



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Feb. 28, 1984
Receipt and Permit number B 19941

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: 243 Spring St. - Spring St. Tavern

OWNER'S NAME: Same ADDRESS: same

3000

FEES

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 _____

FIXTURES: (number of)

Incandescent 6 Fluorescent _____ (not strip) TOTAL 6 _____

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) _____

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 _____

Cook Top _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarm Residential _____

Commercial _____

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

over 30 amps _____

Circuits, 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' (304-16.5) ... _____

TOTAL AMOUNT DUE: _____

6.00

INSPECTION:

Will be ready on _____, 1984; or Will Call ☒

CONTRACTOR'S NAME: Timothy A Napolitano

ADDRESS: 7 Lewis St.

TEL: _____

MASTER LICENSE NO.: 7765

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 29, 1985

Mr. F.P. Drake
Box 1378
Portland, Maine 04104

RE: 241 Spring Street

Dear Mr. Drake:

Would you please supply this office with a statement of design on your new fire escape.

The building code requires that a fire escape shall be designed to support a live load of one hundred (100) pounds per square foot.

If you have any questions on this, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/cb

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 1007

SEP 11 1985

ZONING LOCATION PORTLAND, MAINE Sept. 10, 1985 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 241 Spring St. Fire District #1 ☐, #2 ☐
1 Owner's name and address ... F. P. Drake, Box 1378, 04104 Telephone 775-1832
2 Lessee's name and address Telephone
3 Contractor's name and address ... Owner ... Telephone
..... No. of sheets
Proposed use of building multi No. families 3
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$

Base Fee \$ 25.00

Late Fee \$

TOTAL \$

to install fire alarm escape on side of dwelling, to serve from 2nd floor to ground as per plans. 1 sheet of plans.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? No Is any electrical work involved in this work? No
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
Slope front depth No. stories solid or filled? 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 INSPECTOR—EXAMINER

Will work require disturbing of any tree on a public street? ... 00

ZONING

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? ... yes

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant ... F. P. Drake ... Phone # ... 341e

Type Name of above ... Francis Drake for ... 10x20 30 40

Other ... and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

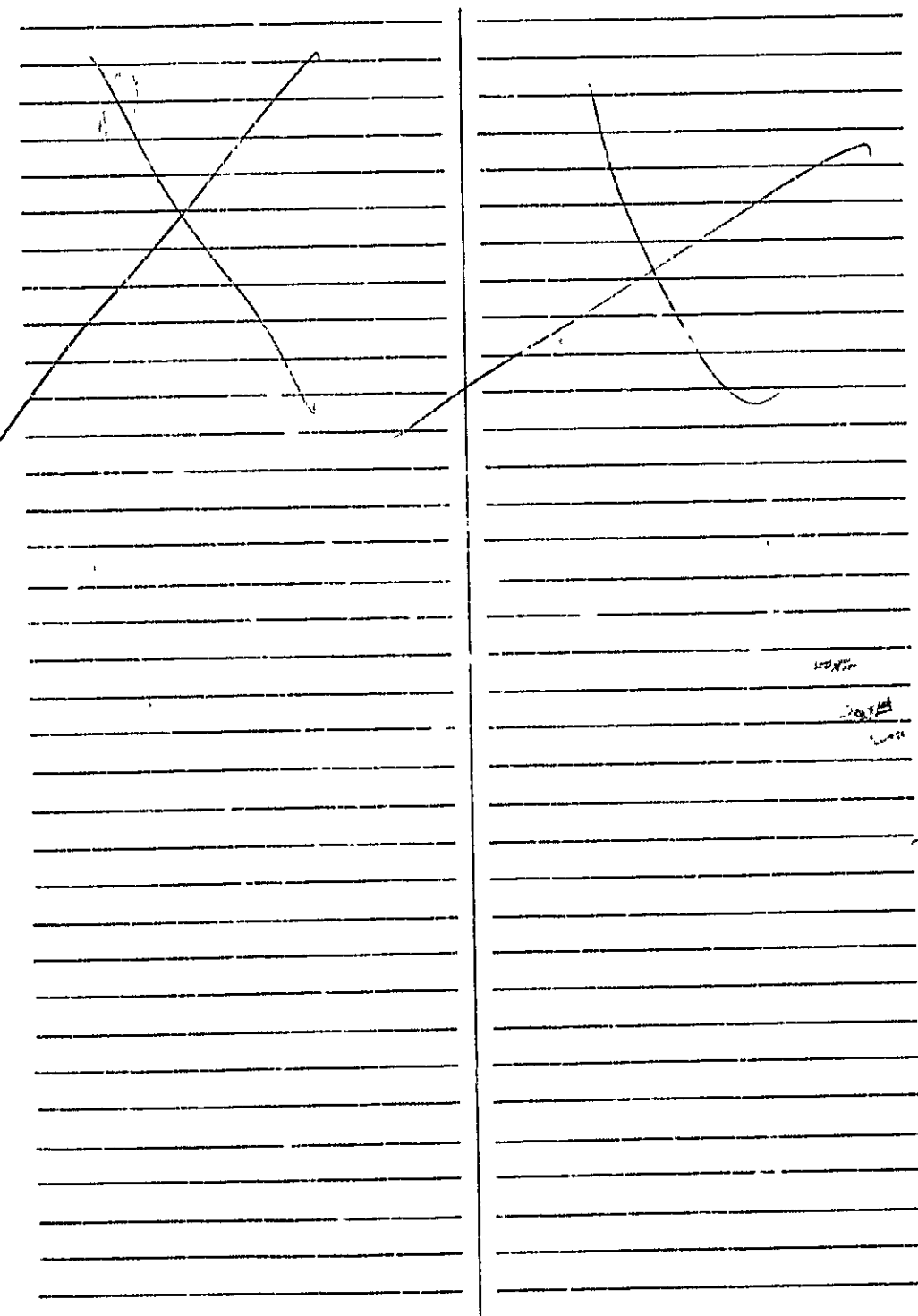
OFFICE FILE COPY

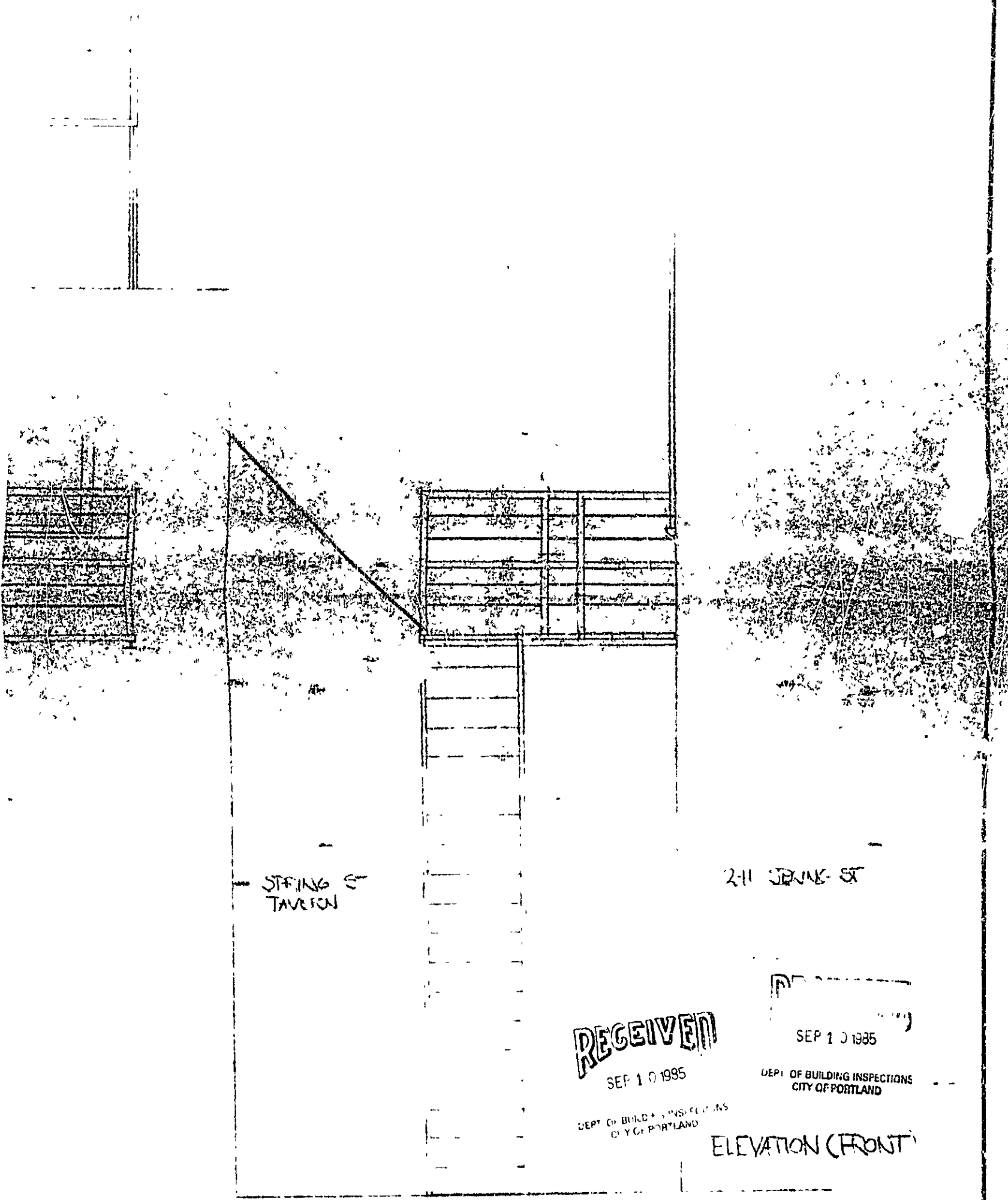
[5] m. d. eary

NOTES

10-8-85, Paul at the fire escape
is up on the second floor landing.
12-5-85 This escape has to be
painted but it looks OK. All
additional reinforcing plates
are in place with bolts. Bolts
attached to both sides of
the boundaries.

Permit No. 85/1007
Location 811 Spring St.
Owner J. G. Under
Date of permit 9-10-85
Approved 9-11-85
Dwelling Fire escape
Garage
Alteration





RECEIVED
SEP 10 1985

SEP 10 1985

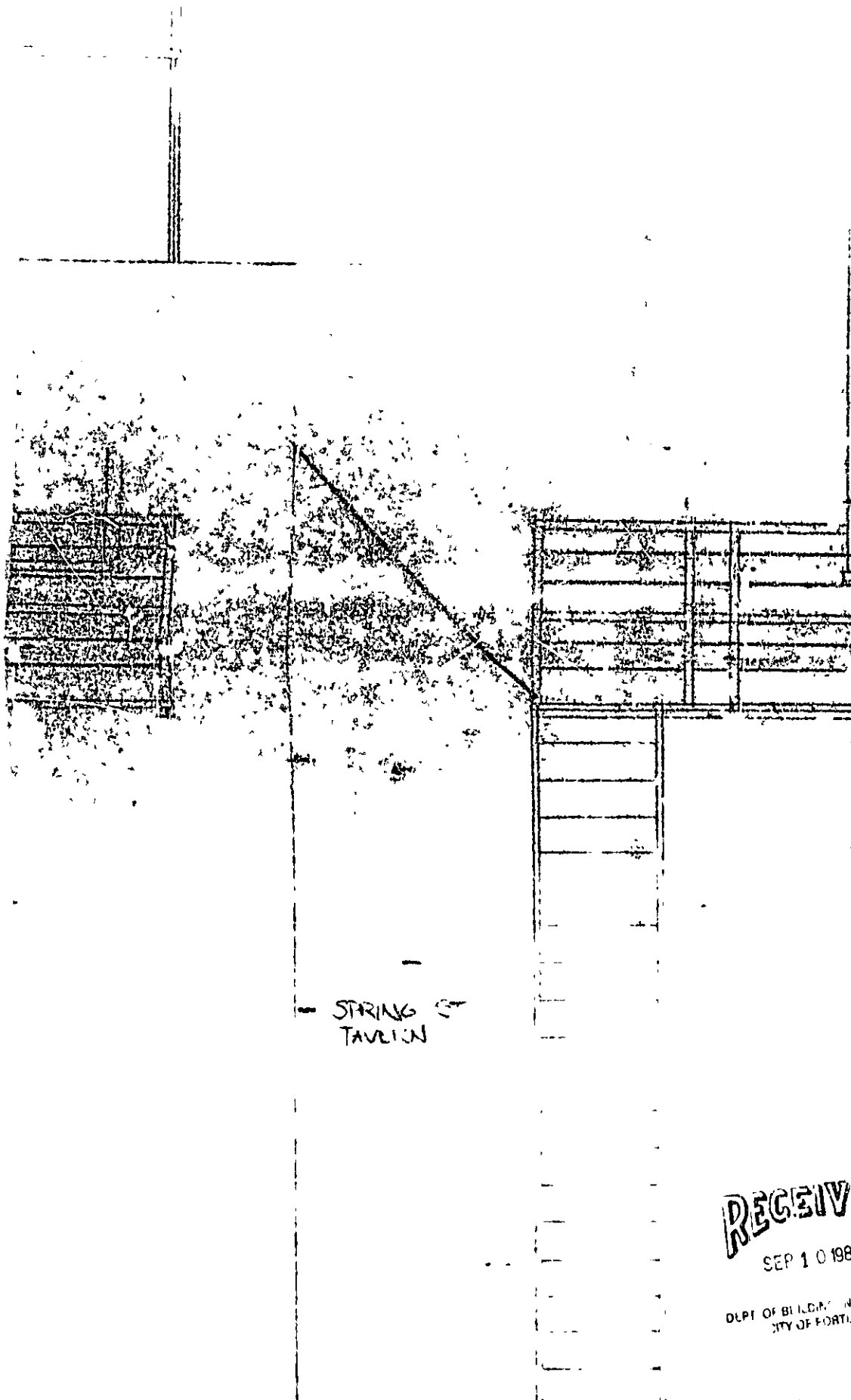
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

ELEVATION (FRONT)

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY	SCALE	MATERIAL
	NO	DATE	BY			
DECIMAL	1	9/10/85	ST	DRONE EQUIP CO.	1/2" = 1'	SILIC
1	2					
FRACTIONAL	3					
1	4					
ANGULAR				CHK'D	9/16/85	DRAWING NO
1				TRACED	APP'D	

FILE ESCAPE 2-11 SPRING ST.



— STRING OF
TAVELON

2nd STRING OF

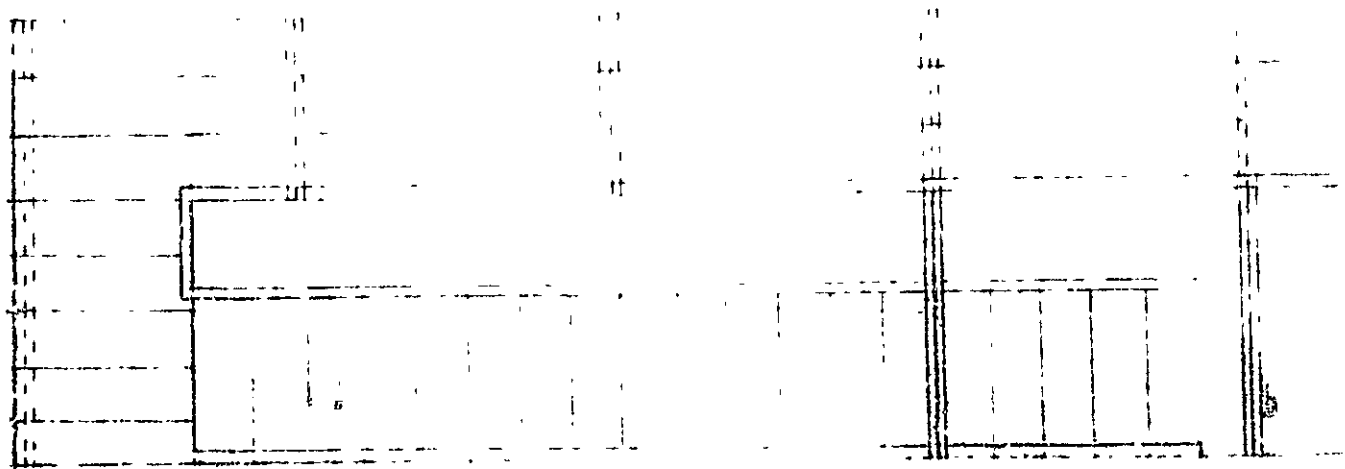
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SEP 10 1985

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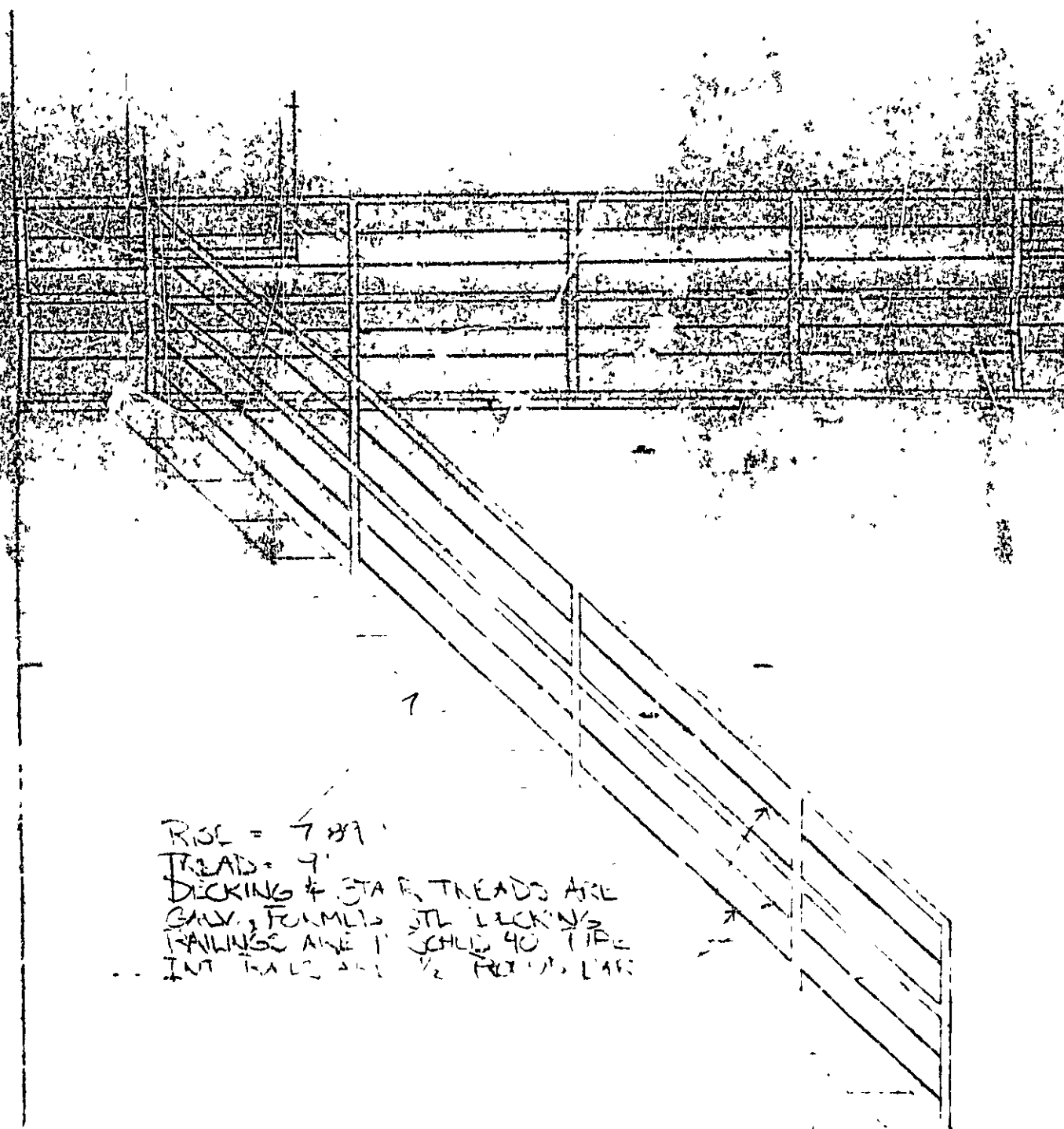
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CITY OF PORTLAND

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

ELEVATION (FRONT)

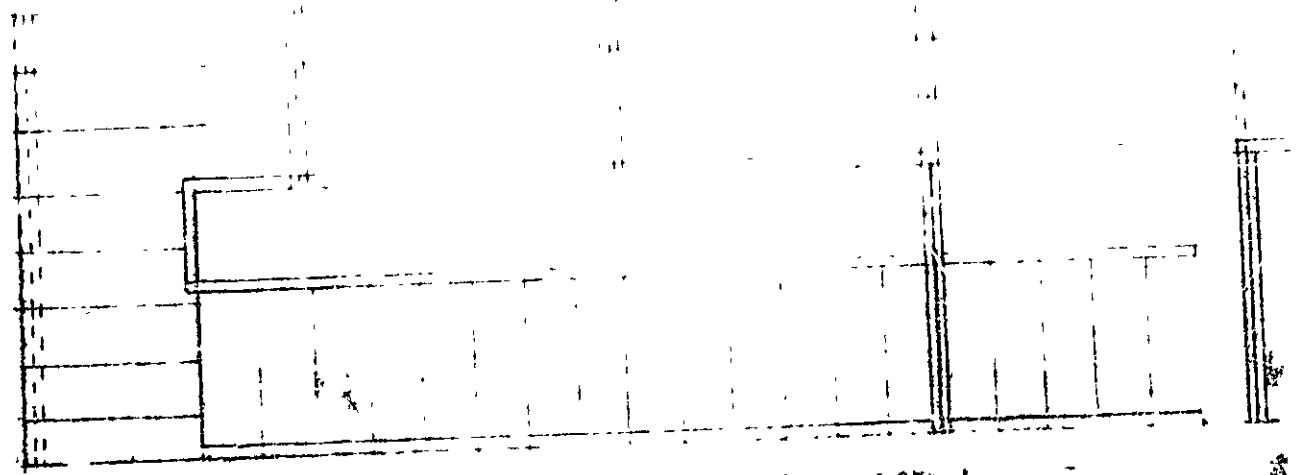


PLAN VIEW

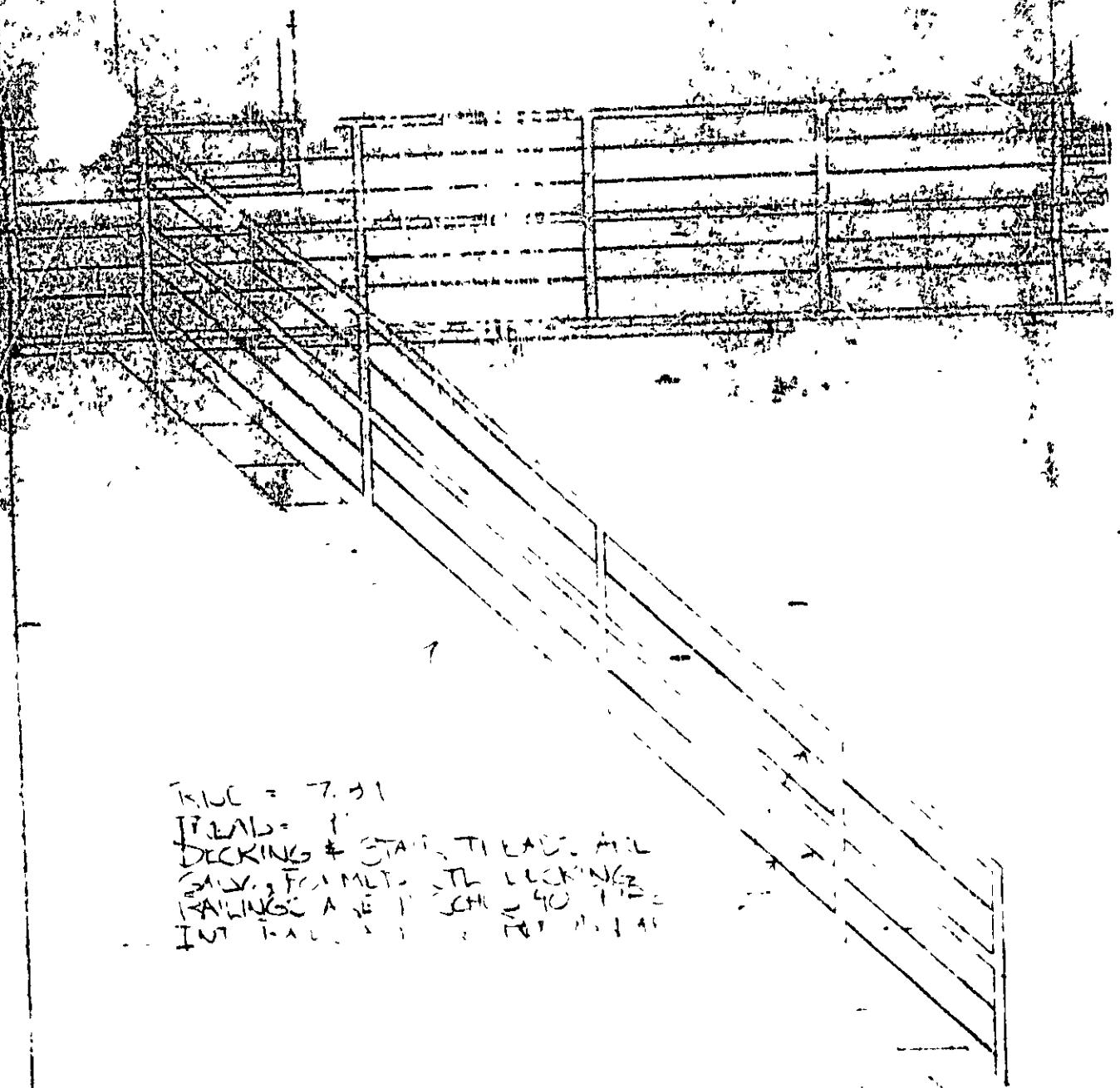


RISE = 7' 8 1/2"
 TREAD = 9"
 DECKING & STAIR TREADS ARE
 GALV. FORMED STEEL DECKING
 RAILINGS ARE 1" SCH. 40 PIPE
 INT. HANDRAIL 1/2" FORMED STEEL

ELEVATION (SIDE)



PLAN VIEW



TIME = 7.31
 FLEAS = 1
 DECKING & STAIR TREADS ARE
 GALV. FR. MET. - THE LUCKING
 RAILINGS ARE 1" SCH. 40 PIPE
 INT. WALLS ARE FR. MET.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct 18, 1985

Receipt and Permit number D 05107

To the CHIEF ELECTRICAL INSPECTOR Maine:

The undersigned hereby applies for a permit for electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 241 Spring St.

OWNER'S NAME: James Drake

ADDRESS: Portland, Me.

FEES

OUTLETS:

Receptacles Switches Plugmold ft. TOTAL

FIXTURES: (number of)

Incandescent Fluorescent (not strip) TOTAL

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)

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

Cook Tops

Wall Ovens

Dryers

Fans

Water Heaters

Disposals

Dishwashers

Compactors

Others (denote)

TOTAL

MISCELLANEOUS: (number of)

Branch Panels

Transformers

Air Conditioners Central Unit

Separate Units (windows)

Signs 20 sq. ft. and under

Over 20 sq. ft.

Swimming Pools Above Ground

In Ground

Fire/Burglar Alarm Residential

Commercial

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

over 30 amps

Circus, Fairs, etc.

Alterations to wires xx change cable to entrance

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:

min 5.00

INSPECTION:

Will be ready on done, 1985; or Will Call

CONTRACTOR'S NAME: Mancini Electric

ADDRESS: 179 Sheridan St.

TEL.:

MASTER LICENSE NO.: 2436

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR:

James Drake

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 05107

Location 241 Spring St.

Owner J. J. Carhe

Date of Permit 10-10-93

Final Inspection 10-16-80
2.18

By Inspector W. J. Connelley

Permit Application Register Page No. 587

INSPECTIONS: Sr vice _____ by L. By

Service called in 10-16-85

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / Adulte : genre du rhabdite : non genre des rhabdites de Blattellidae : _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE
COMPLIANCE
COMPLETED

DATE.
 ~~DATE~~

REMARKS:

Change wire only to another.

APR 11 1957

PERMIT BUILDING PERMIT APPLICATION Portland Previous permit

APPLICANT FILE, BUT 1 - XVIII AND DETAILS OF WORK ON REVERSE

Please insert N/A (not applicable) for any item not pertaining to your request.

I. GENERAL INFORMATION

Location/address of construction: 241 Spring St

Owner or lessee's name Francis F. Drake Tel 775-1812 - W

Address: _____ P. O. Box: 1372 04104

Contractor's name	Owner	Tel
-------------------	-------	-----

Address

Subcontractors: 0 354 PERSONNEL 1000000

APR 16 1987

City Of Portland

	NEW SUBDIVISION	FOR EXISTING
	CITY REFERENCE	
Name		
City		
Block		
Book		
Date		

VI. DESCRIPTION OF WORK:

Change of use from 3 to 4 family with new apt on 1st floor, alterations as per plans. 2 sheet of plans.

VII. BUILDING DIMENSIONS: length 51' width 25' square footage height #stories 2

I. EBT CONSTRUCTION CODE		IX. GRAYSON DEPT		BUILDING	
RESIDENTIAL BUILDING		BEDROOMS		XI. RESIDENTIAL UNITS	
NEW DWELLING UNITS WITH		BDR		NEW DWELLINGS	
EXISTING DWELLING UNITS WITH		2 BDR'S		EXISTING DWELLINGS	
		3 BDR'S		NET RESIDENTIAL UNITS	
XIII. SIGNATURE OF APPLICANT				DATE	

DO NOT WRITE BELOW THIS LINE

XIII: ZONING:

DISTRICT _____ STREET FRONTAGE _____

SETBACKS: front _____ back _____ side _____ side _____

ZONING BOARD APPROVAL: no ☐ yes ☐ (date) _____

PLANNING BOARD APPROVAL: no ☐ yes ☒ (date) _____

[illegible]

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and flood plain map _____

special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEO).....DATE.....

XVII. FEES:

base fee.....

Subdivision fee _____

Subdivision Fee.....

Site plan review fee \$0.00

other fees.....30.00

1 OF DEC 23.00

TOTAL.....55.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:

1. WATER SUPPLY ☒ public ☐ private	8. CHIMNEY * flues * fireplaces material	PLOT PLAN, "DETAILS OF 30th ON REVERSE
2. SEWER ☐ public ☒ private, type	9. FRAMING: floor joists	
3. HEAT type fuel	size max on centers	
4. FOUNDATION type thickness footing	ceiling joists	
5. ROOF type pitch covering load	rafters	
6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other	studs	White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - GLEB
SPRINKLER SYSTEM? ☐ yes ☐ no	wall studs	
7. ELECTRICAL service entrance size * smoke detectors	10. if 1-story building w/ masonry walls: wall thickness	
NUMBER OF OFF-STREET PARKING SPACES. enclosed outdoors	11. BEDROOM WINDOWS height width sill height egress window? ☐ yes ☐ no	

5



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 24, 19 87

Receipt and Permit number D10811

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: 24 1/2 Spring St.

OWNER'S NAME: Jim Drake ADDRESS: Presumpscot St., Portland

OUTLETS: _____ FEES _____

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) _____

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES: _____

Overhead ☒ Underground _____ Temporary _____ TOTAL amperes 200 .. 3.00

METERS: (number of) 3 .. 1.50

MOTORS: (number of) _____

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING: _____

Oil or Gas (number of units) _____

Electric (number of wires) _____

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 3 .. 3.00

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 _____

Repair after fire _____

Emergency Lights, battery _____

Emergency Generators _____

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

FOR REMOVAL OF A "STOP ORDER" (304 l.d.b.) TOTAL AMOUNT DUE: 7.50

INSPECTION: _____

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

CONTRACTOR'S NAME: Anthony Mancini, Inc.

ADDRESS: 179 Sheridan Street, Portland, ME

TEL: 2436 774-5829

MASTER LICENSE NO.: _____

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Anthony Mancini

INSPECTOR'S COPY -- WHITE

OFFICE COPY -- CANARY

CONTRACTOR'S COPY -- GREEN

ELECTRICAL INSTALLATIONS—

106111

[Handwritten signature]

will be sent to you

July 23

precious 777

1

INSPECTIONS: Service 200 hrs by J. W. W.
Service called in. 7/2/87
Closing-in _____ by _____

PROGRESS INSPECTIONS

[illegible]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 241 Spring Street
Date of Issue July 24, 1987

Francis P. Fernald

Issued to certify that the building, premises, or part thereof, at the above location, built, altered, changed, or under building permit No. 87/354, 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 by, otherwise, as indicated below.

Entire

Limiting Conditions:

APPROVER OCCUPANCY

4 Final by [Signature]

James V. [Signature]

[Signature]
Inspector of Building

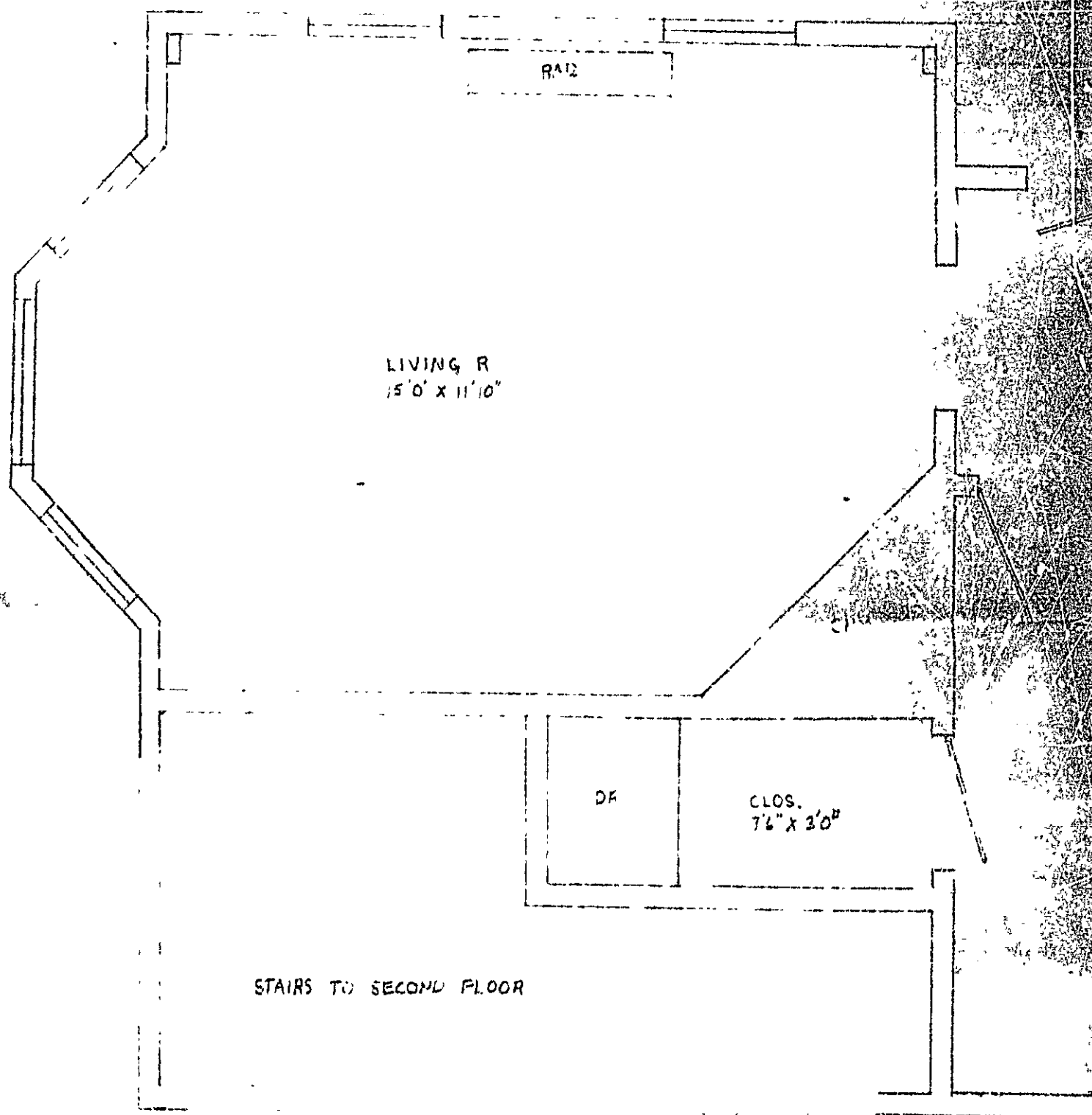
This certificate supersedes
certificate issued

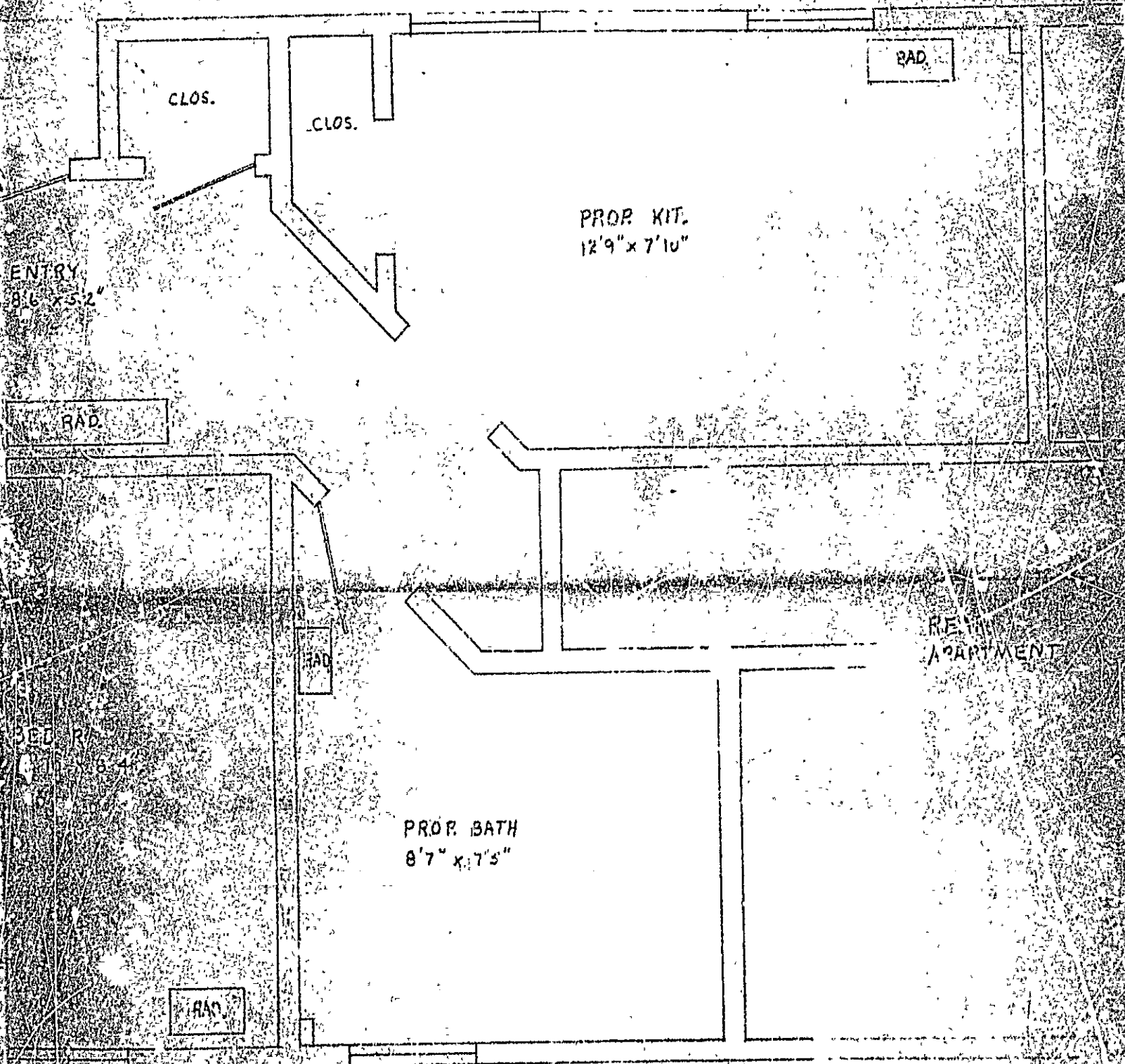
App. 24/87 [Signature]

Inspector

Notice: This certificate (and/or permit) may be voided or annulled, and ought to be taken from owner or owner's agent, if the owner or owner's agent fails to comply with the conditions of the certificate or permit.

PA [Signature]





RECEIVED

APR 10 1927

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

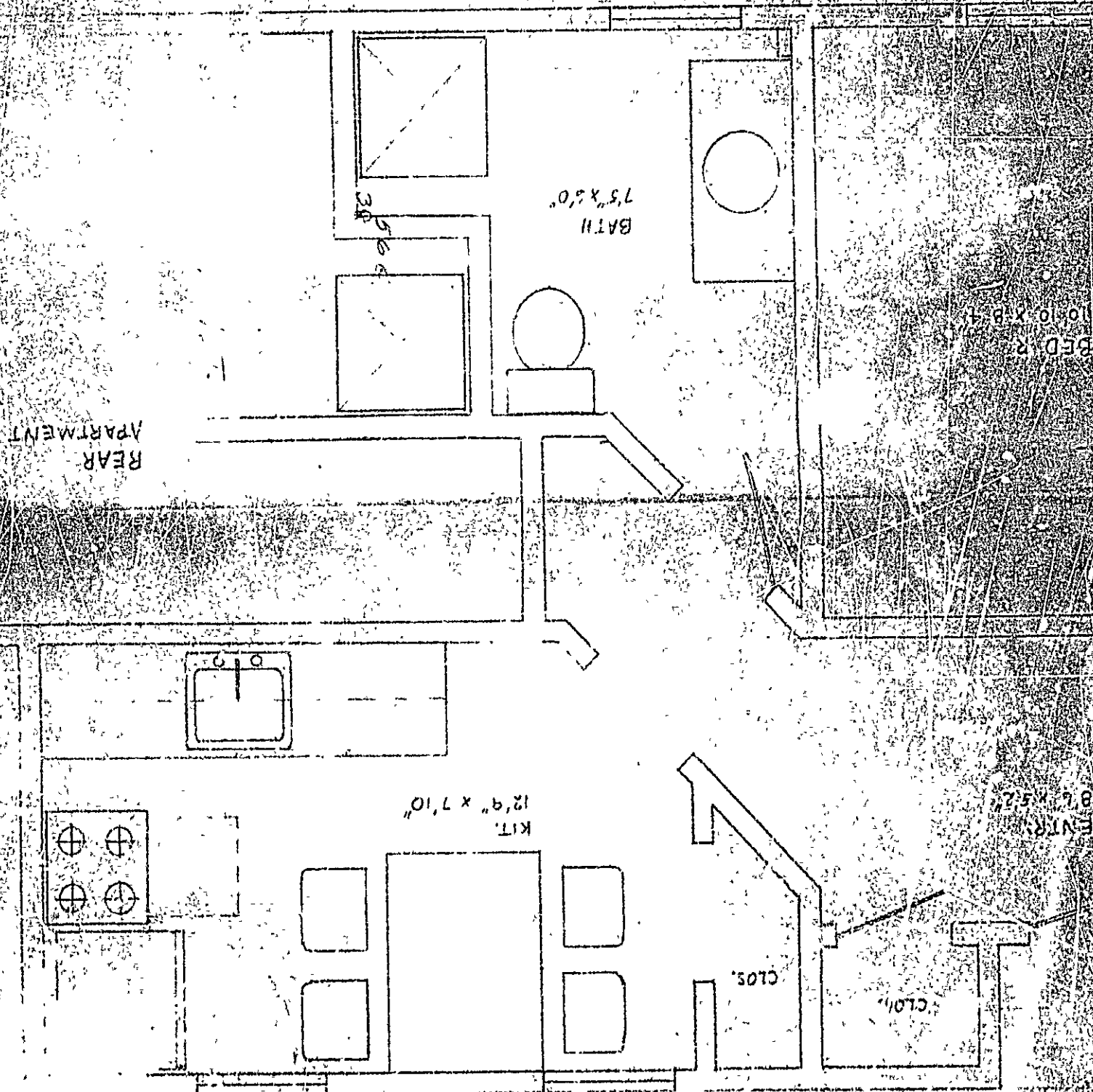
TOLERANCE (EXCEPT AS NOTED)	REVISIONS			NO.	DATE	BY
	DECIMAL	FRACTIONAL				

FRONT APARTMENT FIRST
FLOOR, 241 SPRING ST.

FOR FRANCIS M. DRAKE

APR 10 1937

DECLIVED



LIVING R.
15'0" X 11'10"

CHY

DR.

CLOS.
7'6" X 3'0"

STAIRS TO SECOND FLOOR

April 10, 1987

PERMIT BUILDING PERMIT APPLICATION **Portland** (Previous permit #) _____
APPLICANT FILL OUT - VIII AND DETAILS OF WORK ON REVERSE
 Please insert N/A (not applicable) for any item not pertaining to your request.

I. GENERAL INFORMATION

Location/address of construction 241 Spring St.
 Owner or lessee's name Francis P. Drake Tel. 775-1832
 Address P. O. Box 1378 04104

Contractor's name Owner Tel. _____
 Address _____

Subcontractors: _____
APR 10 1987

City Of Portland

NEW SUBDIVISION OR EXISTING	
PLOT REFERENCE	
Name	
Lot	
Block	
District	
Map	
Other	

CODE	Other	Explanation	Seasonal	Condominium	Apartment
III. PROPOSED USE					
IV. PAST USE					
V. OWNERSHIP					

VI. DESCRIPTION OF WORK:

Change of use from 3 to 4 family with new apt on 1st floor, alterations as per plans. 2 sheet of plans.

VII. BUILDING DIMENSIONS: length 65' width 20' square footage _____ height _____ stories 2

VIII. EST. CONSTRUCTION COST <u>\$500</u>		IX. GR. SURF. OF LAND		BUILDING	
RESIDENTIAL BUILDINGS ONLY		BEDROOMS		X. RESIDENTIAL UNITS	
NEW DWELLING UNITS WITH		1 BEDRM		NEW DWELLINGS	
EXISTING DWELLING UNITS WITH		2 BEDRMS		EXISTING DWELLINGS	
		3 BEDRMS		NEW RESIDENTIAL UNITS	

DATE OF APPLICANT APR 10 1987 DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT <u>R-6</u> STREET FRONTAGE _____		XIV. PERMITS REQUIRED	
SETBACKS: front _____ back _____ side _____		XV. CONDITIONAL USE	
ZONING BOARD APPROVAL: no _____ yes _____ (date) _____		VARIANCE	
PLANNING BOARD APPROVAL: no _____ yes _____ (date) _____		OTHER	

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
 special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEO) _____ DATE _____

XVII. FEES:

base fee	
subdivision fee	
site plan review fee	
other fees	30.00
ch of use	25.00
late fee	
TOTAL	55.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:

PERMIT ISSUED WITH LETTER

1. WATER SUPPLY ☒ public ☐ private	5. CHIMNEY * flues * fireplaces	PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - GPCOG
2. SEWER ☐ public ☒ private, type _____	material _____	
3. HEAT type _____ fuel _____	9. FRAMING: floor joists	
4. FOUNDATION type _____	size _____ max. on centers _____	
5. ROOF type _____ pitch _____	ceiling joists _____	
covering _____ load _____	rafters _____	
6. PLUMBING * tubs * showers	studs _____	
* lavatories * laundry tubs	wall studs _____	
* flushes * other _____	10. If 1-story building w/ masonry walls:	
SPRINKLER SYSTEM? ☐ yes ☐ no	wall thickness _____ height _____	
7. ELECTRICAL service entrance size _____	11. BEDROOM WINDOWS	
* smoke detectors _____	height _____ width _____ sill height _____	
NUMBER OF OFF-STREET PARKING SPACES:	egress _____	
enclosed _____ outdoors _____		

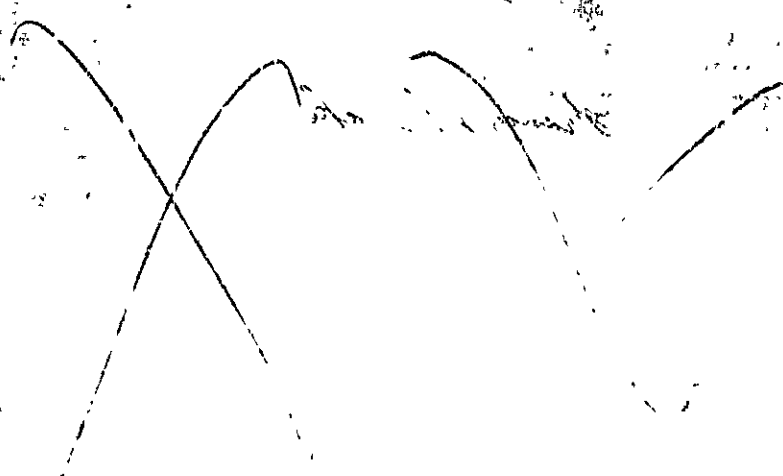
PERMIT ISSUED WITH LETTER

(5) *MM/Leary*

477f. Met once at present. I hope to have
about a year's rest, between the 2 of the 2nd season.
This, however, will not be a test, since I am
not going.

6-1-87 spoke with the maintenance men about the glass door & how well it is to be put in. The second of them now have a tie wall between apartments. How doors are needed for tie to entrance to the cellars. A door is needed for tie across the hall also.

*Fin also
2-4-97 Sent a copy complete*



- 6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

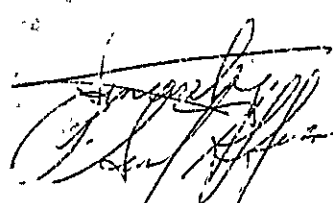
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

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

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

- 7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction; but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.



BUILDING PERMIT REPORT

DATE:

4/16/87

ADDRESS:

241 Spring St.

REASON FOR PERMIT:

Change of use (2 to 3 family)

BUILDING OWNER:

Francis Drake

CONTRACTOR:

Same

PERMIT APPLICANT:

Same

APPROVED:

13345 and 6

DENIED

CONDITION OF APPROVAL OR DENIAL:

- *1.) All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers.
- *2.) 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.
- *3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- *4.) The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two (2) residential sprinkler heads supplied from the domestic water.
- *5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

PERMIT ISSUED
WITH LETTER

Applicant: Francis P. Drake
Address: 241 Spring St.
Assessors No.: 56-6-38

Date: April 13, 1987

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6 Zone

Interior or corner lot -

Use - Change from 3 to 4 apt. units

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 4197 sq. ft.

Building Area -

Area per Family -

Width of Lot - 70'

Lot Frontage - 50'

Off-street Parking - 1 space required

Loading Bays -

O.K. for 4 Apt
Units in R-6 Zone
based on lot size
of 4197 sq. ft. M.T.

Site Plan -

Shoreland Zoning -

Flood Plains -

Applicant: *Francis P. Drake*
Address: *241 Spring St.*
Assessor No.: *56-6-38*

Date: *April 13, 1937*

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-6 Zone*

Interior or corner lot -

Use - *Change from 3 to 4 apt. units*

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *4197 sq. ft.*

Building Area -

Area per family -

Width of Lot - *50'*

Lot Frontage - *5*

Off-street Parking - *1 space required*

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

*O.K. for 4 apt
units in R-6 zone
based on lot size
of 4197 sq. ft.*

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



243 Spring Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAN
MICHAEL E. WESTORT
Dewey Martin

January 22, 1990

Mr. H. Roger Flannery, Sr.
P. O. Box 1509
Scarborough, Maine 04074

Dear Mr. Flannery:

This will acknowledge receipt of your application for a variance to permit an office and more than four apartments on a lot containing 4,197 square feet at 243 Spring Street in the R-6 Residence Zone. This request would enable you as applicant to convert the existing bar building to a fifth apartment with an office, for property management purposes.

There are presently two buildings occupying the same lot of land and Section 14-139(2) of the Zoning Ordinance requires 1,000 square feet of land area per apartment. Formerly contained in a B-1 Business Zone, the business zone was removed when the Reiche School site was being planned, and the bar building then became nonconforming in the R-6 Residence Zone.

This request for a space and bulk variance will be scheduled for review by the Board of Appeals on Thursday evening, February 15th, 1990, at 7 P.M. in Room 209, City Hall Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel
Timothy A. Flannery, P. O. Box 1509, Scarborough, Maine 04074

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 13, 1991

Roger Flannery Sr.
P.O. Box 1509
Scarborough, ME 04074

RE: 243 Spring Street, Portland

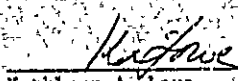
Dear Mr. Flannery:

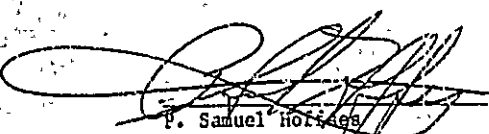
A recent inspection at the above named address of which you are listed the present owner, showed that alternations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1990 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500.00 to \$1,000.00 per day for each day this violation exists.

I look forward to your cooperation.

Sincerely,


Kathleen A. Lowe
Code Enforcement Officer


S. Samuel Hoffses
Chief of Inspection Services