

Permit No: **971144**

PERMIT ISSUED
 Permit issued: **OCT 21 1997**
CITY OF PORTLAND

Zone: **CB-1-B-2**
 Zoning Approval: **224-D-2**
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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 4

Location of Construction: 34 Cabot St (Sagamore Village)	Owner: Portland Housing Authority Phone: _____	Business Name: _____ Phone: _____
Owner Address: _____	Lessee/Buyer's Name: _____ Phone: _____	Address: P.O. Box 4902 Portland, ME 04112-4902 Phone: 879-0118
Contractor Name: Portland Builders	Proposed Use: _____	COST OF WORK: \$ 236,000.00 PERMIT FEE: \$ 1,200.00
Past Use: Apartments	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: _____ Use Group: _____ Type: _____
Proposed Project Description: Make Units Handicap Accessible	Signature: _____ 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 Gresik	Date Applied For: 07 October 1997	

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.

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: *Joyce Jurka* ADDRESS: _____ DATE: 07 October 1997 PHONE: _____

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

COMMENTS

12/17/97: Message to Pat of P.H.D. Builders, ~~about~~ guardrails @ Sagamore not to side-tracked lumber horizontally.
5/19/00 Ramp complete @ in plans. Euse permit. Railstems have been corrected. SJK

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 10/20/97 ADDRESS: Sigsmore Village
REASON FOR PERMIT: handicapped unit
BUILDING OWNER: Portland Housing Authority
CONTRACTOR: Portland Builders
PERMIT APPLICANT: Joyce Burke APPROVAL: *1, *8, *10, *16, *23
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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).

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.

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, plumbing and HVAC 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. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hoffses, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Peter Howe
Portland Housing Authority
14 Baxter Blvd.
Portland, Maine 04101

October 20, 1997

RE: Sagamore Village; SEE ATTACHED LIST PAGE #2

Dear Mr. Howe,

Upon a recent inspection on 10/7/97, the following violations and unsafe conditions were revealed at five TYPE #1 buildings, which present a clear and present danger to the occupants of the building, and shall be corrected.

MAIN SERVICES TYPICAL:

1. Meters are improperly supported
2. Services are antiquated and in major disrepair. All meter enclosures are rusted and corroded.
3. Single meters are illegally served from multiple meter units.
4. Service entrances are inadequate and do not have weatherheads. Service cables are frayed and pose a possible electrocution/fire hazard exists.
5. Upgrade and install new metering equipment and service entrances.
6. Electrical panels shall be replaced, with new UL listed electrical panels.
7. Relocate panels to gain legal access, and metering so they are not subject to physical damage.

You have exactly 30 days upon receipt to comply. Failure to comply may result in the termination of electric service to the building(s).

Sincerely,

Michael A. Collins
Chief Electrical Inspector
City of Portland

cc: Mark Adelson, Director
P. Samuel Hoffses, CIO
Lt. McDougall., PFD
Gary Wood, Corp Counsel
Paul Connolly, Linda Mattison, CMP



CITY OF PORTLAND

SAGAMORE VILLAGE

POPHAM STREET:

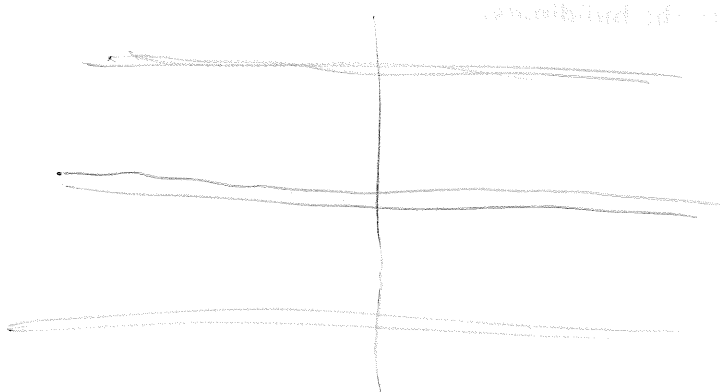
UNITS-#34, 32, 23, 34
UNITS-#10, 12, 16, 33

PURCHASE STREET:

UNITS-#12, 16, 11, 15

BRIGHTON AVE:

UNITS-#2, 1029, 1031, 1033
UNITS-#1, 1015, 1013, 1011



Handwritten notes and signatures, including names like 'M. J. Collins' and 'M. J. Collins'.

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: SAGAMORE Village

PROPERTY OWNERS NAME

Last: Port Housing Auth First: _____

Applicant Name: Down to Wood Plating

Mailing Address of Owner/Applicant (if Different): 42 MEMOY LAKE
50. PORT. ME 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: Robert [Signature] Date: _____

PORTLAND Date Permit Issued: 10/20/77 PERMIT # 6283 STATE COPY 1/60 FEE If Double Fee Charged

Local Plumbing Inspector Signature: _____ L.P.I. # 0124

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER — SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 01516

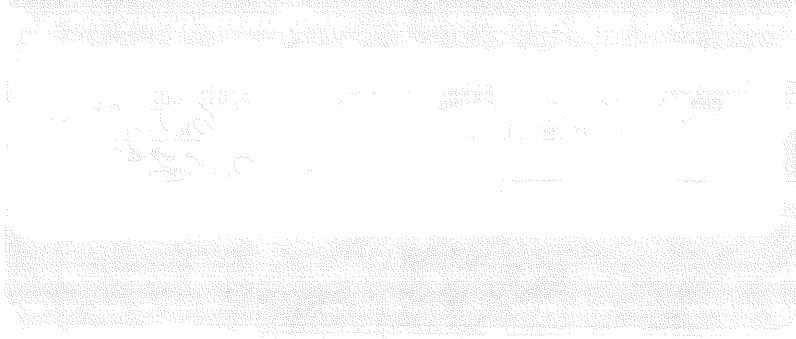
Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1		
	Number	Type of Fixture	Number	Type of Fixture	
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">OR</p> <p>TRANSFER FEE (\$6.00)</p>		Hosebibb / Sillcock		Bathtub (and Shower)	
			Floor Drain	10	Shower (Separate)
			Urinal	10	Sink
			Drinking Fountain	10	Wash Basin
			Indirect Waste	10	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
			Grease / Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
				Fixtures (Subtotal) Column 2	
			40	Total Fixtures	
			\$	Fixture Fee	
			\$	Transfer Fee	
			\$	Hook-Up & Relocation Fee	
			\$160.	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

10/21/97

4 GODFREY ST.

inspected rough
for Bathroom



Handwritten notes in the right margin, including the word "inspected" and some illegible scribbles.



Main body of the document containing several columns of text, many of which are obscured by redaction bars. The text is mostly illegible due to the heavy blacking out.

PORTLAND
H H H
BUILDERS INC

Box 4902 D.T.S.
Portland, ME 04112
879-0118

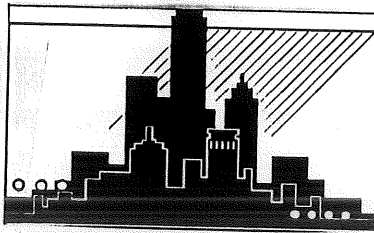
Sagamore Village

34 Cabot Street
33 Cabot Street
68 Popham
51 Purchas
81 Purchas
4 Godfrey
85 Taft
93 Taft

2 units yet undetermined

Washington Gardens

75 Pembroke #1
72 Pembroke #2
74 Pembroke #2
47 Pembroke #2



CITY OF PORTLAND, MAINE

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101
FAX # (207) 874-8716

DATE: 1/8/90

TIME: 10:30

TO: BILL

FAX # 874 8714

COMPANY/BUSINESS: PHA

FROM: AMY POWERS

PHONE # (207)874-8300

EXT 8707

DIVISION: INFRASTRUCTURE

TOTAL # OF PAGES INCLUDING COVER SHEET: 3

- ① MESSAGE: SAM HAS AGREED THAT IF WE CAN GET ALPHA ONE TO SUBMIT IT WRITING, ACCEPTANCE OF THE RAMP/GUARDBAILS & ABSENCE OF BALUSTERS IT WILL BE ACCEPTABLE.
- ② YES, THE DWBS "AS SUBMITTED" DID SHOW ADA CONFORMANCE, HOWEVER, BOCA IS STRICTER & HAS JURISDICTION.
- ③ YOU HAVE HAD THEM CONSTRUCTED DIFFERENTLY THAN WHAT WAS SUBMITTED. PLEASE CONTACT SAM IF YOU WISH.

official's presence to confirm that the system is operating in compliance with these requirements.

SECTION 1016.0 RAMPS

1016.1 Capacity: The capacity of a ramp used as a *means of egress* component shall be computed in accordance with Section 1009.0.

1016.2 Minimum dimensions: The minimum dimensions of *means of egress* ramps shall comply with Sections 1016.2.1 through 1016.2.3.

1016.2.1 Width: The minimum width of a *means of egress* ramp shall not be less than that required for *corridors* by Section 1011.3.

1016.2.2 Headroom: The minimum headroom in all parts of the *means of egress* ramp shall not be less than 80 inches (2032 mm).

1016.2.3 Restrictions: *Means of egress* ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited except at and below handrail height where, at each handrail, the projections shall not exceed 3½ inches (89 mm) into the required width. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

1016.3 Maximum slope: The maximum slope of *means of egress* ramps in the direction of travel shall be one unit vertical in 12 units horizontal (1:12); except the maximum slope shall be one unit vertical in eight units horizontal (1:8) if the rise is limited to 3 inches (76 mm); one unit vertical in ten units horizontal (1:10) if the rise is limited to 6 inches (152 mm). The maximum slope across the direction of travel shall be one unit vertical in 48 units horizontal (1:48).

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.4 Landings: Ramp slopes of one unit vertical in 12 units horizontal (1:12) or steeper shall have landings at the top, bottom, all points of turning, entrance, *exit* and at doors. Ramps shall not have a vertical rise greater than 30 inches (762 mm) between landings. The maximum slope of landings shall be one unit vertical in 48 units horizontal (1:48). The least dimension of a landing shall not be less than the required width of the ramp, except that the landing dimension in the direction of travel is not required to exceed 4 feet (1219 mm) where the travel from one ramp to the next ramp is a straight run.

Exception: Aisles in areas of Use Group A shall comply with Section 1012.0.

1016.5 Guards and handrails: Guards shall be provided where required by Section 1005.5 and shall be constructed in accordance with Section 1021.0. Handrails conforming to Section 1022.0 shall be provided on both sides of every ramp. Handrails are not required on curb ramps or on ramps where the vertical rise between landings is 6 inches (152 mm) or less and the ramp run is 72 inches (1829 mm) or less.

Exception: Handrails in aisles in occupancies in Use Group A shall comply with Section 1012.0.

1016.5.1 Drop-offs: The sides of ramps and landings with a drop-off shall have a curb with a minimum 4-inch (102 mm) height above the walking surface or shall be provided with ramp edge protection as required by CABO A117.1 listed in Chapter 35.

1016.6 Ramp construction: Ramps used as an *exit* shall conform to the applicable requirements of Section 1014.9 as to materials of construction and enclosure.

1016.6.1 Surface: For all slopes exceeding one unit vertical in 20 units horizontal (1:20) and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved slip-resistant materials.

1016.6.2 Exterior ramps: Exterior ramps and landings shall be designed and constructed to prevent water from accumulating on the walking surface.

SECTION 1017.0 MEANS OF EGRESS DOORWAYS

1017.1 General: The requirements of this section shall apply to all doorways serving as a component or element of a *means of egress*, except as provided for in Sections 1014.8, 1014.12.2, 1015.5.1, 1015.5.2 and 1015.6.1.

1017.1.1 Floor surface: The floor surface on both sides of a door shall be at the same elevation. The floor surface over which the door swings shall be at the same elevation as the floor level at the threshold and shall extend from the door in the closed position a distance equal to the door width.

Exception: This requirement shall not apply to:

1. Exterior doors, as provided for in Section 1005.6, which are not on an accessible route.
2. Variations in elevation due to differences in finish materials, but not more than ½ inch (13 mm).

Thresholds at doorways shall not exceed ¾ inch (19 mm) in height above the finished floor surface for exterior residential sliding doors or ½ inch (13 mm) for all other doors. Raised thresholds and floor level changes greater than ¼ inch (6 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (1:2).

1017.2 Number of doorways: Each occupant of a room or space shall have access to at least two *exits* or *exit access* doors from the room or space where the occupant load of the space exceeds that listed in Table 1017.2, or where the travel distance from any point within the space to an *exit* or *exit access* door exceeds that listed in Table 1017.2. Where the occupant load of a room or space is between 501 and 1,000, a minimum of three *exits* or *exit access* doors shall be provided. Where the occupant load of a room or space exceeds 1,000, a minimum of four *exits* or *exit access* doors shall be provided.

Exceptions

1. Occupancies in Use Group R-3.
2. Boiler, incinerator and furnace rooms shall be provided with two egress doorways where the area exceeds 500 square feet (47 m²) and individual fuel-fired equipment exceeds 400,000 Btuh (117 kW) input capacity. Doorways shall be separated by a horizontal distance equal to not less than one-half of the diagonal dimension of the room. Where two doorways are required by this

BUILDING PERMIT REPORT

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