

523-525 GURCHERLAND AVENUE

SUNSHINE

First cut # 920R - Second cut # 920SR - Third cut # 920R - R - 4th cut # 920SR

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55487
 Issued 11-12-71

Portland, Maine 11-12-71, 1971

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 1000 ... Tel. ...
 Contractor's Name and Address ... Tel. ...

Location ... Use of Building
 Number of Families ... Apartments ... Stores ... Number of Stories 3
 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. ... Fluor. or Strip Lighting (No. feet) ...
 SERVICE: Pipe ✓ Cable ... Underground ... No. of Wires 3 Size ...
 METERS: Relocated ... Added ... Total No. Meters 1 (2 ...)
 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) ...
 Will commence ... 1971 Ready to cover in ... 1971 Inspection ... 1971
 Amount of Fee \$...

By J. Paul ...

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 ... (OVER)

LOCATION *Cumb. Av 523*

INSPECTION DATE *12/6/71*

WORK COMPLETED *12/6/71*

TOTAL NO. INSPECTIONS

REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
31 to 60 Outlets 3.00
Over 60 Outlets, each Outlet .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
Commercial (Oil) 4.00
Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase 1.00
Temporary Service, Three Phase 2.00
Circuits, Carnivals, Fairs, etc. 10.00
Meters, relocate 1.00
Distribution Cabinet or Panel, per unit 1.00
Transformers, per unit 2.00

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 112

Date Issued **3/3/69**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **523 Cumberland Avenue**
 Installation For **Apt. Building**
 Owner **Philip Kencilton**
 Owner's Address **523 Cumberland Avenue**
 Date **3/3/69**
 Installer **Martin Caron**

App. First Insp.
 Date
 By

App. Final Insp.
 Date
 By

- CHARACTER of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

	NO	FEE
SINKS		
LAVATORIES		
TOILETS		
BATH TUBS		
SHOWERS		
DRAINS FLOOR SURFACE		
HOT WATER TANKS		
TANKLESS WATER HEATERS		
GARBAGE DISPOSALS		
SEPTIC TANKS		
HOUSE SEWERS		
ROOF LEADERS		
AUTOMATIC WASHERS		
DISH WASHERS		
OTHER	1	2.00
1 LEAD BEND		
TOTAL	1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. No.	12	To	6
Loc. No.			
Bldg.	Fire	Elec	Other
Issued		17	1 14
Expires			1 1 54

Portland, Maine

Dear Sir:

On _____ an examination was made of the premises located at _____

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

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

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1831, extension 226. kindly notify this office as soon as the corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

# Responsibility of Owner or Agent	** Responsibility of Occupant
1. [Illegible text]	
2. [Illegible text]	
3. [Illegible text]	
4. [Illegible text]	
5. [Illegible text]	
6. [Illegible text]	
7. [Illegible text]	
8. [Illegible text]	
9. [Illegible text]	
10. [Illegible text]	
11. [Illegible text]	
12. [Illegible text]	
13. [Illegible text]	
14. [Illegible text]	
15. [Illegible text]	
16. [Illegible text]	
17. [Illegible text]	
18. [Illegible text]	
19. [Illegible text]	
20. [Illegible text]	
21. [Illegible text]	
22. [Illegible text]	
23. [Illegible text]	
24. [Illegible text]	
25. [Illegible text]	
26. [Illegible text]	
27. [Illegible text]	
28. [Illegible text]	
29. [Illegible text]	
30. [Illegible text]	
31. [Illegible text]	
32. [Illegible text]	
33. [Illegible text]	
34. [Illegible text]	
35. [Illegible text]	
36. [Illegible text]	
37. [Illegible text]	
38. [Illegible text]	
39. [Illegible text]	
40. [Illegible text]	
41. [Illegible text]	
42. [Illegible text]	
43. [Illegible text]	
44. [Illegible text]	
45. [Illegible text]	
46. [Illegible text]	
47. [Illegible text]	
48. [Illegible text]	
49. [Illegible text]	
50. [Illegible text]	

To: Housing Division, Health Department

From _____ Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc. No.	12	To	6
Loc. No.			
Bldg.	Fire	Elec	Other
Issued		17	1 14
Expires			1 1 54

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)

Section 1
The first part of the document discusses the general principles of the law of contract. It states that a contract is a legally binding agreement between two or more parties. The law of contract is concerned with the formation, performance, and breach of contracts.

Section 2
The second part of the document discusses the requirements for a valid contract. It states that a contract must be made between two or more parties who are legally competent to enter into a contract. The parties must have the intention to create legal relations. The contract must be supported by consideration. The contract must be in writing and signed by the parties.

Section 3
The third part of the document discusses the consequences of a breach of contract. It states that a party who breaches a contract is liable to the other party for damages. The damages are intended to put the innocent party in the same position as if the contract had been performed. The innocent party may also be entitled to specific performance of the contract.

The document concludes by stating that the law of contract is a complex and technical area of law. It is essential for all parties to a contract to understand their rights and obligations under the law of contract. This document provides a general overview of the law of contract and is intended to be used as a guide only.

DEC 15 1955
RECEIVED
FBI - NEW YORK



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

00159

Portland, Maine, February 15, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby apply 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: 523 Cumberland Ave. Use of Building: Apartments No. Stories: New Building Existing " Name and address of owner of appliance: Emilienne, G. Malone, 523 Cumb. Ave. Installer's name and address: Harris Oil Co., 202 Commercial St. Telephone: 2-1234

General Description of Work

To install hot water heating boiler & oil burning equipment (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: 2' From top of smoke pipe: 7" shield From front of appliance: 4' From sides or back of appliance: 3' Size of chimney flue: 1x14 Other connections to same flue: none 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: GE LA 70 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 Size of vent pipe: existing Location of oil storage: basement 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 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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 2-15-54 [Signature]

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 Harris Oil Co.

Signature of Installer

By: [Signature]

INSPECTION COPY



APPLICANT FIRE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure REPAIRS
Portland, Maine, December 11, 1934

PERMIT NO. 112530
DEC
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 100 Commercial Ave. Within Fire Limits? yes Dist. No. 1
 Owner's name and address Milienne Holome, 55 Commercial Ave. Telephone 21257
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Regnier Jones, 55 Commercial Ave. Telephone 2-473
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building apartments No. families 12
 Last use _____ No. families 12
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 150. Fee \$ 2.00

General Description of New Work

To erect metal fire escape on wall on str at side of building from third floor to ground as per plan.

It is expected that we have no liability for work on this permit. I am not sure of the exact nature of the work.

Permit Issued with letter

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** Regnier Jones

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 _____ 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 _____ 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:

with letter by R.J.S.

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? yes

Milienne Holome

Regnier Jones

Signature of owner _____

INSPECTION COPY

NOTES

1/3/49 - were not tested
 1/8/49 - Same E & S
 9/11/49 - Mission ground
 9/15/49 -
 9/21/49 -
 9/22/49 - Same E & S
 9/24/49 - window
 9/27/49 -
 5/18/49 - Same E & S
 6/17/49 -
 6/18/49 - window

EXHIBIT NO. 46/2336
 LOCATION 523
 COUNTY
 DATE 12/17/48

Two months
 30 days
 30 days
 30 days

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location *522* Date investigation commenced *1/13/45*
2. References: Complaints *1/13/45* Appl. BP *1/13/45* Inq. *1/13/45*
3. Present Owner and Address *1/13/45*
4. Present Lessee and Address *1/13/45*
5. Building Permit Record: *1/13/45*

Assessors' Record

6. Survey 1924: Owner *John J. ...* Co. tenants *1/13/45*
No. rooms *10*, Class of Use *...*
7. Assessors' change record since 1924 *1/13/45*
8. Change of Owners, 1924 to date *1/13/45*

9. City Directory Record

- | | |
|-----------------|-----------------|
| 1926 <i>...</i> | 1936 <i>...</i> |
| 1927 <i>...</i> | 1937 <i>...</i> |
| 1928 <i>...</i> | 1938 <i>...</i> |
| 1929 <i>...</i> | 1939 <i>...</i> |
| 1930 <i>...</i> | 1940 <i>...</i> |
| 1931 <i>...</i> | 1941 <i>...</i> |
| 1932 <i>...</i> | 1942 <i>...</i> |
| 1933 <i>...</i> | 1943 <i>...</i> |
| 1934 <i>...</i> | 1944 <i>...</i> |
| 1935 <i>...</i> | 1945 <i>...</i> |

10. Miscellaneous

Conclusions and Action

- 1940 - *...*
- 1945 - *...*

At 523 Cumberland Avenue-I

December 16, 1948

Mrs. Melicene Malone
523 Cumberland Avenue
Portland, Maine

Subject: Permit for erection of metal fire escape
on Mellon Street side of building at 523 Cum-
berland Avenue

Dear Madam:

A permit is being issued herewith to Megquier & Jones Company for the erection of a metal fire escape at the above location. Issuance of this permit is to be taken in no way as approval by this department of the adequacy of the fire escape as to location and means of reaching it to provide a second means of egress from the third story of this building in compliance with law. Such a matter is under the control of the Chief of the Fire Department, who should be consulted concerning it if that has not already been done.

The window giving access to the fire escape is required to be at least 24" wide and 36" high since it is to be made swinging, so care must be taken to secure at least this height of window when the sill of the existing small window is lowered. Of course a section of the overhang of the roof, which would otherwise interfere with operation of the window, must be removed.

Very truly yours,

AJS/G

Inspector of Buildings

CC: Megquier & Jones Company
33 Pearl Street

36274

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. _____

DEC 29 1944



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 28, 1944

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 523 Cumberland Avenue Use of Building apartment house No. Stories 3 New Building Existing

Name and address of owner of appliance George A. LeTonneau, 523 Cumberland Ave.

Installer's name and address Home Maintenance Co., 72 West Kidder St. Telephone 4-2065

General Description of Work

12. 28. 44

Memorandum from Department of Building Inspection, Portland, Maine

523 Cumberland Avenue - Installation of oil burning equipment for George A. LeTonneau by Home Maintenance Co. 12/23/44

To Owner and Installer:

Where more than one gravity supply tank is used, such tanks shall be connected to the feed line leading to the burner through a manually operated, approved three-way valve in such a way that only one tank can discharge its contents at a time.

This permit is issued without prejudice as to the legal rights of the building *and as to use of bldg.*

(Signed) Warren McDonald
Inspector of Buildings

CC: George A. LeTonneau
523 Cumberland Avenue

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.)

Signature of installer - By *W. E. Francis*

ORIGINAL

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. _____

DEC 29 1944

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 28, 1944



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

36774

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
 Material of supports of appliance (concrete floor or what kind) concrete
 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 OIL BURNER

Name and type of burner East-oil Model B Labeled and approved by Underwriters' Laboratories? yes
 Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure
 Location oil storage basement No. and capacity of tanks 2- 275 gal.
 Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

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.)
 Home Maintenance Co.

Signature of Installer - By W. E. Francis MSJ

ORIGINAL

Permit No. 44) 1302
Location 523 Cumberland Ave
Owner George L. Torneah
Date of Permit 12/29/44

Post Card sent

Notif. for insp.

Approval Tag issued 1-12-45

Oil Burner Check List (date)

1. Kind of heat Hot Water
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

1-2-44 Delivery to building
M.H.



(A) APARTMENT HOUSE 7017
APPLICATION FOR PERMIT Permit No. 1814

Class of Building or Type of Structure Second Class

Portland, Maine, October 13, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 523 Cumberland Avenue Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Maine Savings Bank, 244 Middle St., Telephone _____

Contractor's name and address F. C. Soule, 75 Edwards St. Telephone 2-7301

Architect _____ Plans filed no No. of sheets _____

Proposed use of building Tenement house No. families _____

Other buildings on same lot _____

Estimated cost \$ 10. Fee \$.25

Description of Present Building to be Altered

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____

Present use Tenement house No. families _____

General Description of New Work

To put in new door to form entrance for entrance to basement apartment

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.

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind _____ Dressed or Full Size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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 the are observed? yes

Maine Savings Bank

Signature of owner

Ernest L. Soule

INSTRUCTION COPY



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the

Portland, Me., April 14, 1924 19

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 523 Cumberland Ave Ward 6 in fire-limits? no
 Name of Owner or Lessee, Mrs. R. I. Robbins Address 523 Cumberland Ave
 " " Contractor, W. N. Barrett " " " " "
 " " Architect, " " " " "
 Description of Present Bldg. Material of Building is brick Style of Roof, pitch Material of Roofing, slate
 Size of Building is 35ft feet long; 28ft feet wide. No. of Stories, 3
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building 38ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? tenement No. of Families? 3
 What will Building now be used for? tenement (3 families)

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

ent. in door in partition all to comply with the building ordinance

 _____ Estimated Cost \$ 6.

If Extended On Any Side

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative W. N. Barrett
 Address 523 Cumberland Ave



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Portland, Oregon 191
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location, 522 Cumberland Ave. Ward, 4 In fire-limits? no. YES
 Name of Owner or Lessee, Dr. Thomas Morrison Address, Keeley Inst.
 " Contractor, F. W. Cunningham " 430 Congress St.
 " Architect, _____ " _____
 Description of Present Bldg. Material of Building is brick Style of Roof, pitch Material of Roofing, slate
 Size of Building is _____ feet long; _____ feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of _____ is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is _____ is _____ inches thick; is _____ feet in height.
 Height of Building, _____ Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? one
 Building to be occupied for hospital Estimated Cost, \$ 1000

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Remodel dwelling to be used as a hospital.
Interior alterations.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____ Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the Extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations? _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner of
 Authorized Representative

F. W. Cunningham
 Address 430 Congress St. Ore

523⁴ Cumberland Ave

FINAL REPORT

191
Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 191

Nature of violation?

PERMIT GRANTED

Permit filled out by *May 1, 1916*

Permit number

Location *523 Cumberland Ave*

Violation removed, when? 191

Estimated cost of alterations etc., \$

Inspector of Buildings.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

ERIC J. GOUVIN
THOMAS F. JEWELL
RAY M. JOHNSON
DEWEY MARTIN, JR.
MICHAEL E. WESTORT

January 24, 1991

523 Cumberland Avenue

Gary D. Vogel, Esquire
Richardson & Troubh, Attorneys
P.O. Box 9732
Portland, Maine 04104

Dear Mr. Vogel:

Receipt is acknowledged of your Interpretation and Variance Appeals on behalf of Richard and Priscilla Jordan, owners, for the property located at 523 Cumberland Avenue in Portland's R-6 Residence Zone. An Interpretation appeal is being filed to determine whether the use of the building as an eight unit apartment house has been abandoned due to its being vacant for more than a year, or whether its grandfathered status still prevails.

In the event that the interpretation appeal is denied, then the applicants are requesting that a space and bulk variance be considered by the Board of Appeals at a public hearing based upon Sections 14-136 and 14-273 of the City Zoning Ordinance. If granted, this variance would allow the use of the building at 523 Cumberland Avenue for an eight unit property notwithstanding the restrictions contained in the R-6 Residence Zone. A change of use permit may then be issued as a result of such approval by the Board of Appeals.

These two appeals will be scheduled for review by the Board of Appeals at its next regular meeting on Thursday evening, February 14, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution to the public.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer
William D. Gircux, Zoning Administrator
Charles A. Lane, Associate Corporation Counsel

JARROLD L. RICHARDSON
 WILLIAM F. TROUBEN
 ROBERT F. HALLAM, JR.
 EDWIN A. HESTER
 ROBERT E. MCGEE
 JOHN E. WIRTH, JR.
 ROBERT J. PAUL FRANK
 RICHARD I. KELLY
 STEPHEN G. LANGE
 FREDERICK A. BARKER, JR.
 ARTHUR W. COLLIS
 MICHAEL P. BOYO
 THOMAS E. CECOVELL
 JOHN W. CHAP
 EYRE W. C. VAN
 A. CHARLES J. CHAMBER
 WILLIAM E. McFARLEY
 ELIZABETH G. BISHOP
 JAMES L. GILSON
 GARY D. VOGEL
 DANIEL F. GILLIGAN
 PAUL S. BULLOCK
 CAROL E. UTMAN
 ALLAN W. MAIR
 ANN M. HURDAN
 CHRISTOPHER M. HONEY
 FREDERICK W. COLTSON
 ADAM W. BUSHAN
 JOHN M. LUCY
 M. THOMAS L. BATES
 JOHN Q. RICHARDSON
 STEPHANIE E. LUGG
 NATHAN S. BEADYON
 PRESIDENT OF THE BARRETT OFFICE

RICHARDSON & TROUBEN
 ATTORNEYS AT LAW
 455 CONGRESS STREET
 P.O. BOX 2132
 PORTLAND, MAINE 04104-3032
 TELEPHONE (207) 774-5821
 TELECOPIER (207) 761-2050

BANGOR OFFICE
 82 COLUMBIA STREET
 P.O. BOX 2428
 BANGOR, MAINE 04401
 TELEPHONE (207) 945-3900
 TELECOPIER (207) 945-0738
 IN REPLY REFER TO
44983.7766

February 15, 1991


William Giroux, Zoning Administrator
 City of Portland
 Building Inspection Department
 389 Congress Street
 Portland, Maine 04101

Re: Appeal of Richard and Priscilla Jordan, 523 Cumberland
 Avenue, Portland, Maine

Dear Bill:

This letter is to confirm, for the record, that the Jordans
 received a favorable interpretation by the Zoning Board of
 Appeals on February 14, 1991, to overturn the decision of the
 Building Inspector that the property at 523 Cumberland Avenue had
 been abandoned as an eight unit apartment building. As I
 understand it, the effect of the interpretation appeal is that
 the property may continue with its grandfathered status as a
 lawful non-conforming use as an eight unit apartment building
 provided it does not become abandoned in the future.

Would you please provide me with notice of the Board's
 decision of this matter.

Very truly yours,

 GARY D. VOGEL

GDV/rpm
 Enclosure
 cc: Richard and Priscilla Jordan
 Fred Andrews
 X021506.RM

FEB 17 1991

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
Chairman

ERIC J. GOUVIN
Secretary

RAY M. JOHNSON
JOHN C. KNOX
DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

523 Cumberland Avenue
(48-E-26)

February 15, 1991

Mr. Gary Vogel, Esquire
Richardson & Trough
465 Congress Street
Portland, Maine 04101

Dear Mr. Vogel:

At the meeting of the Board of appeals on Thursday evening, February 14, 1991, the Board voted by a vote of four in favor to one opposed to grant your appeal in behalf of Richard and Priscilla Jordan for the building at 523 Cumberland Avenue in the R-3 Residence Zone. As a result of the Board's action, your building will continue to be recognized as an eight unit apartment building.

A copy of the Board's decision is enclosed for your records and those of your clients, Richard and Priscilla Jordan, owners of the building.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

Enclosure: Copy of the Board's Decision

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Director, Planning & Urban Development
P. Samuel Brown, Chief, Inspection Services
Kevin L. Carroll, Enforcement Officer
William D. Gray, Administrator
Charles A. Lutz, Corporation Counsel

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 1, 1991

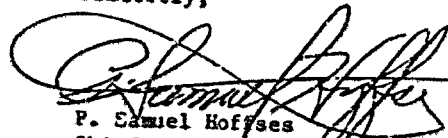
RE: 523 Cumberland Avenue

Mr. Gary Vogel, Attorney
Richardson & Troubh
465 Congress Street
P. O. Box 9732
Portland, Maine 04104-5032

Dear Mr. Vogel,

It appears that any legal right to use the property at 523 Cumberland Avenue has been abandoned since 1986. Due to the great length of time lapsed and lack of communication by your client regarding this issue, I have determined that the use of the property has been abandoned under section 14-387 of the Land Use Code.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Members of the Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
William D. Giroux, Zoning Administrator
Warren J. Turner, Administrative Assistant



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 6/3/90, 19
 Receipt and Permit number 2757

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: 523 Cumberland Ave
 OWNER'S NAME: Scott Jolson ADDRESS: 4/1

	FEES
OUTLETS:	
Receptacles <u>14</u> Switches _____ Plugmold _____ ft. TOTAL <u>14</u>	2.80
FIXTURES: (number of)	
Incandescent <u>21</u> Fluorescent _____ (not strip) TOTAL <u>21</u>	4.20
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>400</u>	11.00
METERS: (number of) <u>1</u>	7.00
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 _____ 5 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ 2 _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>7</u>	<u>14.00</u>
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 50 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery <u>2</u>	2.00
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>45.00</u>

INSPECTION:

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

CONTRACTOR'S NAME: Jalbert Electric

ADDRESS: Box 1281 - Saco, ME

TEL: 282-1994

MASTER LICENSE NO.: Kevin Jalbert #02757 SIGNATURE OF CONTRACTOR: [Signature]

LIMITED LICENSE NO.: _____

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

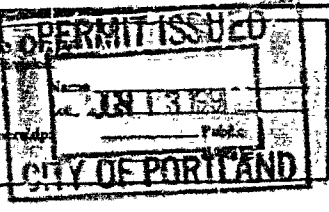
5469
 JYMAO
 2

912710

Permit # 912710 City of Portland BUILDING PERMIT APPLICATION Fee \$445.00 Zone R-6 Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Scott Joslin Phone # 282-5577
 Address: 26 Morning St. Portland, Maine 04101
 LOCATION OF CONSTRUCTION: 523 Cumberland Ave.
 Contractor: Self Sub:
 Address: Phone #
 Est. Construction Cost: 85,000 Proposed Use: six unit dwelling units
 Part 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: interior renovations

For Official Use
 Date: May 15, 1991
 Inside Fire Limit:
 Side Code:
 Type Limit:
 Estimated Cost: 85,000
 Zoning: R-6 Zone
 Street Frontage Provided: Back Side Side
 Provided Setbacks: Front Back Side Side
 Review Required: with conditions
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other: (explain)
 6-13-91



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 Joist Size:
 2. Ceiling Strapping Size: Spacing Not in Overhead Landmark
 3. Type Ceiling: Does not require review.
 4. Insulation Type: Size: Requires Review
 5. Ceiling Height:

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

Chimneys:
 Type: Number of Fire Places Date:

Heating:
 Type of Heat:

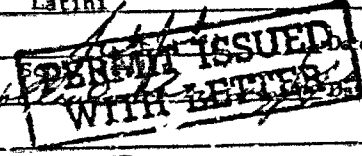
Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

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

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

HISTORIC PRESERVATION

Permit Received By Latini
 Signature of Applicant Date: 5/15/91
 Signature of CEO Date: 6-10-91
 Inspection Dates



White-Tax Assessor Yellow-GPCOG White Tag -CEO
 [G] M.A. Carroll © Copyright GPCOG 1988

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3626

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 523 Cumberland Ave.

PROPERTY OWNERS NAME

Last: Joslin First: Scott

Applicant Name: Salevsky & Sons Platts

Mailing Address of Owner/Applicant (if Different): P.O. Box 207 Cape Elizabeth Br Cape Elizabeth

PLUMBING INSPECTOR SIGNATURE: [Signature] L.P.L.# 0124

DATE: 7-10-93 FEE: 24

LOCAL PLUMBING INSPECTOR SIGNATURE: [Signature]

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: [Signature] Date: 07-10-93

Caution Inspection Required

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

Local Plumbing Inspector Signature: [Signature] Date Approved: 7-29-93

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 # 1023091

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District</p> <p>OR</p> <p>HOOK-UP to an existing subsurface wastewater disposal system.</p> <p>OR</p> <p>PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.</p>		Hosebib / Silcock		Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	5	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		2
Number of Hook-Ups & Relocations			8	Fixtures (Subtotal) Column 1
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	8	Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
8				
\$ 24.				
\$				
\$ 24.				

TELEPHONE COPY

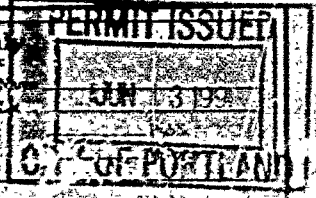
912710

Permit # 912710 City of Portland BUILDING PERMIT APPLICATION Fee \$445.00 Zone R-6 Map # Lots #

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

Owner: Scott Joslin Phone # 282-5577
 Address: 76 Morrill St. Portland, Maine 04101
 LOCATION OF CONSTRUCTION: 523 Cumberland Ave.
 Contractor: Self Sub:
 Address: Phone #
 Est. Construction Cost: 85,000 Proposed Use: six unit dwelling units
 Past Use: same
 # of Existing Res. Units: # of New Res. Units:
 Building Dimensions L: W: Total Sq. Ft.:
 # Storerooms: # Bedrooms: Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: interior renovations

For Official Use Only
 Date: May 15, 1991
 Inside Fire Limits:
 Blg. Code: Overlap:
 Time Limit:
 Estimated Cost: 85,000
 Zoning:
 Street Frontage Provided:
 Provided Setbacks: Front Back Side Side
 Review Required: with conditions
 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)



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 Cye: Spacing
 2. Header Sizes: Span(s)
 3. Wall Covering Type:
 4. Fire Wall if required:
 5. Other Materials:

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size: Spacing
 3. Type Ceiling: Does not require review
 4. Insulation Type: Size Requires Review
 5. Ceiling Height:

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

Chimneys:
 Type: Number of Fire Places: Date:

Heating:
 Type of Heat:

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

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

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

Permit Received By: Latini
 Signature of Applicant: Scott Joslin Date: 5/15/91
 Signature of CEO: Date:
 Inspection Date:



PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 445.00 _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	7 12 5 191
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMMENTS Interior renovations as per plans

Re/ Work in progress sketching

OK to start on 1st floor

8/12/11 WIP ready completely

also Re 1st floor part OK to carry out

of 1st part of OCC

Signature of Applicant

Art Juko

Date May 15, 1991

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 13, 1991

Scott Joslin
76 Morning Street
Portland, ME 04101

Re: 523 Cumberland Avenue

Dear Sir:

Your application to make interior renovations has been reviewed and permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Please read and implement items 1, 2, 3, 4, 5, 6, and 7 off attached building permit report.
2. Doors from living units to corridor shall be 20 minutes rated self-closing fire doors.
3. Circular stairs or spiral stairs shall be in accordance with Section 5.2.2.2.7 of the 101 Life Safety Code.
4. Stairway from Unit 1B shall be in accordance with Section 5-2.2 including rails and guards.
5. Lighting and emergency lighting shall be provided as per Section 5-8 and 5-9 of the 101 Life Safety Code.
6. The fire escape repairs and renovations shall be in accordance with Section 5-28 of the 101 Life Safety Code.
7. There shall be no increase in the footprint of this building.

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 "S. Hoffses".

S. Samuel Hoffses
Chief of Inspection Services

cc: William Giroux, Zoning Administrator
Lt. Wallace Garroway, Portland Fire Department

/kb

BUILDING PERMIT REPORT

ADDRESS: 523 Cumberland Ave. DATE: 13/June/91

REASON FOR PERMIT: Interior renovations.

BUILDING OWNER: Scott Joslin

CONTRACTOR:

PERMIT APPLICANT:

APPROVED: *1 *2 *3 *4 *5 *6 *7

CONDITION OF APPROVAL:

- * 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 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. 7).

- 8.) Private garages located beneath roofs 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.
- 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.

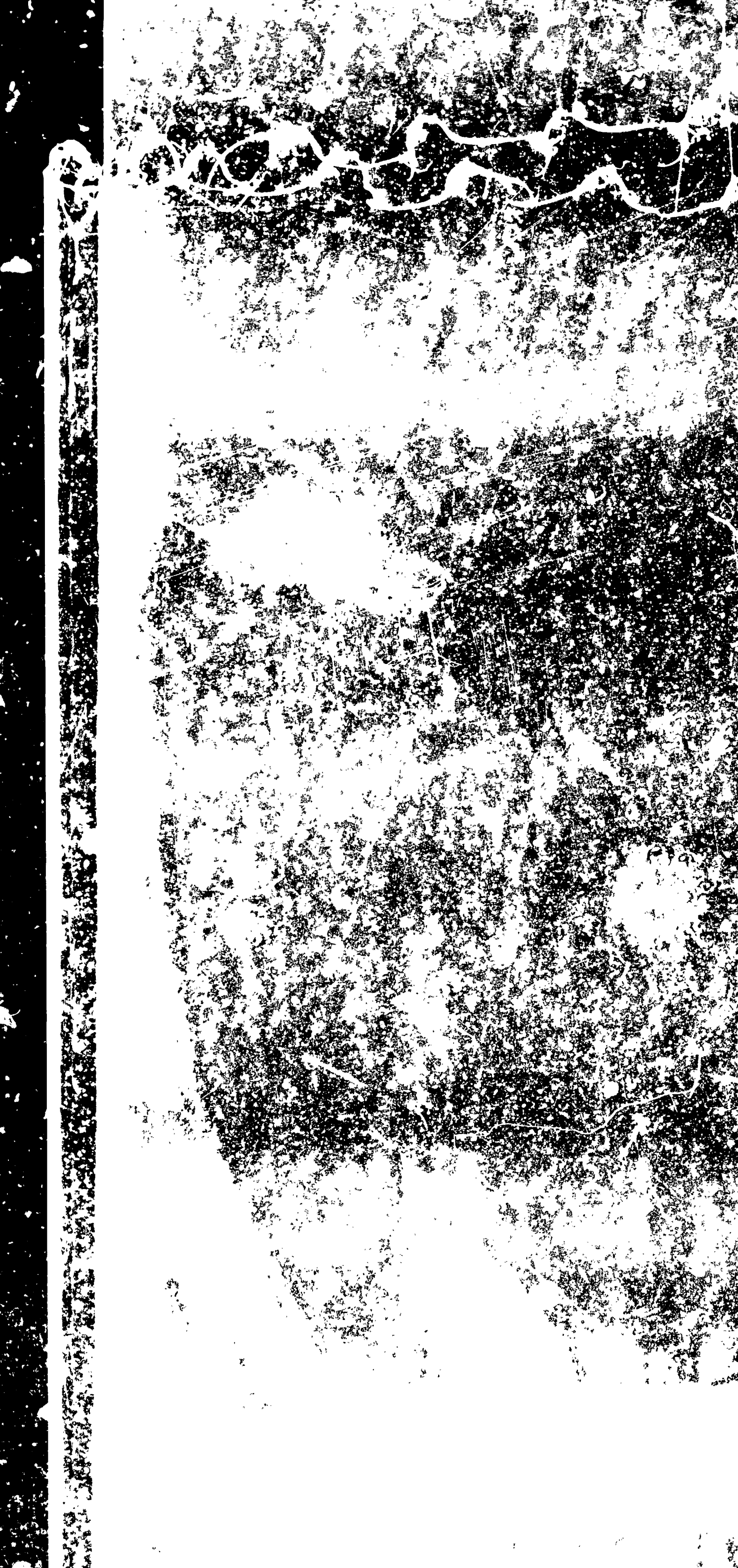
Sincerely,



Samuel Hoffman
Chief of Inspection Services

/el
11/16/88
11/27/90

C.C. L.T. Garroway P.F.D.



CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 523 Cumberland Ave.

Issued to Scott Joslin

Date of Issue 8/21/92

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. 91/2710, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Six-unit dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
8-21-92
(Date)

David W. King
Inspector

Richard J. Kelly
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.

