

Copyright © 1920 by Atlantic City, N. J. Atlantic City, N. J.



11-13 ATLANTIC STREET

13 Atlantic Street - continued

Third floor -

- l. The missing plaster on the kitchen ceiling and walls.
- m. The broken kitchen window - not weathertight.
- n. The broken sash cords in the kitchen window.
- o. The missing plaster on the bathroom ceiling and walls.
- p. The broken glass in the bathroom window.
- q. The cracked plaster on the ceiling and walls in the living room-bedroom (combination).
- r. The broken windows in the living room-bedroom (combination) - not weathertight.
- s. The missing sash cords in the living room-bedroom (combination).
- t. The missing door knobs on the doors in the living room-bedroom (combination).
- u. Provide means of egress from the third floor.

ELECTRICAL

- a. Replace the missing light fixture in the third floor hallway.
- b. Replace the missing light fixtures in the kitchen and living room-bedroom (combination) in the third floor apartment.

PLUMBING

- a. Repair or replace the faulty water faucet on the bath tub, in the second floor bathroom.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before October 24, 1969.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Mr. Antonio Palestini
13 Atlantic Street
Portland, Maine 04101

Loc. 13 Atlantic St.
Loc. #/1 Munjoy South
Bldg. Fire Eleg Otherx
Issued September 24, 1969
Expires October 24, 1969

Dear Sir:
On September 24, 1969 an examination was made of the premises located
at 13 Atlantic Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.
In accordance with the provisions of the above ordinance, you are hereby ordered to
correct these defects according to specifications within the time limits allowed. Failure to
comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be ob-
tained from the Building Inspector, Health, Fire or other City Departments. These must be ob-
tained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at
this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections
have been completed.

Very truly yours,
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

REPAIR and PUT IN GOOD ORDER all deteriorated, dilapidated and hazardous parts of
the structure as follows:

STRUCTURAL

- a. The front porch steps - uneven and worn.
- b. Point up the loose joints on the foundation - at the front of the structure.
- c. The deteriorated front drip cap.
- d. The leaking gutter and missing downspout on the right side of the structure.
- e. The missing frieze board at the front of the structure.
- f. The exterior trim - needs painting.
- g. The broken cellar window.
- h. The missing barge boards under the eaves at the rear of the structure.
- i. The missing plaster on the walls in the front hallways - first to third floor.
- j. The missing rail and balusters in the front hall stairways - second to third floor.
- k. Second floor -
The broken sash fasts on the windows in the kitchen, living room, dining room and
middle bedroom.

MAINE PRINTING CO. PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 13 Atlantic Street
Loc w/1 S Munjoy South
Bldg X Fire X Elec X Other
Issued October 25, 1967
Expires Nov. 25, 1967

Mr. Antonio Palestino
13 Atlantic Street
Portland, Maine

Dear Sir:

On September 22, 1967 an examination was made of the premises located

at 13 Atlantic Street, Portland, Maine.

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
John R. Davy, M. D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Replace the broken window panes in all of the windows throughout the structure.
- b. Determine the reason and remedy the condition which causes the drain-pipe on the right rear side of the structure to be disconnected.
- c. We suggest that you make the trim on all sides of the structure weather-tight and watertight by painting or any other suitable means.
- d. Repair or replace the damaged barge boards in the right rear wall of the structure.
- e. Repair or replace the worn treads on the stairway in the rear hall from the first to the second floor.
- f. Repair or replace the loose and cracked plaster on the kitchen and front bedroom walls on the second floor.
- g. Determine the reason and remedy the condition which causes the paint to peel on the bathroom walls on the second floor.
- h. Repair or replace the damaged ceilings, walls, floors, and doors in the kitchen and bathroom on the third floor.
- i. Repair or replace the loose and cracked plaster on the living room walls and ceiling on the third floor.
- j. Install doors for the living room on the third floor.

- a. Determine the reason and remedy the condition which causes the stacks, flues, and vents to be disconnected on the third floor.
- b. Accomplish a general clean-up of the rear hall on the third floor.
- c. Accomplish a general clean-up of the bathroom on the third floor.

PLUMBING
Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Correct the condition at the fixture that causes a cross connection at the bathtub on the third floor.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, and must be corrected on or before November 25, 1967.

RECEIVED
OCT 30 1967
DEPT. OF S
CITY OF PORTLAND

Memorandum from Department of Building Inspection, Portland, Maine
AP - 13 Atlantic Street

January 6, 1965

Mr. Anthony F. Palestini,
RFD #1
West Scarborough, Maine

Dear Mr. Palestini:

Would you please call this office and let us know when we
will be able to get into the house at 13 Atlantic Street.

Very truly yours,

Director

h

CS-27

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, January 5, 1966

PERMIT ISSUED
JAN 17 1966
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 13 Atlantic Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Anthony F. Palestini, Route #1, W. Scarborough Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address OWNER Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ " _____ No. families 2
 Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2,000 Fee \$ 6.00

General Description of New Work

To Repair after Fire to former condition. No alterations
Combustion in closet

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Forra notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. span centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and that span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

A. E. M.

CI-301

INSPECTION COPY

Signature of owner

Anthony F. Palestini

PH

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 13 Atlantic Street
Loc w/i
Bldg Fire Elec Other
Issued June 8, 1963
Expires July 8, 1965

Antonio Palestina
13 Atlantic Street
Portland, Maine

Dear Sir:
On June 25, 1963 an examination was made of the premises located
at 13 Atlantic Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.
In accordance with the provisions of the above ordinance, you are hereby ordered to
correct these defects according to specifications within the time limits allowed. Failure to
comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be ob-
tained from the Building Inspector, Health, Fire or other City Departments. These must be ob-
tained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at
this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections
have been completed.

Very truly yours,
Boris A. Vanadzin, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

- 1. ~~Repair and put in good order~~ dilapidated and hazardous parts of the structure as follows:
 - a. Repair or replace the ~~l~~ steps and building on the front of the structure.
 - b. Repair or replace the ~~door~~ door and plaster on the stairway of the front hall.
 - c. Repair or replace the ~~wood~~ wood, or ~~shed~~ shed, or ~~missing~~ missing plaster of the walls of the bed-
room in the second floor apartment; in the ceiling of the living room of the third
floor apartment.
 - d. Properly connect the disconnected down spout on the right side of the structure.
 - e. Repair or replace the ~~l~~ steps, ~~wood~~ wood, dilapidated and hazardous ~~trails~~ trails on the stairway
of the rear hall from the first to the second floors.

~~Check and have repaired~~ all defective electric wiring and electric equipment throughout
the structure.

2. Install adequate artificial illumination on the stairs of the basement.

~~Check and have repaired~~ all defective plumbing and plumbing fixtures throughout the



APPLICATION FOR PERMIT TO BUILD

5th CLASS BUILDING

Portland, Maine, Oct 15/26 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 13 Atlantic Street Ward 1 Within Fire Limits? no

Owner's name and address? Mrs W Shaw, 13 Atlantic Street

Contractor's name and address? Arthur A Griggs, 28 St Lawrence Street

Architect's name and address? _____

Proposed occupancy of building (purpose)? private garage 2 cars

No. families? _____ apartments? _____ lodgers? _____

Size, front? 16, depth? 20, No. stories? 1, height, average grade to highest point of roof? 12

To be erected on solid or filled land? solid earth or rock? _____

Material of foundation? rocks on grade Thickness, top? _____ bottom? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? hip Kind of roofing? slate surface

Kind of heat? _____ Material of chimney? _____, of lining? _____

Size of Framing Members

Corner posts? 4x6 Sills? 4x6 Rafters or roof beams? 2x4 roof on center? 24

Material and size of columns under girders? _____ on center? _____

Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will

be all one piece in cross section.

Floor timbers: 1st floor single, 2nd _____, 3rd _____, 4th _____

On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____

Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Building

External walls } thickness { 1st story _____, 2nd story _____

Party walls } thickness { 1st story _____, 2nd story _____

Material of cornice? _____ How fastened? _____

NOTIFICATION
before
LATHING OR CLOSING
is
WAIVED

If Apartment, Tenement or Lodging House

Dimensions of lot? _____

Descriptions of other buildings on lot? _____

Clear distance to rear lot line? _____, to one side lot line? _____, to other side lot line? _____

If a Private Garage

No. cars now accommodated on lot? none Total number to be accommodated? 2

Other buildings on same lot? two family dwelling

Distance from nearest present building to proposed garage? at 7'6"

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least 3' 9" feet from nearest windows of adjoining property.

Will there be a heating plant within building? _____

If so, how protected? _____

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no

Plans filed as part of this application? sketch No. sheets? _____

Estimated total cost \$ 300. Fee? .75

Signature of owner or authorized representative? _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 14, 1991

RE: 13 Atlantic Street
Apartment #1
016-C-021

Antonio Palestini Jr., et al.
13 Atlantic Street
Portland, Maine 04101

Dear Mr. Palestini,

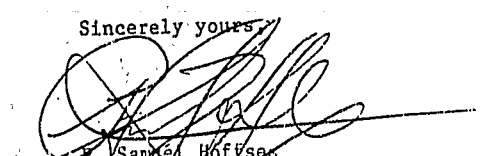
As owner of the property and building at 13 Atlantic Street, you are hereby notified that apartment number one is hereby declared unfit for occupancy by all children aged seven or under.

Article 5 Sec 6-115 of the Portland Code states, when the Health Authority determines the presence of lead-based paint in any dwelling creates a health hazard to children, the dwelling unit shall be condemned against occupancy if not corrected.

Therefore, you will not permit any child aged seven or under to occupy the above mentioned without the written consent of the Chief Building Inspector, certifying that the lead presence has been abated.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,


S. P. Hoffses
Chief of Inspection Services

/s/

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Lisa Belanger, Portland Public Health Department
Dianna Stovall & Family, Tenant

Permit # **090652** City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED
 Date: June 28, 1993
 Subdivision: _____
 Name: JUL 30 1993
 CITY OF PORTLAND

Owner: Fred Berry Phone # 878-0363
 Address: 13 Atlantic St. Portland, 04101
 LOCATION OF CONSTRUCTION: 13 Atlantic St.
 Contractor: self Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$1,000 Proposed Use: 3 family
 Past Use: 3 family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 In Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: to make interior renovations as per plan

For Official Use Only
 Date: June 28, 1993
 Inside Fire Limit: _____
 Bldg Code: _____
 Time Limit: _____
 Estimated Cost: \$1,000
 Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: (Explain) 7-23-93

Foundation: PERMIT NO 302433 05891 P.U. Truck

1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footing Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist Size: _____ Spacing 16" O.C.
 5. Framing Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Materials: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Materials _____
 11. Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafters Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____ Square Footage _____
 2. Pool Size: _____
 3. Must conform to National Fire Code and State Law.

Permit Received By: _____
 Signature of Applicant: Fred Berry Date: 6/23/93
 Signature of CEO: _____ Date: _____
 Inspection Dates: _____

HISTORIC PRESERVATION

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nicholas Palestini Phone # 647-5023
 Address: 15 Nulty St; Bridgton, ME 04009
 LOCATION OF CONSTRUCTION 13 Atlantic St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: 3-fam
 Past Use: 2-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Cot. Condominium _____ Conversion _____
 Explain Conversion Change of Use - from 2-family to 3-family

For Official Use Only	
Date <u>5/12/92</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Ownership: _____ Public _____ Private _____
Estimated Cost _____	
Zoning: Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required:	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain) <u>permit not issued</u>	

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

HISTORIC PRESERVATION

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
 3. Type Ceilings: _____ Does not require review.
 4. Insulation Type _____ Size _____ Requires review.
 5. Ceiling Height: 8'30" / 9'3"

Roof:
 1. Truss or Rafter Size _____ Span Action: _____ Approved _____
 2. Sheathing Type _____ Size _____ Approved with Conditions _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____ Date: 5/11/92
 Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant Antonio F. Palestini, Jr. Date 5/11/92
 CEO's District _____

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

White - Tax Assessor

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 19, 1992

Nicholas Palestini
15 Nulty St
Bridgton, ME 04009

13 Atlantic St.

Dear Mr. Palestini,

As per our recent discussion it is necessary that you submit more accurate floor plans which clearly indicate which illegal unit will be eliminated where 4 actually exist and 1 must be dismantled. Ingress and egress should be clearly indicated.

Sincerely,

WDH
William D. Giroux
Zoning Administrator

/jcf

cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. Wallace C. Garroway, Fire Prevention Bureau
Merle Leary, Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

December 21, 1992

Nicholas Palestini
15 Nulty Street
Bridgeton, ME 04009

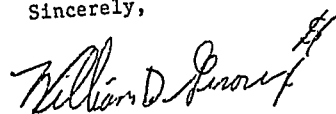
Re: 13 Atlantic St

Dear Mr. Palestini,

This office has not, as of this date, received more accurate plans regarding your permit application of May 11, 1992. Please find attached my letter to you dated May 19, 1992 requesting these plans.

If you do not come to this office within 30 days to apply for an appeal or remove the illegal units, this matter will be turned over to the City's Corporation Counsel for legal action.

Sincerely,


William D. Giroux
Zoning Administrator

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

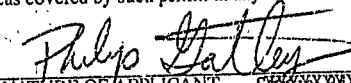
Location of Construction: 13 Atlantic St		Owner: Berry, Fred	Phone:	Permit No: 240945
Owner Address: SAA Ptd, ME 04101		Leasee/Buyer's Name:	Phone:	Mary Grebik
Contractor Name: Steve Richard		Address:		Business Name:
Past Use: 4-fam	Proposed Use: 4-fam w/dormer & int reno	COST OF WORK: \$ 6,000.	PERMIT FEE: \$ 50.00	Permit Issued: PERMIT ISSUED SEP 8 1994
Proposed Project Description: Construct dormer and make int reno (int stairway)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>B-2</i> Type: <i>SB</i>	CITY OF PORTLAND Zoning Approval:
		Signature: <i>HAMS</i>	Signature: <i>Apffer</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		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

- 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..

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 ~~XXXXXXXXXX~~ ADDRESS: DATE: 31 Aug 1994 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
 Phil Gatley

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: *8/31/94*

CEO DISTRICT **1**
M. Leahy



FIRST FLOOR TENANT WILL LET YOU IN BUILDING
APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date February 28, 1994
 Receipt and Permit number 4836

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 13 Atlantic St.

OWNER'S NAME: Fred Berry ADDRESS: same

	FEE
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>40</u>	<u>8.00</u>
FIXTURES: (number of)	
Incandescent <u>10</u> Fluorescent _____ (not strip) TOTAL <u>10</u>	<u>2.00</u>
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws. _____ Over 20 kws. _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>2</u>	<u>4.00</u>
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u>	<u>4.00</u>
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: <u>18.00</u>	

INSPECTION:

Will be ready on NOW, 19__ ; or Will Call _____

CONTRACTOR'S NAME: 4836

ADDRESS: Gary L. Robinson 80 Flagg Pond Rd. Saco, 04072

TEL.: 2821257

MASTER LICENSE NO.: 4836

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Gary L. Robinson

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

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

Location of Construction: 13 Atlantic St		Owner: Berry, Fred	Phone:	Permit No: 940945
Owner Address: 6AA Field, ME 04101	Leasee/Buyer's Name:	Phone:	Business Name:	Permit Issued: Mary Grosik
Contractor Name: Steve Richard	Address:	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 8 1994 CITY OF PORTLAND </div>	
Past Use: 4-fam	Proposed Use: 4-fam w/dormer & int reno	COST OF WORK: \$ 6,000.	PERMIT FEE: \$ 50.00	Zoning Approval: <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"/> r/r <input type="checkbox"/> 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
Proposed Project Description: Construct dormer and make int reno (int stairway)		FIPE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type 5B Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Date:	

- 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.

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

31 Aug 1994

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: _____ PHONE: _____

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *7/11/94*

CEO DISTRICT **11**
[Signature]

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

COMMENTS

1-13-95 Downer & stairway are finished.

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

BUILDING PERMIT REPORT

Address 13 ATLANTIC ST. Date 6/SEPT/94

Reason for Permit TO CONSTRUCT DORMER / INT STAIRWAY

Bldg. Owner: Fred Berry

Contractor: Steve Richard

Permit Applicant: vi vi

Approval: *4, *5, *6, *7, *8, *9, *10, *13, *14

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
- * 5. Each apartment shall have access to (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.
- * 6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 7. 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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 side. (Chapter 4 section 407.0 of the BOCA/1993).

10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

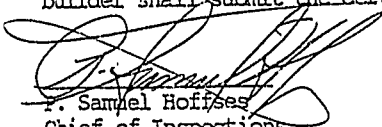
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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.

16. 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".

17. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


F. Samuel Hoffses
Chief of Inspections

/s/ 01/14/94 (redo w/additions)

Dormer 21 x 16

13 Atlantic St
Portland Me.

Roof - 2x10 rafters

roof sheathing - 5/8 plywood

20 year asphalt shingles

walls 1/2 sheathing

siding - Vinyl

2 windows

Hallway - stairs built to accommodate 3rd Floor, 7" rise + 11" tread

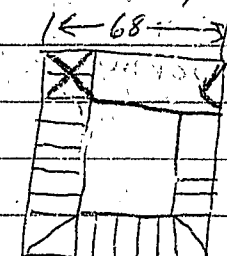
Double 5/8 sheetrock in Hallway,

1 hr Fire rated Door with spring hinge, 2' x 6'8" wooden jamb.

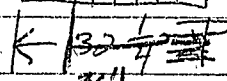
Stairway is to be used as secondary stairway (Fire exit) walls + roof Rafter 16 oc.

36" STAIR

Stairway layout



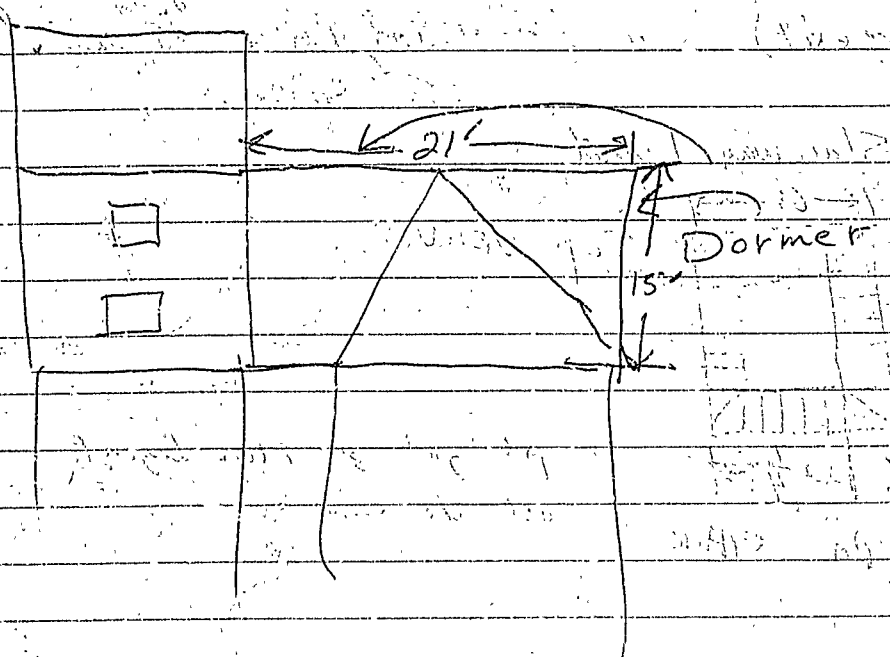
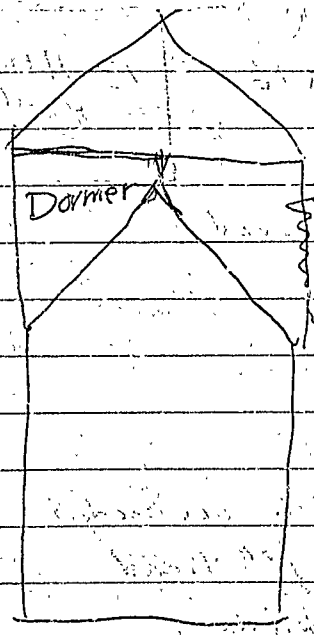
Top VIEW



RO. STAIR

1st 2nd 3rd Floor layout all the same.

Dormer layout on Back ->



← 21' →

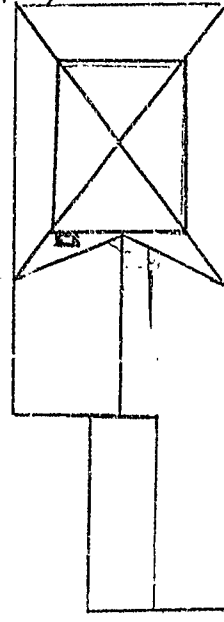
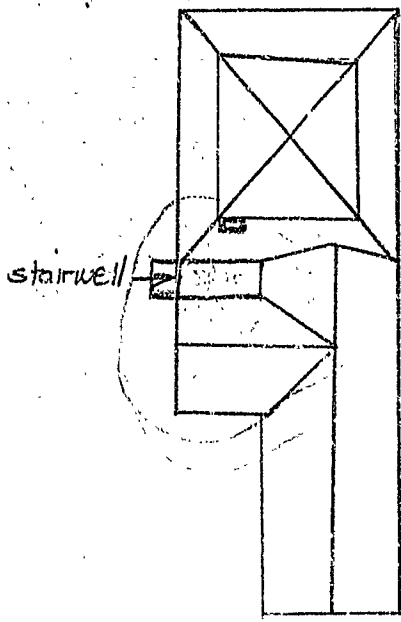
This change in roof line will incorporate a stairwell to the 3rd floor from within the structure to conform to the zoning, R6.
Estimated material cost of \$400,000 to include reshingeling entire ell of structure.

Feed Berry
773-4721

13 Atlantic
Current Structure

Top View: Roof Lines.

Proposed Structure



W



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date January 4, 1995
 Receipt and Permit number 4821

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 13 Atlantic St.
 OWNER'S NAME: Fred Berry ADDRESS: Portland

	FEES
OUTLETS:	
Receptacles _____ Switches <u>3</u> Plugmold _____ ft. TOTAL <u>3</u>60
FIXTURES: (number of)	
Incandescent <u>3</u> Fluorescent _____ (not strip) TOTAL <u>3</u>60
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	1.20
	INSTALLATION FEE DUE:
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	MIN 15.00
	TOTAL AMOUNT DUE:

INFORMATION:

Will be ready on NOW, 1995; or Will Call _____
 CONTRACTOR'S NAME: Peter Doria
 ADDRESS: 135 Bolton St. Portland 04102
 TEL.: 775-0888
 MASTER LICENSE NO.: 04821 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

030652

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$2.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Fred Berry Phone # 3595
 Address: 13 Atlantic St. Portland, 04101 773-4721
 LOCATION OF CONSTRUCTION 13 Atlantic St. works at Merc
 Contractor: self Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$1,000 Proposed Use: 3 family
 Past Use: 3 family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to make interior renovations as per plan

PERMIT ISSUED
For Official Use Only
 Date June 28, 1993 Subdivision: _____
 Inside Fire Limits _____ No. _____
 Bldg Code _____ Lot _____
 Time Limit _____ Owner: _____
 Estimated Cost \$1,000 Public: _____
CITY OF PORTLAND
 Zoning: Street Frontage Provided: _____ Back _____ Side _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) 7-28-93

PERMIT NO 39192 05891 P.U. Truck

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: Approved
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places 00,000 Date: 7/28/93

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National _____ State Law.

Permit Received By Latini
 Signature of Applicant Fred Berry Date 6/28/93
 Signature of CEO _____ Date _____
 Inspection Dates _____
 © Copyright GPCOG 1988

PLOT PLAN

N



FEE'S (Breakdown From Front)

Base Fee \$ 25.00 _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ 300.00 Dump _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

plans submitted

Third plan is entirely framed up. Electrical work needs permit.

2-18-95. All sheet rock is completed. Rough wiring has been done. Dry done has been installed.

2-16-95. All dry drops have been installed, with closures. The third plan apt is all complete.

Signature of Applicant _____

Date _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 13 Atlantic St

Issued to Fred Barr

Date of Issue 17 August 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950652, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Three Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: 8/17/95 Madal Terry
(Date) Inspector

[Signature]
Inspector of Buildings

714119

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner at lease for one dollar.

BUILDING PERMIT REPORT

ADDRESS: 13 ATLANTIC ST.

DATE: 29 July 1993

REASON FOR PERMIT: To make interior renovations

BUILDING OWNER: Fred Berry

CONTRACTOR: " "

PERMIT APPLICANT: _____

APPROVED: *3 *4 *5 *6 *7 *12 *13 *14

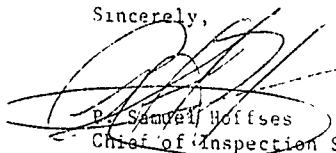
CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works 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.
- X 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- X 4.) 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.
- X 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- X 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- X 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

over

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the IBC National Building Code.
- 10.) 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.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 13.) headroom in habitable spaces is a minimum of 7'6".
- 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste 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.

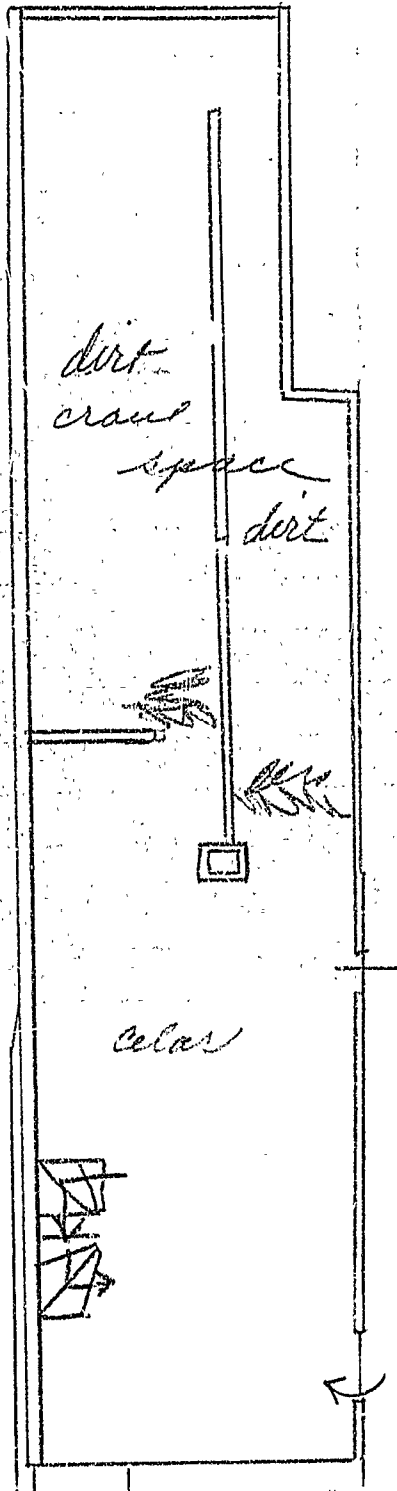
Sincerely,


P. Samuel Hoffes
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

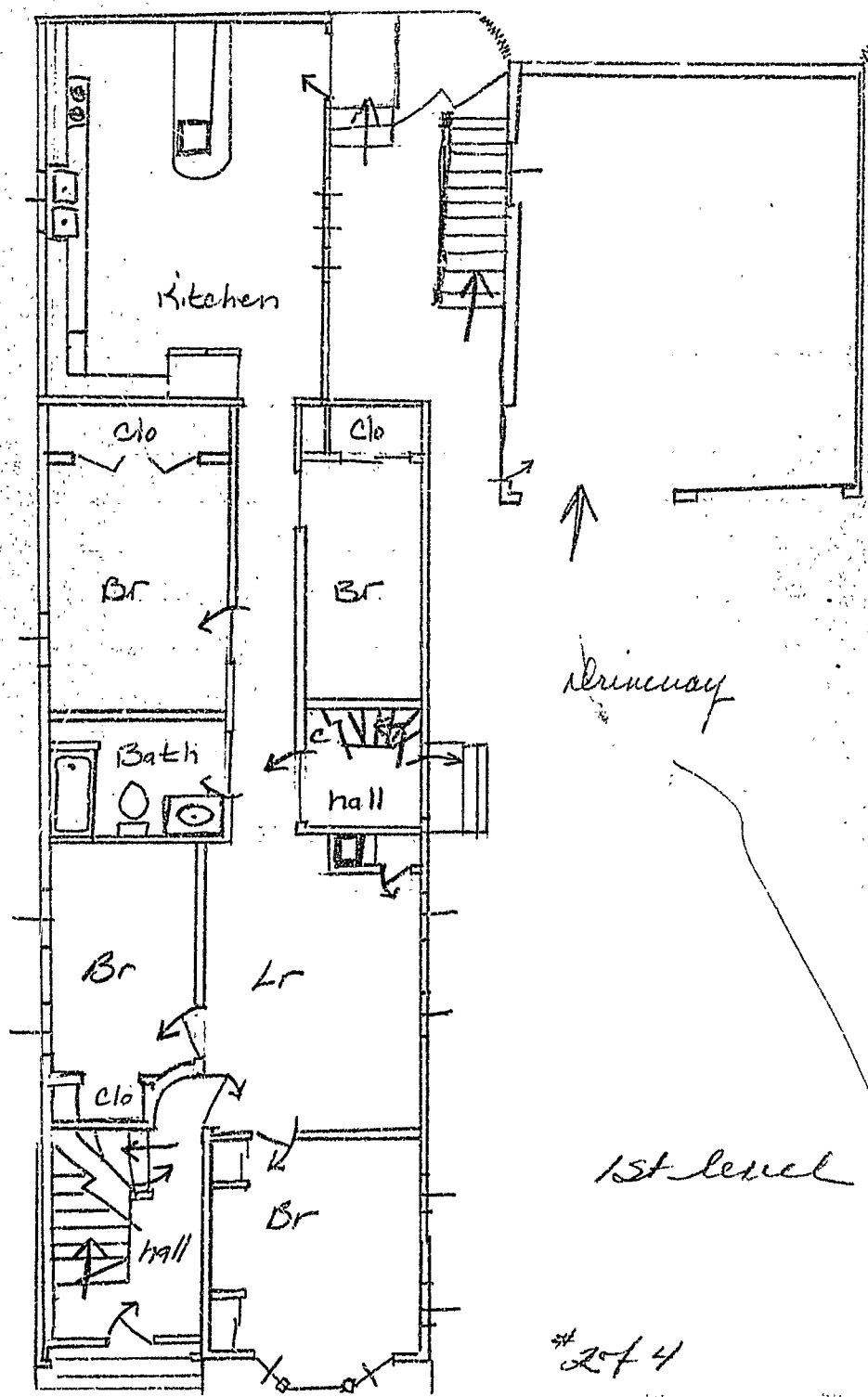
7-27-93



Sublevel

#107-4

1-28-83

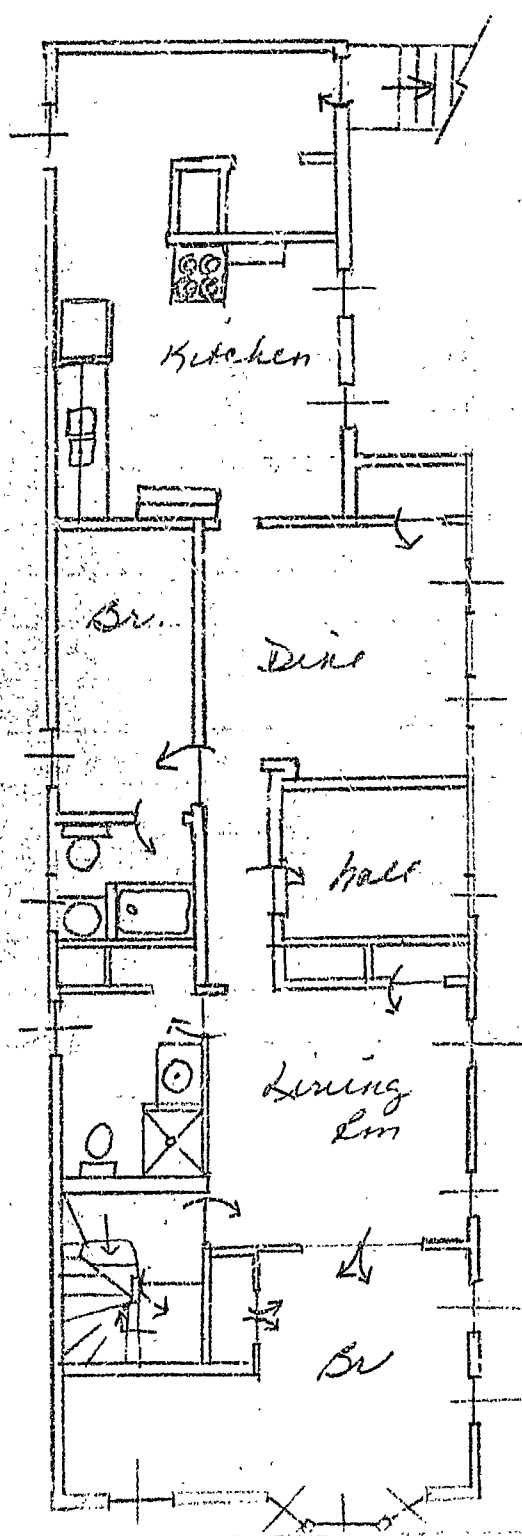


Driveway

1st level

#274

7-2A-93



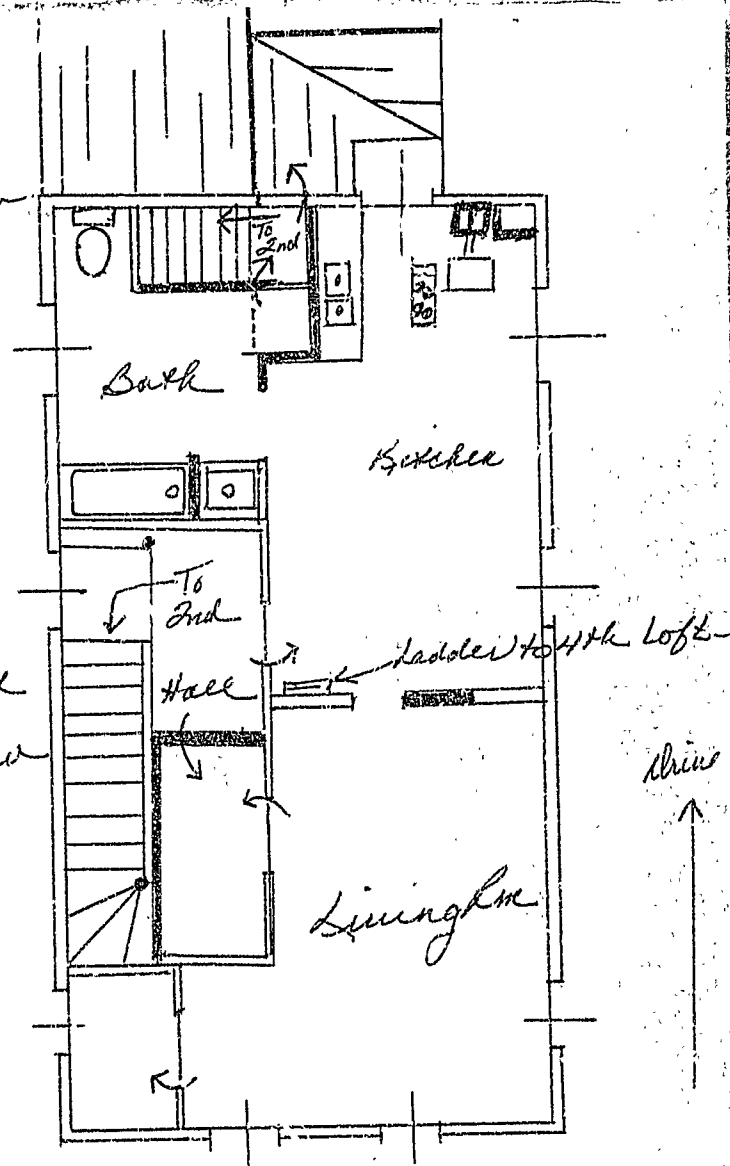
2nd level

#3 of 4

* Dotted wall will be new construction in the bath room.

* Darkend walls are to be torn out as well as all interior plaster

Door frames + window frames will be replaced with original over new sheetrock.



Fred Barry

Street Side

13 Atlantic St
3rd Floor

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 23, 1995

BERRY FREDERICK K
16 PINE ST
PORTLAND ME 04102

Re: 13 Atlantic St
CBL: 016 - - C-021-001-01
DU: 3

Dear Mr. Berry:

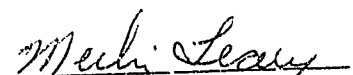
A re-inspection at the above noted property was made on August 17, 1995.

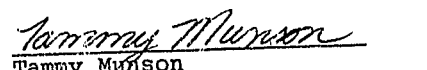
This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 04, 1994.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every three years.

Sincerely,

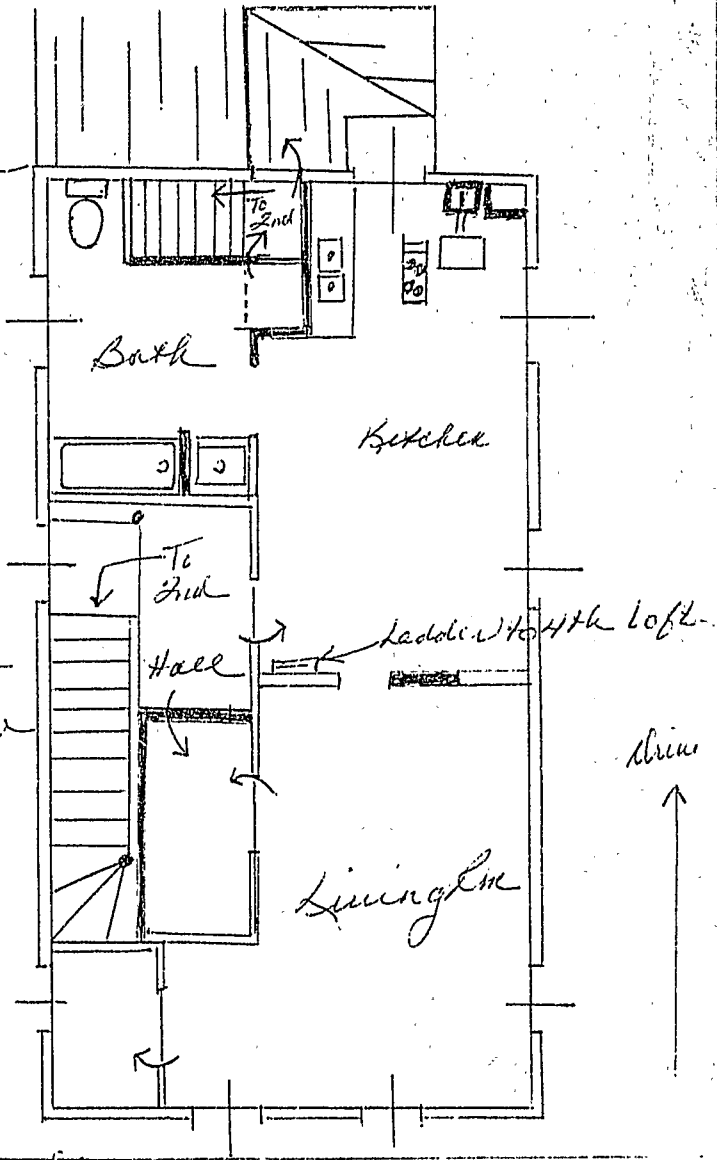

Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

* Rotted wall will be new construction in the bath room.

* Barkend walls are to be torn out as well as all interior plaster

door frames + window frames will be replaced with original over new sheetrock.



3rd floor

Street Side

13 Atlantic St
3rd Floor

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 1, 1993

Fred Berry
13 Atlantic St
Portland, ME 04101


Re: 13 Atlantic St

Dear Mr. Perry,

This letter is in reference to the permit application filed by you on June 28th, 1993 regarding renovations at 13 Atlantic Street in Portland. You submitted a plan of the third floor at the time. It is necessary that you supply us with detailed plans of all floors and the basement because this property has contained unauthorized dwelling units in the past where only the original three complied with zoning. This application cannot receive further review until adequate plans are received.

Please call if there are any questions.

Sincerely,


William D. Giroux
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Inspection Services
Merlin Leary, Code Enforcement Officer
LT McDougal, Fire Prevention Bureau

/mg

OK W.D.H. 7-28-93

building

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nicholas Palestini Phone # 647-5023
Address: 15 Nulty St; Bridgton, ME 04009
LOCATION OF CONSTRUCTION 13 Atlantic St.
Contractor: _____ Sub.: _____
Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: 3-fam
_____ Past Use: 2-fam
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stor.: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Change of USE - from 2-family to 3-family

For Official Use Only
Date 5/11/92 Subdivision: _____
Name: _____
Inade Fire Limits _____ Lot: _____
Bldg Code _____ Ownership: _____ Public
Time Limit _____ Private
Estimated Cost _____

Zoning: Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) permit not issued

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ 71 30/92 HISTORIC PRESERVATION
3. Type Ceilings: _____ Does not require review.
4. Insulation Type _____ Size _____ Requires Review.
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span Action: Approved
2. Sheathing Type _____ Size _____ Approved with Conditions
3. Roof Covering Type _____

Chimneys:
Type: _____ Number of Fire Places _____ Date: 5/11/92
Signature: _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Antonio F. Palestini, Jr. Date 5/11/92

CEO's District Antonio F. Palestini, Jr.

CONTINUED TO REVERSE SIDE

White - Tax Assessor Ivory Tag - CEO

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 19, 1992


Nicholas Palestini
15 Nulty St
Bridgton, ME 04009

13 Atlantic St.

Dear Mr. Palestini,

As per our recent discussion it is necessary that you submit more accurate floor plans which clearly indicate which illegal unit will be eliminated where 4 actually exist and 1 must be dismantled. Ingress and egress should be clearly indicated.

Sincerely,


William D. Giroux
Zoning Administrator

/jcf

cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. Wallace C. Garroway, Fire Prevention Bureau
Merle Leary, Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 21, 1992

Nicholas Palestini
15 Nulty Street
Bridgeton, ME 04009

Re: 13 Atlantic St

Dear Mr. Palestini,

This office has not, as of this date, received more accurate plans regarding your permit application of May 11, 1992. Please find attached my letter to you dated May 19, 1992 requesting these plans.

If you do not come to this office within 30 days to apply for an appeal or remove the illegal units, this matter will be turned over to the City's Corporation Counsel for legal action.

Sincerely,

A handwritten signature in cursive script, appearing to read "William D. Giroux".

William D. Giroux
Zoning Administrator