Contractor Address: PO BOX 368 SCARBOROUGH MAINE 04074	Phone: (207) 415-3450	
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-1 - Prime R-5-Sub Z	
Past Use: Total of 24 residential dwelling units - 3 separate buildings with 8 units ea	Proposed Use: Same : Total of 24 residential dwelling units - to re-build porches with added gates per Fire Dept.	Cost of Work: \$24,000.00	CEO District:	
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group R-2 Type: 5B IBC 2009 Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>		
Proposed Project Description: 237 Woodford St.- exterior alterations		Pedestrian Activities District (P.A.D.)		

Permit Taken By:	<b>Zoning Approval</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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>ok with conditions</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<b>CERTIFICATION</b> <i>3/25/11</i>		

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

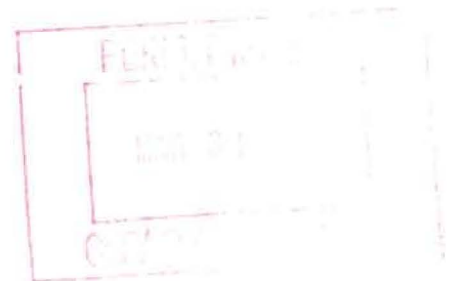
With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Framing Only
2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-03-655-ALTCOMM

Located At: 237 WOODFORD

CBL: 130 - - A - 001 - 001 - - - -

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a total of 24 residential dwelling unit consisting of 3 separate buildings with 8 units in each building. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. This approves the reconstruction of the roof deck, posts and rails only, new stairs are not approved.





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

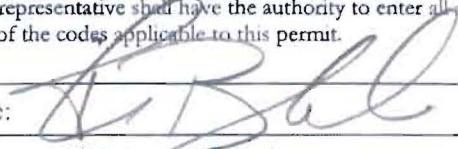
Tank

Location/Address of Construction: <b>237 WOODFORD ST.</b>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <b>MAINE PROPERTIES, INC</b> Address <b>PO BOX 368</b> City, State & Zip <b>SCARBOROUGH, ME 04070</b>	Telephone: <b>207-415-3450</b>
<b>130      A001      001</b>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <b>ST. BARNABAS APT. INC</b> Address <b>PO BOX 369</b> City, State & Zip <b>SCARBOROUGH, ME 04074</b>	Cost Of Work: \$ <b>24,000.00</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <b>RE-BUILD PORCHES PER MEETING WITH CAPT GATREAU W/ ADDED GATE LATCH      6 Porches</b>		
Contractor's name: <b>Maine Properties, Inc</b>		
Address: <b>PO Box 368</b>		
City, State & Zip: <b>SCARBOROUGH, ME 04074</b>		Telephone: <b>207-883-3753</b>
Who should we contact when the permit is ready: <b>TRAVIS BLAKE</b>		Telephone: <b>207-415-3450</b>
Mailing address: <b>Same as above</b>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: **3/16/11**

This is not a permit; you may not commence ANY work until the permit is issue

**Job Summary Report**  
**Job ID: 2011-03-655-ALTCOMM**

Report generated on Mar 24, 2011 11:22:35 AM

<b>Job Type:</b>	Adds/Alter Commercial	<b>Job Description:</b>	237 Woodford St.	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	953	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	24,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		BARNABAS APARTMENTS ST		<i>Property Owner</i>	
		Maine Properties Inc - Travis Blake		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 18878**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
S44100	130 A 001 001		M				-70.288728	43.670931
			Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)	
			1				237 WOODFORD STREET WEST	
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
		NOT APPLICABLE					DISTRICT 7	DEERING-ROSEMONT

**Structure Details**

**Structure: re-build porches**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Mutli-Family 5+ Building	0			237 WOODFORD STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

**Permit #: 20112128**

**Permit Data**

*in Que*

**Job Summary Report**  
**Job ID: 2011-03-655-ALTCOMM**

Report generated on Mar 24, 2011 11:22:35 AM

Page 2

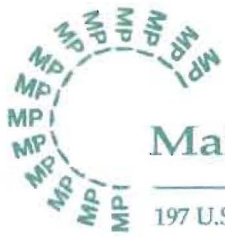
Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
18878	re-build porches	Initialized	re-build porches			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$260.00							



## Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883 - 0364

MAINE PROPERTIES, INC  
237 WOODFORDS

### SCOPE OF WORK :

REMOVE EXISTING PORCH RAILS / ROOF / POST

REPLACE DOOR TO INTERIOR

INSTALL NEW RAILING 42" HIGH w/ GATE TO LADDER (EGRESS)

INSTALL NEW SUPPORT POSTS

INSTALL NEW 2x10 DOUBLE BEAM (LAGGED THROUGH BUILDING)

INSTALL NEW RUBBER ROOF & WALKING SURFACE

ALL NEW TRIM TO BE VINYL BOARD

LATCH TO BE MAGNA-LATCH OR SIMILAR

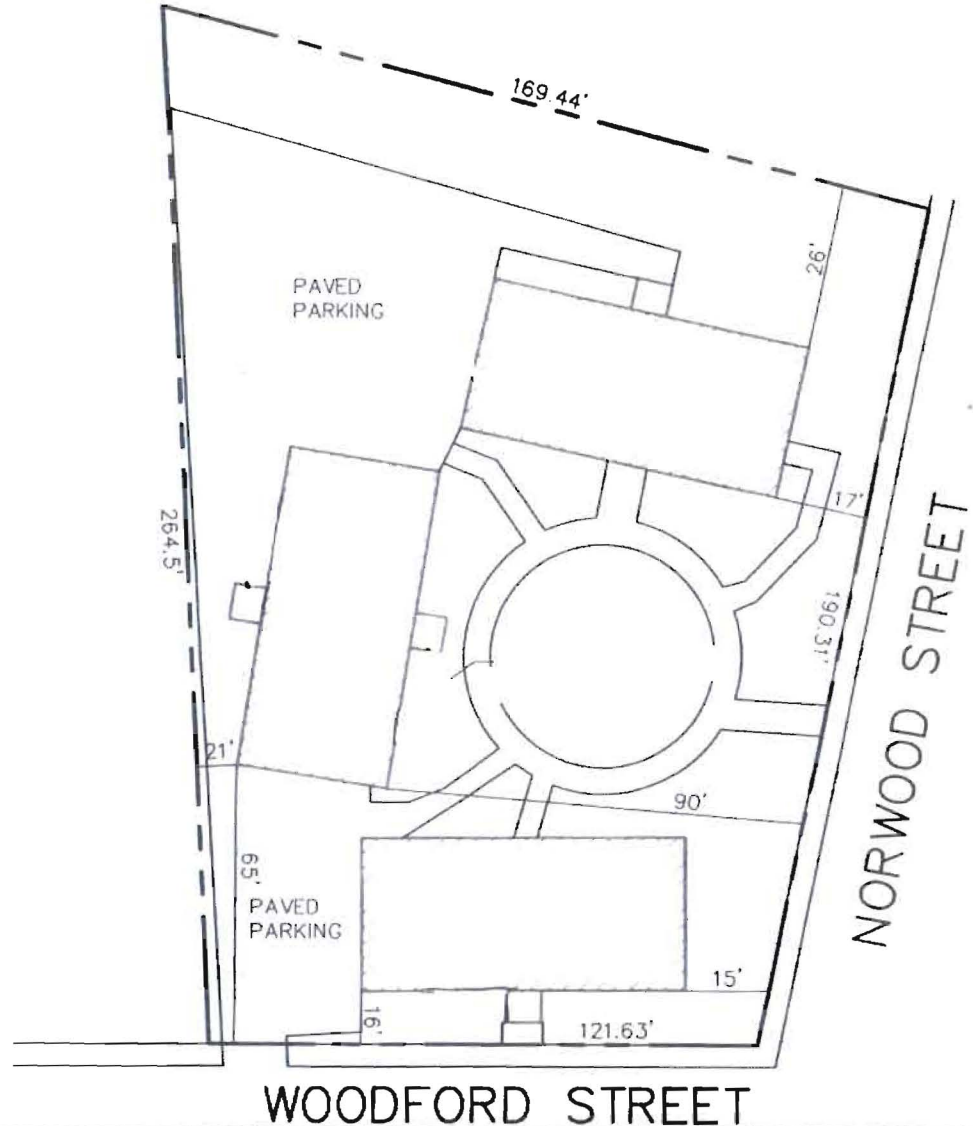
[www.magnalatch.net/magnalatchtoppull.html](http://www.magnalatch.net/magnalatchtoppull.html)

This permit is to do all six porches

Cost per deck will be approx. \$5,000 each

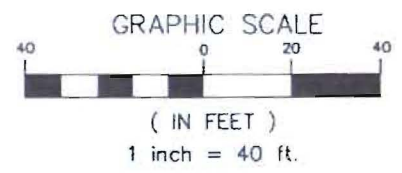
total cost of project \$30,000





**GENERAL NOTES**

- 1) LOT INFORMATION:
- A) THE RECORD OWNER OF THE PROPERTY IS ST.BARNABAS APARTMENTS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11786 PAGE 338.
- B) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 130, BLOCK A BEING DEPICTED AS LOT 1.



**SITE PLAN**  
 OF:  
**237 WOODFORD STREET**  
 WOODFORD STREET  
 PORTLAND MAINE  
 FOR:  
**MAINE PROPERTIES**  
 P.O. BOX 368  
 SCARBOROUGH, ME 04070



**RISBARA BROS.**

*When Quality Counts*

RESIDENTIAL • COMMERCIAL • EARTHWORK

SCARBOROUGH, ME 883-5528

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DCS
DATE:	
SCALE:	1" = 40'
FIELD BK:	
PROJ. NO:	237 WOODFORD
DRAWING:	237 WOODFORD
<b>SHEET 1 OF 1</b>	

**Marge Schmuckal - Re: 237 Woodfords Street**

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**From:** Keith Gautreau  
**To:** Travis Blake  
**Date:** 3/14/2011 4:01 PM  
**Subject:** Re: 237 Woodfords Street  
**CC:** 'Ron Haskell'; Jeanie Bourke; Marge Schmuckal; roccy@risbara.com

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Hi Travis,

Sorry for the delay. I was dealing with the courts last week after we met so I was unable to get back to you. Good news!! I pulled the file and found the request from the Fire Department in 1998 for installation of fire doors by Lt. McDougall. It's not perfect, seeing how a tenant would have to go down a small flight of stairs but it will suffice for a second means of egress. I do ask that you install a swing gate as we discussed so access to the ladder is easier and safer.

I did speak to Jeanie and she is fine with this as well.  
I'll let Jeanie speak to whether you have to amend your permit or just go with the original. I have copied her and Marge on this.

Let me know if you have any questions.

Regards,  
Keith

Keith Gautreau, Fire Captain  
Fire Prevention Bureau  
Portland Fire Department  
380 Congress Street  
Portland, ME 04101  
(207)874-8405  
kng@portlandmaine.gov

>>> "Travis Blake" <travis@mpropertiesinc.com> 3/14/2011 3:20 PM >>>  
Captain Gautreau,

I am following up with our site visit last week.  
Did you have the opportunity to speak with Jeannie and check your records?

Do I need to adjust my permit to just repair existing?

Let me know I would like to get this moving forward for my building owner.

*Thanks,  
Travis*

*Travis Blake CR*

*For Lt. McDoogle*  
*1-27-98*

( UP-DATED CODE WORK-PLAN OF ACTION )

SUBMITTED TO = LT. MCDOOGLE OF THE PORTLAND FIRE DOPT.

SUBMISSION FROM = ST. BARNABAS APTS. 237 WOODFORD ST.  
231 WOODFORD ST./8 NORWOOD ST.  
PORTLAND, ME. 1127198

\*\*\*\*\*

( WE PROPOSE TO )

- 1.) INSTALL 24 STEEL SELF CLOSING FIRE RATED DOORS.  
WITH A MINIMUM 60. MIN. FIRE RATEING. WITH SAME RATED CASEINGS.  
  
ALL 24 DOORS ARE MANE EXIT DOORS FROM EACH UNIT.
- 2.) RE-SHEETROCK FURNACE ROOMS WITH 5/8 INCH SHEETROCK GIVING THE ROOM A 90 MIN. RATEING.

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( PLAN OF ACTION )

- 1.) 2 DOORS INSTALLED AND 1 CELLAR RE-SHEETROCKED BY - 3/1/98
- 2.) 2 DOORS INSTALLED AND 1 CELLAR RE-SHETTROCKED BY - 5/1/98
- 3.) 2 DOORS INSTALLED AND LAST CELLAR SHEETROCKED BY - 7/1/98
- 4.) 6 DOORS INSTALLED BY - 10/1/98
- 5.) 12 DOORS INSTALLED BY - 1/1/99

TOTAL DOORS X 24

CELLARS X 03

SIGNED *Richard Williams*

RICHARD WILLIAMS  
( MANAGER )  
ST. BARNABAS APTS. PORTLAND, ME.

*282-1739*

PORTLAND FIRE DEPARTMENT  
300 CONGRESS STREET  
PORTLAND, MAINE 04101  
*H. S. [Signature]*