

160-184 CONCORD STREET



Full cut # 920R - Flat cut # 9202R - Third cut # 9203R - Flite cut # 9203R Y





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Feb. 7, 1973

PERMIT ISSUED

FEB 7 1973

00116 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 182 Concord St. Use of Building dwelling No. Stories 2 New Building Existing Name and address of owner of appliance Martial D. Maling, same Installer's name and address Randall & McAllister, 84 Commercial St. Telephone

General Description of Work

To install oil fired burner in existing steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace existing From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Beckett - gun type Labelled 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 existing Location of oil storage basement Number and capacity of tanks existing 275 Low water shut off yes Make McDonnell Miller No. 369 Will all tanks be more than five feet from any flame? 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? \$4.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc. in same building at same time)

APPROVED:

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

CS 300

INSPECTION COPY

Signature of Installer

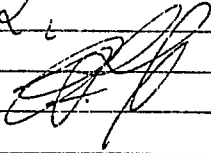
MRS. Kilgore

Randall & McAllister John A. Risbara #298

NOTES

3-15-73

O.K.



Permit No. 73/ 116

Location 182 Concord St.

Owner Randall & McAllister

Date of permit 2/7/73

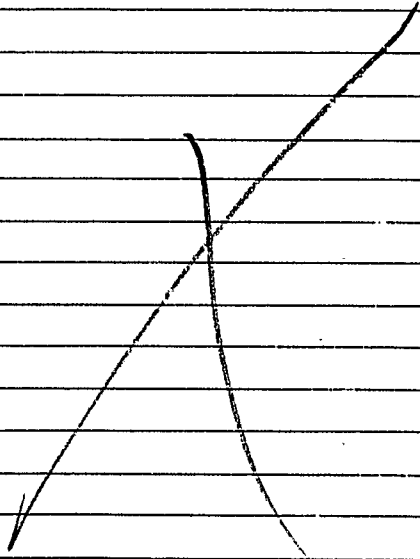
Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued



# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 223

Issued .....

Portland, Maine February 7, 1973

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 Martial D. Maling, 182 Concord Street Tel. ....  
 Contractor's Name and Address Randall & McAllister, 84 Comm. Street  
 Location 182 Concord Street Use of Building Dwelling  
 Number of Families 1 Apartments ..... Stores ..... Number of Stories 2  
 Description of Wiring: New Work New Additions ..... Alterations .....  
Install Beckett Oil Burner in G. E. boiler—Steam controls—Replacement burner only.  
 Pipe ..... Cable ..... Metal Molding ..... BX Cable ..... Plug Molding (No. of feet) .....  
 No. Light Outlets ..... Plugs ..... Light Circuits ..... Plug Circuits .....  
 FIXTURES: No. .... Fluor. or Strip Lighting (No. feet) .....  
 SERVICE: Pipe ..... Cable ..... Underground ..... No. of Wires ..... Size .....  
 METERS: Relocated ..... Added ..... Total No. Meters .....  
 MOTORS: Number ..... Phase ..... H. P. .... Amps ..... Volts ..... Starter .....  
 HEATING UNITS: Domestic (Oil) 1 No. Motors 1 Phase 1 H.P. 1/8  
 Commercial (Oil) ..... No. Motors ..... Phase ..... H.P. ....  
 Electric Heat (No. of Rooms) .....  
 APPLIANCES: No. Ranges ..... Watts ..... Brand Feeds (Size and No.) .....  
 Elec. Heaters ..... Watts .....  
 Miscellaneous ..... Watts ..... Extra Cabinets or Panels .....  
 Transformers ..... Air Conditioners (No. Units) ..... Signs (No. Units) .....  
 Will commence Feb. 7, 1973. Ready to cover in ..... 19..... Inspection Feb. 8, 1973  
 Amount of Fee \$ 2.00

Signed Randall & Mc Allister

DO NOT WRITE BELOW THIS LINE

SERVICE .....	METER .....	GROUND .....
VISITS: 1 ..... 2 ..... 3 ..... 4 ..... 5 ..... 6 .....		
7 ..... 8 ..... 9 ..... 10 ..... 11 ..... 12 .....		

REMARKS:

INSPECTED BY *[Signature]*  
 (OVER)

CS 503

LOCATION 601. CGRD ST 182  
 INSPECTION DATE 2/14/73  
 WORK COMPLETED 2/14/73  
 TOTAL NO. INSPECTIONS 1  
 REMARKS:

**FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

<b>WIRING</b>	
1 to 30 Outlets .....	\$ 2.00
31 to 60 Outlets .....	3.00
Over 60 Outlets, each Outlet .....	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
<b>SERVICES</b>	
Single Phase .....	2.00
Three Phase .....	4.00
<b>MOTORS</b>	
Not exceeding 50 H.P. ....	3.00
Over 50 H.P. ....	4.00
<b>HEATING UNITS</b>	
Domestic (Oil) .....	2.00
Commercial (Oil) .....	4.00
Electric Heat (Each Room) .....	.75
<b>APPLIANCES</b>	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit .....	1.50
<b>MISCELLANEOUS</b>	
Single Phase .....	1.00





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 15, 1948

PERMIT ISSUED 01220 JUL 16 1948 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 182 Concord Street Use of Building Dwelling house No. Stories 2 New Building Existing " Name and address of owner of appliance Daniel Hartling, 182 Concord St. Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

General Description of Work

To install steam heating system and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' From top of smoke pipe 6' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x12 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner General Electric Labelled by underwriter's laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Location of oil storage cellar Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED

OK 7-15-48 [Signature]

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

Harris Oil Co.

Signature of Installer

by: Andrew R. Sides

INSPECTION COPY



Permit No. 481 1220  
Location 182 Concord St  
Owner Daniel Hartling  
Date of permit 7/16/48  
Approved 7-18-48 (82724)

NOTES

- ~~1 Fill Pipe~~
- ~~2 Vent Pipe~~
- ~~3 Kind of Heat~~
- ~~4 Burner Rigidity & Supports~~
- ~~5 Name & Label~~
- ~~6 Stack Control~~
- ~~7 High Limit Control~~
- ~~8 Remote Control~~
- ~~9 Pipe Support & Protection~~
- ~~10 Valve in Supply Line~~
- ~~11 Capacity of Tanks~~
- ~~12 Tank Rigidity & Supports~~
- ~~13 Tank Distance~~
- ~~14 Oil Gauge~~
- ~~15 Instruction Card~~
- ~~16~~



191 .

No. 4792....

APPLICATION FOR  
PERMIT TO BUILD 3d CLASS BUILDING

LOCATION

No. 436 Concord St.

180-4

W. G. Lamm  
Stamps  
7-20

Ward 8

Inspector

CONDITIONS

PERMIT GRANTED

May 2nd 1916

Permit filled out by.....

Permit number.....

Plan number.....

#

FINAL REPORT

APPROVAL OF PLANS

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

.....  
Law been violated?

.....  
Nature of violation?

.....191  
Violation removed when?

.....  
Estimated cost of building, etc., \$.....

.....  
Building Inspector

Supervisor of Plans



City of Portland.

3820  
4000

6-5-1911

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on Leimwood street, at number 136 to be 2 1/2 stories high, 80 feet long, 25 feet wide; also an addition to be 1 1/2 stories high, 19 1/2 feet long,          feet wide and to be used as a Dwelling

The material to be used in the erection enlargement of said building is to be as follows:

Exterior walls to be made of Wood

Roof to be made of "

Gutters to be made of "

Cornices to be made of "

Bay windows to be made of "

Dormer windows to be made of "

The builder is A. J. Johnson Address 162 Leimwood St.

The architect is " Address "

The owner is " Address "

(Applicant to sign here)

H. B. Johnson

OFFICE OF  
INSPECTOR OF BUILDINGS,  
FOR THE  
CITY OF PORTLAND.

OFFICE HOURS:  
10-11 A. M. 4-5 P. M.

The above petition was granted the 5 day of June 1911

JUNE #11

180-184

136 Concord St.

for Sanger (1200)

Sanger



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

Location of Construction: <b>182 Concord St</b>		Owner: <b>Dan Fitzgerald</b>	Phone:	Permit No:
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: <b>John Muldoon</b>		Address: <b>118 Emery St Portland 04102</b>		Phone: <b>774-9002</b>
Past Use: <b>Single fam</b>		Proposed Use: <b>Same w/ext reno</b>	COST OF WORK: <b>\$750.00</b>	PERMIT FEE: <b>\$ 25.00</b>
Proposed Project Description: <b>Ext reno as per plans</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
		Signature:		Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Signature:
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

**PERMIT ISSUED**  
SEP 17 1996  
**CITY OF PORTLAND**

Zone: **8-5** GBL: **132-3-20**  
Zoning Approval: *ok with condition*  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  major  minor  mm

Permit Taken by: **Vicki Dover** Date Applied For: **9/9/95**

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

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
Date: **9/9/95**

**PERMIT ISSUED WITH REQUIREMENTS**

Call John 774-9002 for P/U

**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 his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: **John Muldoon** ADDRESS: **118 Emery St., Portland, 04102** DATE: **9/9/95** PHONE: **774-9002**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

C&O DISTRICT **#6**  
*M. Leary*

COMMENTS

9-20-96 No work yet  
Contractor & owner cancelled permit.

Type	Inspection Record	Date
Foundation:	<del>_____</del>	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



## BUILDING PERMIT REPORT

DATE: 13/Sept/96 ADDRESS: 182 Concord ST.  
REASON FOR PERMIT: MAKE exterior renovations  
BUILDING OWNER: Dan Fitzgerald  
CONTRACTOR: John Muldoon  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \*1 \*5 \*7  
~~DENIED:~~ \_\_\_\_\_

### CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. 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.
  11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
  12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    1. In the immediate vicinity of bedrooms
    2. In all bedrooms
    3. In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
  15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
  16. The Sprinkler System shall be maintained to NFPA #13 Standard.
  17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
  18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
  19. 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".
  20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
  21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffman, Chief of Inspection Services

LAND USE - ZONING REPORT

ADDRESS: 182 Concord St DATE: 9/13/96

REASON FOR PERMIT: exterior renovations

BUILDING OWNER: Dan Fitzgerald C-B-L: 132-G-20

PERMIT APPLICANT: John Muldoon

APPROVED: with condition DENIED: \_\_\_\_\_

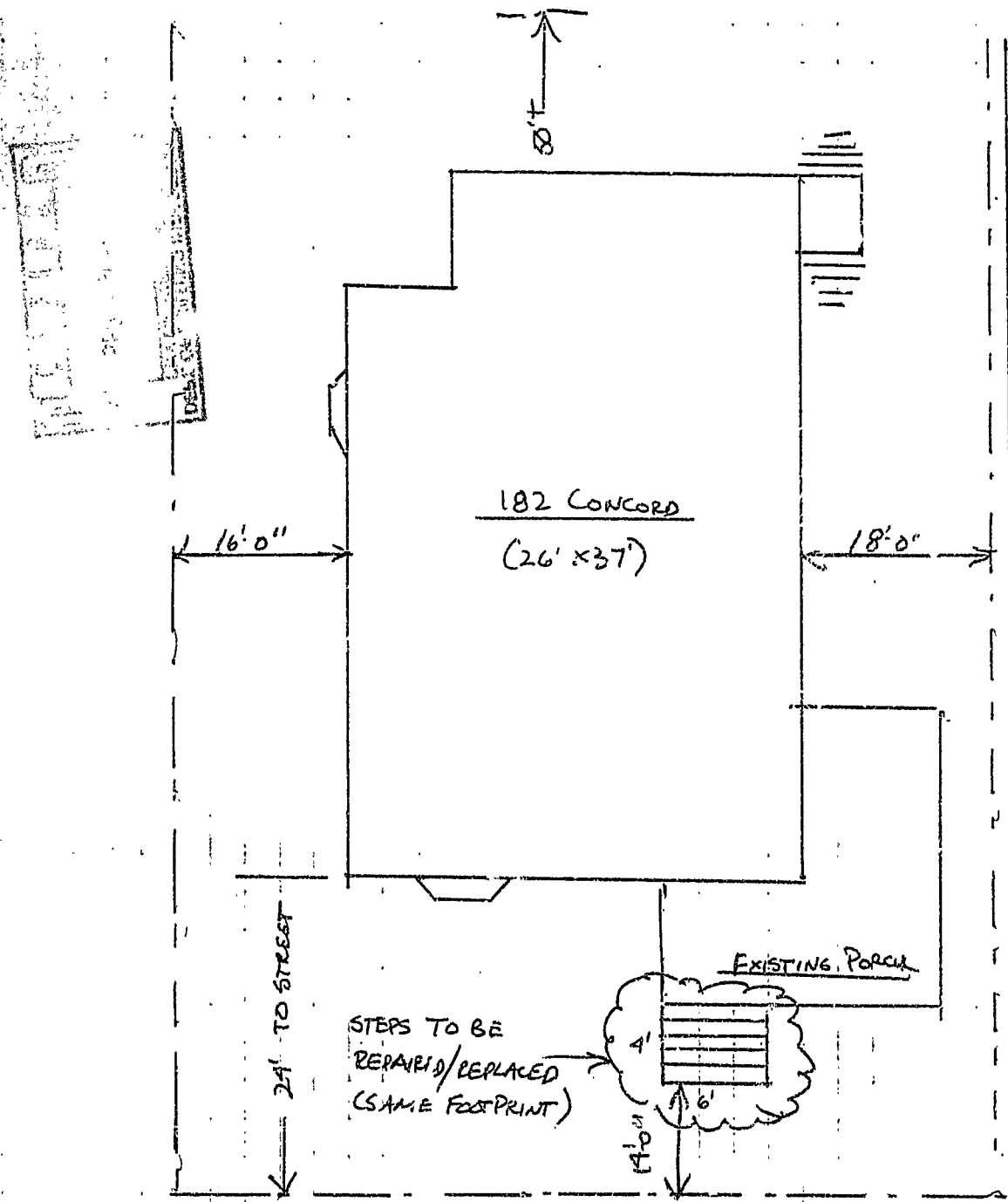
# 2, # 6

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing steps shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of one units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition \_\_\_\_\_

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



SITE PLAN

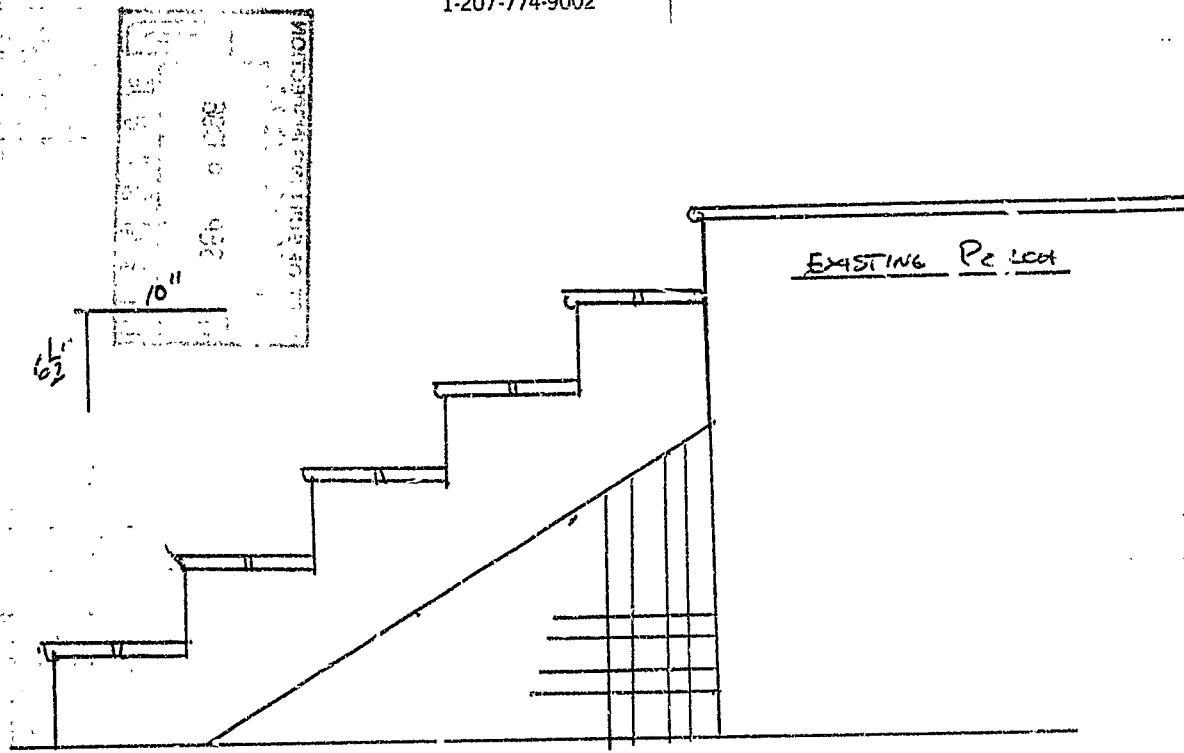
FITZGERALD

182 CONCORD ST PORTLAND

John Muldoon  
Carpenter  
118 Emery St.  
Portland, ME 04102  
1-207-774-9002



John Muldoon  
Carpenter  
118 Emery St.  
Portland, ME 04102  
1-207-774-9002



STRINGER = 2X12 PT  
RISER = 1X8 PINE  
TREAD = (2) 7/4X6 PT  
POST = 4X4 PT (OR CEDAR)  
SKIRT = 1X12 PINE  
HANDRAILS & LATTICE TO BE RE-USED

FRAMING PLAN

FITZGERALD

182 CONC

1. - HAND