

34-40 BRADLEY STREET



Full cut #9201 - Half cut #9202R - Third cut #9203H



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Barbara Berry**

LOCATION **38-40 Bradley Street**

Date of Issue **Sept. 10, 1981**

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. 81/190, 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

Entire

APPROVED OCCUPANCY

2 Family

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

9/10/81
(Date)

Ken Wassell
Inspector

James J. [Signature]
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.

City of Portland, Maine
Fire Department

Mrs. Barbra Berry
936 Main St.
Windham, ME

Re: Fire at 38 40 Bradley St.

Dear Mrs. Berry

On November 7, 1980 a fire occurred in the building listed above, of which you are reported to be the owner.

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

Cause Shawn Anderson age 6 playing with matches. Started in and around the couch on the second floor on the #40 side.



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 17 1981

B.O.C.A. USE GROUP ... B.O.C.A. TYPE OF CONSTRUCTION ... PORTLAND, MAINE, March 13, 1981 ... CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 38-40 Bradley Street
1. Owner's name and address Barbara Berry - 936 Main St. So. Windham, VT Fire District #1 [] #2 [] Telephone 797-0600
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Telephone ...
4. Architect ... Plans ... No. of sheets ...
Proposed use of building 2 family ... No. families ...
Last use same ... No. families ...
Material ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ... Fee 46.00
Estimated contractual cost \$ 10,000

FIELD INSPECTOR—Mr. ... This application is for: Dwelling, Garage, Masonry Bldg., Metal Bldg., Alterations, Demolitions, Change of Use, Other

GENERAL DESCRIPTION
To repair after fire to return to original condition, no structural changes.
Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 []
Other: ...

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

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

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

MISCELLANEOUS
Will work require disturbing of any tree on a public street? ...
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 Applicant ... Phone # ... same ...
Type Name of above Howard R. Berry ... 1 [x] 2 [] 3 [] 4 []
Other ... and Address ...

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 1078
 ZONING LOCATION PORTLAND, MAINE, Dec. 18, 1980

DEC 23 1980

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 30 Bradley St. Portland, Maine
 1. Owner's name and address Henry E. DeRoche Fire District #1 , #2
 2. Lessee's name and address Telephone
 3. Contractor's name and address Maine Shawnee Step Co. Auburn, Maine Telephone 7741833
 4. Architect Specifications Plans No. of sheets
 Proposed use of building dwelling No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 293,000 Fee \$ 5.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
 This application is for: @ 775-5451 Front Shawnee step 3 riser
 Ext. 234
 Dwelling
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

Stamp of Special Conditions

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

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..
 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 Applicant Richard L. Snowe Phone #
 Type Name of above Richard L. Snowe

FIELD INSPECTOR'S COPY

1 2 3 4
 Other
 and Address

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Louis Hannigan, Personnel Director
FROM: R. Lovell Brown, Director Building & Inspection Services
SUBJECT: Public Safety Committee meeting July 24th

DATE: 7-24-74

I am enclosing the information requested by Mr. MacWilliams
pertaining to -

1. Welding at 40 Bradley Street
2. Swing of doors at Gannett Publishing Company

R. Lovell Brown,
Director Building & Inspection Services

RLB:im
enc.

40 Bradley Street

July 24, 1974

Chairman of Public Safety Committee
Mr. Don MacWilliams

Dear Mr. MacWilliams:

In reference to the question you asked me to pursue involving welding by a Mr. Richard Bohson at 40 Bradley Street, the Fire Department has touched base with him and found out that he does have a welder and has been welding some of his own vehicles in his garage. They have advised him in accordance with memo submitted to me and enclosed with this letter and my reaction to the Public Safety Committee is to advise me as to what step the Fire Department and this office should take in advising Mr. Bohson as to the use of his welding equipment.

I understand from the Fire Department that electric welding units do now require a permit from them and I believe it is their intent to allow its use but at the present time we are withholding mutually agreed upon letter until we have the reaction from the Public Safety Committee.

Very truly yours,

R. Lovell Brown
Director Building & Inspection Services

RLB:m

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 6-17-74

TO: John Manario, City Manager
FROM: R. Lovell Brown, Director Building & Inspection Services
SUBJECT: 40 Bradley Street - Underground storage of 300 gallon gasoline tank

John:
I received a copy of your memo to the Corporation Council dated 6-11, and on 6-12 I received a memo copy from Corporation Council stating its position referring to the underground storage of gasoline at the above address.

I can appreciate the concern of the people and the City regarding storage of gasoline in unusual locations. By this memo I am not defending a point, but just wish to point out some information from our files and those of the Fire Department which may clarify some of the reasons why a permit was granted at this address. In accordance with the research of the Corporation Council on the last paragraph of the first page referring to Section 403.21, the BOCA Code would allow storage of volatile flammable liquids under that section inasmuch as the capacity of the tank was less than 550 gallons and met the requirements for distances from the building. I do not believe Corporation Council had quite far enough on that item as this tank is only 300 gallons.

In respect to the Zoning Ordinance compliance no clear cut definition of the ordinance is mentioned for such usage. Corporation Council denotes that "we have traditionally and properly allowed the installation of underground storage tanks for fuel oil as customarily subordinate or incidental to single family dwellings", however, the Zoning Ordinance does not clearly state that they are allowable either, nor does it make allowance for the use of propane tanks, which are far more explosive and used generally throughout the city as a means of heat and cooking use.

It has been traditional by our Portland Code prior to BOCA that such installations for explosive materials always went to the Fire Department for approval and this being a fee-taking department took out a permit and the fee for it with the Fire Department's approval. This practice has continued.

In reviewing the files we find that a permit for the installation of a 200 gallon gasoline underground storage tank was issued on August 2, 1961 by the Director of the Building Inspection Services, Mr. Albert Sears and the Fire Chief, Carl Johnson. This was in a R-4 Residential zone.

In the R-5 Residential Zone on 9 Cliff Street, a building permit was issued to install one 2,000 gallon gasoline tank located underground and this was issued through the Fire Department and this department on April 10, 1973.

At 40 Bradley Street, an R-3 Residential Zone, a permit was issued on December 21, 1973 for the 300 gallon tank buried underground, this was approved by the Fire Department after extensive review for compliance with all fire codes and permit was issued on the traditional basis of past reviews.

John Manario, City Manager

Page 2

June 17, 1974

In summation, a good many fuel oil tanks underground have been issued for homes as well as propane tanks which are above ground and in accordance with the present ruling of the Corporation Counsel, are not in strict accord with the Zoning Ordinance as to accessory use.

This dates the Council agenda indicates the probability of indefinite tabling for 40 Bradley Street.

I am affording this information to you for your discretion as to the information provided in accessing the problem to be put before Council tonight bearing in mind that although gasoline tanks have not been issued in great quantity there is records that they have been issued in residential zones before.

Perhaps we should propose a new look at the ordinance and make it definitive as to exactly how, when and where, and to what use fuel tanks, propane tanks gasoline tanks etc. can be met in the Zoning Ordinance requirements, as at present a ruling by this office does not seem appropriate.

R. Lovell Brown
Director

RLN:m

6-17-74

Accessory use under the Zoning Ordinance shall include ONLY

1. Subordinate use of the land or building which is customary incidental to the main building, or to the principal use of the land on which it is located on the same lot with the principal building of use.
2. Off-street parking.
3. Home occupations.
4. Signs.
5. Fuel oil tanks - propane tanks - gasoline tanks are not mentioned accessory uses under the Zoning Ordinance.

I try to check out the BOCA Code - it isn't too clear, but our old Code says that building permits are required for structures, and this would have to be at least two members, and I would consider a tank as such - as two members, however we require the permit because of the inflammable liquid, which must have the approval of the Fire Department.

A permit to install one 280 gallon outside underground gasoline storage tank was issued on August 2, 1961 by the Building Director Albert Sears, and the Fire Chief, Carl Johnson - this was in the R-4 Residential Zone.

In the R-5 Residential Zone on 9 Cliff Street, a building permit was issued to install one 2,000 gallon tank for gasoline storage to be located underground, and was issued by the Chief Clement Dodd on April 10, 1973 - also O.K'd by this department.

A permit was issued on Dec. 21, 1973 for 300 gallon tank in the R-3 Residential Zone at 40 Bradley Street - the one they are talking about - this was O.K'd by Joseph McDonough of the Fire Department and Nelson Cartwright - Earle Smith.

A number of fuel oil tanks underground have been issued for homes as well as propane tanks which in a strict sense under the Zoning Ordinance doesn't say that they are accessory use.

Allan

40 BRADLEY ST

CITY OF PORTLAND, MAINE
MEMORANDUM

*Director
Building Inspection*

TO: Mayor and Members of the Portland City Council
FROM: William J. O'Brien, Jr., Corporation Counsel
SUBJECT: Underground Storage of Gasoline at 40 Bradley Street

DATE: 6/12/74

RECEIVED
JUN 12 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

At the Council meeting of June 3rd, this office was requested to respond to the following questions:

1. May the City legally grant a license for permanent storage of gasoline (in quantity) on premises in residential areas?
2. May the City legally grant a license for permanent underground storage of gasoline to Mr. R. Bohanson for his residence at 40 Bradley Street?

Mr. Bohanson applied for and received the approval of the Department of Building Inspection Services and the Fire Department for the installation of a 300 gallon underground storage tank at his residence at 40 Bradley Street located in an R-3 Zone. Although Mr. Bohanson is engaged in the contracting business, his application indicated that the storage tank was to be for private use only and we have no information to the contrary. By letter dated December 21, 1973, A. Allan Soule, Assistant Director of Building Inspection Services, indicated that that Department was issuing a permit to install the tank as per plans submitted with the application. The plan shows a 300 gallon tank to be situated 20' from the dwelling on the 120' square lot and 8' from a garage structure on the lot. The tank would be situated 15' from the side lot line and 20' from the rear lot line. The plans show no indication of any pump or other method for removing gasoline from the tank, nor does the permit include any such pump.

The laws with which we are concerned regarding this situation are the Zoning Ordinance, the Fire Prevention Code, the BOCA Building Code, and the State Public Safety Statutes. The Zoning Ordinance lists, as permitted uses in an R-3 Zone, principally single family dwellings and "accessory buildings and uses customarily subordinate or incidental to a conforming principal building or use". We have traditionally and properly allowed the installation of underground storage tanks for fuel oil as customarily subordinate or incidental to single family dwellings. However, research discloses no authority for the proposition that an underground storage tank for gasoline storage is such a customarily subordinate or incidental use. The Fire Prevention Code sets forth standards for the construction and installation of underground storage tanks for flammable liquids and these were presumably reviewed and found to have been met when the Department of Building Inspection Services and the Fire Department approved Mr. Bohanson's application.

Section 403.21 of the BOCA Building Code requires that outside tanks for the storage of flammable liquids be buried underground below the basement level of adjacent buildings. The plans submitted by Mr. Bohanson give no indication that this was to be done and, although the tank was already covered before our inspectors had the opportunity to review its installation, we believe that it was not, in fact, buried below the basement level of adjacent buildings.

See Rest of
BOCA CODE
403.21
- WAS OK USE
R.U.S.

NOT RECD

Mayor and Members of the Portland City Council
June 12, 1974
RE: Underground Storage of Gasoline at 40 Bradley Street

RECEIVED
JUN 12 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

- 2 -

Title 25 of the Maine Statutes, Section 2441, authorizes the state regulation of the keeping, possession, storage, handling, dispensing or transportation of all petroleum believed to be dangerous to the lives or safety of citizens. Pursuant to this statute, regulations have been promulgated requiring a permit for the installation of underground storage tanks for the storage of gasoline to be issued by the State Commissioner of Public Safety. We have checked with the Department of Public Safety and found that no such permit has been issued or applied for involving the storage tank at 40 Bradley Street.

It is the opinion of this office that the City may not legally grant a license for the permanent storage of gasoline (in quantity) on premises in areas zoned residential for such storage is not a principal or accessory use permitted by Chapter 602 (Zoning Ordinance) of the Municipal Code. Furthermore, it is the opinion of this office that the City may not legally grant a license for permanent underground storage of gasoline to Mr. R. Bohannon for his residence at 40 Bradley Street, such residence being located in an area zoned R-3. I do not reach the question as to whether Mr. Bohannon's proposal meets the requirements of the Building Code or Maine Statutes since the above-stated interpretation of the Zoning Ordinance is dispositive of the issue.

William J. O'Brien, Jr.
William J. O'Brien, Jr.
Corporation Counsel

WJO'B:je

William J. O'Brien, Corporation Counsel
John E. Menario, City Manager

Gasoline storage in residential area -

6/21/74

Attached for your information is a communication from Lou Hannigan, as staff assistant to the Public Safety Committee, to George Flaherty, indicating that the Public Safety Committee was prepared to support the issuance of an explosive permit for the use of a tank installed at 40 Bradley Street.

C
I think you are aware of the current problem, since it was discussed at some length at the last Council meeting. As I see the situation, it appears as though the Building Inspector and Fire Chief, operating from the basis of the building code, and the NFPA codes, apparently does not treat directly the subject of gasoline storage other than requiring various standards to be used in their installation.

O
Although I may be wrong, it appears as though we may have overlooked the significance of the zoning ordinance and whether the zoning ordinance may well have determined that such an installation is not an "accessory use" to a residential home.

P
Y
I would appreciate it if you would review this particular problem and prepare an opinion for the benefit of the Council in order that we might assist the Council in its final deliberations on this item and please do not hesitate to contact any member of my staff or any of the Department Heads who might be able to assist you in their own understanding of this particular situation.

John E. Menario
City Manager

JEM/jd

cc: Joseph R. Crevo, Fire Chief
R. Lovell Brown, Building Inspection Director
Louis J. Hannigan, Staff Assistant, Public Safety Committee

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: George Flaherty, Asst. City Manager
FROM: A. Allan Soule, Asst. Dir. Building & Inspection Services
SUBJECT: Trucks, front-end loader, etc. on this property at
40 Bradley Street

DATE: 6-12-74

Our inspector has checked this location on this date and has found only two automobiles which are in good shape and one other motor vehicle which is called a Scout, made by International Trucks. There were no other trucks or cars of any type on this property at the time the inspection was made.

I understand that the Corporation Counsel is working on this problem and may have some answers at the Council meeting next Monday night.

A. Allan Soule
Asst. Dir. Building & Inspection Services

AAS:m

40 Bradley Street

Dec. 21, 1973

Richard Bohnsen
40 Bradley Street

Dear Mr. Bohnsen:

We are issuing a permit to install a 300 gallon gasoline storage tank underground as per plans submitted with the application with the understanding that you check with the Fire Department on their requirements for this use. As stated on your application this tank is to bear the UL label and to be painted with asphaltum. It is also to be anchored to prevent floating when empty or nearly empty. You or your contractor are to call this office and the Fire Department office when the tank is in the ground and before it is covered up.

If you have any questions as the work progresses check with the Fire Prevention Bureau in the Fire Department.

Very truly yours,

A. Allen Soule
Asst. Director

AAS:m

PERMIT ISSUED
WITH LETTER

40 Bradley Street

Richard Bohannon
40 Bradley Street

Dec. 13, 1973

Dear Mr. Bohannon:

cc to: Fire Department

This office is unable to issue a permit to install a 300 gallon gasoline storage tank underground as per plan because the Fire Department requires more information regarding controls, such as, automatic shut-off system, etc.

Please contact the Fire Department at your convenience, and when their requirements are satisfied this office will be in a position to further process your permit.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

Sent to Fire Dept. 12/21/73
Rec'd from Fire Dept.

PERMIT ISSUED
WITH LETTER

12/21/73

ADDRESS 40 BRADLEY ST

ROUTING SLIP
FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- OTHERS

APPROVED *J. S. McDonough F.P.B.*
Conformance to all National Fire Codes must be adhered to.

DISAPPROVED BY REASON OF
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS _____

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES



APPLICATION PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-3
PORTLAND, MAINE, Dec 27 1973
CITY OF PORTLAND

PERMIT ISSUED
DEC 27 1973
CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 40 Bradley St

1. Owner's name and address Richard Bohannon, same Fire District #1 , #2
2. Lessee's name and address Telephone 774-9695
3. Contractor's name and address owner Telephone
4. Architect Plans No. of sheets
Specifications No. families
Roofing No. families
Fee \$ 5.00

Proposed use of building
Last use
Material No. stories Heat Style of roof
Other buildings on same lot
Estimated contractual cost \$
FIELD INSPECTOR—Mr. Hoffses

This application is for:

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

@ 775-5451
Ext. 234

GENERAL DESCRIPTION

To install a 300 gal gasoline storage tank underground per plan. Tank to bear UL label and to be painted with asphaltum. If ground is subject to water problems then tank is to be anchored to prevent "floating" when empty or near empty.

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

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

Sent to Fire Dept. 12/3/73
Rec'd from Fire Dept 12/10/73

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

DETAILS OF NEW WORK

Is any plumbing involved in this work?
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth
Material of foundation No. stories
Kind of roof Rise per foot Thickness, top solid or filled land? earth or rock?
No. of chimneys Material of chimneys Roof covering cellar
Framing Lumber—Kind Dressed or full size? Kind of heat fuel
Size Girder Columns under girders Size Corner posts Sills
Joists and rafters: 1st floor 2nd 3rd Max. on centers
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER DATE 12/10/73
ZONING:
BUILDING CODE: O.K. E.S.
Fire Dept.: K. O.K.D.
Health Dept.:
Others:

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

PORTLAND FIRE DEPT.

REC'D. 12/11/73
RETURNED TO SENDER'S COPY
BY

Signature of Applicant
Type Name of above

Richard Bohannon Jr.
RICHARD BOHANNON, JR.

Phone # 774-9695
Other 1 2 3 4
and Address

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **1169**
 Issued **3/6/74**
 Portland, Maine **3/6**, 19**74**

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address **Richard Isoburson** Tel. **7749685**
 Contractor's Name and Address **Sonus** Tel. _____
 Location **40 Bradley St.** Use of Building **garage**
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions Alterations _____

Pipe Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number **1** Phase **3** H. P. **1/2** Amps **4** Volts **110** Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers **3/6** Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence **3/6** 19**74** Ready to cover in **3/11** 19**74** Inspection **3/11** 19**74**
 Amount of Fee \$ _____

Signed *[Signature]*
[Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 13-13-74	3	4
	7	8
	9	10
	11	12

REMARKS:

OK

INSPECTED BY

Libby

(OVER)

LIC # 8412

LOCATION
 INSPECTION DATE
 WORK COMPLETED
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	
Three Phase	

MOTORS

Not exceeding 50 H.P.	
Over 50 H.P.	

HEATING UNITS

Domestic (Oil)50
Commercial (Oil)	
Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit	1.50
--	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	
Over 5 Outlets, Regular Wiring Rates	1.00

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE 4-4-74

George Flaherty, Assistant City Manager
R. Lovell Brown, Director Building & Inspection Services
Explosive license - building permit - Richard J. Bohannon,
40 Bradley Street

Responding to your memo dated 4-3-74 pertaining to the 300 gallon
acetylene tank in the ground of the yard of the above address. The
enclosed xeroxed documents are from our file for your guidance.

This office does not review the requirements for explosive products
but it does take an application for it and refers it to the Fire
Department who has control of the examination and requirements needed
before the permit is issued. When the Fire Department is satisfied
with the review and site observation and submits the documents back
to this office with any memo required, then this office puts that
material in the form of a letter along with the application and
permit card and if all is satisfactory, but subject to any notes made
by the Fire Department the permit is issued. In this particular case
the Fire Department reviewed it carefully and made the requirements
and arrangements with the owner to make sure that the use of the tank
and product were in accordance with accepted practice, meeting their
fire code demands.

Beyond the point of receiving the application, writing the final letters
and sending out the permits for this type of installation, the Fire
Department has complete control of the inspection on explosive materials
with the exception that this office makes sure that the installation
meets the requirements for setback under the Zoning Ordinance. We do
go to the extent of checking the tank in the hole to see to it that
it is anchored properly and will meet the requirements of coverage, as
we would for a foundation for a building.

R. Lovell Brown
Director Building & Inspection Services

RJF:im
attachment

CITY OF PORTLAND, MAINE
Department of Building Inspection

40 Bradley Street

December 12, 1973

cc to: Fire Department

Richard Bohnsen
40 Bradley Street

Dear Mr. Bohnsen:

Permit to install a 300 gallon gasoline storage tank underground as per plan is issued herewith subject to the Fire Department regulations that, only a pump with automatic shut-off will be acceptable.

Very truly yours

Earle S. Smith
Plan Examiner

;ESS:m

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CITY OF PORTLAND, MAINE
Department of Building Inspection

40 Bradley Street

Dec. 21, 1973

Richard Bohson
40 Bradley Street

Dear Mr. Bohson:

We are issuing a permit to install a 300 gallon gasoline storage tank underground as per plans submitted with the application with the understanding that you check with the Fire Department on their requirements for this use. As stated on your application this tank is to bear the UL label and to be painted with asphaltum. It is also to be anchored to prevent floating when empty or nearly empty. You or your contractor are to call this office and the Fire Department office when the tank is in the ground and before it is covered up.

If you have any questions as the work progresses check with the Fire Prevention Bureau of the Fire Department.

Sincerely yours,

A. Allan Soule
Asst. Director

AAS:IM

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P
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FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 11, 1961

PERMIT ISSUED 01372

OCT 13 1961

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 40 Bradley Street Use of Building Dwelling No. Stories 2 New Building Existing
Name and address of owner of appliance Henry DeRoche, 30 Bradley St. Telephone 2-8304
Installer's name and address Harris Oil Co., 203 Commercial St.

General Description of Work

To install forced hot water heating system and oil burning equipment in place of gravity warm air (coal-fired)

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?
Minimum distance to burnable material, from top of appliance or casing top of furnace 32"
From top of smoke pipe 15" From front of appliance over 3' From sides or back of appliance over 3'
Size of chimney flue 10x16 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Repco gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners none

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

Mfg. General Republic Heating Products, Phila. Pa.
Gen. Republic Light Metals

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

Handwritten signature and date 10-13-61

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

Harris Oil Co.

Handwritten signature

Signature of Installer by:

CS 200

INSPECTION COPY

Handwritten initials



(R) GENERAL RESIDENCE ZONE Permit No. 1932

APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Third Class

Portland, Maine, Sept 12/20

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 40 Bradley Street Ward 6 Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address G. W. Griffin, 40 Bradley Street Telephone
Contractor's name and address Edward D. Gillis, 12 Lightfoot Street Telephone
Architect's name and address
Proposed use of building 2 car garage No. families
Other buildings on same lot 2 family dwelling

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof hip Roofing
Last use 1 car garage No. families

General Description of New Work

To build 5 foot addition to side of garage changing from 1 car to 2 cars.

CERTIFICATE OF COMPLIANCE REQUIREMENT

Details of New Work

Size, front 17' 8" depth 20' No. stories 1 Height average grade to highest point of roof 15'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation stone Thickness, top bottom
Material of underpinning Height Thickness
Kind of roof hip Roof covering asphalt shingles Class C.
No. of chimneys no Material of chimneys of lining
Kind of heat Type of fuel Distance, heater to chimney
If oil burner, name and model
Capacity and location of oil tanks
Is gas fitting involved? no Size of service
Corner posts 4x4 Sills 4x6 Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8-feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x6, 2nd, 3rd, roof 2x6
On centers: 1st floor 16", 2nd, 3rd, roof 24"
Maximum span: 1st floor 6', 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? yes No. sheets 1
Estimated cost \$75. Fee \$ 50
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner G. W. Griffin

INSPECTOR OF BUILDINGS
Clara P. Scobey

7548



GENERAL BUILDING PERMIT
APPLICATION FOR PERMIT

Permit No. **PERMIT ISSUED**

Class of Building or Type of Structure Third **NOV 28 1927**
Portland, Maine, November 21, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 40 Bradley Street Ward 8 Within Fire Limits? No Dist. No. _____
Owner's or lessor's name and address G. W. Griffin, 40 Bradley Street Telephone 2 1193R
Contractor's name and address G. E. Danmore, 18 Mass. Ave. Telephone _____
Architect's name and address _____ No. families _____
Proposed use of building 1 car private garage
Other buildings on same lot _____

Description of Present Building to be Altered

Material Wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Last use 1 car private garage No. families 1

General Description of New Work

To move 1 car private garage from 144 Forest Avenue
12 x 20

THIS PERMIT DOES NOT INCLUDE THE
RIGHT TO MOVE ANY BUILDING THROUGH
THE PUBLIC STREETS OF THE CITY

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation 8 stone piers about 16" square Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____ of lining _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____ Size of service _____
Is gas fitting involved? _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage

No. cars now accommodated on same lot no, to be accommodated 1
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? yes No. sheets 1 Fee \$.50
Estimated cost \$ _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED
INSPECTOR COPY

William P. Saubon
CHIEF OF FIRE DEPT.

Signature of owner _____

5376



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD
(3RD CLASS BUILDING)

Portland, Me., October 11 19 24

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

Location 38-40 Bradley Street Ward 9 Fire Limits? no
 Name of owner is? William A Porter Address 57 Bradley Street
 Name of mechanic is? owner Address _____
 Name of architect is? _____ Address _____
 Proposed occupancy of building (purpose)? dwelling
 If a dwelling or tenement house, for how many families? 2
 Are there to be stores in the lower story? _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 24ft; No. of feet rear? 24ft; No. of feet deep? 42ft
 No. of stories, front? 2; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 27ft
 Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____
 Firestop to be used? yes
 Will the building be erected on solid or filled land? Solid
 Will the foundation be laid on earth, rock or piles? _____
 If on piles, No. of rows? _____ distance on centers? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts, 4x6 Studding 2x4 16 O. C. Sills 4x8 Roof Rafters 2x6 24 O. C. Girders 6x8
 Size of girts 4x4
 Size of floor timbers? 1st floor 2x8, 2d 2d8, 3d _____, 4th _____
 O. C. " " " 16, 2d 16, 3d _____, 4th _____
 Span " " " not over 16ft 2d not over 3d 6ft 4th _____
 Will the building be properly braced? yes bridging in every floor span over 8ft
 Building, how framed? _____
 Material of foundation? concrete thickness of? 12in laid with mortar? _____
 Underpinning, material? cement height of? 3ft thickness of? 8in
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
 Will the building be heated by steam, furnaces, stoves or grates? furnace Will the flues be lined? yes
 Will the building conform to the requirements of the law? yes
 Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____
 What will be the clear height of first story? _____ second? _____ third? _____
 State what means of egress is to be provided _____
 _____ Scuttle and stepladder to roof? _____

Estimated Cost,

\$ 4,000.

Signature of owner or authorized representative,

William A Porter

Address,

Plans submitted? _____

Received by? _____

125

B

740

FILL IN AND SIGN WITH INK

PERMIT ISSUED

JUN 24 1987

City of Portland



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 23, 1987

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 38 Bradley Street Use of Building residential No. Stories 2 New Building Existing
Name and address of owner of appliance Harry Killiken - 38 Bradley Street
Installer's name and address Einstein & Carne Energy - P.O. Box 6004 Falmouth, 04105 Telephone 781-4931
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? #2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18"
From top of smoke pipe 12" From front of appliance 18" From sides or back of appliance 6"
Size of chimney flue 8" Other connections to same flue none
If gas fired, how vented? N/A Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner 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

send permit to installer

Amount of fee enclosed? 15.00

APPROVED:

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

CS 300

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Signature of Installer

2 - Kevin Carroll

ELECTRICAL PERMIT

City of Portland, Me.



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 City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 05 August 1996
 Permit # 3679

LOCATION: 40 Bradley St

OWNER Kelly, Matthew ADDRESS _____

							TOTAL EACH FEE	
OUTLETS								
	Receptacles	Switches	Smoke Detector					.20
FIXTURES	(number of)							
	incandescent	fluorescent						.20
	fluorescent strip							.20
SERVICES								
	Overhead		TTL AMPSTO	800	XXX			15.00
	Underground			800	200			15.00
TEMPORARY SERV.								
	Overhead		AMPS OVER	800				25.00
	Underground			800				25.00
METERS	(number of)							
MOTORS	(number of)					1		1.00
RESID/COM	Electric units							2.00
HEATING	oil/gas units							1.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens					5.00
	Water heaters	Fans	Dryers					2.00
Disposals	Dishwasher	Compactors	Others (denote)					2.00
MISC. (number of)	Air Cond/win							3.00
	Air Cond/cent							10.00
	Signs							5.00
	Pools							10.00
	Alarms/res							5.00
	Alarms/com							15.00
	Heavy Duty							2.00
	Outlets							
	Circus/Carnv							25.00
	Alterations							5.00
	Fire Repairs							15.00
	E Lights							1.00
	E Generators							20.00
	Panels							4.00
TRANSFORMER	0-25 Kva							5.00
	25-200 Kva							8.00
	Over 200 Kva							10.00
TOTAL AMOUNT DUE								
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00
								25.00

INSPECTION: Will be ready Trench Ready or will call XXXXX on service

CONTRACTORS NAME Tom Poulin
 ADDRESS 472 Range Rd Cumberland
 TELEPHONE 829-4590
 MASTER LICENSE No. 3679
 LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

