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

> P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

DEPARTMENT OF FLANNING & URBAN DEVELOPMENT

548 Brighton Avenue

November 8, 1989

The of the permit in - this appears to be OK - WD A Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine

Dear Mr. Plummer:

This is in further reference to your application for a building permit for interior remaining for your building at 548 Brighton Avenue in the B-1 Busines Zora. The R-5 density applies to this location for residential union. Based upon R-5 Residence density, your building would require a lot size of 6,000 square feet in order to convert to a two femily apartment and store a two family apartment and store.

When you came to this office several weeks ago, you indicated that the second floor was changed for use in connection with your unholstery business for business purposes. The c.isting apar ment or the third floor was retained. Your lot size of only 5,000 square feet does not now justify a change of use to two apartment units.

We understand you may wish to file for a space and bulk variance to obtain approval by the Board of Appeals for your second apartment unit. Application and information is enclosed or a possible variance request to be considered by the Board of Appeals. Please advise this office as to what action you wish to take in conjunction with this building permit application.

Sincerely, urver Warsen Warren J. Turner Administrative ' sistant

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Enclosure: Variance Forms

Jeseph F Gray, Jr., Director, Planning & Urban Develolopment P. Samuel Hoffses, Chief, Inspection Services cc, Kathleen Tylor, Code Enforcement Officer Charles A. Lane, Associate Corporation Counsel William D. Giroux, Zoning Enforcement Officer



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CITY OF PORTLAND, MAINE 389 CONGRESS STREET PORTLAND, MAINE 0410 (207) 874-8300

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P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

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548 Brighton Ave.

November 6, 1989

**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT** 

Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine 04102

Dear Mr. Plummer:

Thurd blood about ment Thurd blood about ment deterations blood be made on phy Turner New 7, 1989 outer oute

This is in reference to your application for a building permit for interior renovations for your building at 548 Brighton Avenue in the B-1 Business Zone. The R-5 Residence density applies to this location for residential units. Based upon R-5 Residence density, your building would require a lot size of 6,000 square feet in order to convert to a two family apartment and store.

There is no record since 1959 showing a permit authorizing a change of use from single family apartment to two family apartment and store. We understand that you may wish to apply for a space and bulk variance seeking approval by the Board of Appeals for your second apartment unit. Application and information is enclosed concerning a possible variance request.

Records in this office show that the single family apartment has existed on the second floor since 1959. Your lot size of only 5,000 square feet does not justify the change to two apartment units. Please advise this office as to what action you wish to take in conjunction with this building permit application.

Sincerely,

Enter and the second states as a second

William D. Giroux Zoning Enforcement Officer

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals Joseph E. Gray, Jr., Director, Planning & Urban Development P. Samuel hoffses, Chief, Inspection Services Kathleen Taylor, Code Enforcement Officer Warrer J. Turner, Administrative Assistant Charles A. Lane, Associate Corporation Counsel

BUILDING PERMIT REPORT	
ADDRESS: 548 A Brighton ANC. DATE: 24/Nov/89 REASON FOR PERMIT: TO MAKE INTERIOR VENOVATION	
REASON FOR PERMIT: TO MAKE INTERIOR VENOVATION	<i>"S</i> .
BUILDING OWNER: Bernand PLummer.	
CONTRACTOR: / (	
PERMIT APPLICANT:	
PERMIT APPLICANT: <u>k</u> Approved: <u>x 3 × 4 × 5 × 6 × 7</u> defined:	
CONDITION OF APPROVAL OR DENTAL:	
<ol> <li>Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.</li> </ol>	
2.) Precaution must be taken to protect con rete from freezing.	
**************************************	
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.	
H5.) 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 (N18 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m <sup>2</sup> ). The minimum net clear opening height dimension shall be 24 inches (508 mm).	
H.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 X-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).	,
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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 in 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 fireresistance 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 su' t the certification to the Division of Inspection Services.

Sincerely,

P. Samuel Hoffses Chief of Inspection Services

/e1 11/16/88



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

> P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

548A Brighton Avenue, 2nd Floor

29 November 1989

Bernard L Plummer 548 Brighton Avente Portland ME 04103

Dear Sir:

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

1. This permit is not a Change of Use.

2. Please read and implement lines 3,4,5 and 7 of the attached building permit report.

NO CERTIFICATE OF OCCUPANCY CAN BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARY MET.

1. you have any questions regarding these requirements, please do not hesitate to contact this office.

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P. Samuel Hoffses Chief of Inspection Services

cc: Lt. Garroway, PFD

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CITY OF PORTIAND, MAINE Department of Building Inspection Certificate of Occupancy LCCATION 548 A Brighton Avenue Date of Issue. 3/23/90 Issued to Bernard L. Plummer Unis is to certify that the building, premates, or part thereof, at the above location, built - altered Dwelling unit Second-floor apartment Limiting Conditions: This certificate supersedes certificate issued Approved: Inspec (Date) es, and ought to be tra il ling or -12

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CITY OF PORTLAND, MAINE 389 COI #GRESS STREET PORTLAND, MAINE 04101 (207\874-8300

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P. SAMUEL NOFFSES, CHIEF INSPECTION SERVICES DIVISION

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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

November 14, 1989

RE: 548 Brighton Avenue

Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine 04102

Dear Mr. Plummer:

As stated in Mr. Turner's letter of November 8, 1989, this office cannot issue a permit for a second apartment unit at this address. There have been no permits issued to make this conversion.

I see no way of considering it to be grandfathered if no permits were applied for in the past. Please submit evidence of a previous permit for a change of use to 2 apartment units or a variance request prior to noon on November 27th or this permit will be denied.

bincerely,

William D. Giroux Zoning Codes Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services Narren J. Turner, Administrative Assistant Arthur Rowe, Code Enforcement Officer

10 are To 11/1.3\_\_\_\_\_ Time 2;45 Date. WHILE YOU WERE OUT <u>Plummer</u> 2. 540 Brighton 2213 Avenue Mr M 22 0 of 772 Phone. PLEASE GALL TELEPHONED WILL CALL AGAIN CALLED TO SEE YOU URGENT-RET. CALL WANTS TO SEE YOU Q Message diss 21 90 140 for set oud floor and there NATION OF



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

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

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DEPARTMENT OF PLANNING & URBAN DEVELOP, 4ENT

548 Brighton Avenue

November 8, 1989

Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine 04102

Dear Mr. Plumper:

This is in further reference to your application for a building permit for interior renovations for your building at 543 Brighton Avenue in the B-1 Business Zone. The R-5 density applies to this location for residential units. Based upon R-5 Residence density, your building would require a lot size of 6,000 square feet in order to convert to a two family apariment and store a two family apartment and store.

When you came to this office several weeks ago, you indicated that the second floor was changed for use in connection with your upholstery business for business purposes. The existing apartment on the third floor was retained. Your lot size of only 5,000 square feet does not now justify a change of use to two apartment units.

We understand you may wish to file for a space and bulk variance to obtain approval by the Board of Appeals for your second apartment unit. Application and information is enclosed for a possible variance request to be considered by the Board of Appeals. Please advise this office as to what action you wish to take in conjunction with this building permit application.

Sincerely, Marren J. Turner Marren J. Turner Administrative Assistant

Enclosure: Variance Forms

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



## APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONC

	Date <u>19 Sept 94</u>
	Date <u>19 Sept 94</u> , 19 Receipt and Permit number <u>3512</u>
To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine: The undersigned hereby applies for a permit to make electr Maine, the Portl 1 Electrical Ordinance, the National Electric	rical installations in accordance with the laws of ical Code and the following specifications:
LOCATION OF WORK: 548 Brighton Ave OWNER'S NAME: Bernal Cook ADDRI	
OWNER SANAME: DEIII23 COOK ADDRI	ESS:FEES
OUTLETS:	T DES
Receptacles <u>20 +2</u> Switches <u>Plugmold</u>	ft. TOTAL 5.20
FIXTURES (number of)	.40
Incandescent <u>12</u> Flourescent (not strip)	TOTAL 2.40
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)	······
CUMMERCIAL 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)	•••••••••••••••••••••••••••••••••
	Heaters
Ranges Water Cook Tons Dispos	
•	
Wall Ovens     Dishwa       Dryers        Fans     1       Others	
Fans 1 Others	(denote)
TOTAL Contract	
MISCELLANEOUS: (number of)	2.00
Branch Panei 1	2.00 2.00
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Over 20 sq. ft	
Swimming Fools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	·····
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 am	
	30 amps
Circus, Fairs, etc.	······
Alterations to wires	•••••••
Repairs after fire	3.00
Emergency Lights, battery	
Emergency Generators	INSTALLATION FEE DUE:
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT .	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
FOR REMOVAL OF A STOP ORDER (00+10.0)	TOTAL AMOUN'T DUE: 17.00
INSPECTION:	
Will be ready on <u>X</u> , <b>19</b> ; or Will C	1all XXX
CONTRACTOR'S NAME: Forrest McMahon To	own & Country Elec
ADDRESS: 121 Holm Ave	

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CONTRACTOR'S NAME: _	Forrest McMahon	Town & Country Elec
ADDRESS:	121 Holm Ave	
TEL.:	772-5257	
MASTER LICENSE NO.:	3512	SIGNATURE OF CONTRACTOR:
LIMITED LICENSE NO.: _		SIGNATURE OF CONTRACTOR:
		•

INSPECTOR'S COPY - WHITE OFFICE COPY - CANARY

CONTRACTOR'S COPY --- GREEN



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

P. SAMUEL HOFFSES, CHIEF

INSPECTION SERVICES DIVISION

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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

November 14, 1989

### RE: 548 Brighton Avenue

Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine 04102

Dear Mr. Plummer:

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I see no way of considering it to be grandfathered if no permits were applied for in the past. Please submit evidence of a previous permit for a change of use to 2 apartment units or a variance request prior to noon on November 27th or this permit will be denied.

Sincerely,

William D. Giroux

Zoning Codes Enforcement Officer

/el

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cc: P. Samuel Hoffses, Chief of Inspection Services Warren J. Turner, Administrative Assistant Arthur Rowe, Code Enforcement Officer

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

> P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

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A CONTRACTOR

548 Brighton Avenue

November 8, 1989

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Mr. Bernard L. Plummer 548 Brighton Avenue Portland, Maine 04102

Dear Mr. Plumer:

This is in further reference to your application for a building permit for interior renovations for your building at 548 Brighton Avenue in the B-1 Business Zone. The R-5 density applies to this location for residential units. Based upon R-5 Residence density, your building would require a lot size of 6,000 square feet in order to convert to a two family apartment and store.

When you came to this office several weeks ago, you indicated that the second floor was changed for use in connection with your upholstery business for business purposes. The existing apartment on the third floor was retained. Your lot size of only 5,000 square feet does not now justify a change of use to two apartment units.

We understand you may wish to file for a space and bulk variance to obtain approval by the Board of Appeals for your second apartment unit. Application and information is enclosed for a possible variance request to be considered by the Board of Appeals. Please advise this office as to what action you wish to take in conjunction with this building permit application.

Sincerely,

Warren J. Turner Administrative Assistant

Enclosure: Variance Forms

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

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-24556 						
	PERMIT # (11)2879	TOWN OF Portland	BUILDING PERMIT APPLIC	ATION MAP #	LOT#	
-	Owner: Bernard L. Plumm	ner 772-0313	DatoOctober	For Official Use Only 17, 1989 Subdivision	ANT NEEL'ED	
and the second	Address: 548 Brighton Ave LOCATION OF CONSTRUCTION	enue, Portland 548A Brighton Avenue / 2n	d floor	Nam Lot Biol Permit Expirati		
And the second second	CONTRACTOR: owner ADDRESS:	SUBCONTRACTORS:	Estimated Cost_\$150 ValueStructure Fee\$30,00	Ownersbjet	Public	
	Est. Construction Cost: \$1500	Type of Use: 2 S.F. unit business	apts/1 unit Ceiling: . Ceiling: 1. Ceiling Joist	is Size:		
	Building Dimensions LW	Sq. Ft# Stories:Lot Size:	Term De Marine 2. Ceiling Strap	pping Size Spacing		
a a a circlement	Is Proposed Use: Seasonal					
	COMPLETE ONLY IF THE NUMBI Residential Buildings Only:	ER OF UNITS WILL CHANGE in stee	el door, replacing 2. Sheathing Ty 2. sets of plans 4. Other	ype Size ig Type		
	# Of Dwelling Units # C Foundation:			Number of Fire Places	. 5	
and the	1. Type of Soil:         2. Set Backs - Front         3. Footings Size:	RearSidc(8)	Type of Heat:	ce Size: Smoke Detector		
			I. Approval of s 2. No. of Tube of	soil test if required Yes	No	
	Z. Girder Size:	Sills must be anchor	ed. 4. No. of Lavato	Protects		
	3. Lally Column Spacing: 4. Joists Size: 5. Bridging Type:	Size:Spacing 16" O.C Size:	C. 1. Type			
	1. Other Material:	Size:	3. Must conform Zoning: District	n to National Electrical Code and State L	Aw.	
	2. 140. WIIIU0W8	Spacing	Remired Sether	cke Front Dock	- CLA	
£	3. No. Doors 4. Header Sizes 5. Bracing: Yes	Span(s)	Plensing Board Conditional Use Shown and Elect	pproval: Yes No Approval: Yes No s' Varianco Site Pla plain Mgmt Special Exception xplain)	Date: Date:Subdivision	
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	7. Insulation Type 8. Sheathing Type	Size	Date Approved	xplain)Special Exception		
	10. Masonry Materials 11. Metal Materials	Weather Exposure	Permit Received By	Nancy Grossman	·····	
	1. Studding Size 2. Header Sizes	Spacing		Burald Tolumn		
	3. Whit Covering Type				_ Date	
		White-Tax Asseso	or Yellow-GPCOG White		right GPCOG 1987	
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City of Portland, Maine –	Building or Use Permit Applicat	tion 389 Congress	Street, 04101, Tel: (207) 8	Permit No:
548 Brighton AVe Owner Address:	Bernal Cook Leasee/Buyer's Name:	Phone:	BusinessName: Bernside	940947 Mary Gresik
Contractor Name: K Cene Francoeur, Inc.	Address: 90 East Bridge St WEs	Phone stbrook, ME 04092	•	Permit-lasued: PERMIT ISSUED
Past Use:	Proposed Use:	COST OF WORK \$ 15,000.	\$ 100.	SEP 8 1994
Upholstery	Pair Salon	FIRE DEPT. 🗊	Derned Use Group: 3 Type:5/	
Provide and Designation			CILINE BOCK B Signature. 24	Zoning Approval:
Proposed Project Description: Change Use and Make Inter	ior Renovations	Action:	Approved 1	Special Zone or Reviews:
·······				U Wetland
1. This permit application does, t	preclude the Applicant(s) from meeting applicable	Signature: le State and Federal rules.	Date:	Site Plan maj 🗆 minor 🗆 mm 🕻
2. Building permits do not include	plumbing, septic or electrical work. k is not started within six (6) months of the date of			Zoning Appeal
<ol> <li>Building permits are void if work tion may invalidate a building p</li> </ol>	ermit and stop all work.	n issuance. Faise unonna-		Miscellaneous     Conditional Use     Interpretation
				Approved     Denied
				Historic Preservation
			Dra	<ul> <li>Does Not Require Review</li> <li>Requires Review</li> </ul>
			PERMIT ISSUED WITH REQUIREMENTS	Action:
I hereby certify that I am the owner o	CERTIFICATION of record of the named property, or that the propos	sed work in authorized by th	e owner of record and that I have be	en D Approved with Conditions
authorized by the owner to make this if a permit for work described in the	is application us his authorized agent and I agree application issued. I certify that the code officia	to conform to all applicabl al's authorized representati	e laws of this jurisdiction. In addition v- shall have the authority to enter	
areas covered by such permit at u.y	reasonable hour to enforce the provisions of the	code(s) applicable to such	permit	AMA
SIGNAPURE OF APPLICANT G	ene Francoeur, InADDRESS:	06 Sept '94 DATE:	PHONE:	S Alma
			THONE:	
<b>RESPONSIBLE PERSON IN CHAR</b>			"HONE:	· ICEO DISTRICT I 6

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

Location of Construction:	Owner:	• •	Phone:	Perinit No: 40947
548 Brighton Ave	Bernal Cool.	Phone:	BusinessName:	- 9403**
Owner Address:	Leasee/Buyer's Name:	rnone:	Burneide	DELY GLOGIK
A state of the sta	Address:	Phone		Peper RAMET ISSUED
Contractor Name: Gene Franceur, Lac.	90 East Bridge St WEst	brook, ME 04092		
Past Use:	Proposed Use:	COST OF WORK		SEP 8 1994
1 45 0 50.		\$ 15.000.	\$ 100.	SEP 8 1994
Upholstery	f Rair Salon	FIRE DEPT. 🗹 .	Approved INSPECTION:	
			Denied Use Group: 3 Type: 4	SHTY CHE PORTLAND
		Signati re:	Signature: 24	103-0-014
5-18-1			CTIVITIES DISTRICT (P.C.D.)	Zoning Approval:
Proposed Project Description:			Approved	Special Zone or Reviews:
Change Use and Make Interi	or Repovations	Action.	Approved with Conditions:	□ □ Shoreland
			Denied <sup>2</sup>	Wetland
		Signature:	Date:	U Subdivision
1 This normit application doesn't n	reclude the Applicant(s) from meeting applicable	e State and Federal rules.		
	plumbing, septic or electrical v ork.			Zoning Appeal
2. Building permits do not include	prunning, septe of electrical ( ) and	issuance. False informa-		<ul> <li>Variance</li> <li>Miscellaneous</li> </ul>
3. Building permits are void if work	t is not started within six (6) months of the date of	iooduliov i alog intor flu-		
tior may invalidate a building p	chint and stop an work.			
				Approved
				Denied
				Historio Preservation
				D Not in District or Lanumark
			PEN.	Does Not Require Review
			THIT.	Requires Review
			EFINIT ISSUED	Action:
			RENED	
	CERTIFICATION		THEN TO	
I hereby certify that I am the owner o	farmed of the named property or that the propose	ed work is authorized by t	ne owner of fecold and that roave of	een D Approved with Conditions
· · · · · · · · · · · · · · · · · · ·	a application of his outborized agent and I sore I	n contorti lo all'auticau	ic iaws of this julisdiction in additi	
is a mammit for work described in the	annlication issued. I certity that the code officia	i s aumorized representat	ive shall have the callenty to enter	all Date:
areas covered by such permit at any	reasonable hour to enforce the provisions of the	code's) applicable to such	n permu	1. I.h.L
				I IL- D
		06 Sept '94	DUCNE	- Mart
SIGNATURE CF APPLICANT G	one Francoaur, InADDRESS:	DATE:	PHONE:	
<b>RESPONSIBLE PERSON IN CHAR</b>	GE OF WORK, TITLE		PHONE:	
KESPUINIDLE FERSON IN CHAN			while Elle . Waar Cord_Inconcior	
3	White-Permit Desk Green-Assessor's	Canary-D.P.W. PINK-F	ublic rate invery card-inspector	· W/Ma Carroll
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we water , the fit is COMMENTS never plied wifflows appre Inspection 😵 word Туре Date Foundation: \_\_\_\_ Framing: \_\_\_\_\_ Plumbing: \_\_\_\_\_ Final: \_\_\_\_ Other:

A CONTRACTOR

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SALE DETAIL

BUILDING PERMIT REPORT

nate #/sepT/94 Aidress 548 Brighton Due Imake Int Reason for Permit Change of use Bldg.Owner: holstery Contractor: Permit Applicant: Approval: CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and

Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).

2. Precaution must be taken to protect concrete from freezing.

3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.

5. Each apartment shall have access to (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.

6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INFICATING shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximur verage area of a residential sprinkler is 144 square feet per sprinkler.

7. 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 special knowledge or separate tools. Where windows are provided as a means of ecress 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 room must have 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), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), 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

9. Private garages located <u>beneath habitable rooms</u> 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 ;lies 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 side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & 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 Group 42", except Use Group R which is 36". In eccupancies in Use Group A, B, H-4, II, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.& 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation size. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is or ted.

16. Section 25-135 of the Municipal Code person or utility shall be granted a permisidewalk from the time of November 15 of year". • of Portland states:"No e or open any street or April 15 of the following

17. The builder of a facility to which Section 4594-C of the Maire 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 commencia, construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Samuel Toffses

18. Portabe fire exting ishor shull be provided in accordance and NF; PAZIO

Chief of Inspections

/dmm 01/14/94(redo w/additions)

C.C. IT. M. Drundl



CITY OF PORTLAPD, MAINE BOARD OF APPLALS

October . . .

Mr. Forrest A. Graves Bloowood Purniture Snop 54° Brighton Avenue Portland, Maine

Dear Mr. Graves:

The Board of Arreels and Municipal Officers with hold a public hearing in the Gruncil Chamber at City Hal., Portland, Maine, c. Friday, November 2, 1956, at 10:30 2. ... to hear your appeals under the Joning Ordinance and the building Gode.

Please be present or be represented at this hearing in support of these opposis.

B FRL OF Fredelie Ben B. Wilson Chairman

K CC: Mr. Moses Stiles 87 Glerwood Avenue Portland, Maine

City of Por:land, Maine Municipal Officers BUILDING CODE

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## DING CODE \_\_\_\_\_\_ October 19, 1956 , 19

#### To the Municipal Officers: Your appellant, Moses Stiles

property at 548 Brighton Avenue , respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit to chang, the use of the one-story, two-car garage existing as accessory to the combination shop and dwelling house at 548-550 Brighton Avenue, corner of Volcott Street, is not issuable under the Building Code because the side and rear wall, including the eaves of the wooden frame garage are closer to the respective lot lines than the three feet stipulated by Section 205-b-2 of the building Code for a building of a Business and Industrial Class outside of the Fire Districts.

## The facts and conditions which make this exception legally permissible are as follows :

An exception is necessary in this case to grant reasonable use of property where necessary to avoid practical difficulty and unnecessary haruship end can be granted without substantially departing from the intent and purpose of the Building Code.

After public hearing held on the 2nd Invitantian Appellant given leave to withdraw.

day of November , 1956 ,

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AFFLICATION FOR	PERMIT
B.O.C.A. LISE CROUP	

# PERMIT ISSUED

APR 2 1984

CITY of PORTLAND

B.O.C.A. TYPE OF CONSTRUCTION	0.0
B.O.C.A. TYPE OF CONSTRUCTION ZONING LOCATION PORT	
PORT. PORT.	LAND, MAINE March 30, 198

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE The undersigned hereby applies for a permit to creat charge in the second seco

<ul> <li>The undersigned hereby applies for a permit to erect, alter, repair, demolish, mequipment or change use in accordance with the Laws of the State of Maine, the Ordinance of the City of Portland with plans and specifications, if any, submit, LOCATION</li></ul>	Portland B.O.C.A. Building Content ted herewith and the following Fire District Telephone 7 Telephone . Telephone . No. of . No. famili	ode ar.d Zoning           8 spr-t-6 ations:           #1 [1], #2 [1]           7.2-0313           shects           es
Other buildings on same lot		
Estimated contractural cost \$ 200 00		•••••
FIELD INSPECTOR-Mr. CarrdLL		•••••
@ 775-545,	Base Fee	•••••
Remove wall and door and replace with 3 2x12 beams, as per plan.	Late Fee .	

St ... p of Special Conditions

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NOTE TO APPLICANT: Suparate permits are required by the installers and subcontrar rs of hearing, plumbing, electrical and mechanicals.

### DETAIL'S OF NEW WORK

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Material of foundation ,	Size front	f plate	Height average	c grade to highest no 1 of roof
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ZONING LOCATION PORTLAND, MAINE .		PITT _ C TIDAME .
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contras una cost 3.300.00	Appeal Fees	\$
FIELD INSPECTOR – Mr@ 775-5451	Base Fee	••••••••
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TOWN OF Portland BUILDING fill out any part which applies to job. Proper p'ans must accompany form.	For Unicial Use Unity
	Date October 17, 19889 Subdivision Yrs ATISSUED
Bernard L. Plummer 772-0313	Date UCLODEL 17, Sport
s: 548 Brighton Avenue, Portland	Bldg CodeBlock
non of construction <u>#5484 Brighton Avenue / 2nd floor</u>	Timo Limit Permit Expiration
TION OF CONSTRUCTION	ValueStructure
RACTOR:SUBCONTRACTORS:	ValueStructure
DO()	
onstruction Cost: \$1510 TyperiUse: 2 S.F. unit apte/1 business unit	Ceiling: 1 Ceiling Joists Size:
onstruction Cost: \$1570 Type r Ose business unit	2. Ceiling Strapping Size Spacing
Jøe	3. Type Ceilings: Size Size
ny sensions LW Sq. Ft# Stories:Lot Size:	4. Insulation Type 5. Ceiling Height:
posed Use Seasonal Condomisium Apartment	Back
posed Usc Seasonal Concommittee Apartment	
Conversion - Explain interior renovations. Cleaving in well,	put ting       1. Truss or Rafter Size       Span         replacing       2. Sheathing Type       Size         g       3. Roof Covering Type       Size         up ting       4. Other       Size
PLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE sink. 2 sets of	
Jential Buildings Only: # Of New Dwelling Units	Type: Number of the theos
	Heating: Type of Heat:
dation: 1. Type of Soil:	Electrical:
2. Set Backs - Front Rear Side(s)	Electrical: Smoke Detector Required YesNo
3. Fontings Size:	Plumbing: No No
4. Foundation Size:	Plumbing: 1. Approval of soil test if required Of Set No 2. No. of Tubs or Showers
5. Other	2. No. of Tugs of Snowers 3. No. of Flushes
and the sector of the sector o	4 No of Lavatories
1. Sills Size: Suis must be anchored.	5. No/of Other Fixtures
2 Girder Size:Si	Swimming Pocls:
3. Lally Column Spacing: Spacing 16" O.C.	1. Type: Square Footage
5 Bridging Type: Size:	- 2. Pool Size :
6. Floor Sheathing Type:Size:	Zoning: F-1 K. Lie Provided
7. Other Material:	1. Type:
	District       1       Street Frontage Req.       Provided       Side         Required Setbacks:       Front       Back       Side       Side         Review Required:       1       Provided       Side       Date:         Zoning Board Approval:       Yes       No       Date:       Date:         Planning Board Approval:       Yes       No       Site Plan       Subdivision
erior Walls: 1. Studding Size Spacing	Review Required: A function of the Date: Date:
2. No. windows	Planning Board Approval: Yes NoDate:_Date:_
S No Doors	Conditional Use: Variance Site Flan Subdivision
4. Header Sizes Span(s)	Conditional Use:
5. Bracing: Yes No	Other(Explain) 1410 10 mon 11 0 01
6. Corner Posts Size Size	OK Late Approved WANT STATES 11=34889
6. Control TypeSize_Size	
O Sidior Timo	Permit Received By Nancy Grossman
9. Staing Typs 10. Masonry Mater.als	- 11. 11.88
11. Metal Materials	Bignature of Applicant_ Jun and I's Unmary Pate 10-17-99
	ISSIMA PARTICIAL PRANTICIAL
1 Outding Size	ISSUED CEO- / Company Date /1-20 Pg
2 Header Sizes Span(s)	LETTED
3. Wall Covering Type 4. Fire Wall if required	Insufaction Dates
6. Other Materials	ellow-GPG60F - White Fag-CEQ. D-1 War & Copyright GFCOG 1987
B. Other Materian Assesor Y	ellow-GPONETIC White the with 15 Low -

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PLOT PLAN	N
FEES (Breakdown From Front) Base Fee \$ Subdivision Fee \$ Site Plan Review Fee \$ Other Fee: \$	Inspection Record Type Date
(Explain) Late Fee \$	is sk exapt missing sprinkler heads over boiler mining a issued, MCW for TAYlor 1
Signature of Applicant_Bunard Plumme	 Date 

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G 16 good um apstani 181 ι. 5 11 stains £ 6'4" Kintahots Stoon steel now Bedrom Shor + open score closet gsall. Sent Brown second floor He repeare E 16 4" tu ( JAN Close Ø

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APPLIC TION FOR PERMIT	HERMIT ISSUED
	OCT 2 1980
B.C.C.A. USE GROUP	
ZONING LOCATION PORTLAND, MAINE,	1980
To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the	he following building, struc-
The undersigned hereby applies for a permit to erect, alter, repair, demoush, move of distant to the undersigned hereby applies for a permit to erect, alter, repair, demoush, move of distant to the undersigned hereby and specifications, if any, submitted herewild	h and the following specifica-
Zoning Ordinance of the $C^{(n)}$ of Portana with plans and spectration of the	
Alexan .	131
LOCATION 548 Brighton Ave. 1. Owner's name and address Bernard L. Plurmer 548 Bright	Preceptione
<ol> <li>Owner's name and address</li></ol>	. Telephone
<ol> <li>Lessee's name and address</li></ol>	No of sheets
<ol> <li>Contractor's name and address Owner</li></ol>	No. families
Proposed use of building Infilture. Active. a replete	No. families
Last use fuirniture store.	. Roofing
Material	Fee \$. 23.50
Testimated approximation of the second	Fee S
FIELD INSPECTOR-Mr	<u>15.</u> 38.50
This application is for: @ 775-5431 To change use from IUI	niture store to
Dwelling Ext. 234 furniture store with apt.	or 3rd floor as per
Gange plan	
Masonry Bldg Star	np of Special Conditions
	np or special conditions
Metal Bldg	np or special continues.
Metal Bidg	ip or special contentions
Metal Bldg Alterations Demolition <sup>e</sup>	np of special solutions
Metal Bidg Alterations Demolition <sup>e</sup> Change of Use	
Metal Bldg.	s of heating, plumbing, electri-
Metal Bldg.	s of heating, plumbing, electri-
Metal Bldg Alterations Demolitior* Change of Use Other NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors cal and mechanicals. PERMIT IS TO BE ISSUED TO 1 52 2 3 7 4 Other:	s of heating, plumbing, electri-
Metal Bldg Alterations Demolitior Change of Use Other NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors cal and mechanicals. PERMIT IS TO BE ISSUED TO 1 2 3 7 4 0 Other:	s of heating, plumbing, electri-
Metal Bldg.	s of heating, plumbing, electri-  in this work?
Metal Bldg.	s of heating, plumbing, electri-  in this work?
Metal Bldg.	n of heating, plumbing, electri- in this work?
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors         cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 and 2 and 3 and 4 and 1 an	n of heating, plumbing, electri-
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 Set 2 [] 3 [] 4 []         Other:       Other:         DETAILS OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is connection to be made to public sewer?         Hus septic tank notice been sent?       If uo, what is proposed for sent Hus septic tank notice been sent?         Height average grade to top of plate       Height average grade to highest public sever?         Size, front       depth	in this work?
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 E 2 3 7 4 0         Other:       Other:         DETAILS OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is some connection to be made to public sewer?         It us, what is proposed for seathus septic tank notice been sent?       Form notice sent?         Height average grade to top of plate       Height average grade to highest position         Size, front       depth       No. stories       solid or filled land?         Material of foundation       Thickness, top       bottom       certain	in this work?
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 Set 2 3 7 4 0         Other:       Other:         DETAILS OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is connection to be made to public sewer?         Is connection to be made to public sewer?       If uo, what is proposed for seathers         Hus septic tank notice been sent?       Form notice sent?         Height average grade to top of plate       Height average grade to highest public seathers         Size, front       depth       Thickness, top       bottom         Material of foundation       Rise per foot       Roof covering       'nd of         No. of chimneys       Material of chimneys       of timing       'nd of	in this work?
Metal Bldg.	in this work?
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permity are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 Set 2 [] 3 [] 4 []         Other:       Other:         DETAILS OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is connection to be made to public sewer?         Hus septic tank notice been sent?       Form notice sent?         Height average grade to top of plate       Height average grade to highest public size, front         Material of foundation       Thickness, top       bottom         No. of chimneys       Material of chimneys       of thing       ud of Framing Lumber—Kind         No. of chimneys       Columns under gird: 2:       Size       Size       Size	in this work?
Metal Bldg.       Alterations         Alterations       Demolitior*         Demolitior*       Change of Use         Other       Other         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 El 2 [] 3 [] 4 []         Other:       Other:         DETAILS OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is connection to be made to public sewer?         Hus septic tank notice been sent?       If uo, what is proposed for seathers         Height average grade to top of plate       Form notice sent?         Notaterial of foundation       Thickness, top       bottom         No of chimneys       Material of chimneys       of thing       and of for four posts         No. of chimneys       Material of chimneys       of thing       and of for posts         Size Girder       Columns under gird: 25       Size       Size         Size Guide walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and for study of study on and carrying partitions) 2x4-16" O. C. Bridging in every floor and for study on the study of study on the study on the study of study on the study on the study on the study on the study of	in this work?
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Metal Bldg.       Alterations         Demolitior*       Demolitior*         Other       Change of Use         NOTE TO APPLICANT: Separate permit's are required by the installers and subcontractors cal and mechanicals.         PERMIT IS TO BE ISSUED TO       1 Ed       2 []       3 []       4 []         Other:       Other:       Other:       Other:       Details OF NEW WORK         Is any plumbing involved in this work?       Is any electrical work involved is connection to be made to public sewer?       If no, what is proposed for seathers         Hus septic tank notice been sent?       Form notice sent?       Form notice sent?         Height average grade to top of plate       Height average grade to highest public structure.       solid or filled land?         Naterial of foundation       Rise per fcot       Roof covering       ad of         Framing Lumber—Kind       Dressed or full size?       Corner posts       Size         Size (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and for Joists and rafters:       1st floor       3rd         Joists and rafters:       1st floor       2nd       3rd       3rd	in this work?
Metal Bldg.	in this work?

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