

901-145

Location of Construction: 188 Warren Ave  
 Owner: Morin, Leonard & Frances  
 Phone: \_\_\_\_\_  
 Business Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
 Lease/Buyer's Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Contractor Name: Steve Morin  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Past Use: I-fan w/comm business  
 Proposed Use: Same

COST OF WORK: \$ 50,000.00  
 PERMIT FEE: \$ 370.00

FIRE DEPT.  Approved  Denied  
 INSPECTION: Use Group: \_\_\_\_\_ Type: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Signature: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)  
 Action:  Approved  Approved with Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Mary Gresik  
 Date Applied For: 06 November 1996

- This permit application doesn't 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.

Steve Morin  
 203 Blanchard Rd  
 Cumberland, ME 04021

**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 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: Steve Morin  
 DATE: 06 November 1996

Address: \_\_\_\_\_  
 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

**PERMIT ISSUED**  
 Permit Issued: NOV 20 1996  
 CITY OF PORTLAND

Zone: CBL: 395-0-006  
 Zoning Approval: \_\_\_\_\_  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan major  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

Permit No: **061145**

Location of Construction: 188 Warren Ave  
 Owner: Morin, Leonard & Frances  
 Phone: \_\_\_\_\_  
 Leasee/Buyer's Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**PERMIT ISSUED**  
 Permit Issued: NOV 20 1996  
 CITY OF PORTLAND

Contractor Name: Steve Morin  
 Past Use: 1-fam w/comm business  
 Proposed Use: Same  
 COST OF WORK: \$ 50,000.00  
 PERMIT FEE: \$ 270.00  
 FIRE DEPT.  Approved  Denied  
 INSPECTION: Use Group: \_\_\_\_\_ Type: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Zone: **F-2** CBL: 295-G-006  
 Zoning Approval: *ok 11/13/96*  
 Special Zone or Reviews:  
 Shoreland *Reduce*  
 Wetland *Reduce*  
 Flood Zone *Nm on Family*  
 Subdivision  
 Site Plan maj  minor  mm

Proposed Project Description:  
 Rebuild after fire  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Date Applied For: 06 November 1996  
 Signature: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)  
 Action:  Approved  Approved with Conditions  Denied

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Permit Taken By: Mary Gresik  
 Date Applied For: 06 November 1996  
 Signature: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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 Does Not Require Review  
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 \*\*\*\*\* Steve Morin  
 203 Blanchard Rd  
 Cumberland, ME 04021  
*Mary Gresik*

**Action:**  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 11/13/96

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*Steve Morin*  
 SIGNATURE OF APPLICANT Steve Morin  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 DATE: 06 November 1996  
 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE  
 \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE: \_\_\_\_\_

**CEO DISTRICT** 4  
*A. Powers*

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

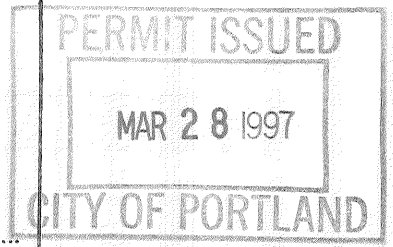


970258

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT



Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 28 March 1997

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 188 Warren Ave Use of Building 1-fam No. Stories New Building Existing " Name and address of owner of appliance Morin Installer's name and address MacKenzie Heating Telephone 797-2351 74 Gertrude Ave Ptd, ME 04103

General Description of Work

To install Oil Fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? #2 Oil Minimum distance to burnable material, from top of appliance or casing top of furnace 18" From top of smoke pipe 2' From front of appliance 2' From sides or back of appliance 2' Size of chimney flue 8" Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 118,000 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom! Type of floor beneath burner concrete Size of vent pipe 1 1/4" Location of oil storage basement Number and capacity of tanks 1-275 Low water shut off yes Make OEM No. 170 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? non Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Steve MacKenzie 1340

Master Oil Burner

Cost of Work: 2,800.00 35.00

Amount of fee enclosed?

APPROVED:

Handwritten signature and date: ok wgs 3/28/97

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Handwritten signature: A. Powers with a box containing the number 4

12.9.96 Foundation inspection ok to backfill: made contractor install rebar as  
one length is 40'-0" long. Plumbing tie in ok.

1.3.97 Foundation ok-covered w/ tarp and there is no modular yet.

3.10.97 House has been set. Plumbing permit applied for.

Make material for final inspection.

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

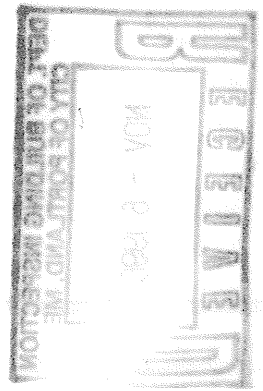
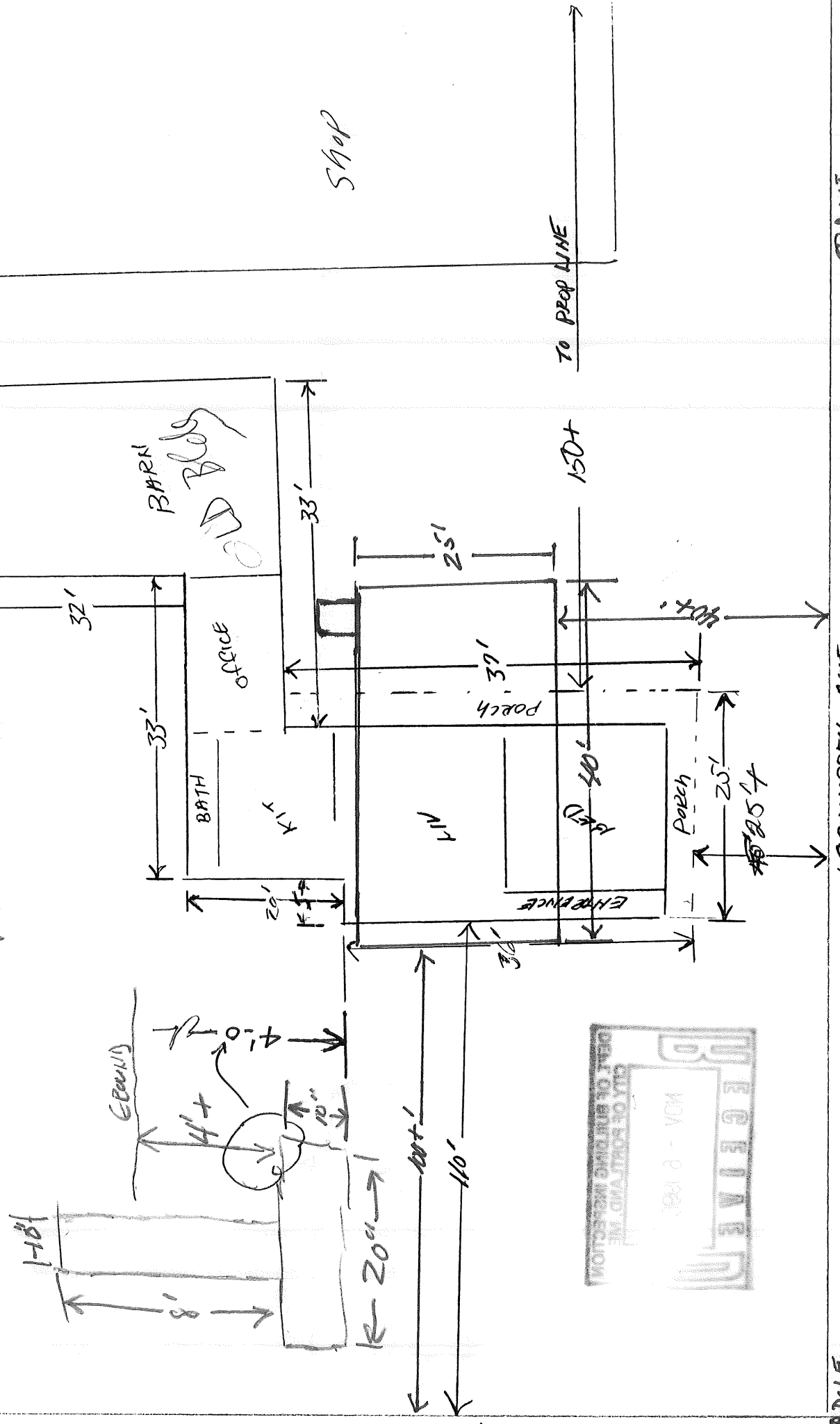
Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

\_\_\_\_\_ Date  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MORIN 188 WARREN AVE  
 PORTLAND

NEW DWELLING IN RED  
 3 BED ROOM RANCA 25' X 40'  
 FOUNDATION 8" WALLS 8" THICK  
 5" FLOOR 25' X 40'

25' X 40' MODULAR TO BE  
 PLACED ON FOUNDATION



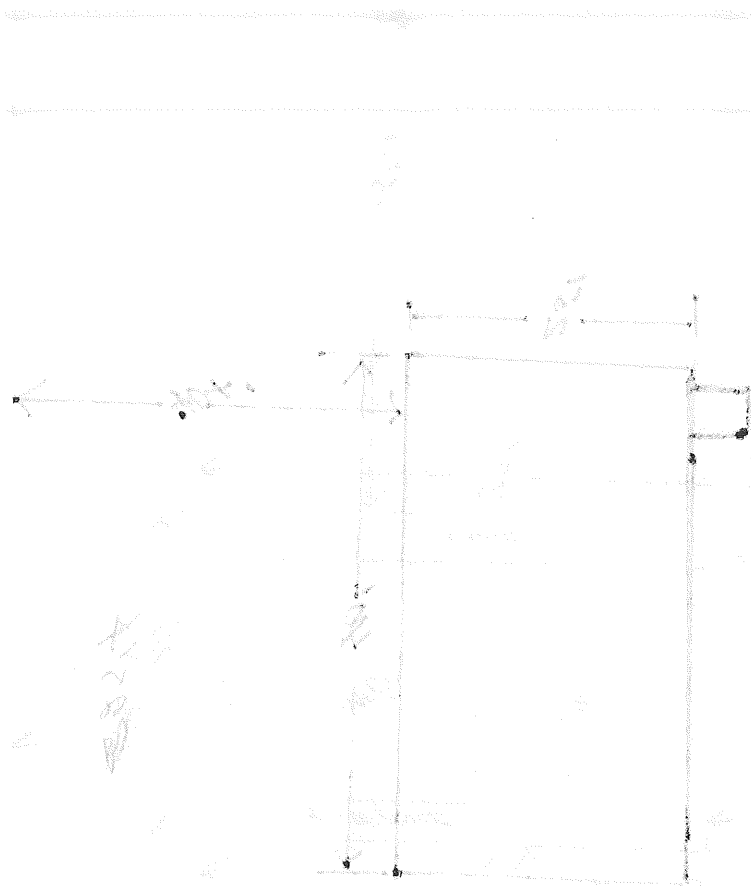
① MLE

188 WARREN AVE

9 POLE

24-1578

WALTON  
1881  
DEPARTMENT



**RECEIVED**  
 NOV - 6 1996  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

DESIGN BY: JAMES W. WOOD  
 1011 X 25 NORTH BOSTON ST.  
 PORTLAND, MAINE 04108  
 603-775-1011

Applicant: Steve Morin

Date: 11/12/96

Address: 100 Warner Ave

C-B-L: 295-6-6 17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~EXIST~~ <sup>use</sup> Nonconformity <sup>completely</sup> destroyed by fire 11/12/96

Zone Location - I-2 14-385 - Reducing The nonconformity during the rebuilding

Interior or corner lot -

Proposed Use/Work - Repair after fire

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -



# BUILDING PERMIT REPORT

DATE: 13/Nov/96 ADDRESS: 108 Warren Ave.

REASON FOR PERMIT: rebuilt after fire.

BUILDING OWNER: Leonard & Frances Morin

CONTRACTOR: Steve Morin

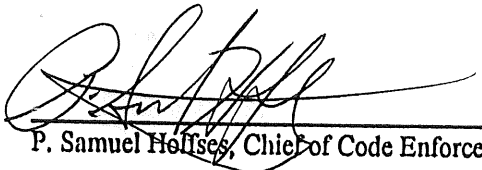
PERMIT APPLICANT: 11 11 APPROVAL: \*1 \*4 \*5 \*6 \*7  
~~DENIED: \*9 \*13 \*18~~

## CONDITION OF APPROVAL OR DENIAL

1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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)
5. 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (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 basementsIn 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)
14. 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.

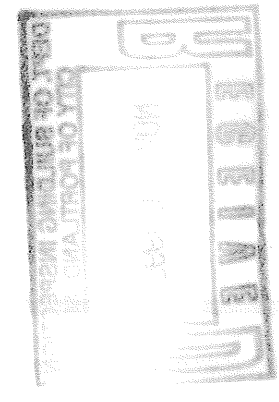
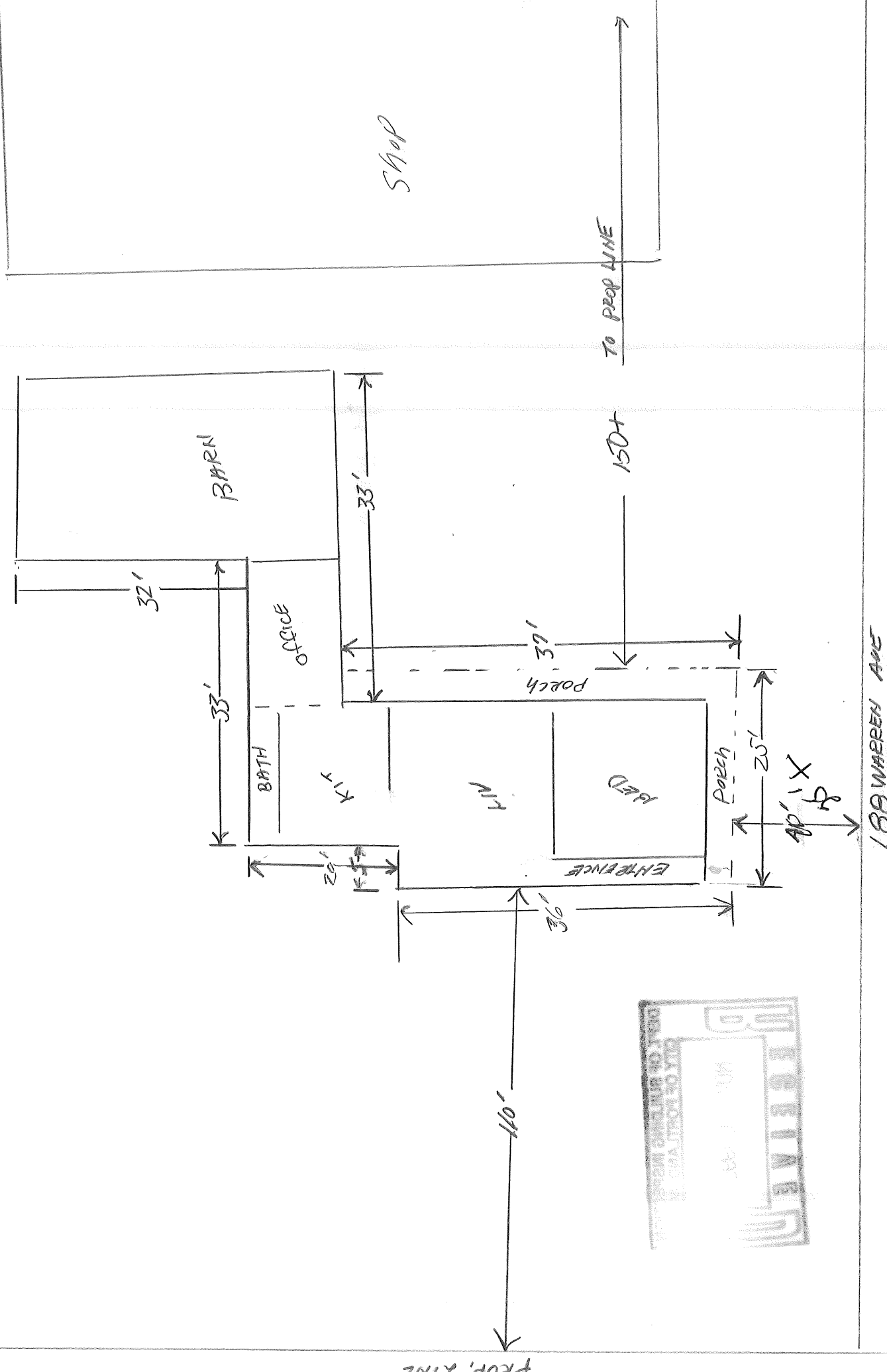
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- \*18. 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.
19. 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".
20. 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.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

22. \_\_\_\_\_
23. \_\_\_\_\_
24. \_\_\_\_\_
25. \_\_\_\_\_



\_\_\_\_\_  
P. Samuel Heffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD



180 WARREN AVE

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
NOV - 6 1996  
RECEIVED

38300  
3580  
5000  
47900

38300  
3500

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

OCTOBER 28, 1996

## CITY OF PORTLAND

MORIN LEONARD J  
188 WARREN AVE  
PORTLAND ME 04103

Re: 188 WARREN AVE  
CBL: 295- - G-006-001-01  
DU: 1 d.u. & 1 com'l. u.

Dear Mr. Morin:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent fire, the occupied structure is hereby declared unfit for human occupancy.

The above-mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

Article V, Section 6-120:

- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public --

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned structure without the written consent of the Health Officer or his/her agent.

Also, you are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure; so that no damage to life or property, or fire hazard shall exist. It is necessary to comply with this board-up order by November 27, 1996.

Sincerely,

A handwritten signature in cursive script, reading 'Amy Powers', is written over a horizontal line.

Amy Powers  
Code Enforcement Officer

A handwritten signature in cursive script, reading 'Tammy Munson', is written over a horizontal line.

Tammy Munson  
Code Enfc. Offr./ Field Supv.

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

Frances and Leonard Morin

188 Warren Avenue

Portland, Maine 04103

RE: Fire at 188 Warren Avenue

Frances & Leonard Morin,

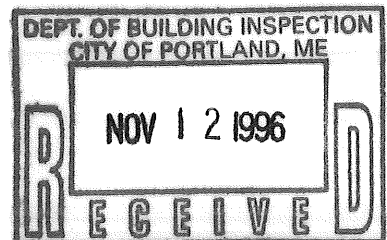
On 10-25-96, a fire occurred in the building listed above, of which you are reported to be the owner(x).

If permanent repair work is required for this building, you must obtain a permit from the Building and Inspection Division in City Hall before starting such work.

Very truly yours,

Joseph E. Thomas, Jr.  
Chief  
Portland Fire Department

cc: Building and Inspection Division  
City Assessor's Office



CITY OF PORTLAND  
DIVISION OF INSPECTION SERVICES  
DEMOLITION CALL LIST

Site Address: 188 Warren Ave Owner: Moran

Structure Type: \_\_\_\_\_ Contractor: L.W. Grubb

UTILITY APPROVALS

	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
1 Central Maine Power	828-1411 X 5000	<u>Bob Fickett</u>
2 Nynex	878-7000	<u>John West</u>
3 Northern Utilities	797-8002 X 6243	<u>Carolyn Small</u>
4 Portland Water District	761-8310	<u>Mary Calder</u>
5 Public Cable Co.	775-2381 X 257	<u>Debbie</u> 2/6/96
6 Dig Safe	1-800-225-4977	<u>Dianne</u> 964407620

CITY APPROVALS

	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
7 DPW/Sewer Division	874-8300 X 8871	<u>Margaret Sprague</u>
8 DPW/Traffic Division	874-8300 X 8891	_____
9 DPW/Forestry Division	874-8300 X 8820	<u>Jeff Tarling</u>
10 DPW/Sealed Drain Permit	874-8300 X 8822	<u>Carol Merrill</u>
11 Building Inspections	874-8300 X 8703	<u>Amy Powers</u>
12 Historic Preservation	874-8300 X 8699	<u>Deb Anderson</u>
13 Fire Dispatcher	874-8300 X 8576	<u>Morten Kevri</u>

Written Notice to Adjoining Owners

ASBESTOS

	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
14 U. S. EPA REGION 1	617-565-9055	<u>Lee Weller</u>
15 DEP - Environmental	(Lee Weller) 822-6300	<u>Robert Clark</u>

I have contacted all of the necessary companies and departments.

Signed: [Signature] Date: 2/4/96