

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

Location of Construction: 106 Bell St		Owner: Sen Pirun	Phone: 772-8760	Permit No: 970241
Owner Address:	Lessee/Buyer's Name: W. 894-8108	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAR 26 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Kelly-Rosenberg	Address: 1859 Congress St	Phone: 772-5527		
Past Use: 2-fam	Proposed Use: Same	<b>COST OF WORK:</b> \$ 34,890.00	<b>PERMIT FEE:</b> \$ 195.00	Zone: CBL: 146-B-013 Zoning Approval:
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
Proposed Project Description: Fire Renovations		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: 24 March 1997	Signature:	Date:	

- 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..

15505/30-3293  
 15506/30-3294  
~~15507/30-3295~~

**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: Robert Kelly-Rosenberg ADDRESS: DATE: 24 March 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

CEO DISTRICT



COMMENTS

3-27-97 No work yet

4-15-97 Work has started on the left side of building where  
fin was: Repairing the outside wall.

5-3-97 Pitting in new floor joist & floor.

6-3-97 Framing is still being done

12-10-97 Work is all completed. Needs other staining  
to be shed roofed & railing.

12-23-97 Work is all complete

Inspection Record

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

COMMENTS

3-27-97 No work yet  
4-15-97 Work has started on the left side of building where  
fire was. Repairing the outside wall.  
5-3-97 Pitting in new slm joint & flm.  
6-3-97 Framing is still being done  
12-14-97 Work is all completed. Needs collar staining  
to be shut roofed & eavens.  
12-23-97 Work is all complete

Inspection Record

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

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Owner Address:		Lessee/Buyer's Name:		Phone:			Zone: <b>B-2</b> CBL: 146-H-013 Zoning Approval: <i>2 units of per micro block</i> Special Zone or Reviews: <input checked="" type="checkbox"/> <i>ok with conditions</i> <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"/>
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Permit Taken By: Mary Gresik		Date Applied For: 24 March 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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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*Robert Kelly-Rosenberg*  
 SIGNATURE OF APPLICANT Robert Kelly-Rosenberg

24 March 1997  
 DATE: 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

CEO DISTRICT **6**

*M. Letoury*

# BUILDING PERMIT REPORT

DATE: 25/MAR/97 ADDRESS: 106 Bell ST.

REASON FOR PERMIT: repair after fire

BUILDING OWNER: Sen Pirum

CONTRACTOR: Kelly - Rosenberg

PERMIT APPLICANT: ↑

APPROVAL: \*1 \*6 \*7 \*8 \*9 \*10

~~DENIED: \*11 \*15 \*20 \*25 \*26~~

## CONDITION OF APPROVAL OR DENIAL

- 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 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)
  - X 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.
  - X 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.
  - X 8. Headroom in habitable space is a minimum of 7'6".
  - X 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.
  - X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  - X 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.
  - X 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 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)

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 be 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 plumbing and electrical permits must be obtained by masters of their trade.

\* 26. A two hour fire separation (fire resistance) rating shall be maintained between the dwelling units.

\* 27. Please read and implement items 6 & 9 of the attached building permit report, (Land Use - zoning report)



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 106 Bell St DATE: 3/25/97

REASON FOR PERMIT: Repair after fire

BUILDING OWNER: Sen Puum C-B-L: 146-11-13

PERMIT APPLICANT: Robert Kelly-Rosenberg

APPROVED: with conditions DENIED: \_\_\_\_\_

#. 6 & # 9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition There shall be no new exterior open stairways or fire escapes

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

KELLY-ROSENBERG  
CARPENTRY & CABINETRY  
1859 CONGRESS STREET  
PORTLAND, MAINE 04102  
207-772-5527

Robert Kelly-Rosenberg

CONTRACT

This agreement made this 19th day of March, 1997, shall set forth the whole agreement, in its entirety between Robert Rosenberg and Pirun Sen .

LOCATION OF WORK: 106 Bell St. Portland, Maine

SCOPE OF WORK:

Contractor shall supply all labor and materials to complete the following work as outlined in specifications below.

SPECIFICATION:

EXTERIOR:

- Strip and replace 100 sq. ft. of roof sheathing and asphalt shingles using 3 tab 240 lb. fiberglass shingles.
- Replace 24 lin. ft. of pine fascia and drip edge.
- Remove and replace approx. 1100 sq. ft. of vinyl siding on the front and side of building.
- Replace 13 windows with insulated glass white vinyl double hung replacement windows.
- Replace front and rear doors with steel insulated weather stripped doors.

INTERIOR:

- Insulate all of 1st and 2nd floor exterior walls with 3 1/2 " fiberglass insulation with plastic vapor barrier. Sheetrock and finish tape walls and ceilings of the following rooms:
  - 1st floor: living room, dining room and kitchen.
  - 2nd floor: front bedroom, rear bedroom and bath
  - 3rd floor: knee walls and stairwell ceiling.
- Install particle board subfloor in living room, dining room, kitchen, front hallway, 2nd floor bedroom and bath and 3rd floor bedroom.
- Reframe 2nd floor front bedroom floor joists and decking. Frame bathroom wall for new tub shower supplied and installed by others.
- Install pine trim for all windows and doors. Install pine baseboard.



KELLY-ROSENBERG  
CARPENTRY & CABINETS  
1859 CONGRESS STREET  
PORTLAND, MAINE 04102  
207-772-5527

Robert Kelly-Rosenberg

CONTRACT P.2

INTERIOR con't:

Provide and install 15lin.ft. of oak base and wall cabinets. Install 15 lin. ft. of formica counter top. Provide cutout for sink.

DEMOLITION:

Remove and haul away all interior and exterior debris necessary for new work. Remove and haul away all household debris.

CONTRACT SUM:

The customer shall pay the contractor for finished work as outlined the sum of thirty-four thousand eight hundred and ninety dollars. [ \$ 34,890.00 ]

PROGRESS PAYMENTS:

The customer shall pay the contractor installments as detailed below:

1. Deposit of \$2500 when work is started: 3/24/97
2. \$2500. at the completion of demolition.
3. \$5000. at the completion of the exterior work.
4. \$5000. at the installation of doors and windows.
5. \$5000. at the completion of interior framing and insulation.
6. \$5000. at the completion of sheetrocking and taping.
7. \$5000. at the completion of the trim and kitchen cabinet installation.
8. \$4890. at the completion of contract work.

CHANGE ORDERS:

All changes to this original contract shall be made in writing and signed by all parties.

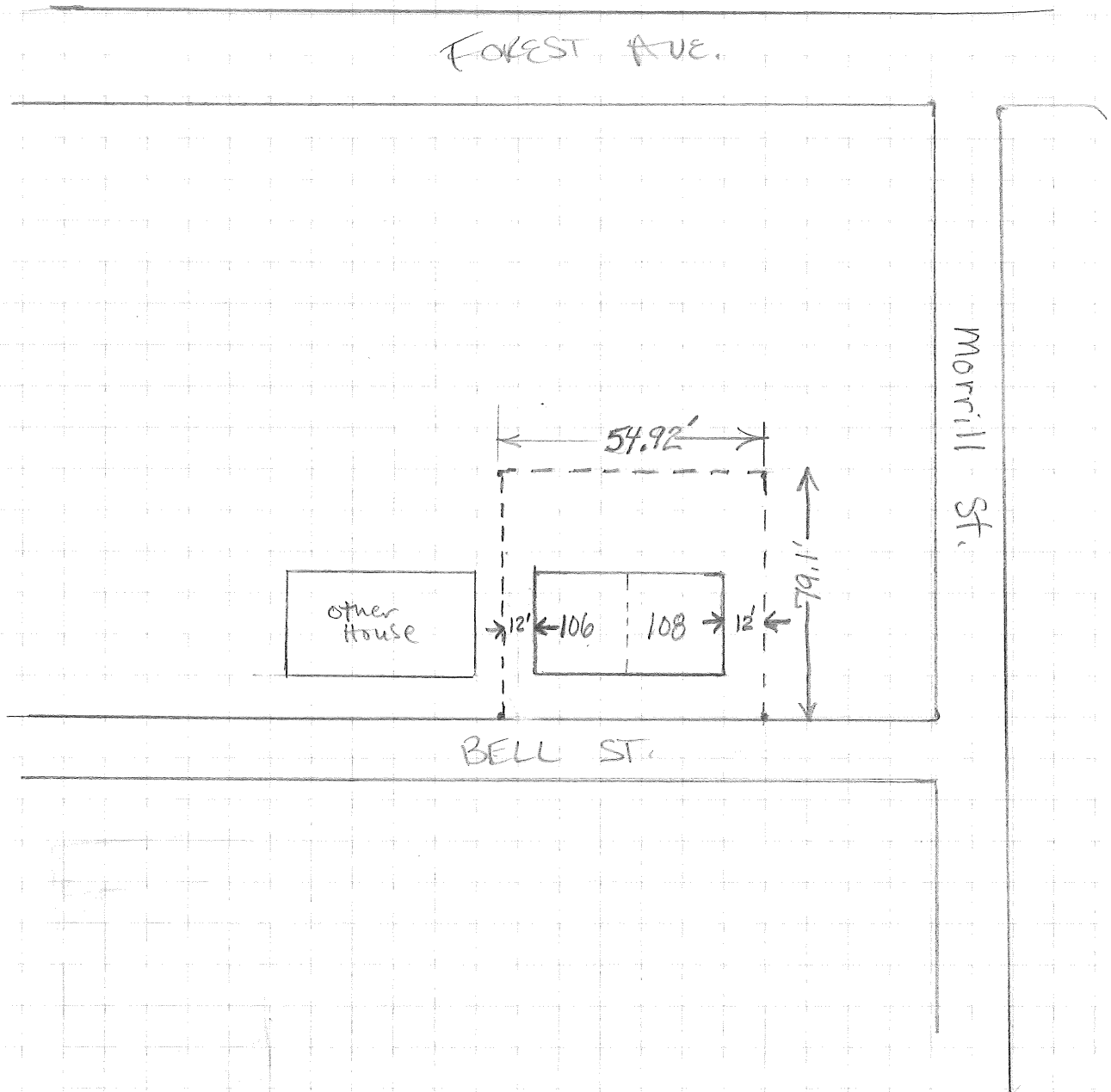
Ben Sen 3/19/97  
Customer Date

Robert Kelly-Rosenberg 3/19/97  
Contractor Date

PLOT PLAN

Pirvin Sen

106 Bell St. Portland, ME



Specifications: Pirun Sen.  
106 Bell St.

FLOOR FRAMING - 2x10

Subfloor: 3/4" plywood

Underlayment 1/2" - 5/8" particle board.

Interior walls: 1/2 sheetrock.

Exterior walls: vinyl siding

Insulation: 3 1/2" fiberglass w/ vapor barrier.

Roofing: 240 sq. ft. 3 tab. fiberglass shingles.

Roof sheathing: 1x10 pine #4.