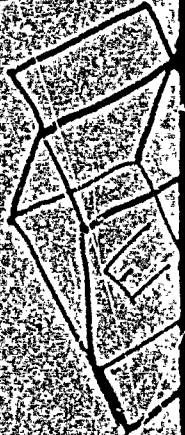


18-20 CUSHMAN STREET



**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE PERMIT ISSUED 12/16/82 Certificate of App. Number 67590 IC
 Month Day Year
 Installer's Name B E E M Last Name F I M L. Installer Code 2
 Owner Judy Ziegler
 Address 18 Washburn St. St./Lot Number Street, Road Name Subdivision
 (Location where plumbing was done and inspected)

- PERMIT NUMBER
- 1 Owner
 - 2 Licensed Master Plumber
 - 3 Licensed Oil Burnerman
 - 4 Employee of Public Utility
 - 5 Manufactured Housing Dealer
 - 6 Manufactured Housing Mechanic
 - 7 Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Frank B. J. [Signature]

OWNER'S COPY

Signature of LPI _____
 Date Inspected DEC 17 1982
 ORIGINAL—To be sent to: Department of Human Services
 Division of Health Engineering

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 00123 Date Issued 12/16/82 INSTALLER'S License No. 2142 PERMIT NUMBER 67590 IP
 Month Day Year
 Address of Where Plumbing is Done 18 Washburn St. St./Lot Number Street/Road Name Subdivision Installer Code 2
 Name of Owner Judy Ziegler Last Name Mailing Address Zip Code

Type of Construction	1 New	3 Addition	5 Replacement of Hot Water Heater	7 Hook-up of Modular Home		
	2 Remodeling	4 Remodeling & Addition	6 Hook-up of Mobile Home	8 Other (Specify) <u>1</u>		
Plumbing To Serve	1 Single (Res)	3 Mobile Home	5 Commercial	7 Other (Specify) _____		
	2 Multi-Fam(Res)	4 Modular Home	6 School	_____ <u>2</u>		
Number of Fixtures or Hook-Ups	Sink(s) <u>1</u>	Toilet(s) <u>1</u>	Bathtub(s) <u>1</u>	Lavatory(s) <u>1</u>	Shower(s) _____	Urinal(s) _____
	Clothes Washer(s) _____	Dish-Washer(s) _____	Hot Water Heater(s) _____	Floor Drain(s) _____	Hook Up(s) _____	_____

TOWN'S COPY

IMPORTANT: Note the following conditions:
 1 This Permit is non transferable to another person or party.
 2 If construction has not started within 6 months from the Date of Issue this Permit becomes invalid.

Dept. of Human Services
 Div. of Health Engineering

Signature of LPI _____

Fixture Fee 12
 Hook-Up Fee 00
 Total Fee 12
 I, Double Fee Check Box

AHE 211 Rev 7/80



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 13, 1982

Mr. Benjamin Lasky
Winding Way
Peaks Island, Maine 04108

Re: 18 Cushman Street

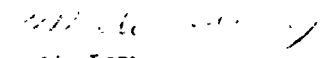
Dear Mr. Lasky:

A recent inspection, at the above address, shows that an amendment to the present permit is needed.

You are requested to come into this office, City Hall, Room 317, within 10 days of the receipt of this letter to file an amendment to your permit.

If we can be of any assistance to you, please contact this office at 775-5451, Ext. 311.

Sincerely yours,


Merlin LePage
Code Enforcement Officer

ML/jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 13, 1982

Mr. Benjamin Lasky
Winding Way
Peaks Island, Maine 04108

Re: 18 Cushman Street

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You are requested to come into this office, City Hall, Room 317, within 10 days of the receipt of this letter to file an amendment to your permit.

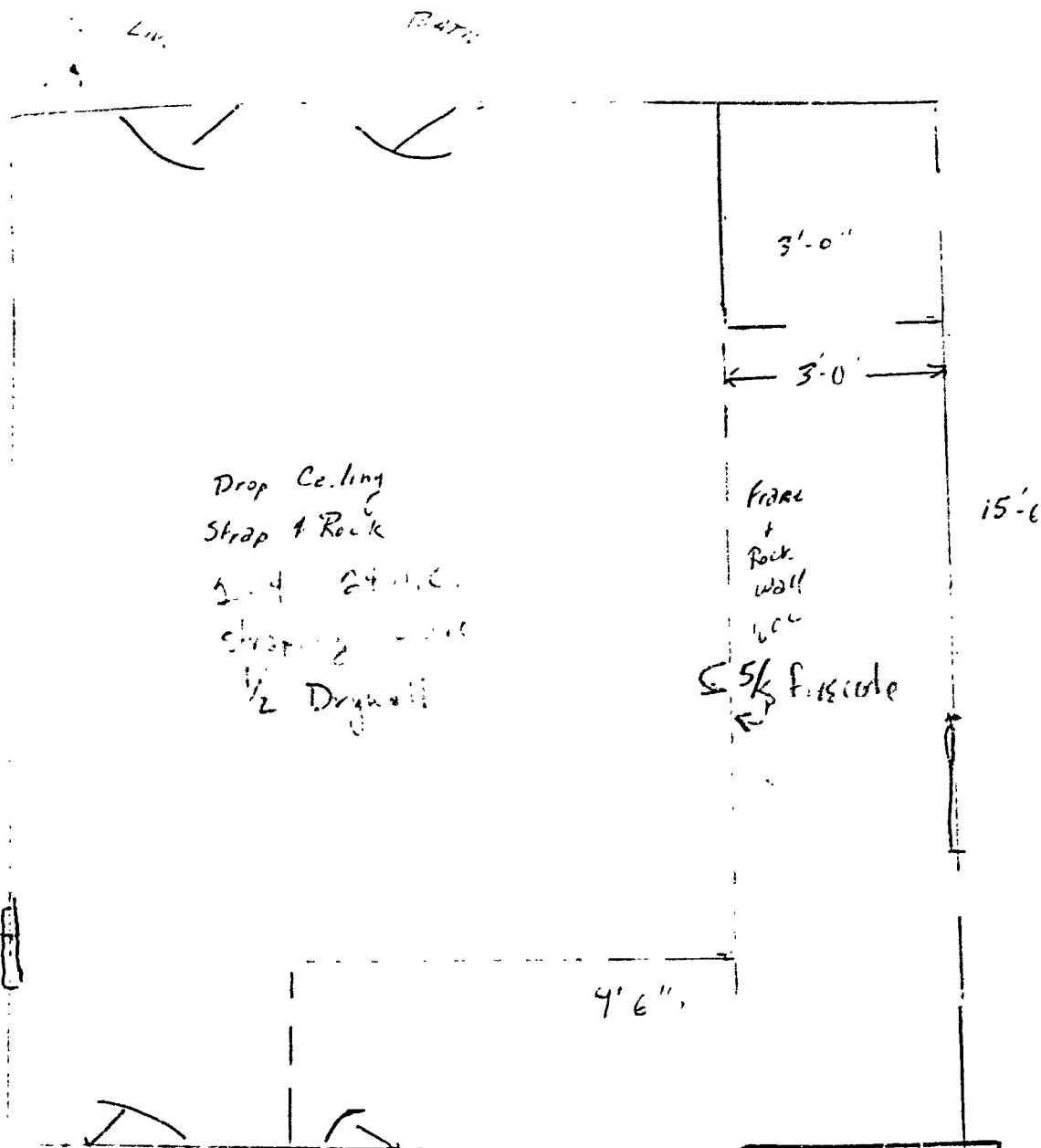
If we can be of any assistance to you, please contact this office at 775-5451, Ext. 311.

Sincerely yours,

Merlin Leary
Merlin Leary
Code Enforcement Officer

ML/jmr

Mr. Leary,
I HAVEN'T BEEN AT THIS JOB FOR
ABOUT A YEAR. I CAME TO THIS OFFICE
A GOOD SIX OR SEVEN TIMES, DREW
MAPS FOR THE OFFICER COLLINS & AN INSPECTOR.
ON EVERYTHING I DO. I'LL TRY
TO CATCH YOU TOMORROW.



RECEIVED
 MAR-9 1982
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

1" = 2'-0"

18 CUSHMAN ST

2nd fl. [unclear] DER [unclear]



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 23, 1982

Ms Judith Ziegler
18 Cushman Street
Portland, Maine 04102

Re: 18 Cushman Street

Dear Ms. Ziegler:

Your building application to install drop ceilings, and to frame hallway for additional length, as per plan, cannot be issued until you supply this office with more information.

Please call or drop by this office at your earliest convenience to supply us with the needed information.

Sincerely,

P.S. Hoffses
Chief of Inspection Services

PSH/jmr

APPLICATION FOR PERMIT

PERMIT ISSU

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 01048

NOV 24 1982

ZONING LOCATION PORTLAND, MAINE March 9, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES PORTLAND, MAINE

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

LOCATION 18 Cushman Street
1. Owner's name and address Judith Ziegler - same
2. Lessee's name and address
3. Contractor's name and address Ben Lasky - Wiring Way, Pks Isl.
Proposed use of building multi family
Estimated contractual cost \$ 500
FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee 15.00
Late Fee
TOTAL \$ 15.00

To install drop ceilings, to frame hallway for additional length, as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1

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

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? For: notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or tiled 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: N.A.
BUILDING CODE Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept. St. James P. Collins
Health Dept.
Others:

Signature of Applicant Ben Lasky Phone # same
Type Name of above Ben Lasky 1 2 3 4
Other and Address

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

3,240 P - 56-D-22

NOTES

The
 contracts will have to open
 for a week long to the plan.
 The
 and you can
 should

Permit No 832/8018
 Location 18
 Owner Judith Z. Kaplan
 Date of permit 8-9-82
 Approved 11-24-82
 Dwelling - 11-24-82
 Garage - 11-24-82
 Alteration

to say
 The section has

May 13, 1980

Thomas Young
The Avenue House
Peaks Island, Me.

Re: 18-20 Cushman St.

As requested by you, this letter is to confirm our conversation on the above building during an inspection on 5-9-80.

After referring to our files on this property, I noticed that in October 1975, Mr. Stetson was issued a permit for a change of use from 4 families to 2 families. Although there was never compliance to 2 families, that is the last official use of the building. In order to revert back to the 4 family use, it will be necessary to apply for another permit. We will need floor plans and a plot plan showing parking.

I have also noted in our files a copy of a letter from the Fire Prevention Bureau that forbids occupancy of the basement apartment, along with other requirements.

As suggested to you previously, I believe the simplest way to coordinate all the requirements from the different departments on this building would be to set a date for an inspection to include all inspectors from the various departments (Building, Housing, Fire, Plumbing & Electrical).

Because of the past history on this building and the previous lists of violations from the numerous departments, it would be beneficial for all to see the up-grading done in this building. We certainly don't want to discourage any improvements. However, the intent of all relevant codes must be kept.

Please give me a call so we can set up a meeting for inspection with all the departments. It will then be much easier to compile an up-to-date list of code compliance.

Very truly yours,

Marge Schmuckal
Building Inspector

March 16, 1978

Mr. Ray Stetson
18 Cushman Street
Portland, Maine

cc: Corp. Counsel
Attn: Charles Lane

RE: 19-20 Cushman Street

Dear Mr. Stetson:

At the time of inspection on 2-14-78, this building was being used as four apartments and eleven rooms. This use has not been approved by this department. If this use were approved and any necessary appeal procedures completed and approved, there would be the following B.O.C.A. Building Code requirements that would have to be initiated and completed immediately:

1. All exit stairways must be enclosed with a 1-hour rating with Class C doors equipped with self-closers.
2. Exit access corridors and vertical separation of tenant spaces shall be of 1-hour rating.
3. All means of egress doors shall swing in the direction of exit travel.
4. Mechanical ventilation is required in all toilet rooms and kitchens unless an operable window is provided in an outside wall.
5. The boiler room is required to be enclosed with a one hour fire resistive enclosure with a Class C fire door equipped with self-closers.
6. Computations will be needed showing that the oil burner will receive sufficient air for combustion and that superheated air will be exhausted from the boiler room.
7. Corridors and stairways are required to be lighted at all times during the dark hours, and also to be well-lighted during the daylight hours either by natural or artificial means.

-2-

8. Two distinct means of egress are required throughout the building with all access paths cleared and free of obstructions.
9. A white light is required outside the exit doors so that no one will plunge into darkness.
10. All vertical openings between floors are to be sealed off.

If this building were to revert back into a two-family dwelling, many of the above requirements would not be applicable. Following are the requirements that would be applicable for a two-family dwelling:

1. Mechanical ventilation is required in all toilet rooms and kitchens unless an operable window is provided in an outside wall.
2. All vertical openings between floors are to be sealed off.

Very truly yours,

Marge Schackal
Building Inspector

MS/r

5-13-80 The Back Side Near Zepher. Smoke
detectors in every unit as discussed with
you



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

September 22, 1977

18 CUSHMAN STREET

Mr. Ray Stetson
4 Walker Avenue
Norway, Maine 04268

Dear Mr. Stetson:

An inspection today at 18 Cushman Street revealed many violations of City and State fire codes, the violations listed below must be corrected immediately:

1. Excessive rubbish in the cellar must be removed to a site for proper disposal. Rubbish must be removed from around the furnace.
2. The apartment within the cellar cannot be occupied at any time. This apartment does not have adequate exiting or proper fire walls.
3. An alarm system must be installed completely covering this building.
4. The electrical panel must have a proper door installed on it.
5. The extension cords running from apartment to apartment by way of the halls must be removed immediately.
6. All rubbish and storage within all hallways must be removed from these halls.
7. Excessive combustibles and rubbish within the rear yard is to be removed to a place of proper disposal.
8. All broken plaster and windows within the entire structure are to be repaired and/or replaced.

The building in its present condition is a fire hazard and a danger to life and property. You are to set up a priority list of all the work to be done and submit it to this office. Work is to begin immediately.

Very truly,
Joseph E. McDonough, Captain
Fire Prevention Bureau

cc: file
State Fire Marshal
Building Inspector ✓
Mr. Rickey Brunette, Esq.
Corporation Council
Health Inspector



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 21, 19 79
 Receipt and Permit number A 34780

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: 19 Cushman St. - 1st floor rear
 OWNER'S NAME: Thomas Young ADDRESS: Peaks Island, Me.

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent <input checked="" type="checkbox"/> _____ Fluorescent _____ (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) <u>3</u>	<u>3.00</u>
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 <input checked="" type="checkbox"/> _____ Others (denote) _____	
TOTAL	<u>1.50</u>
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u>	<u>1.00</u>
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: _____	<u>11.50</u>

INSPECTION:
 Will be ready on ready, 19 79; or Will Call _____
 CONTRACTOR'S NAME: John Perry
 ADDRESS: 93 Neal St.
 TEL.: _____
 MASTER LICENSE NO.: 3695 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

March 23, 1978

Mr. Ray Stetson
18 Cushman St.
Portland, Me.

Re: 18 Cushman Street

Dear Mr. Stetson:

Upon inspection of your property at 18 Cushman Street, Portland, Maine on March 14, 1978; the following plumbing violations were noted.

1. No mechanical vent or window on first floor front bedroom, toilet room installed in left rear section of room.
2. No vent or window, first floor bathroom located under front stairs to second floor or for sink in kitchenette alongside front stairs to second floor.
3. No vent or window in third floor toilet and shower room.

These are in violation of Section 16, General regulations specifically item T, - Ventilation Ducts.

1. Location of fixtures, page 29 of the City of Portland Plumbing Code, Chapter 308 of the Municipal Code of the City of Portland as well as direct violation of the State of Maine Plumbing Code, Sec. 322 - Ventilation of Rooms and Fixtures Paragraph (a).

You are hereby directed to correct these violations at once, either by complete removal of plumbing fixtures from these areas or installation of window on outside walls or mechanical vents. These vents can be installed by any licensed electrician of your choice.

We will again attempt to inspect your property on April 25, 1978 for compliance with this directive.

Very truly yours,

Ernold R. Goodwin
Chief Plumbing Inspector

c.c. Tom Valteau, Asst. City Mgr.
Charles Lane, Corp. Counsel
Lyle Noyes, Chief Housing Insp.
Joseph Gray, Neighborhood Conservation
R. Lovell Brown, Dir. of Bldg. Insp.

March 16, 1978

Mr. Ray Stetson
18 Cushman Street
Portland, Maine

cc: Corp. Counsel
Attn: Charles Lane

RE: 18-20 Cushman Street

Dear Mr. Stetson:

At the time of inspection on 3-14-78, this building was being used as four apartments and eleven rooms. This use has not been approved by this department. If this use were approved and any necessary appeal procedures completed and approved, there would be the following B.O.C.A. Building Code requirements that would have to be initiated and completed immediately:

1. All exit stairways must be enclosed with a 1-hour rating with Class B doors equipped with self-closers.
2. Exit access corridors and vertical separation of tenant spaces shall be of 1-hour rating.
3. All means of egress doors shall swing in the direction of exit travel.
4. Mechanical ventilation is required in all toilet rooms and kitchens unless an operable window is provided in an outside wall.
5. The boiler room is required to be enclosed with a one hour fire resistive enclosure with a Class C fire door equipped with self-closers.
6. Computations will be needed showing that the oil burner will receive sufficient air for combustion and that superheated air will be exhausted from the boiler room.
7. Corridors and stairways are required to be lighted at all times during the dark hours, and also to be well-lighted during the daylight hours either by natural or artificial means.

-2-

8. Two distinct means of egress are required throughout the building with all access paths cleared and free of obstructions.
9. A white light is required outside the exit doors so that no one will plunge into darkness.
10. All vertical openings between floors are to be sealed off.

If this building were to revert back into a two-family dwelling, many of the above requirements would not be applicable. Following are the requirements that would be applicable for a two-family dwelling:

1. Mechanical ventilation is required in all toilet rooms and kitchens unless an operable window is provided in an outside wall.
2. All vertical openings between floors are to be sealed off.

Very truly yours,

Marge Schmuckal
Building Inspector

MS/r

March 23, 1978

Ray Stetson
18 Cushman Street
Portland, Maine

RE: Electrical violations at 18 Cushman Street

Dear Mr. Stetson:

An inspection on 3-14-78 showed the following violations of the electrical codes:

1. Bathroom on first floor front wired with rubber cord instead of romex.
2. Room on second floor front left has extension cord run through the walls to another room. This must be removed.
3. Room on second floor rear left, numbered 26, has extension cords running through a doorway from one room to another.
4. In basement, the branch panel has some openings in the cover plate that must be sealed off.
5. The main switch has some circuits overfused.
6. In basement, BX wire has been spliced to romex wire without use of a metal junction box.

Please notify this office when changes have been made.

Very truly yours,

Richard I. Libby
Chief Electrical Inspector

MIL/a

cc: Thomas A. Vallesu, Assistant City Manager
Charles A. Lane, Assistant Corporation Counsel
Joseph E. Gray, Jr., Director Neighborhood Conservation
R. Lovell Brown, Director Building Inspections
Merlen Gough, Housing Inspector
Lyle D. Noyes, Chief of Housing Inspections

3-17-78

Lyle D. Noyes, Chief Housing Inspection Dept.
Ernold G. Goodwin, Chief Plumbing Inspector
Inspection - 18 Cushman St. - Ray Stetson

The following plumbing violations were noted:

1. No mechanical vent or window on first floor front bedroom, toilet room installed in left rear section of room.
2. No vent or window, first floor bathroom located under front stairs to second floor or for sink in kitchenette alongside front stairs to second floor.
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1. Location of fixtures, page 29 of the City of Portland Plumbing Code, Chapter 308 of the Municipal Code of the City of Portland as well as direct violation of the State of Maine Plumbing Code, Sec. 322 - Ventilation of Rooms and Fixtures Paragraph (a).

Ernold R. Goodwin
Chief Plumbing Inspector

c.c. Charles Lane
Corporation Counsel

18-20 Cushman Street

January 5, 1978

Mr. Ray Stetson
18 Cushman Street
Portland, Maine

cc: Corporation Council
Attn: Mr. Lane
cc: Fire Dept.

Dear Mr. Stetson:

In reply to your letter regarding a Certificate of Occupancy for the use of the above building please be advised that originally you applied to Change the Use of the above building from a two-family to a multi-family dwelling.

At a later date you then applied for a permit to Change the Use from a multi-family back to the two-family Use. A Certificate of Occupancy is not required with the use of the building as a two-family because you were merely reverting it back to it's original use. However, this office would find it necessary to reinspect the building to see that all applicable building code items were adhered to as well as the Plumbing, and Electrical, and Fire Dept. requirements.

In the event all things were found in order and there were no violations, including housing violations, this office would merely file the permit without any further action.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/r

18-20 Cushman Street

January 5, 1978

Mr. Ray Stetson
18 Cushman Street
Portland, Maine

cc: Corporation Council
Attn: Mr. Lane
cc: Fire Dept.

Dear Mr. Stetson:

In reply to your letter regarding a Certificate of Occupancy for the use of the above building please be advised that originally you applied to Change the Use of the above building from a two-family to a multi-family dwelling.

At a later date you then applied for a permit to Change the Use from a multi-family back to the two-family Use. A Certificate of Occupancy is not required with the use of the building as a two-family because you were merely reverting it back to its original use. However, this office would find it necessary to reinspect the building to see that all applicable building code items were adhered to as well as the Plumbing, and Electrical, and Fire Dept. requirements.

In the event all things were found in order and there were no violations, including housing violations, this office would merely file the permit without any further action.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/r

October 6, 1975

RE: 18-20 Cushman St.

Mr. Ray Stetson
203 High Street
Portland, Maine

c.c. Mr. Lyle Noyes
Health Housing Dept.

Dear Mr. Stetson:

A permit is being issued herewith for a change of use of the above building from a rooming house with 4 apartments and 12 rooms to a 2 family house. This means that it will be unlawful for more than 2 families to occupy this dwelling.

Very truly yours,

Earle S. Smith, Plan Examiner
Building Inspection Services

ESS:sk

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

Please Read
Application And
Notes, If Any,
Attached

CITY OF PORTLAND PERMIT ISSUED
BUILDING INSPECTION
PERMIT

NOV 11 1975
JAN 5 1975

CITY of PORTLAND

This is to certify that Walter Haycock/ACME Agency

has permission to install fire alarm system

AT 18 Cushman St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name _____

Sent to Fire Dept. 12/24/74

Rec'd from Fire Dept. 1/3/75

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

NOTICE OF HOUSING CONDITIONS

LDN/72

DU 10

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 48

Location: 5-22
18 Cushman Street
Project: General
Issued: 7/30/74
Expires: 9/30/74

Mrs. Irene J. Stetson
18 Cushman Street
Portland, Maine

Dear Mrs. Stetson:

An examination was made of the premises at 18 Cushman Street
Portland, Maine, by Housing Inspector Quasoy. Violations of Municipal
Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defects on or before September 30, 1974. You may contact this office to
arrange a satisfactory repair schedule if you are unable to make such repairs within the
specified time. We will assume the repairs to be in progress if we do not hear from you
within ten days from this date and, on re-inspection within the time set forth above, will
anticipate that the premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH, MPH
Health Director

Inspector _____

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"	Section(s)
*1. Remove illegal wiring on first floor rear hall wall.	8-e ✓
2. Remove peeling paint from second floor rear hall ceiling.	3-b ✓
*3. Provide adequate artificial illumination for the second floor rear hall.	8-c ✓
4. Replace missing knob on door of second floor left middle bathroom.	3-b ✓
5. Determine the reason and remedy the condition that causes the second floor front hall ceiling and walls to leak.	3-b ✓
*6. Provide adequate artificial illumination for the second floor front hall.	2-c ✓
*7. Replace missing electrical light fixture on second floor front hall wall.	3-e ✓
8. Remove illegal wiring along sewer pipe in second floor front hall.	8-e ✓
9. Install a lavatory in the third floor front hall bathroom.	5-a ✓
*10. Remove urine saturated newspaper from third floor front bathroom floor.	6-a ✓
11. Remove rust from shower in third floor front hall bathroom.	6-a ✓
*12. Provide adequate artificial illumination on the third floor left middle hall stairs.	8-c ✓
13. Determine the reason and remedy the condition that causes the second floor middle hall ceiling to leak.	3-b ✓
14. Replace missing section of drainpipe on right middle exterior wall.	3-a ✓
<u>First Floor Front</u>	
*15. Replace broken glass in front bedroom window.	3-a ✓
16. Determine the reason and remedy the condition that causes the bedroom ceiling to leak.	3-b ✓
17. Repair or replace floor covering along exterior wall ceiling.	3-b ✓
*18. Remove illegal temporary outlet on bedroom wall.	8-a ✓

Continued--

ushmen Street - Continued

Second Floor Right Front

1. Install a three piece bath within the walls of this dwelling unit consisting of a flush toilet, lavatory, and a bathtub or shower.
2. Determine the reason and remedy the condition that causes the bedroom ceiling to leak.
1. Remove illegal temporary outlet on bedroom wall.
2. Replace broken light fixture on bedroom ceiling.

6-a

3-b

8-a

8-e

Third Floor Front

3. Install a three piece bath within the walls of this dwelling unit consisting of a flush toilet, lavatory, and a bathtub or shower.
4. Replace broken glass in bedroom windows.
5. Replace missing glaze in bedroom windows.
6. Remove illegal temporary outlet on bedroom wall.
7. Repair inoperative light fixture on bedroom ceiling.

6-a

3-c

3-c

6-a

8-e

Third Floor Right Middle

28. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a bathtub or shower.
29. Repair or replace loose and missing plaster on the bedroom ceiling.
30. Remove peeling paint from bedroom ceiling.
31. Replace loose and missing glaze in bedroom windows.
32. Provide covers for junction boxes on bedroom wall.
33. Repair loose light fixture on bedroom ceiling.
34. Remove illegal temporary outlet on bedroom wall.

6-a

3-b

3-b

3-c

8-e

8-a

8-a

Third Floor Right Rear

35. Install a three piece bath within the walls of the dwelling unit consisting of a flush toilet, lavatory, and a bathtub or shower.
36. Repair or replace loose and missing plaster on bedroom ceiling.
37. Remove peeling paint from bedroom ceiling.

6-a

3-b

3-b

At the time of this survey, the following violations were noted in the following apartments: first floor middle, first floor rear, second floor right, second floor left, third floor right front, and third floor left rear. It is suggested that the following work be done which need correcting in these apartments: (1) repair the roof and the work on the rest of the structure.

WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

ADDITIONAL VIOLATIONS -

1. *Replace missing plaster in wall of third floor rear hall. 5b
2. Replace missing floor boards in third floor common bathroom. 3b
3. *Replace broken treads on stairs of third floor rear hall. 3d
4. Accomplish a general cleanup of the collar by removing and properly disposing of all rubbish and debris. 1c
5. Replace broken treads on cellar stairs. 3d
6. Replace broken treads on stairs of bulkhead. 3d
7. *Replace broken door on third floor right middle dwelling unit. 3d
8. *Replace missing plaster in wall of third fl. right middle dwelling unit. 3b

continued -----

18 Cushman Street - additional violations continued -

<u>First Floor - Middle</u>	
9. Remove ceiling paint in kitchen ceiling.	3b
10. Replace missing sash cords in kitchen window.	3c
11. Install a lavatory in the bathroom.	5a
12. Repair loose paneling in the bedroom wall.	3b
<u>First Floor - Rear</u>	
13. Repair loose plaster on bathroom ceiling.	3b
14. Install a lavatory in the bathroom.	6a
15. Replace missing sash cords in kitchen window.	3c
<u>Second Floor - Left Rear</u>	
16. Repair loose plaster in kitchen wall.	3b
17. Install a lavatory in the bathroom.	6a
18. Install a bathtub or shower in the bathroom.	6a
19. Install a toilet in the bathroom.	6a
*20. Repair inoperative light fixture in kitchen ceiling.	8a
*21. Remove illegal wiring - overall.	8a
*22. Remove temporary wiring - overall.	8a
*23. Install electrical outlet in kitchen.	8a
*24. Determine the reason and remedy the condition causing leaking in the ceiling of living room.	3b
<u>Second Floor - Right Rear</u>	
25. Repair or replace loose and missing plaster in ceiling and walls of living room.	3b
26. Determine the reason and remedy the condition causing leaking in the ceiling of living room.	3b
<u>Third Floor - Right Front</u>	
27. Replace missing plaster on wall of living room.	3b
*28. Replace broken glass in living room window.	3c
29. Replace rotted sash in living room window.	3c
30. Replace missing sash cords in living room window.	3c
*31. Install an electrical outlet in living room.	8a
*32. Remove all temporary wiring and illegal wiring in overall living room.	8a
<u>Third Floor - Left Rear</u>	
33. Replace missing plaster in living room ceiling.	3b
*34. Determine the reason and remedy the condition causing leaking in the living room ceiling.	3b
*35. Repair inoperative electrical outlet in wall of living room.	8a

LDN/72

*36T
and permits*

NOTICE OF HOUSING CONDITIONS

1975

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Chart-Bl.-Lot: _____
Location: _____ street
Project: _____
Issued: _____ 75
Expires: _____

Irene J. Stetson, c/o Roy Stetson
10 Castana Street
Portland, Maine

Dear Sir:

An examination was made of the premises at 10-2 _____ street
Portland, Maine, by Housing Inspector _____. Violations of Municipal Codes relating
to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defect on or before _____. You may contact this office to arrange a
satisfactory repair schedule if you are unable to make such repairs within the specified time
we will assume the repairs to be in progress if we do not hear from you within ten days from
this date and, on re-inspection within the time set forth above, will anticipate that the
premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,
David C. Bittenbender
Health Director (Acting)

Inspector _____
R. Gough

By _____
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" Section 6.

- 41. Replace illegal fire partitions in halls of first, second and third floors, front and rear. 10-2
- 42. Replace illegal fire partitions in cellar. 10-2
- 43. Install adequate fire doors in halls of first, second and third floors, front and rear. 10-2
- 44. Exterminate for floor-overall. 4a
- 45. Install lavatory in the common bathroom - third floor. 6a
- 46. Remove pulling point from ceiling of third floor front hall. 3b
- 47. Repair loose and or dead in the common bathroom - third floor. 6c
- 48. Remove pulling point from common bathroom - third floor. 3b
- 49. Remove illegal electrical wiring in wall of third floor front hall. 3c
- 410. Repair loose light fixture in wall of third floor front hall. 3c
- 411. Remove bare wiring in wall of third floor front hall. 3c
- 412. Repair loose wiring in third floor hall. 3c
- 413. Remove illegal lavatory trap in third floor bathroom. 6d
- 414. Replace missing floor boards in third floor hall. 3b
- 415. Repair loose lavatory faucets in third floor hall. 6c

CONTINUE.....

Cushman Street - continued

10.	Reinstall missing or lost and missing plaster on ceilings and walls of first, second and third floor halls.	3b
417.	Repair loose plaster in ceiling of second floor rear hall.	3c
418.	Repair loose plaster on top of second floor rear hall.	3d
419.	Repair missing toilet waste line in second floor rear hall.	3b
420.	Repair missing floor boards in second floor rear hall.	3a
421.	Repair loose plaster on wall.	4d
422.	Provide proper containers for the disposal of rubbish and garbage.	3a
423.	Repair loose light fixture on wall of first floor rear hall.	3c
424.	Replace missing plaster in cellar window.	3c
425.	Replace missing door knob in cellar rear wall.	3c
426.	Repair missing plaster in wall of cellar rear wall.	3c
427.	Repair missing starting box in window of second floor rear hall.	3c
428.	Repair the loose cash in second floor rear hall stairs.	3d
429.	Repair broken treads on second floor rear hall stairs.	3d
430.	Repair loose ceiling on second floor rear hall stairs.	3d
431.	Accomplish a general clean-up of the overall cellar by removing and properly disposing of all rubbish and debris.	4b
432.	Replace the loose, broken and missing plaster on the wall of cellar stairway.	3a
433.	Remove the illegal electrical outlet in cellar.	3c
434.	Remove the illegal electric extension cords in cellar.	3c
435.	Remove the illegal electric junction boxes in overall cellar.	3c
436.	Repair deteriorative smoke pipe draft control in furnace in cellar.	3c
437.	Repair or replace the loose illegal electrical wiring in overall cellar.	3c
438.	Repair or replace the loose, illegal plumbing supply lines in overall cellar.	3c
439.	Repair or replace the loose, illegal plumbing waste lines in overall cellar.	3c
440.	Repair the loose gas burner on furnace in cellar.	3d
441.	Remove the loose, rotted and broken paint, plaster and treads of right porch.	4a
442.	Clean up the yard by removing and properly disposing of the rubbish, debris and junked car.	3a
443.	Point up the chimney.	3c
444.	Replace the rotted door on the first floor exterior cellar.	3c
445.	Install proper fire proofing around furnace in the cellar.	4a
446.	Clean up the roof by removing and properly disposing of all rubbish and debris.	3c
447.	Repair the sticking front door.	3a
448.	Provide artificial illumination in first floor front hall.	3b
449.	Remove loose flooring in first floor front hall.	4a
450.	Accomplish a general clean-up of the first, second and third floor halls, front and rear, by removing and properly disposing of all rubbish, debris and dirt.	3c
451.	Replace the illegal firematic switch on the furnace in the cellar.	3c
452.	Provide a main electrical ground wire in the cellar.	3c
453.	Remove the illegal wiring of oil burner in the cellar.	3d
454.	Repair the open sewer line in the cellar.	3d
455.	Replace missing floor boards in second floor Hall.	3b
456.	Determine the reason and remedy the condition causing leaking in the third floor hall ceiling.	3d
457.	Repair the leaking shower wasteline in the third floor bathroom.	3d-4
458.	Remove the volatile and flammable liquids in the cellar.	3c
459.	Remove the illegal fire doors in first, second and third floor overall drilling units. 10-2	3c
460.	Enclose all open wiring in ceilings and walls of kitchen, living room, bedroom and bathroom.	3c
461.	Remove the illegal wiring in the ceilings and walls of kitchen, living room, bedroom and bathroom.	3c
462.	Remove the illegal plumbing in ceilings and walls of kitchen, living room, bedroom and bathroom.	6c

continued....

23 Cushman Street - continued

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|-----|---|-----|
| 63. | Provide floor finish in kitchen, living room, bedroom and bathroom. | 5F3 |
| 64. | Provide windows in left front bedroom. | 5F3 |
| 65. | Provide windows in left middle bedroom. | 5F3 |
| 66. | Provide windows in left rear bedroom. | 5F3 |
| 67. | Provide floor finish ceiling height of at least 7 feet or at least 5 feet above ground at the points where tile required with tile in kitchen, living room, bathroom, left front, left middle and left rear bedrooms. | 5F1 |
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- | | | |
|----------------------------|---|----|
| <u>Floor - Living Room</u> | | 6a |
| 68. | Install plaster in the kitchen. | 6a |
| 69. | Install a door in the bathroom door. | 6a |
| 70. | Repair and re-tiling toilet waste line in the room. | 6a |
| 71. | Repair the loose lavatory taps in the living room. | 6a |
| 72. | Repair the leaking shower tap in the bathroom. | 6a |
| 73. | Remove the illegal lavatory trap in the living room. | 6a |
| 74. | Remove the illegal wiring in the walls of bedroom and living room. | 6a |
| 75. | Remove the temporary wiring in the walls of the bathroom and living room. | 6a |
| 76. | Remove the ceiling point in the ceiling of living room. | 6a |
| 77. | Repair the imperative radiator in the living room. | 6a |
| 78. | Repair the loose wall gear in the living room wall. | 6a |
| 79. | Replace the missing radiators in the window of the living room. | 6a |
| 80. | Replace the broken glass in the living room window. | 6a |
| 81. | Replace the missing putty in the living room window. | 6a |
| 82. | Repair the loose sash in the living room window. | 6a |
| 83. | Repair the imperative light in the ceiling of living room. | 6a |
| 84. | Repair the loose electrical outlet in the wall of the living room. | 6a |
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- | | | |
|-----------------------------|--|----|
| <u>Floor - Rear Bedroom</u> | | 6a |
| 85. | Replace the rotten sash in the kitchen window. | 6a |
| 86. | Replace the missing putty in the rear bedroom window. | 6a |
| 87. | Repair the leaking sink trap in the kitchen. | 6a |
| 88. | Replace the illegal sink trap in the kitchen. | 6a |
| 89. | Replace the illegal electrical outlet in the wall of the kitchen. | 6a |
| 90. | Replace the illegal electrical wiring in the wall of the kitchen. | 6a |
| 91. | Repair the leaking sink trap in the kitchen. | 6a |
| 92. | Replace the loose plaster on the bathroom ceiling. | 6a |
| 93. | Replace the loose plaster on the rear bedroom ceiling. | 6a |
| 94. | Install a lavatory in the bathroom, to comply with City Plumbing Code. | 6a |
| 95. | Install a shower head in the bathroom. | 6a |
| 96. | Repair the loose shower head in the bathroom. | 6a |
| 97. | Remove the temporary wiring in the bathroom. | 6a |
| 98. | Remove the illegal wiring in the bathroom. | 6a |
| 99. | Replace the missing floor boards in the rear bedroom. | 6a |
| 100. | Replace the missing main waste line in the rear bedroom. | 6a |
| 101. | Repair the leaking main waste line in the rear bedroom wall. | 6a |
| 102. | Remove the illegal electrical outlet in the rear bedroom wall. | 6a |
| 103. | Remove the illegal temporary wiring in the rear bedroom wall. | 6a |
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- | | | |
|----------------------------------|---|----|
| <u>Living Room - Right Front</u> | | 6a |
| 104. | Replace the loose, missing plaster in the ceiling and walls of living room. | 6a |
| 105. | Remove the ceiling point in the living room ceiling. | 6a |
| 106. | Replace the missing putty in the living room window. | 6a |
| 107. | Replace the illegal lavatory trap in the living room. | 6a |
| 108. | Replace the missing lavatory faucets in the living room. | 6a |
| 109. | Repair the leaking lavatory overflow in the living room. | 6a |
| 110. | Replace the broken frame on the living room door. | 6a |
| 111. | Install a sink in the kitchen. | 6a |
| 112. | Install a private, 3-piece bathroom consisting of a toilet, lavatory and bathtub or shower within the confines of this dwelling unit. | 6a |

continued.....

13 Cushman Street - continued

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|-----------------------------------|--|------|
| 151. | Repair missing sashcords in the living room window. | 3c |
| 152. | Repair missing lavatory trap. | 6d |
| 153. | Replace the lock on living room door. | 3c |
| 154. | Replace all loose wiring - overall. | 3c |
| 155. | Repair the loose electrical outlet in the wall of living room. | 3c |
| 156. | Repair the broken closet door in living room. | 3b |
| 157. | Replace the loose plaster on the living room ceiling. | |
| <u>Third Floor - Right Side</u> | | |
| 158. | Provide proper egress from this dwelling unit. | 10-2 |
| 159. | Replace missing plaster on wall of living room. | 3b |
| 160. | Replace missing putty in window of living room. | 3b |
| 161. | Replace the loose, broken flooring in living room. | 3c |
| 162. | Replace missing knob on living room door. | 3c |
| 163. | Replace inoperative light in ceiling of living room. | 3a |
| 164. | Repair the loose electrical outlet in wall of living room. | 4a |
| 165. | Clean up the dirty floors and walls of living room. | |
| <u>Third Floor - Right Middle</u> | | |
| 166. | Provide proper egress from this dwelling unit. | 10-2 |
| 167. | Install a private 3-piece bathroom consisting of a lavatory, flush toilet and a bathtub or shower within this dwelling unit. | 3a |
| 168. | Replace loose, missing plaster in wall of living room. | 3b |
| 169. | Repair loose sash in window of living room. | 3c |
| 170. | Replace missing sashcords in window of living room. | 3c |
| 171. | Replace missing putty in window of living room. | 3c |
| 172. | Repair damaged flooring in living room. | 3c |
| 173. | Replace the damaged frame on living room door. | 3c |
| 174. | Remove the illegal wiring - overall. | 3a |
| 175. | Repair the loose light in living room wall. | 3a |
| 176. | Provide facilities capable of heating to 53 degrees fahrenheit during the winter months. | |
| <u>Third Floor - Right Left</u> | | |
| 177. | Provide proper egress for this dwelling unit. | 10-2 |
| 178. | Replace missing plaster on wall of living room. | 3b |
| 179. | Replace missing knob on door of living room. | 3c |
| 180. | Repair loose light on wall of living room. | 3a |
| <u>Third Floor - Left Side</u> | | |
| 181. | Provide proper egress from this dwelling unit. | 10-2 |
| 182. | Determine the reason and remedy the condition causing leaking in the living room ceiling. | 3b |
| 183. | Reinforce the hole in paneling of living room wall. | 3b |
| 184. | Replace the missing sashcords in window of living room. | 3c |
| 185. | Repair the loose door in the living room. | 3c |
| 186. | Repair the loose doorknob in the living room. | 3c |

At the time of the survey we were unable to gain access to the First Floor, Middle and First Floor Middle Apartments. We suggest that if there are any conditions in these apartments which need correcting that the work be done at the time of improving the rest of the building.

WHICH ITEMS REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISCS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LDH:rl


CITY OF PORTLAND, MAINE
MEMORANDUM

to: George Flaherty, Asst. to City Manager
from: Earle Smith, Plan Examiner
subject: 18-20 Cushman Street & 212-214 High Street

DATE: 8-21-75

At the direction of Mr. R Lovell Brown please find enclosed
a letter which was sent to Mr. Ray Stetson which is concerning
the above properties.

Please note the last paragraph which I have outlined and is probably
where Mr. Stetson is having difficulty.


Earle S. Smith

ESS:mes

encl.

CITY OF PORTLAND, MAINE
Building & Inspection Services

February 14, 1975

18-20 Cushman St.

Mr. Gary Foster
18 Cushman Street
Portland, Maine

c.c. Mr. Ray Stetson
18 Cushman Street
Portland, Maine

c.c. Captain Miller
Fire Department

c.c. Mr. Lyle Foyes
Housing Department

Dear Mr. Foster:

This office is unable to issue a permit for the change of use of this building until such time as the illegal installation of the plumbing and wiring has been covered by "belated" permits taken out by licensed plumbers and electricians. The plumbing inspector and the electrical inspector found many violations which only a licensed plumber or electrician can straighten out.

It is also necessary that all of the items found contrary to the Housing Ordinance be complied with before this office would be in a position to issue a permit.

We would also like assurances from you, in writing, that the following items not found in compliance on the plan submitted with the application be complied with.

The two toilet rooms on the first floor as well as the one on the second and the one on the third are required to be mechanically vented unless there is an operable window in each room.

The kitchenettes are also required to be mechanically vented unless an operable window is provided in the outside wall.

The boiler room is required to be enclosed with a one hour fire resistive enclosure and is to be equipped with a fire door with a self-closing device. Please provide this office with computations showing that the oil burner will receive sufficient air for combustion and that the superheated air will be exhausted from the boiler room. All common hallways

C
O
P
Y

CITY OF PORTLAND, MAINE

Building & Inspection Services

are required to be of three quarter hour fire resistant materials while doors leading to the common hallway are required to be inch and three quarters solid wood core doors or one hour fire resistant doors equipped with a self-closing devices.

A separate permit is required for the proposed fire escape to be taken out by and in the name of the actual installer.

Corridors and stairways are required to be lighted at all times during the dark hours, also to be well lighted during the daylight hours either by natural or artificial means.

Related permits are required for the existing plumbing and electrical work.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:smk

c.c. Mr. Ray Stetson

Captain Miller

Mr. Lyle Boyes

C
O
P
Y

18 Cushman Street

Sept. 4, 1974

J. Irene Stetson
18 Cushman Street

Dear Mrs. Stetson:

This office has received two plans which are completely unintelligible, not drawn to scale or dimensions, and no one has made an application for belated permits for a change of use or for fire escapes, etc.

Please be advised that if belated permits are not applied for along with adequate plans showing the apartments as they were and as they are now, it will be necessary to seek redress from the Municipal Court.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES
(207) 775-5451



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

18 Cushman Street

August 29, 1974
cc to: Fire Department

J. Irene Stetson
18 Cushman Street

Dear Mrs. Stetson:

The Fire Department made an inspection of your property and indicated that it has been changed from a two family to a rooming house without first applying at this office for a permit to change the use. Furthermore, the second and third floors have inadequate means of egress with no enclosed stairways or fire partitions.

An inspection of this date also revealed a wooden cellarway enclosure on the right side of the building. You are therefore in violation of Section 105.2 which says: Change of Use: It shall be unlawful to make any change in the use or occupancy of any structure which would subject it to any special provision of the Basic Code without approval of the building official and his certification that such structure meets the intent of the provisions of law governing building construction for the proposed new use and occupancy and that such change does not result in any greater hazard to public safety or welfare.

Unless these matters are cleared up and belated permits are applied for at this office (within ten days), it will be necessary to seek court action without any further notice to you.

Very truly yours,

Nelson F. Cartwright
Nelson F. Cartwright
Field Inspector

NFC:m

*Dept Cabing
a value judgement
at the firm -> Corp Council
NO! DO NOT
ISSUE*

February 14, 1975

18-20 Cushman St.

Mr. Gary Foster
18 Cushman Street
Portland, Maine

c.c. Mr. Ray Stetson
18 Cushman Street
Portland, Maine

c.c. Captain Miller
Fire Department

c.c. Mr. Lyle Noyes
Housing Department

Dear Mr. Foster:

This office is unable to issue a permit for the change of use of this building until such time as the illegal installation of the plumbing and wiring has been covered by "belated" permits taken out by licensed plumbers and electricians. The plumbing inspector and the electrical inspector found many violations which only a licensed plumber or electrician can straighten out.

OUT - It is also necessary that all of the items found contrary to the Housing Ordinance be complied with before this office would be in a position to issue a permit. —

We would also like assurances from you, in writing, that the following items not found in compliance on the plan submitted with the application be complied with.

The two toilet rooms on the first floor as well as the one on the second and the one on the third are required to be mechanically vented unless there is an operable window in each room.

The kitchenettes are also required to be mechanically vented unless an operable window is provided in the outside wall.

The boiler room is required to be enclosed with a one hour fire resistive enclosure and is to be equipped with a fire door with a self-closing device. Please provide this office with computations showing that the oil burner will receive sufficient air for combustion and that the superheated air will be exhausted from the boiler room. All common hallways

-2-

are required to be of three quarter hour fire resistant materials while doors leading to the common hallway are required to be inch and three quarters solid wood core doors or one hour fire resistant doors equipped with a self-closing devices.

A separate permit is required for the proposed fire escape to be taken out by and in the name of the actual installer.

Corridors and stairways are required to be lighted at all times during the dark hours, also to be well lighted during the daylight hours either by natural or artificial means.

Belated permits are required for the existing plumbing and electrical work.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:smk

c.c. Mr. Ray Stetson

Captain Miller

Mr. Lyle Meyes

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 4-1-75

TO: Earle Smith, Plan Examiner
FROM: Sam Hoffses, Building Inspector
SUBJECT: Building Inspectors report on 18 Cushman Street

Cellar:

Apartment put in without a permit. The boiler or furnace is too close to combustible material. Bathrooms have been installed without permits. Bulkhead installed without a permit.

First Floor:

Four apts. made from one without permit. Bathrooms installed without permit. There is improper venting. An illegal apartment under the stairway.

Second Floor:

Five apts. made from one without a permit. There is a gas stove in exitway access.

Third Floor:

Three apts. made without permit.

Illegal plumbing and electrical work done throughout building without permits.

Sam Hoffses

SF:mea

18-20 Cushman Street

August 25, 1977

c.c. Lyle Noyes
Health Housing Dept.

Ray Stetson
18 Cushman St.
Portland, Me.

Dear Mr. Stetson:

On October 6, 1975 a permit was issued to you for a change of use from a 4 apartment building and 12 rooms to a two family house.

An inspection of the premises on Monday, August 22, 1977 revealed that it had been re-converted to a 16 unit apartment building without first applying to this office for an additional change of use permit.

Therefore, unless you vacate the building within ten days leaving it as a two family, this office without further notice to you, may initiate action in Municipal Court for violation of the Building Code and the Zoning Ordinance of the City of Portland.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:k

*8/29/77
Took copies
of letter & response
to Charles Lane.*

4 Walker Ave., Norway, Me. 04268
August 26, 1977

Mr. Earle S. Smith, Plan Examiner
Dept. of Building Inspection
City Hall, Portland, Me.

Dear Mr. Smith :

Regarding your letter of August 25, 1977 please be
advised that the entire building of three floors is under lease and
occupied by Ron and Nancy Johnson.

He will not tell me what he does and has ordered me to
stay off the property .

Very truly yours,


RAY STETSON

*June 2, 1975
P. Z. record*

18-20 Cushman Street

August 25, 1977

Ray Stetson
18 Cushman St.
Portland, Me.

c.c. Lyle Noyes
Health Housing Dept.

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Very truly yours,

Earle S. Smith
Plan Examiner

ESS:k

*8/29/77
Took copies
of letter + response
to Charles Lane.*

4 Walker Ave., Norway, Me. 04268
August 26, 1977

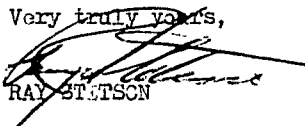
Mr. Earle S. Smith, Plan Examiner
Dept. of Building Inspection
City Hall, Portland, Me.

Dear Mr. Smith :

Regarding your letter of August 25, 1977 please be advised that the entire building of three floors is under lease and occupied by Ron and Nancy Johnson.

He will not tell me what he does and has ordered me to stay off the property .

Very truly yours,


RAY STETSON

October 6, 1975

RE: 18-20 Cushman St.

Mr. Ray Stetson
203 High Street
Portland, Maine

c.c. Mr. Lyle Noyes
Health Housing Dept.

Dear Mr. Stetson:

A permit is being issued herewith for a change of use of the above building from a rooming house with 4 apartments and 12 rooms to a 2 family house. This means that it will be unlawful for more than 2 families to occupy this dwelling.

Very truly yours,

Earle S. Smith, Plan Examiner
Building Inspection Services

ESS:sk



APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 6 1975 873 CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, April 9, 1975

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 18-20 Cushman Street
1. Owner's name and address heirs of Irene Stetson, same
2. Lessee's name and address
3. Contractor's name and address owners
4. Architect Specifications Plans No. of sheets
Proposed use of building two apartment units No. families 2
Last use 4 apartment units No. families 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 8.00
Estimated contractual cost \$ 2,000.00

FIELD INSPECTOR Mr. Wofford MARGE
This application is for: @ 775-5487 Ext. 234
GENERAL DESCRIPTION change of use as above with alterations per plan.
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER

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: heirs of Irene Stetson, 18 Cushman

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 EXAM'NER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: O.K. E.B. 1016.175 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
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant heirs of Irene Stetson by Ray Stetson Phone # 773-9239
Type Name of above heirs of Irene Stetson by Ray Stetson 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

August 28, 1975

file: 18-20 Cushman St.

Mr. Ray W. Stetson
203 High Street
Portland, Maine 04101

c.c. Mr. George Flaherty
Assistant to the City Manager

Dear Mr. Stetson:

In answer to your letter of August 28, 1975 please be advised that the chief plumbing inspector refers you again to Section 413.11 of the State Plumbing Code which in his opinion, and in no uncertain terms, refers to "incidental repairs and alterations". But the work involved in your building at 18-20 Cushman Street is a major job and requires a licensed man to do the work.

Very truly yours,

Earle S. Smith, Plan Examiner
Buildin Inspection Services

ESS:sk

4-1-1-AQ

203 HIGH ST. PORTLAND, ME. 04101

August 28, 1975

Mr. Earle S. Smith, Plan Examiner
Building Inspection Services
City Hall, Portland, Me.

Dear Mr. Smith:

Your letter of Aug. 28 cites a section of the State Plumbing Code, but I am informed by plumbers that when there is a conflict with City Codes the local code applies and I refer you to Portland Municipal Code Section 413.11 which carries no reference to "incidental items" in its exemption of regular employees of owners or lessees.

Very truly yours,
W. W. Wetson
W. W. WETSON

Ernie Call
Stellman

775-3009

File 18-20 Cushman 47

August 25, 1975

RE: 18-20 Cushman St.

Mr. Ray W. Stetson
203 High Street
Portland, Maine 04101

c.c. Mr. George Flaherty
Assistant to the
City Manager

c.c. Mr. Lyle Hoyer
Housing Dept.

Dear Mr. Stetson:

In referring to your letter of August 22 please be advised by the State Plumbing Code, Chapter 413 - Licensing of Plumbers, Section 11, entitled exceptions - see attached copy.

According to our plumbing inspector the work you refer to is not incidental plumbing repairs or alterations, but a major plumbing job to the entire system. Therefore, you must get a master licensed plumber, and he will know exactly what he has to do.

Very truly yours,

Earle S. Smith, Plan Examiner
Building Inspection Services

ESS:sk

From Ernold R. Goodwin, R.S., Chief Plumbing Inspector

Chapter 413, Licensing of Plumbers, Section 11, entitled
exceptions - see attached copy

The plumbing you are referring to is not incidental plumbing repairs or alterations, but a major plumbing job to the entire system. Therefore you must get a master licensed plumber, and he will know exactly what he has to do.

of Master Plumbers and \$3.00 in the case of Journeyman Plumbers. In the event a license issued hereunder is not renewed during the following license year, a new examination will be required before a license shall be issued.

Section 413.11 The provisions of this ordinance shall not apply in the case of regular employees of corporations under the control of the Public Utilities Commission when working as such, nor to regular employees of owners or lessees of real property when working as such, nor to persons whose occupation is the doing of miscellaneous jobs of manual labor in the course of which some incidental plumbing repairs or alterations are made by them, provided, however, that in all such cases all permits required under the provisions of the Plumbing Code of the City of Portland shall be secured, which will include payment of fees and inspection of the work by the Health Officer. Nothing herein contained shall prohibit any bona fide owner from personally installing plumbing in his own residence without a license as provided herein upon the filing of an application indicating that he is the owner and occupant, or eventual occupant, of the residence; that he will personally install the plumbing for which application is made; that he is reasonably familiar with the requirements of the Plumbing Code of the City of Portland and is capable of performing the proposed installation in accordance with said Code, and that he will apply for and secure the permit required in said Code, which will include payment of fees and inspection of the work by the Health Officer.

Exceptions 413.11

Section 413.12 The Plumbers' Examining Board may suspend or revoke any license obtained through nondisclosure, misstatement or misrepresentation of a material fact, or upon proof satisfactory to the Board that the licensee has violated any of the provisions of this Ordinance or of the Plumbing Code of the City of Portland, or upon proof satisfactory to the Board that the licensee is incompetent and has been negligent in the performance of plumbing work, or upon proof satisfactory to the Board that the licensee is not a proper person to receive or hold a license.

Suspension or
revocation of
licenses 413.12

Section 413.13 Before a license shall be revoked, the licensee shall have notice in writing of the charges against him and shall be entitled to a hearing by the full Board, which hearing shall not be less than seven days after receipt of such notice by the licensee. The licensee shall be given an opportunity to present testimony, oral or written, and shall have the right to cross-examination. All testimony shall be given under oath. The decision of the Board shall be based on the evidence produced at the hearing and made part of the record thereof. A person whose license has been revoked shall not be permitted to apply for a new license within one year from the date of revocation.

Notice and
hearing on
revocation 413.13

Ernie

413

How do you want me to answer this?

with words Dummerly

Chapter 413 ^{Plumbers} Inc. of Plumbers etc.
Exceptions section 413.11 entitled Exceptions
(copy attached)

The plumbing you are referring to ^{copy section}
this is not incidental plumbing
repairs or alterations but a
major plumbing job to the entire
system. Therefore you must get a
licensed plumber & he will
know exactly what he has to do.

203 HIGH ST., PORTLAND, ME. 04101

Aug. 22, 1975

Mr. R. Lovell Brown, Building Inspection Chief
City Hall, Portland, Me. 04100

Dear Sir:

With regard to the list of 186 defects listed by the Housing Code inspectors against 19 Ashman St. a total of 119 have been remedied.

Of those not requiring a permit 33 remain to be done, but 23 of the 33 may not be applicable to a two unit building. Mr. Gough asked me how the building was now classified and I told him that it was my impression that the Building Inspection Department holds that it has never officially been anything but a two unit building, and that the permit for such occupancy was pending before you.

A great many of the items remaining to be done are related to plumbing and we would like to be working on them.

You department maintained that I must have a master plumber take out a permit but when I speak to master plumbers they say it is up to me to provide them with specifications before they ask for a permit.

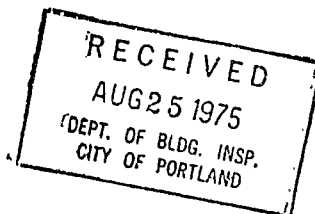
Incidentally when I tell them of the tremendous job required as you consider it to be they look the place over and say "that's no problem ... the things to be done are very simple.

We would like to completely standardize the second and third floor unit as soon as possible. About all that is listed is the matter of traps and plastic hot water lines etc. I see no great need for any Master plumber for those items.

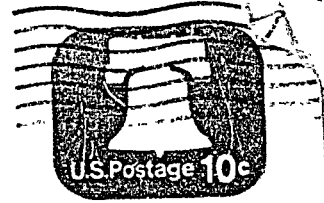
The City Code provides that the owner may obtain permit for his maintenance employee. That is what I would like as soon as possible.

Very truly yours


RAY W. STETSON



203 HIGH ST., PORTLAND, ME. 04101



Shade House
203 High

CITY OF PORTLAND, MAINE
Building & Inspection Services

June 24, 1975

18-20 Cushman St.
212-214 High St.

C

Mr. R. W. Stetson
14 Paris Street
Norway, Maine

c.c. Corporation Counsel

c.c. Housing Department
Att: Mr. Lyle Noyes

Dear Mr. Stetson:

O

In answer to your letter of June 19, 1975, we will clarify the reasons why this office is unable to issue permits to make alterations in the building at 18-20 Cushman Street and in the building at 212-214 High Street.

On January 28, 1975, you made an application at this office to change the use of 18-20 Cushman Street from 4 apartments and 12 roomers to 4 apartments with alterations as per plans.

P

February 14, 1975, I wrote a letter to a Mr. Gary Foster, given in the application as contractor, at 18-20 Cushman Street, a carbon copy to you and to Captain Miller of the Fire Department and Mr. Lyle Noyes of the Housing Department in which I said the following:

Y

This office is unable to issue a permit for the change of use of this building until such time as the illegal installation of the plumbing and wiring have been covered by "belated" permits taken out by licensed plumbers and electricians. The plumbing inspector and the electrical inspector found many violations which only a licensed plumber or electrician can straighten out.

It is also necessary that all of the items found contrary to the Housing Ordinance be complied with before this office would be in a position to issue a permit.

There were 8 more items in this letter with which you were to comply before the issuance of a permit.

Apparently, you changed your mind somewhere in the interim and on April 9, 1975, you made another application to change the use of the building from 4 apartments to 2 apartments. Again, you were told at that time this office was unable to issue any permits until you had complied with the orders from the Housing Department.

As for the house at 212-214 High Street, you have a letter from this office dated June 9, 1975, in which you were told that we were unable to issue

CITY OF PORTLAND, MAINE

Building & Inspection Services
-2-

a permit to make alterations as per plans until such time as you complied with the Housing Department's Posting Notice which is to vacate the 2nd and 3rd floors.

Until we hear from the Housing Department regarding the lifting of the postings, this office will be unable to issue any permits for alterations and/or construction.

I would suggest that you call the Corporation Counsel for clarification of their instructions to us to withhold permits until such time as you have complied with the Housing Department's orders.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:ak

203 HIGH ST., PORTLAND, ME. 04101

Re: 18 CUSHMAN ST

July 19, 1975

Director
C. Lovell Brown, Building Inspection Dept.
City of Portland, Maine
City Hall, Portland, Maine

Dear Sir :

I hereby commit myself in writing to the accomplishments of items listed as mandatory in your letter , to wit :

The two toilet rooms mentioned will be provided with a mechanically operated vent or operable window in outside wall.

The kitchenette will be provided with mechanically operated vent or operable window.

The boiler room will be adjusted to comply with safety laws.

The fire escape will be constructed after permit for it issued to the installer. This, however, does not appear to be required for operation of the premises but is an optional alternative we wish to pursue later.

Corridors and stairways will be well lighted during dark hours and during daylight if necessary.

Very truly yours,
Ray Spetson
RAY SPETSON

O.L. 8/1/75
E.L.

What address??
R.L.B.
18 Cushman.