

88-90 ATLANTIC STREET

MADE IN U.S.A. - THE DUNLOP RUBBER CO. - FILM CO. - 1954

City of Portland, Maine
Fire Department

December 1, 1979

Mr. George Lane

4 Douglass Lane

Scarboro, Maine

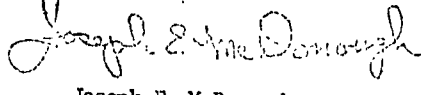
Re: Fire @ 90 Atlantic Street

Dear Mr. Lane:

On 11-19-79 a fire occurred in the building listed above, of which you are reported to be the owner ().

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

Very Truly Yours,



Joseph E. McDonough
Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

NOTE: Fire involved the 1st floor hallway closet.

City of Portland, Maine
Fire Department

November 1, 1979

Mr. George Lane
Broadturn Road
Scarboro, Maine

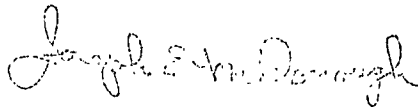
Re: Fire @ 90 Atlantic Street

Dear Mr. Lane:

On 10-17-79 a fire occurred in the building listed above, of which you are reported to be the owner ().

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

Very Truly Yours,



Joseph E. McDonough
Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

NOTE: The fire burned away the cellar stairs, the under flooring of the first floor, plus wiring.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 16, 19 79
 Receipt and Permit number A 34972

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: 90 Atlantic St.
 OWNER'S NAME: George Lane ADDRESS: Dudley St. Scarborough

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ 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 <u>xxx</u> _____	3.00
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: 3.00

INSPECTION:
 Will be ready on ready, 19 79; or Will Call _____
 CONTRACTOR'S NAME: James W. Cassidy
 ADDRESS: 21 Hodgins St.
 TEL.: 774-5478
 MASTER LICENSE NO.: 241 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 1223

Issued
 Portland, Maine Mar 28 1974

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Mrs. Jane Tel.
 Contractor's Name and Address J. W. Cassidy Tel. 974-5478
 Location 90 Atlantic St Use of Building apart
 Number of Families Apartments 5 Stores Number of Stories 3
 Description of Wiring: New Work Additions Alterations

14.40 Pipe .. Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 27 Plugs 51 Light Circuits 7 Plug Circuits 10
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters

2.00 MOTORS: Number Phase H. P. Amps Volts Starter
~~15.00~~ HEATING UNITS: Domestic (Oil) No. Motors 5 Phase 1 H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

7.50 APPLIANCES: No. Ranges 5 Watts 411w Brand Feeds (Size and No.)
 3.75 Elec. Heaters 5 Watts 411w
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 17 19 Ready to cover in 19 Inspection Mar 29 1974
 Amount of Fee \$ 20.65

Signed James W Cassidy

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: <u>14-2-74</u> 2	3	4
7	8	9
10	11	12

REMARKS:
 103 sk INSPECTED BY Libby (OVER)

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 6
 Issued Oct 31, 1972
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out -- Minimum Fee, \$1.00)

Owner's Name and Address Geo Lane Tel. _____
 Contractor's Name and Address J.W. Cassidy Tel. _____
 Location 90 Atlantic St Use of Building apart house
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Work: New Work Additions _____ Alterations _____

Pipe _____ Cast _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable Underground _____ No. of Wires _____ Size 400 ft.
 METERS: Relocated _____ Added _____ Total No. Meters 6
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) new
 Will commence Oct 30 1972 Ready to cover in _____ 19 _____ Inspection Oct 1972
 Amount of Fee \$ 5.50

Signed James W. Cassidy

DO NOT WRITE BELOW THIS LINE

SERVICE METER _____ GROUND
 VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____
 REMARKS:

INSPECTED BY [Signature]
 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 21, 1965

PERMIT ISSUED OCT 21 1965 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 90 Atlantic St. Use of Building Dwelling No. Stories 2 1/2 New Building Existing " Name and address of owner of appliance Sam Segal, 90 Atlantic St. Installer's name and address Breggy Oil Service, 84 Congress St. Telephone

General Description of Work

To install Oil-fired forced hot water heating system in place of coal-fired gravity hot water heat, first floor.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 2' From top of smoke pipe over 18" From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x8 Other connections to same flue gas hot water heater If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner AFederal-guntype Labelled by underwriters' laboratories? yes Will operator be always in attendance? 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 220 gal. Low water shut off Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners 275 gal.

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? Front 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

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: O.K. E.S.S. 10/21/65

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 Breggy Oil Service

CS 300

Signature of Installer by: [Signature]

INSPECTION COPY

[Handwritten mark]

90 Atlantic St.

Dec. 1, 1965

Breggy Oil Service
84 Congress Street

cc to: Sam Segal
84 Congress Street

Gentlemen:

Upon inspection of the above job on Nov. 30, 1965, the following omission was found:

Oil line from oil burner to tank lays on floor
insufficiently protected against possible damage.

It is important that correction of these conditions be made before Dec. 10, 1965, and notification be given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 774-8221, extension 236, any week day but Saturday between 8:00 and 9:00 A. M.

Very truly yours,

Earle Smith
Field Inspector

ESS:m

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57330
 Issued
 Portland, Maine Nov 21, 1965

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Sam Sigal Tel.
 Contractor's Name and Address Brigley Electric Tel.
 Location 90 Atlantic St. Use of Building Home
 Number of Families 3 Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
 Pipe .. Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCE: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) .. Signs (No. Units)
 Will commence 7 19 Ready to cover in 19 Inspection 19
 Amount of Fee \$ 2.00

Signed Sam Sigal

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 2 3 4 5 6		
7 8 9 10 11 12		

REMARKS:

INSPECTED BY F. W. Herbert
 (OVER)

77-844



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 30, 1959

PERMIT ISSUED
NOV 2 1959
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 90 Atlantic Street Use of Building Tenement No. Stories 3 ~~New~~ Building Existing " Name and address of owner of appliance Samuel Segal, 90 Atlantic St. Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 4-4554

General Description of Work

To install oil-fired gravity hot water boiler and oil burner (replacement)

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? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 36" From top of smoke pipe 24" From front of appliance 4' From sides or back of appliance 3' Size of chimney flue 11x10 Other connections to same flue furnace If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Tinken Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2" Location of oil storage existing Number and capacity of tanks existing Low water shut off? Make? No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

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 smoke pipe Size of chimney flue Other connections to same flue Is hot to be provided? It so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 10-30-59

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 Randall & McAllister

CS 300

INSPECTION COPY

Signature of Installer

[Signature]

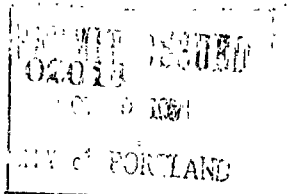
P.H.



90 APARTMENT HOUSE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, October 12, 1950



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ~~erect~~ ~~and~~ ~~install~~ ~~the~~ following building structure 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 90 Atlantic Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Samuel Segal, 90 Atlantic Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Sam Serota, 97 Atlantic Street Telephone 3-5105
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building apartment house No. families 3
 Last use " " No. families 2
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To construct outside wooden stairway third floor to ground as per plan.
To change window to door at first and second floor levels on rear wall of dwelling.

All of the new work will be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and all places of contact of the new work with the existing building are to be adequately "flashed" in permanent fashion with corrosion resistant metal in such manner as to prevent the entrance of moisture to deteriorate the existing building and parts of new work in contact therewith.

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** Sam Serota

Details of New Work

Permit Issued with Letter

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 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 _____
 Material of underpinning _____ Height _____ Thickness _____
 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 _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof 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? _____

APPROVED:

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

Samuel Segal

Sam Serota

INSPECTION COPY

Signature of owner

At 90 Atlantic Street-I

November 1, 1958

Mr. Sam Sorota
97 Atlantic Street
Mr. Samuel Segal
90 Atlantic Street

Copy to: Mr. H. M. Sylvester
26 May Street

Gentlemen:

After a long conference between Messrs. Sorota, Sylvester and myself about the details of construction of the rear outside stairway and piazza proposed at 90 Atlantic Street, draftsman and contractor agreed on certain details of the proposed outside structure, and because the job has been delayed so long, it was decided that I would attempt to describe the agreed upon details in this letter rather than wait for rather extensive revision of the plans; and that, upon receipt of this letter the contractor would be at liberty to proceed with the construction of the structure without the formality of revised plans or of application for amendment to the permit already issued. He should bear in mind, however, that should it become necessary or desirable to build the structure substantially different than outlined below, revised plans should be furnished and application for amendment to the permit filed here with the revised plan before proceeding with the departure from the details outlined below.

All concerned should bear in mind that the paragraphs numbered 1 to 5 inclusive in my letter of October 19, sent with the issuance of the permit, are also conditions of going ahead with the work. Another condition not mentioned before is that all of the new work is required to be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and all places of contact of the new outside structure with the existing building are to be adequately "flushed" in permanent fashion with corrosion resistant metal in such manner as to prevent the entrance of moisture to deteriorate the existing building and parts of new work in contact therewith. This outside fire escape is only permitted to be of wood if approved by this department as to construction and prospect of good maintenance. This latter condition then is of great importance, and unless it is thoroughly understood that the work is to be performed in that fashion, you should not proceed with the outside structure at all.

Following are the details of construction of the outside structure as I understand they are agreed upon by draftsman and contractor:

The present roof surface of the small ell at third floor level of the main building is to be used as the landing to give access to the outside stairway, and is to be railed completely around it with a stiff railing having top rail and low rail, the only opening being to the rear steps. If the window from third floor does not afford an opening at least 28" high when the bottom sash is way up, the window is to be changed out to a swinging window (casement sash) which will afford an opening no less than 3' high. If the sill of this window is more than 18" above the ell roof, the opening will be cut down to that height.

The various landings of the stairway and the piazza at second floor level are to be generally outlined with solid 4x6 with 6" dimension upright, or the equivalent of this may be used on the smaller landings. These outlining members of the landings wherever contacting the existing walls of the building are to be let into these walls and supported upon the frame of the building. Flush framing is to be followed as to the floors of the landings with top edges of floor joists at same level as top edge of outlined members and floor joists notched over no less than 2x3 nailing strips spiked to the inside face of the outlining members. The landing next below the ell roof is to

Mr. Sam Segal

Mr. Samuel Segal

2

November 1, 1950

have 2x4 floor joists, running across the width of the landing and spaced 16" from center to center, and the two small landings are to be similarly framed. The piazza floor at second floor level is to be framed with 2x6 joists, 16" on centers running the 6-foot width of the piazza.

The landing next below roof and parts of both of the small landings are to be supported by 4x4 posts in turn supported by the floor framing of the piazza, the floor joists in the piazza being doubled under each bearing.

Three posts, none less than 4x6 solid lumber are to be used under the small landing at the top of the lower run of stairs, this landing being intended only about a foot or two above the level of the piazza floor. The two of these posts toward the school yard are to be carried up high enough to support the small landing of the stairway and may be continued on up to form the posts of the railing, but the third post toward Monument Street and being intended as the main support of the outer corner of the second floor piazza may be made continuous up to the small landing, in which case special attention will have to be given to supporting the face board of the second floor piazza on it, or it may run up to the support of the second floor piazza and then a shorter post used above to support that corner of the small stairway landing.

A 1x6 main beam, set with the 6" dimension upright, is to be used under the outside of the second story piazza (toward the school yard), and this is to run from a good bearing on the frame of the present all at the corner to the last mentioned post in the paragraph next above--approximately a 12-foot span. No less than solid 4x6, set with the 6" dimension upright is to be run from this post to finish the outline of the second floor piazza and to get a firm support upon the frame of the building on the corner post of the main house toward Monument Street.

All runs of stairs are to have three stringers, all but the long run at the bottom to use 2x4 stringers with points. The risers in each run are to be uniform and no more than 8 1/2" high and treads are to be uniform and no less than 9" wide measured from riser to riser, not from riser to nosing. The long lower run of stairs is to have no less than 2x6 stringers (three of them) with points. An intermediate support of this long run is to be provided by means of a 4x4 post under the outside stringer and from this post a 4x6 or 2x6 on each side of the post run to and built into the frame of the ell.

All foundation piers are to be of concrete no less than 8" in least cross sectional dimension at the surface of the ground, no less than 10" in least cross sectional dimension at the bottom of the pier, to extend no less than 4' below the surface of the ground and no less than 6" above the surface of the ground and the work of the frame supported on the piers to be anchored thereto by means of metal dowels or otherwise. At the bottom of the lower long run of stairs the pier is to be made long enough and wide enough and deep enough to form the bottom step and so arranged as to support the wooden stringers well above the dampness of the ground.

All railings whether on roof, landings or in stairways are to be solidly framed with sufficient uprights and are to have a top rail and a low rail, the latter low enough to prevent a person, even a child, slipping out under it.

All landings and stairways are to be built so that they will be a minimum width of 30" in the clear with the allowance that this 30" may be considered as measured to the center of the hand-rail, but not the center of posts supporting the handrail or the structure. At the same time on account of zoning limitations, the structure is to be built so that no part will be closer than 5' to the property line between the Segal property and the public school yard.

Very truly yours,

WMCB/O

Warren McDonald
Inspector of Buildings

AP 90 Atlantic Street-I

October 19, 1950

Mr. Samuel Segal
90 Atlantic Street
Mr. Sam Serota
97 Atlantic Street
Mr. H. S. Sylvester
26 May Street

Copy to: Oliver T. Sanborn
Chief of the Fire Department

Gentlemen:

Building permit to cover alterations of the building at 90 Atlantic Street and to authorize change of the 2-family dwelling house to a 3-family apartment house is issued to Mr. Serota, herewith, but subject to the conditions which follow. If this letter is not thoroughly understood, or, if for any reason, you are unable or unwilling to abide by the conditions or any other known requirement of law, it is important that you refrain from starting the work and that you return the permit card immediately to see what better understanding may be had or what adjustment may be made.

The owner is to bear in mind that he has already allowed and is allowing the use of the third floor as a separate apartment (making three apartments in the building) unlawfully in that no permit and no certificate of occupancy for the change in use have been issued and the improvements now to be made are required before the third floor apartment may lawfully be used. He is also to bear in mind that when all features controlled by the Building Code have been completed, notice for final inspection is required to be given at this department. If everything is then found in order, the required certificate of occupancy will be issued, and the use of the third floor as a separate apartment will not be lawful until this certificate of occupancy has been issued. Until that certificate is issued, the owner, Mr. Segal, must bear the responsibility for any unfortunate occurrence which may be attributable to use of the third floor apartment without the safety provisions required by law.

Here are the conditions:

1. Electric lights sufficient in number, size and location to illuminate the way to a place of safety at the ground level by the front stairs, for the tenants on all three floors are required, the occupant of each floor to have such sufficient lights on his own meter at the same level as his quarters and at each level below, all lights on his meter to be controlled by a single switch located just outside of his apartment.
2. No information has been given as to how the third floor apartment is to be heated. If by other than a central heating plant in the cellar, it is important to take care that existing chimney flues in the building are not overloaded.
3. It is assumed that the cellar floor is of concrete and is sound and that the cellar is reasonably dry. If not, a sound floor of concrete or equivalent is required and if the cellar is damp, adequate means of waterproofing must be provided.
4. A doorway is required on third floor, no less than 30" wide and no less than 6' 4" high in the partition between the living room and the kitchen--this doorway to provide a way of detouring the front hall should fire travel the front stairs and reach the third floor undiscovered--thus to allow a way of reaching a new outside stairway through kitchen, stair hall and rear bedroom.

copy to Serota as to be amended

Mr. Samuel Segal
Mr. Sam Gerota
Mr. B. L. Sylvester

3

October 19, 1950

6" above the surface of the ground. One good way this is frequently done, is to make this pier at the bottom of the stairs wide enough and long enough and deep enough so that it forms the bottom step, supporting the stair stringers well up above the dampness of the ground.

A low rail should be shown in each case both at the landings and on the stairs, and probably additional uprights will be required on the lower run of stairs as well. The plan shows a note to the effect that all treads are to be 9" and all risers 6". It should be borne in mind and the work laid out on the basis that the 9" width of tread is to be measured from riser to riser not from riser to nosing. The risers could be 6 1/2" high if desired, but both risers and treads in each run are required to be of uniform dimensions, to avoid accident. There seems to be a discrepancy in the location of the railing on the roof of the existing ell. The end elevation shows the railing about 3' from the window jamb while the plan view shows about 7". A minimum of 9" is required at this point. The window leading to the roof to serve as third floor landing of the outside stairway should not have the sill more than 18" above the roof. This window is required to afford an opening when the lower sash is all the way up no less than 28" high. If the present window will not afford such a large opening, it is allowable to change the window to a swinging window in which case the opening afforded is required to be no less than 2' wide and no less than 3' high.

7. As I understand the plan persons using the second floor piazza would not be able to get onto the proposed outside stairway without doing considerable climbing. This situation probably satisfies the Building Code but I am wondering if the owner understands that persons on the second floor platform will not be able to use the stairs. Perhaps some adjustment can be made so that this desirable arrangement can be accomplished and making it easily possible for use outside stairway to serve as an escape in case of fire without danger of accident from the second floor.

8. This letter was started with the thought that the new outside structure could be included in the permit by writing certain conditions in this letter. So many discrepancies and questions came up however, that it is necessary to exclude the rear outside structure from the permit now issued, for the designer to furnish clearer plans after consultation with the builder and also with the owner particularly as to access to the stairway from the second floor platform, and then file the revised plans with application for an amendment to the permit now issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

Mr. Samuel Segal
Mr. Sam Serota
Mr. E. T. S. Ivester

October 19, 1950

5. The existing front stairs require a handrail on at least one side full length of each run, if not already provided. The plan shows winding treads near the third floor level and on this run and all others in the front stairs where winding treads occur, a handrail is required full length of the run on the side where the winding treads are the widest.

6. Considerable care must be taken in constructing the rear outside stairway. The plan of this structure does not agree as to detail in some particulars and there are some features which we probably do not fully understand. Incidentally the entire plan is evidently at a scale of $\frac{1}{2}$ " to the foot while the plan shows a scale of $\frac{1}{4}$ " to the foot. This outside structure has been allowed only by zoning appeal, and it is important that if the contractor finds substantial discrepancies so that it cannot be built very close to the details shown on the plan, he should take up the matter with this office immediately before proceeding farther with full information as to a plan with application for an amendment to the permit now issued.

The entire structure is to be framed so as to give substantially 30" width in the clear, both landings and stairways, instead of 30" overall width as indicated on side elevation, the latter figure indicating approximately 24" clear width which is too narrow for a wooden stairway.

Framing of highest landing below all roof is not clear. 4x4 floor joists indicated are to be not more than 18" from center to center and supported under their outer ends either by 4x6 or a doubled 2x6 instead of the single 2x6 indicated as "let in". This supporting member is to be let into the rear outside wall of the building and supported upon the frame. The outer end of this supporting member is to be in turn supported by a post no less than 4x4, and this 4x4 is to be supported upon a doubled 2x6 floor joist directly below the post in the framing of second floor of piazza.

I am unable to understand the framing and supports of either the square landing next below the upper landing just described nor the framing and supports of the second floor piazza, and it will be necessary for the maker of the plan to show a skeleton framing plan which will make clear how each level is to be framed and how supported by posts and piers without leaving very much to the imagination either of this department or the contractor. In general it has been the practice to outline all platforms with 4x6 members, set with the 6" dimension upright and in between these floor joists of the proper size either supported upon the tops of the 4x6's or notched over no less than 2x3 nailing strips spiked to the side of the 4x6's. The Building Code does not permit a joist or timber to be supported merely by spiking through the supporting timber into the end of the grain of the timber supported.

In the main the designer has used 2" thick adobe for supporting beams which tends toward a light structure and one that is not stiff unless great care is exercised in framing. It is suggested that the contractor and the plan maker get together and agree on a more standard arrangement and then revise the plan accordingly, furnishing a fresh print and filing with application for amendment to the permit now issued. On account of the long delay in getting this job started through no fault of this department, I had hoped to be able to issue the permit outright but there are too many uncertainties about this outside structure so that I feel that we must exclude this from the permit for the present, but I will make some further notes as to my questions.

The lower run of stairs have the stringers on a very long span. It is not clear whether there are to be two stringers or three, but even if these stringers work out for strength the stairway will hardly be stiff enough. It seems as though the intention of the designer is to provide an intermediate support on a 4x4 post, but no beam under the stair stringers is discovered.

It is best to show the concrete piers under the posts and under the bottom of the stairs extending 4' below the surface of the ground and at least 6" above instead of just following a note on the plan. It is to be noted that a concrete pier is required under the bottom end of the lower run of stairs as well as under the posts, and that this pier is to extend no less than 4' below the surface of the ground and no less than

5
see letter of 10/17/50



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 29, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~construct~~ the following building ~~structure~~ ~~and~~ ~~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 90 Atlantic Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Sam Segal, 90 Atlantic Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address King Butland, 206 Franklin Street Telephone 2-1704
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartment house No. families 3
 Last use _____ " " _____ No. families 3
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 600. Fee \$ 4.00

General Description of New Work

To construct 2-story rear open piazza 6' x 12' with stairways with 9 1/2" tread and 8 1/2" rise.

Referred 11/10/50

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** King Butland

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate 20' Height average grade to highest point of roof 21'
 Size, front _____ depth _____ No. stories at least 4' below grade? _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete piers Thickness, top 8" bottom 10" cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat Rise per foot _____ Roof covering Asphalt Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor 12", 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 6'
 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? _____

APPROVED:

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

Sam Segal

Signature of owner BY: *King Butland*

INSPECTION COPY

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 30, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Revised plans 8/9/50

The undersigned hereby applies for a permit to erect alter repair or reconstruct the following building structure or structures 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 90 Atlantic Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Sam Segal, 90 Atlantic Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Donald York, 571 Allen Avenue Telephone 3-7710
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Apartment house No. families 3
Last use _____ " " _____ No. families 3
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 100 150. Fee \$ 2.00

General Description of New Work

To construct 2-story rear open piazza 6' x 12'. (No stairway).
To change window at each floor level to a door.

W.C. + lar on 3rd floor 1933

Section 1941 - 9th P. Police - Police
1941 - 9th P. Police - Police

Refused 9/5/50

Appeal sustained 8/18/50

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

4x6 plate - 12'6" span

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 Donald York

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate 20' Height average grade to highest point of roof 21'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers at least 4' below grade Thickness, top _____ bottom 10" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof flat Rise per foot _____ Roof covering Asphalt Class C Uni Lab
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 4x6 full size fir Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor 12", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 6'
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? _____

APPROVED:

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

Sam Segal

Signature of owner by:

D. B. York

INSPECTION COPY

90 Atlantic Street, corner of
Monument St.,

August 11, 1950

Mr. Samuel Segal
90 Atlantic Street
Mr. Donald B. York
571 Allen Avenue

Copy to, Mark Barrett, Asst. Corporation
Counsel

Gentlemen:

A building permit to allow construction of rear outside wooden stairway from third floor to the ground to serve as a fire escape for the proposed three apartment house at 90 Atlantic Street, corner of Monument Street is not issuable under the Zoning Ordinance, because the proposed new structure would be only about 6' from the rear property line instead of the 17'-6" required by Section 8B of the Zoning Ordinance, applying to the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

With reference to my two former letters, dated July 25, 1950, the new plan of the changed outside stairway and piazza filed here by Mr. York on August 9 falls far short of having sufficient information to show compliance with the Building Code. Even if your appeal is granted by the Board of Appeals, we shall not be able to issue any permit for the stairway or the other changes intended or acquired in the building, until we have a plan filed here by way of a blueprint with all of the information as it printed from the original, made by some person who makes plans in the usual way and can show for himself the detailed design of the stairway and piazza and the foundations of it as well as the relationship of the windows or doors from second and third floors which will give access to the proposed fire escape. I can appreciate Mr. York's willingness to put in his time toward trying to furnish the plan, but with the pressure of other work here and the demands upon us from a great many citizens and property owners we are unable to work out the details of this plan for you in any way.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/s

Enc: Outline of appeal procedure

AP 90 Atlantic Street

July 25, 1950

Mr. Samuel Segal
90 Atlantic St.,
Mr. Donald B. York
571 Allen Ave.,

Gentlemen:

The finished rooms on the third floor of the two family dwelling house at 90 Atlantic Street were unlawfully converted a few years ago to an independent apartment without a building permit, without making the improvements required for an apartment house and without securing the certificate of occupancy required for an apartment house and without securing the certificate of occupancy required for an apartment house and without securing the certificate of occupancy required for an apartment house. Examination of the building dis-closes the following improvements necessary to comply with the Building Code, and it is necessary that the owner proceed immediately to make these improvements, after having secured a building permit therefore; or convert the building back to a two family dwelling house.

1. There are two stairways from the third floor to halls or entryways at the first floor level, but the rear stairway at second floor level passes through the private quarters of the occupants of the second floor apartment contrary to Section 212-a-1.4 of the Building Code. When informed of this fact, Mr. Segal said he would construct an outside rear stairway to the third floor level adjusting the plan already filed for an two story open rear piazza. It is quite doubtful if there is room in the formerly proposed open piazza to get the stairway in the piazza and observe the requirements for steepness contained in the Building Code. In another letter relating to proposed zoning appeal, I have suggested that a better plan be provided by way of a blueprint showing all of the information necessary as to compliance with the Building Code. The original sketch filed with the application for the permit for two story open piazza did not show full compliance with the Building Code anyway, and some of the information was not clear. Furthermore the original drawing was filed which leads us to believe that Mr. York may not have a copy. Now that the plan has to be made over, it should be made correctly at the outset.
2. A doorway no less than 30" wide and 6'4" high is required on the third floor in the partition between the front room and the kitchen next in the rear, and some other rearrangements may be necessary to make sure that any fire traveling the front stairs would not be likely to cut off occupants of the front room from reaching the rear fire escape. One good way to develop this situation would be for you to furnish a plan to scale of the third floor, but we do not wish to put Mr. Segal to any more expense than is absolutely necessary, and perhaps this can be worked out without that plan. The plan of the fire escape should, however, show clearly what window at third floor level it will take off from.
3. At the front stair hall the owner has the option of providing electric lights on his own meter adequate in number, size and location to illuminate the way from the third floor level clear down to the exterior door at the first floor level, in which case the lights would have to be controlled by an automatic time switch calculated to turn the lights on automatically at sunset or before, each night and turn them off the next morning at sunrise or later. Or, the stair and hall lights may be provided on the tenants meters in which case each tenant could have a

Mr. Samuel Segal
Mr. Donald B. York-----2

July 25, 1950

separate light at each level and each tenants hall lights would be controlled by a single switch just outside his apartment.

Unless the proposed rear fire escape is to be adapted to serve the second floor apartment also, it will be necessary to furnish similar lights for the occupants of the second floor apartment (irrespective of the occupants at present being the owner) to cover the second floor and the first floor rear stair halls.

4. As soon as the plan of the rear fire escape is ready for filing, the owner or contractor should file it with an application for a permit and the present application should be changed to include not only the construction of the fire escape, but all of the above improvements. The latter may be done by reference to this letter and agreement on the part of the owner that he will comply with these requirements, but at the same time he should stipulate which system of hall lights he will adopt.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

AP 90 Atlantic Street

July 25, 1950

Mr. Samuel Segal
90 Atlantic St.,
Mr. Donald B. York
571 Allen Ave.,

Copy to, Mark Barrett, Asst. Corporation
Counsel

Gentlemen,

The building permit to cover construction of a three story open piazza at the rear of the dwelling house at 90 Atlantic Street, corner of Monument Street with a stairway in the piazza to serve as a fire escape for an independent apartment on the third floor, ^{is not issuable} because the proposed structure would be only about 9' from the rear property line instead of the 17'6" required by Section 8-B of the Zoning Ordinance, applying to the Apartment House Zone where the building is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Since Mr. Segal has owned this property, the rooms on the third floor, formerly used partly by the occupants of the apartment on the first floor and partly by the occupants of the second floor, have been set up as an independent apartment making three in the building and therefore an apartment house. Probably this change was made without intent to violate the law, but nevertheless, the change to three apartments was in violation of the Building Code because no permit for increasing the number of apartments and changing to an apartment house was secured, the improvements for safety and fire protection required for an apartment house were not provided, and the required certificate of occupancy for the apartment house was never secured from this department, all as required by the Building Code. The building so far as our recognition under the Building Code is concerned, therefore, is still a two family dwelling house, and the permit must be secured to change the use to cover improvements required for an apartment house, the improvements made and the certificate of occupancy secured from this department before use as a three family apartment house will be lawful. This situation has been explained to Mr. Segal over the telephone.

Upon examination of the building sometime ago, I found that several changes and improvements are necessary to make the building comply with the Building Code for a three family apartment house. These are being enumerated in another letter, but among these features is the matter of a rear means of egress from the third floor apartment.

It seems apparent that the only way to comply with the requirements for a rear means of egress for the third floor apartment is to provide an outside fire-escape from that level to the ground. The original application for a building permit by Mr. York called for a two story rear piazza without any stairway in it, and even this piazza was to close to the rear line for us to issue the permit under the Zoning Ordinance. Mr. Segal says that he now has in mind constructing a

Mr. Samuel Segal

Mr. Donald B. York

July 25, 1950

similar open piazza to the third floor and providing a stairway in it to serve as an emergency means of egress from the third floor, but we have no plan of any such arrangement and therefore cannot tell how it will work out.

Mr. Segal is most anxious to get this matter cleared up and the piazza and stairway built, however, because he wants to paint the house, and, of course, complete these outside changes before painting. I have told him that the earliest time that he could get action on an appeal about the closeness of the rear piazza and stairway to the rear property line is on August 4, and if he is to have the required public hearing at that time and hope to have any action, the appeal must be filed in the office of Corporation Counsel before Friday night, July 28.

It would be best for him to have a thorough going plan of this fire escape filed here with his application for the permit before the appeal is filed upstairs, so that we can tell whether or not his proposal is workable from the standpoint of the Building Code. This plan ought to be made by someone accustomed to making plans and accustomed to Building Code requirements so that the plans could be made in compliance with the Building Code at the outset. The plan should be filed at this office by way of a blueprint with all of the information on it printed from the original.

If we cannot have a suitable plan and have time to check it before the required hearing on the Zoning Appeal, it will be necessary for me to explain the situation to the Board of Appeals and request that they defer action on the appeal. A separate letter is enclosed to each of you showing the features of the proposition which do not comply with the Building Code as regards change from a two family dwelling house to a three family apartment house.

Very truly yours,

Warren McDonald
Inspector of Buildings

Enc. To each addressee: Outline of appeal procedure

W McD B

City of Portland, Maine
Board of Appeals

—ZONING—

*Amended
9/1/50*

50190

To the Board of Appeals:

Your appellant, Samuel Segal, who is the owner of property at 90 Atlantic Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to allow construction of rear outside wooden stairway from third floor to the ground to serve as a fire escape for the proposed three apartment house at 90 Atlantic Street, corner of Monument Street, is not issuable under the Zoning Ordinance, because the proposed new structure would be only about 6' from the rear property line instead of the 17'6" required by Section 3B of the Zoning Ordinance, applying to an Apartment House Zone where this property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Samuel Segal
Appellant

After public hearing held on the 18th day of August, 1950, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Edward J. O'Leary
William H. O'Brien
John E. Hunt
J. Wolf
John W. Clark
BOARD OF APPEALS

DATE: August 18, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SAMUEL SEGAL

AT 90 Atlantic Street

Public hearing on above appeal was held before the Board of Appeals.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Colley	(x)	()	
Mr. Lake	(x)	()	
Mrs. Frost	(x)	()	
Mr. O'Brien	(x)	()	
Dr. Holt	(x)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 29, 1948

PERMIT NO. 00620 APR 30 1948 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 specification:

Location 90 Atlantic Street Use of Building Dwelling house No. Stories New Building Existing " Name and address of owner of appliance Samuel Seigel, 90 Atlantic St. Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install oil burning equipment in connection with existing gravity hot water heater system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Tinken Labelled by underwriter's laboratories? Yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Location of oil storage cellar Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance Front 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? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank lines for miscellaneous information]

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 4-29-48

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

Randall & McAllister

Signature of Installer: [Signature]

INSPECTION COPY



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

October 11, 1988

Mr. Anthony Bryant
189 Brackett Street
Portland, Maine 04102

RE: 90 Atlantic Street

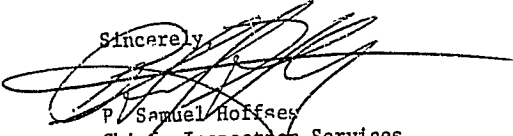
Dear Sir:

Your application to reconstruct exit stairs has been reviewed and a permit is herewith issued subject to the following requirements.

- 1.) Stairs shall be at least 22 inches wide, rise shall not exceed 8 inches tread no less than 9 inches and a landing shall be provided to assure that no run will exceed 12 feet.

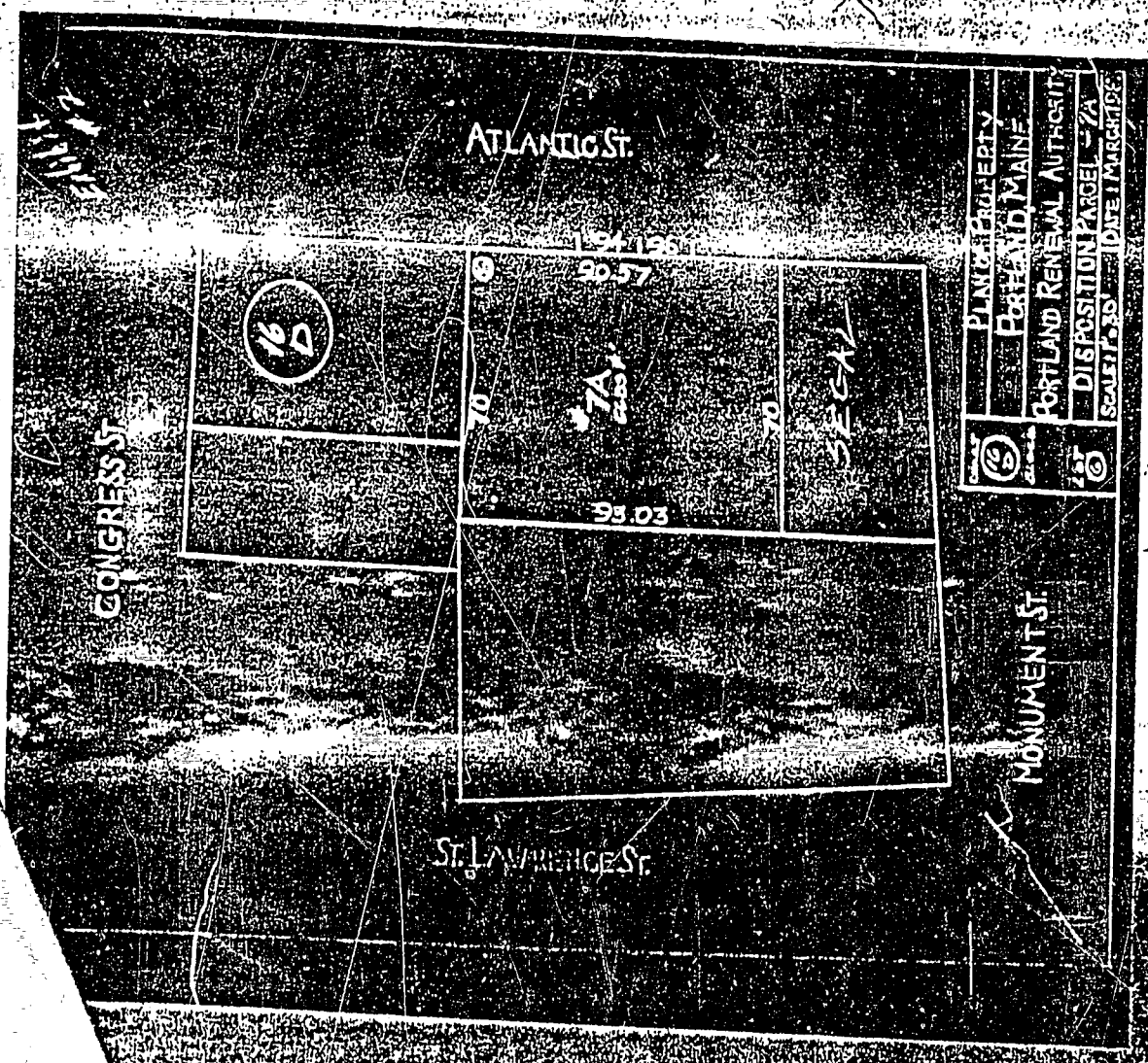
If you have any questions regarding these requirements please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: Lt. Collins Fire Dem.

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

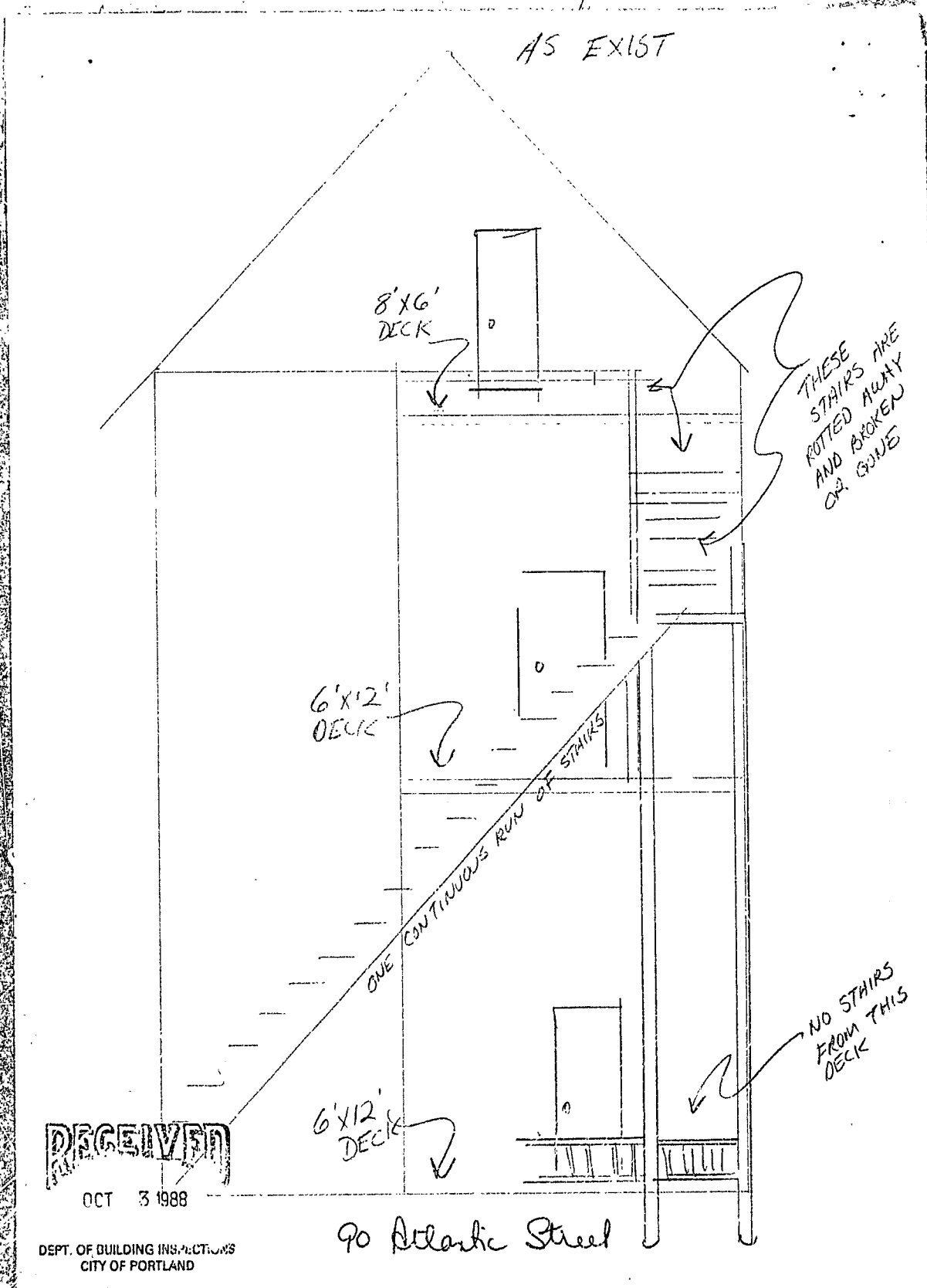


90 Atlantic Street

RECEIVED

3-1888

BUILDING INSPECTIONS
OF PORTLAND



PERMIT # 001248 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Mr. Edward Walsh *Call When Ready*
 Address: 19 Old Barn Lane, Portland, 04103
 LOCATION OF CONSTRUCTION ~~REIDN...~~ 90 Atlantic St.
 CONTRACTOR: Anthony Bryant SUBCONTRACTORS: 773-6996
 ADDRESS: 189 Brackett St., Portland, 04102

Est. Construction Cost: \$3400 Type of Use: 5 Unit Apartment
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain Reconstructing existing stairs as annex per plan.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Replacing stairs
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

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 _____

For Official Use Only

Date: October 3, 1988 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: \$3400 Permit Expiration _____
 Valuation _____ Ownership: Public _____ Private _____
 Fee: 135.00

Ceiling: **PERMIT ISSUED**
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size: OCT 11 1988
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof: **CITY OF PORTLAND**
 1. Truss or Rafter Size _____ Spacing _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

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 00.01

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

Zoning: _____
 District: R6 Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

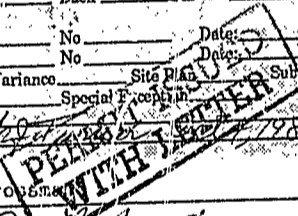
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision: _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain): _____
 Date Approved: 10-3-88

Permit Received By Nancy Groves

Signature of Applicant [Signature] Date 10-3-88

Signature of CEO [Signature] Date 10-5-88

Inspection Date: _____



PLOT PLAN



FEES (Breakdown From Front)	Type	Inspection Record	Date
Base Fee \$25.00 _____	<i>10-28-88 WIP</i>	_____	____/____/____
Subdivision Fee \$ _____		_____	____/____/____
Site Plan Review Fee \$ _____		_____	____/____/____
Other Fees \$ 10.00 _____		_____	____/____/____
(Explain) _____		_____	____/____/____
Late Fee \$ _____	_____	____/____/____	

COMMENTS *2-23-89 OK - M. Wing*

~~_____

_____~~

Signature of Applicant *Anthony M. Bryant as agent for owner* Date *10-3-88*

PERM
Plan
Owner
Address
LOCAL
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OF
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Floor
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990678

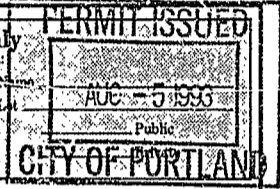
Permit # 990678 City of Portland BUILDING PERMIT APPLICATION Fee \$120 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Edward Walsh Phone # 878-2455
Address: 147 Deepwood Dr- Ptid, ME 04103
LOCATION OF CONSTRUCTION 90 Atlantic St.
Contractor: Vincent Coleman Builders Inc 758-8449
Address: 31 Wendall St- Ptid, ME Phone # 04103
Est. Construction Cost: 20,000 Proposed Use: 5-fam dwlg w repair Zoning: _____
Past Use: 5-fgm
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 Interior/exterior renovations - after a fire

For Official Use Only

Date 7/27/93 Subdivision: _____
Inside Fire Limits _____
Bldg Code _____ Ownership: _____
Time Limit: _____
Estimated Cost 20,000

Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ 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) WDA 8-4-93



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 _____ Not in District nor Landmark.
3. Type Ceilings: _____ Does not require review.
4. Insulation Type _____ Size _____
5. Ceiling Height: _____ Requires Review.

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

Chimneys:
Type: _____ Number of Fire Places _____ Date: _____

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

PERMIT ISSUED WITH REQUIREMENTS

Signature of Applicant Edward Walsh Date 7-27-93
Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN

N
↑

FEE'S (Breakdown From Front)
Base Fee \$ 20 -
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS

Shh wall completed

Signature of Applicant

[Handwritten Signature]

Date

BUILDING PERMIT REPORT

ADDRESS: 90 ATLANTIC ST DATE: 4/24/93

REASON FOR PERMIT: Interior / exterior renovations
AFTER FIRE

BUILDING OWNER: Edward Walsh

CONTRACTOR: Vincent Coloman

PERMIT APPLICANT: Walsh

APPROVED: *3 *4 *5 *6 *7 *9 *12 *13 and *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.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- * 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.
- * 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.
- * 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).
- * 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.

01101

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 C section 824.0 and 825.0 of the BOCA 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.

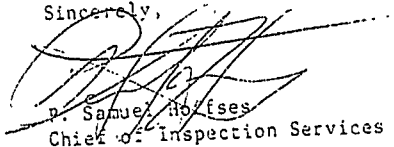
*12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

*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,


D. Samuel Hoxses
Chief of Inspection Services

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

90 Atlantic

1/2" OSB Board over
Roof Boards
new shingles

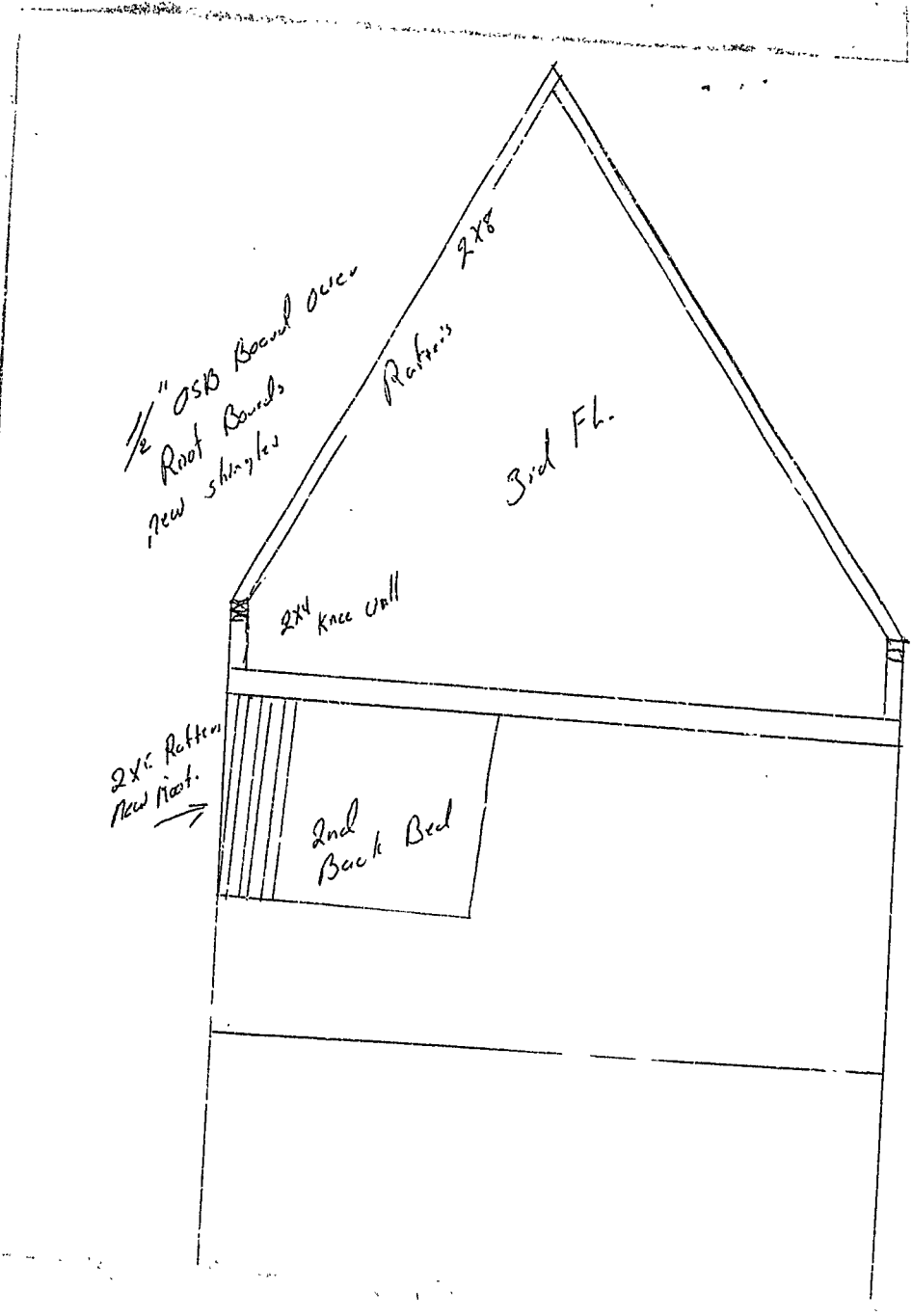
Rafters 2x8

3rd Fl.

2x4 Knee Wall

2x6 Rotten
New Mast.
→

2nd
Back Bed





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 7/29/93 19
 Receipt and Permit number 4229

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: 90 Atlantic St.
 OWNER'S NAME: Edw Walsh ADDRESS: _____

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ f. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
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 kw _____ Over 20 kw _____	
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 <u>x</u> _____	15.00
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>15.00</u>	

INSPECTION:
 Will be ready on 7/30 - am, 1993; or Will Call _____
 CONTRACTOR'S NAME: Jeff Hight
 ADDRESS: 17 Racine Ave - Pld
 TEL: 797-9693
 MASTER LICENSE NO. 414229 SIGNATURE OF CONTRACTOR: _____
 JOURNAL LICENSE NO. _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 7/29/93 19
 Receipt and Permit number 4229

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Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
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 <input checked="" type="checkbox"/> _____ <u>15.00</u>	
Emergency Lights, battery _____	
Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 15.00

INSPECTION:
 Will be ready on 7/30 - am, 1993; or Will Call _____
 CONTRACTOR'S NAME: Jeff Hight
 ADDRESS: 17 Racine Ave - Ptd
 TEL.: 797-9693
 MASTER LICENSE NO.: #14229 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland ME

Street Subdivision Lot #: 90 Atlantic St.

PROPERTY OWNERS NAME

Last: Walsh First: Edward

Applicant Name: Law Connolly

Mailing Address of Owner/Applicant (if Different): 147 Davenport Dr

PORTLAND 5559 TOWN COPY

Date Permit Issued: 10/29/96 \$ 1.125 Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 81241

Owner/Applicant Statement

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

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

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

Local Plumbing Inspector Signature: Mark Peary Date Approved: 1-10-96

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type Of Structure To Be Served:

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

Plumbing To Be Installed By:

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

LICENSE # L 2368

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain	1	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
OR		Bidet		Laundry Tub
		Other: _____		Water Heater
TRANSFER FEE (\$6.00)	Fixtures (Subtotal) Column 2		13	Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			\$	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 12	Permit Fee (Total)

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

Location of Construction: 90 Atlantic St		Owner: Ed & Karen Walsh		Phone:	Permit No: 960127
Owner Address:		Leasee/Buyer's Name:		Phone:	PERMIT ISSUED FEB 29 1995
Contractor Name: Coleman Construction		Address: 31 Wendell St Ptd, ME 04103		Business Name: 797-0034	
Past Use: 5-fam	Proposed Use: Same	COST OF WORK: \$ 5,000.00	PERMIT FEE: \$ 45.00	CITY OF PORTLAND	
Proposed Project Description: Construct Ramp		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A2</i> Type <i>5B</i> Signature: <i>[Signature]</i>	Zone: CBL: 016-D-008	Zoning Approval: <i>use of</i> <i>06-19 2/27/96</i>
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: 18 October 1995		<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"/>	

- 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 the building permit and stop all work.

PERMIT ISSUED WITH LETTER

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: *[Signature]* ADDRESS: DATE: 18 October 1995 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
FEB 29 1995
CITY OF PORTLAND

Zone: CBL: 016-D-008
Zoning Approval: *use of*
06-19 2/27/96

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT **1**
M. Leary

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

Location of Construction: 90 Atlantic St		Owner: Ed & Karen Walsh		Phone:		Permit No: 960127	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Coleman Construction		Address: 31 Wendell St Portland, ME 04103		Phone: 797-0034		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB 29 1996 CITY OF PORTLAND </div>	
Past Use: 5-fam		Proposed Use: Some		COST OF WORK: \$ 5,000.00			
Proposed Project Description: Construct Ramp		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>B2</i> Type <i>50</i> <i>PROCA</i>		Zone: CBL: 016-D-008	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval: <i>use ok</i> <i>OK US 2/27/96</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<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"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>Mary Greik</i>		Date Applied For: 18 October 1995				Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
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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

18 October 1995

SIGNATURE OF APPLICANT: *Coleman Walsh* ADDRESS: DATE: 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: *10/18/95*

CEO DISTRICT 1
M. Walsh

COMMENTS

2-29-96 Pump has been put on secondary to plan,

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 29, 1996

Ed and Karen Walsh
90 Atlantic Street
Portland, Maine 04101

RE: 90 Atlantic Street

Dear Ed and Karen,

Your application to construct a ramp has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable state and federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Building Code Requirements

All ramps shall meet the requirements of Chapter 10, Section 1016.0 of the City's Building Code (The BOCA National Building Code/1990) See attachment.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Hoffses'.

P. Samuel Hoffses
Chief, Inspection Services Division

cc: Lt. McDougall

SECTION 1016.0 RAMPS

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

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

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

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

1016.2.3 Restrictions: Means of egress ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited except at and below handrail height where, at each handrail, the projections shall not exceed 3 1/2 inches (89 mm) into the required width. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

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

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

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

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

1016.5 Guards and handrails: Guards shall be provided on both

sides of the ramp and shall be constructed in accordance with Section 1021.0. Handrails conforming to Section 1022.0 shall be provided on both sides of every ramp having a slope greater than one unit vertical in 20 units horizontal (1:20). Handrails are not required on ramps where the vertical rise between landings is 6 inches (152 mm) or less.

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

1016.5.1 Drop-offs: The sides of ramps and landings with a drop-off shall have a curb with a minimum 4-inch (102 mm) height above the walking surface or shall be provided with a guardrail.

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

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

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

Applicant: Coleman Walsh
Address: 90 Atlantic St
Assessors No.: 016-D-008

Date: 2/27/96
Contractor did not bring
proper plans with setbacks
on them until this date

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing
Zone Location - R-6
Interior or corner lot -
Use - construct ramp (not on corner side)
Sewage Disposal -
Rear Yards - 20' req 30' shown
Side Yards - 10' req 19' shown
Front Yards -
Projections -
Height -
Lot Area -
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan - N/A
Shoreland Zoning -
Flood Plains -