

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

Location of Construction: 402 Allen Ave		Owner: Audet & Kingsley		Phone: 797-7777		Permit No: 970438	
Owner Address: 1321 Washington Ave		Lessee/Buyer's Name: Portland, ME 04103		Phone:		Business Name:	
Contractor Name: AA Excavating		Address: Gray, ME		Phone:		Permit Issued: MAY 13 1997	
Past Use: 1-fam		Proposed Use: Vacant Land		COST OF WORK: \$ 2,000.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description:  Demolish Structure				Signature: <i>Mary</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <u>B-2</u> CBL: 375-C-035	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval:	
Permit Taken By: Mary Gresik		Date Applied For: 07 May 1997				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"/>	

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..

Demolition tickets already pulled.

**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 *David Kingsley* ADDRESS: \_\_\_\_\_ DATE: 07 May 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

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

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: 5/2/97

*J.A.*

**CEO DISTRICT** *[Signature]*  
*M.A. Carroll*

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				Signature: Date:		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	

**PERMIT ISSUED**  
MAY 13 1997  
**CITY OF PORTLAND**

**PERMIT ISSUED WITH REQUIREMENTS**

Demolition tickets already pulled/

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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 *[Signature]*

COMMENTS

7/2/97 - happened by this area & found Bldg Dem'd, Backfilled  
& graded - We were never called

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

# BUILDING PERMIT REPORT

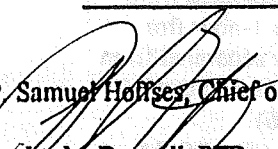
DATE: 9/MAY/97 ADDRESS: 402 Allen Ave  
REASON FOR PERMIT: Demol.  
BUILDING OWNER: Audet & Kingsley  
CONTRACTOR: AA EXCAVATING  
PERMIT APPLICANT: 1 APPROVAL: \*1, \*26, \*27 ~~DENIED~~

## 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 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. 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.
8. Headroom in habitable space is a minimum of 7'6".
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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
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 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 electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. Sewer MUST be sealed before demolition begins.
- 27. ALL requirements of The City's building Code must be met. Chapter 33 Section 3310.0. (The BOCA National Code/1996)
- 28.

  
P. Samuel Hoffes, Chief of 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

Roberta R. Anderson  
455 Allen Avenue  
Portland, ME 04103

RE: 455 Allen Avenue - 401-A-18 - R-3 zone

September 18, 1997

Dear Ms. Anderson,

It has come to our attention thru several complaints that cars are being put out front of your property for sale on a fairly regular basis. It is not allowable under City Ordinance to park such cars on the City esplanade and/or sidewalk area. Any cars within that area shall be removed immediately. Because of the volume of cars being sold over a years time, you may need to be licensed as a business, which is not an allowable use in an R-3 residential zone. Such a use shall cease operations immediately. The State defines a car dealer as:

"A person is engaged in the business of buying, selling, exchanging, offering to negotiate, negotiating or advertising a sale of vehicles if the person:

- A. Buys vehicles for the purpose of resale.
- B. Sells more than 5 vehicles for sale in any 12-month period; or
- C. Displays 3 or more vehicles for sale within a 30-day period on premises controlled by that person."

Our Code Enforcement Officer will be tracking your activities to be sure that all ordinances are being properly met. If you have any questions regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: Mark Adelson, Housing & Community Development  
Kevin Carroll, Code Enforcement Officer  
Linda Pinard, Manager's Office  
File



CITY OF PORTLAND  
DIVISION OF INSPECTION SERVICES  
DEMOLITION CALL LIST

site Address: 402 Allen Avenue, Portland owner: Audet and Kingsley

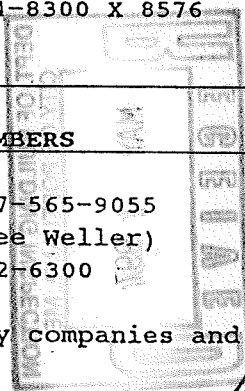
structure Type: Residential Home Contractor: GREATER PORTLAND REALTY

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power	828-1411 X 5000	<u>SERVICE DETACHED</u>
Nynex	878-7000	<u>JIM ROMANO 6/20-110PM</u>
Northern Utilities	797-8002 X 6243	<u>Mr Gorey 6/20-120PM</u>
Portland Water District	761-8310/774-5961 X 3073	<u>Dotty Fontaine 6/20-130PM</u> <u>330PM Fri Appt.</u>
Public Cable Co.	775-2381 X 257	<u>Pete Lorenzen 6/20 145 PM</u>
Dig Safe <i>ATT: NYNEX, Public Water NUMS, CMP, Public Cable</i>	1-800-225-4977	<u>Patricia - request # 962506441V</u> <u>150m must renew after 7/20/96</u>
<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division <i>must seal at main - \$250 fee / \$45 street opening fee if not used need licensed excavator</i>	874-8300 X 8871	<u>Carol Merrit 6/20 210PM</u> <i>- must be sealed before demolition</i>
DPW/Traffic Division	874-8300 X 8891	<u>contacted by Dig Safe already - will call me</u>
DPW/Forestry Division	<del>874-8300 X 8820</del> 756-8389	<u>Jeff Tarling - will call me</u>
DPW/Sealed Drain Permit	874-8300 X 8822	<u>Carol Merrit 6/20 210 PM</u> <i>Can get copy from public works</i>
Building Inspections	874-8300 X 8703	<u>Sam Hopkins 6/20 250pm</u>
Historic Preservation	874-8300 X 8699	<u>Debbie Andrews - will call back</u>
Fire Dispatcher	874-8300 X 8576	<u>Suzanne Mesene 6/20</u> <u>left my name + # = no problem</u>
<u>Written Notice to Adjoining Owners</u>		

<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U. S. EPA REGION 1	617-565-9055 (Lee Weller)	<u>Single Family homes are 6/20 exempt. 220 AM</u>
DEP - Environmental	822-6300	<u>Randy McMullin 6/26 250 PM</u> <i>no problem if no asbestos</i>

I have contacted all of the necessary companies and departments.

Signed: W. J. [Signature] Date: Aug 14, 1996





CITY OF PORTLAND  
DIVISION OF INSPECTION SERVICES  
DEMOLITION CALL LIST

Site Address: 402 Allen Avenue, Portland owner: Audet and Kingsley

Structure Type: Residential Home contractor: GREATER PORTLAND REALTY

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<u>WRITTEN NOTICE TO ADJOINING OWNERS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
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Signed: Walter A. [Signature] Date: Aug 14, 1996