

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Rouse Phone # 773-5225

Address: 24 Washworth Street

LOCATION OF CONSTRUCTION 71 Read Street

Contractor: Frank Chapin Sub: _____

Address: Dyke Farm Rd. SP 04106 Phone # 774-7001

Est. Construction Cost: _____ Proposed Use: 4 units

Past Use: 3 units

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 change of use - 3 units to 4 units
per 2 sets of plans

For Official Use Only

Date 1/10/90 Subdivision: _____
 Inside Fire Limits _____ Name: _____
 Bldg Code _____ Lot: _____
 Time Limit _____ Ownership: _____ Public _____ Private _____
 Estimated Cost _____

Zoning: R-5 City of _____
 Street Frontage Provided: _____
 Provided Setback: Front _____ Back _____ Side _____ 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) DK WSA 1-18-90

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. 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 _____
 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: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

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

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

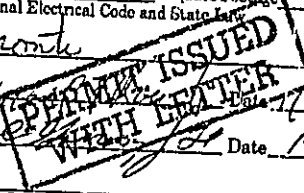
Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

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: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State law

Permit reviewed

Permit Received By Umouth
 Signature of Applicant Reginald Rouse
 Signature of CEO Frank Chapin Date 1-17-90





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

71 Read Street

January 19, 1990

Mr. Reginal Rouse
24 Wadsworth Street
Portland, Maine 04103

Dear Mr. Rouse:

On January 18, 1990 a building permit was issued to you No. 000030 to change the use of the above property at 71 Read Street from three to four units.

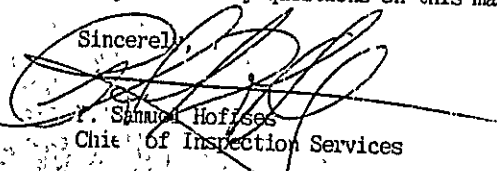
Since this permit was issued, new information has been given this office which is different from that which was presented on the application. This new information reveals that 71 Read Street is located in the R-3 Residence Zone not an R-5 Residence Zone.

Under Section 112.6 of the Building Code, it is the responsibility of the Code Officer to revoke a permit if he has found wrongful information was supplied on the application for a permit.

Therefore under this Section, I must revoke your permit No. 000030 to change the use of 71 Read Street from a three to a four family dwelling.

If you have any questions on this matter, please contact me.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: William D. Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone Map # Lot#
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Kruse Phone # 773-5225

Address: 24 Wadsworth Street

LOCATION OF CONSTRUCTION #1 Room

Contractor: Frank Chaplin Sub:

Address: Dyke Farm Rd SP 04106 Phone # 774-7001

Est. Construction Cost: Proposed Use: 4 units

 Past Use: 3 units

of Existing Res. Units # of New Res. Units

Building Dimensions L W Total Sq. Ft.

Stories: 1 # Bedrooms Lot Size:

Is Proposed Use: Seasonal Condominium Conversion

Explain Conversion change of use - 3 units to 4 units per 2 sides of plan

For Official Use Only

Date: 1/10/90 Subdivision: 000030

Inside F to Limits: Name:

Bldg Code: 000030 **PERMIT ISSUED** Public Private

Time Limit: Estimated Cost:

Zoning: R-5 Street Frontage Provided: Provided Setbacks: Front Side 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)

OK with 1-18-90

Foundation:

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

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
6. 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
5. Bracing: Yes No Span(s)
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

Ceilings:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type

Chimneys:

Type: Number of Fire Places

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

Signature of Applicant

Signature of CEO Date

Inspection Dates

PERMIT ISSUED WITH LETTER

09/10/11

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Roubé Phone # 773-5225

Address: 24 Wadsworth Street

LOCATION OF CONSTRUCTION 71 - east Street

Contractor: Frank Chapin Subj: _____

Address: Duke Farm Rd SP 04106 Phone # 774-7001

Est. Construction Cost: _____ Proposed Use: 4 units

_____ Past Use: 3 units

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: Change of use - 3 units to 4 units per 2 sets of plans

For Official Use Only
 Date 1/10/90 **PERMIT ISSUED**
 Inside Fire Limits _____ Subdivision _____
 Bldg Code _____ Lot _____
 Time Limit: 180 days Public _____ Private _____
 Estimated Cost _____

Zoning: R-5 City of Portland

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: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____
 Other: OK WITH 1-18-90 (Explain)

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. 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 Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Material _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

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

Chimney:

Type: _____ Number of Fire Places _____

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 Feet _____
3. Must conform to National Electrical Code and State _____

Permit Received By: Monte

Signature of Applicant: Reginald Roubé Date: 1/8/90

Signature of CEO: Mark C. ... Date: 1-17-90

Inspection Dates: _____

PERMIT ISSUED WITH LETTER

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Roubie Phone # 773-5225

Address: 24 Wadsworth Street

LOCATION OF CONSTRUCTION 11 Reed St

Contractor: Frank Chapin Sub: _____

Address: Dyke Farm Rd SP 04106 Phone # 774-7001

Est. Construction Cost: _____ Proposed Use: 4 units

Past Use: 3 units

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 Change of use - 3 units to 4 units
per 2 sides of plans

For Official Use Only

Date: 1/10/90 Subdivision: _____
 Insects Fire Limits: _____ **PERMIT ISSUED**
 Bldg Code: _____ Lot: _____
 Time Limit: 000030 Ownership: Jan 18 1990 Public _____ Private _____
 Estimated Cost: _____

Zoning: R-5 **CITY OF PORTLAND**

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): CR 111 11 1-18-90

Foundation:

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

Floors:

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. Studling Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____
5. Bracing: Yes _____ No _____ Span(s) _____
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. Studling Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Material _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

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 1 month

Signature of Applicant Reginald Roubie

Signature of CEO 1/10/90

Inspection Dates _____

PERMIT ISSUED WITH LETTER

White-Tax Assessor

Yellow-GPCOG

White Tag - CEO

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Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Regis old Route Phone # 773-5225

Address: 24 Westworth Street

LOCATION OF CONSTRUCTION 71 Road Street

Contractor: Frank Chapin Sub: _____

Address: Dyke Farm Rd. SP 04106 Phone # 774-7001

Est. Construction Cost: _____ Proposed Use: 4 units

of Existing Res. Units _____ # of New Res. Units 3 units

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

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion change of use - 3 units to 4 units per subset of permit

Date: <u>1/10/90</u>		Subdivision: _____	
Inside Fire Limits: _____	Name: _____	Lot: _____	
Blgd. Code: _____	Owner: _____	Public _____ Private _____	
Time Limit: _____	Estimated Cost: _____		

Zoning: _____
 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) _____

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

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

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

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

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

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

Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____ Yes _____ No _____
 3. No. of Flushes _____
 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 Permont

Signature of Applicant Reginald F. Houlihan Date 1/6/90

Signature of CEO _____ Date _____

Inspection Dates _____

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Rouse Phone # 773-5225
 Address: 24 Wadsworth Street
 LOCATION OF CONSTRUCTION 71 Reed Street
 Contractor: Frank Chapin Sub: _____
 Address: Tyke Farm Rd. SP 04106 Phone # 774-7001
 Est. Construction Cost: _____ Proposed Use: 4 units
 Past Use: 3 units
 # 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 change of use - 3 units to 4 units per sets of plans

For Official Use Only
 Subdivision: _____ Name: _____
 Date: 1/10/90 Inside Fire Limits: _____ Lot: _____
 Bldg Code: _____ Ownership: _____ Public _____ Private _____
 Time Limit: _____ Estimated Cost: _____
 Zoning: _____
 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) _____

Foundations:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other: _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Size _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size: _____ Spacing _____
- Ceiling Strapping Size _____
- Type Ceilings: _____ Size _____
- Insulation Type _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size: _____ Span _____
- Sheathing Type _____ Size _____
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Sinks or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____ Square Footage _____
- Pool Size: _____
- Must conform to National Electrical Code and State Law.

Permit Received By Monte

Signature of Applicant Reginald Rouse Date 1/8/90

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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BUILDING PERMIT REPORT

ADDRESS: 71 Bead St. DATE: 12/15/90

REASON FOR PERMIT: Change of use from 3 to 4
dwelling units

BUILDING OWNER: Reginald Gause / Frank Chapin

CONTRACTOR: owner

PERMIT APPLICANT: owner

APPROVED: *3*4*5*6*7*9*11 ADDRESS: _____

CONDITIONS OF APPROVAL OF ~~PERMIT~~:

- 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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 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.) In addition to any automatic fire alarm system required by Sections 1018.3.3, 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.

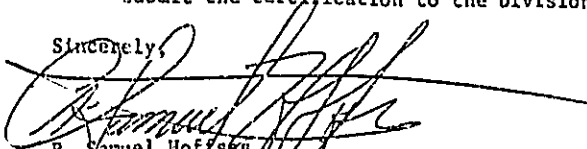
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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 6 inches cannot pass through any opening.

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,


P. Samuel Hoffsen
Chief of Inspection Services

/el

11/16/88

12. Access to the existing fire escape through the bathroom and bedroom on the second floor must be provided if there is no lock or latch on the door to

BUILDING PERMIT REPORT

ADDRESS: 71 Read St. DATE: 18/Jan/90
REASON FOR PERMIT: change of use from 3 to 4
dwelling units
BUILDING OWNER: Reginald Grosse / Frank Chapin
CONTRACTOR: owner
PERMIT APPLICANT: owner
APPROVED: *3*4*5*6*7*9*12
CONDITION OF APPROVAL OR ~~RECALL~~:

- 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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 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.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of 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.

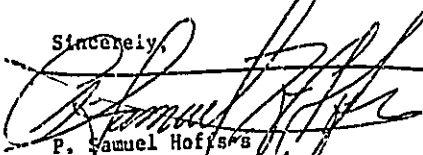
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely 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.

X 3) 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 6 inches cannot pass through any opening.

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,


P. Samuel Hoff
Chief of Inspection Services

/el
11/16/88

12. Access to the existing fire escape through the bathroom and bedroom on the second floor. If possible, provide them with no lock or latch on the door to

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 71 Road St.

Date of Issue June 7, 1973

Issued to Frank Chapin

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 75/131, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING ON PARCELS

PERMITTED OCCUPANCY

Three family apt.

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6773 *[Signature]* *[Signature]*

[Signature]

Inspector of Buildings

This certificate identifies lawful use of building or premises, and shall be transferred by its owner to owner when property changes hands. C-72 will be furnished to owner or lessee for one dollar.

No: 71 Read Street

February 13, 1973

Mr. Frank Chapin
3 Marston Street
Felzouth, Maine

Dear Mr. Chapin:

Building permit to change from two-family dwelling to three-family apartment house at the above named location is being issued subject to Building Code requirements that the fire escape serving as a second means of egress as per plan is to be located on the left side of the building as you face it from the street so that people in the rear apartment may reach this fire escape by going through the bedrooms and in the front by going through a window as specified in Section 402.5.3 which must be at least a double hung window designed as means of egress so located and arranged as to afford an opening for exit not less than 24 inches wide or 20 inches high. Or horizontal swinging windows designed as a means of egress so located and arranged as to afford an exit opening not less than 24 inches wide or 36 inches high.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/ps

April 5, 1978

RE: 69-73 Read Street
Assessor Map - 141-J-3

Frank Chapin
71 Read Street
Portland, Maine

It has come to the attention of this department that there has been a change of use at this property from 3-family to 4-family said to be owned by you.

Our records show that no one has applied for a building permit, or plumbing, or electrical.

It is necessary that someone apply for permits within 10 days, not later than April 28th, 78. A plot plan and floor plans should be submitted with the application. The plot plan should show the off-street parking area, the floor plan must show the location of exits and the complete floor layout, etc.

Should you have any questions, do not hesitate to call this office and ask for myself, Mr. Robert Irving, or Mr. Ward, or Mr. Smith.

Very truly yours,

Robert G. Irving
Building Inspector

KGI/r

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



71 Read Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

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

January 22, 1990

Mr. Reginald F. Rouse
24 Wadsworth Street
Portland, Maine 04103

Dear Mr. Rouse:

This will acknowledge receipt of your application for an interpretation appeal for your apartment building at 71 Read Street in the R-3 Residence Zone. You are asking the Board to determine that the Building Inspector erred when it was determined that a permit could not be granted for a change of use from three to four apartment units in the R-3 Residence Zone.

The change in Zoning Map was approved by the City Council in July of 1988 when the zone for Read Street was changed from R-5 Residence to R-3 Residence between Carlyle Road and the southerly rear lot lines along Bay Street. The building at 71 Read Street is therefore located now in the R-3 Residence Zone.

Through an error, a permit was issued to you as it was understood that the property at 71 Read Street was located within the R-5 Residence Zone. This is explained in the attached letter from the Chief of Inspection Services dated January 19, 1990.

This request for an interpretation appeal will be scheduled for review by the Board of Appeals at their meeting on Thursday evening, February 15, 1990. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Administrative Assistant

Enclosure: Copy of letter dated January 19, 1990

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-3300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

71 Read Street

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 19, 1990

Mr. Reginal Rouse
74 Wadsworth Street
Portland, Maine 04103

Dear Mr. Rouse:

On January 18, 1990 a building permit was issued to you No. 000030 to change the use of the above property at 71 Read Street from three to four units.

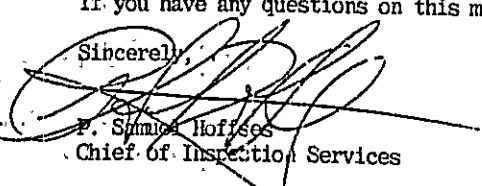
Since this permit was issued, new information has been given this office which is different from that which was presented on the application. This new information reveals that 71 Read Street is located in the R-3 Residence Zone not an R-5 Residence Zone.

Under Section 112.6 of the Building Code, it is the responsibility of the Code Officer to revoke a permit if he has found wrongful information was supplied on the application for a permit.

Therefore under this Section, I must revoke your permit No. 000030 to change the use of 71 Read Street from a three to a four family dwelling.

If you have any questions on this matter, please contact me.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: William D. Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRI J. S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

71 Read Street

March 5, 1980

Mr. Reginald F. Rouse
24 Wadsworth Street
Portland, Maine 04103

Dear Mr. Rouse:

At the meeting of the Board of Appeals on Thursday afternoon, March 1st, the Board voted by a unanimous vote of six members present that your request for a variance was not needed due to the fact that the fourth apartment unit was "grandfathered" by the fact that it had existed for about twelve years. The action by the Board therefore reversed the action by the Building Inspector which had determined that the subject building was a three unit apartment building in the R-3 Residence Zone based upon records in that office.

A copy of the Board's decision concerning this interpretation appeal is enclosed for your records, with Certificate of Action Taken by the Board.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Enclosure: Copy of Board's Decision with Certificate of Action Taken suitable for recording at the Cumberland County Registry of Deeds

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone _____ Map # _____ Lot# _____

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

Owner: Reginald Krube Phone # 773-5225
 Address: 24 Wadsworth Street
 LOCATION OF CONSTRUCTION 71 Read Street
 Contractor Frank Chapin Sub: _____
 Address: Dyke Farm Rd. SP 04106 Phone # 774-7001
 Est. Construction Cost: _____ Proposed Use: 4 units
 Past Use: 3 units
 # 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 change of use - 3 units to 4 units
per 2nd set of plans

For Official Use **PERMIT ISSUED**
 Date 1/10/90 Subdivision _____
 Inside Fire Limits _____ Name AN 10 100
 Bldg Code _____ Location _____
 Time Limit _____ Ownership _____ Public _____ Private _____
 Estimated Cost _____ City of Portland
 Zoning: R-5
 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: _____ Variance _____ Site Plan _____ Subdivision _____
 Shores and Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) CR 01/11 - 2 - 1-18-90

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

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

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

Chimneys:
 Type: _____ Number of Fire Places _____

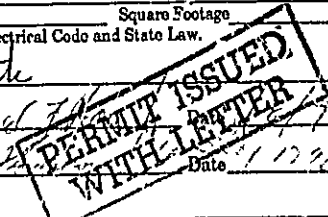
Heating:
 Type of Heat: _____

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: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By B Monte
 Signature of Applicant _____
 Signature of CEO _____ Date 1/12/90
 Inspection Dates _____



09/01/11 White-Tax Assessor Yellow-GPCOG White Tag-CEO 1974 Copyright GPCOG 1988

71 Read

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS

6/21/96 Work never done.
AD
X

Signature of Applicant

Richard K. Kuehn

Date

1/10/96

71 Read

BUILDING PERMIT REPORT

ADDRESS: 71 Read 97 DATE: 18/Jan/90
REASON FOR PERMIT: change of use from 3 to 4
dwelling units
BUILDING OWNER: Breginald Bouse / Frank Chapin
CONTRACTOR: owner
PERMIT APPLICANT: owner
APPROVED: *3*4*5*6*7*9*12

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspectica 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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 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.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of 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.

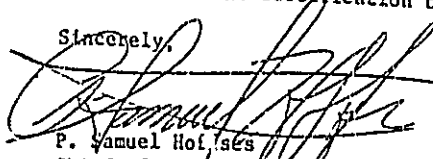
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or F-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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.

X 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 6 inches cannot pass through any opening.

- 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,

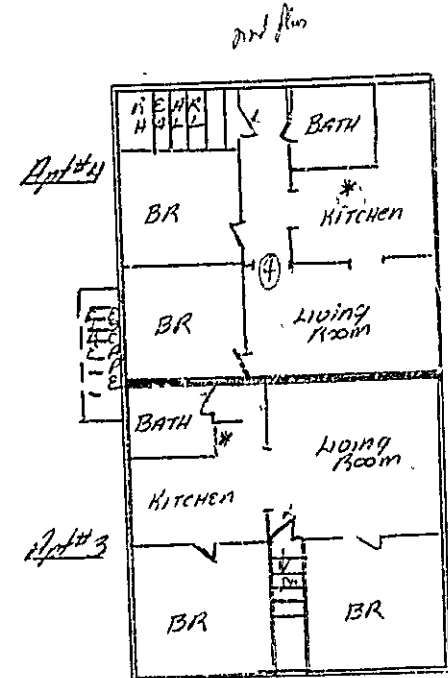
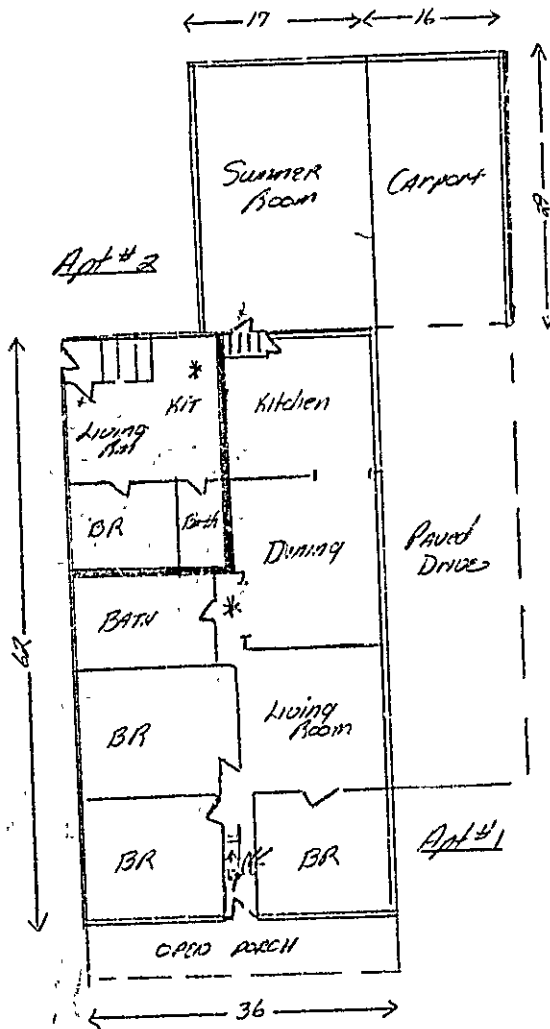


P. Samuel Hoopes
Chief of Inspection Services

/el
11/16/88

12. Access to the existing fire escape through the bathroom and bedroom on the second floor may continue in use providing there is no lock or latch on the door to

71 Road



Chris Smith
772-2127

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 71 Road St.

Date of Issue June 7, 1973



Issued to Frank Chapin

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 73/131, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Three family apt.

Entire

Limiting Conditions:

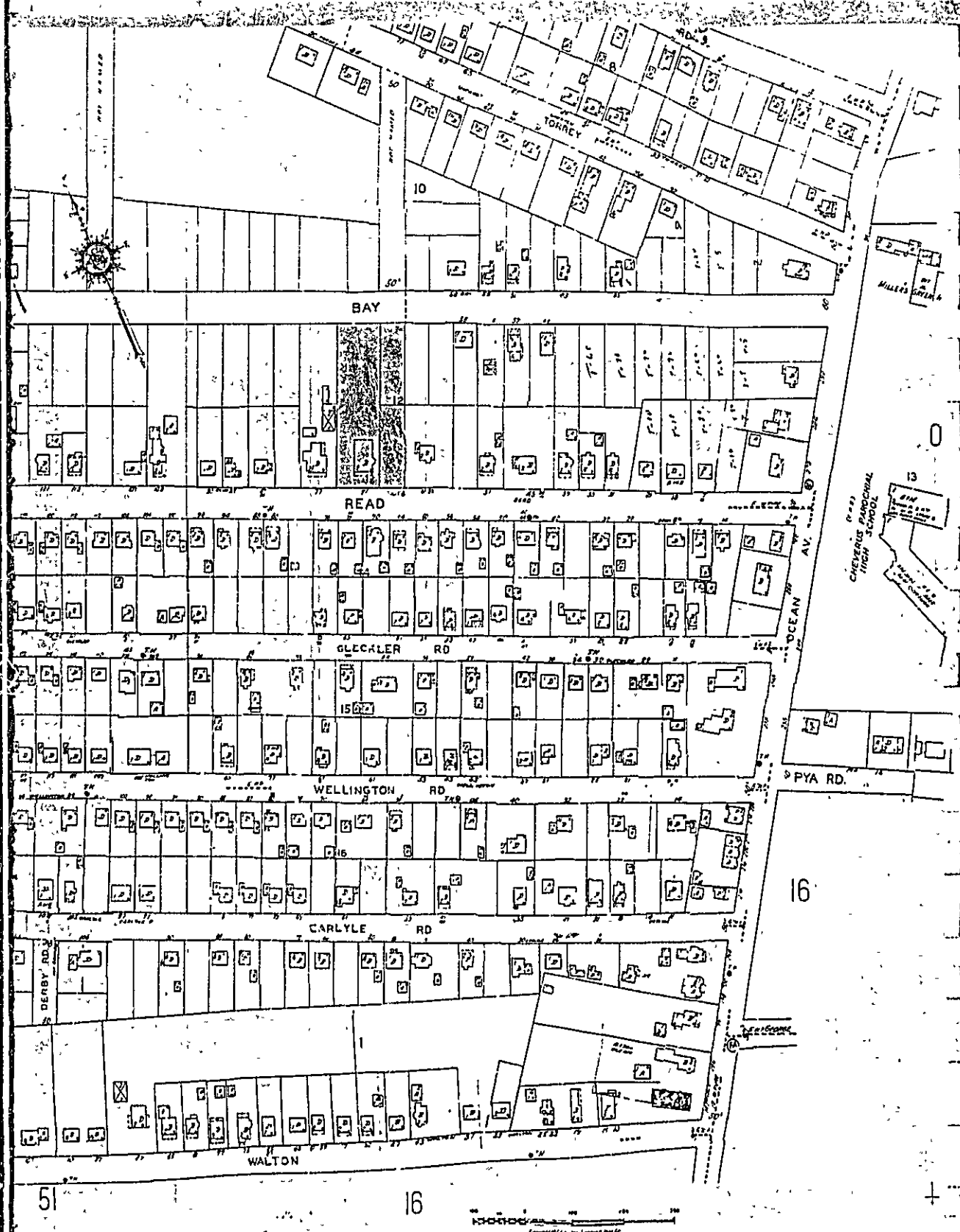
This certificate supersedes
certificate issued

Approved:

(Date) 7-73

Inspector of Buildings

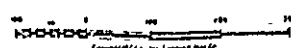
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



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footprint

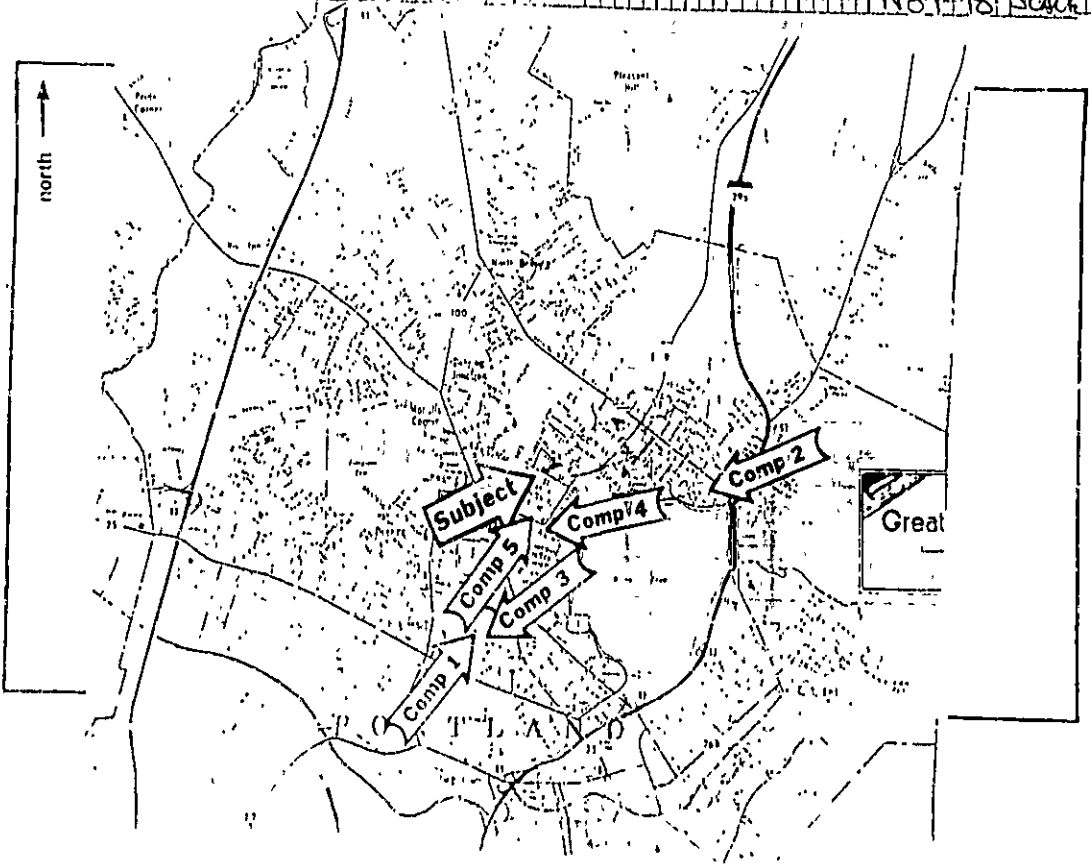
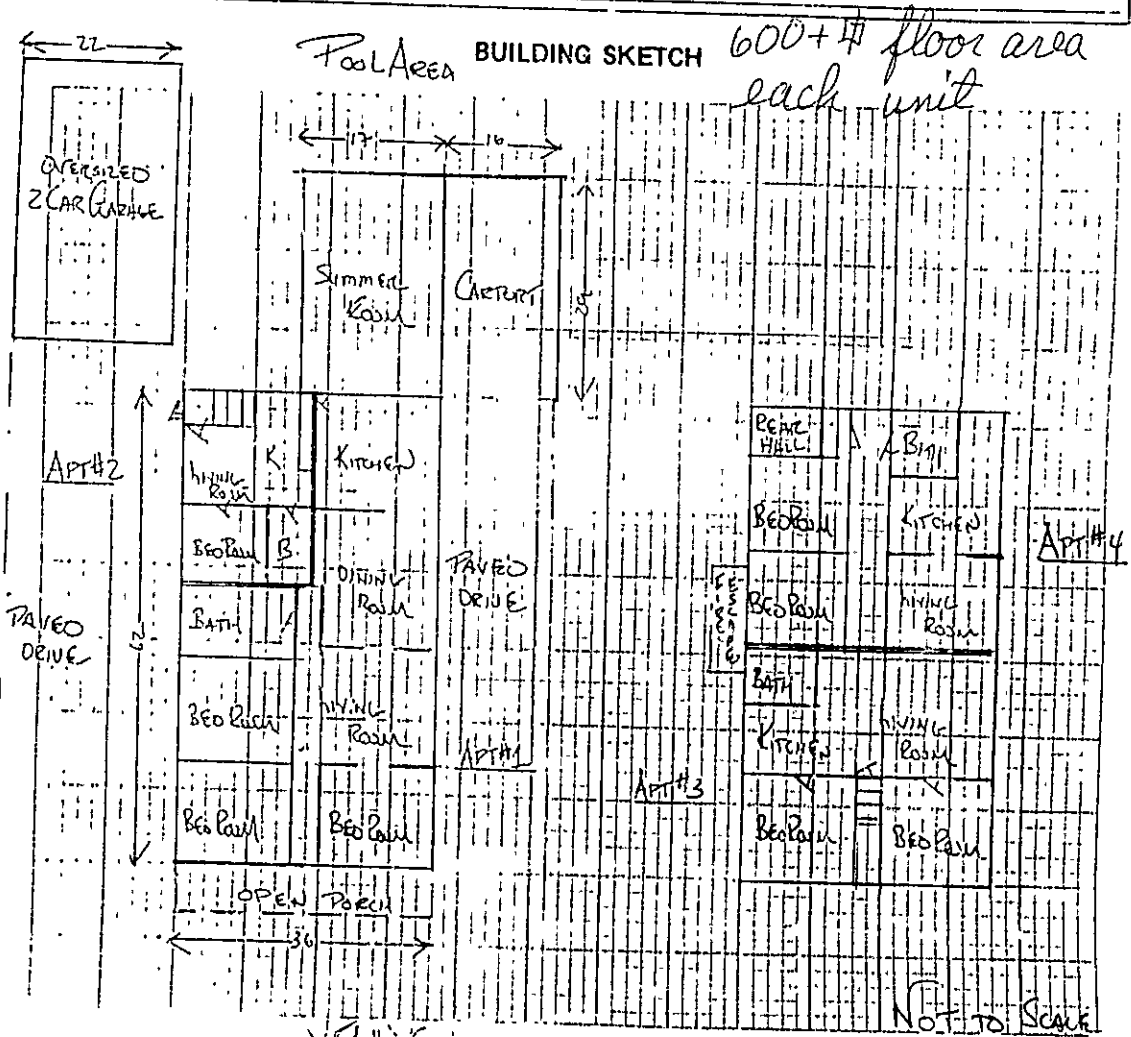
51

16



MAP SKETCH ADDENDUM

Borrower/Client	Reginald Rouse		
Property Address	71 Read Street		
City	Portland	County	Cumberland
Lender	Mr. Reginald Rouse	State	ME
		Zip Code	04103





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

71 Read Street

January 19, 1990

Mr. Reginal Rouse
24 Wadsworth Street
Portland, Maine 04103

Dear Mr. Rouse:

On January 18, 1990 a building permit was issued to you No. 000030 to change the use of the above property at 71 Read Street from three to four units.

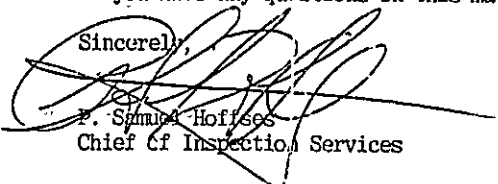
Since this permit was issued, new information has been given this office which is different from that which was presented on the application. This new information reveals that 71 Read Street is located in the R-3 Residence Zone not an R-5 Residence Zone.

Under Section 112.6 of the Building Code, it is the responsibility of the Code Officer to revoke a permit if he has found wrongful information was supplied on the application for a permit.

Therefore under this Section, I must revoke your permit No. 000030 to change the use of 71 Read Street from a three to a four family dwelling.

If you have any questions on this matter, please contact me.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: William D. Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Rouse Phone # 773-5225

Address: 24 Wadsworth Street

LOCATION OF CONSTRUCTION 71 Read Street

Contractor: Frank Chapin Sub: _____

Address: Dyke Farm Rd. SP 04106 Phone # 774-7001

Est. Construction Cost: _____ Proposed Use: 4 units

Past Use: 3 units

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 _____

E-plan Conversion Change of use - 3 units to 4 units per units of plans

For Official Use Only	
Date: <u>1/10/90</u>	Subdivision: _____
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Ownership: _____
Estimated Cost: _____	Public _____ Private _____
Zoning: <u>R-5</u>	City of _____
Street Frontage Provided: _____	Provided Setback: 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): <u>DK WOLF SP 1-18-90</u>

Foundations:

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

Floor:

1. Sills Size: _____ Sill's must be anchored.
2. Girder Size: _____
3. Lolly 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: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrances 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:

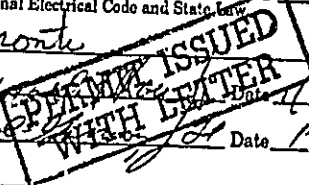
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law

Permit Received By 1 month

Signature of Applicant [Signature] Date 1/10/90

Signature of CEO [Signature] Date 1-17-90

Inspection Dates _____



White-Tax Assessor Yellow-GPCOG

White Tag - CEO 197 Copyright GPCOG 1988

Permit revoked



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date 7/5/90, 19__
 Receipt and Permit number 01124

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: 71 Read St
 OWNER'S NAME: Charlene Higgins ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ 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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Drycrs _____ Compactors _____	
Fans _____ 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 <u>x</u> _____	10.00
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>10.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call y
CONTRACTOR'S NAME: Hanna's Electric
ADDRESS: 897 Broadway, So Pfd
TEL.: 767-2471
MASTER LICENSE NO. #2885 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO. _____ [Signature]

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

APPLICATION FOR SUBMETER



RECEIVED

MAY 29 1980

PUBLIC WORKS ENGINEERING

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 71 READ ST., PORTLAND

Property owner name FRANK O. CHAPIN

Tax Map Reference (on Real Estate Tax Bill) 141-J-13 155-E-15

Property owner address 71 READ ST., PORTLAND

Person to be contacted to schedule inspections MR. or MRS. CHAPIN 774-7001
(Name and Telephone Number)

Portland Water District Acct. No. (on bill) D 48 13855

Billing Name & Address (on bill) 71 READ ST., PORTLAND

Location and size existing Portland Water District Service Meter _____

LOCATED FRONT CELLAR - 5/8

Proposed location and size of sub-meter: REAR CELLAR - 5/8

Will a remote reading register be utilized? NO YES (If yes, state location _____)

on cabinet near existing meter

Description of proposed changes in plumbing required for submetering:

CUT METER INTO

EXISTING 3/4" LINE

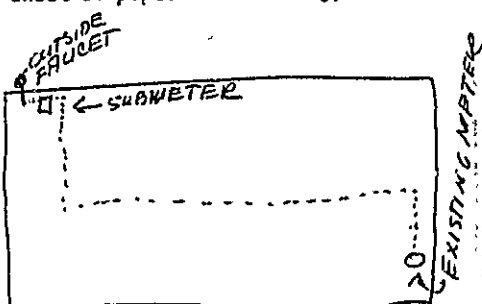
TO OUTSIDE FAUCET

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

GARDENING AND

SWIMMING POOL

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)



I certify the above information is true and correct:

Frank O. Chapin
Signature

May 28 1980
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
Dept. of Public Works
404 City Hall
Portland, Maine 04102

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 mail 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 775-5411 Ext. 319 for an inspection of the completed installation. Following inspection by the Chief Plumbing Inspector, the Water District will be requested to read the sub-meter and arrange to have an automatic reading system (if applicable - See General Information Page 2) installed where the volume shown by the sub-meter will be credited on the Sewer user Charge of the Bill.

GENERAL INFORMATION

Section 22.06 of the "Municipal Code of the City of Portland, Maine" reads as follows:

22.06.01.01 Water Meters. Any person who feels that recorded water meter is not a reliable index of his discharge volume may apply for a substitution water meter of a type approved by the Director of Public Works. The volume of water which can be shown on the substituted meter in person installation such a meter shall, immediately upon installation and shall be recalibrated to the recorded meter reading. For automatic meter readers not used on any other meter, such meter shall be credited with the volume shown for 24 hours shown by such meter, which meter shall be acceptable 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 meter responsibility provided that both meters can be read simultaneously by the District Meter Readers. Such meter reading operation is to read the pre-existing water meter. This is to be accomplished by locating the new meter directly adjacent to the pre-existing water meter by installing the sub-meter located elsewhere with a read reading register adjacent to both registers to be read at the same time.

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

1. Shall meet or exceed ANSI accurate test requirements and be accompanied by a certificate of test accuracy.
2. The meters will have straight reading, static float registers.
3. The meters will have the meter number stamped into the cast case.
4. The meters shall be magnetic drive.
5. They shall employ a rotating disc or oscillating piston.
6. They shall have a bronze case.

Approved meters are available from the Water District, which sells them for the City of Portland, or 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 Norman Twaddel

on May 30, 1980

Automatic reading system requested YES NO

A Watts #9 Back Flow Preventer or equal shall be installed in line to outside sillrock.

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 6/4/80 by Ernold 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 6-3-80
Submeter account number D-48-13855
Submeter make and number 5/8 T 3518 6873
Submeter installation readings -0-
Submeter account entered into computer _____
Submeter account entered into meter book 6-3-80
Special Instructions _____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JANUARY 17, 1997

CITY OF PORTLAND

HIGGINS CHARLENE M
TWO LANDING WOODS
YARMOUTH ME 04096

Re: 71 READ ST
CBL: 155- - E-015-001-01
DU: 3

Dear Ms. Higgins:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 71 READ ST

Housing Conditions Date: January 17, 1997

Expiration Date: March 18, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|---|--------|
| 1. INT - 1ST FLR - APT #1 - KITCHEN
FLOOR HAS BROKEN TILES | 108.20 |
| 2. INT - CELLAR -
STAIRS ARE MISSING A RAILING | 108.20 |
| 3. INT - CELLAR -
GENERAL CLEAN-UP IS NEEDED | 109.40 |
| 4. EXT - ROOF - FRONT -
GUTTER IS BROKEN | 108.10 |
| 5. INT - 2ND FLR - APT #2 - BATHROOM
CEILING IS LEAKING | 108.20 |
| 6. INT - 2ND FLR - APT #2 -
REAR HALL IS USED FOR STORAGE | 116.30 |

PRIORITY VIOLATION: #5

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JANUARY 17, 1997

CITY OF PORTLAND

HIGGINS CHARLENE M
TWO LANDING WOODS
YARMOUTH ME 04096

Re: 71 READ ST
CBL: 155 - E-015-001-01
DU: 3

Dear Ms. Higgins:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

9



FILL IN AND SIGN WITH INK

923

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 2 1984

Portland, Maine, August 2, 1984

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 71 1/2 Read Street Use of Building No. Stories 2 New Building Existing "X" Name and address of owner of appliance Frank Charin - same Installer's name and address Walter J Lewis - 142 Duck Pond Rd. West Telephone 797-3167

General Description of Work

To install boiler - replacement

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? gas Minimum distance to burnable material, from: top of appliance or casing top of furnace 4" all around From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue 8 x 12 Other connections to same flue no If gas fired, how vented? thru chimney Rated maximum demand per hour not known Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. 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

[Empty space for miscellaneous information]

Amount of fee enclosed? 15.00

APPROVED: [Signature area]

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

Signature of Installer

Walter J Lewis

CS 300

FILE COPY

9

39 Read St.
-6973

FINAL REPORT.

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

Law been violated?..... Doc. No. of 191.

Nature of violation?.....

PERMIT GRANTED.

12-30 1013.

Permit filled out by.....

Permit number.....

Location 39 Read St.

Violation removed when?..... 191

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

Inspector of Buildings.

SEAL OF THE CITY OF BOSTON