

102-124 BEACON STREET

SHAW-WALKER

Film out # 482016 - Film out # 62022 - Film out # 62038 - Film out # 62039

110-124 Beacon Street

November 10, 1975

Douglas & Shirley Shaw
118 Beacon Street
Portland, ME 04103

Building permit and Certificate of Occupancy for a change of use of the single family dwelling at the above named location to a convalescent home for six people, are not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-3 Residential Zone, where the proposed use is not allowable unless authorized by the Board of Appeals. (Section 602.4.A.4.g)
2. The area of the lot on which this building is located is only about 19,204 sq. ft., instead of the minimum requirement of 4 acres (174,240 sq. ft.). (Section 602.4.A.4.g)
3. This building is not on a minor arterial as classified in the land development plan, or on a street utilized by the Greater Portland Transit District as a regular passenger bus route. (Section 602.4.A.4.g)
4. Parking for only three motor vehicles will be provided on this property instead of the required seven spaces under Section 602.14B.6.
5. No loading bays are shown on the plans. Section 602.15A requires at least two off-street loading areas be provided.

We understand you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Conditional Use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.D)

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mj

October 17, 1975

Allan:

Here is a rough draft of some of the notes I wrote regarding the Douglas Shaw property and the appeals which would be required before the property could be used for the proposed activity.

- ✓ 1. Less than a minor arterial (see 602.A.4.g.)
- ✓ 2. Not on a bus route (see 602.A.4.g.)
- ✓ 3. Requires, or may require, two off-street loading areas (see 602.4.D.)
 - a. One for service area for ambulance.
 - b. One service area for supply vehicles.
- ✓ 4. Parking: 602.14.B.6. requires one space for each 500 square feet of floor area.

The possible appeals which the Shaw's must obtain are the following:

1. Conditional Use Appeal (602.24 B.)
2. Use Interpretation Appeal (602.24 B.)
3. Space and Bulk Appeal (602.24 E.3)

If you have any other questions regarding this issue I would be happy to discuss them with you.

Just



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, Oct. 16, 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 118 Beacon St.
1. Owner's name and address Douglas & Shirley Shaw
2. Lessee's name and address same
3. Contractor's name and address same
4. Architect
Proposed use of building Convalescent Home
Last use dwelling
Material No. stories Heat Style of roof
Other buildings on same lot No. of sheets 3
Estimated contractual cost \$ No. families
FIELD INSPECTOR—Mr. @ 775-5451
This application is for: Ext. 234

GENERAL DESCRIPTION
Change of use from single fam. dwelling
to convalescent hme for 6 people

Stamp of Special Conditions

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering Kind of heat
No. of chimneys Material of chimneys of lining Corner posts Sills
Framing Lumber—Kind Dressed or full size? Max. on centers
Size Girder Columns under girders Size Bridging in every floor and flat roof span over 8 feet.
Studs (outside walls and carrying partitions) 2x4-16" O. C. 1st floor 2nd 3rd roof
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd height?
If one story building with masonry walls: thickness of walls?

IF A GARAGE

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

MISCELLANEOUS

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Y N

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

DATE
Signature of Applicant Shirley Shaw Phone #
Type Name of above Shirley Shaw Other 1 2 3 4
and Address

FIELD INSPECTOR'S COPY

PERMIT TO INSTALL PLUMBING

15879
PERMIT NUMBER

Date Issued 10/20/65
 Portland Plumbing Inspector
 By E. D. Goodwin
 App. First Insp. Date 10-25-65
 By [Signature]
 App. Final Insp. Date 10-25-65
 By W. D. Goodwin
 Type of Bldg. Commercial Residential
 Single Multi Family
 New Construction Remodeling

Address 170 Benson Street
 Installation For: Dr. William A. Leighton
 Owner of Bldg. [Blank]
 Owner's Address: [Blank] Date: 10/20/65
 Plumber: M. E. Cunningham No. [Blank] Fee [Blank]
 New Rep.

	SINKS	
	LAVATORIES	
	TOILETS	
	BATH TUBS	
	SHOWERS	
	DRAINS	
	HOT WATER TANKS	
	TANKLESS WATER HEATERS	
	GARBAGE GRINDERS	
	SEPTIC TANKS	
	HOUSE SEWERS	
	ROOF LEADERS	
	OTHER	
<u>1</u>	<u>6 gallon a minute domestic unit</u>	<u>2.00</u>
TOTAL		<u>2.00</u>

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54318
 Issued
 October 20, 1965

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Dr. Wilbur F. Leighton 118 Beacon Street, Portland
 Contractor's Name and Address Ballard Oil & Equip. Co., Tel. 135 Marginal Way
 Location 118 Beacon Street, Port. Use of Building Residence
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
Wiring of high pressure gun type burner and controls.
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number 1 Phase 1 H. P. 1/8 Amps 3.0 Volts 115 Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts
 Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
 Will commence Oct. 18, 1965 Ready to cover in 19 Inspection Oct. 22, 1965
 Amount of Fee \$ 2.00
 Signed Ballard Oil & Equipment Company
L. W. Jordan

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
REMARKS:	10	11
		12

INSPECTED BY
 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 20, 1965

PERMIT ISSUED
OCT 20 1965
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 118 Beacon St. Use of Building Dwelling No. Stories 1 New Building
 Name and address of owner of appliance Dr. Wilbur F. Leighton, 118 Beacon St. Existing
 Installer's name and address Ballard Oil & Equipment Co., 135 Marginalway Telephone

General Description of Work

To install Oil-fired steam heating system (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 18"
 From top of smoke pipe 18" From front of appliance 6' From sides or back of appliance 6'
 Size of chimney flue 8x12 Other connections to same flue stove
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner American Std. gunttype Labeled by underwriters' laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"
 Location of oil storage existing Number and capacity of tanks 275 existing
 Low water shut off yes Make McD-Miller No. 472
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Height of Legs, if any
 Skirting at bottom of appliance? Distance to combustible material from top of appliance?
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented? Forced or gravity?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 10-20-65 *[Signature]*

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Ballard Oil & Equipment Company

Signature of Installer *[Signature]*

CS 300

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
MAY 21 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 112 Beacon Street Use of Building Dwelling No. Stories 2 Telephone 2-1991
Name and address of owner James F. Barlow, 135 Marginal Way
Installer's name and address Ballard Oil & Equipment Co., 118 Beacon Street

To install oil burning equipment (replacement)
General Description of Work

IF HEATER, POWER BOILER OR COOKING DEVICE
Is appliance or source of heat to be in cellar? Yes If not, which story _____
Material of supports of appliance (concrete floor or what kind) concrete Kind of Fuel Oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____
from top of smoke pipe _____ from sides or _____ of appliance
from top of chimney flue _____

Other connections to same flue _____
Name and type of burner Gilbarco MB 1 IF OIL BURNER
Will operator be always in attendance? _____ Labeled and approved by Underwriters' Laboratories? Yes
Location oil storage basement Type of oil feed (gravity or pressure) pressure
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of Installer Ballard Oil & Equip. Co.

ASSESSOR'S COPY

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
OR CLOSING-IN IS WAIVED



(R.A.A.) RESIDENCE ZONE . AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 29, 1954

PERMIT ISSUED
01079
JUL 30 1954
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 118 Beacon Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Dr. Wilbur Leighton, 118 Beacon St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Kitchen Planning Center, 63 6th Forest Ave. Telephone 5-0477
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families 1
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 160. Fee \$ 2.00

General Description of New Work

To remove existing non-bearing partition between kitchen and pantry to enlarge kitchen.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Kitchen Planning Center

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 sewerage? _____
 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 _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

OK - 7/29/54 ags

Miscellaneous

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

Dr. Wilbur Leighton
Kitchen Planning Center

INSPECTION COPY

Signature of owner By: L. L. Larson



WILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 125

RECEIVED
JUN 25 1931
CITY OF PORTLAND, MAINE

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 118 Beacon Street Use of Building Residence

Name and address of owner Mr. Charles S. Foss Ward 5

Contractor's name and address Ballard Oil & Equipment Co. of Maine Telephone F6223
124 High Street, Portland, Maine

General Description of Work

To install oil burning equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner #3 Quiet Ballard Jr. Approved by Underwriters' Laboratories? Yes (labelled)

Location oil storage Basement No. and capacity of tanks 1 - 550 gallon

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? one

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor _____
BALLARD OIL & EQUIPMENT CO.
OF MAINE.

E.P. Hacker.

TREASURER

31 867

NOTIFICATION BEFORE LAY
OR CLOSING THIS WAIVER
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
G.C. 6/23/31

923582

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$40. Zone _____ Map # _____ Lot# _____

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

Owner: Richard & Nancy Mieners Phone # 772-2173

Address: 118 Beacon St; Ptid, ME 04103

LOCATION OF CONSTRUCTION 118 Beacon St.

Contractor: Bill Churchill Sub.: 926-3332

Address: RR2; Box 1270; New Gloucester, ME 04260 Phone # _____

Est. Construction Cost: \$4000 Proposed Use: 1-fam w deck

Past Use: 1-fam

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion: construct deck - 18'x18'

For Official Use Only

Date 4/17/92 Subdivided: _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: CITY OF PORTLAND
 Estimated Cost: 4,000

Zoning: R-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Various _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: WDD - 4-21-92 (Explain)

PERMIT ISSUED
 APR 21 1992
 CITY OF PORTLAND

Foundation:
 1. Type of Soil: _____
 2. Set Back - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Gilder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size: _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____ **HISTORIC PRESERVATION**
 2. Ceiling Strapping Size _____ Spacing _____ **Not in District nor landmark**
 3. Type Ceilings: _____ **Does not require review**
 4. Insulation Type _____ Size _____ **Requires Review**
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____ Action: Approved
 3. Roof Covering Type _____ **Approved with conditions**

Chimneys:
 Type: _____ Number of Fire Places _____ Date: _____
 Signature: _____

Heating:
 Type of Heat: _____

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

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

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

Permit Received By Louise E. Chappell
 Signature: _____
 William Churchill
 CEO's District _____

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

White - Tax Assessor

CONTINUED TO REVERSE SIDE

Ivory Tsg - CEO TC Mr. Rowe

Permit # 923582 City of Portland BUILDING PERMIT APPLICATION Fee \$40. Zone _____ Map # _____ Lot# _____

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

Owner: Richard & Nancy Mieners Phone # 772-2173
 Address: 117 Beacon St; Ptld, ME 04103
 LOCATION OF CONSTRUCTION: 117 Beacon St.
 Contractor: Bill Churchill Sub: 926-3332
 Address: RR2; Box 1270; New Gloucester, ME 04250 Phone # _____
 Est. Construction Cost: \$4000 Proposed Use: 1-fam w deck
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: construct deck - 12'x18'

For Official Use Only

Date: 4/17/92 Subdivision Name: _____
 Inside Fire Limits: _____
 Bldg Code: _____
 Time Limit: _____
 Estimated Cost: 3,000 Owner's Name: _____

PERMIT ISSUED
APR 21 1992
CITY OF PORTLAND

Zoning: R-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception _____
 Other (explain): WDA 4-21-92

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 6. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Colling:
 1. Colling Joist Size: _____ Spacing _____
 2. Colling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size _____
 4. Insulation Type: _____
 5. Colling Height: _____

Roof:
 1. Truss or Raft or Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: _____

Heating:
 Type of Heat: _____

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

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

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

Permit Received By: Louise E. Chase
 Signature of Applicant: William Churchill Date: 4/17/92
 CEO's District: _____

CONTINUED TO REVERSE SIDE
 Ivory Tag - 2EO TC Mr. Rowe

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

HISTORIC PRESERVATION

PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ 40-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 8/10/92 Done. Needs a handrail. Owner so informed.

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature] ADDRESS _____ PHONE NO. 926-3332

SIGNATURE OF APPLICANT

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____

BUILDING PERMIT REPORT

ADDRESS: 119 Beacon St.

DATE: 21/4/92

REASON FOR PERMIT: To Construct deck 18'x18'

BUILDING OWNER: Mieners

CONTRACTOR: Bill Churchill

PERMIT APPLICANT: 1

APPROVED: *1 *9

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 7).

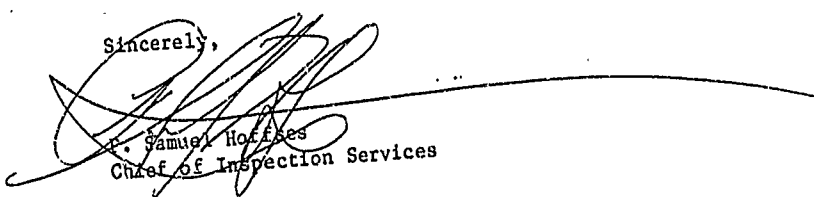
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely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

*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


Samuel H. Hines
Chief of Inspection Services

/el
11/16/88
11/27/90
8/14/91

**MINIMUM DECK REQUIREMENTS
NEEDED FOR PERMITS**

please check off the appropriate description

FOUNDATION Frost Wall, min 4" below grade.
8" thick

Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock.

Other

SILL Size

SPAN OF SILL Distance between foundation supports

JOISTS SPAN 9'

JOISTS SIZE 2 x 6 2 x 8 2 x 10

DISTANCE BETWEEN JOISTS 16" O.C. 24" O.C. other

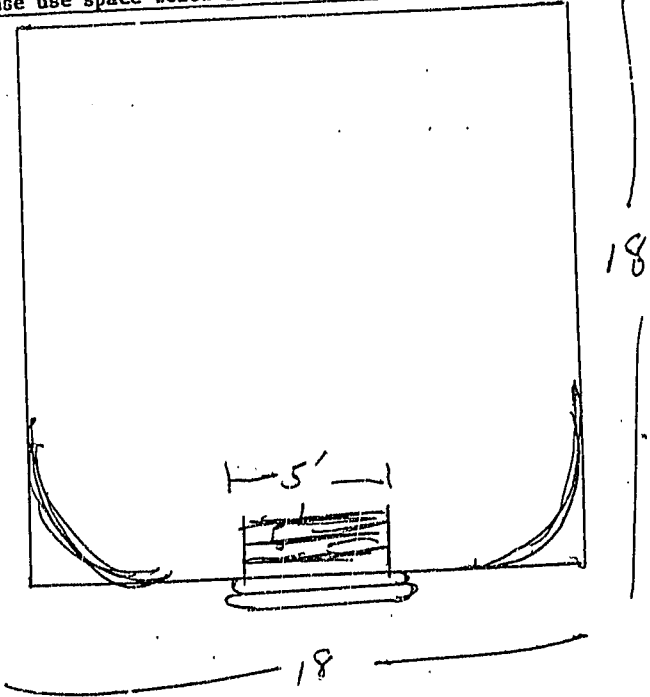
DECKING 5/4 other explain

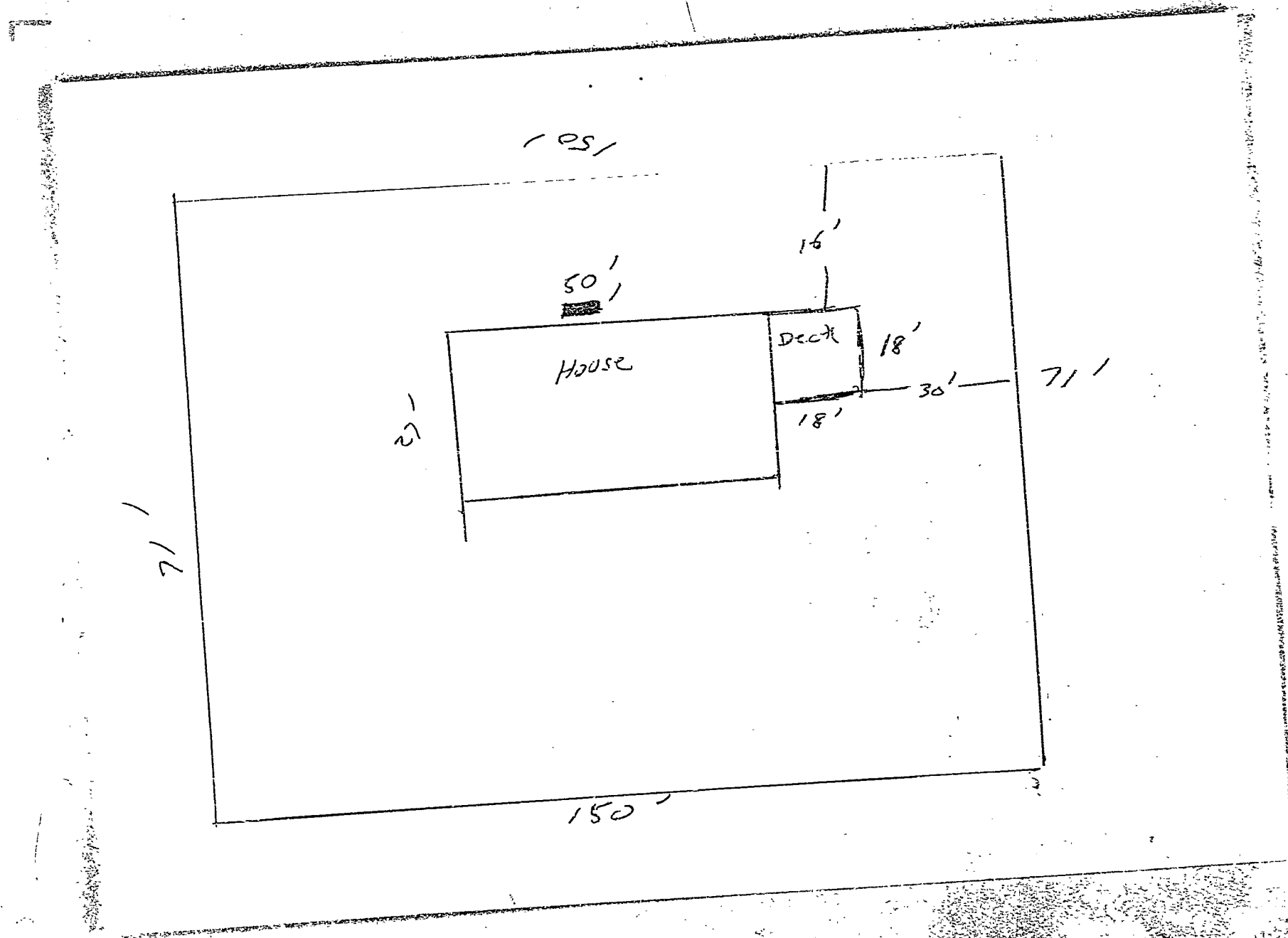
GUARD HEIGHT 32" 36" 42"

DISTANCE BETWEEN BALUSTER 4" spacing between

STAIR CONSTRUCTION minimum 9" tread
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.





150'

50'

House

16'

Deck

18'

30'

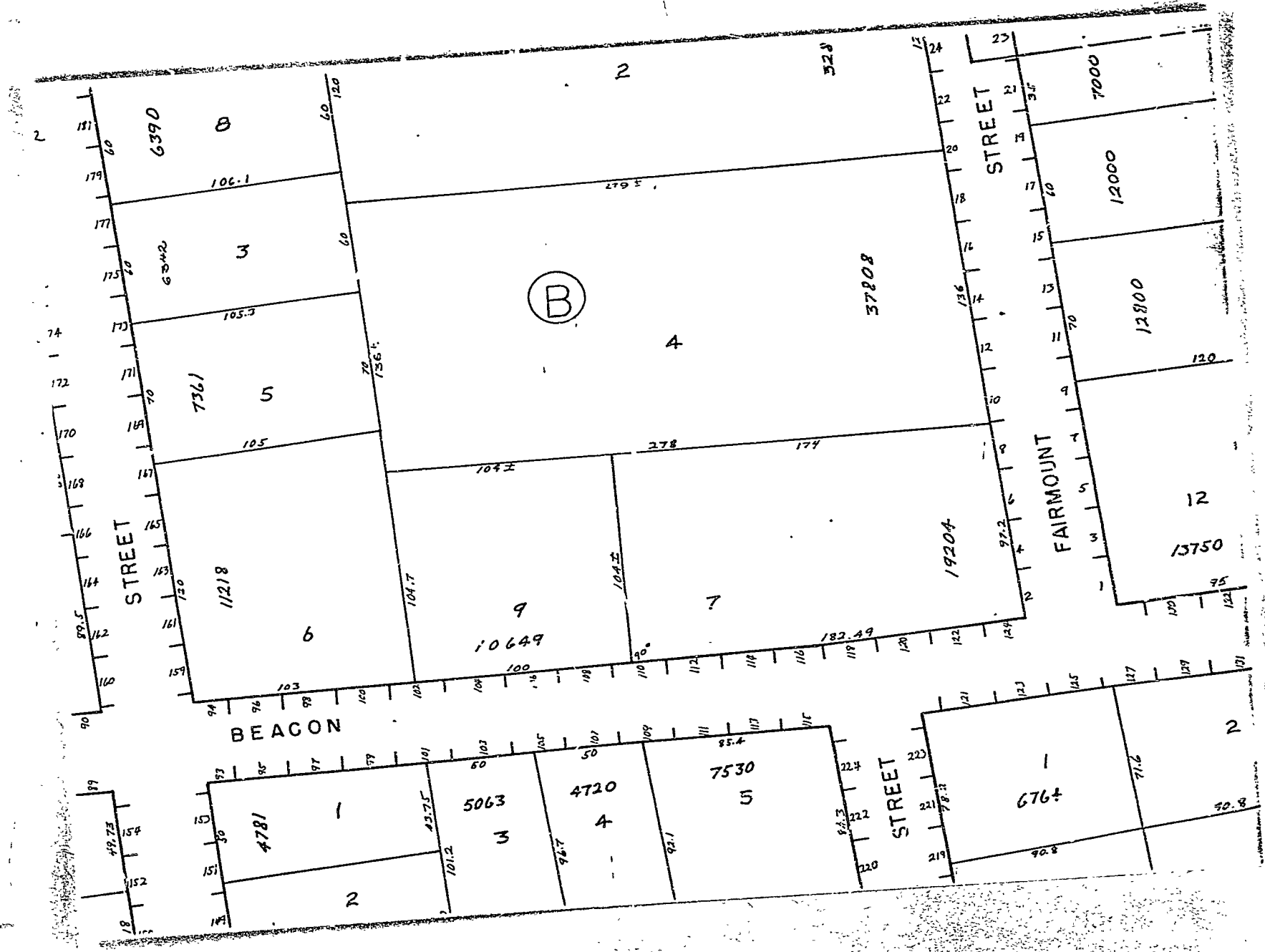
71'

18'

12'

71'

150'



10:30

APPLICATION FOR SUBMETER



For Sewer User Charge Adjustments

The undersigned hereby requests permission to install additional water meter(s) in accordance with Section 322.6C of the "Municipal Code of the City of Portland, Maine".

It is understood that all expenses related to the purchase, installation and maintenance of the meter(s) is to be borne by the applicant.

To be Completed by Applicant

Address where sub-meter is requested 104 BEACON ST., PORTLAND

Property owner name MALCOLM R. & HILORIE G. JOHNSON

Tax Map Reference (on Real Estate Tax Bill) 124-B-9

Property owner address 104 BEACON ST.

Person to be contacted to schedule inspections. Malcolm Johnson - 772-9676
(Name and Telephone Number)

Portland Water District Acct. No. (on bill) J-21-D1474

Billing Name & Address (on bill) MALCOLM JOHNSON

104 BEACON ST.

Location and size existing Portland Water District Service Meter 20419506

in Basement - 8" front center

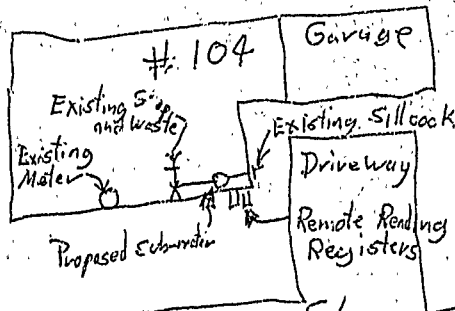
Proposed location and size of sub-meter in Basement - 8" - front right (Wid)

Will a remote reading register be utilized? YES (If yes, state location on outside of Building, Next to electric meter)

Description of proposed changes in plumbing required for submetering:

Cut in Meter in structure. 3" pipe to be outside Home fence.

Sketch plan showing proposed changes in plumbing and the location of existing and proposed meters. Show water flow through submeter to non-discharge equipment or location (use additional sheet of paper if necessary)



The volume of water to be submetered can be shown not to enter the sewerage system by virtue of its use for:

LAWN SPRINKLING, watering gardens, washing cars and other outside use.

I certify the above information is true and correct:

Malcolm R. Johnson
Signature

Beacon St
July 26 1982
Date

INSTRUCTIONS

First - The applicant is to complete front of this form. The Tax Map Reference can be found on your Real Estate Tax Bill directly following owners name and address in the center of your Property Tax Bill. Billing name and address should be copied from your Water & Sewer Bill as well as the Portland Water District Account Number which is in the lower left corner of the Water and Sewer Bill.

Second - Mail completed application form to:

City of Portland
Dist. of Public Works
404 City Hall
Portland, Maine 04101

ATTN: MR. WILLIAM GOODWIN

Third - The Public Works Department will call the person indicated on front side to schedule pre-installation inspection. During this inspection the Public Works section of this form (below) will be completed. Following this inspection Public Works will make copies of the application form. If the application is approved 3 copies will be made, one will be mailed to the Portland Water District, one will be forwarded to the City Plumbing Inspector and one will be mailed back to the Applicant. If the application is denied, one copy will be made and mailed to the applicant showing reason for denial.

Fourth - Upon receipt of a copy of the approved application, the applicant can purchase and install the sub-meter as approved. Following installation the applicant or his plumber must call the Chief Plumbing Inspector at 75-5451 ext. 208 for an inspection of the completed installation. Following inspection by the Chief Plumbing Inspector, the Water District will be requested to seal the sub-meter and arrange to have an automatic reading system (if applicable - See General Information) instituted where by the volume shown by the sub-meter will be credited on the Sewer User Charge of the Bill.

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GENERAL INFORMATION

Section 222.6C of the "Municipal Code of the City of Portland, Maine" reads as follows:

"Submetering of Water Volume. Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of a type approved by the Director to measure the volume of water which can be shown not to enter the sewerage system. The person installing such a meter shall immediately notify the Director of such installation and shall be responsible to the Director for reporting meter readings not less often than every three months. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be accessible for reading by the City or its agents at all reasonable times."

The City and the District have arranged to relieve the customer from the reporting responsibility required above if both meters can be read simultaneously by the District Meter Readers during their regularly scheduled visits to read the pre-existing service meter. This can be accomplished by locating the sub-meter directly adjacent to the pre-existing service meter or by equipping the sub-meter located elsewhere with a remote reading register located so both readings can be made at the same time.

Approved meters are: Neptune and Rocwell meters, conforming to the following specifications:

1. shall meet or exceed AWA accuracy test requirements and be accompanied by a certificate of test accuracy.
2. the meters will have straight reading, cubic foot registers.
3. the meters will have the meter number stamped into the main case.
4. the meters shall be magnetic drive.
5. shall have either a rotating disc or oscillating piston.
6. shall have a bronze case.

Approved meters are available from the Water District, which sells them for the price the District buys them from the manufacturers. If you wish to purchase a sub-meter from the District you must bring your copy of an approved application with you at time of purchase.

TO BE COMPLETED BY PUBLIC WORKS

Pre-installation inspection by William B. Goodwin

on July 27, 1982

Automatic reading system requested YES NO

A W.H.S. No. B.A.N.F. Back Flow Preventer or equal shall be installed on the hose bib of "Outside Faucet"

Application Approved Denied

Comments _____

TO BE COMPLETED BY THE PLUMBING INSPECTOR

An inspection of the completed installation of the submetering system approved on this application was conducted on 8-5-82 by Ernie R. Goodwin, Chief Plumbing Inspector of the City of Portland.

- The submetering system was installed as approved.
 No cross connections were found.

The installation is approved dis-approved

TO BE COMPLETED BY THE WATER DISTRICT

Date submeter sold 7-30-82
Submeter account number D-21-01474
Submeter make and number 15/BP #31808440
Submeter installation readings _____
Submeter account entered into computer _____
Submeter account entered into meter book 7-30-82
Special Instructions _____

