

CONGRESS ST. (bet. 2261-2263)
rear 2267-2267

PERMIT TO INSTALL PLUMBING

Date
Issued

8-18-81
Portland Plumbing Inspector

By ERNOLD R. GOODWIN

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- ☒ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Address

Installation ~~at~~ **2361 Congress St.**

Owner of Bldg **office**

Owner's Address **Just Saracin Assoc.**

Plumber:

H. Cousins

Date:

8-18-81

NEW

REPL

NO.

NEW		SINKS	2	3.00
		LAVATORIES	2	3.00
		TOILETS	3	9.00
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE	2	6.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		

Building and Inspection Services Dept.: Plumbing Inspectio



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to

Union Mutual Life Ins.

LOCATION

2247-2265 Congress Street

Date of Issue

June 12, 1979

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. 78/1022, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Printing & Storage Building

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6-12-79
(Date)

Inspector

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.

Applicant: UNION ADVERTISE INC. CO.

Address: 2247-2265 CONG. ST. REAR Date: 11/15/78

Assessors #: 237-B-14

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - 11/15/78

✓ Zone Location - I-1

✓ Interior or corner lot -

40 ft. setback area (Section-21)-

✓ Use - PRINTING & STORAGE BLDG. (S)

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 95,340 P

Building Area - 27,000 S

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking - OK

Loading bays - OK

Site Plan - YES

Shoreland Zoning -

Flood Plains -

2247-2265 Congress Street

December 1, 1978

Mooney Engineering Charter
16 Lafayette Street
Yarmouth, Maine 04096

cc: Fire Department
cc: Union Mutual Insurance Co.
2211 Congress Street

Gentlemen:

A Building Permit is issued herewith to construct a 27,000 sq. ft. building to be used for storage and office space subject to the following Fire Department, and Building Code requirements.

Because of the area and type of storage, the BOCA Building Code requires the entire building be sprinklered.

The Fire Department requires that all exits and paths to reach same shall have self illuminated exit signs.

All exits and paths to reach same shall have emergency lighting.

All vertical openings shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers. *Wolfe requires of general building 5-11-79*

All exit doors shall be equipped with lock sets which will open from the inside without the use of keys, special knowledge or ability, but by merely turning the usual knob or by light pressure on a plate or lever. *Amend in writing*

Outside of all exit doors, a white light should be installed so that when one operates the exit light the white light on the outside will also be activated.

Please provide this office with a Statement of Design concerning the roof and it's load capacity.

Very truly yours,

Earle S. Smith
Building Inspection Supervisor

ESS/r

CITY OF PORTLAND, MAINE

MEMORANDUM

• TO: Mooney Eng.

DATE: 11/30/78

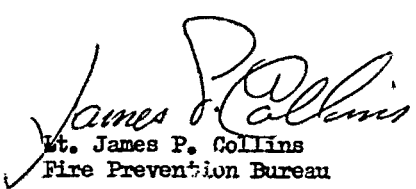
FROM: Fire Prevention Bureau

SUBJECT: 2247-2265 Congress St.

(Union Mutual storage building)

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) All exits and paths to reach same shall have self-illuminated exit signs.
15-2.8.1
- 2) All exits and paths to reach same shall have emergency lighting. 15-2.9
- 3) All vertical openings shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers.
15-3.1
- 4) An automatic alarm system shall be installed, this system shall be approved through this office. 15-3.3


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION 2-1 PORTLAND, MAINE, ..11-1-78.....

PERMIT ISSUED

DEC 1 1978

001022

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 ...2247-2265 Congress Street..... Fire District #1 ☐ #2 ☐

1. Owner's name and address ...Union Mutual Ins. Co.-2211 Congress St. Telephone 780-2211

2. Lessee's name and address Telephone

3. Contractor's name and address ...Mooney Eng. Charter-16 Lafayette St. Telephone 846-5543

4. Architect Specifications Plans Farmouth, Me. 04096

Proposed use of building ...Printing & Storage..... No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 600,000..... Fee \$ 2,400.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct 27000 sq. ft. building as per plan.

Dwelling 201.8" x 222.6" with ell 47.6"x 53.4"

Garage Stamp of Special Conditions

Masonry Bldg.

Metal Bldg.

Alterations 001022

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

Change of Use PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..YES..... Is any electrical work involved in this work? ..yes.....

Is connection to be made to public sewer? ..no..... If not, what is proposed for sewage? ..septic field...

Has septic tank notice been sent? ..YES..... Form notice sent? ..YES.....

Height average grade to top of plate ..18'..... Height average grade to highest point of roof ..29'.....

Size, front 170'.... depth ..201.8" No. stories ..2... solid or filled land? ..solid... earth or rock? ..ledge...

Material of foundation ..concrete..... Thi ess, top 24"... bottom 24"... cellar ..none.....

Kind of roof ..pitch..... Rise per foot ..2/12... Roof covering ..Metal roofing.....

No. of chimneys ..none... Material of chimneys of lining Kind of heat ..elec... fuel

Framing Lumber—Kind ..concrete pressed or full size? Corner posts Sills

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 MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..

ZONING: 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...

BUILDING CODE: Signature of Applicant

Fire Dept. Type Name of above ...CLARENCE BLANCHARD..... 1 ☐ 2 ☐ 3 ☒ 4 ☐

Health Dept. Others

Others

Signature of Applicant

Type Name of above ...CLARENCE BLANCHARD..... 1 ☐ 2 ☐ 3 ☒ 4 ☐

Others

and Address

FIELD INSPECTOR'S COPY

4-30-79 729 Blackstone
marked

NOTES

Blackstone

1-12-79 Pumping finished - steel
erect - steel & truss system is
up - still needs to be welded on
same.

2-8-79 Electric steel - some roof
sheeting is up -

3-1-79 mostly siding up - not power
floor yet -

3-28-79 Steel putting up some of the
siding - is grading indoors, getting
ready to pour floor & -

Eastern Electric in Lewiston to do
the sprinkler system -

4-20-79 Truss poured - ready
to close in walls - plane
don't call for them to be
line tested (except for stairway
to 2nd floor & that isn't
constructed yet) else
GAUR OK for close in - plumb
has been contacted -

Started in filling air conditioning
& sprinkler -

4-27-79 with plumb w.s.o. -
roughed in baths - blacktop
lot & installed stairways
to rear exits - is getting
lighting & exit signs up -
steel working -

4-30-79 Exit signs?
Emergency lights not working
yet - Machinery moved in
No C.O. in that area yet -
must also fix and change

5-3-79 HAS emergency light
working in front room - ready
to close in by loading dock -

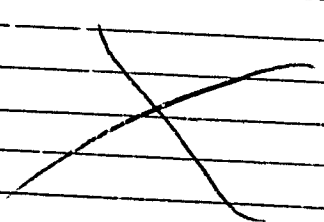
5-31-79 Else & plumb
gave final OK's - notified
F.D. of final msp

6-12-79 Fire Dept. Neom
got back to me on this
even. The town was
notified several times
by me for a final -

Permit No. 71/1022
Location 247-2245 - Commercial Dr
Owner Union Mutual
Date of permit 12-1-78
Approved 12-1-78
12-1-78

Blanchard
June 17-82

see
6-2-3
w/union
defect
exit signs



(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #2247-2267 Congress Street

Issued to Community Life Insurance Company
2247-2267 Congress St.

Date of Issue July 10, 1967

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. 66/1238, 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

Office Building.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright, Jr.
Inspector

Gerald E. Humphrey
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.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 11

Portland, Maine, March 24, 1967

PERMIT ISSUED

APR 4 1967

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/1238 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Congress St. between 2247-2267 rear. Within Fire Limits? Dist. No.
Owner's name and address Community Life Insurance Company, 561a Brighton Ave Telephone 773-8288
Lessee's name and address Telephone
Contractor's name and address F. P & C H Murray Ocean House Road Cape Eliz. Telephone 799-1217
Architect Plans filed yes No. of sheets
Proposed use of building Office Building one plan filed today.
Last use No. families
Increased cost of work 1800.00 Additional fee 4.00

Description of Proposed Work

To make alterations to build new office in this building (mezzanine floor) as per plan.

Details of New Work permit to contractor

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof

Approved: J. E. P.

Community Life Insurance Company
F. P & C H Murray

Signature of Owner by: Frank C. Murray

Approved:
Inspector of Buildings

INSPECTION COPY
CS. 105

E.F.- 2261-2263 Congress St.

Feb. 16, 1967

John Calvin Stevens
127 Pleasant Street
Att: Paul S. Stevens

cc to: F. P. & C. H. Murray, Inc.
Ocean House Road, Cape Elizabeth

Dear Mr. Stevens:

An inspection of the above project reveals that there is a question as to how the side walls of this building are to be tied to the roof framing in accordance with Section 604.2.1 of the City of Portland Building Code.

The end walls are tied by the rafters to the plate anchored to the masonry as shown in your wall sections. However, there are no sections on the plans which show how these side walls are anchored.

The Building Code requires that there be a wood plate surmounting these side walls the same as you detailed for the end walls. These side walls are required to be anchored every 8 feet at least 3 roof rafters by metal anchors of stock of not less than one and one-half by 3/8-inch stock or approved equal.

Please provide this office with a detail to show compliance with the above code requirements.

Very truly yours,

Gerald E. Hayter
Director Building & Inspection Services

GEM:m

Re: 2261-2263 Congress Street - Rear 2247-2257

Jan. 11, 1967

Z. P. & C. H. Murray, Inc.

P. O. Box 2297

South Portland

Att: Elmer O. Murray

Dear Mr. Murray:

Enclosed please find approved revised print of fire escape
to be installed at the above named location.

Very truly yours,

Archie D. Jenkins

Deputy Director Building & Inspection Services

ALS:m

Phones 799-1217 799-0072

LETTER OF TRANSMITTAL

F. P. & C. H. MURRAY, INC.
P. O. Box 2297
SOUTH PORTLAND, MAINE

DATE	1/6/67	JOB NO.
ATTENTION	Mr. Mayberry	
RE	Community Life Insurance	
	Job	

TO

City of Portland Building Project
City Building
Portland, Maine

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☒ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	1/6/67		FIRE ESCAPE FRAMING PLAN

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please notify us on your approval or disapproval
Thank you.

COPY TO _____

SIGNED:

Elmer C. Murray

If enclosures are not as noted, kindly notify us at once.

Phones 799-1217 799-0072

LETTER OF TRANSMITTAL

F. P. & C. H. MURRAY, INC.
P. O. Box 2297
SOUTH PORTLAND, MAINE

DATE	1/6/67	JOB NO.
ATTENTION	Mr. Mayberry	
RE	Community Life Insurance Job.	

TO

City of Portland Building Inspector
City Building
Portland, Maine

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☒ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	1/6/67		FIRE ESCAPE FRAMING PLAN

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☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

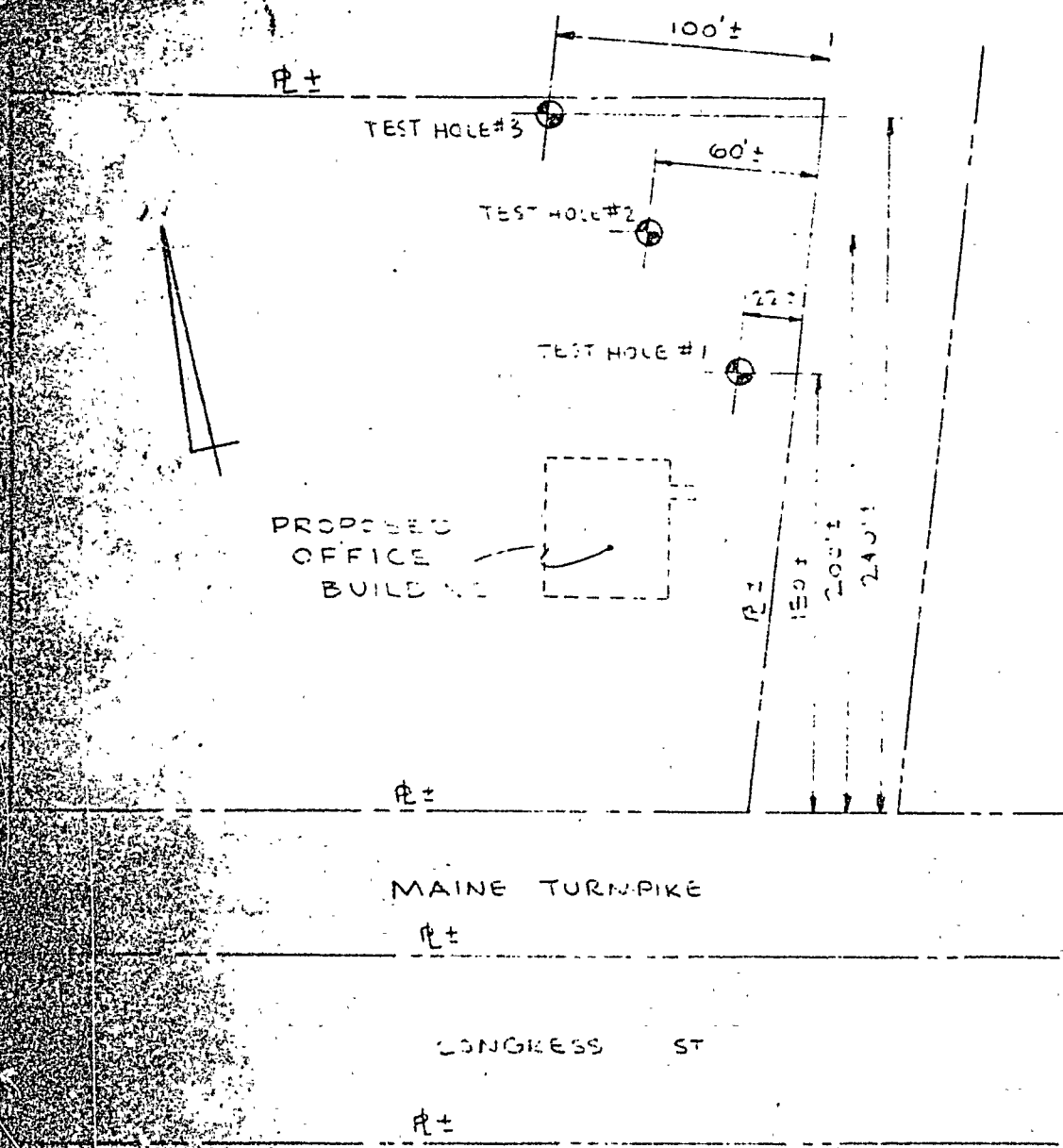
REMARKS:

Please notify us on your approval or disapproval
of plans above.

COPY TO _____

SIGNED: *Edwin C. Murray*

If enclosures are not as noted, kindly notify us at once.



100'±
100'±

MAINE
OCT 11, 66 - M.V.
OCT 12, 66 - H.P.

DATE	REVISION
COMMUNITY INSURANCE CO	
LOCATION OF PERCOLATION HOLES	
PLAN	
EDWARD C. JORDAN CO., INC.	
CHARTERED SURVEYORS & ENGINEERS PORTLAND, MAINE	
SCALE: 1"=50'	DATE 10-66
PROJECT	26212

#6606
DIVISION II
SITE WORK
SECTION C
SITE IMPROVEMENTS

-1

All of the provisions of the GENERAL REQUIREMENTS apply to this section of the specifications.

01 GENERAL

The work of this section of the specification consists of finish grading, loaming, seeding and planting; bituminous paving for walks, drives and parking area; gravel surfacing for parking area; sewer lines, sewerage disposal system and drywells; and removal of all rubbish from the property.

02 SCOPE

Stock piled loam shall be uniformly spaced 6" deep over area indicated to be seeded and planted. Clear loam of all stones, woody-roots, rubbish or any objectionable material; raked, rolled and reraked to even up variations and depressions.

03 LOAMING

The contractor shall provide additional loam, spread as specified above as needed.

Spread evenly distributed at the rate of 30 lbs. per 1,000 sq. ft. fertilizer formula 5-6-4. Rake into surface of the loam. Place into surface of the loam. Place string to obtain proper contours and rake to form grades shown removing any variations and depressions in the grade.

04 FINISH GRADING

Sow Allen Sterling and Lothrop's Field Mixture in area to be seeded at the rate of 5 lb. per 1,000 sq. ft. when the wind velocity does not exceed 5 miles per hour. After seeding, the surface shall be evenly raked with a fine toothed rake and watered.

05 SEEDING

Plant groundcover in area indicated on drawings. Plants shall be evenly distributed over the area at 6" O.C. Planting shall be guaranteed for a period of one year from planting.

06 PLANTING

The contractor shall maintain the grass and planting in good condition including watering of grass and groundcover until acceptance of this item. A 2" stand of grass will be required for acceptance. Groundcover shall be weeded and maintained for the period of one growing season.

07 MAINTENANCE

#6606
DIVISION II
SITE WORK
SECTION C
SITE IMPROVEMENTS

-2

08 PAVED DRIVE
& PARKING AREA

A. Base
Construction

(1) Gravel
Material

Drives and parking area shall be constructed to the typical section and grades as shown on the plans.

The road base shall be a gravel material meeting the following gradation requirements:

<u>Size</u>	<u>% Passing</u>
3"	95-100%
1"	50-95%
1/4"	25-75%
No. 200	0-5%

The base material shall be placed in at least two equal lifts to obtain the compacted thickness designated on the typical sections. The material shall be compacted to 95% of optimum density as determined by Standard Proctor tests by means of vibrators or rubber tired compaction equipment. The contractor shall control moisture content to obtain the specified compaction. The surface of the base shall be graded to a tolerance such that when tested with a ten (10) foot straight edge applied parallel to the centerline, the variation of the surface from the testing edge between any two contacts on the surface shall at no point exceed 3/8 inch. This tolerance shall be maintained until the bituminous paving is placed.

Payment for all road base shall be included in the lump sum bid in the proposal.

On approval of the gravel base, a bituminous concrete pavement system shall be placed consisting of two layers as shown on the typical sections. The pavement shall meet the requirements of Section 401 and 403 of the Standard Specifications of the Maine State Highway Commission.

The base course shall be gradation C and the surface course shall be gradation D.

Payment for all road paving shall be included in the lump sum bid in the proposal.

(2) Compaction

(3) Payment

B. Pavement

(1) Material and
placement

(2) Payments

#6606
DIVISION II
SITE WORK
SECTION C
SITE IMPROVEMENTS

-3-

Gravel surfaced parking areas shall be the same construction as the base construction for the paved areas specified in this section and shall be constructed to the grades shown on the drawings.

09 GRAVEL SURFACED
PARKING AREA

Sewer line shall be 6" terracotta Bell & Spiggott Pipe with mortared joints as indicated on drawings. Minimum pitch of 1/8 inch per foot shall be maintained in the sewer line.

10 SEWERLINES

Construct sewerage absorption trench as indicated on the drawings. Wood inverted trough shall be constructed of hemlock completely brush coated, after cutting of plank and before assembling, with green cupenol. Size of plank shall be 2 X 10 and 2 X 12 in long lengths, spiked together to form an inverted trough. Notch bottom edges of inverted trough 2" wide by 2" deep and 12" O.C. Trough shall rest on 1" boards to be accurately set to grade given and pitch in a straight pitch as specified. Assembly shall extend the full length of all absorption trenches. Submit price per linear foot.

11 SEWER TREATMENT
DISPOSAL
SYSTEM

Backfill under the trough with very coarse bank run gravel to 12" deep. Gravel to be approved by the Architect. Fill around inverted trough to a depth of 12" with stone graded nothing under 2" and nothing over 3". On top of the stone spread a layer of hay or straw to prevent gravel over from washing in. Fill trench to grade with coarse bank run gravel.

Set a 1,600 gallon septic tank, to be furnished by the plumber, at location and elevation indicated on the drawings.

12 DRYWELLS

Drywells under chain down spouts shall consist of a length of terracotta pipe of size indicated set in the ground and filled with crushed rock. Do not fill with rock until loaming is complete to avoid clogging with loam.

Set stone well cover as indicated on the drawings.

13. STONE WELL
COVER

Remove from the area within the property lines all rubbish, garbage and other objectionable items not natural to the site.

14 RUBBISH
REMOVAL

A.P.- 2261-2263 Congress St.--rear 2247-2267

Dec. 9, 1966

F. P. & C. H. Murray
Ocean House Road, Cape Elizabeth
Community Life Insurance Company
561A Brighton Avenue

cc to: John Calvin Stevens, Architect
127 Pleasant Street
Att: Paul Stevens

Gentlemen:

Permit to construct a 2-story office building 50'x50' at the above location is being issued with an understanding as follows:

1. As this building has wood framing and combustible materials in the exterior walls and is not firestopped at the eaves as per Section 1202.6.3a of the Building Code it is classified as 3rd Class Construction and this will need to be taken into consideration for areas of any future additions.
2. It is understood that the occupancy of this building is to be not over 20 persons and therefore vestibule locksets are not required. The function of the vestibule lockset is such that a door can always be opened from the inside of the building by turning the knob or by pressure on a thumb latch.
3. If the occupancy is to exceed 20 persons in the future, exit signs would be needed to show the way of egress to required egress doors other than those used for the main entrance.
4. The City of Portland Health Department should be consulted as to any requirements that they might have in regard to the installation of an in-service lunchroom. The installation of venting hoods will need to be done under a separate permit to be issued to the installing contractor.
5. Details will need to be provided and approved as to the anchorage and bearing of the 4x4 inch wood columns which support the roof at the interior office partition before this framing is started.
6. The sanitary sewer will need to be of extra heavy cast iron from the building to the septic tank instead of 6 inch vitrified clay tile as shown. The septic tank can be placed no closer than 10 feet from the main building.
7. The 1000 gallon septic tank is adequate for a maximum of a 25 person occupancy.

Very truly yours,

Gerald E. Hayberry
Building & Inspection Services Director

GEM:m

A.P.-2261-2263 Congress St.-rear 2247-2267

Nov. 21, 1966

Community Life Insurance Company
561A Brighton Ave.

cc to: F.P. & C. H. Murray
Ocean House Rd., Cape Elizabeth

Gentlemen:

Permit to construct a 1-story masonry office building 50'x50' at the above location is not issuable under Zoning Ordinance Section 11-A-10 referring to uses in the I-1 Industrial Zone in which this property is located which prohibits retail business or service establishments.

We understand that you desire to exercise your appeal rights in this matter, and therefore you will need to come to Room 113, City Hall where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Building & Inspection Services Director

GEM:m

2261-2265

Congress St. -- 11/18/66 --

Albion

Reel 2247-2267

I-1

237-B-1

2279

2277

2275

2273

2271

2269

2267

2265

2263

2261

2259

2257

2255

2253

2251

2249

2247

2245

2243

2241

Congress St.



12-8-66

NOTES

FOR PERMIT

12-8-66 Forms O.K. too

pour all on ledge. GEM

12-16-66 Bal of load

O.K. to pour. PD

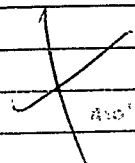
3-17-67 Frame out

O.K. added plates & ties

to roof. PD

4-4-67 O.K. to close in

6-7-67 Completed. JH



Permit No.	66/1238
Location	1111 1/2 St. N. S.W.
Owner	Community of the Americas
Date of permit	11/1/66
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	12/13/66



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Foundation Only

Portland, Maine,

December 2, 1966

PERMIT ISSUED

01198
DEC 2 1966

PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Congress St. (between 2261 and 2265) Near 2249 2247-2267) Within Fire Limits? Dist. No.
Owner's name and address Community Life Insurance Company, 561a Brighton Ave Telephone
Lessee's name and address Telephone
Contractor's name and address F P & C H Murray, Ocean House Road Cape Elizabeth, Me Telephone 799-1217
Architect Specifications Plans on file No. of sheets
Proposed use of building Office Building No. families
Last use No. families
Material masonry No. stories 1 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 2.00
Estimated cost \$

General Description of New Work

For excavation and foundation only for 1-story masonry building 50' x 50'.

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

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 concrete at 1st 4' below grade 12" bottom 12" cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
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?

APPROVED:

G. E. [Signature]

Miscellaneous

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

Community Life Insurance Company
F P & C H Murray

CS 301

INSPECTION COPY

Signature of owner

by:

F P & C H Murray

7M

12/8/66

Home Inspection given
for west half of 12"
foundation wall on ledge
H.B.M.

66/1198

[illegible]

18/11/53

12/2/21

1

1

1

2/11

1

1

EG
mud

B.P.- 2261-2263 Congress St.

Feb. 16, 1967

John Calvin Stevens
127 Pleasant Street
Att: Paul S. Stevens

cc to: F. P. & C. H. Murray, Inc.
Ocean House Road, Cape Elizabeth

Dear Mr. Stevens:

An inspection of the above project reveals that there is a question as to how the side walls of this building are to be tied to the roof framing in accordance with Section 604.2.1 of the City of Portland Building Code.

The end walls are tied by the rafters to the plate anchored to the masonry as shown in your wall sections. However, there are no sections on the plans which show how these side walls are anchored.

The Building Code requires that there be a wood plate surmounting these side walls the same as you detailed for the end walls. These side walls are required to be anchored every 8 feet at least 3 roof rafters by metal anchors of stock of not less than one and one-half by 3/8-inch stock or approved equal.

Please provide this office with a detail to show compliance with the above code requirements.

Very truly yours,

Gerald E. Kayberry
Director Building & Inspection Services

GEM:m

Date Issued **2/2/67**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **2/6 - 1967**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **JUN 6 - 1967**
 By **ERNOLD R. GOODWIN**

- CHIEF PLUMBING INSPECTOR
 Type of Bldg.
- ☒ Commercial
 - ☐ Residential
 - ☐ Single
 - ☐ Multi Family
 - ☐ New Construction
 - ☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address **2251 228 Courthouse Street** PERMIT NUMBER **17017**

Installation For: **Commercial (Office Building)**

Owner of Bldg.: **Community Life Insurance Company**

Owner's Address: **5614 Brighton Avenue** MAR 15 1967

Plumber: **H. G. Savage** Date: **2/3/67**

NEW	REPL		NO.	FEE
1		SINKS	1	2.00
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
		BATH TUBS		
		SHOWERS		
1		DRAINS FLOOR SURFACE	1	.60
1		HOT WATER TANKS (Kiloc)	1	.60
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
1		SEPTIC TANKS	1	2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
1		URINAL	1	.60
1		SERVICE SINK	1	.60
TOTAL			10	14.60

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

Class of Building or Type of Structure Fire Escape

Portland, Maine, Jan. 11, 1967

PERMIT ISSUED
00034
JAN 11 1967
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 2261-2263-R-2267-2267 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Community Life Insurance Co., 561A Brighton Ave. Telephone 799-1217
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones, 33 Pearl St. Telephone 772-7453
Architect _____ Specifications _____ Plans _____ Yes No. of sheets 2
Proposed use of building Office Building No. families _____
Last use _____ No. families _____
Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$400. Fee \$ 3.00

General Description of New Work

To erect outside steel fire escape from second floor to ground as per plan

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

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 _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
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? _____

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? yes

Megquier & Jones Corp.
Community Life Insurance Co.

Signature of owner By: Frank Jones

Mac

APPROVED:

CS 301

INSPECTION COPY

Permit No. 67/34
Location 2161-2163 E. 25th Ave. Denver, CO
Owner University of Colorado Co.
Date of permit 1/11/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

7-12-67 Completed D
X

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No.

Issued

Portland, Maine *Jan 5* . 1967

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 *Community Insurance Co.*

Contractor's Name and Address *York Electrical Co. Tel.*

Location *Outer Congress St* Use of Building *Office*

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 *33* Plugs *36* Light Circuits _____ Plug Circuits _____

FIXTURES: No. _____ Light Switches *15* Fluor. or Strip Lighting (No. feet) _____
SERVICE: Pipe ☒ Cable _____ Underground _____ No. of Wires *3* Size *3/8*

METERS: Relocated _____ Added _____ Total No. Meters *1*
MOTORS: Number *4* Phase _____ H. P. *10* Total Amps _____ Volts _____ 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 *Water* _____ Watts _____

Miscellaneous _____ Watts _____ Extra Cabinets or Panels *1*

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____

Will commence *1/5* 1967 Ready to cover in _____ 19 Inspection _____ 19

Amount of Fee \$ *11.70*

Signed *York Electrical Co.*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 <i>4/4/67</i> 2 <i>4/20/67</i>		
7	8	9
10	11	12

REMARKS:

INSPECTED BY *John H.*

Temp. Set 1/6/67 B. 4/4/67

(Commenced by Mrs. C.)
 LOCATION *Cater Congress Rt*
 INSPECTION DATE *4/20/67*
 WORK COMPLETED *4/20/67*
 TOTAL NO. INSPECTIONS *Two*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish washers, etc. — Each Unit	1.50
---	------

TEMPORARY WORK (limited to 6 months from date of permit)

Service, Single Phase	1.00
Service, Three Phase	4.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet	.50

815 p.m. 11/21/66
Granted 12/2/66
66/106

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Community Life Insurance Co., owner of property at 2261-2263 Congress St. (Rear)
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions of
said Ordinance to permit construction of a 1-story masonry office building 50' x 50'.
This permit is presently not issuable under the Zoning Ordinance (Section 11-A-10)
because the building is proposed in the I-1 Industrial Zone where a retail business
or service establishment is not an allowable use.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result in
undue hardship in the development of property which is inconsistent with the intent and
purpose of the Ordinance; that there are exceptional or unique circumstances relating
to the property that do not generally apply to other property in the same zone or
neighborhood, which have not arisen as a result of action of the applicant subsequent
to the adoption of this Ordinance whether in violation of the provisions of the
Ordinance or not; that property in the same zone or neighborhood will not be adversely
affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

By: Community Life Insurance Co.
[Signature] - Pres.
APPELLANT

DECISION

After public hearing held December 1, 1966, the Board of Appeals finds that
all of the above conditions do exist with respect to this property and that a
variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

[Signature]
[Signature]
[Signature]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 21, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 1, 1966, at 4:00 p.m. to hear the appeal of Community Life Insurance Co. requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry office building 50' x 50' at 2261-2263 Congress Street (rear).

This permit is presently not issuable under the Zoning Ordinance because the building is proposed in the I-1 Industrial Zone where a retail business or service establishment is not an allowable use.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

cc: Maine Turnpike Authority
17 Bishop Street

Appeal 2261-2263 Congress St

12/1/66

2267-2315

Pages one 237-B-1

Harry A. Harmon & Mes. M. Hutchins - sold land to
Community Life Insurance Co

~~Frank P. Cummings & Sons~~

Maine Township Authority
17 Bishop St

A.P.-2263-2263 Congress St.-rear

Nov. 21, 1966

Community Life Insurance Company
561A Brighton Ave.

cc to: F.P. & C. H. Murray
Ocean House Rd., Cape Elizabeth

Gentlemen:

Permit to construct a 1-story masonry office building 50'x50' at the above location is not issuable under Zoning Ordinance Section 11-A-10 referring to uses in the I-1 Industrial Zone in which this property is located which prohibits retail business or service establishments.

We understand that you desire to exercise your appeal rights in this matter, and therefore you will need to come to Room 113, City Hall where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Building & Inspection Services Director

GEM:m

November 28, 1966

Community Life Insurance Co.
561A Brighton Ave.

Gentlemen:

cc: F. P. & C. H. Murray
Ocean House Rd.,
Cape Elizabeth, Maine

December 1, 1966

DATE: December 1, 1966

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Community Life Insurance Co.
AT 2261-2263 Congress Street
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

	YES	VOTE	NO
	(x)		()
	(x)		()
	(x)		()

Record of Hearing

- 2241-2243 Congress St. - 11/18/66 - 21124
Rest - 2247-2247

I-1

Masonry
Building

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New
- ✓ Zone Location - I-1
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area? (Section 21) Yes - O.K.
- Use - Insurance - Retail business
- Sewage Disposal - Septic tank needed
- ✓ Rear Yards - 175' - Reg. 25'
- ✓ Side Yards - 172' - 30' - Reg. 25' - 25'
- ✓ Front Yards - 25' - Reg. 25'
- ✓ Projections - Chimney (20' from side lot line) porch - 4'
- ✓ Height - O.K.
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking

6 parking spaces required

Have room for parking area.

LOCATION Cypress St. (between
2148 & 2208)
DATE 11/10/66

PERMIT ✓

INQUIRY _____

COMPLAINT _____

G.E.M. 11/18/66

① Need to be appeal
for Insurance Company -
a I-1 Industrial for 1 of
me with a retail business.

② Extra truck system
will be needed for
this building.

③ 6 parking also
required (Office building).

Allen