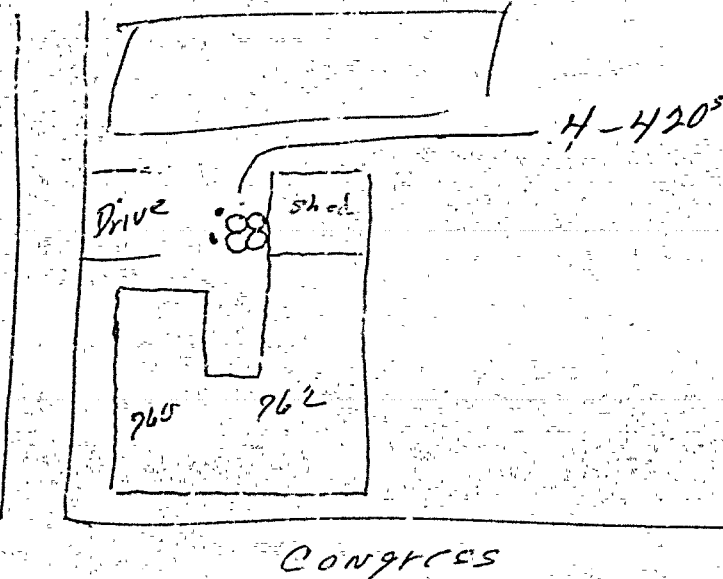


760 CONGRESS STREET

SHAW-WALKER

First cut • 820H - Second cut • 8202R - Third cut • 8203R - Fifth cut • 8205R

Proposed Location
4 - 420' Bulk
Storage Tanks (LPGAS)
AT 760 Congress St
By MAIN GAS



RECEIVED
SEP-9 1981
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

R. H. Smith



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

935

SEP 9 1981

ZONING LOCATION

PORTLAND, MAINE, Sept. 9, 1981

CITY OF PORTLAND

To the DIRECTOR 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 760 Congress Street

1. Owner's name and address Alan Miller - 762 Congress St. Fire District #1 ☐ #2 ☐ Telephone 773-1298.
2. Lessee's name and address Telephone
3. Contractor's name and address Maingas, Rte. #302, No. Windham Telephone 892-6744
4. Architect Specifications Plans No. of sheets
Proposed use of building multi-family No. families 4
Past use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

To set 4-100 gal. bulk tank for heat as per plans. 1 sheet of plans.

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? 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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept.

Health Dept.

Others:

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 A. Smith

Phone # same

Type Name of above

Maingas

Robert Smith

1 ☐ 2 ☐ 3 ☒ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

3

NOTES

10-6-81 4 tanks installed

Needs a destination marker from
Duke's hole - 200 ft. - 10
11-12-81 HAS anchored down large
port skumps Agood distance
from the tanks - tanks are to be
camp for a year anyway

Pertit No. 81/935
Location 960/Longview St.
Owner John Miller
Date of permit 9-9-81
Approved 9-9-81 4-100941
Tanks





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 24, 1975 19
Receipt and Permit number A3062

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: 760 Congress St

OWNER'S NAME: Freda McKee ADDRESS: same

OUTLETS: (number of)
Lights _____
Receptacles _____ FEES
Switches _____
Plugmold _____ (number of feet)
TOTAL _____

FIXTURES: (number of)
Incandescent _____
Fluorescent _____ (Do not include strip fluorescent)
TOTAL _____
Strip Fluorescent, in feet _____

SERVICES:
Permanent, total amperes _____
Temporary _____

METERS: (number of) _____

MOTORS: (number of)
Fractional _____
1 HP or over _____

RESIDENTIAL HEATING:
Oil or Gas (number of units) 1 3.00
Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
Oil or Gas (by a main boiler) _____
Oil or Gas (by separate units) _____
Electric (total number of 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 _____
Signs _____
Fire/Burglar Alarms _____
Circus, Fairs, etc. _____
Alterations to wires _____
Repairs after fire _____
Heavy Duty, 220v outlets _____
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) _____

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____

TOTAL AMOUNT DUE: 3.00

INSPECTION:

Will be ready on _____, 19____; or Will Call ☒ _____

CONTRACTOR'S NAME: Gray Oil

ADDRESS: 396 Commercial St

TEL.: _____

MASTER LICENSE NO.: _____

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY

Резюме

292

Index

4-24-73

Final Inspection

By Inspector

Permit Application Register Page No. 23

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 2-7-76

2-7-25

8-11-75

8-15-75

~~CODE COMPLIANCE~~

NOT COMPLETED

REASONS: *NO C.C. (1220)*

DATE:

REMARKS:

87-75

No One. Home

8-11-75

8-15-70

[illegible]



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 24, 1975

F00

PERMIT ISSUED

JUL 25 1975

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 760 Congress St. Use of Building apts. No. Stories 3 New Building Existing "
Name and address of owner of appliance Freda McKee, same
Installer's name and address Gray Oil Co, 396 Commercial St. Telephone

General Description of Work

To install replace burner in existing system

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner conc Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

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 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? 5.00

APPROVED:

O.K. E.B. 7/24/75

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 350

Signature of Installer

INSPECTION COPY

Gray Oil Co
J. H. Huff

NOTES

Permit No. 75/604
Location 760 Congress St
Owner McKee
Date of permit 7/25/75
Approved

CODE COMPLIANCE
NOT COMPLETED
REASONS: 1.66222222

Clear

Address **760 Congress St.**

PERMIT NUMBER 9015

Date Issued 11-28-72
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date 57 4 4 1960

Date 12-2-47
 By ERNEST R. GOODWIN
 CHIEF PLUMBING INSPECTOR
 Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Building and Inspection Services Dept.; Plumbing Inspection.

TOTAL	11.86
n	12.4

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 77
Issued Nov 27, 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 Jackie J. Wilson Tel. _____
Contractor's Name and Address Paul & Thomas S. Tel. 774-3628
Location 780 Congress St. Use of Building Dwelling
Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
Description of Wiring: New Work _____ Additions _____ Alterations _____
200 amp service one meter
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 _____ 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) _____
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 11/27/1972 Ready to cover in _____ 19 _____ Inspection Will call 1972
Amount of Fee \$9.00 Signed Paul & Thomas S.
2523

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 J. H. H.

(OVER)

LOCATION *Copy ST 760*
 INSPECTION DATE *12/15/72*
 WORK COMPLETED *12/15/72*
 TOTAL NO. INSPECTIONS
 REMARKS

FEES 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 classified 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
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION SERVICES

Reg: 760 Congress St.

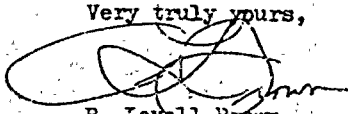
ODELLE WILSON - FRED M. WILSON
760 Congress St
Portland, Me

Jan 18, 1972

Our inspector reports that bricks in the chimney at the above location are loose and that some are missing. It is necessary therefore that you replace the missing bricks and point up the chimney so as to make it safe. A permit is not required for this work.

We shall expect this work to be done by Feb 18, 1972 at which time our inspector will re-inspect the premises to determine whether or not you have complied with the above order.

Very truly yours,


R. Lovell Brown
Director

RMC

If there is any question you may call me
at 775-5451 Ext 234-235 Mr. Martin

Rümel - 11/20/12

760 Congress St

Chimney will be
fixed later. This
will be under
Longfellow Project.
No contractor decided
on yet.

Pauline

Date
Issued **6/18/68**
Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.
Date **JUN 19 1968**
By **ERNOLD R. GOODWIN**

App. Final Insp.
Date **JUN 19 1968**
By **ERNOLD R. GOODWIN**
Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address **760 Congress Street, Wilson** PERMIT NUMBER **18420**
Installation For: **Drilling**
Owner of Bldg.: **William Wilson**
Owner's Address: **760 Congress Street**
Plumber: **Ralph Blake** Date: **6/18/68**

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

Building and Inspection Services Dept.: Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 5/6/51

PLANNING DEPT.
01435
APR 7 1951
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 760 Congress St. Use of Building Dwelling No. Stories 3 New Building Existing "
Name and address of owner of appliance W. H. Wilson 760 Congress St.
Installer's name and address Fallotta Oil Co. Telephone 42671

General Description of Work

To install Oil Burner in Old steam boiler

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 Fluid heat Rotary Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete
Location of oil storage Basement 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
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?
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:

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

INSPECTION COPY

Signature of Installer

Fallotta Oil Co.
S. J. Fallotta

NOTES

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Location & Supports
- 5 Type of Fuel
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Piping Material & Location
- 10 Valves in Supply Line
- 11 Capacity of Tank
- 12 Tank Location & Supports
- 13 Tank Distance
- 14 Oil Gauge
- 15 Instruction Card
- 16

Permit No. 5111436
 Location 760 Cambridge St
 Owner J. B. J. J. J.
 Date of permit 8/7/51
 Approved 8/7/51

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

1. Location 760 Congress St. Date investigation commenced 2/28/48
2. References: Complaints — Appl. BP 18/752 Inq. —
3. Present Owner and Address Mrs. Everett Thurston, 760 Congress
4. Present Lessee and Address —
5. Building Permit Record: Fire escape 18/752

Assessors' Record

6. Survey 1924: Owner Bramhall Realty Co. No. tenants 1
No. rooms —; Class of Use Dwellings
7. Assessors' change record since 1924 —

8. Change of Owners, 1924 to date 1929 Ralph H. Merrill, 1932 Park Ave. Corp., 1940 Portland Savings Bk.

9. City Directory Record

- | | |
|--------------------------|---------------------|
| 1924 <u>Vacant</u> | 1936 <u>Lodging</u> |
| 1925 <u>Vacant</u> | 1937 <u>6 apts</u> |
| 1926 <u>Vacant</u> | 1938 <u>6 apts</u> |
| 1927 <u>Vacant</u> | 1939 <u>6 apts</u> |
| 1928 <u>Vacant</u> | 1940 <u>6 apts</u> |
| 1929 <u>Vacant</u> | 1941 <u>"</u> |
| 1930 <u>Frank Searey</u> | 1942 <u>"</u> |
| 1931 <u>Lodging</u> | 1943 <u>"</u> |
| 1932 <u>Lodging</u> | 1944 <u>"</u> |
| 1933 <u>Lodging</u> | 1945 <u>"</u> |
| 1934 <u>Apts</u> | |
| 1935 <u>Vacant</u> | |

10. Miscellaneous

Conclusions and Action

2/28/48 Legal Use. O.K.

Inspection Data

Date: _____

11. Occupancy data on above date:

	<u>*No. Rooms</u>	<u>Lodging Rooms No. & No. Occ.</u>	<u>Apartments No. Rms & Occ.</u>	<u>Total Occupants</u>
Basement				
1st Floor				
2nd Floor				
3rd Floor				
4th Floor				
5th Floor				
*Not including toilet or bath or hallways				
Grand Total Occupants				

12. Exit Data:

Inside Stairways

Outside Stairways

Basement to 1st or grade

4th to 3rd

3rd to 2nd

2nd to 1st

1st to grade

Which, if any, of above are accessible only by passing through private quarters
of others

Which of above, if any, are of little value because of location with respect
to rooms or each other

Which of above, if any, are unusually steep or narrow, have excessive winders
or other important defects

13. Fire Protection Data: No. stairs between cellar and first floor _____. Which,
if any, are enclosed with fire resistive enclosures.

Which of above stairs, if any, have closets beneath any part of them

14. Misc. Inspn. Notes

1P 760 Congress Street-1

December 29, 1948

Mrs. Everett Thurston
760 Congress Street
Mr. H. H. Stuart
26 Bramhall Street

Subject: Permit for alterations to provide
hallway leading to rear stairs in third
story of building at 760 Congress Street

Dear Madam & Sir:

We are able to issue the permit for the above work for the use of
gypsum wallboard on the new partition, as called for in the application,
rather than for the use of gypsum lath and plaster, because, as explained
by Mrs. Thurston, the short section of hallway which the new partition will
border is for the use of the occupants of only one apartment and hence the
passageway to be provided cannot be classed as a public hallway. Therefore
the permit is being issued herewith to Mr. Stuart, who made application for
the permit.

Very truly yours,

Inspector of Buildings

AJS/G

AP 760 Congress Street-I

1/3/47/M

December 28, 1948

Mr. H. H. Stuart
26 Brahamhall Street
Mrs. Everett Thurston
760 Congress Street

Subject: Application for building permit
to make alterations to provide better
means of egress in the building at 760
Congress Street

Dear Madam & Sir:

Mr. Stuart indicated on the application that the new hallway partition was to be covered on both sides merely by gypsum wallboard (Sheet-rock).

Apparently this new partition would border a public hallway in an apartment house. When his attention was called to the fact that the Building Code requires on such a partition plaster on both sides applied to non-burnable lath, he was quite insistent that he could use merely the gypsum wallboard without plaster.

Section 203-f-1 of the Building Code, applying to apartment houses, provides that both sides of partitions enclosing public halls and stair halls shall be covered with non-burnable plaster on non-burnable lath.

Under these circumstances I am unable to issue the permit based on the application which indicates a feature contrary to the requirements. So, will Mr. Stuart please be good enough to clear the matter up by coming to the office and changing the application over his signature to indicate plaster on non-burnable lath on both sides of the new partition, or the same result may be reached by a letter from him carrying the same information.

Very truly yours,

WMCU/G

CC: Oliver T. Snaborn
Chief of the Fire Department

Inspector of Buildings

2

Opert

W. W. W. W.

1/2

1/2

1/2

1/2

1/2

1/2

1/2

1/2

1/2

1/2

1/2

1/2

Robert

RECEIVED
DEC 27 1943
DEPT. OF ELDG. INSP.
CITY OF PORTLAND

4

1/2

1/2

1/2

1/2

1/2



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, December 27, 1948

PERMIT ISSUED

02389

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~demolish~~ ~~construct~~ 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 760 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's name and address Mrs. C. Everett Thurston, 760 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H. H. Stuart, 26 Bramhall St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Apartments No. families 2-6
Last use _____ " _____ No. families 6
Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 50. Fee \$.50

General Description of New Work

To remove closet partition and erect non-bearing partition on third floor to provide hallway.

Studs 2x3, 16" O.C., sheetrock both sides.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 H. H. Stuart

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 _____ 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:

Wae O/K G.H. 12/28/48

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

Mrs. Everett Thurston

INSPECTION COPY

Signature of owner By: H. H. Stuart

NOTES

1/20/40 - work done E. J. J.

Permit No. 4512389
 Location 760 Caspary St.
 Owner Mrs. Cassie H. Thurston
 Date of permit 12/29/48
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 1/20/49
 Cert. of Occupancy issued none

New Folder

*Granted
May 14*

City of Portland, Maine
Board of Appeals
—ZONING—

48/32

May 10, 19 48

To the Board of Appeals:

Your appellant, F. E. Thurston, who is the owner of property at 760 Congress 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 17, Paragraph E of the Zoning Ordinance.

Building permit for erection of metal fire escape on easterly side of lodging house at 760 Congress Street is not issuable because the proposed structure will be closer than 10' to the side lot line, which is Neal Street, this distance being the minimum required for the side yard of a building used for habitation in the Limited Business Zone where 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 avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

This fire escape is needed to comply with terms of Safety Ordinance.

F. E. Thurston
Appellant

48/32

May 14, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF F. E. THURSTON
AT 760 Congress Street

Public hearing on above
appeal was held before
the BOARD OF APPEALS
today.

Present for City
Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	(x)	()
Mrs. Frost	(x)	()
Mr. Colley	(x)	()
Mr. Holbrook	(x)	()
Mr. Lake	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-

NO OPPOSITION

On reply refer
to File

FU AP 760 Congress Street-1

CITY OF PORTLAND, MAINE

Department of Building Inspection

May 6, 1948

Mr. F. E. Thurston
760 Congress Street
Portland, Maine

Subject: Application for permit for erection of
metal fire escape on easterly side of lodging
house at 760 Congress Street

Dear Sir:

C
O
P
Y

We have no authority to issue the permit for the fire escape leading from the second floor to the ground on the easterly side of the building at the above location, because the proposed structure will be closer than 10' to the side lot line, which in this case happens to be the line of Neal Street, this distance being the minimum required for the side yard of a building used for habitation in the Limited Business Zone where the property is located. Since this fire escape is evidently being provided to comply with requirements of the Safety Law, it is likely that the Board of Zoning Appeals would be inclined to give sympathetic consideration to granting an exception to the precise terms of the Zoning Ordinance in this case should you care to exercise your appeal rights; but of course we have no way of giving any assurance that the results of such an appeal would be favorable. We are enclosing for you an outline of the appeal procedure in order that you may know what steps to take should you decide to file an appeal.

Even though an appeal were successful and a permit issued for the work, the issuance of the permit should be taken in no way as approval by this office of the fire escape as to location and means of reaching it to provide a second means of egress from the second story 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.

Very truly yours,

(Signed) WARREN VANDERBILT
Inspector of Buildings

AJS/S

Encl: Outline of appeal procedure

CC: Magquar & Jones Company
33 Pearl Street

Edward T. Gignoux
Assistant Corporation Counsel

BI 111

CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION

Location 760 Congress Street

Owner F. E. Thurston

To Chief Sanborn:

We have issued a building permit to cover the following
work which we believe to be to satisfy provisions of your order
under the "Safety Ordinance."

To erect metal fire escape second floor to ground.

Warren McDonald
Inspector of Buildings

AP 760 Congress Street-1

May 6, 1948

Mr. F. E. Thurston
760 Congress Street
Portland, Maine

Subject: Application for permit for erection of
metal fire escape on easterly side of lodging
house at 760 Congress Street

Dear Sir:

We have no authority to issue the permit for the fire escape leading from the second floor to the ground on the easterly side of the building at the above location, because the proposed structure will be closer than 10' to the side lot line, which in this case happens to be the line of Leal Street, this distance being the minimum required for the side yard of a building used for habitation in the Limited Business Zone where the property is located. Since this fire escape is evidently being provided to comply with requirements of the Safety Law, it is likely that the Board of Zoning Appeals would be inclined to give sympathetic consideration to granting an exception to the precise terms of the Zoning Ordinance in this case should you care to exercise your appeal rights; but of course we have no way of giving any assurance that the results of such an appeal would be favorable. We are enclosing for you an outline of the appeal procedure in order that you may know what steps to take should you decide to file an appeal.

Even though an appeal were successful and a permit issued for the work, the issuance of the permit should be taken in no way as approval by this office of the fire escape as to location and means of reaching it to provide a second means of egress from the second story in compliance with law. Such a matter is under the control of the Chief of the Fire Department and should be consulted concerning it if that has not already been done.

Very truly yours,

Inspector of Buildings

AJS/S

Encl: Outline of appeal procedure

CC: Magglier & Jones Company
33 Pearl Street

Edward T. Cignoux
Assistant Corporation Counsel



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 1, 1948

PERMIT ISSUED

00752
MAY 19 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~and~~ 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 750 Congress Street Within Fire Limits? yes Dist. No. 13
Owner's name and address F. E. Taurston, 750 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Magquier & Jones, 35 Pearl Street Telephone 3-6471
Architect _____ Specifications _____ Plans yes No of sheets 1
Proposed use of building Lodging House No. families _____
Last use _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ 200.

General Description of New Work

To erect metal fire escape second floor to ground on east side of building, as per plan.

From 2nd story window nearest Congress St in main house

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Memo Sent to Fire Chief

Appeal sustained 5/14/48

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

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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

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

APPROVED:

INSPECTION COPY

Signature of owner By: P. L. Farmer, Jr.

Permit No. 48/752

Location 760 Congress St

Owner J. E. Thurston

Date of permit 5/19/48

Notif. closing-in None given

Inspn. closing-in

Final Notif. None given

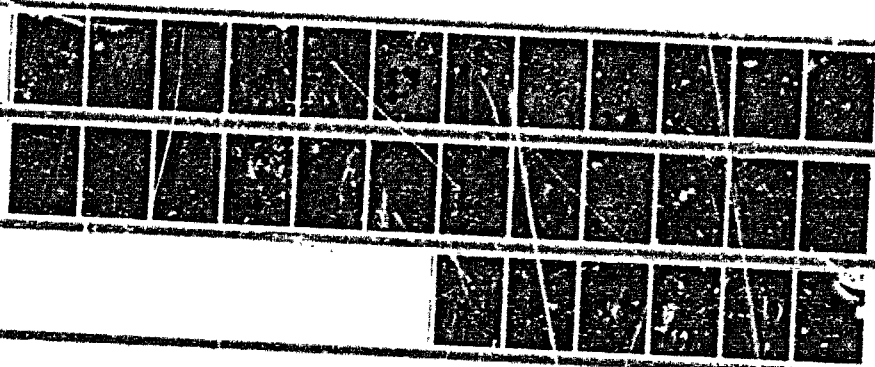
Final Inspn.

Cert. of Occupancy issued

NOTES

Inspected 12/14/48
12/14/48. No inspection
of the work performed.
The inspection was
made by the
city engineer
the work was
done well.

760 CONGRESS STREET





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 16, 19 82
Receipt and Permit number A77808

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 760 Congress St.
OWNER'S NAME: Allan Miller ADDRESS: 762 Congress St. Apt # 3

FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
Strip Fluorescent _____ ft. _____

SERVICES: Overhead x Underground _____ Temporary _____ TOTAL amperes 200 3.00

METERS: (number of) 4 _____ 2.00

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 _____ 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) _____

Sigas 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

TOTAL AMOUNT DUE: 5.00

contact landlord to get into bldg.

INSPECTION: Will be ready on ready, 19 82; or Will Call _____

CONTRACTOR'S NAME: Alan Eger Electric

ADDRESS: 64 Mabel St.

TEL.: _____

MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: Alan Eger

LIMITED LICENSE NO.: 4590

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 97808
Location 760 Congress St.
Owner A. Miller
Date of Permit 6-18-82
Final Inspection 6-22-82
By Inspector Tilley
Permit Application Register Page No. 120

INSPECTIONS: Service ✓ by Ally
Service called in 6-21-82
Closing in 6-18-82
PROGRESS INSPECTIONS: 6-22-82

CODE
COMPLIANCE
COMPLETED

CODE
COMPLIANCE
COMPLETED

DATE 6-22-52

DATE: 11/1/77 REMARKS:

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

June 26, 1995

CITY OF PORTLAND

FLANNERY T & REALTY
383 MAIN ST
SCARBOROUGH ME 04074

Re: 760 Congress St
CBL: 054- - F-013-001-01
DU: 6

Dear Sir:

We recently received a complaint, and an inspection was made at the above referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | |
|--|--------|
| 1. EXT - ENTRY - - #760/762 | 108.40 |
| REPAIR THE STEPS - WITHIN TEN (10) DAYS | |
| 2. INT - 2ND FLR - #760 - HALLWAY | 108.20 |
| REPAIR THE LEAK AT THE CEILING | |
| 3. INT - THROUGHOUT - #760/762 - WINDOWS | 108.30 |
| REMOVE THE CAULKING FROM THE PERIMETER OF THE WINDOWS | |
| & MAKE THE WINDOWS OPERABLE | |
| 4. INT - THROUGHOUT - #760/762 - WINDOWS | 108.30 |
| REPAIR THE BROKEN SASH CORDS | |
| 5. INT - THROUGHOUT - #760/762 - WINDOWS | 108.30 |
| PROVIDE PROPER SCREENS | |
| 6. INT - 2ND FL; APT #2 - KITCHEN - #760 | 113.50 |
| PROVIDE GFCI AT THE SINK | |
| 7. INT - 3RD FLR - #760 - | 116.30 |
| PROVIDE SECOND MEANS OF EGRESS FROM THE BUILDING | |
| (VACATE THE 3RD-FLR UNITS IN THIRTY DAYS, OR THE UNITS WILL BE POSTED) | |
| 8. INT - BASEMENT - #760 - | 111.40 |
| PROVIDE RELIEF PIPE EXTENSION AT THE HOT WATER HEATER | |
| 9. INT - BASEMENT - #760 - | 114.30 |
| PROVIDE A SPRINKLER AT THE FURNACE | |
| 10. EXT - ENTIRE - #760/762 - RIGHT, REAR | 108.10 |
| REPAIR THE BRICK WORK | |
| 11. EXT - RIGHT, REAR - #762 - | 113.50 |
| REMOVE THE ILLEGAL WIRING | |

PRIORITY VIOLATIONS: #'s 1, 7

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Amy Simpson
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Location of Construction

760 Congress St (760-762

Owner: T R Flannery

Living Address

License/Buyer's Name

Phone

Business Name

Contractor Name

Address

Phon

100

Pair Use

Proposed Us

COST OF WORK

PERIODIC

9-Unit (111 Legal

8-Unit

3-Unte

Proposed Project Description

PREST

TIRES DISTRICT/PH.1

Change Use/Make Interior Renovation

Signature

Date: _____

Permit taken by: **Mary Cross**

Case: Applied

01 March 1999

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED
WITH REQUIREMENT

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 it's 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 premises covered by such permit by any reasonable means to enforce the provisions of the code(s) applicable to such permit.

☐ Approved
☒ Approved with Condition
☐ Denied

Date: 11/15/2011

SIGNATURE OF APPLICANT _____

Tim Planno

ADDRESSES

DATE: _____

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONICS

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

CEO DIST

175-3000-250



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 760-762 Congress St.

Issued to J.R. Flannery

Date of Issue July 1996

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. 960136, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Eight Family Dwelling

Limiting Conditions:

This is being issued for the proper number of units only. This does not imply that the space is currently habitable, and must be brought up to code by future owner.

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. They will be furnished to owner or lessee for one dollar.

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

Location of Construction: **522 760 Congress St (760-762)** Owner: **T. R. Flannery** Phone: Permit No: **960156**

Owner Address: Lease/Buyer's Name: Phone: Business Name: **PERMIT ISSUED**

Contractor Name: **Tim Flannery** Address: Phone: Permit Issued: **MAR - 8 1996**

Past Use: **3-Unit (illegal)** Proposed Use: **8-Unit** COST OF WORK: **\$ 1,400.00** PERMIT FEE: **\$ 25.00**

3-Unit (illegal) **8-Unit** **2/1st reno** FIRE DEPT. ☒ Approved ☐ Denied INSPECTION: ☒ Approved ☐ Denied

Signature: **T. R. Flannery** Signature: **[Signature]** Zone: **P-2** CBL: **064-F-013**

Proposed Project Description: **Change Use/Make Interior Renovations** PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☒ Approved ☐ Approved with Conditions ☐ Denied

Signature: Date: **01 March 1996**

Permit Taken By: **Mary Greak** Date Applied For: **01 March 1996**

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

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner, 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 is 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.

DATE: **01 March 1996**

SIGNATURE OF APPLICANT: **T. R. Flannery** 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

CEO DISTRICT **3**

[Signature]

COMMENTS

7/2/96: Has removed the Kitchen sink from the illegal efficiency apt. on 3rd fl (left side) Cut a hole through the wall to join 2 efficiencies and now has the proper 2nd exit through the rear stair. Dike from 3rd fl window to 2nd fl fire escape is gone. New owner to do complete ren's.

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

March 8, 1996

T. R. Flannery
764 Congress Street
Portland, Maine 04102

RE: 760-762 Congress Street

Dear Tim,

Your application to change use from 9 dwelling units to 8 legal dwelling units with interior renovations has been reviewed and a permit is herewith issued subject to the requirements listed below.

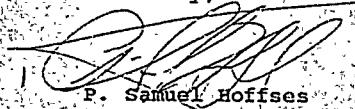
No Certificate of Occupancy will be issued until all requirements of this letter are met.

Building Code Requirements

Please read and implement items 4, 5, 6, 7, 9, 11, 12 and 16 of attached Building Permit Report.

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

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

BUILDING PERMIT REPORT

DATE: March 8, 1996

ADDRESS: 760-762 Congress Street

REASON FOR PERMIT: Change of Use from 9 dwelling units to 8 legal units

BUILDING OWNER: T. R. Flannery

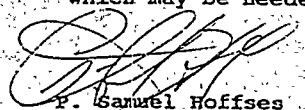
CONTRACTOR: Owner

APPROVED: See items #4,5,6,7,9
11, 12 and 16

CONDITIONS OF APPROVAL

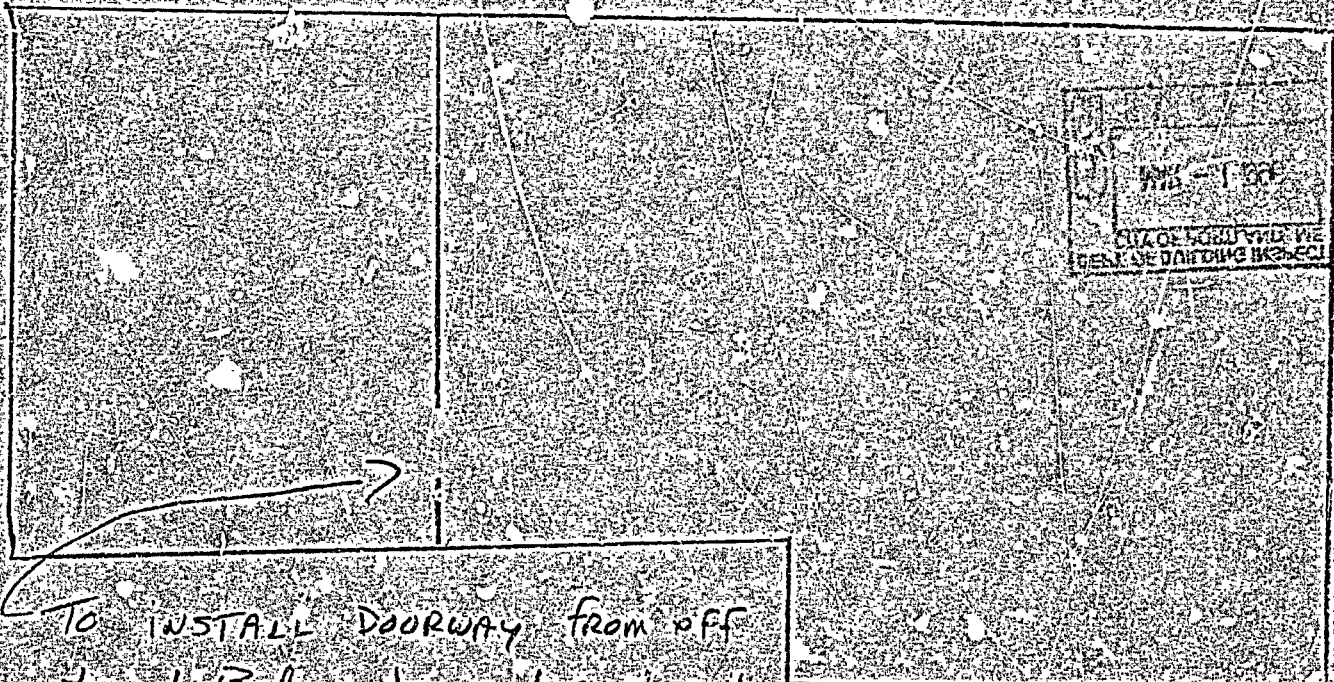
1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tool. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, R-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.


P. Samuel Hoffses
Chief, Inspection Services

EFF

1 Bedroom



To INSTALL DOORWAY from OFF
to 1 Bedroom to make 1 unit
with two means of egress at
760 Congress Apt 4 3RD Floor.

760 CONGRESS ST
PORTLAND, ME