

22 Portland Pier

June 7, 1970

Center Realty, Inc.
c/o James Kriger
Box 103; Pearl St., Station

Dear Mr. Kriger:

Building permit for minor alterations at the above named location in the first floor area only is being issued subject to Building Code restrictions as follows:

1. Two means of egress are required from the repair garage as stated under Section 503.5.3.1 of the Building Code. This door will need to be at least 30" wide for the number of people involved and may swing in.

2. Exit sign will be required over this rear exit door.

3. If at any time there will be more than 20 persons within this area then if doors are not equipped with anti-panic hardware, they shall be so equipped that all fastenings that would keep the door from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.

4. The window in the rear exit wall facing on the passageway which is less than 30' from the opposite side of the street shall be replaced with standard fire resistant window or shall be completely enclosed and the outside covered with incombustible material, as this is located in Fire District 2.

The Fire Department requires that approved fire extinguishers for the motorcycle repair areas shall be provided. All useless and needless storage, such as mattresses, etc. will be removed. The make-shift stove will have to be removed, as it is not acceptable to the Fire Department. If you have any questions on this, check with the Fire Department. As stated in our letter to you of May 9, 1970, if this area is to be heated, then we will need to know how, and the person installing the heat will have to apply for a permit at this office.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection
Department

BAS:im

Allan Soule

The Fire Department requires approved fire extinguishers for the motorcycle repair area.

The make-shift stove will have to be removed as it is not acceptable to the Fire Department.

All useless and needless storage such as mattresses etc. will have to be removed.

22 Portland Pier

May 19, 1970

Center Realty, Inc. 772-8386 cc to: Fire Department
c/o James Kriger
Box 103 Pearl St. Station

Dear Mr. Kriger:

In checking your application to change the use of part of your building at the above named location from storage to motorcycle repair shop with no alterations at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. Two means of egress are required from this repair garage as stated under Section 503.5.3.1 of the Building Code. You show a sliding door at the rear of this building on the left leading to passageway on the wharf. This is not allowable under Section 402.5 of the Building Code. This door will need to be at least 30' wide for the number of people involved and may swing in.

2. An exit sign will be required over this rear exit door.

3. I would call your attention to the following section of the Building Code (402.5.2.3.b). If the exit door is designed as part of a means of egress for more than 20 persons is not equipped with anti-panic hardware, the door shall be so equipped that all fastenings that keep the door from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.

We will be able to continue processing your application for a permit with the above information. However, I call your attention to the following requirements of the Building Code.

1. All openings in exterior wall (Sec. 503.2.5) less than 30' from the opposite side of the street on which the openings face shall be protected by standard fire resistant windows or doors.

2. We will need to know how this area is to be heated. The Building Code states under Sec. 503.6.7 that heat generating appliances, including smoke pipes and fuel storage spaces, shall be separated from all parts where repairs on motor vehicles are carried on by separation of 2-hour fire resistance (we will only require 1-hour fire resistance) due to the area involved, if the building is not sprinklered.

Repair Garage

Center Realty, Inc.

Page 2

May 19, 1970

There is an exception to this rule if a direct - fire unit heater of the type approved by a competent testing authority for uses in garages is installed at least 8' above the floor.

3. Fire separation between the repair garage area and the rest of the building, including the stairway to the second floor shall have separations of at least 1-hour fire resistance which may be omitted if both sides are sprinklered. (Sec. 504.2.7)

written upon garage

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept 1

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APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 7, 1970

PERMIT ISSUED
JUN 19 1970
596
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 22 Portland Pier Within Fire Limits? _____ Dist. No. _____
Owner's name and address Center Realty, Inc., Box 103, Pearl St. Sta. Telephone 772-8386
Lessee's name and address _____ Telephone James Kriger
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Motorcycle Repair Shop No. families _____
Last use _____ Storage _____ No. families _____
Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00
Fee pd. 5-13-'70

General Description of New Work

TO CHANGE USE OF BUILDING FROM STORAGE TO MOTORCYCLE REPAIR SHOP, NO ALTERATIONS.

Mr. Kriger says they repaired cars here less than 2 years ago. Same use as before

Sent to Fire Dept 5/28/70
Rec'd from Fire Dept 6/11/70

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 Mr. James Kriger
Center Realty Inc. Box 103 Pearl St.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewerage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. 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:
Zoning ok 5/15/70 EWL
Giv. C. O. D. 6-1-70
O.K. - 6/2/70 - Allen w/letter
Permit _____

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

CS 301
INSPECTION COPY
Signature of owner by: James O. Kriger Treasurer
Center Realty Inc.

NOTES

6-9-70 Closed. *AD*
6-23-70 *AD*

Cancel

Permit No. *701596 D*

Location *121 1/2 1st St*

Owner *Charles E. Kelly & Co.*

Date of permit *6/21/70*

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Staking Out Notice _____

Form Check Notice _____



1-20

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 Contractor's name and address _____ Telephone _____
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 Proposed use of building Motorcycle Repair Shop No. families _____
 Last use Storage No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00
 fee pd. 5-13-'70

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 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
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 Size Girder _____ Column under girders _____ Size _____ Max. on centers _____
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APPROVED:

CS 301

FILE COPY

Signature of owner by:

James Kriger
Center Realty Inc. Treasurer