

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

Location of Construction: 2211 Congress St		Owner: UNUM	Phone:	Permit No: 70890
Owner Address:	Lessee/Buyer's Name: Koala Center/Daycare Bldge (Old)	Phone:	BusinessName:	
Contractor Name: Langford & Low, Inc.	Address: P.O. Box 662 Portland, ME 04104	Phone: 797-5141		PERMIT ISSUED Permit Issued: AUG 18 1997 CITY OF PORTLAND Zone: CBL: 215-B-002
Past Use: Daycare Building	Proposed Use: Vacant Space	COST OF WORK: \$ 35,000.00	PERMIT FEE: \$ 195.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Demolish Building		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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"/>
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		
Permit Taken By: Mary Greak	Date Applied For: 05 August 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

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 information may invalidate a building permit and stop all work..

1-30 YC 30-3673/15667
10-Recycling @ 5.00 Each

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 <i>Jim Ellsworth</i> Jim Ellsworth	ADDRESS:	DATE: 05 August 1997	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Langford & Low Inc</i>			PHONE: 797-5141

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: 8/5/97

CEO DISTRICT 4

COMMENTS

8/29/97

Met w/ Jim Ellsworth (L+C) have had abatement of floor tile adhesive done. Grondin to be doing pitwork. Maybe salvaging some of the windows, trusses and misc. hardware (doors, etc.) will be completely downed. All necessary piping capped for removal. Grondin to remove underground tank.

9-4-97 Bldg. flattened. Minor landscaping still remaining. Grondin pulled separate permit for removal of Tank. Completed per submitted.

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

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Past Use: Daycare Building		Proposed Use: Vacant Space		COST OF WORK: \$ 35,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>			PERMIT FEE: \$ 195.00 INSPECTION: Use Group: Type: Signature:		
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Permit Taken By: Mary Gresik		Date Applied For: 05 August 1997							

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James D. Ellsworth
 SIGNATURE OF APPLICANT Jim Ellsworth ADDRESS: _____ DATE: 05 August 1997 PHONE: _____
Langford & Low Inc
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: 7975141

- 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: 8/5/97
[Signature]

CEO DISTRICT **4**
A. Powers

215-B-002

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 2711 CONGRESS ST Owner: UNUM LIFE
Structure Type: WOOD FRAME, BRICK Contractor: LANGFORD HOW
VANERD

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>RICHARD BATES 7/30/97</u>
NYNEX	878-7000	<u>BEN E CROSBY 7/29/97</u>
Northern Utilities	797-8002 X6241	<u>Carolyn Small 7/29/97</u>
Portland Water District	761-8310	<u>DAVE BOSNO 7/29/97</u>
Public Cable Co.	775-3431 X257	<u>DEBBIE GILLISPIE 8/1/97</u>
Dig Safe***	1-888-344-7233	<u># 973 102 365 V</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Jay DiPaolo 7/29/97</u>
✓ DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>KEN Doughty 8/1/97</u>
✓ DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>JEFF TARLING 7/29/97</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>C MERRITT 7/29/97</u>
Building Inspections(insp required)	874-8300 X8703	<u>Amy Powers 7/29/97</u>
✓ Historic Preservation	874-8300 X8726	<u>DEB ANDREWC 7/29/97</u>
✓ Fire Dispatcher	874-8300 X ⁸⁵⁷⁶ 8676	<u>BEN DIAZ 7/29/97</u>

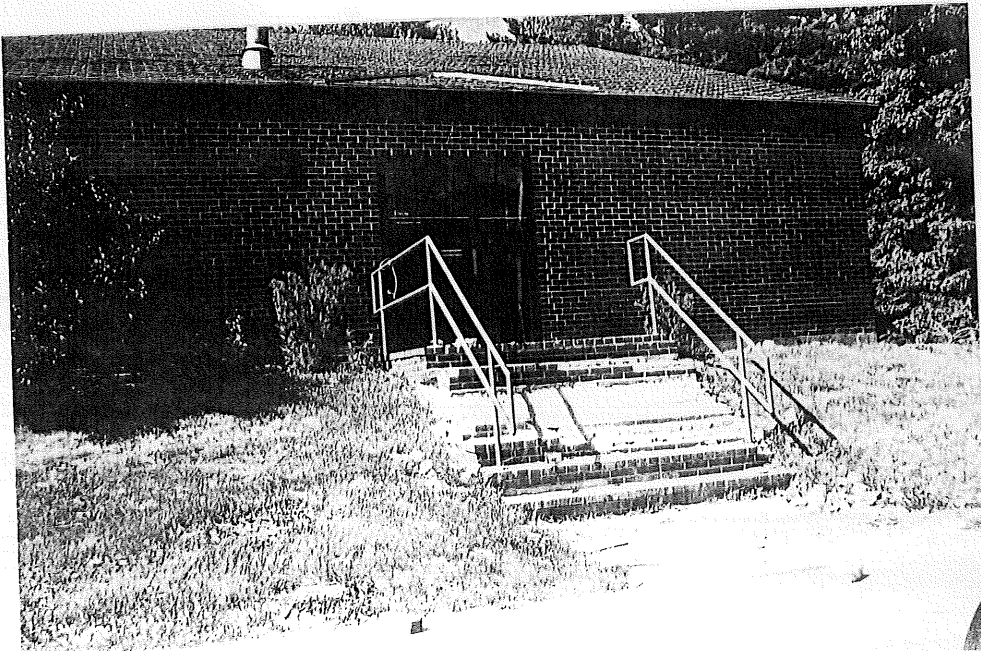
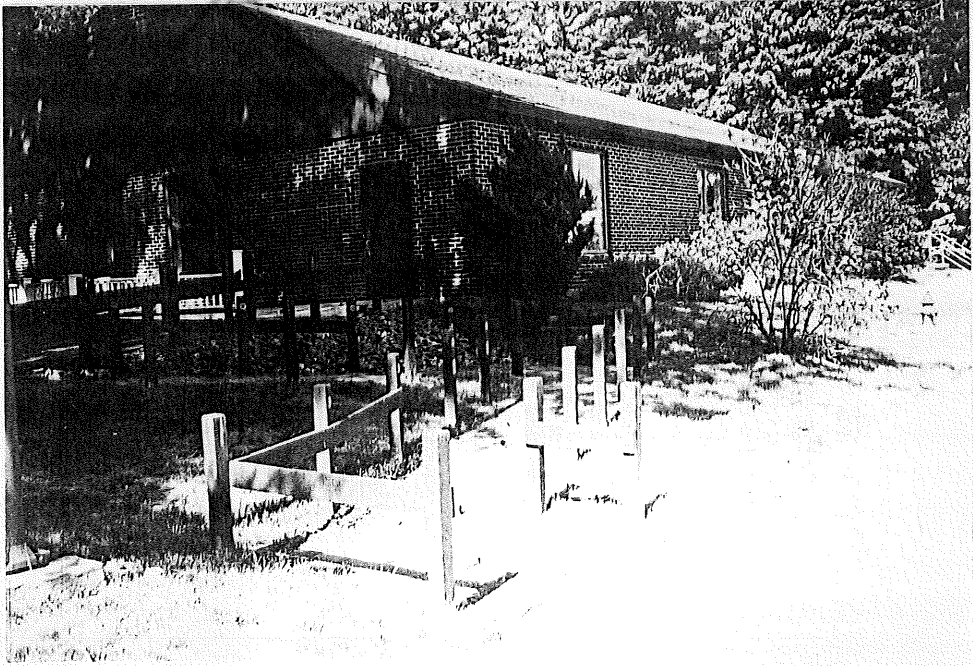
Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	✓ 287-2651 (Ed Antz)	<u>ED ANTZ Aug 4, 1997</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: James D. Ellsworth DATE: Aug 4, 1997



LAND USE - ZONING REPORT

ADDRESS: 2211 Congress St DATE: 8/7/97

REASON FOR PERMIT: Demolish Bldg

BUILDING OWNER: UNUM C-B-L: 215-B-2

PERMIT APPLICANT: Jim Elkworth-Langford & Low, Inc.

APPROVED: with conditions DENIED: _____
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 _____ 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 After demolition this shall remain

vacant unless a separate permit for a new proposed building or parking is applied for and approved.

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

BUILDING PERMIT REPORT

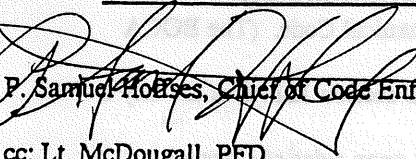
DATE: 7 Aug. 97 ADDRESS: 2211 Congress ST.
REASON FOR PERMIT: To Demo. old day-care building
BUILDING OWNER: UNUM
CONTRACTOR: Langford & Low
PERMIT APPLICANT: James Ellsworth APPROVAL: *1 *21 *27 DENIED

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) 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.
 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. 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.
- 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. Please read and implement item on The attached Land use-Zoning report.
- 28. _____
- 29. _____


 P. Samuel Hobbes, Chief of Code Enforcement
 cc: Lt. McDougall, PFD
 Marge Schmuckal