

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 001121

OCT 8 1985

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-2 PORTLAND, MAINE 9/26/85 City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 44-46 Mechanic Street Fire District #1 , #2

1. Owner's name and address Robert & Jean Simmons, 39 Mona Road, Telephone 797-2253

2. Lessee's name and address Telephone

3. Contractor's name and address owner, Telephone

Proposed use of building .. lodging house No. of sheets

Last use .. 3-family dwelling No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Estimated contractual cost \$35,000 change of use

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$ 25.00
Base Fee 195.00
TOTAL \$ 220.00

change of use with alterations as shown from 3-family dwelling to lodging house

Stamp of Special Conditions

send to #1

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES Is any electrical work involved in this work? yes
Has connection to be made to public sewer? If not, what is proposed for sewage?
Height average grade to top of plate Height average grade to highest point of roof
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
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?

APPROVALS BY: BUILDING INSPECTION, ZONING, BUILDING CODE, Fire Dept., Health Dept., Others

DATE

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Robert Simmons, Jr. Phone #
Type Name of above Robert Simmons 1 2 3 4
Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

MR. MAJORS

NOTES

10-20 Roof being reinforced -
ridge pole has been in-
stalled where none before
existed.

11-5 Old one-inch collar
ties replaced with larger,
more appropriately sized
members.

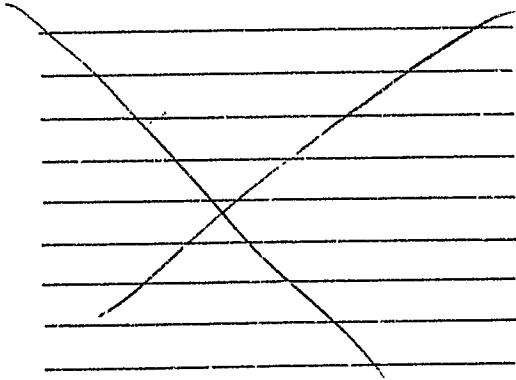
Interior work progresses
according to plan.
Partitions being
erected.

3-13 Automatic fire
and smoke detection
system installed OK
as required.

2nd, second + third
floors OK, 4th incomplete.

Issue Cop. O for
second + third floors
4-8-86

Send Cop. O to
OWNER as listed
on reverse.



Permit No	85/1121
Location	116 Maplewood
Owner	Frank S. ...
Date of permit	9-26-85
Approved	10-3-85
Dwelling	Change of use
Garage	
Alteration	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1985

Mr. and Mrs. Robert Simmons
39 Mona Road
Portland, ME 04103

RE: 44-46 Mechanic Street

Dear Mr. and Mrs. Simmons:

Your application to change the use of the dwelling at the above location from a three family dwelling to a lodging house has been reviewed, and a permit is herewith issued subject to the following requirements.

1. A complete automatic and manual fire and smoke detection system shall be provided. Plans shall be submitted to this office for approval.
2. Please read the attached Building Code requirements Sections 809.4 and 1716.3.4.
3. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one (1) hour, including fire door with self-closers.

If you have any questions regarding these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Enclosures

ATTN:

9-20-85

City of Portland

Robert Annin's Tenants
at 94 Portland Street have
my permission to park up
to ten cars in my parking
lot at 97 Portland Street

Robert Annin



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 44-46 Mechanic Street

Issued to Robert & Jean Simmons

Date of Issue 4-8-86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85/1121, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Second & Third Floors

APPROVED OCCUPANCY

lodging house

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4-8-86
(Date)

Inspector

[Signature]
Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 44-46 Mechanic Street

Issued to Robert & Jean Simons

Date of Issue 4-3-26

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85/1121, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Second & Third Floors

APPROVED OCCUPANCY

lodging house

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

900015

\$170.00

Permit # 900015 City of Portland BUILDING PERMIT APPLICATION Fee XXXXXX Zone XXXXXX Map # XXXXXX Lot# XXXXXX

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

Owner: Jean & Robert Simmons Phone # 747-2253

Address: 39 Mona Rd., Portland, ME 04103

LOCATION OF CONSTRUCTION 44-46 Mechanic Street

Contractor: Owner Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: \$30,000.00 Proposed Use: 7 rm. rooming house

Past Use: same

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 Repairs after fire to original condition 2nd. Fl. la.

rear, as per plan.

For Official Use Only	
Date <u>Dec. 21, 1989</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Ownership: _____ Public _____ Private _____
Estimated Cost _____	
Zoning: <u>R-2</u>	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required:	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain) <u>OK with A-1-4-819</u>	

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
- Joists Size: _____ Size: _____
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size: _____
- Ceiling Strapping Size _____ Spacing _____
- Type Ceiling: _____
- Insulation Type _____ Size _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span _____
- Sheathing Type _____
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date 12/21/89

Signature of CEO [Signature] Date 1-3-90

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO 16 © Copyright GPCOG 1988 Mr. Carroll

PERMIT ISSUED
JAN 9 1990
City Of Portland

PERMIT ISSUED WITH LETTER

City of Portland, Maine
Fire Department

Mr. Robert Simmons
39 Mona Rd.
Portland, Maine

Re: Fire at 44-46 Mechanic St.

Mr. Simmons:

On 12/4/89 a fire occurred in the building listed above, of which you are reported to be the owner (X).

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

Very Truly Yours,

Carleton E. Winslow
Chief
Portland Fire Department

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

PERMIT ISSUED
WITH LETTER

RECEIVED
DEC 21 1989

25-
5-
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

Robert & Jean Simmons
44-46 MECHANIC ST. STRUCTURAL DAMAGE VERY LIMITED

- Second Floor left rear replacing ³⁻⁴ chard _{2"x8" timbers}
- No require sheetrock replacement needed
- Electrician Peter Darling has electric permit.
- Cosmetic work - replacing as was.
- Replacing fire rated hung ceiling - 2nd floor left rear room
- Replacing fiberglass insulation - " " "

Robert Simmons

12/21/89

RECEIVED
DEC 21 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

44-46 Mechanic St.

BUILDING PERMIT REPORT

ADDRESS: 44-46 Mechanic ST DATE: 8/Jan/90

REASON FOR PERMIT: repairs after To original
Condition 2nd Floor Left

BUILDING OWNER: Jean & Robert Simmons

CONTRACTOR: Owner

PERMIT APPLICANT: Owner

APPROVED: *3*4*5*6*12*19

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 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 ^{or Room} 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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 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.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

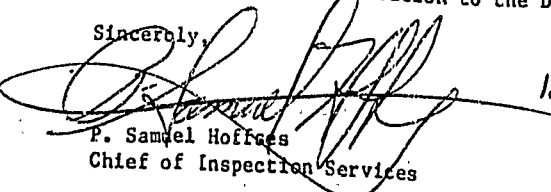
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 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 6 inches cannot pass through any opening.
- 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.

Sincerely,


P. Samuel Hoffes
Chief of Inspection Services

/el
11/16/88

12. Doors to rooms shall
be self-closing

LT. Garraway P.F.D.