

February 2, 2018

Email: [REDACTED]

Dear [REDACTED],

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act**

On January 25, 2018, the City of St. John's received your request for access to the following information:

"Please provide me with all records, including but not limited to, all letters, emails, faxes, notes and other documents, electronic, paper or otherwise, related to civic numbers 12 and 16 Mullock St. St. John's, NL, including but not limited to compliance issues and building applications (permits)."

As required by 8(2) of the Act, we have severed information that is unable to be disclosed and have provided you with as much information as possible. Personal information pertaining to third parties has been redacted from the documentation provided as per Section 40 (1) of the ATIPP Act 2015:

Disclosure harmful to personal privacy

40. (1) The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the *Access to Information and Protection of Privacy Act* (the Act). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner:

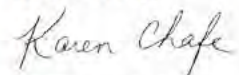
Office of the Information and Privacy Commissioner
2 Canada Drive; P. O. Box 13004, Stn. A, St. John's, NL. A1B 3V8
Telephone: (709) 729-6309; Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

ST. JOHN'S

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca

Yours truly,



Karen Chafe
ATIPP Coordinator

ST. JOHN'S

12 Mullock St

B-1-03 1948



OFFICE USE ONLY
 Building & Property Management

File No: _____
 Class: _____
 Const. Type: _____
 Use: _____
 Land Use Zone: _____
 Inspector: _____

OFFICE USE ONLY
 Engineering & Planning

File No: _____
 Appl. Type: _____
 Date Entered: _____
 Staff Initials: _____
 Land Use Zone: _____

BUILDING PERMIT & DEVELOPMENT APPLICATION FORM

CITY OF ST. JOHN'S
 www.city.st-johns.nf.ca

CONTACT INFORMATION (to be completed by the applicant):

Applicant: _____	Property Owner(s): _____
Mailing Address: _____	Mailing Address: _____
Postal Code: _____	Postal Code: _____
Telephone: (Home) _____ (Work) _____	Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____	(Fax) _____ (Cell) _____
e-Mail: _____	e-Mail: _____

APPLICATION / PROPERTY INFORMATION (attach any additional correspondence, surveys, plans, etc.):

Location of Property: _____
 Description of Application: _____

Building / Floor Area: # of On-Site Parking Spaces: # of Employees:
 Size of Property: Estimated Cost of Renovation/Construction: \$
 Municipal Services Available: Water Sanitary Sewer Storm Sewer Ditch
 (Please select all that apply)

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence Development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information as requested.

Note: Where the Applicant and the Property Owner are not the same, the signature of the Property Owner may be required before the application can be accepted for processing.

Applicant: _____ Date: _____
 Property Owner: _____ Date: _____

This Application has been reviewed and accepted for processing:
 Staff Signature: _____ Date: _____

PROCESSING FEES (Engineering & Planning Department)

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee: \$ Budget Unit #: Receipt #:

NOTE: Please contact the Department of Building & Property Management for a listing of specific fees (Building, Electrical, Plumbing, etc.).

GENERAL INQUIRIES	Department of Building & Property Management:	(709) 576-8326 building.property@city.st-johns.nf.ca
	Department of Engineering & Planning:	(709) 576-8430 / 576-8452 engineering@city.st-johns.nf.ca

Wheat Field



2





ST. JOHN'S MUNICIPAL COUNCIL
DEPARTMENT OF BUILDINGS
PERMIT

E 1 031948 1

PERMISSION IS HEREBY GRANTED TO:
 APPLICANT

CONTRACTOR

2003/08/14



FOR NEW CONSTRUCTION OF PATIO DECK

VALIDATION
PAID
ST. JOHN'S
MUNICIPAL COUNCIL
 AUG 14 2003

12 MONTHS OF
EXPIRY DATE
PERMIT EXPIRES
 2004 02 10

SIGNED *Janet B. Moore* CASHIER # 40
 TAX DEPARTMENT
 MUNICIPAL OFFICIAL

IMPORTANT: ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE LAWS AND BY-LAWS OF THE CITY OF ST. JOHN'S AND ALL ORDERS OF THE BUILDING INSPECTOR MADE OR ISSUED BY VIRTUE OF SUCH LAWS AND BY-LAWS MUST BE OBSERVED. PERMIT IS RENEWABLE ON APPLICATION TO THE BUILDING INSPECTOR.

OWNER *[Signature]* (OWNER'S CHECKED SIGN)

REMARKS

DECK ON FRONT OF HOUSE AS PER APPROVED PLANS & INSPECTOR'S REQUIREMENTS -
 1 X 2 SPINDLES ARE TO BE PLACED BETWEEN TOP AND BOTTOM CAPS AS PER HERITAGE
 GUIDELINES -

PERMIT VOID UNLESS VALIDATED BY CASHIER STAMP

EST VALUE	FEE
500	25.00

NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.

CONTROL COPY

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2003/10/27

CD# R2003-10-27/33

To: Dave Blackmore
Position: Director of Building & Property Management
RE: Heritage Advisory Committee Report - October 22, 2003
Item # 6 - 12 Mullock Street

DECISION: Council accepted that the Committee expresses no objection to the deck as it does not obstruct significant architectural features on the building which has not been restored to heritage standards, nothing the potential does exist, however, if the owner so wishes to proceed in that direction and seek consultation from the Committee.

Action: As required.
Date: October 28, 2003
Signed by: Neil Martin
Associate Commissioner/Director of Corporate Services & City Clerk

Directive Status: Active

Status Comments:
NM/mem
cc:
Eng./Bldg. Staff/

Response Required: YES ● NO

Response deadline:

Response Received: No

Attachments:

4. **8 Kenna's Hill - Mobile Sign**
 The Committee considered the above noted issue wherein a mobile sign has been temporarily situated on the site of 8 Kenna's Hill next to the heritage designated Stone House. There are no stipulations within the sign by-law to cover mobile signs adjacent to heritage designated buildings.

The Committee recommends that the Dept. of Building & Property Management review the Heritage Sign By-Law with a view to amending it to include the prohibition of mobile signs on properties which are heritage designated.

5. **Island Design - 282 Water St. - Sign Application**
 The Committee considered an application for an oval shaped sign to be installed over the entrance of 282 Water St. A similar type sign was originally approved by the Heritage Advisory Committee on May 30th, 2001, though it did not fit into the building's fascia which is the Committee's preferred treatment.

The Committee recommends that the proposed sign be approved as it is the same size and shape of the one it will replace, and will not obstruct any architectural details of the building.

6. **12 Mullock St.**
 The Committee considered before and after pictures of the above noted property wherein a deck has been installed without a permit.

The Committee expresses no objection to the deck as it does not obstruct significant architectural features on the building which has not been restored to heritage standards. The potential does exist, however, if the owner so wishes to proceed in that direction and seek consultation from the Committee.

Councillor Shannie Duff
 Chairperson

SJMC2003/10-27/702R

It was decided on motion of Councillor Duff; seconded by Councillor Puddister: That the recommendations of the Committee be approved.

Nomenclature Committee Report dated October 24, 2003

Council considered the following report of the Nomenclature Committee dated October 24, 2003:

12 Mullock

AUGUST 18, 1987

12 MULDOCK ST

STREET # 6345

COMPL# C8600356 85/01/01

CLOSED

INSPECTOR RJM ROLL # 6345-0-0070-000-8 TYPE 101 MISC(ZONING,BLDG.ETC.)

ORIGIN P J FORD WARRANTED PRIORITY 3 LAST ACTIVITY 87/08/18 CLO

RESIDENTIAL WATER UNITS 00001
ROLL TYPE RBROUGHT FORWARD 85-11-20 EXTERIOR REPAIRS IN PROGRESS-LEFT SIDE-EXTERIOR & F
FRONT DORMER WINDOWS REQUIRES REPAIRS.

DATE	INSP.	TYPE	INFORMATION SHEET	
1	860210	JEB	RIN	RE-INSPECTED. NO FURTHER EXTERIOR WORK CARRIED OUT.
2	860210	JEB	---	MINOR CLADDING REPAIRS + FRONT DORMER WINDOW REPAIRS
3	860210	JEB	---	OUTSTANDING. TO BE REINSPECTED IN SPRING.
4	860611	PJF	CRC	COMPLAINT RECEIVED-GARBAGE, UNUSED VEHICLES, SCAFFOLD ON
5	860611	PJF	---	WALL FOR SEVERAL MONTHS.
6	860611	PJF	III	INSTRUCTIONS-ACTION! PLUS ISSUE NEW NOTICE IF REQ'D, FOR
7	860611	PJF	---	ADDITIONAL ITEMS.
8	860611	JEB	CRC	COMPLAINT RECEIVED-GARBAGE, UNUSED VEHICLES, OLD SCAFFOLD.
9	860616	JEB	RIN	RE-INSPECTED. NO GARBAGE-SOME WOOD, CONCRETE BLOCKS &
10	860616	JEB	---	BRICKS. FRONT MANSARD NOT COMPLETED + 30% OF LEFT SIDE
11	860616	JEB	---	NOT PAINTED + IMPROPER DATSUN CAR ON VACANT LOT.
12	860616	JEB	PHM	CALLED CYRIL POWER-SAYS HE WILL HAVE DATSUN REMOVED
13	860616	JEB	---	WITHIN TWO WEEKS & WILL HAVE LOT TIDIED UP. HIS SON
14	860616	JEB	---	WILL REPAIR FRONT MANSARD & PAINT LEFT SIDE OF HOUSE.
15	860711	JEB	RIN	DATSUN REMOVED & LOT TIDY.
16	860801	JEB	RIN	RE-INSPECTION. FRONT MANSARD REPAIRED.
17	861009	RJM	INS	INSPECTION 15% OF SIDE REMAINS TO BE PAINTED.
18	861107	RJM	INS	INSPECTION SIDE PAINTED, WHITE PRIMER, REST OF HOUSE
19	861107	RJM	---	PAINTED PINK. PJF SAYS MUST BE ALL ONE COLOR.
20	861110	RJM	HHH	FURTHER ACTION HELD UNTILL SPRING '87
21	870430	RJM	NOI	NOTICE ISSUED CHL 18403503 TO FINISH PAINTING HOUSE.
22	870506	RJM	NDR	NOTICE RECEIVED ON 4 MAY BY EMILY POWER L-18403503
24	870630	RJM	RIN	RE-INSPECTION PAINTING NOT FINISHED.
25	870818	RJM	OTH	OTHER SPOKE TO PJF, TOLD HIM COLOR DIFFERENCE IS ON BACK
26	870818	RJM	---	DOWN AN ALLEY. HE AGREED THAT EVEN THOUGH IT'S A DIFF'NT
27	870818	RJM	---	COLOR IT IS NOT A BIG DEAL.
28	870818	RJM	CLO	FILE CLOSED

FILE INFORMATION

12 Mullock St

DATE	STATUS
83-09-02	Notice issued - 8
83-09-22	Quantity Report
83-09-29	Notice received
83-11-07	Reinspected - notices on R.R.P. entered
84-02-07	Letter to B. Walsh - R.R.P. funds have been to work.
84-03-08	Permit permit issued - work in progress
84-05-02	Work in progress under R.R.P.
84-06-26	" " " " " "
84-09-08	" " " " " "
85-01-22	Work work complete - SAA N-7109
85-05-25	Excavation started - siding being installed
85-07-15	Interior work in progress
85-09-24	[redacted] some repairs almost complete
85-10-31	Interior work in progress - left side - sat.
85-11-03	" " " " " "
	7 3rd floor window requires repair (3rd fl.)
86-02-10	No further action work carried out
86-06-11	Complaint received in Spruce
86-06-14	Reinspected - no further - some wood, concrete about 4 bricks. Front mansard not completed & 30% of left side not painted & improvements. Datum for descent but not to # 12.
86-16	Called [redacted] - says he will have datum removed within 2 weeks & will have it fixed. His son will repair front mansard & paint left side of house.
87-11	Datum removed & left today.
88-01	Front Mansard repaired



City of St. John's

1987 04 30

[REDACTED]

Dear Sir/Madam:

RE: 12 Mullock Street
Completion of House Painting


Please be advised that as the 1987 construction has started, you are now requested by the Department of Building and Development to complete any work remaining by 1987-06-30.

Failure to comply with this request will leave this office with no recourse but to refer this matter to Council with a recommendation for further action.

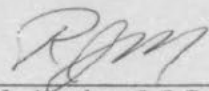
If you have any questions, or if you require further information, please contact Mr. R. J. Murphy, C.E.T., Building Inspector, at 576-8600, Ext. 357.

Please give this matter your prompt attention.

Yours truly,



P. J. Ford, C.E.T.
Chief Property Standards
Inspector



R. J. Murphy, C.E.T.
Building Inspector I

RJM/ccw

CM - L18403503



Canada Post / Postes Canada

L 18403503

Reference

Reference



Certified Mail / Poste certifiée

C-86 00356

RECEIVED
MAY 6 1987
CHIEF OF TOWN
PROPERTY STANDARDS
INSPECTOR

Mr. R. J. Murphy, C.E.F.
Building Inspector I
City Hall, P. O. Box 908
St. John's, NF
A1B 5M2

2

Proof of Delivery

Avis de livraison

COMPLAINT

RECEIVED BY P.J. Ford

DATE RECEIVED 86.06.11

ORIGIN NEIGHBOUR

LOCATION 12 Mullock St.

DETAILS - Scaffold on wall - no signs in months.

- garage from 12 on lot at 14.

- Unused vehicle.

- Debris.

RE: C8600356 - ACTION! + new notice
if necessary on above additional items.

12 Mullock St.

COMPLAINT FORM

RECEIVED BY D. K. Ryan
DATE RECEIVED Nov 15/88
ORIGIN Area Resident
ADDRESS _____
PHONE # _____

FOR OFFICE USE ONLY:	
LOCATION	_____
ROLL #	<u>6345-0-002-001</u>
INSPECTOR	<u>DKL RMK</u>
COMPLAINT #	<u>C9901020</u>
COMPLAINT TYPE	<u>201</u>
PRIORITY	_____

LOCATION Rear of 12 Mullock St

DETAILS OF COMPLAINT:

Garbage everywhere - in view of street
It not only looks bad but it's a
fire hazard.

INSTRUCTIONS TO INSPECTOR:

#14 Mullock 6345-0-0080-0016
#16 Mullock 6345-0-0090-0024

LISTED OWNER:

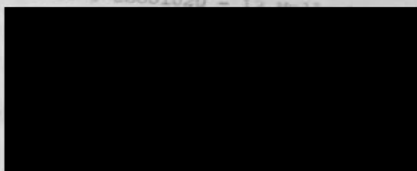


Canada Post
Canada

28334743

Certified Mail
with Return Receipt

File # CB801022 - 10



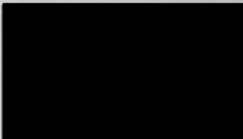
M. Kavanagh
Building Inspector
City of St. John's, NF
P.O. Box 908
St. John's, NF
A1C 2M2

RECEIVED
MAY 10 1983

CITY OF ST. JOHN'S



1989 05 16



Dear Sir:

RE: 12 Mullock Street
Our File # C8801020

An inspection of the property at 12 Mullock Street was carried out by the Department of Building and Development on 1989-05-12. This inspection revealed debris exists at the rear of the property.

This is a violation under Section 7(1)(A) of the St. John's Maintenance Housing By-Law.

You are hereby advised to have the above noted removed within Five (5) days of receipt of this notice. Failure to comply will result in the work being carried out by the City, the cost of the same charged to you.

Please give this matter your prompt attention.

Yours truly,

P.J. Ford, CET
Chief Building Inspector

R.M. Kavanagh
Building Inspector

RMK/at

CERTIFIED MAIL - L 28334743



PO. BOX 908. ST. JOHN'S, NEWFOUNDLAND A1C 5M2 TEL: (709) 578-8600

CMLST SW 1

COMPLAINT LISTING

MAY 30, 1989 TIME: 12:08 PAGE 1

CR801020 12 MULLOCK ST/ REAR OF
DESC.

201 GARBAGE, DEBRIS (CAR WRECKS)

RECD 88/11/15

PRIORITY 9
WARRANTED

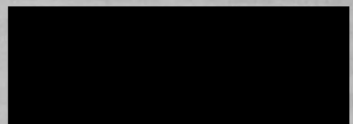
*** CLOSED ***

GARBAGE AND DEBRIS AROUND PROPERTY AT REAR

COMMENTS:

ROLL# 6345-0-0070-000-9
STREET 6345
TYPE R
UNITS 1
ENTRIES 8
STATUS C

OWNER



INSP RMK BLDG ELEC PLUM AREA LAST 89/05/30 0/00/00 0/00/00 ACTION CLO

INFORMATION SHEET

DATE	INSP	TYP	DESCRIPTION	SRC	REMINDER
1 88/11/15	DDC	CRC	COMPLAINT RECEIVED.	BI	
2 89/05/12	RMK	INS	DEBKIS AT REAR OF PROPERTY. NOTICE TO BE ISSUED	BI	
3 89/05/15	RMK	NDI	NOTICE ISSUED CERT. MAIL L28334743	BI	
4 89/05/17	RMK	NDK	NOTICE RECEIVED	BI	
5 89/05/25	RMK	INS	VISITED PROPERTY MOST OF THE DEBRIS (WOOD) REMOVED.	BI	S 89/05/24
6 89/05/25	RMK	---	CHECK AGAIN FRIDAY 890602.	BI	R 89/06/02
7 89/05/30	RMK	INS	DEBRIS CLEANED UP SATISFACTORY TO CLOSE FILE	BI	
8 89/05/30	RMK	CLO	FILE CLOSED	BI	

CITY OF ST. JOHN'S



ST. JOHN'S MUNICIPAL COUNCIL
BUILDING DEPARTMENT
PERMIT

31-5171-0000
R 5433

DATE 84-03-07

PERMISSION IS HEREBY GRANTED TO:

APPLICANT	[REDACTED]	CONTRACTOR	Same
ADDRESS	[REDACTED]	ADDRESS	
TO	Renovations to interior painting, replace windows		VALIDATION
LOCATION	12 Mullock St.		
PERMIT EXPIRES		SIGNED	
YEAR	MONTH	DAY	Paul Murray BUILDING INSPECTOR
84	07	07	
<p>IMPORTANT: ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE LAWS AND BY-LAWS OF THE CITY OF ST. JOHN'S AND ALL ORDERS OF THE BUILDING INSPECTOR MADE OR ISSUED BY VIRTUE OF SUCH LAWS AND BY-LAWS MUST BE OBSERVED PERMIT IS RENEWABLE ON APPLICATION TO THE BUILDING INSPECTOR.</p> <p>PERMIT VOID UNLESS VALIDATED BY CASHIER STAMP</p>			
REMARKS:	<p>RECEIVED MAR 5 1984 CHIEF MAINTENANCE BY-LAW INSPECTOR</p>		<p>PAID 84-03-05</p>
EST. VALUE	500.00	FEE	48.00

CONTROL COPY



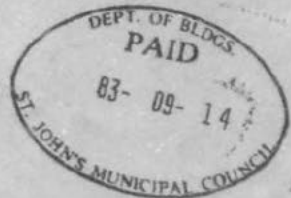
ST. JOHN'S MUNICIPAL COUNCIL
BUILDING DEPARTMENT
PERMIT

R 5142

DATE 1983-09-09
31-5171-0000

PERMISSION IS HEREBY GRANTED TO:

APPLICANT [REDACTED]	CONTRACTOR Sone.									
ADDRESS [REDACTED]	ADDRESS									
TO Installing New Windows, and Painting House.										
LOCATION 13 Mullock ST.										
<table border="1"> <thead> <tr> <th colspan="3">PERMIT EXPIRES</th> </tr> <tr> <th>YEAR</th> <th>MONTH</th> <th>DAY</th> </tr> </thead> <tbody> <tr> <td>83</td> <td>12</td> <td>30</td> </tr> </tbody> </table>		PERMIT EXPIRES			YEAR	MONTH	DAY	83	12	30
PERMIT EXPIRES										
YEAR	MONTH	DAY								
83	12	30								
SIGNED: <u>Paul Tilly</u> BUILDING INSPECTOR										
<p>IMPORTANT: ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE LAWS AND BY-LAWS OF THE CITY OF ST. JOHN'S AND ALL ORDERS OF THE BUILDING INSPECTOR MADE OR ISSUED BY VIRTUE OF SUCH LAWS AND BY LAWS MUST BE OBSERVED PERMIT IS RENEWABLE ON APPLICATION TO THE BUILDING INSPECTOR.</p> <p>PERMIT VOID UNLESS VALIDATED BY CASHIER STAMP</p>										
REMARKS:										
EST. VALUE \$ 500.00	FEE 8.00									



CONTROL COPY



City of St. John's

1983 09 02



Dear Sir:

An inspection of your plumbing system was recently carried out by this department at the above noted location and the following is a list of deficiencies found at that time.

1. The St. John's Maintenance Housing By-Law requires that the necessary plumbing fixtures, (washbasin, bath, kitchen sink), contained within a dwelling unit should be supplied with hot and cold running water.
A hot water storage tank, or other means should be provided so that an adequate supply of domestic hot water is available to serve the plumbing fixtures contained in this dwelling.
2. A portion of the fixture drain serving the kitchen sink has been replaced with A.B.S. plastic pipe. Proper joints should be installed to join the A.B.S. to the cast iron piping.
3. A four (4) by two (2) inch cast iron tee should have the two (2) inch branch opening of the tee capped with an approved fitting.

You are advised that before any renovations to a plumbing system is made or new plumbing is installed, a permit to perform such work must be obtained by a person licensed as a Plumbing Contractor, in accordance with the City of St. John's Plumbing By-Law.

You are required to have the above deficiencies corrected within sixty (60) days after receipt of this letter, after which a follow-up inspection will be made.

...../2.



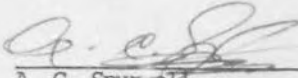
Re: 12 Mullock Street.

1983 09 02

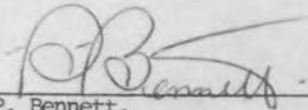
Page 2

I also have to advise that failure to comply with this notification will result in a recommendation to Council for further action.

Yours truly,



A. C. Spurrell,
City Plumbing Inspector.



P. Bennett,
Plumbing Inspector.

PB/rdp

CC Don Butler,
Minimum Property Standards Inspector, II.



City of St. John's

1983-09-02



Re: 12 Mullock Street
Three (3) Storey - Semi-Detached
Single Family Dwelling

Dear Sir:

An inspection was carried out by the Department of Building and Development at the above noted property on 1983-08-31. This inspection revealed the following deficiencies and/or requirements:

1. Party walls must be constructed as a fire separation having at least a one (1) hour fire resistance rating. Section 9.10.11.2 of the National Building Code, 1980.
3rd fl bedroom remaining to be done on all
2. Remove two (2) forty-five (45) gallon oil drums from basement. Oil drums must be mounted outside in an acceptable manner on non-combustible supports. Sections 4.2.4.2 (1) and 4.3.3.1 (1) of the National Building Code, 1980.
3. Oil stove in kitchen must be inspected by a certified oil burner mechanic, and chimney serving stove must be inspected by a qualified mason. A copy of the inspection reports must be sent to the undersigned in seven (7) days of receipt of this notice. Section 22 of the St. John's Maintenance Housing By-Law.
Removed
4. A request has been made to the City's Chief Plumbing Inspector to have the plumbing system inspected.
5. Replace rear bedroom window, second (2nd.) floor. Replace two (2) front and two (2) rear windows, third (3rd.) floor. Scrape, putty and paint remaining windows. Section 17 (2) of the St. John's Maintenance Housing By-Law.
6. Repair wall and ceiling coverings where loose or cracked. Section 20 (1) of the St. John's Maintenance Housing By-Law.
partially

...../2



- 7. Replace floor covering in bathroom. Repair floor in area of toilet.
Section 21 (1) and (3) of the St. John's Maintenance Housing By-Law.
- also*
complete 8. Repair leaks in rear extension roof. Repair eaves of main house and extension. Replace all rotted wood.
Section 12 (1) (a) of the St. John's Maintenance Housing By-Law.
- 9. Remove small extension at rear of living room or properly support.
Section 15 of the St. John's Maintenance Housing By-Law.
- also*
complete 10. Replace clapboard at rear of main house. Replace split or rotted clapboard on remainder of house (minor). Replace sheathing where rotted. Scrape and paint house exterior.
Section 13 (1) and (2) of the St. John's Maintenance Housing By-Law.
- done* 11. Remove sawdust, old boards, etc. from basement floor.
Section 7 (1) (a) of the St. John's Maintenance Housing By-Law.

You are hereby directed to notify the undersigned, in writing of the corrective action to be taken within fourteen (14) days of receipt of this notice. Such action must meet with the satisfaction of the undersigned, failing which, this matter will be referred to Council with a recommendation for legal action.

Would you please give this matter your prompt attention.

Yours truly,

P.O. Ford
P.O. Ford, C.E.T.,
Chief Minimum Property Standards
Inspector.

D. Butler
D. Butler,
Minimum Property Standards Inspector, II.

DB/bmw

c.c. Fire Commissioner John Cardoulis
c.c. Fire Prevention Officer Winston Crocker

CM - L 8606670

Encls.

	Canada Post Postes Canada	Reference L8606670	Reference L8606670		
Mr. D. Butler A Minimum Property Standards Inspector, II. City Hall P.O. Box 908 St. John's, Nfld. A1C 5M2					
2	Proof of Delivery			Avis de livraison	

12

Mullock Street

COMPLAINT FORM

RECEIVED BY GBA
DATE RECEIVED 1989-07-28
ORIGIN Area Resident
ADDRESS _____
PHONE # _____

FOR OFFICE USE ONLY:	
LOCATION	_____
ROLL #	<u>6345-0-0060-000-0</u>
INSPECTOR	<u>DEE</u>
COMPLAINT #	<u>08900841</u>
COMPLAINT TYPE	<u>201</u>
PRIORITY	_____

LOCATION 10 Mullack St.

DETAILS OF COMPLAINT:

Old Fridge at the laneway
CR60020
CR600356

INSTRUCTIONS TO INSPECTOR:

LISTED OWNER:

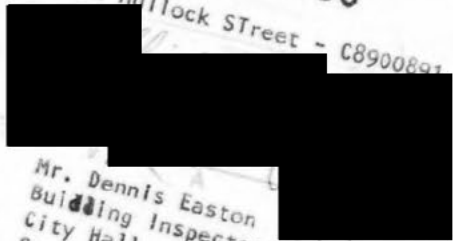
283



Canada Post
Postes Canada

28338600

12 Mullock Street - C8900891



Mr. Dennis Easton
Building Inspector I
City Hall, P. O. Box 908
St. John's, NF
A1C 5M2

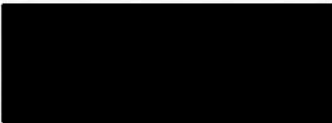
RECEIVED
SEP 15 1984
ST. JOHN'S

2 Proof of Delivery

AVIS DE LIVRAISON



1989 08 09



Dear Sir/Madam:

RE: 12 Mullock Street
File # C8900891

An inspection of the property at 12 Mullock Street was carried out by the Department of Building and Development on 1989-08-07. This inspection revealed some garbage and debris (old fridge, lumber, old cabinet, etc.) in the side and rear yard of the above captioned property.

This is a violation under Section 7(1)(a) of the St. John's Maintenance Housing By-Law.

You are hereby advised to have the above noted garbage removed within three (3) days of receipt of this notice. Failure to comply will result in the work being carried out by the City, the cost of the same charged to you and/or further action taken.

Please give this matter your prompt attention.

Yours truly,

Carol A. Murray
Asst. Chief Bldg. Inspector &
Program Coordinator - RRAP

Dennis Easton

Dennis Easton
Building Inspector I

DEE/ccw

CERTIFIED MAIL - L 28338600



88



COMPLAINT LISTING

SEPTEMBER 20, 1988 TIME: 13:40 PAGE 1

POST 1988

14 MILLER ST
NEW YORK, NY 10014
OLD BRIDGE AT THE LANWAY

274 BARCLAY STREET BRIDGE

ST. CITY
MANHATTAN

COMMENTS:

1988
DATE: 10/05/88
ACTION: PLO
ORIGIN: AREA AGENT

FILE NO: 64-11-107-1
SUBJECT: 6343
UNIT: 1
ST. 1
ST. 108 C



DATE	INP	PP	DESCRIPTION	SW	REMARKS
09/28/88	067	000	COMPLAINT RECEIVED		
09/28/88	068	000	LANWAY BETWEEN 617 AND 618 BULLOCK ST. AND AT REAR OF		
09/28/88	069	001	NOTICE ISSUED ON ALTERNATELY DAVIS.		
09/28/88	070	000	INSPECTION, OLD BRIDGE IN LANWAY REMOVED BUT STILL		
09/28/88	071	000	INSPECTION, GARBAGE AT REAR NOW STORED OVER BY SENCE.		
09/28/88	072	000	LUMBER I TOLD HIM AS LONG AS HE KEEPS IT PILED NEATLY		
09/28/88	073	000	FURTHER ACTION BEING PENDING RECEIPT OF NOTICE.		
09/28/88	074	000	INSPECTION REVEALED ALL GARBAGE REMOVED FROM SIDE AND		
09/28/88	075	000	OTHER NO FURTHER ACTION NECESSARY.		

12

MULLOCK STREET

C9000182

COMPLAINT FORM

RECEIVED BY D. K. Ryan
DATE RECEIVED March 21/90
ORIGIN Area Resident
ADDRESS _____
PHONE # _____

FOR OFFICE USE ONLY:	
LOCATION	<u>12 Mullock St</u>
ROLL #	<u>6345-0-0070-000-8</u>
INSPECTOR	<u>GBA</u>
COMPLAINT #	<u>C900182</u>
COMPLAINT TYPE	_____
PRIORITY	_____

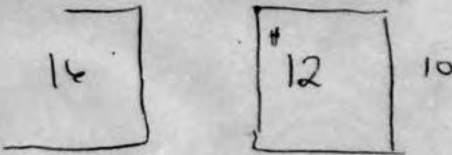
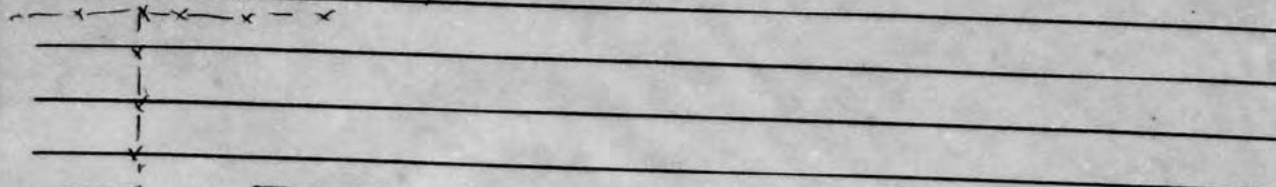
LOCATION 12 Mullock Street - Vacant lot adjacent to

DETAILS OF COMPLAINT:

Garbage & Debris on vacant lot adjacent to # 12 Mullock St. Currently using property as parking space.

INSTRUCTIONS TO INSPECTOR:

wooden debris / concrete blocks



Mullock St.

LISTED OWNER:

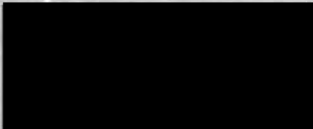
[Redacted]

[Redacted]

CITY OF ST. JOHN'S



1990 04 06



Dear Sir/Madam:

**RE: 12 Mullock Street
File # C9000182**

An inspection of the property at 12 Mullock Street was carried out by the Department of Building and Development on 1990-04-04. This inspection revealed concrete blocks, wooden debris, pieces of lumber and some garbage around the property.

This is a violation under Section 7(1)(a) of the St. John's Maintenance Housing By-Law.

You are hereby advised to have the above noted removed within ten (10) days of receipt of this notice. Failure to comply will result the work being carried out by the City, the cost of the same charged to you and/or further action taken.

Please give this matter your prompt attention.

Yours truly,

Carol A. Murray
Asst. Chief Bldg. Inspector
& Program Coordinator - RRAP

George B. Alpuerto
Building Inspector I

GBA/ccw

CERTIFIED MAIL - L 15016546

Canada Post / Postes Canada

L 15016546

Reference: [Redacted]

To: A
Mr. George B. Alpuerto
Building Inspector I
City Hall, P. O. Box 908
St. John's, NF
A1C 5M2

POSTAL CODE / Code postal

**RECEIVED
APR 11 1990**

2 Proof of Delivery / Avis de livraison

283.



12 MANLY ST
1943 14 08

GRA



12 MANLY ST
1943 14 08

GRA

TCMLST SW 1

COMPLAINT LISTING

APRIL 12, 1990 TIME: 11:54 PAGE 1

C9000182 LDT ADJ. 12 MULLOCK STREET
DESC.

201 GARBAGE, DEBRIS (CAR WRECKS)

RECD 90/04/04

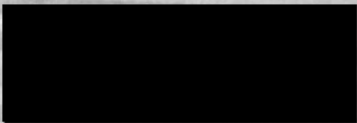
PRIORITY 9
WARRANTED

*** CLOSED ***

GARBAGE AND DEBRIS ON LOT

COMMENTS:

OWNER



INSP LAST ACTION
GRA BLDG 90/04/12 CLO
ELEC 0/00/00
PLUM 0/00/00
ORIGIN AREA RSDNT

ROLL# 6345-0-0070-000-R
STREET 6345
TYPE R
UNITS 1
ENTRIES 11
STATUS C

I N F O R M A T I O N S H E E T

	DATE	INSP	TYP
1	90/04/04	GBA	CRC
2	90/04/04	GBA	INS
3	90/04/04	GBA	---
4	90/04/04	GBA	REF
5	90/04/04	GBA	---
6	90/04/04	GBA	---
7	90/04/04	GBA	---
8	90/04/05	GBA	---
9	90/04/11	GBA	NPI
10	90/04/12	GBA	NDR
11	90/04/12	GBA	RTN
		GBA	CLO

COMPLAINT RECEIVED
INSPECTION REVEALED WOODEN DEBRIS, CONCRETE BLOCKS AND
SOME GARBAGE AROUND THE PROPERTY.
REFERRED TO CAM FOR COMMENTS AND TOLD HER THAT THIS IS A
A VACANT LOT THAT BELONGS TO ANOTHER PERSON BUT IS USED
AS A DRIVEWAY BY PEOPLE AT NO. 12 MULLOCK STREET.
SHE TOLD ME TO SEND NOTICE TO NO. 12
NOTICE ISSUED CM-L15016546 (10 DAYS)
NOTICE RECEIVED
RE-INSPECTION REVEALED THE PLACE IS CLEANED.
FILE CLOSED

SRC

REMINDER

BI
BI
BI
BI
BI
BI
BI
BI
BI
BI
BI

12 Mullock St.

C92 00951

COMPLAINT FORM

RECEIVED BY Area Resident

DATE RECEIVED 10/20/92

ORIGIN _____

ADDRESS _____

PHONE # _____

FOR OFFICE USE ONLY:	
LOCATION	<u>12. Mullock St.</u>
ROLL #	<u>6345-D-0070-000-8</u>
INSPECTOR	<u>DNC</u>
COMPLAINT #	<u>C9200951</u>
COMPLAINT TYPE	<u>301</u>
PRIORITY	_____

LOCATION 12. Mullock St.
[REDACTED]

DETAILS OF COMPLAINT:

Exterior mudds printing

INSTRUCTIONS TO INSPECTOR:

LISTED OWNER:

[REDACTED]



100
2422
12 Mullock St.



100
2422
12 Mullock St.

11 X

16 Mullock St.

C9201256

COMPLAINT FORM

RECEIVED BY DDX

DATE RECEIVED ~~_____~~ Oct 6. 1981

ORIGIN AREA Resident.

ADDRESS _____

PHONE # _____

FOR OFFICE USE ONLY:	
LOCATION	_____
ROLL #	<u>6345-0-0030-00-7</u>
INSPECTOR	<u>RMK</u>
COMPLAINT #	<u>C9201256</u>
COMPLAINT TYPE	_____
PRIORITY	_____

LOCATION 16 Mullock St (Cenr of)

DETAILS OF COMPLAINT:

KIDS HAVE CABIN BUILT,
AFRAID ITS GOING TO CATCH AFIRE.

INSTRUCTIONS TO INSPECTOR:

9-10-88 Called [unclear] Brown Smith. She's
ISSUING A WORK ORDER - Davis Field

9210-20. Spoke to owner of #16. She Told me
That Cabin will be removed by weeks End.

File Closed

LISTED OWNER:



12 mullock St.

C9501176

DEPARTMENT OF BUILDING & PROPERTY MANAGEMENT

COMPLAINT FORM

FOR OFFICE USE ONLY

RECEIVED BY: _____
DATED RECEIVED: _____
ORIGIN: _____
ADDRESS: _____
PHONE #: _____

ROLL #: _____
COMPLAINT #: _____
INSPECTOR: DLZ
PRIORITY: _____ TYPE: 201
LISTED OWNER: _____

LOCATION: _____

DETAILS OF COMPLAINT: See notes on the permit
for 3-14-07 and 3-14-08
and 3-14-09

INSTRUCTIONS TO INSPECTOR: _____
Don't see me or the before you go
Carol

RESPONSE TO: _____ FROM: _____ DATE: _____
RE: _____
INSPECTION DATE: _____ COMPLAINT WARRANTED: YES NO
COMMENTS: _____

12 Mullock St.

C 9601922



DEPT. OF BUILDING & PROPERTY MANAGEMENT
 City Hall 308
 St. John's, NL
 A1C 5A2

Telephone: (709) 754-1111

**BY-LAW DEFICIENCY NOTICE
 CITY OF ST. JOHN'S**

OWNER:

MAILING ADDRESS:

DATE ISSUED:

TIME: A.M. P.M.

RE: PROPERTY LOCATION:

ROLL NO.:

FILE NO.
 TO BE ASSIGNED:

INSPECTOR:

AN INSPECTION OF THE ABOVE PROPERTY DISCLOSES THAT THE ITEM(S) NOTED BELOW REQUIRE REMEDIAL ACTION. THESE ITEMS ARE IN VIOLATION OF THE CITY OF ST. JOHN'S REGULATIONS, AND/OR BY-LAWS AS SPECIFIED BELOW.

SUCH VIOLATIONS CONSTITUTE AN OFFENSE UNDER THE CITY OF ST. JOHN'S ACT. FAILURE TO CORRECT THESE ITEMS WITHIN THE TIME SPECIFIED WILL RESULT IN LEGAL ACTION AND/OR THE WORK CARRIED OUT BY THE CITY AT YOUR EXPENSE AS PER THE CITY OF ST. JOHN'S ACT (SECTION 392 AND/OR 397).

ITEM	DESCRIPTION - SECTION OF BY-LAW	TIME TO COMPLY
------	---------------------------------	----------------

THANK YOU FOR YOUR ANTICIPATED CO-OPERATION IN KEEPING OUR CITY CLEAN AND SAFE.

ISSUED BY: _____ (Signature) POSITION: _____ PHONE: _____

RECEIVED BY: _____ (Signature) POSITION: _____ PHONE: _____

OR CERTIFICATE NO. = _____

BUILDING PERMIT

File #: **B 1 111382 1**

Issue Date: 2011/05/11

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2011/08/11

Applicant	Contractor		
	RO-BAX CONT. LTD. 64 ST. THOMAS LINE PARADISE, NL A1L 2M1 728-3593		
Location of Work			
16 MULLOCK ST			
Description of Work			
FOR RENOVATIONS OF SEMI-DETACHED DWELLING			
Remarks or Conditions:			
<p>AS PER APPROVED PLANS & INSPECTOR'S REQUIREMENTS</p> <div style="text-align: center; border: 1px dashed black; padding: 10px; margin: 20px auto; width: 80%;"> <p>PAID</p> <p>CITY OF ST. JOHN'S</p> <p>MAY 11 2011</p> <p>*50</p> <p>SERVICE CENTER</p> </div> <p>NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.</p> <p>All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.</p> <p>Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations.</p> <p>This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.</p>			
Estimated Job Value:	Permit Fee:	Signature of Owner or Authorized Agent:	City Official:
\$10,000	\$90.00		

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

May 10, 2011



Dear Sir/Madam:

**RE: 16 Mullock Street
Renovations Bedroom and Bathroom
Our File #B1 111382**

This letter will serve to confirm that your application is approved subject to the following requirements. Please note the Building Permit has been obtained at a cost of **\$90.00(HST EXEMPT)**.

NOTE: Refer to your Building Permit for the required Demand Inspections. Please allow a minimum of 24-48 hours for the inspection. As per Council's policy there is a \$100.00 (plus HST) penalty charge for premature requests or excessive deficiencies.

The project site shall be kept in a clean condition, free of all rubbish and debris at all times. If it is found that this is not the case then the owner/contractor will be found to be in contravention of the by-laws and unfortunately the City will have no alternative but to have the site cleaned at your expense and/or issue \$100.00 tickets per each violation. Unpaid tickets will form a lien against the property until paid and contractors having unpaid tickets may not be able to obtain new permits until all outstanding fines are paid (Section 5.1 (1)(a) of St. John's Residential Property Standards By-Law, Section 9(e) of the St. John's Commercial Maintenance By-Law and/or Section 36 of the St. John's Building By-Law).

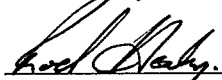
- 1. All construction must conform to the 2005 National Building Code of Canada. The following items are noted for your attention and revision as necessary to conform with the code.**
2. No interior structural changes to be done at property.
3. The electrical and plumbing work proposed will require separate permits being obtained by licensed Electrical and Plumbing Contractors. All work to be in conformance with the **Canadian Electrical Code and National Plumbing Code.**
4. The wall and floor/ceiling assemblies are not to be closed-in or drywalled until all applicable inspections have been completed and approval given (i.e. building, electrical and plumbing). Furthermore, where applicable, do not call for a framing inspection until the electrical/plumbing rough-in has been inspected and approved. Concealed spaces (i.e. veranda roofs and the like) are to be inspected for framing before being totally enclosed.

ST. JOHN'S

5. Each bedroom shall have at least one (1) outside window openable from the inside without the use of tools or special knowledge. Such windows shall provide an unobstructed opening of not less than 380 mm (15") in height and width and 0.35m² (3.8 sq.ft.) in area. It is recommended that the sills of windows intended for use as emergency exits be not higher than 1.5m above the floor. As well, where a bedroom window opens into a window well, a clearance of at least 550 mm (22") shall be provided in front of the window. Where the sash swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency as per **Article 9.7.1.3 of the 2005 National Building Code of Canada**. If a protective enclosure is used over such window wells, the enclosure shall be openable from the inside without the use of tools or special knowledge.
6. The membrane type vapour barrier shall comply with **Subsection 9.25.4 of the 2005 National Building Code of Canada**. General purpose polyethylene is not acceptable.
7. The following are the required thermal resistance values for the St. John's area for exterior wall assembly R.S.I.3.6. (R-20).

If you require additional information regarding this notice, please contact the undersigned. All inspection requests are to be made by dialling **3-1-1, 754-CITY(2489)** or e-mailing **service@stjohns.ca**

Yours truly,



Rodney Healey
Building Inspector
(709) 576-8534

RJH/tlh

B1-111382

CITY-1003 Building Permit & Development Application Form

BUILDING/DEVELOPMENT

access
st.john's

ONE STOP CITY SERVICE

304
RN

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: _____ Street Name: 16 Mullock St. Lot #: _____

Suite /Floor: _____ Subdivision: _____

Account #: 6345-0-0090-000-4 Date (yyyy/mm/dd) _____

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Applicant: _____	Property Owner: _____
Mailing Address: _____	Mailing Address: _____
Postal Code _____	Postal Code _____
Telephone: (Home) _____ (Work) _____	Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____	(Fax) _____ (Cell) _____
email: _____	email: _____

Contractor: <u>Ro-Bax Cont. Ltd.</u>	Consultant: _____
Mailing Address: <u>64 St. Thomas Line</u>	Mailing Address: _____
<u>Paradise Hill</u>	_____
Postal Code <u>A1C 2M1</u>	Postal Code _____
Telephone: (Home) _____ (Work) _____	Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____	(Fax) _____ (Cell) _____
email: _____	email: _____

PROJECT INFORMATION: (supplemental to SECTION 1)

SECTION 3

Tenant, Occupancy, Trade Name: _____

Building Floor Area: _____ Project Floor Area: _____

Property/Lot Area: _____ # On Site Parking Spaces: _____

Employees: _____

TICK BOX IF THIS PROJECT INCLUDES:

- Electrical Work: Private Well Installation (Must be Drilled)
- Plumbing Work: Private Septic Installation (GSC Approval Required)
- Culvert Installation (Must be approved by streets department)

DESCRIPTION OF PROJECT: turn Bed Room on Second Floor to Bath Room.

ESTIMATED COST OF PROJECT: \$8-10,000.00

PLEASE TURN OVER AND SIGN SECTION 4: NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE

Please send completed form to: Access St. John's, First Floor City Hall
P.O. Box 908,, 10 New Gower Street
St. John's NL A1C 5M2

For further information:
email: service@stjohns.ca
call: 3-1-1
Where 3-1-1 is unavailable, call 709-754-CITY (2489)

BUILDING PERMIT

PAM

File #: **B 1 111565 1**

Issue Date: 2011/06/23

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2011/12/23

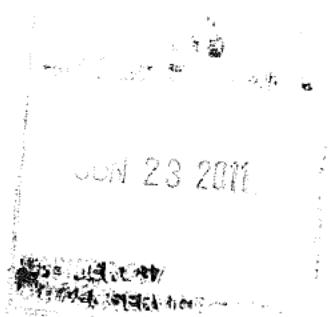
Applicant	Contractor

Location of Work
12 MULLOCK ST

Description of Work
FOR RENOVATIONS OF SEMI-DETACHED DWELLING

Remarks or Conditions:

REPLACEMENT OF THREE WINDOWS & CLAPBOARD AT FRONT OF DWELLING.
ALL CONSTRUCTION AS PER 2010 NATIONAL BUILDING CODE OF CANADA, PLAN REVIEW LETTER, HERITAGE AREA, AND INSPECTOR'S REQUIREMENTS. SAFETY AS PER PART 8 NBC.



NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.

All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.

Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations.

This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.

Estimated Job Value:	Permit Fee:	Signature of Owner or Authorized Agent:	City Official:
\$2,000	\$25.00	<i>Elizabeth Power</i>	<i>A. Curran</i>

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

June 22, 2011

Dear [REDACTED]

**RE: 12 Mullock Street
Renovations
Our File #B1 111565**

This letter will serve to confirm that your application is approved and subject to the following requirements. Please note the Building Permit is now available for pick-up at a cost of **\$25.00 (HST EXEMPT)**.

NOTE: Refer to your Building Permit for the required Demand Inspections. Please allow 24-48 hours for the inspection. As per Council's policy there is a \$100.00 (plus HST) penalty charge for premature requests or excessive deficiencies.

The project site shall be kept in a clean condition, free of all rubbish and debris at all times. If it is found that this is not the case then the owner/contractor will be found to be in contravention of the by-laws and unfortunately the City will have no alternative but to have the site cleaned at your expense and/or issue \$100.00 tickets per each violation. Unpaid tickets will form a lien against the property until paid and contractors having unpaid tickets may be not be able to obtain new permits until all outstanding fines are paid (Section 5.1 (1)(a) of St. John's Residential Property Standards By-Law, Section 9(e) of the St. John's Commercial Maintenance By-Law and/or Section 36 of the St. John's Building By-Law).

- 1. All construction must conform to the 2005 National Building Code of Canada. The following items are noted for your attention and revision as necessary to conform with the Code.**
- 2. The contractor shall take all necessary precautions during construction in conformance with Part 8 of the 2005 National Building Code of Canada to protect the public.**
- 3. Any electrical and plumbing work proposed will require separate permits being obtained by licensed Electrical and Plumbing Contractors. All work to be in conformance with the Canadian Electrical Code and National Plumbing Code.**
- 4. The wall and floor/ceiling assemblies are not to be closed-in or drywalled until all applicable inspections have been completed and approval given (i.e., building, electrical and plumbing). Furthermore, where applicable, do not call for a framing inspection until the electrical/plumbing rough-in has been inspected and approved. Concealed spaces (i.e., veranda roofs and the like) are to be inspected for framing before being totally enclosed.**

ST. JOHN'S

5. All lumber to be used in the construction of the building shall be identified by a grade stamp to indicate its grade as determined by the NLGA AStandard Grading Rules for Canadian Lumber@ as required by **Article 9.3.2.1 and Table 9.3.2.1 of the 2005 National Building Code of Canada.**
6. All lintels shall be in conformance with **Tables A-12 to A-19 of the 2005 National Building Code of Canada.** *Please note that a framing inspection is required to ensure that there is an existing lintel or a new lintel above each window opening.*
7. Each bedroom shall have at least one (1) outside window openable from the inside without the use of tools or special knowledge. Such windows shall provide an unobstructed opening of not less than 380 mm (15") in height and width and 0.35m² (3.8 sq.ft.) in area. It is recommended that the sills of windows intended for use as emergency exits be not higher than 1.5m above the floor. As well, where a bedroom window opens into a window well, a clearance of at least 550 mm (22") shall be provided in front of the window. Where the sash swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency as per **Article 9.7.1.3 of the 2005 National Building Code of Canada.** If a protective enclosure is used over such window wells, the enclosure shall be openable from the inside without the use of tools or special knowledge.
8. The air barrier system proposed for the dwelling must conform to all requirements of **Section 9.25.3 of the 2005 National Building Code of Canada.**
9. Cladding shall comply with **Section 9.27 of the 2005 National Building Code of Canada.** Given the geographical zone which St. John's is in, the first and second planes of protection from moisture penetration shall apply. Ensure cladding system proposed conforms with the relative sections for a particular cladding. *Wood siding to be installed on vertical furring not less than 10mm (3/8") thick to provide the second plane of protection.*

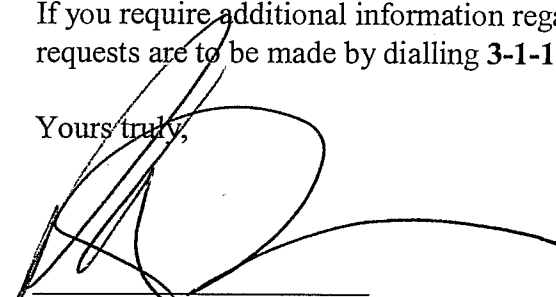
Heritage Area Requirements;

10. Window style to be vertical slider (single or double hung). Other styles must be approved by the undersigned prior to installation.
11. Width of windows to be approximately 1/2 the height (e.g., 30"wide x 60"high). Bedroom windows must still meet National Building Code egress requirements. If you are installing a double window unit, the opening size will be approximately square. *The existing window openings are to be enlarged to accommodate the above requirement. As per our telephone conversation yesterday I would suggest the following window sizes based on the width of the existing windows being 54".*
 - *Living Room, 54"wide x 54"high, double unit.*
 - *Bedroom, 54"wide x 54" high, double unit (supplier to ensure size will meet egress).*
 - *Bathroom, 20"wide x 40" high, single unit.*

12. Trims for sides and top of windows to be 1"x4". Sill trim to be 2"x2", extend to the outer edges of the side trim, be angled to shed water, and have a saw cut at the bottom to achieve a capillary break.
13. Six inch trims are required for external corners and division between neighboring buildings.
14. Siding to be 4" exposed straight clapboard style (cove style siding not permitted).
15. Please note that if during the progress of construction you wish to deviate and/or revise the layout and/or appearance of the dwelling that differs from the plans submitted and approved you must give written notice of such deviation and/or revision together with new plans and specifications to the inspector assigned to the file. Written approval shall be obtained prior to the changes be implemented.

If you require additional information regarding this notice, please contact the undersigned. All inspection requests are to be made by dialling **3-1-1, 754-CITY(2489)** or e-mailing **service@stjohns.ca**

Yours truly,



Peter Mercer, CET
Heritage Officer
576-6975
pmercerc@stjohns.ca

PAM/tlh

Google maps
Canada

Address 43 Mullock Street

Address is approximate



Google maps
Canada

Address 12 Mullock St
St John's, NL A1C 2R7



access
st.john's

ONE STOP CITY SERVICE

BI 111565

TY-1003 Building Permit & Development Application Form

BUILDING/DEVELOPMENT

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: _____ Street Name: 12 MULLOCK ST. Lot #: _____

Suite/Floor: RN-304- Subdivision: _____

Account #: 6345-0-0070-000-8. Date (yyyy/mm/dd) _____

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Applicant: _____	Property Owner: _____
Mailing Address: _____	Mailing Address: _____
Postal Code: _____	Postal Code: _____
Telephone: (Home) _____ (Work) _____	Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____	(Fax) _____ (Cell) _____
email: _____	email: _____

Contractor: _____	Consultant: _____
Mailing Address: _____	Mailing Address: _____
Postal Code: _____	Postal Code: _____
Telephone: (Home) _____ (Work) _____	Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____	(Fax) _____ (Cell) _____
email: _____	email: _____

PROJECT INFORMATION: (supplemental to SECTION 1)

SECTION 3

Tenant, Occupancy, Trade Name: _____

Building Floor Area: _____ Project Floor Area: _____

Property/Lot Area: _____ # On Site Parking Spaces: _____

Employees: _____

TICK BOX IF THIS PROJECT INCLUDES:

Electrical Work: Private Well Installation (Must be Drilled)

Plumbing Work Private Septic Installation (GSC Approval Required)

Culvert Installation (Must be approved by streets department)

DESCRIPTION OF PROJECT: 5400 x 30h

2 WINDOWS (Front) + Bathroom Window.

CLAP BOARD

ESTIMATED COST OF PROJECT: \$ 800.00

PLEASE TURN OVER AND SIGN SECTION 4: NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE

Please send completed form to: Access St. John's, First Floor City Hall
P.O. Box 908,, 10 New Gower Street
St. John's NL A1C 5M2

For further information:
email: service@stjohns.ca
call: 3-1-1
Where 3-1-1 is unavailable, call 709-754-CITY (2489)

PLUMBING CERTIFICATE

City of St. John's

Date of Issue Sept 26/14

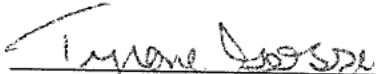
File # R 1140966

Location: 16 Mullock ST

Owner: 


Contractor: Pods Plumbing

The Plumbing work carried out under the above noted file number at this location, has been

Inspected and is approved. 
(Signature of Plumbing Inspector)

ST. JOHN'S

Plumbing Inspection Division
Field Notice

Location: 16 Mullock ST Permit No: B 114096
Contractor: Rod Dyer Owner: 

Remarks: _____

An inspection of the above project disclosed that the items noted below require your remedial action to avoid contravention of the Canadian Plumbing Code and/or other By-laws or Regulations of the City of St. John's

Item	Description

Underground Approval Above Ground Approval Rough-in Approval Waterline Approval Final Approval

Inspector: Lyrone Gosse Date: Sept 24/14 Phone: 576-8486


Received By: _____

ST. JOHN'S

Department of Planning, Development and Engineering

Plumbing Inspection Division
Field Notice

Location: 16 Mullock ST Permit No: B1140966

Contractor: Rods Plumbing Owner: 

Remarks: - PRO complete, WPI complete

An inspection of the above project disclosed that the items noted below require your remedial action to avoid contravention of the Canadian Plumbing Code and/or other By-laws or Regulations of the City of St. John's

Item	Description

Underground Approval Above Ground Approval Rough-in Approval Waterline Approval Final Approval

Inspector: Lyrone Gosse Date: June 2/14 Phone: 576-8434

Received By: _____



Plumbing Inspection Division
Field notice

Location: 16 Mullock St Permit No: B140966

Contractor: Rods Plumbing Owner: [REDACTED]

Remarks: _____

An inspection of the above project disclosed that the items noted below require your remedial action to avoid contravention of the Canadian Plumbing Code and/or other By-laws or Regulations of the City of St. John's

Item	Description

Underground Approval Above Ground Approval Rough-in Approval Waterline Approval Final Approval

Inspector: Yvonne Gosse Date: May 15/14 Phone: 516-9484

Received By: _____



2014-447DE-125

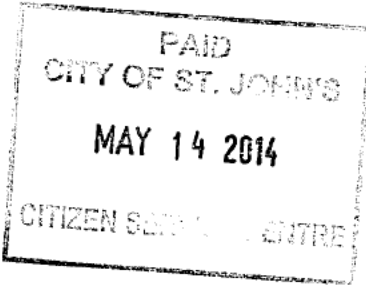
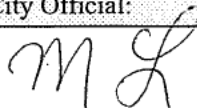
PLUMBING PERMIT

Issue Date: 2014/05/14

FILE #: B1140966 1

Expiry Date: 2016/05/14

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Applicant		Contractor	
[REDACTED]		Rod's Plumbing & Heating 35 Dunn's Hill Road 1091 CBS NL A1X 7W5	
Location of Work		16 MULLOCK ST 6345-0-0090-000-4	
Description of Work			
923 RENOVATIONS (DLB)DON BARRETT			
1.00 SINK		16.80	16.80
1.00 WASHER STAND PIPE		16.80	16.80
			
Remarks or Conditions:			
<p>All work must be carried out in accordance with the City of St. John's Act and Applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.</p> <p>Permit holder is responsible for compliance with any Federal or Provincial Regulations.</p> <p>This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.</p>			
Estimated Job Value:		Permit Fee:	
\$1,000		\$33.60	
Signature of Owner or Authorized Agent:		City Official:	
			

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY



BLD-1007 Plumbing Permit Application Form

PLUMBING

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: 16 Street Name: Mullock Street Lot #: _____
 Suite /Floor: _____ Subdivision: _____
 Roll #: _____ Date (yyyy/mm/dd) 2014/05/12

PLEASE PRINT

FILE # B1140966

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Contractor: _____ Mailing Address: _____ Postal Code _____ Telephone: (Home) _____ (Work) _____ (Fax) _____ (Cell) _____ email: _____ Trade Name: _____	Owner: _____ Mailing Address: _____ Postal Code _____ Telephone: (Home) _____ (Work) _____ (Fax) _____ (Cell) _____ email: _____
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

APPLICATION INFORMATION :

SECTION 3

TYPE OF WORK: New _____ Alteration _____ Repair Addition _____
 TYPE OF BUILDING: Residential Commercial _____ Industrial _____ Institutional/Gov't _____
 Estimated Cost of all Plumbing Work (Materials & Labour) \$ 1000.00
 Is there any other work associated with this job besides plumbing? YES NO _____

WORK TYPE	NUMBER	COST
WATER CLOSET		
BASIN		
BATH		
SINK	<u>1</u>	
URINAL		
SHOWER		
BOILER		
CLOTHES WASHER	<u>1</u>	
LAUNDRY TUB		
FLOOR DRAIN		
DISH WASHER		
ROOF DRAIN		
WATER FEE		
MISC.		
TOTAL	<u>2</u>	

"All work must be carried out in Accordance with the City of St. John's Act and Applicable By-Laws or Regulations"

Contractor /Representative's Signature: Red Dyer Date: May 13/2014
 Payment Method: Cash _____ Cheque _____ Credit Card _____
 Visa MC _____ Amex _____ Card No 4514 0110 0087 1192 Expiry Date (mm/yyyy): 11/17

Please send completed form to: Access St. John's, First Floor City Hall
 P.O. Box 908,, 10 New Gower Street
 St. John's NL A1C 5M2

For further information:
 email: service@stjohns.ca
 call: 3-1-1
 Where 3-1-1 is unavailable, call 709-754-CITY (2489)

FIELD NOTICE

DEPT. OF PLANNING , DEVELOPMENT & ENGINEERING
 P.O. BOX 908 ST. JOHN'S, NL A1C 5M2
 TELEPHONE (709) 576-8565 FAX (709) 576-8160

MANDATORY INSPECTIONS

FILE NO: R1 140966/R1 111382.

LOCATION: 16 Mullock Street.

OWNER: Ka-Bow Construction.

CONTRACTOR: _____

REMARKS: _____

APPROVED		NOT APPROVED (SEE BELOW)
_____	EXCAVATION	_____
_____	FOUNDATON & DRAIN TILE	_____
_____	FRAMING	_____
_____	FIREPLACE/WOODSTOVE & CHIMNEY	_____
_____	INSULATION & VAPOUR BARRIER	_____
_____	DAMPPROOFING UNDER FLOOR SLAB	_____
_____	SITE REQUIREMENTS	_____
_____	FINAL	✓

AN INSPECTION OF THE ABOVE PROJECT DISCLOSED THAT THE ITEMS NOTED BELOW REQUIRED YOUR REMEDIAL ACTION TO AVOID CONTRAVENTION OF THE ST. JOHN'S BUILDING REGULATIONS, AND/OR THE CITY OF ST. JOHN'S ACT.

CALL FOR INSPECTIONS 24 HOURS A DAY AT: 311 OR 754-CITY (2489) OR EMAIL SERVICE@STJOHNS.CA.
 ALLOW 24-48 HOURS RESPONSE TIME TO INSPECTION REQUESTS.
 PLEASE CONTACT THE UNDERSIGNED INSPECTOR SHOULD YOU WISH TO DISCUSS THE ITEMS NOTED BELOW.

ITEM	DESCRIPTION
1.	Final Plumbing Approval Requested
	Contractor Rodie Collins.
	Rodie Plumbing.

ISSUED BY: INSPECTOR (PLEASE PRINT) Lodney Healey DATE: Sept 11/12 PHONE: 576-8534

(SIGNATURE) _____

RECEIVED BY: _____ DATE: _____

(SIGNATURE) _____





D-1001 Electrical Permit Application Form

ELECTRICAL

PLEASE PRINT

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: 16 Street Name: Mullick ST Lot#: Suite/Floor: Subdivision: Roll #: Date (yyyy/mm/dd) 14/5/30

FILE # B1-140966

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Contractor: Rybel Electric Ltd Mailing Address: Postal Code Telephone: (Home) (Work) (Fax) (Cell) email: Trade Name:

Please fill out owner information if different than contractor:

Owner: Mailing Address: Postal Code Telephone: (Home) (Work) (Fax) (Cell) email:

APPLICATION INFORMATION:

SECTION 3

TYPE OF WORK: New Alteration Repair Addition TYPE OF BUILDING: Residential Commercial Industrial Institutional/Gov't Estimated Cost of all Electrical Work (Materials & Labour) \$ 2000.00 Is there any other work associated with this job besides electrical? YES NO

DESCRIPTION OF WORK:

Electrical reno of kitchen

Service Rating: Volts: 120/240 Amperes: 200 Phase: 1φ

Estimated Completion Date (yyyy/mm/dd): Aug 2014

* CSR MUST TRANSFER INFO TO PERMIT

NOTE: CONTRACTOR MUST CALL FOR INSPECTION AT EACH STAGE- 48 HOURS NOTICE IS REQUIRED

Contractor /Representative's Signature: David Ryall Date: 30/5/14

Payment Method: Cash Cheque Credit Card

Visa MC Amex Card No Expiry Date (mm/yyyy):

Please send completed form to: Access St. John's, First Floor City Hall P.O. Box 908, 10 New Gower Street St. John's NL A1C 5M2

For further information: email: service@stjohns.ca call: 3-1-1 Where 3-1-1 is unavailable, call 709-754-CITY (2489)

ELECTRICAL CERTIFICATE
City of St. John's

Date of Issue June 16/2014 ⁴²⁶⁹
File # B1140966-1

Location: 16 Mullock St.
Owner: [REDACTED]
Contractor: Rybel Electrical Ltd

The Electrical work carried out under the above noted file number at this location, has been
Inspected and is approved. Wayne [Signature]
(Signature of Electrical Inspector)

ST. JOHN'S

Sheet 7
Tues.

ELECTRICAL PERMIT

File #: **B1140966 1**

Issue Date: 2014/05/30

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2016/05/30

Owner	Contractor
[REDACTED]	Rybel Electric Limited 23 Whiteley Drive 71 Mount Pearl NL A1N 2M8

Location of Work
16 MULLOCK ST 6345-0-0090-000-4

Description of Work
RENOVATIONS 823 KAS
1.00 MINIMUM PERMIT FEE 60.50 60.50

PAID
CITY OF ST. JOHN'S
MAY 30 2014

CITIZEN SERVICE CENTRE

Remarks or Conditions:

① June 3/14 - She App. Kitchen - 50K
 ② June 16/14 - EPI - App - 1/2 CF - WCFE (WCE)

All work must be carried out in accordance with the City of St. John's Act and Applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit. Permit holder is responsible for compliance with any Federal or Provincial Regulations. **This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.**

Estimated Job Value:	Permit Fee:
\$2,000	\$60.50

Signature of Owner or Authorized Agent:	City Official:
<i>David Ryall</i>	<i>Mee Ling Au</i>

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

See over:

FIELD NOTICE

DEPT. OF PLANNING, DEVELOPMENT & ENGINEERING
 P.O. BOX 908 ST. JOHN'S, NL A1C 5M2
 TELEPHONE (709) 576-8565 FAX (709) 576-8160

MANDATORY INSPECTIONS

FILE NO: B1 140966
 LOCATION: 16 Mullock St.
 OWNER: JC- Fox Construction
 CONTRACTOR: _____
 REMARKS: _____

APPROVED

NOT APPROVED
(SEE BELOW)

_____ EXCAVATION _____
 _____ FOUNDATION & DRAIN TILE _____
 _____ FRAMING _____
 _____ FIREPLACE/WOODSTOVE & CHIMNEY _____
 _____ INSULATION & VAPOUR BARRIER _____
 _____ DAMPPROOFING UNDER FLOOR SLAB _____
 _____ SITE REQUIREMENTS _____
 _____ FINAL _____

AN INSPECTION OF THE ABOVE PROJECT DISCLOSED THAT THE ITEMS NOTED BELOW REQUIRED YOUR REMEDIAL ACTION TO AVOID CONTRAVENTION OF THE ST. JOHN'S BUILDING REGULATIONS, AND/OR THE CITY OF ST. JOHN'S ACT.

CALL FOR INSPECTIONS 24 HOURS A DAY AT: 311 OR 754-CITY (2489) OR EMAIL SERVICE@STJOHNS.CA.
 ALLOW 24-48 HOURS RESPONSE TIME TO INSPECTION REQUESTS.
 PLEASE CONTACT THE UNDERSIGNED INSPECTOR SHOULD YOU WISH TO DISCUSS THE ITEMS NOTED BELOW.

ITEM	DESCRIPTION
61	NO Backfill inspection completed.
62	NO Framing Inspection completed.
Note	As per PHM to RSH, Framing is OK
	IVM. is OK except for items listed above

ISSUED BY: Cliff Rice DATE: June 4/14 PHONE: 576-8311
 INSPECTOR (PLEASE PRINT) _____
 (SIGNATURE) [Signature]
 RECEIVED BY: _____
 (SIGNATURE) _____ DATE: _____




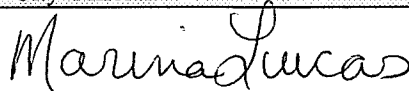
BUILDING PERMIT

File #: **B 1 140966 1**

Issue Date: 2014/05/14

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2016/05/14

Applicant	Contractor
RO-BAX CONSTRUCTION LTD. 64 ST. THOMAS LINE PARADISE, NL A1L 2M1 781-1136	
Location of Work	
16 MULLOCK ST	
Description of Work	
FOR RENOVATIONS OF TOWNHOUSING	
Remarks or Conditions:	
PERMIT TO RENOVATE KITCHEN AS PER INSPECTORS REQUIREMENTS *****PLUMBING APPLICATION ON FILE - ROD'S PLUMBING***** NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK. All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit. Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations. This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.	
Estimated Job Value:	Permit Fee:
\$8,000	\$72.00
Signature of Owner or Authorized Agent:	
	
City Official:	
	

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

FILE B 1 140966 SUBD (ACTIVE)
LOC 16 MULLOCK ST
WORK RENOVATIONS
USE TOWNHOUSING
APPL RA-BAN CONSTRUCTION LTD.

Last Action Insp
BLDG 2014/04/30 INS RJH
ELEC KAS
PLUM DLB

PRP CLS RES
UNITS
EST. VALUE 8,000
PERMIT \$ 72.00
----AREA (SQ METRES)----

ROLL # 6345-0-0090-000-4
STREET 6345 MULLOCK ST

(RN)
(305)

Permit Dates Ins Required

TEMP Demand Y
OCC Grade N
BLD Electrical Y
EXP Plumbing Y

TOTAL FLOOR
FINISHED BSMT
FINISHED FLOO

PERMITS TO DATE

ALL 2M1 HOME PH # 781-1136
BUS PH # 728-3593

Opnd 20140414 MICR FLM N

CONT

BASEMENT
ZONE RD

COUNCIL LIST

CERT. DATES
LOC. PERMIT TO RENOVATE KITCHEN AS PER INSPECTORS REQUIREMENTS
ELEC
PLUM
PH #

REMINDE
DATE REQ

APPROVAL DATES
INITIAL FINAL

CNTR	DATE	INS	TYP	ACTIVITY	SRC	REMINDE DATE REQ	APPROVAL DATES INITIAL	FINAL
1	20140414	MKL	OPN	File Opened By MKL MARINA LUCAS	BA		PLANS EXAMINER Y 2014/04/28	N/A
2	20140414	MKL	APM	APPLICATION MADE TO INSTALL NEW KITCHEN,REPAIR WALL,	BA		PLAN REVIEW LTR Y 2014/04/28	N/A
3	20140414	MKL	---	PLASTER & PAINT.	BA		PLAN/DEV COMM N	N/A
4	20140414	MKL	---	A PRELIMINARY INSPECTION REQUESTED.	BA		ASSESSMENTS N	N/A
5	20140415	RJH	INS	PLIM INSPECTION FOR PERMIT REQUIREMENTS -- STRIPOUT	BI		FIRE COMMISSION N	N/A
6	20140415	RJH	---	COMPLETED -- DISCUSSION WITH CONTRACTOR..	BI		HERITAGE N	N/A
7	20140428	RJH	OTH	OTHER PLANS NOTICE SENT FOR TYPING..	BI		GRADE SET N	N/A
8	20140428	RJH	PNA	PLANS APPROVED	BI		FIRE DEPT N	N/A
9	20140428	RJH	PNI	PLANS EXAMINERS NOTICE ISSUED	BI		OTHER N	N/A
10	20140430	RJH	INS	INSPECTION DISCUSSION WITH CONTRACTOR AS FOUNDATION	BI		HEALTH DEPT. N	N/A
11	20140430	RJH	---	WALL WILL BE INSTALLED.... FROST PROTECTION TO BE	BI		LABOUR DEPT. N	N/A
12	20140430	RJH	---	ACHIEVED .. RIGID INSULATION IS PERMITTED TO BE USED	BI		PARKS/LANDSCP. N	N/A
13	20140430	RJH	---	IN FROST PROTECTION.....	BI		ENGINEERING N	N/A
							SEPTIC/CULV DEP N	N/A
							EXCAVATION GRD N	N/A
							EXCAVATION INS N	N/A
							LOCATION CERT N	N/A
							BACK FILL INS Y	N/A
							ELE INS PF MAIN Y	N/A
							PLB INS PF RGH Y	N/A
							TRUS DRAW RC/AP N	N/A
							FRAME INS MAIN Y	N/A
							ELE INS PF BASE N	N/A
							FRAME INS BASE N	N/A
							FPLC/WSTVE/CHIM N	N/A
							INSUL V.B. MAIN Y	N/A
							INSUL V.B. BASE N	N/A
							INSUL CARD REC N	N/A
							DAMPROOFING Y	N/A
							SITE REQ OR SEC N	N/A
							ELE FINAL APRVL Y	N/A
							PLB FINAL APRVL Y	N/A
							FINAL INS Y	N/A
							GRADE FINAL N	N/A
							DESIGNER CERT N	N/A
							CERT HVAC N	N/A
							CERT PROPANE N	N/A
							CERT STRUCTURAL N	N/A
							CERT FIRE ALRM N	N/A
							OCCUPANCY CERT N	N/A

April 28, 2014



Dear Sir/Madam:

**RE: 16 Mullock Street
Renovations – Kitchen Upgrade
Our File #B1 140966**

This letter will serve to confirm that your application is approved subject to the following requirements. Please note the Building Permit is now available for pick-up at a cost of **\$72.00 (HST EXEMPT)**.

NOTE: Refer to your Building Permit for the required Demand Inspections. Please allow a minimum of 24-48 hours for the inspection. A fee of One Hundred Dollars (\$100.00) may be imposed upon the applicant, payable prior to the next stage of construction, if the inspector is required to repeat a stage inspection because the previous stage was not completed properly or deficiencies noted were not corrected.

The project site shall be kept in a clean condition, free of all rubbish and debris at all times. If it is found that this is not the case then the owner/contractor will be found to be in contravention of the by-laws and unfortunately the City will have no alternative but to have the site cleaned at your expense and/or issue \$100.00 tickets per each violation. Unpaid tickets will form a lien against the property until paid and contractors having unpaid tickets may not be able to obtain new permits until all outstanding fines are paid (Section 5.1(1)(a) of St. John's Residential Property Standards By-Law, Section 9(e) of the St. John's Commercial Maintenance By-Law and/or Section 36 of the St. John's Building By-Law).

1. **All construction must conform to the 2010 National Building Code of Canada. The following items are noted for your attention and revision as necessary to conform with the code.**
2. No structural changes permitted without prior notification to this office.
3. Floor joist supporting second floor to be reinforced in a manner acceptable to this office.
4. Foundation walls (of kitchen area) are required to be upgraded in a manner acceptable to this office.

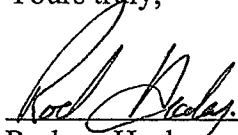
ST. JOHN'S

5. The electrical and plumbing work proposed will require separate permits being obtained by licensed Electrical and Plumbing Contractors. All work to be in conformance with the Canadian Electrical Code and National Plumbing Code.
6. The wall and floor/ceiling assemblies are not to be closed-in or drywalled until all applicable inspections have been completed and approval given (i.e., building, electrical and plumbing). Furthermore, where applicable, do not call for a framing inspection until the electrical/plumbing rough-in has been inspected and approved. Concealed spaces (i.e., veranda roofs and the like) are to be inspected for framing before being totally enclosed.
7. The frost wall area of the house shall have below grade approved rigid insulation installed to provide thermal protection. Such insulation shall extend from the top of the footing to the top edge of the floor slab. It is recommended that a minimum thermal resistance for such insulation be R-10.
8. The anchorage of building frames, columns, posts, decks, verandas and other exterior balconies shall comply with **Subsection 9.23.6 of the 2010 National Building Code of Canada.**
9. All lintels shall be in conformance with **Tables A-12 to A-19 as referenced in Article 9.23.12.3 of the 2010 National Building Code of Canada.**
10. The doors to dwelling units, doors between units and detached garages or ancillary spaces and doors which provide access from a storage garage to a dwelling unit are to conform to **Subsection 9.6.8, resistance to forced entry as per the 2010 National Building Code of Canada.** Solid blocking shall be provided on both sides at the lock height between the jamb for doors and the structural framing so that the jamb will resist spreading by force.
11. The following are the recommended thermal resistance values for the St. John's area:
 - a) For exterior wall assembly RSI 3.6 (R-20).
12. The membrane type vapour barrier shall comply with **Subsection 9.25.4 of the 2010 National Building Code of Canada.** General purpose polyethylene is not acceptable.
13. Row houses/town houses and duplexes shall conform to the following requirements:
 - a) The party wall on a property line shall be constructed as a fire separation having a fire resistance rating not less than one (1) hour. The party wall shall be installed to provide continuous protection from the top of the footing to the underside of the roof deck including canopy, eaves and any other form of projection **Article 9.10.11.2 of the 2010 National Building Code of Canada.** The party wall assembly shall also have a sound

transmission rating of STC 50 as required under **Subsection 9.11.3 of the 2010 National Building Code of Canada**. Please refer to **Table A-9.10.3.1 in Appendix A of the 2010 National Building Code of Canada** for the various assemblies meeting the required fire resistance and sound transmission ratings. Consult with the inspector to verify compliance of the proposed party wall assembly.

If you require additional information regarding this notice, please contact the undersigned. All inspection requests are to be made by calling **311, (709) 754-CITY (2489)** or email **service@stjohns.ca**

Yours truly,



Rodney Healey
Building Inspector
(709) 576-8534
rhealey@stjohns.ca

RJH/mrh



City-1003 Building Permit & Development Application Form

BUILDING/DEVELOPMENT

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: _____ Street Name: 16 Mullerch NT Lot #: _____

Suite /Floor: _____ Subdivision: _____

Account #: 6345-0-0090-000-4 Date (yyyy/mm/dd) _____

B1140966

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Applicant: _____
Mailing Address: _____
Postal Code: _____
Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____
email: _____

Property Owner: _____
Mailing Address: _____
Postal Code: _____
Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____
email: _____

Contractor: Ra-Baa Cont. Ltd.
Mailing Address: 64 -st Thomas Line
Paradise
Postal Code: A1B-2M1
Telephone: (Home) _____ (Work) 7
(Fax) _____ (Cell) _____
email: Logan Collins

Consultant: _____
Mailing Address: _____
Postal Code: _____
Telephone: (Home) _____ (Work) _____
(Fax) _____ (Cell) _____
email: _____

PROJECT INFORMATION: (supplemental to SECTION 1)

SECTION 3

Tenant, Occupancy, Trade Name: _____

Building Floor Area: _____ Project Floor Area: _____
Property/Lot Area: _____ # On Site Parking Spaces: _____
Employees: _____

TICK BOX IF THIS PROJECT INCLUDES:

- Electrical Work:
- Plumbing Work:
- Private Well Installation: (Must be Drilled)
- Private Septic Installation: (GSC Approval Required)
- Culvert Installation: (Must be approved by streets department)

DESCRIPTION OF PROJECT: Install New Kitchen Repair wall Plaster & Paint
prelim inspection requested.

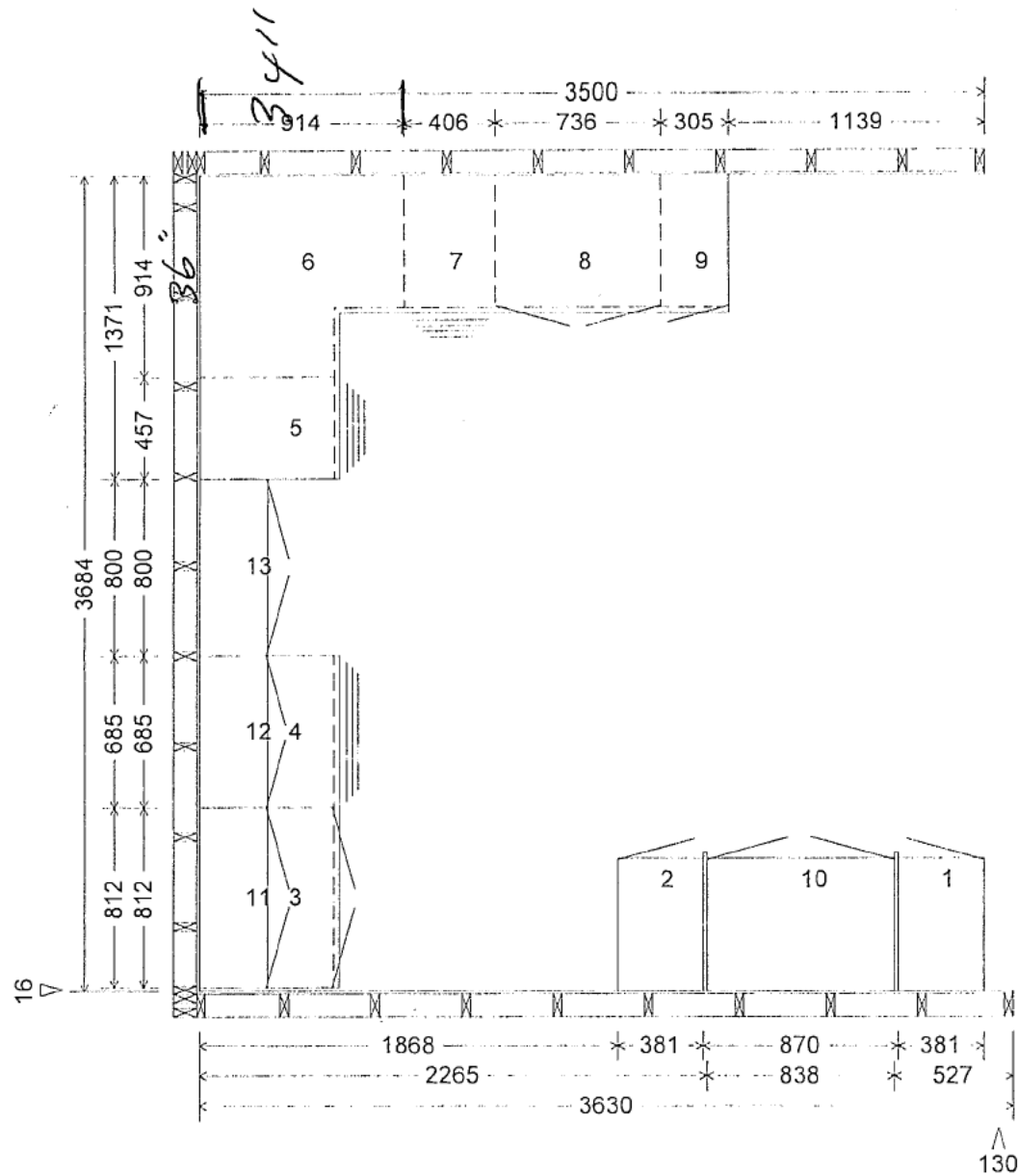
ESTIMATED COST OF PROJECT: \$7800.00

PLEASE TURN OVER AND SIGN SECTION 4: NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE

Please send completed form to: Access St. John's, First Floor City Hall
P.O. Box 908, 10 New Gower Street
St. John's NL A1C 5M2

For further information:
email: service@stjohns.ca
call: 3-1-1
Where 3-1-1 is unavailable, call 709-754-CITY (2489)

11/10/14



Contact: [Redacted]

Work Phone:

Home Phone:

E-mail:

Mobile Phone: [Redacted]

Owner: [Redacted]

Contractor: Wedge Electrical

Case Id #: 495707

Case Type: Inspection Request - Electrical Permit

Details: please call Sheldon [Redacted]

Inspection Type: Final inspection

Required Date: 2017/5/16

Submitted By: Michael Kean

Submitted On: 15 May 2017 9:56 am

Location: 12 MULLOCK ST

Location of Project: same

CR

Permit #: B1 162603

Supervisors Comments / Instructions

[Empty lines for supervisor comments]



Permit refnum: B1 162603-1 ELEC

Kevin Redmond 576-8596 kredmond@stjohns.ca via CityReporter

2017/05/16 04:07 PM

To:

building

Hide Details

From: "Kevin Redmond 576-8596 kredmond@stjohns.ca via CityReporter" <no-reply@cityreporter.ca>

To: building@stjohns.ca

Please respond to "Kevin Redmond 576-8596 kredmond@stjohns.ca" <kredmond@stjohns.ca>

ST. JOHN'S

City of St. John's

P.O. Box 908

St. John's, NL A1C 5M2

Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 ELEC

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Final Electrical

05/16/2017 04:05 PM

Accepted

Final Electrical	
05/16/2017 04:05 PM	
Inspected By: Kevin Redmond 576-8596 kredmond@stjohns.ca	
Panel labeled and clear space 1m in front of electrical panel	Accepted
AFCI and GFCI protection installed where necessary	Accepted
Test all GFCI/AFCI outlets	Accepted
All disconnects in place with correct fuse size in place and labeled	Accepted
Seperate circuits where necessary	Accepted
Propane lines bonded	N/A

Are there KO Fillers where required	Accepted
Cover plates installed	Accepted
Outside weather proof covers installed	Accepted
Lights mounted and caulked at each exterior entrance	Accepted
Check for proper polarity on receptacles	Accepted
Check for proper operation of switches - pay attention to 3- and 4-way switches	Accepted
Branch circuit breakers compatible with panel board i.e., Siemans-Siemans, Cutler Hammer-Cutler Hammer, etc.	Accepted
Switches in bathrooms and washrooms are located in accordance with CEC	Accepted
GFI protection in washroom as per CEC	Accepted
GFI protection on outside receptacle (below 2.5m)	Accepted
GFI protection for whirlpool tubs 68-302	N/A
20 amp GFI within 1.5m of kitchen sink	Accepted
Heating controls 1m from tub/shower	Accepted
Tamper resistant receptacles throughout	Accepted
NMD protected under 1.5m	Accepted
Bury ground conductors/rods	Accepted
Identify faceless GFI devices to match wiring and overcurrent devices	Accepted

Receptacles 20 amps or less are protected by a combination type AFCI as per CEC	N/A
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.

Contact: [Redacted] Work Phone:
E-mail: [Redacted] Home Phone:
Mobile Phone: [Redacted]

Owner: [Redacted]

Contractor: Wedge Electric

Case Id #: 475286

Case Type: Inspection Request - Electrical Permit

Details: for P.M. call before inspection

Inspection Type: Sheathing inspection/ sheath-up/rough-in
Required Date: 2017/1/11

Submitted By: Josephine Marshall
Submitted On: 10 Jan 2017 4:02 pm

Location: 12 MULLOCK ST

Location of Project: same

Permit #: n/a

31 Wedlock *CH*

Supervisors Comments / Instructions

she- up/1

12/2	
Smoke detectors interlinked between units	N/A
Clearance of NMD from duct work	Accepted
Switch outdoor plug	Accepted
Box fill achieved	Accepted
Bonding all boxes	Accepted
Splices for wire circuits	Accepted
IC pot lights are installed where required	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: B1 162603-1 ELEC
Kevin Redmond via CityReporter to: building
Please respond to Kevin Redmond

2017/01/12 12:02 PM

[REDACTED]
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 ELEC

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Rough-In

01/12/2017 12:01 PM

Accepted

Rough-In	
01/12/2017 12:01 PM	
Inspected By: Kevin Redmond	
Block to support all boxes greater than 100mm - metal boxes only	Accepted
Conductors ran through studs to be 32mm from face of stud	Accepted
Cable to be supported within 300mm of outlet boxes	Accepted
Smoke and/or carbon monoxide alarms are interlinked	Accepted
Conductors to be protected (attic) if in area where head clearance of more than 1m	Accepted
No running of conductors through trusses (drilling of holes in trusses)	Accepted
Number of fan boxes installed	N/A
Size of conductor for range hood	Accepted

12/2	
Smoke detectors interlinked between units	N/A
Clearance of NMD from duct work	Accepted
Switch outdoor plug	Accepted
Box fill achieved	Accepted
Bonding all boxes	Accepted
Splices for wire circuits	Accepted
IC pot lights are installed where required	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: B1 162603-1 ELEC
Kevin Redmond via CityReporter to: building
Please respond to Kevin Redmond

2017/01/12 12:02 PM



City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 ELEC
Address: 12 MULLOCK ST
City: St. John's
Inspection(s) Done:

Rough-In

01/12/2017 12:01 PM

Accepted

Rough-In	
01/12/2017 12:01 PM	
Inspected By: Kevin Redmond	
Block to support all boxes greater than 100mm - metal boxes only	Accepted
Conductors ran through studs to be 32mm from face of stud	Accepted
Cable to be supported within 300mm of outlet boxes	Accepted
Smoke and/or carbon monoxide alarms are interlinked	Accepted
Conductors to be protected (attic) if in area where head clearance of more than 1m	Accepted
No running of conductors through trusses (drilling of holes in trusses)	Accepted
Number of fan boxes installed	N/A
Size of conductor for range hood	Accepted

remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.

Legend filled properly - 2-100 panel directory final	N/A
No conductor passing through main chamber	Accepted
Other	N/A
Comments	

Grounding	
11/14/2016 11:16 AM	
Inspected By: Dwayne Keats	
Ground connection - artesian well, water main, rods, plates	Accepted
Approved ground connection	Accepted
Depth of ground plate - minimum 2'	N/A
Bond building steel	N/A
Size of ground conductor minimum #6 Cu	Accepted
Size of bonding conductor # ___ Cu	N/A
Sleeve ground wire	N/A
Bonding strap in place	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your



Permit refnum: B1 162603-1 ELEC
 Dwayne Keats via CityReporter to: building
 Please respond to Dwayne Keats

2016/11/14 11:16 AM



City of St. John's
 P.O. Box 908
 St. John's, NL A1C 5M2
 Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 ELEC

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Service	11/14/2016 11:15 AM	Accepted
Electrical Panel	11/14/2016 11:16 AM	Accepted
Grounding	11/14/2016 11:16 AM	Accepted

Service	
11/14/2016 11:15 AM	
Inspected By: Dwayne Keats	
Clearly identify location	Accepted
Load calculation required	N/A
Drip loops, minimum length 750mm, service neutral conductor identified	Accepted
Bonding conductor attached on outside of weather head if required	N/A
Spool distance from weather head 150mm-300mm	Accepted
Spool height above finished grade as per Canadian Electrical Code	Accepted
Height of mast above roofline 1.5m max, guy wire after 1.5m	N/A

Location of service conductors from windows, door and porches, not less than 1m 6-112(3)	Accepted
Correct size of conduit for service installed	Accepted
Spool bolted securely to structure	Accepted
Proper size of conductor for service rating - size and type of conductor	Accepted
Straps for service conduits installed	Accepted
Meter base secured to building and at correct height 1.8-2m centre	Accepted
Lugs tightened in meter base	Accepted
De-ox-it in use if aluminum conductor in use	N/A
All conduit fittings properly installed	Accepted
LB drained and duct seal in place	Accepted
Proper size meter base	Accepted
Expansion joints required/installed	N/A
Other	N/A
Comments	

Electrical Panel	
11/14/2016 11:16 AM	
Inspected By: Dwayne Keats	
Panel secure and at max height 1.7m to top breaker	Accepted
2.2m head space and 1m working space around equipment	Accepted
Neutral grounded to neutral connection	Accepted

ELECTRICAL CERTIFICATE

City of St. John's

Date of Issue May 16/17

File # PH-16-26531

Location: 12 Mall 2nd Street

Owner: 

Contractor: W. J. Elam

The Electrical work carried out under the above noted file number at this location, has been inspected and is approved.

L. J. Deed
(Signature of Electrical Inspector)

ST. JOHN'S

ELECTRICAL PERMIT



City of St. John's
 10 New Gower St.
 P.O. Box 908
 St. John's NL
 A1C 5M2
 www.stjohns.ca

*CLD
2017*

File #: **B1162603 1**

Issue Date: 2016/11/01

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2018/11/01

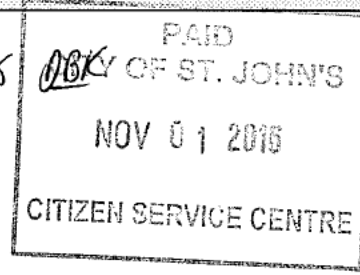
Owner	Contractor
	Wedge Electric 19 Cozumel Place CBS NL A1W 5K3 973 <i>Box 25</i>

Location of Work	Phone Number
12 MULLOCK ST	6345-0-0070-000-8

Description of Work			
RENOVATIONS	823	WCC	
1.00	200 AMP SERVICE		242.00 242.00

Remarks or Conditions:

*Nov 14/16 SER App'd to LIS of M/B only SAE 7KS
 Jan 12/17 she-app'd - KRM
 May 16/17 efi - eci - WEE - KRM*



All work must be carried out in accordance with the City of St. John's Act and Applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit. Permit holder is responsible for compliance with any Federal or Provincial Regulations. **This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.**

Estimated Job Value:	Permit Fee:
\$6,000	\$242.00
Signature of Owner or Authorized Agent:	City Official:
	<i>James Marshall</i>

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

CITY OF ST. JOHN'S ELECTRICAL PERMIT

File #: **B1162603 1**

Issue Date: 2016/11/01

Electrical Certificate #:

Expiry Date: 2018/11/01

Owner	Contractor
[REDACTED]	Wedge Electric 19 Cozumel Place 973 CBS NL A1W 5K3

Location of Work	6345-0-0070-000-8
12 MULLOCK ST	

TYPE OF WORK			
New Construction	<input type="checkbox"/>	No. of Meters <u>1</u>	Ground Conductor Size: <u>#6</u>
Renovations	<input checked="" type="checkbox"/>	Amps <u>200</u>	Grounding Electrode
Upgrading	<input type="checkbox"/>	Volts <u>120/240</u>	Insulated <input type="checkbox"/>
No Power	<input type="checkbox"/>	Phase <u>1</u>	Bare <input checked="" type="checkbox"/>
		Wires <u>3</u>	Conduit <input type="checkbox"/>
		Main Conductor Size <u>3/0c9</u>	Well <input type="checkbox"/>
			Main Disconnect O/C Device <u>200 cH</u>

Notes:	Branch Circuit O/C Devices:
	_____ X 15 1P _____ X 15 2P _____ X 20 2P _____ X 30 2P _____ X 40 2P _____ X GFCI _____ X AFCI _____

Service Approved Date	Inspector	Closed Date	Inspector
<u>Nov 14/16</u>	<u>DBK</u>	<u>May 16/17</u>	<u>KAA</u>

ELECTRICAL PERMIT APPLICATION

PROPERTY LOCATION

SECTION 1

Civic Address 12 Mullock street
Suite/Floor _____ Subdivision _____ Lot # _____
Roll # _____ File # B 1162603 Date (yyyy-mm-dd) _____

CONTACT INFORMATION (to be completed by the applicant)

SECTION 2

Contractor Name WEDGE Electric
Mailing Address _____
Telephone (Home) _____ (Work) 691 8561 (Cell) _____ (Fax) _____
Trade Name _____ Email _____

Owner Name _____
Mailing Address _____
Telephone (Home) _____ (Work) _____ (Cell) _____ (Fax) _____
Email _____

APPLICATION INFORMATION

SECTION 3

Type of work: New Alteration Repair Addition
Type of building: Residential Commercial Industrial Institutional/Government
Estimated cost of all electrical work (materials & labour): \$ 6000.00
Is there any other work associated with this job besides electrical? Yes No

DESCRIPTION OF WORK

SECTION 4

service charge / rewire

Note: Contractor must call for inspection at each stage – 48 hours' notice is required.

Service Rating: Volts 120/240 Amperes 200 Phase 1Ø

Estimated Completion Date (yyyy-mm-dd) 2016/11/01

PAYMENT OPTIONS

SECTION 5

Contractor/Representative's Signature [Signature] Date (yyyy-mm-dd) 2016/11/01

Payment Method: Cash Cheque Credit Card
 Visa Mastercard Amex

Card No. _____ Expiry Date (yyyy-mm-dd) _____

Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2	Call: 311 or 709-754-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca
--------------------------------	-----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------



City of St. John's
 10 New Gower St.
 P.O. Box 908
 St. John's NL
 A1C 5M2
 www.stjohns.ca

PLUMBING PERMIT

FILE # **B1162603 1**

Issue Date: 2016/11/02

Expiry Date: 2018/11/02

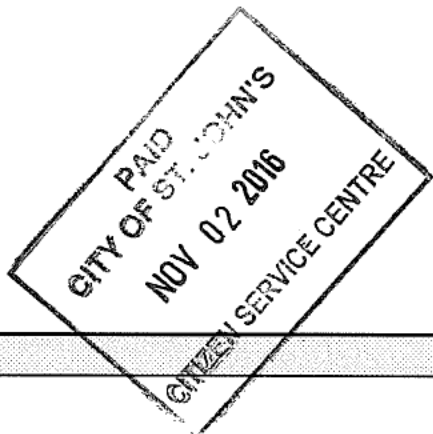
*uo
jo'n*

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Applicant	Contractor
[REDACTED]	Fry's Plumbing P.O. Box 8372 - Station "A" 227 St. John's NL A1B 3M9

Location of Work
12 MULLOCK ST 6345-0-0070-000-8

Description of Work																								
923 RENOVATIONS (DLB)DON BARRETT																								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">3.00 CLOSET</td> <td style="width: 20%; text-align: right;">16.80</td> <td style="width: 20%; text-align: right;">50.40</td> </tr> <tr> <td>3.00 BASIN</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">50.40</td> </tr> <tr> <td>1.00 BATH</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> <tr> <td>1.00 SINK</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> <tr> <td>1.00 SHOWER</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> <tr> <td>1.00 BOILER</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> <tr> <td>1.00 WASHER STAND PIPE</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> <tr> <td>1.00 DISHWASHER</td> <td style="text-align: right;">16.80</td> <td style="text-align: right;">16.80</td> </tr> </table>	3.00 CLOSET	16.80	50.40	3.00 BASIN	16.80	50.40	1.00 BATH	16.80	16.80	1.00 SINK	16.80	16.80	1.00 SHOWER	16.80	16.80	1.00 BOILER	16.80	16.80	1.00 WASHER STAND PIPE	16.80	16.80	1.00 DISHWASHER	16.80	16.80
3.00 CLOSET	16.80	50.40																						
3.00 BASIN	16.80	50.40																						
1.00 BATH	16.80	16.80																						
1.00 SINK	16.80	16.80																						
1.00 SHOWER	16.80	16.80																						
1.00 BOILER	16.80	16.80																						
1.00 WASHER STAND PIPE	16.80	16.80																						
1.00 DISHWASHER	16.80	16.80																						



Remarks or Conditions:

All work must be carried out in accordance with the City of St. John's Act and Applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit. Permit holder is responsible for compliance with any Federal or Provincial Regulations. **This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.**

Estimated Job Value:	Permit Fee:
\$6,000	\$201.60

Signature of Owner or Authorized Agent:	City Official:

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

PLUMBING PERMIT

Issue Date: 2016/11/02

FILE #: B1162603 1

Expiry Date: 2018/11/02

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Applicant	Contractor
	Fry's Plumbing P.O. Box 8372 - Station "A" 227 St. John's NL A1B 3M9

Location of Work	6345-0-0070-000-8
12 MULLOCK ST	

SINGLE DWELLING <input checked="" type="checkbox"/>	SUB APT <input type="checkbox"/>
TEST: AIR <input checked="" type="checkbox"/> WATER <input type="checkbox"/> NOT REQ'D <input type="checkbox"/>	
PIPING: ABS <input checked="" type="checkbox"/> DWV <input type="checkbox"/> PVC <input type="checkbox"/> OTHER <input type="checkbox"/>	
F.D: CHECKED FOR BALL <input type="checkbox"/> NOT REQ'D <input checked="" type="checkbox"/>	
PRV: INSTALLED <input type="checkbox"/> TO BE INSTALLED <input type="checkbox"/>	
ROUGH-IN: ABOVE GOUND ONLY <input type="checkbox"/> UNDER GROUND ONLY <input type="checkbox"/> COMPLETED <input checked="" type="checkbox"/>	
PLUMBING EXTENDED THROUGH ROOF <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> (2)	

BWV #1 _____ BWV #2 _____ C.O. BASEMENT <i>Main 2-3" / 2-1 1/2"</i> C.O. Main <i>BSAT 1-4" / 1-3"</i> C.O. 2ND LEVEL <i>3-5" LAV / S/P / LAV</i>	FINAL INSPN COMPLETED <input checked="" type="checkbox"/> MAIN UNIT ONLY <input type="checkbox"/> APT UNIT ONLY <input type="checkbox"/> BASEMENT UNDEVELOPED, DRAIN LINES CAPPED <input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

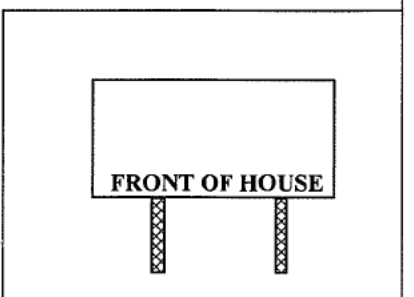
BWV #1 LOCATION _____

BWV #2 LOCATION _____

F.D. LOCATION _____

C.O. 3rd *1-2" LAV*

NOTES:
WPT Completed.



PLEASE PRINT

PDE - 3011

Department of Planning, Development and Engineering

PLUMBING PERMIT APPLICATION

PROPERTY LOCATION

SECTION 1

Civic Address 12 Mullock

Suite/Floor _____ Subdivision _____ Lot # _____

Roll # _____ File # ES 1162605 Date (yyyy-mm-dd) _____

CONTACT INFORMATION (to be completed by the applicant)

SECTION 2

Contractor Name Fry's Plumbing

Mailing Address _____ Postal Code _____

Telephone (Home) _____ (Work) _____ (Cell) _____ (Fax) _____

Trade Name _____ Email _____

Owner Name _____

Mailing Address _____ Postal Code _____

Telephone (Home) _____ (Work) _____ (Cell) _____ (Fax) _____

Email _____

APPLICATION INFORMATION

SECTION 3

Type of work: New Alteration Repair Addition

Type of building: Residential Commercial Industrial Institutional/Government

Estimated cost of all plumbing work (materials & labour): \$ \$ 6,000.00

Is there any other work associated with this job besides plumbing? Yes No

DESCRIPTION OF WORK

SECTION 4

Work Type	Number	Cost
Water Closet	3	
Basin	3	
Bath	1	
Sink	1	
Urinal		
Shower	1	

Work Type	Number	Cost
Boiler	1	
Clothes Washer	1	
Laundry Tub		
Floor Drain		
Dish Washer	1	
Roof Drain		
Water Fee	1	
Misc.		
Total:	12	

All work must be carried out in accordance with the City of St. John's Act and applicable by-laws and regulations.

PAYMENT OPTIONS

SECTION 5

Contractor/Representative's Signature *[Signature]* Date (yyyy-mm-dd) Nov 1/16

Payment Method: Cash Cheque Credit Card
 Visa Mastercard Amex

Card No. _____ Expiry Date (yyyy-mm-dd) _____

Please mail completed form to:

Access St. John's, City Hall
10 New Gower Street
P.O. Box 908
St. John's, NL A1C 5M2

Call: 311 or 709-754-2489
Where 311 is unavailable, call 709-754-CITY (2489)
Fax: 709-576-7688
Email: service@stjohns.ca



Permit refnum: B1 162603-1 PLUMB
Don Barrett via CityReporter to: building
Please respond to Don Barrett

2016/11/03 12:26 PM



City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 PLUMB

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Rough-in Plumbing

11/03/2016 12:26 PM

Accepted

Rough-in Plumbing	
11/03/2016 12:26 PM	
Inspected By: Don Barrett	
Check proper site location and address	Accepted
Safe Operating Procedures	Accepted
Journeyperson Plumber onsite	Accepted
Fixtures installed (tub and/or shower)	N/A
Proper valves on tubs and showers	N/A
Grade on pipe	Accepted
DWV above grade	Accepted
Support of DWV	Accepted
Cleanouts	Accepted

Proper pipe size DWV and water supply	Accepted
Expansion joints	N/A
Required vents	Accepted
Vent terminal increase through the roof	Accepted
Vent terminal clearances/location (i.e. property line/openable windows/air intake)	Accepted
AW trap size	Accepted
AW fixture drain height	Accepted
Approval on fixtures and piping (CSA or equivalent)	Accepted
DWV pressure test	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: P1400042-1 PLUMB
Don Barrett via CityReporter to: building
Please respond to Don Barrett

2017/01/11 11:22 AM

[REDACTED]
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #P1400042-1 PLUMB
Address: 368 BLACKMARSH RD/LEAKS
City: St. John's
Inspection(s) Done:

Rough-in Plumbing 01/11/2017 11:06 AM Accepted

Rough-in Plumbing	
01/11/2017 11:06 AM	
Inspected By: Don Barrett	
Check proper site location and address	Accepted
Safe Operating Procedures	Accepted
Journeyman Plumber onsite	Accepted
Fixtures installed (tub and/or shower)	N/A
Proper valves on tubs and showers	N/A
Grade on pipe	N/A
DWV above grade	N/A
Support of DWV	N/A
Cleanouts	Accepted

Proper pipe size DWV and water supply	N/A
Expansion joints	N/A
Required vents	Accepted
Vent terminal increase through the roof	N/A
Vent terminal clearances/location (i.e. property line/openable windows/air intake)	N/A
AW trap size	N/A
AW fixture drain height	N/A
Approval on fixtures and piping (CSA or equivalent)	Accepted
DWV pressure test	N/A
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: B1 162603-1 PLUMB
Don Barrett via CityReporter to: building
Please respond to Don Barrett

2017/01/11 10:53 AM



City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 PLUMB

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Water Pipe Sizing

01/11/2017 10:33 AM

Accepted

Water Pipe Sizing	
01/11/2017 10:33 AM	
Inspected By: Don Barrett	
Check proper site location and address	Accepted
Safe Operating Procedures	Accepted
Journeyperson Plumber onsite	Accepted
Pressure reducing valve installed	N/A
Proper shut-off valves installed	N/A
Future water meter and backflow preventor clearances	N/A
Water entrance clearances	N/A
Trap seal primer installed	N/A
Mixing valve if required	N/A

Other	N/A
Comments	
wpi main 2nd & 3rd floor only	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: B1 162603-1 PLUMB
Don Barrett 576-8055 dbarrett@stjohns.ca via CityReporter
To: building
Please respond to "Don Barrett 576-8055 dbarrett@stjohns.ca"

2017/05/05 02:18 PM

[REDACTED]
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1 PLUMB

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Final Plumbing

05/05/2017 02:16 PM

Accepted

Final Plumbing	
05/05/2017 02:16 PM	
Inspected By: Don Barrett 576-8055 dbarrett@stjohns.ca	
Check proper site location and address	Accepted
Safe Operating Procedures	Accepted
Journey person Plumber on site	Accepted
Access to main CO	Accepted
Access to all other CO's and backwater valves, minimum size opening	Accepted
Traps on all fixtures	Accepted

Proper air admittance valves	N/A
Grade on trap arm	Accepted
Permanent caps on all unused fixture outlet pipes	N/A
Floor drain grate (note location of drain)	N/A
Water shut offs on WC's	Accepted
Water shut offs on water meter	N/A
Water shut off on water heater	Accepted
Water meter accessibility	N/A
Sump pump plugged in	N/A
Vaccum relief valve	Accepted
Drop tube on water heater T&P valve	Accepted
Sump discharge	N/A
Backflow protection on hose bibs	Accepted
Backflow prevention test reports (if required)	N/A
Check valve for poly service line	N/A
Location of trap seal primers and installation of trap	N/A

guards	
Location of thermostatic mixing valves	N/A
All fixtures approved	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

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PLUMBING CERTIFICATE
City of St. John's

Date of Issue

May 5/17

File #

B1-162603

Location:

17 Mullock St.

Owner:



Contractor:

O'Leary Plumbing

Description of Work:

The Plumbing work carried out under the above noted file number at this location has been inspected and is approved.

Don Barrett
(Signature of Plumbing Inspector)

ST. JOHN'S



Permit refnum: B1 162603-1
 Bruce Guy 576-8296 bguy@stjohns.ca via CityReporter
 2017/05/19 01:40 AM

To:
 building
 Hide Details
 From: "Bruce Guy 576-8296 bguy@stjohns.ca via CityReporter" <no-reply@cityreporter.ca>
 To: building@stjohns.ca
 Please respond to "Bruce Guy 576-8296 bguy@stjohns.ca" <bguy@stjohns.ca>

ST. JOHN'S

City of St. John's
 P.O. Box 908
 St. John's, NL A1C 5M2
 Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1
 Address: 12 MULLOCK ST
 City: St. John's

Inspection(s) Done:

Framing	05/19/2017 01:37 AM	Accepted
Final	05/19/2017 01:38 AM	Accepted

Framing	
05/19/2017 01:37 AM	
Inspected By: Bruce Guy 576-8296 bguy@stjohns.ca	
Professional Engineer reports required and approved (state reason if required) to be approved by supervisor	Accepted
Fire stopping of all plumbing in place and installed correctly Note: around old chimney/ fireplace to be fire rated with 5/8 also.	Accepted
Fire separation between dwelling units, party walls, suites, exits (continuity, collapse, penetrations) around chimney to be fire rated. chimney original and block off/very old no longer in use.	Accepted

Comments

Final	
05/19/2017 01:38 AM	
Inspected By: Bruce Guy 576-8296 bguy@stjohns.ca	
Certificates: HRV, flue fire appliances/supply lines & tanks, lot grading, electrical final, plumbing final, insulation attic/foam, exterior claddings, heat pumps, health septic final, landscaping, culvert approval	Accepted
Certificates/final approvals: sprinkler, fire alarm, NFPA 96 commercial kitchens, elevating devices, site work, Fire Dept., premise isolation, Parks, Public Works, Dept. of Health/Accessibility, Co/No detection/dryer booster fan, swimming pool license, water slide, fire pump, emergency power supply	N/A
Professional Engineer reports (structural/mechanical/electrical/architectural) Assurance of Field, Compliance letters	Accepted
Exterior steps, ramps and landings, handrails, height, width, grasp ability, rise/run, and slope	Accepted
Patio deck - supports, joists/beam spans, joists hangers, nails/bolts, guard design, climb ability	Accepted
Exterior cladding completeness including caulking, flashings, clearance to grade	Accepted
Driveway: slope towards street or garage, width, low back, downspout locations	N/A
Landscaping: grading plan, slopes from house, water ponding issues, topsoil, swales	N/A
Fireplace location, propane tanks, heat pump, accessory buildings, window well size/location/drain	N/A
Interior stairs: rise/run, handrails, guard design, headroom, winders, curved stairs	Accepted
Attic hatch: size/construction/weather stripping, insulation cards, apparent ventilation, roof/ridge vents	Accepted

Smoke alarms/CO detectors: location in bedrooms, halls, levels, interconnected	Accepted
Interior wall finish: flame spread, waterproof at baths and showers	Accepted
Deadbolts, door viewers, self closures, door between house and garage	N/A
Fire protection: fire stop/fire caulking/fire dampers/exit signs/emergency lighting/fire extinguishers	N/A
Other	Accepted
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.

2017/05/19

OCCUPANCY CERTIFICATE

1 17 00265

Property Location:

Bldg. Roll#: 6345-0-0070-000-8

12 MULLOCK STREET
ST. JOHN'S, NL

Listed Owner:

Approved Use:

TOWNHOUSING

305
0000

Units/Suites: 1

Active Files:

NIL

Zone: RD

RESIDENTIAL DOWNTOWN

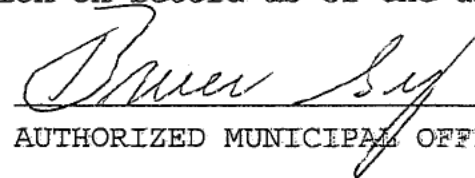
Conditions or Remarks:

FINAL OCCUPANCY CERTIFICATE ISSUED FOR RENOVATED
TOWNHOUSE WITH REAR EXTENSION.

This certificate reflects the information on record as of the date of issue.

DATE OF ISSUE: 2017/05/19

Signed


AUTHORIZED MUNICIPAL OFFICIAL

ST. JOHN'S

RESIDENTIAL MECHANICAL VENTILATION RECORD Balancing Certificate

Cd ventilation

A Heating System/ Combustion Appliances	<input checked="" type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Non Forced Air
	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other
	<input checked="" type="checkbox"/> No Combustion Appliances <i>No depressurization limit</i>	
	<input type="checkbox"/> Solid Fuel (Including Fireplaces) 5 pa. limit	
	<input checked="" type="checkbox"/> Direct Vent (Sealed Combustion) only No dep. limit	
	<input type="checkbox"/> Positive venting induced draft pa. dep. limit	
<input type="checkbox"/> Natural draft or B-vent 5 pa. limit		

H Location	lot#	Civic#	<u>12</u>
	Township		St Johns
	Address		Mullock street

I Builder	Name	Sheldon Lewis	Jody mews
	Address		
	City	Postal Code	
	Tel.	Fax	

B Exhaust Equip.	<input checked="" type="checkbox"/> Clothes Dryer	150 cfm
	<input checked="" type="checkbox"/> Down-draft Cook-top	
	Other: (over 160 cfm)	
Depressurization test/calc. req'd? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no		

J Designer	I certify this ventilation system design to be in accordance with:		
	<input checked="" type="checkbox"/> CSA F326-M91	<input type="checkbox"/> R-2000	
	<input type="checkbox"/> NBC '2010		
	Name	Curtis Dehann	HRAI # 6503
	Address 53 Indian pond road		
	City	Cbs	Postal Code A1x6r1
Tel.	6878951	Fax 2401900	

C Total Ventilation	Bsmt & Mstr Bdrm	<u>2 @ 20 cfm</u>	<u>40</u>	cfm
	Other Bd rms	<u>2 @ 10 cfm</u>	<u>20</u>	cfm
	Baths & Kit	<u>3 @ 10 cfm</u>	<u>30</u>	cfm
	Other Rooms	<u>2 @ 10 cfm</u>	<u>20</u>	cfm
	Total Ventilation Capacity (TVC)			<u>110</u>

D Exhaust Capacity	Continuous				
	Kitchens	<u>1 @ 60 cfm</u>	<u>60</u>	cfm	
	Bathrooms	<u>2 @ 20 cfm</u>	<u>40</u>	cfm	
	Total			<u>100</u>	cfm
	E Intermittent				
	Kitchens	<u>1 @ 100 cfm</u>	<u>100</u>	cfm	
Bathrooms	<u>2 @ 50 cfm</u>	<u>100</u>	cfm		

K Installation Checklist	<input checked="" type="checkbox"/> Controls functioning	<input checked="" type="checkbox"/> Fans operating & clean
	<input checked="" type="checkbox"/> Filters Clean	<input type="checkbox"/> Flow measuring stations
	<input type="checkbox"/> Dampers Accessible	<input checked="" type="checkbox"/> Insulated duct sealed
	<input checked="" type="checkbox"/> Drain loop & connection	
	<input checked="" type="checkbox"/> Distribution to all rooms (non-forced air)	
	<input type="checkbox"/> Forced-air system	<input checked="" type="checkbox"/> continuous mode <input type="checkbox"/> interlocking
	<input checked="" type="checkbox"/> Grease filter kitchen intake (if duct not accessible for cleaning)	
	<input checked="" type="checkbox"/> Kitchen exhaust 4ft from range	
	<input checked="" type="checkbox"/> Exhaust 4" above grade	<input checked="" type="checkbox"/> Supply 18" above grade
	<input checked="" type="checkbox"/> Supply intake 6ft from exhaust (recommended)	
<input checked="" type="checkbox"/> Supply intake 3ft to other exhausts		
Other		

F TVC System	Location:		
	Manufacturer/Model: <u>Venmar</u>		
	Design Airflow: <u>110 cfm High</u> <u>55 cfm Low</u>		
	<u>83 %</u> Sensible efficiency @ 0 deg C	<u>60</u>	watts
	<u>79 %</u> Sensible efficiency @ -25 deg C	<u>65</u>	watts

L Measured Ventilation (TVC System)			
Supply:	<u>110 cfm High</u>	<u>55</u>	cfm Low
Exhaust:	<u>110 cfm High</u>	<u>55</u>	cfm Low

G Additional Equipment	<u>1</u> Location:	cfm	sones
	Manufacturer/ Model:		
	<input type="checkbox"/> HVI		
	<u>2</u> Location:	cfm	sones
	Manufacturer/ Model:		
	<input type="checkbox"/> HVI		
	<u>3</u> Location:	cfm	sones
	Manufacturer/ Model:		
<input type="checkbox"/> HVI			
<u>4</u> Location:	cfm	sones	
Manufacturer/ Model:			
<input type="checkbox"/> HVI			

M Installer	I certify this ventilation system design to be in accordance with:		
	<input checked="" type="checkbox"/> CSA F326-M91	<input type="checkbox"/> R-2000	
	<input type="checkbox"/> NBC '2010		
	Name	Curtis Dehann	HRAI # 6503
	Address 53 Indian pond road		
	City	Cbs	Postal Code A1x6r1
	Tel.	6878951	Fax 2401900
			Date 05/19/2017

Contact: [Redacted]

Work Phone:

Home Phone:

Mobile Phone: [Redacted]

E-mail:

Owner: [Redacted]

Contractor: S. LEWIS

Case Id #: 495986

Case Type: Inspection Request - Building Permit

Details: 1/2 HOUR - 691-8561

Inspection Type: Residential - final

Required Date:

2017/5/18

18th

Submitted By: Tina Noseworthy

Submitted On: 16 May 2017 4:11 pm

Location: 12 MULLOCK ST

Location of Project: SAME

CR

Permit #: B1162603

CR

Supervisors Comments / Instructions

[Handwritten signature]

[Handwritten signature]

BLC

FILE B 1 162603 SUBD (ACTIVE)

Last Action Insp PRP CLS RES ROLL # 6345-0-0070-000-8
BLDG 2017/05/04 MWO CPR UNITS STREET 6345 MULLOCK ST
ELEC 2017/05/16 WCE WCC EST. VALUE 55,000
PLUM 2017/05/05 WCP DLB PERMIT \$ 495.00

LOC 12 MULLOCK ST
WORK RENOVATIONS (RN)
USE SEMI-DETACHED DWELLING (304)
APPL

Permit Dates Ins Required
TEMP Demand Y
OCC Grade N
BLD 20161004 Electrical Y
EXP Plumbing Y -1 2016/10/04 495.00 N
Opnd 20160921 MICR FLM N

CONT

BASEMENT RD COUNCIL LIST
CERT. DATES
LOC. PERMIT ISSUED FOR EXTENSION AND RENOVATIONS TO EXISTING DWELLING AS PER
ELEC 2017/05/16 SUBMITTED PLANS AND APPLICATION. ALL WORK TO BE COMPLETED AS PER 2010 NATIONAL
PLUM 2017/05/05 BUILDING CODE OF CANADA. PERMIT ISSUED WITH THE FOLLOWING CONDITIONS:
1. ALL CONSTRUCTION TO COMPLY WITH THE ATTACHED PLANS LETTER
2. AS DWELLING IS LOCATED IN HERITAGE AREA THE SIDING AND WINDOWS ARE TO COMPLY WITH THE CITY'S DEVELOPMENT REGULATIONS: WINDOW STYLE TO BE VERTICAL SLIDER WHERE THE WINDOW WITH IS APPROXIMATELY 1/2 THE HEIGHT; DOUBLE WINDOWS ARE TO BE APPROXIMATELY SQUARE; TRIMS ARE TO BE 1X4 AND BOTTOM TRIM TO BE 2X2 AND EXTEND TO OUTER EDGE OF SIDE TRIM; BOTTOM TRIM TO HAVE SAW CUT TO ACHIEVE CAPILLARY BREAK; CORNER TRIMS ARE TO BE 6"; SIDING TO BE 4" EXPOSED STRAIGHT CLAPBOARD STYLE.
3. OWNER/CONTRACTOR TO CALL ALL REQUIRED INSPECTION BY CALLING 3-1-1 DURING THE CONSTRUCTION PROCESS.
4. DWELLING NOT TO BE OCCUPIED UNTIL FINAL APPROVAL AND CERTIFICATE ISSUED BY THIS DEPARTMENT.

Table with columns: CNTR, DATE, INS, TYP, ACTIVITY, SRC, REMIND DATE REQ, APPROVAL INITIAL, DATES FINAL, and various activity details.

37	20170116	CCM	---	CEILING AND EXPOSE WHAT IS THERE WITH RESPECT TO AIR	BI	CERT PROPANE	N	N/A
38	20170116	CCM	---	SPACE AND HEIGHT OF ATTIC SPACE.....	BI	CERT STRUCTURAL	N	N/A
39	20170116	CCM	PHM	PHONE CALL MADE TO SHELDON....ADVISED TO STRIP CEIL-	BI	CERT FIRE ALRM	N	N/A
40	20170116	CCM	---	ING AND REQUEST FOR A CEILING INSPECTION, WE NEED TO	BI	OCCUPANCY CERT	N	N/A
41	20170116	CCM	---	SEE WHAT IS THERE BEFORE WE CAN RECOMMEND WHAT NEEDS	BI			
42	20170116	CCM	---	TO BE DONE.	BI			
43	20170117	PPJ	INS	INSPECTION OF ROOF AREA AS PER CCM. MAX HEIGHT IS	BI			
44	20170117	PPJ	---	9-1/2" @ TALLEST AREA TO 4-1/2"	BI			
45	20170117	PPJ	REV	FILE REVIEWED WITH SSC HE WANTS IT VENTALATED	BI			
46	20170118	PPJ	PHM	PHONE CALL MADE TO SHELDON ADVISED WHAT SSC IS REQUEST	BI			
47	20170118	PPJ	---	HE WAS NOT HAPPY DUE TO ONE INSPECTION HAD ADVISED HIM	BI			
48	20170118	PPJ	---	HE DIDNT NOT NEED TO DO ANYTHING WITH IT AS HE HAD NOT	BI			
49	20170118	PPJ	---	PLANS ON DOING ANYTHING WITH THE CEILING. NOW HE WAS M	BI			
50	20170118	PPJ	---	MADE TO STRIP IT BY CCM/SSC AND NOW HAS TO DO MORE WOR	BI			
51	20170118	PPJ	---	. HE ADVISED HE WILL BE CALLING HIS LAWYER.	BI			
52	20170203	CCM	REV	FILE REVIEWED WITH SSC REGARDING THE CEILING HEADROOM	BI			
53	20170203	CCM	---	AND INSULATION....SSC MET WITH OWNER ON SITE AND THEY	BI			
54	20170203	CCM	---	WILL BE SPRAY FOAMING ENTIRE CEILING CAVITY AND WE	BI			
55	20170203	CCM	---	WILL NOT REQUEST FOR LETTER DUE TO THE EXISTING SET	BI			
56	20170203	CCM	---	SET UP.....	BI			
57	20170203	JAM	INS	INSPECTION FOR FRAMING RECHECK SEE FNI	BI			
58	20170203	JAM	FNI	FIELD NOTICE ISSUED	BI			
59	20170203	JAM	IVM	Insulation/vapour barrier main floor approved	BI			
60	20170203	JAM	---	(DOES NOT INCLUDE BASEMENT/CRAWLSPACE)	BI			
61	20170215	DEE	REV	FILE REVIEWED.	BI			
62	20170215	DEE	EMS	E-MAIL SENT TO VALERIE PENNEY (ND DOBBIN), CC PERRY	BI			
63	20170215	DEE	---	KOSSATZ, ARCHITECT WITH COPY OF PLANS NOTICE AND ITEMS	BI			
64	20170215	DEE	---	TO BE ADDRESSED AS PER ITEM 18 OF LETTER	BI			
71	20170504	BCG	INS	INSPECTION WITH CONTRACTOR AS CRC REC'D FROM 14 THAT	BI			
72	20170504	BCG	---	EXCAVATION TAKING PLACE ON LAND OWNED BY 14	BI			
73	20170504	BCG	MWO	MET WITH OWNER (CLAIMED) OF VACANT LOT. MRS MOORE AND	BI			
74	20170504	BCG	---	CONTRACTOR AT 12. INSTALLING DECK AT REAR A ZERO	BI			
75	20170504	BCG	---	PROPERTY LINE. ADVISED CONTRACTOR THAT DECK TO BE 1FT	BI			
76	20170504	BCG	---	OFF PROPERTY BOUNDARY. SURVEY PIN AT REAR LEFT CORNER	BI			
77	20170504	BCG	---	OF #12 (PUT THERE BY SURVEYOR FOR 14)	BI			
65	20170505	DLB	INS	INSPECTION FINAL PLBG. INS. COMPLETED	PL			
66	20170505	DLB	PCI	PLUMBING CERTIFICATE ISSUED-#B1-162603	PL			
67	20170505	DLB	WCP	WORK COMPLETED-PLUMBING DIV	PL			
68	20170516	KRR	INS	FINAL ELECTRICAL INSPECTION-APPROVED	EL			
69	20170516	KRR	ECI	ELECTRICAL CERTIFICATE ISSUED-#	EL			
70	20170516	KRR	WCE	WORK COMPLETED-ELECT. DIV	EL			

Re: 12 mullock street
 Dennis Easton
 to:
 Bruce Guy
 2017/04/28 04:19 PM

Cc:
 Dennis Easton
 Hide Details
 From: Dennis Easton/CSJ
 To: Bruce Guy/CSJ@csj
 Cc: Dennis Easton/CSJ@csj

History: This message has been replied to.

Bruce

You can take it if you want. And arrange to have a complaint set up. I will reassign the building file Monday morning. Please note if you are talking to either of these property owners, we aren't getting involved with any issue of encroachments. This is a civil matter. Our position is we issue a permit to do work on "your " property. If you build on someone else's property, that's not an issue for the City.
 Thanks

Sent from my iPhone

On Apr 28, 2017, at 4:12 PM, Bruce Guy <BGuy@stjohns.ca> wrote:

Dennis;

Owner of vacant lot at #14 and developer of #12 have been in a dispute over encroachments. Don Barrett has been involved in the sewer matter and just gave me a photo showing a deck at front. The land is City owned a someone needs to go by there on Monday. Needs to be re-assigned from CPR.

Can be me if you like.

TAPSUDH2 12 MULLOCK ST B 1 162603 Roll 6345-0-0070-000-8

Sub-div Loc. Cert Street 6345 Class RES

Type RN RENOVATIONS Inspector CPR CLIFFORD P RICE

Use 304 SEMI-DETACHED DWELLING Units Micr Film N

Sub 0000

Temp Permit Elect Cert Application 2016/09/21 R/N

Occ Permit Plumb Cert Council List

Bld Permit 2016/10/04 Plans Review CPR

Application Remarks REVIEW ONLY

PERMIT ISSUED FOR EXTENSION AND RENOVATIONS TO EXISTING

DWELLING AS PER

SUBMITTED PLANS AND APPLICATION. ALL WORK TO BE COMPLETED AS

PER 2010 NATIONAL

BUILDING CODE OF CANADA. PERMIT ISSUED WITH THE FOLLOWING

CONDITIONS:

Appl Value Est 55000 Permit Cost 495.00

Area (Sq M) Floor Finished Floor Finished Bsmnt

Permit Type Drawn Expiry Fee Value Paid

B1162603 1 BLD 2016/10/04 2018/10/04 495.00 55,000 N

B1162603 1 ELE 2016/11/01 2018/11/01 242.00 6,000 N
B1162603 1 PLM 2016/11/02 2018/11/02 201.60 6,000 N

Don Barrett to: Bruce Guy

2017/04/28 04

1 attachment

(See attached file: IMG_0310.JPG)

Bruce Guy
Senior Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Phone: (709) 576-8296
Fax: (709)576-8160

<IMG_0310.JPG>



12 mullock street
Bruce Guy to: Dennis Easton

2017/04/28 04:12 PM

Dennis;

Owner of vacant lot at #14 and developer of #12 have been in a dispute over encroachments. Don Barrett has been involved in the sewer matter and just gave me a photo showing a deck at front. The land is City owned a someone needs to go by there on Monday. Needs to be re-assigned from CPR.

Can be me if you like.

TAPSUDH2 12 MULLOCK ST B 1 162603 Roll 6345-0-0070-000-8
Sub-div Loc. Cert Street 6345 Class RES
Type RN RENOVATIONS Inspector CPR CLIFFORD P RICE
Use 304 SEMI-DETACHED DWELLING Units Micr Film N
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Temp Permit Elect Cert Application 2016/09/21 R/N

Occ Permit Plumb Cert Council List

Bld Permit 2016/10/04 Plans Review CPR

Application Remarks REVIEW ONLY

PERMIT ISSUED FOR EXTENSION AND RENOVATIONS TO EXISTING DWELLING AS PER SUBMITTED PLANS AND APPLICATION. ALL WORK TO BE COMPLETED AS PER 2010 NATIONAL BUILDING CODE OF CANADA. PERMIT ISSUED WITH THE FOLLOWING CONDITIONS:

Appl Value Est 55000 Permit Cost 495.00

Area (Sq M) Floor Finished Floor Finished Bsmnt

Permit Type Drawn Expiry Fee Value Paid

B1162603 1 BLD 2016/10/04 2018/10/04 495.00 55,000 N

B1162603 1 ELE 2016/11/01 2018/11/01 242.00 6,000 N

B1162603 1 PLM 2016/11/02 2018/11/02 201.60 6,000 N

1
2
3
4
5
6
7
8
9
10

Don Barrett to: Bruce Guy

2017/04/28 04:11 PM

1 attachment



IMG_0310.JPG

Bruce Guy
Senior Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Phone: (709) 576-8296
Fax: (709)576-8160





Permit refnum: B1 162603-1
 John Myrick via CityReporter
 to:
 building
 2017/02/03 02:59 PM
 Hide Details
 From: John Myrick via CityReporter <no-reply@cityreporter.ca>
 To: building@stjohns.ca
 Please respond to John Myrick <jmyrick@stjohns.ca>

ST. JOHN'S

City of St. John's
 P.O. Box 908
 St. John's, NL A1C 5M2
 Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1
 Address: 12 MULLOCK ST
 City: St. John's

Inspection(s) Done:

Framing	02/03/2017 02:33 PM	Items Rejected
Insulation	02/03/2017 02:54 PM	Accepted

Framing	
02/03/2017 02:33 PM	
Inspected By: John Myrick	
Engineered drawings in file (roof/floor/lvl/steel beams, etc.)	Accepted
Professional Engineer reports required and approved (state reason if required) to be approved by supervisor	Rejected <i>Approved by SSC Feb. 6th/17 JAR</i>
Exterior cladding, windows, doors, flashings and shingles all in place and weather-tight	Accepted
End bearing, truss hangers (are they adequate?) nailing of multi ply trusses and lvl	Accepted

Ceiling strapping and truss bracing acceptable	Accepted
Fire stopping of all plumbing in place and installed correctly Note: around old chimney/ fireplace to be fire rated with 5/8 also.	Rejected
Fire separation between dwelling units, party walls, suites, exits (continuity, collapse, penetrations) around chimney to be fire rated. chimney original and block off/very old no longer in use.	Rejected
Other	Accepted
Comments	

Insulation	
02/03/2017 02:54 PM	
Inspected By: John Myrick	
Minimum thermal resistance of insulation noted in walls, ceilings, roof, and other assemblies where insulated	Accepted
Attic insulation stops in place, baffles in place adequate airspace provided	N/A
Insulation materials, quality and installation acceptable	Accepted
Airtight electrical boxes and other air sealing (foam, acoustical, in gaps) in place and adequate	N/A
Resilient channel in place and installed correctly	N/A
Sound transmission ratings to date apparent to be in place	N/A
Air/vapour barrier systems in place (continuity, sealing, materials) header spaces rigid	N/A
Proper airspaces and clearances provided for adequate airflow/venting	N/A

Air tightness test performed and approved	N/A
Spray applied foam: type (1/2, 1 or 2 lb) quality, appearance, reports	Accepted
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

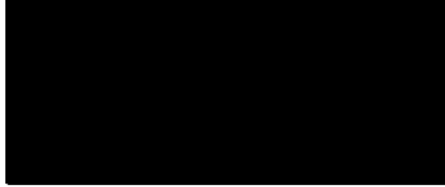
An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



2016.255

January 19, 2017



ok
SSC
Feb 6/17

MAILING ADDRESS
P.O. Box 17162, Station Kelligrews
Conception Bay South, NL A1X 3H

STREET ADDRESS:
615 Conception Bay Highway
2nd Floor

t: 709.834.1554
f: 709.834.1558
e: admin@maedesign.net

Re: **LVL Beam Design - Residential Dwelling**
12 Mullock Street, St. John's, NL

Background

On October 14, 2016, MAE Design Limited completed a site visit to observe the existing residential construction for the purposes of designing a beam to replace the interior load bearing wall on the main floor.

Methodology

The following work was completed by us:

1. Observations and measurements were completed on the existing framing and construction.
2. Calculations on the anticipated supporting loads were completed.
3. Our observations and findings are noted below.

Observations/Recommendations

Our observations and recommendations are:

1. From our site visit we noted that the proposed 3.66m long beam on the first floor would be supporting the 2 floors above and the roof. We measured the tributary width of the supported loads to be 3.86m.

2. From our calculations on the supported loads as outlined in part 9 of the NBCC 2010, we determined that a 4 ply 302mm deep LVL beam would be required to support the observed residential building loads.

Based upon the beam design reaction loads we determined that the beam shall be supported at each end by a 4 ply 38x140 built-up wood post that bears onto a 760x760x250mm concrete pad in the basement.

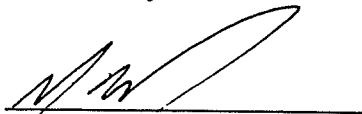
3. A subsequent site visit was completed on January 16, 2017 to observe the completed beam, post, and bearing pad construction as recommended above. We noted that the work was completed in accordance to our design directives and the beam bolting specifications provided by the LVL supplier.

Limitations

Our recommendations and findings are limited to the LVL beam on the main floor, and the supporting posts and concrete bearing pads. Our calculations and findings are based on observations noted during our site visits. No other works were performed by MAE Design Limited at this time.

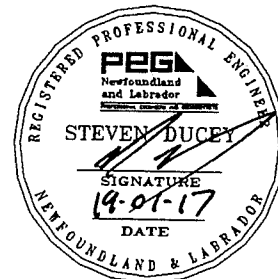
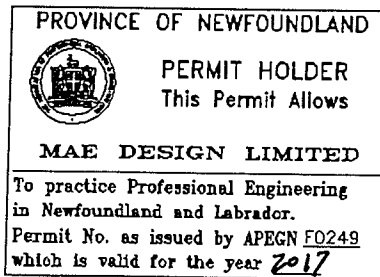
If you have any questions please do not hesitate to contact me.

Yours truly,



Steven Ducey, P.Eng.
Mae Design Limited

sad/





Permit refnum: B1 162603-1
 Colin McCormick via CityReporter
 2017/01/13 11:51 AM

To:

building

Hide Details

From: Colin McCormick via CityReporter <no-reply@cityreporter.ca>

To: building@stjohns.ca

Please respond to Colin McCormick <cmccormick@stjohns.ca>

ST. JOHN'S

City of St. John's
 P.O. Box 908
 St. John's, NL A1C 5M2
 Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1
 Address: 12 MULLOCK ST
 City: St. John's

Inspection(s) Done:

Framing

01/13/2017 11:36 AM

Items Rejected

Framing	
01/13/2017 11:36 AM	
Inspected By: Colin McCormick	
GENERAL - NEW HOUSES AND LARGE ADDITIONS	
Electrical/plumbing rough-in inspections approved	Accepted
Engineered drawings in file (roof/floor/lvl/steel beams, etc.) P. Eng certification required for LVL and structural brought down to pads. Truss drawings required.	Rejected
Professional Engineer reports required and approved (state reason if required) see above	Rejected
House design and layout consistent with approved plans on file	Accepted

Exterior cladding, windows, doors, flashings and shingles all in place and weather-tight some areas need finishing/cladding.	Rejected
Removal of outside construction related debris (siding, wood, cardboard, etc)	Accepted
ROOF FRAMING/TRUSSES/VENTILATION	
End bearing, truss hangers (are they adequate?) nailing of multi ply trusses and lvl will need to verify if truss hangers are required once drawings have been review.	Rejected
Type/thickness/support of roof sheathing	Accepted
Roof ventilation (1:300/1:150) air space provided/even distribution	N/A
Insulation stops in place to prevent insulation to soffit	Accepted
Exhaust ducts installed/insulated and termination	Accepted
HRV roughed in, all rooms vented, insulated duct used in cold spaces	Accepted
Attic accesses provided all areas (hatches/openings within roof spaces)	N/A
Ceiling strapping and truss bracing acceptable to be checked with drawings, no bracing installed at time of inspection.	Rejected
Roof trusses plan in general conformance with plans/crickets installed where necessary	N/A
Notching and drilling	Accepted
Girder truss adequately nailed as per drawings	N/A

Cross purlins in place flat roof	N/A
Roof slope/eve protection/flashings	Accepted
Eve projections/openings 1.2m/0.45m (spread of fire)	Accepted
Built up roofs/drainage	N/A
Acceptable sheeting/vapour barrier/insulation provided above/around tub enclosure	Accepted
BEAMS AND COLUMNS	
Minimum of 89mm end bearing for beams, air space and separation from concrete in place	Accepted
Beam splices and nailing adequate	Accepted
Lateral support of steel beams/clearances over top flange to floor sheathing	N/A
Points loads (roof, floor, and wall) properly carried foundations/footings	Accepted
Approved steel jack posts in place and sized for one or more stories (check loading)	N/A
Exterior 150 x 150 columns anchorage and attachment	Accepted
Approved pressure treated wood used below grade/footings provided	Accepted
FLOOR/WALL/CEILINGS/STAIRS	
Floor joists span, end bearing, bridging, strapping, blocking and nailing	Accepted
Cut/notched or drilled joists - additional support supplied or required	Accepted
Openings through floors, sized and supported	Accepted

Cantilevered joists and support	Accepted
Crawl space requirements (heated/non-heated/vented/insulated/access/ground cover)	N/A
Floor sheathing size/type and support	Accepted
Stud size/spacing/height/continuity/notching and drilling/nailing	Accepted
Single or double top plates/nailing/notching and drilling/additional studs or supports	Accepted
Lintel size/span/nailing and end bearing	Accepted
Load bearing partitions size/location/support	Accepted
Top plates lapped/corner studs	Accepted
Door and window rough stud openings/sizes/resistance to forced entry	Accepted
Window openings for egress and rescue (3 stories) windows/doors energy star rated	Accepted
Percentage of unprotected openings/openings less than 1.2m	Accepted
Wall sheathing size and type	Accepted
Cladding air space (two planes of protection in place)	Accepted
Exterior flashings windows, doors, changes in cladding materials, etc.	Accepted
Sealed electrical boxes in exterior walls/ceiling	Accepted
Temporary stairs noted (basement, first and second floors) existing stairs in place.	N/A

Stair construction (rise/run/nosing/stringers/headroom/uniformity/effective depth/width)	Accepted
Concrete appearance (cracks, frozen, honeycombing, pour lines noticeable, etc.)	Accepted
Landings, winders, curved or spiral stairs	N/A
HRV ducts, supply and exhaust outlets, dryer/bathroom ducts (insulation and termination)	Accepted
Exterior grading sloped away from house and drained adequately	Accepted
FIRE AND LIFE SAFETY	
Smoke alarms roughed in all sleeping areas and hallways (CO requirements as well)	Accepted
Fire stopping of all plumbing in place and installed correctly Note: around old chimney/ fireplace to be fire rated with 5/8 also.	Rejected
Smoke sealing/fire stopping of all floors, exterior walls and other areas in place and acceptable	Accepted
Egress windows for rescue and escape provided and acceptable window wells (760mm) for bedroom (check 3 storey dwellings)	Accepted
HRV ducts class 1 (secondary suite) or hard pipe (sub apt) in place	N/A
Separate HRV provided each suite	N/A
All electrical within fire-rated assemblies approved for such use (panels, EMT, etc.)	Accepted
Pot lights adequately boxed or approved assemblies provided	N/A
	N/A

Fireplace, chimneys, flue-fired applications: framing, clearances to combustibles, height, combustion air, St. John's Regional Fire Department	
Liner, thickness hearth extension, cleanout, smoke chamber - Certified by a Mason, St. John's Regional Fire Department	N/A
Solid flue appliances: supplied and installed as per B365 - W.E.T.T. certified letters, St. John's Regional Fire Department	N/A
Garage adequately air sealed from main house	N/A
Confirm fire dampers in place correctly in duct at required fire separations	N/A
Fire separation between dwelling units, party walls, suites, exits (continuity, collapse, penetrations) around chimney to be fire rated. chimney original and block off/very old no longer in use.	Rejected
Number of exits provided? If only one exit, does it meet exceptions in National Building Code and Life Safety Code	Accepted
Window/door openings protected around required fire escape and outside exit stairs	Accepted
Exterior cladding, windows, trims, doors, etc. meets Heritage Advisory Committee requirements	Accepted
Other head room clearance and insulation to be review at office.	Rejected
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.



Permit refnum: B1 162603-1
Colin McCormick via CityReporter
To: building
Please respond to Colin McCormick

2017/01/13 11:36 AM

[REDACTED]
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1
Address: 12 MULLOCK ST
City: St. John's
Inspection(s) Done:

Excavation 01/13/2017 11:36 AM Accepted

Excavation	
01/13/2017 11:36 AM	
Inspected By: Colin McCormick	
Site conditions/slope stability/and safety concerns fencing to be installed to protect	Accepted
Security measures required to protect excavation/existing properties see above	Accepted
Comments	

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An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.

709-745-6262



SOLARSEAL

CANADA

A DIVISION OF EXTREME

QUOTE
1610-AS-0016

Created: 27/10/2016
Last modification: 27/10/2016



RBQ: - -

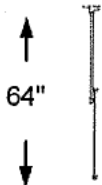
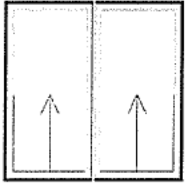
VERSION : #1	TYPE : Renovation
PROJECT: [REDACTED]	PO:

SOLD TO:
 EASTERN SIDING SUPPLY ONLY
 eastern siding
 5 Thomas Byrne Drive
 Mount Pearl, Newfoundland and
 Labrador
 A1N 0A6
 Pho:(506) 384-3835
 Fax:(709) 745-5454
 info@extremedoors.ca

BILL TO:
 TEST CUSTOMER
 eastern siding
 5 Thomas Byrne Drive
 Mount Pearl, Newfoundland and
 Labrador
 A1N 0A6
 Pho:(506) 384-3835
 Fax:(709) 745-5454
 info@extremedoors.ca

SHIP TO:
 Default
 eastern siding
 5 Thomas Byrne Drive
 Mount Pearl, Newfoundland and
 Labrador
 A1N 0A6
 Pho:(506) 384-3835
 Fax:(709) 745-5454
 info@extremedoors.ca

ITEM	QTY	CODE	PRODUCT TYPE
1	2	S-4245-SH2	SH 2 LITE (XO-XO)



** OUTSIDE view **

Overall measure: 66" 3/4 X 66" 3/4
Depth: 4" 5/16

SH 2 LITE (XO-XO)
 R.S.O. DIM.: 65" x 65"
 4245 SOLARSEAL ADVANTAGE SINGLE HUNG SERIES
 3 1/4 SS FRAME INCORP - BM 3/4-1/2 RTN WHITE
 FRAME SIZE: 64 " X 64 "
 WINDOWS MEET EGRESS
 SASH BOTTOM: THERMOS, THERMOS CLEAR, 3 MM
 FIXED TOP: THERMOS, THERMOS CLEAR, 3 MM

<p>CUSTOMER: _____</p> <p>SELLER: _____ Adam Spurgeon aspurgeon@easternsiding.ca</p> <p>DATE: _____</p> <p>Terms and conditions: Cash on delivery</p> <p>QUOTE VALID FOR 30 DAYS</p>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--



City of St. John's
 10 New Gower St.
 P.O. Box 908
 St. John's NL
 A1C 5M2
 www.stjohs.ca

BUILDING PERMIT

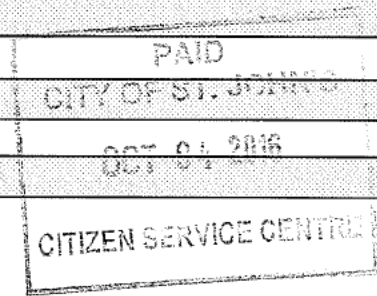
File # : B 1 162603 1

Issue Date: 2016/10/04

Expiry Date: 2018/10/04

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Applicant		Contractor	
Location of Work			
12 MULLOCK ST			
Description of Work			
FOR RENOVATIONS OF SEMI-DETACHED DWELLING			
Remarks or Conditions:			
<p>PERMIT ISSUED FOR EXTENSION AND RENOVATIONS TO EXISTING DWELLING AS PER SUBMITTED PLANS AND APPLICATION. ALL WORK TO BE COMPLETED AS PER 2010 NATIONAL BUILDING CODE OF CANADA. PERMIT ISSUED WITH THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION TO COMPLY WITH THE ATTACHED PLANS LETTER 2. AS DWELLING IS LOCATED IN HERITAGE AREA THE SIDING AND WINDOWS ARE TO COMPLY WITH THE CITY'S DEVELOPMENT REGULATIONS: WINDOW STYLE TO BE VERTICAL SLIDER WHERE THE WINDOW WITH IS APPROXIMATELY 1/2 THE HEIGHT; DOUBLE WINDOWS ARE TO BE APPROXIMATELY SQUARE; TRIMS ARE TO BE 1X4 AND BOTTOM TRIM TO BE 2X2 AND EXTEND TO OUTER EDGE OF SIDE TRIM; BOTTOM TRIM TO HAVE SAW CUT TO ACHIEVE CAPILLARY BREAK; CORNER TRIMS ARE TO BE 6"; SIDING TO BE 4" EXPOSED STRAIGHT CLAPBOARD STYLE. 3. OWMER/CONTRACTOR TO CALL ALL REQUIRED INSPECTION BY CALLING 3-1-1 DURING THE CONSTRUCTION PROCESS. 4. DWELLING NOT TO BE OCCUPIED UNTIL FINAL APPROVAL AND CERTIFICTE ISSUED BY THIS DEPARTMENT. <p>NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.</p> <p>All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.</p> <p>Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations.</p> <p>This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.</p>			
Estimated Job Value:	Permit Fee:	Signature of Owner or Authorized Agent:	City Official:
\$55,000	\$495.00		




It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY




Re: Mullock 
Clifford Rice to: 


2016/10/25 03:49 PM


This appears to be acceptable. I will advise that you submit the window schedule for approval before installing them.

Cliff Rice, P.Tech
Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Tel: 709-576-8311
Fax: 709-576-8160

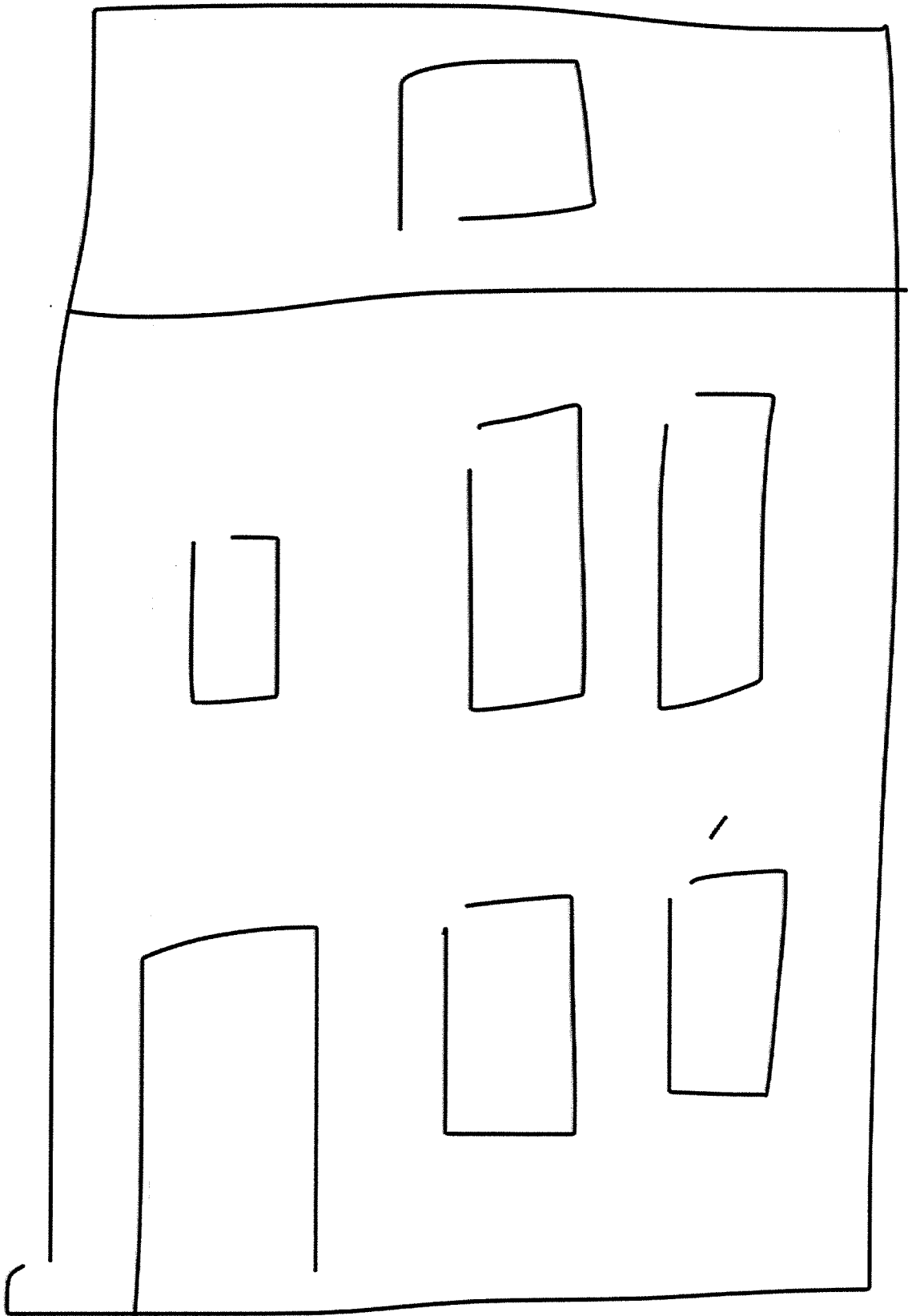
 Hi Chris. Have a question on the front windows....

2016/10/25 12:22:19 PM

From: 
To: "crice@stjohns.ca" <crice@stjohns.ca>
Date: 2016/10/25 12:22 PM
Subject: Mullock

Hi Chris. Have a question on the front windows. We have to make bedroom window meet egress and the wall has been a little hacked up by previous owner. It looks like it'll be easier to do two smaller windows in living room and in bedroom above. Is this ok to do as long as they're in line with each other and single hung? As in sketch below

Sheldon [attachment "image1.PNG" deleted by Clifford Rice/CSJ]





Front porch - 12 Mullock

to: crice

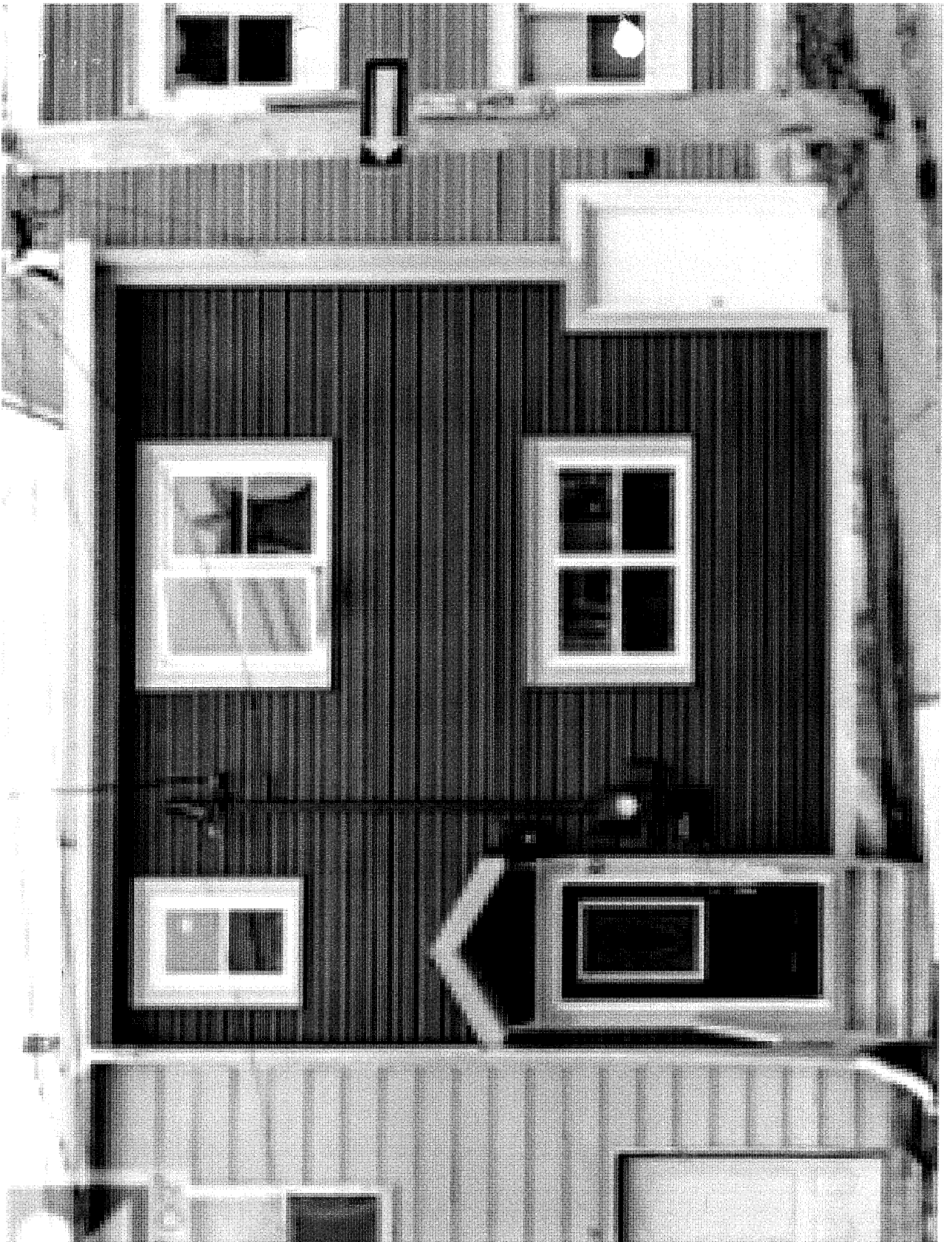
2016/10/07 12:04 PM

Hi Cliff - we are planning on removing the Front porch. I think there is problems underneath that may not be worth keeping. I just wanted to have it put on the file. Attached is a sample picture of what we want to do at the front



IMG_3629.PNG







Permit refnum: B1 162603-1

Cliff Rice via CityReporter

to:

building

2016/10/06 11:52 AM

Hide Details

From: Cliff Rice via CityReporter <no-reply@cityreporter.ca>

To: building@stjohns.ca

Please respond to Cliff Rice <crice@stjohns.ca>

ST. JOHN'S

City of St. John's

P.O. Box 908

St. John's, NL A1C 5M2

Phone:(709) 576-8565, Fax:(709) 576-8160

Building Inspection Report

Reference #B1 162603-1

Address: 12 MULLOCK ST

City: St. John's

Inspection(s) Done:

Excavation

10/06/2016 11:33 AM

Items Rejected

Excavation	
10/06/2016 11:33 AM	
Inspected By: Cliff Rice	
Excavation to undisturbed Soil	Accepted
Filled ground/organic material/frozen soil/standing water observed	N/A
Excavation depth for frost penetration	Accepted
Professional engineer reports required and approved	N/A
Excavation shot approved/ appears to conform to grading plan	N/A
Site conditions/slope stability/and safety concerns fencing to be installed to protect	Rejected

Cold weather provisions are required to be in place	N/A
Security measures required to protect excavation/existing properties see above	Rejected
Other	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

An inspection of the referenced project disclosed the above deficiencies and require your remedial action. Failure to address the noted deficiencies may result in legal action against you.

Deficient areas must not be covered up unless otherwise indicated following a re-inspection.

October 5, 2016



Dear Sir/Madam:

**RE: 12 Mullock Street
Extension and Renovations to Existing Dwelling
Our File # B1 162603**

This letter will serve to confirm that your application is approved subject to the following requirements. Please note the Building Permit is now available for pick-up at a cost of \$495.00 (HST EXEMPT).

NOTE: Refer to your Building Permit for the required Demand Inspections. Please allow a minimum of 24-48 hours for the inspection. A fee of One Hundred Dollars (\$100.00) may be imposed upon the applicant, payable prior to the next stage of construction, if the inspector is required to repeat a stage inspection because the previous stage was not completed properly or deficiencies noted were not corrected.

The project site shall be kept in a clean condition, free of all rubbish and debris at all times. If it is found that this is not the case then the owner/contractor will be found to be in contravention of the by-laws and unfortunately the City will have no alternative but to have the site cleaned at your expense and/or issue \$100.00 tickets per each violation. Unpaid tickets will form a lien against the property until paid and contractors having unpaid tickets may not be able to obtain new permits until all outstanding fines are paid (Section 5.1(1)(a) of St. John's Residential Property Standards By-Law, Section 9(e) of the St. John's Commercial Maintenance By-Law and/or Section 36 of the St. John's Building By-Law).

- 1. All construction must conform to the 2010 National Building Code of Canada. The following items are noted for your attention and revision as necessary to conform with the code.**
2. The submitted survey shows the left side property boundary flush with the exterior wall of the dwelling. Hence, the new concrete poured along that side of the dwelling is to be removed to eliminate the encroachment.

ST. JOHN'S

Rev: March 20, 2016

3. The submitted plans show a low slope roof on the extension. Please be advised that contractor/owner are to provide the city details on how they will obtain proper R-value while maintain the required ventilation.
4. Please be advised that 3 support posts with footings are required to support the new proposed addition. These post are to be installed a minimum 1.2 meters below existing grade to provide frost protection.
5. Footing sizes shall be in conformance with **Table 9.15.3.4 of the 2010 National Building Code of Canada**. Note: if masonry veneer is to be used footing size shall be adjusted accordingly as per **Article 9.15.3.4 of the 2010 National Building Code of Canada**.
6. As the support posts are supporting 2 floors and roof load, the footings shall be minimum 34"x34"x12".
7. Support beam shall be minimum 3 ply 2"x10" across 3 support posts.
8. Floor joist to span from support beam into existing dwelling. Joist to be minimum 2"x8" spaced @ 16" o.c.
9. The floor joist spans and spacings shall be in conformance with **Tables A-1 and A-2 as referenced in Article 9.23.4.2 of the 2010 National Building Code of Canada**.
10. Please be advised that the siding along the left side of the dwelling is to be removed and replaced with exterior grade drywall sheathing. The drywall sheathing is then to be covered with an approved cladding. Wood siding is not permitted.
11.
 - a) Where the limiting distance is less than 0.45m from the exposed building face to a property line, roof soffits or eaves are not permitted as per **Article 9.10.14.5 of the 2010 National Building Code of Canada**.
 - b) Roof soffits or eaves cannot project to less than 0.45m from the property line as per **Article 9.10.14.5 of the 2010 National Building Code of Canada**.
 - c) Where the roof soffit projects within 1.2m to the property line or an imaginary line between two buildings no openings are permitted. In addition the portion of the soffit that projects to less than 1.2m shall be protected by:
 - 0.38mm thick steel sheet
 - unvented aluminum conforming to CAN/CGSB-93.2m
 - 12.7mm gypsum board.
 - 11mm thick plywood.
 - 12.5mm thick OSB or wafer board, or
 - 11mm thick lumber.**Article 9.10.14.5 of the 2010 National Building Code of Canada**.

- d) Where there is a combustible projection from the side of a dwelling such as a fireplace, bump-out for a dining room cabinet or other space and that projection is less than 1.2m to the property line, the construction of the face and sides of the projection shall meet the requirements of **Article 9.10.14.5 of the 2010 National Building Code of Canada.**
12. Construction of exposed building faces between houses shall conform to **Article 9.10.15.5 of the 2010 National Building Code of Canada.** Note: unprotected openings are NOT permitted in exposed building faces where the limiting distance is less than 1.2m. Reference **Table 9.10.15.4 of the 2010 National Building Code of Canada.**
 13. Please be advised that the size of windows are limited along the right elevation of the extension due to the proximity to the property line. The city advised that the owner submit window sizes for approval before construction.
 14. The common walls with the neighboring properties are now sheathed and completed. Please be advised that if these walls are opened they will have to be upgraded to comply with the 2010 National Building Code of Canada.
 15. The ceiling of the existing dwelling is now sheathed. Please be advised that if the ceiling is opened it will have to be upgraded to comply with the 2010 National Building Code of Canada.
 16. Please be advised that if the stairs in the existing dwelling are altered in any way they will be required to comply with section 9.8 of the National Building Code of Canada.
 17. If the applicant proposes to construct patio deck, a site plan indicating the location of the patio deck, boundary clearance and construction details of deck is required prior to approval.
 18. Ensure that a separate building permit is obtained before any fences and accessory buildings are erected.
 19. The contractor shall take all necessary precautions during construction in conformance with **Part 8 of the 2010 National Building Code of Canada** to protect the public.
 20. The electrical and plumbing work proposed will require separate permits being obtained by licensed Electrical and Plumbing Contractors. All work to be in conformance with the Canadian Electrical Code and National Plumbing Code.
 21. All lumber to be used in the construction of the building shall be identified by a grade stamp to indicate its grade as determined by the NLGA "Standard Grading Rules for Canadian Lumber" as required by **Article 9.3.2.1 and Table 9.3.2.1 of the 2010 National Building Code of Canada.**
 22. The laminated beams shall be in conformance with **Tables A-8, A-9, and A-10 as referenced in Article 9.23.4.2 of the 2010 National Building Code of Canada.**

23. All lintels shall be in conformance with **Tables A-12 to A-19 as referenced in Article 9.23.12.3 of the 2010 National Building Code of Canada.**
24. Attic ventilation shall conform to **Section 9.19 of the 2010 National Building Code of Canada.** The unobstructed vent area of the insulated ceiling area shall be not less than 1/300. Required vents may be roof type, eave type, gable-end type or any combination thereof and shall be distributed: a) uniformly on opposite sides of the building; b) not less than 25% of the required opening located at the top of the space; and c) not less than 25% of the required openings located at the bottom of the space. The preformed baffles shall conform to the applicable requirements.
25. The air barrier system proposed for the dwelling must conform to all requirements of **Subsection 9.25.3 of the 2010 National Building Code of Canada.**
26. The membrane type vapour barrier shall comply with **Subsection 9.25.4 of the 2010 National Building Code of Canada.** General purpose polyethylene is not acceptable.
27. All roofing shall comply with **Section 9.26 of the 2010 National Building Code of Canada.**
28. Each bedroom shall have at least one (1) outside window openable from the inside without the use of tools or special knowledge. Such windows shall provide an unobstructed opening of not less than 380mm (15") in height and width and 0.35m² (3.8 sq. ft.) in area. It is recommended that the sills of windows intended for use as emergency exits be not higher than 1.5m above the floor. As well, where a bedroom window opens into a window well, a clearance of at least 760mm (30") shall be provided in front of the window. Where the sash swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency as per **Article 9.9.10.1 of the 2010 National Building Code of Canada.** If a protective enclosure is used over such window wells, the enclosure shall be openable from the inside without the use of tools or special knowledge.
29. The following are the required thermal resistance values for the St. John's area:
 - a) For exterior wall assembly RSI 3.6 (R-20).
 - b) For ceiling assembly RSI 5.6 (R-40).
 - d) For unheated floor assembly RSI 4.7 (R-27).
30. Smoke alarms serving dwelling units shall meet the following criteria as per **Section 9.10.19 of the 2010 National Building Code of Canada:**
 - a) CAN/ULC – S531 "Smoke Alarms".
 - b) Installed in all sleeping rooms.
 - c) Installed in a location between sleeping rooms and the remainder of the storey including any hallways that serve sleeping rooms.

- d) Installed on each storey including basements.
- e) Be interconnected with all other smoke alarms.
- f) Connected to an electrical circuit.
- g) Provided with a battery as an alternative power source.
- h) Be equipped with a manually operated device that can silence the signal emitted for a period of not more than ten (10) minutes.

31. The exterior stairwell foundation wall shall have its top elevation at a height to conform to the approved grading plan while maintaining positive drainage away from the foundation and the required frost protection of the stairwell walls and footings.

32. All LVL window lintels are to be certified by beam manufacturer or truss company.

If you require additional information regarding this notice, please contact the undersigned. All inspection requests are to be made by calling **311, (709) 754-CITY (2489) or email service@stjohns.ca**

Sincerely,



Cliff Rice, P. Tech
Building Inspector
(709) 576-8311
crice@stjohns.ca

CPR/pfb



12 & 14 Mullock Street
Clifford Rice to: Keith Williams

2016/10/04 03:29 PM

Keith

I was wondering if the city had completed some work on the services on either of these properties over the past couple of years? Civic 14 is a vacant lot. It appears that something was done as the sidewalk looks newer than most and it looks as if there is a new clean-out in front of civic #12.

Thanks

Cliff Rice, P.Tech
Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Tel: 709-576-8311
Fax: 709-576-8160



Cost Estimate - 12 Mullock

[Redacted]

to: crice

2016/10/04 09:33 AM

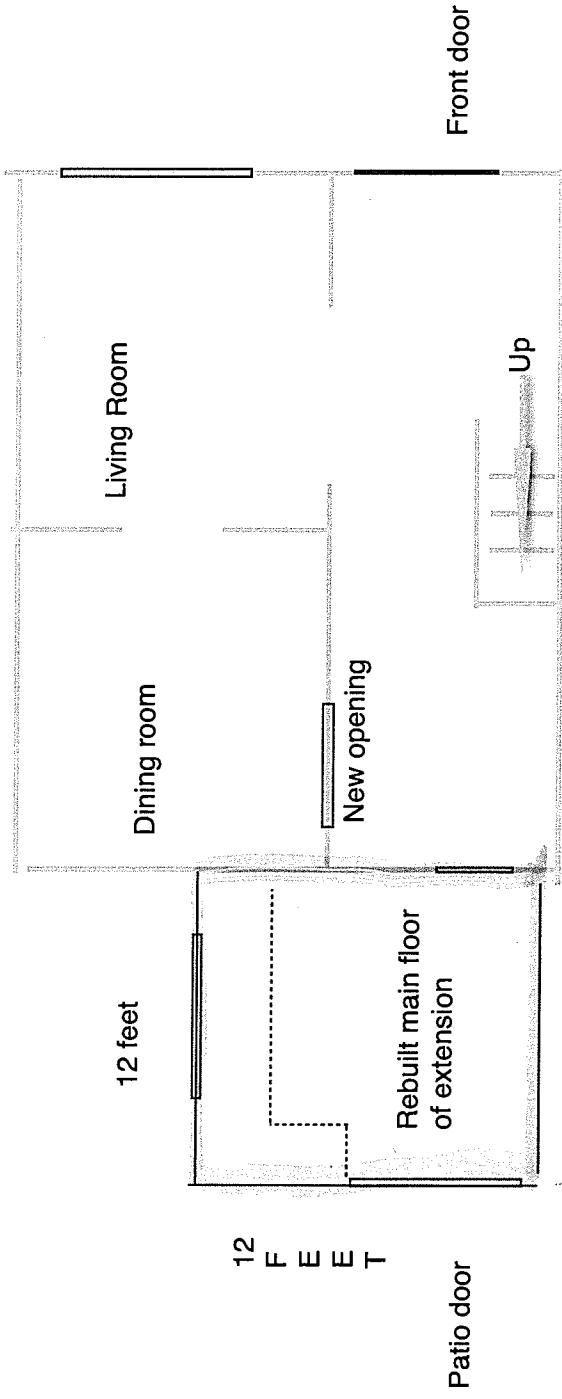
Hello Cliff,

I am anticipating that the project cost for 12 Mullock will be approximately \$75,000 total. If you have any other questions contact me at this email address or at 771-0204. Thank you.

[Redacted]

⇒ 493.00 New Permit
180.00 Repair Permit
⇒ 675.00 New Permit

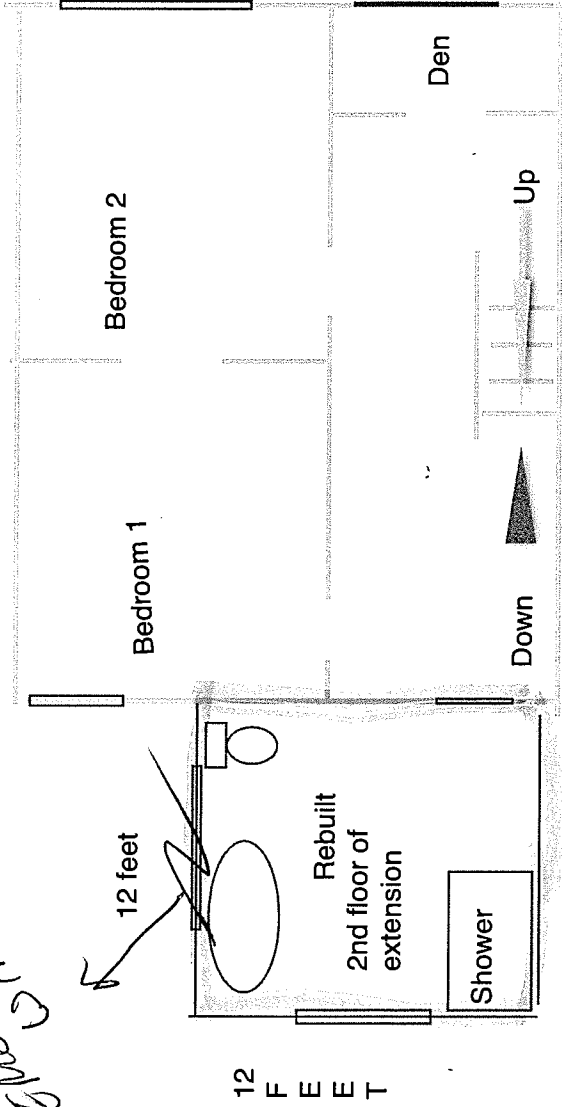
MAIN FLOOR



→ Siding to be removed.
5/8" Bunker Installed - Vinyl Siding Installed

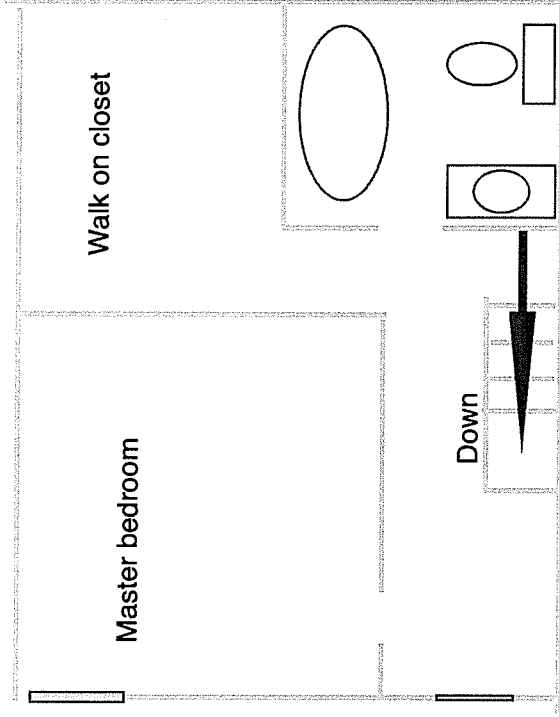
Second floor FLOOR

*Top of stairs
12 feet*



12
F
E
E
T

Second floor FLOOR
Layout may slightly change once bearing point are confirmed





M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS


2 Aspen Place
St. John's, NF., Canada
A1A 4S1
Bus : (709) 739-5555
Fax : (709) 739-5575



August 31, 2016

SURVEYORS REAL PROPERTY REPORT

Prepared by : Michael R. Duffett, N.L.S

Certified to : 

Parcel Location : Civic No. 12 Mullock Street
St. John's, Newfoundland.

Reference Survey : M. R. Duffett & Associates Ltd.
Job No. 8881-483-16
August 31, 2016
Michael R. Duffett, N.L.S.

Structures and other Improvements : The Semi-attached family Dwelling is situated wholly within the property of Civic No. 12 Mullock Street, St. John's, Newfoundland.

Apparent Encroachments and / or comments : There is no visible evidence of any easements over nor encroachments upon this property, Except.

A powerline and overhead service wires cross the property as shown on the attached plan.

The wood fences are as shown on the attached plan.

The overhead eave of Civic No. 12 extends over Civic No. 10 a shown on the attached plan.

Positioning of the starting point according to the tie-in, as represented on the reference survey, was found to be adequate.

Qualifications : This report and accompanying plan, Job # 8881-483-16-A of M. R. Duffett & Associates Limited, form an integral part of the returns and are not separable.

This report has been prepared for the sole use and benefit of the party to whom the same is certified.

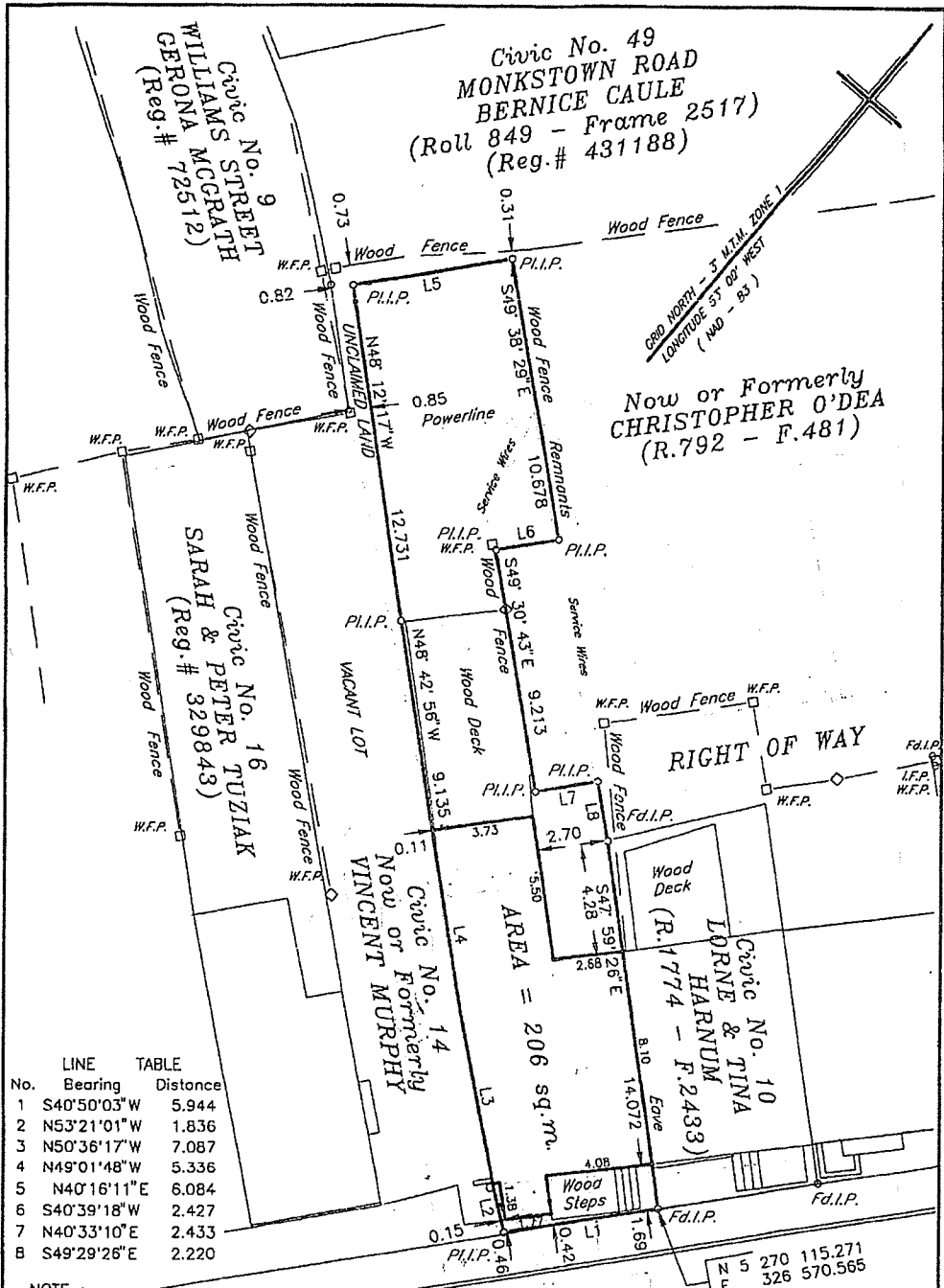
This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor identified here after.

Surveyor's Certification : The location of the structures and improvements are as shown on the accompanying plan.

I, Michael R. Duffett, Newfoundland Land Surveyor, hereby certify that this Surveyor's Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyor's Act, RSN and the bylaws made thereunder.

**SIGNED AND SEALED AT
ST. JOHN'S, NEWFOUNDLAND
This 31st day of August, 2016**

© Michael R. Duffett, Newfoundland Land Surveyor, 2016. Unauthorized use, alteration or reproduction of this Surveyor's Real Property Report is prohibited by law as outlined in "THE COPYRIGHT ACT". However use and reproduction thereof by or on behalf of the person to whom this report is certified is permitted provided that **NO** alterations whatsoever are made thereto.



LINE No.	Bearing	Distance
1	S40°50'03"W	5.944
2	N53°21'01"W	1.836
3	N50°36'17"W	7.087
4	N49°01'48"W	5.336
5	N40°16'11"E	6.084
6	S40°39'18"W	2.427
7	N40°33'10"E	2.433
8	S49°29'26"E	2.220

NOTE :
 - P.I.P. - Planted Iron Pin
 - Fd.I.P. - Found Iron Pin
 - I.F.P. - Iron Fence Post
 - W.F.P. - Wood Fence Post
 - All Distances are Horizontal Ground Distances.
 - Coordinates by GPS from Reference Monument : 2003G28 - N 5 270 401.293
 E 326 346.556
 - Scale factor at starting point - 0.999906

This plan certifies the information shown as of August 31, 2016, and only as of that date.
 This is Page 3 of 3 for the SURVEYOR'S REAL PROPERTY REPORT.
 © MICHAEL R. DUFFETT, Newfoundland Land Surveyor, 2016. Unauthorized use, alteration or reproduction of this Surveyor's Real Property Report is prohibited by law as outlined in "THE COPYRIGHT ACT". However, use and reproduction thereof by or on behalf of the person for whom this Surveyor's Real Property Report was prepared is permitted, provided that NO alterations whatsoever are made thereto.

M. R. DUFFETT & ASSOCIATES LIMITED Newfoundland Land Surveyors St. John's, Newfoundland	
Bus : (709) 739-5555	Fax : (709) 739-5575
Surveyor's Real Property Report JODY MEWS Civic No. 12 MULLOCK STREET ST. JOHN'S, NL.	
SCALE : 1 : 200	JOB No. : 8881-483-16-A
DATE : August 31, 2016	SURVEY : M.D. & B.S.



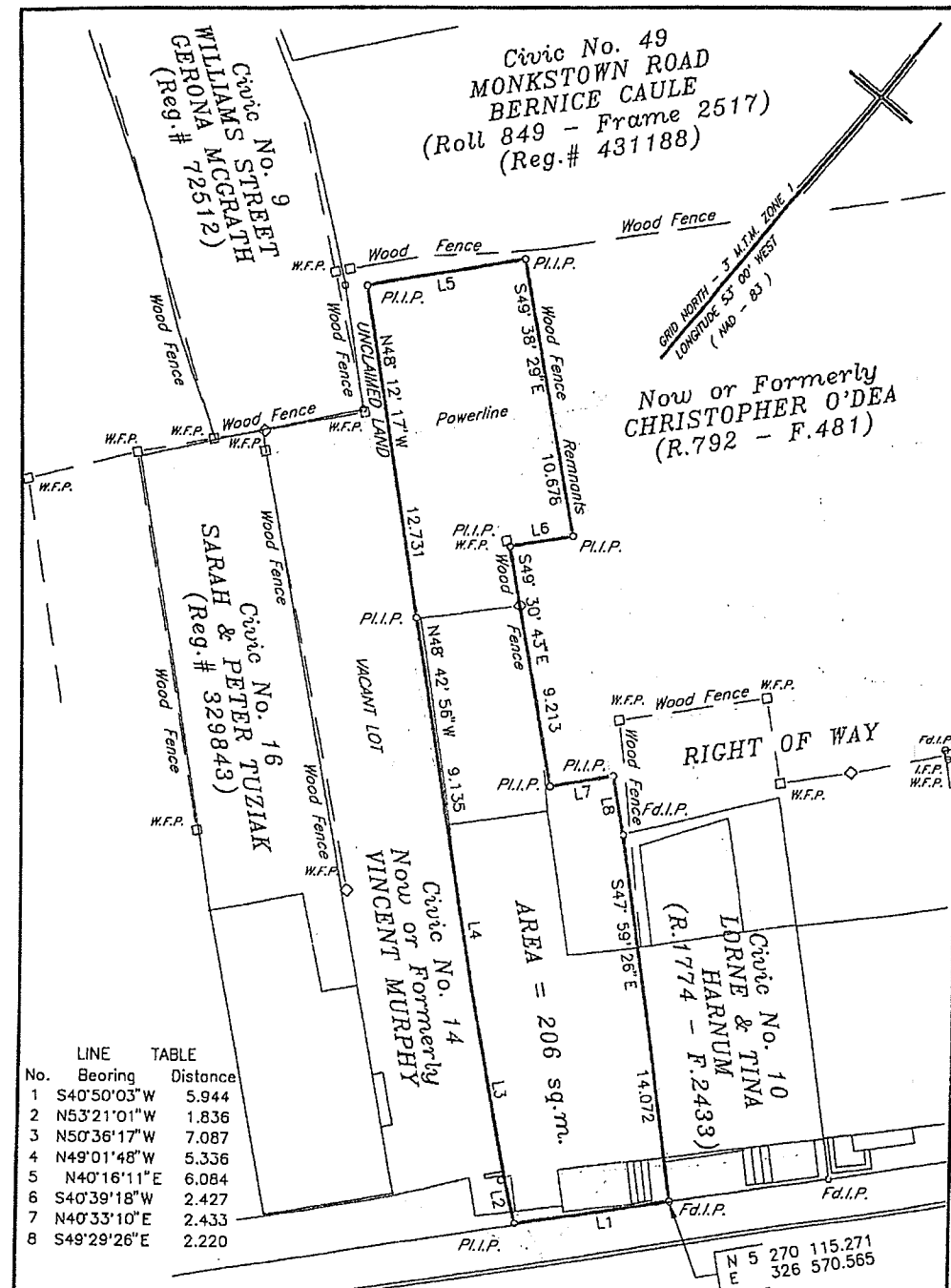
M. R. DUFFETT & ASSOCIATES LTD.
NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place
St. John's, NF., Canada
A1A 4S1
Bus : (709) 739-5555
Fax : (709) 739-5575



DESCRIPTION
JODY MEWS
CIVIC NO. 12 MULLOCK STREET - ST. JOHN'S

All that piece or parcel of land situate and being on the west side of Mullock Street, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said west side of Mullock Street, said point having co-ordinates of N 5 270 115.271 metres and E 326 570.565 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said west side of Mullock Street south forty degrees fifty minutes zero three seconds west five decimal nine four four (5.944) metres; thence turning and running by land Now or Formerly Vincent Murphy north fifty-three degrees twenty-one minutes zero one seconds west one decimal eight three six (1.836) metres; thence north fifty degrees thirty-six minutes seventeen seconds west seven decimal zero eight seven (7.087) metres; thence north forty-nine degrees zero one minutes forty-eight seconds west five decimal three three six (5.336) metres; thence turning and running by Unclaimed Land north forty-eight degrees forty-two minutes fifty-six seconds west nine decimal one three five (9.135) metres; thence north forty-eight degrees twelve minutes seventeen seconds west twelve decimal seven three one (12.731) metres; thence north forty degrees sixteen minutes eleven seconds east six decimal zero eight four (6.084) metres; thence turning and running by land Now or Formerly Christopher O'Dea (Roll 792 - Frame 481) south forty-nine degrees thirty-eight minutes twenty-nine seconds east ten decimal six seven eight (10.678) metres; thence south forty degrees thirty-nine minutes eighteen seconds west two decimal four two seven (2.427) metres; thence turning and running by land Now or Formerly Christopher O'Dea (Roll 792 - Frame 481) and along the southern extent of a Right of Way extending to the south side of Monkstown Road south forty-nine degrees thirty minutes forty-three seconds east nine decimal two one three (9.213) metres; thence turning and running along the west side of a Right Of Way north forty degrees thirty-three minutes ten seconds east two decimal four three three (2.433) metres; thence south forty-nine degrees twenty-nine minutes twenty-six seconds east two decimal two two zero (2.220) metres; thence turning and running by land of Lorne & Tina Harnum (Roll 1774 - Frame 2433) south forty-seven degrees fifty-nine minutes twenty-six seconds east fourteen decimal zero seven two (14.072) metres; thence, more or less to the point of beginning and containing an area of two hundred six (206) Square Metres. Which land is more particularly shown on Plan No. 8881-483-16, Dated August 31, 2016, hereto attached. All bearings being referred to the above projection.



Civic No. 49
 MONKSTOWN ROAD
 BERNICE CAULE
 (Roll 849 - Frame 2517)
 (Reg.# 431188)

Civic No. 9
 WILLIAMS STREET
 GERONA MCGRATH
 (Reg.# 72512)

Now or Formerly
 CHRISTOPHER O'DEA
 (R.792 - F.481)

Civic No. 16
 SARAH & PETER JUZIAK
 (Reg.# 329843)

Civic No. 14
 AREA = 206 sq.m.
 Now or Formerly
 VINCENT MURPHY

Civic No. 10
 LORNE & TINA
 HARNUM
 (R.1774 - F.2433)

LINE No.	Bearing	Distance
1	S40°50'03"W	5.944
2	N53°21'01"W	1.836
3	N50°36'17"W	7.087
4	N49°01'48"W	5.336
5	N40°16'11"E	6.084
6	S40°39'18"W	2.427
7	N40°33'10"E	2.433
8	S49°29'26"E	2.220

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post
- All Distances are Horizontal Ground Distances.
- Coordinates by GPS from Reference Monument : 2003G28 - N 5 270 401.293
 E 326 346.556
- Scale factor at starting point - 0.999906

© MICHAEL R. DUFFETT, Newfoundland Land Surveyor, 2016. Unauthorized use, alteration or reproduction of this Survey Plan is prohibited by law as outlined in "THE COPYRIGHT ACT". However, use and reproduction thereof by or on behalf of the person for whom this Survey Plan was prepared is permitted, provided that NO alterations whatsoever are made thereto.

M. R. DUFFETT & ASSOCIATES LIMITED Newfoundland Land Surveyors St. John's, Newfoundland Bus : (709) 739-5555 Fax : (709) 739-5575	
PROPERTY SURVEY JODY MEWS Civic No. 12 MULLOCK STREET ST. JOHN'S, NL.	
SCALE : 1 : 200	JOB No. : 8881-483-16
DATE : August 31, 2016	SURVEY : M.D. & B.S.

INVOICE

TO
 O'Dea Earle
 323 Duckworth Street
 St. John's, NL.
 A1C 5X4

ATTN: ANNE / KEN BAGGS

DATE August 31, 2016	YOUR ORDER NUMBER	INVOICE NO. 3744
	OUR REFERENCE NUMBER 8881	
	H.S.T. NUMBER 88889 9721	

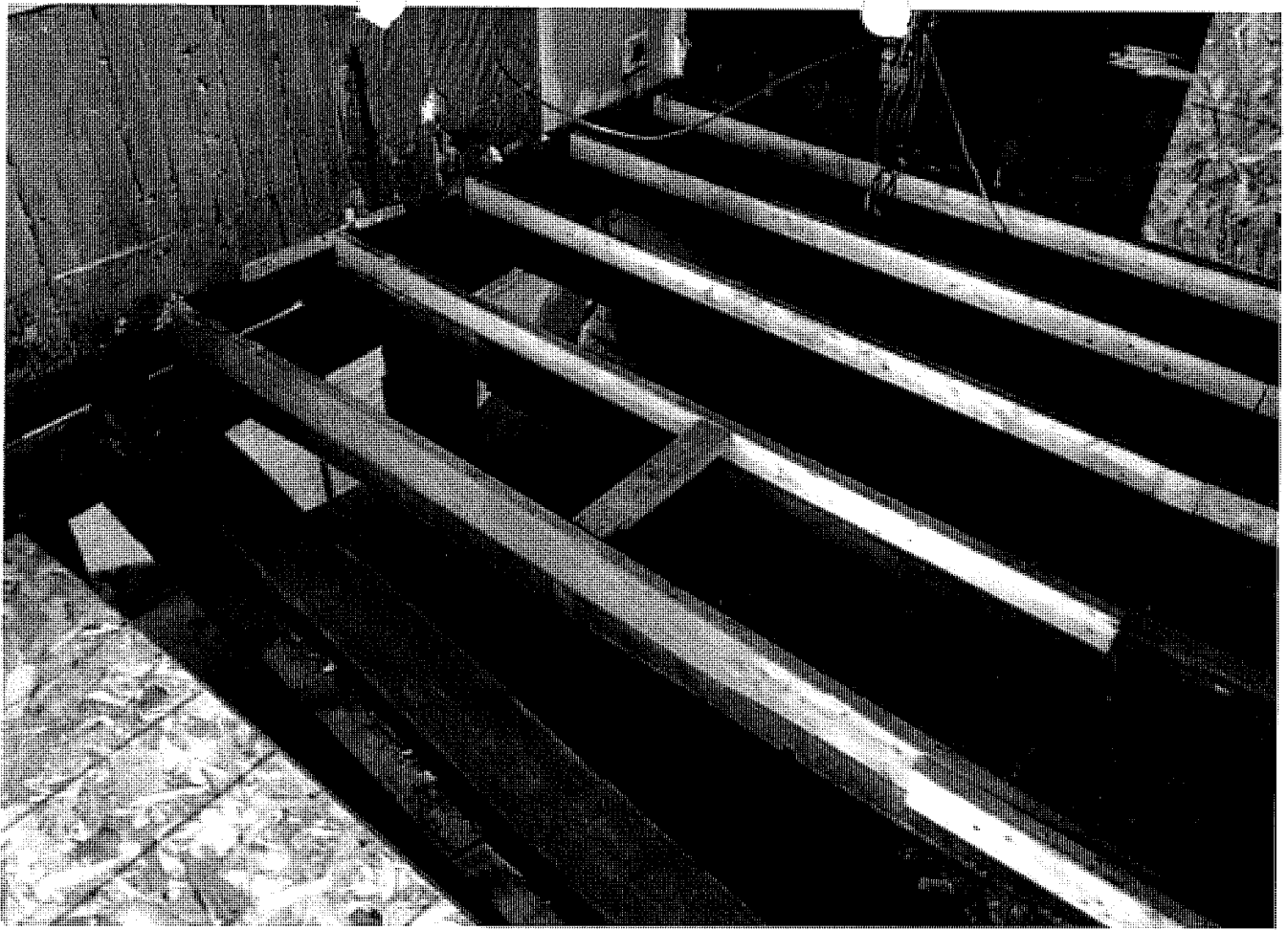


M. R. DUFFETT & ASSOCIATES LTD.
 NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place
 St. John's, NF., Canada
 A1A 4S1
 Bus : (709) 739-5555
 Fax : (709) 739-5575



DESCRIPTION	
Property Survey & Surveyor's Real Property Report 12 Mullock Street St. John's, NL.	
RE: MEWS	
	\$ 900.00
	<u>H.S.T. \$ 135.00</u>
	TOTAL \$ 1,035.00













Nov 30 2013
B. 1601945

C1601945



PDE - 3003

Department of Planning, Development and Engineering

BUILDING/DEVELOPMENT APPLICATION

PLEASE PRINT

PROPERTY LOCATION

SECTION 1

Civic Address 12 Mullock Street

Suite/Floor _____ Subdivision _____ Lot # _____

Account # 6345-0-0079-000-8 Date (yyyy-mm-dd) 2016-09-20

CONTACT INFORMATION

SECTION 2

<p>Applicant _____</p> <p>Email _____</p> <p>Mailing Address _____</p> <p>Postal Code _____</p> <p>Telephone (Home) _____ (Work) _____</p> <p>(Fax) _____ (Cell) _____</p>	<p>Property Owner _____</p> <p>Email _____</p> <p>Mailing Address <u>Same</u></p> <p>Postal Code _____</p> <p>Telephone (Home) _____ (Work) _____</p> <p>(Fax) _____ (Cell) _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Contractor _____</p> <p>Email _____</p> <p>Mailing Address _____</p> <p>Postal Code _____</p> <p>Telephone (Home) _____ (Work) _____</p> <p>(Fax) _____ (Cell) _____</p>	<p>Consultant _____</p> <p>Email _____</p> <p>Mailing Address _____</p> <p>Postal Code _____</p> <p>Telephone (Home) _____ (Work) _____</p> <p>(Fax) _____ (Cell) _____</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROJECT INFORMATION

SECTION 3

Have you applied for or will you receive Affordable Housing Funding? YES NO

Tenant, Occupancy, Trade Name, # of Employees _____

Building floor area _____ Project floor area _____ Property/lot area _____ # of on-site parking spaces _____

Please check all that apply:

Electrical work Plumbing work Private well installation (Must be drilled) Private septic installation (GSC approval required) Culvert installation (Must be approved by Streets Dept.)

Description of project Siding & some new windows / ~~some~~ an addition at the back needs support

Estimated cost of land/site development (\$) ? Estimated cost of work on structure (\$) ?

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.

Note: Where the applicant and property owner are not the same, the signature of the property owner may be required before the application can be accepted for processing

Applicant _____ Date (yyyy-mm-dd) 2016-09-20
 Property Owner _____ Date (yyyy-mm-dd) 2016-09-20
 Staff signature J Marshall Date (yyyy-mm-dd) 2016-09-20

FOR INTERNAL USE ONLY

SECTION 5

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee _____ Budget Number _____

Inspection Services

Roll # _____ File # _____ Class _____

Work type _____ Structure type _____ Sub type _____ Inspector _____

Planning, Development, and Engineering

File # _____ Application Type _____

Date Entered (yyyy-mm-dd) _____ Staff initials _____

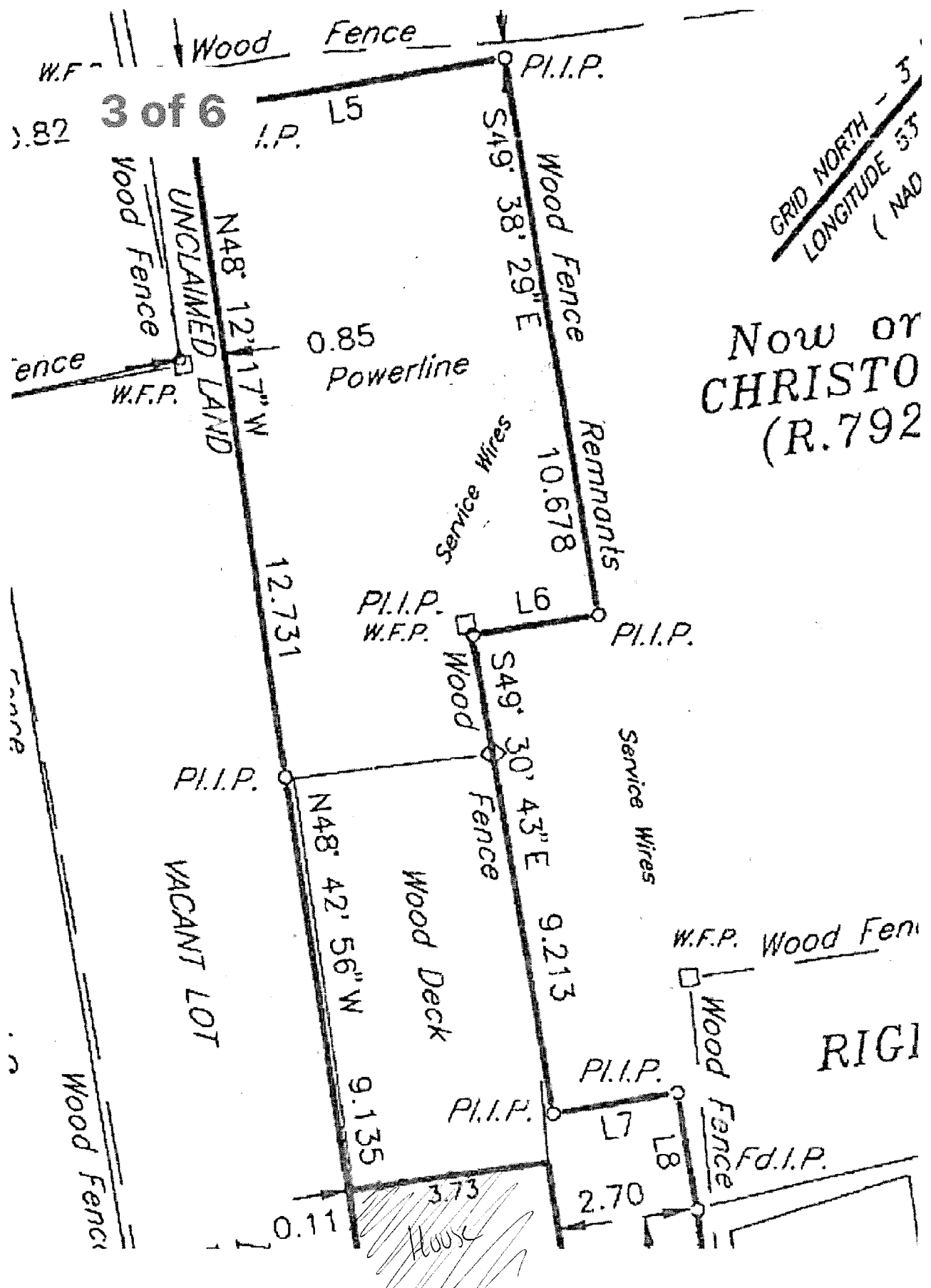
Use _____ Land Use Zone _____

<input type="checkbox"/> Permitted use	<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Change to non-conforming use	
Heritage area or designated building	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, area: _____
Department of Historic Resources Notification Required	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
City Services <input type="checkbox"/> Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Sanitary Sewer	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Street Excavation Permit required	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Fee charges required

Notes

Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-574-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca
--------------------------------	----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------



Case Details Report

Printed: 2012/10/09 02:06:51 PM

User: dsturge

Case ID 235484

C1202392

Caller Information

Known Callers: 1

Anonymous Callers: 0

Name:

Address:

Home Phone:



PAM
201
P-3

Case Information

Case Type: Garbage And Debris - Private Property - 201 Category: Property Concerns

Status: Notified Priority: Normal

Expected Completion: 2012/11/09 01:05:40 PM

Last Updated: 2012/10/09 01:05:40 PM

Submitted By: VioletPicco On 2012/10/09 01:05:40 PM

Assigned To: Notified

Access Code: 956241

Subject: Garbage on Property

Description: old fence on side of house, carpet, wood piled up and [redacted] can not get in her driveway

Location Detailed Description: 16 Mullock St.

Location

Location: 12 MULLOCK ST, ST. JOHN'S, NL, CANADA (Verified)

Comments

Date	Type	Entry	Relates To	Created By
2012/10/09 01:05:40 PM	Case Notification	System Case was notified to BPM Clerk 1(Langdon, Jean), BPM Clerk 2(Lawrence, Susan), BPM Clerk 3(Sturge, Della), BPM Clerk 4(Harris, Michelle), BPM Clerk 5(Kelsey, Krystal), BPM Clerk 6(Marsh, Christina), BPM Clerk 7(No User).	Garbage And Debris - Private Property - 201	Violet Picco
2012/10/09 01:05:40 PM	Case Submission	System Case was submitted by Violet Picco.	Garbage And Debris - Private Property - 201	Violet Picco

Also update BI 111565

Mailing Address

Property Location
12 MULLOCK ST



DESCRIPTION EXISTS NO SALES EXISTS
Freehold Status: U Unknown

A1C 2R5

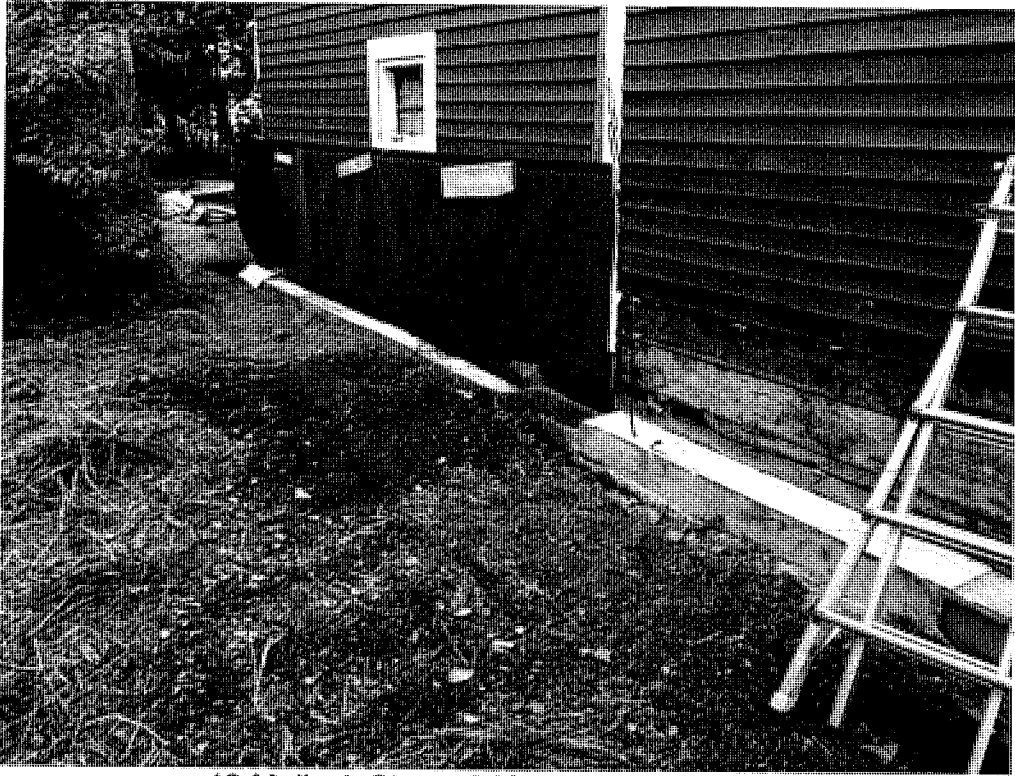
Water Type W Units 1
NO WATER METER
W/A NUMBER 10406

Zone: RD Structure Type:

Date	Type	Units	Description	Status
X 2011/05/13	B 1	111565	RENOVATIONS	BLD. APP. ACTIVE
2008/08/12		C0802157	GARBAGE,DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
2003/07/31	B 1	031948	NEW CONSTRUCTION	BLD. APP. CLOSD
1997/10/02	R P	970628	REPAIR PERMIT EXPIRES 1998/03/31	
1996/10/31		C9601922	WORKING WITHOUT A PERMIT	COMPLAINT CLOSD
1995/06/20		C9501176	GARBAGE,DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
1994/01/17		001	COLLECTION ACCOUNT	ACTIVE
1993/11/02		93-1118	2-08 LEGAL	CLOSED
1992/08/18		C9200951	GENERAL PROPERTY CONDITION	COMPLAINT CLOSD
1990/04/04		C9000182	GARBAGE,DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
1988/11/15		C8801020	GARBAGE,DEBRIS (CAR WRECKS)	COMPLAINT CLOSD +

AM

CPR



12 Mullock Street C1601945 20160923(1)



12 Mullock Street C1601945 20160923(2)

CPR



12 Mullock Street C1601945 20160923(3)

CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT AND ENGINEERING

LEGAL NOTICE

Date Posted Sept 23/16

Whereas a violation of Sections 5 & 6 of the St. John's
~~12 Muller Street~~ Building By-law
has been found, it is hereby ordered in accordance with the above By-Law, that all persons cease, desist
from and

STOP WORK

immediately pertaining to construction, alterations or repairs

New Foundation + Renovations
on these premises known as 12 Muller Street

No further work is to proceed until approval is obtained from the Department of Planning,
Development and Engineering

DIRECTOR OF PLANNING
AND DEVELOPMENT

Per [Signature]
576-8311

No person shall reverse, alter, deface, cover, remove or in any way tamper with this Notice unless authorized
by the Building Inspector

FAILURE TO COMPLY WILL RESULT IN IMMEDIATE LEGAL ACTION.

ST. JOHN'S

C1601945 12 MULLOCK ST/PROP. CONDITION

301 GENERAL PROPERTY CONDITION

RECD 2016/09/19

PRIORITY 1
WARRANTED

DESC.
WORKING ON FOUNDATION & APPEARS TO BE ENCROACHING ON 14 MULLOCK STREET. NO
RELEVANT ACTIVE FILE FOUND - WOULD LIKE A PHONE CALL WHEN THIS IS CHECKED OUT.
DELORES MOORE - 230 HAMILTON AVENUE/579-3441
COMMENTS: CASE ID # 459582

ROLL# 6345-0-0070-000-8
STREET 6345
TYPE R
UNITS 1
ENTRIES 1
STATUS A

OWNER



INSP LAST ACTION
CPR 2016/09/21 NTF
BLDG
ELEC
PLUM
ORIGIN OTHER

DATE INSP TYP I N F O R M A T I O N S H E E T SRC REMINDER

1 2016/09/21 BFD NTF *APPLICATION MADE FOR RENOVATIONS B1 162603* BA

Case ID 459582

Caller Information

Known Callers: 1

Anonymous Callers: 0

Name:

Address:

Home Phone:



C1601945301
P-21
CPR

Case Information

Case Type: Working Without A Permit Category: Permits and Licensing
Status: Notified Priority: Normal
Expected Completion: 2016/10/03 09:54:01 AM
Last Updated: 2016/09/19 09:54:01 AM
Submitted By: JosephineMarshall On 2016/09/19 09:54:01 AM
Assigned To: Notified
Access Code: 849349
Subject: Foundation Work - 12 Mullock Street
Description: working on foundation and appears to be encroaching on #14 Mullock Street - no relevant active file found - would like a phone call when this is checked out

Location

Location: 12 MULLOCK ST, ST. JOHN'S, NL, CANADA (Verified)

Comments

Date	Type	Entry	Relates To	Created By
2016/09/19 09:54:01 AM	Case Notification	System Case was notified to PDE ADMIN WP 3(Sturge, Della), PDE ADMIN WP 4(Holwell, Karen), PDE ADMIN WP 5(Hickey, Stephanie), PDE ADMIN WP 7(Burton, Peg), PDE ADMIN WP 6(Devine, Michelle), PDE ADMIN WP 1(No User), PDE ADMIN WP 2(No User).	Working Without A Permit	Josephine Marshall
2016/09/19 09:54:01 AM	Case Submission	System Case was submitted by Josephine Marshall.	Working Without A Permit	Josephine Marshall

Mailing Address

Proper Location
12 MULLOCK ST



DESCRIPTION EXISTS NO SALES EXISTS
Freehold Status: F Freehold

A1C 2R5

Water Type W Units 1
NO WATER METER
W/A NUMBER 10406

Zone: RD Structure Type:

Date	Type	Units	Description	Status
2016/09/09	R P	160398	REPAIR PERMIT EXPIRES 2018/09/09	
2012/10/09		C1202392	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
2011/05/13	B 1	111565	RENOVATIONS	BLD. APP. CLOSD
2008/08/12		C0802157	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
2003/07/31	B 1	031948	NEW CONSTRUCTION	BLD. APP. CLOSD
1997/10/02	R P	970628	REPAIR PERMIT EXPIRES 1998/03/31	
1996/10/31		C9601922	WORKING WITHOUT A PERMIT	COMPLAINT CLOSD
1995/06/20		C9501176	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD
1994/01/17		001	COLLECTION ACCOUNT	ACTIVE
1993/11/02		93-1118	2-08 LEGAL	CLOSED
1992/08/18		C9200951	GENERAL PROPERTY CONDITION	COMPLAINT CLOSD +

Case ID 493789

C1700763

Caller Information

Known Callers: 1 Anonymous Callers: 0

Name:
Address:

Home Phone:
Mobile Phone:

101
P-2
B/C6.

Case Information

Case Type: Building and Property Conditions Category: Property Concerns
Status: Notified Priority: Normal
Expected Completion: 2017/06/12 11:57:57 AM
Last Updated: 2017/05/01 11:57:57 AM
Submitted By: MonaPerry On 2017/05/01 11:57:57 AM
Assigned To: Notified
Access Code: 767822
Subject: Building Condition
Description: Resident says that the eve is extending out over the property line for 14 Mullock Street.
Condition Type Building Condition Have you reported this concern before No

Location

Location: 12 MULLOCK ST, ST. JOHN'S, NL, CANADA (Verified)

Comments

Date	Type	Entry	Relates To	Created By
2017/05/01 11:57:57 AM	Case Notification	System Case was notified to PERS RS ADMIN WP 1(Gould, Sandra), PERS RS ADMIN WP 3(Sturge, Della), PERS RS ADMIN WP 4(Holwell, Karen), PERS RS ADMIN WP 5(Hickey, Stephanie), PERS RS ADMIN WP 7(Burton, Peg), PERS RS ADMIN WP 6(Devine, Michelle), PERS RS ADMIN WP 2(No User).	Building and Property Conditions	Mona Perry
2017/05/01 11:57:57 AM	Case Submission	System Case was submitted by Mona Perry.	Building and Property Conditions	Mona Perry

Mailing Address

Property Location

12 MULLOCK ST



DESCRIPTION EXISTS NO SALES EXISTS

Freehold Status: F Freehold

AIH 0A3

Zone: RD Structure Type:

Water Type W Units 1
NO WATER METER
W/A NUMBER 10406

X	2016/09/21	B 1	162603	RENOVATIONS	BLD. APP. ACTIVE	<i>chk</i>
-	2016/09/19	C	1601945	GENERAL PROPERTY CONDITION	COMPLAINT CLOSD	
-	2016/09/09	R P	160398	REPAIR PERMIT EXPIRES 2018/09/09		
-	2012/10/09	C	1202392	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD	
-	2011/05/13	B 1	111565	RENOVATIONS	BLD. APP. CLOSD	
-	2008/08/12	C	0802157	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD	
-	2003/07/31	B 1	031948	NEW CONSTRUCTION	BLD. APP. CLOSD	
-	1997/10/02	R P	970628	REPAIR PERMIT EXPIRES 1998/03/31		
-	1996/10/31	C	9601922	WORKING WITHOUT A PERMIT	COMPLAINT CLOSD	
-	1995/06/20	C	9501176	GARBAGE, DEBRIS (CAR WRECKS)	COMPLAINT CLOSD	
-	1994/01/17		001	COLLECTION ACCOUNT	ACTIVE	+

CITY OF ST. JOHN'S



ST. JOHN'S MUNICIPAL COUNCIL DEPARTMENT OF BUILDING & DEVELOPEMENT ELECTRICAL PERMIT

FILE NUMBER

EV1-588 1

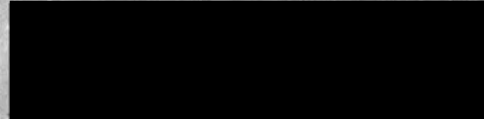
PERMISSION IS HEREBY GRANTED TO:
CONTRACTOR

OWNER/LOCATION

DATE 9/08/27

Errol Sullivan Electrical
40 Field Street
St. John's
Newfoundland
A1C 1J2

33



15 PRULOCK ST

ROLL NO.

6345-0-0090-000-4

ELECT. INSTALLATION/WORK 810 DHS
REPAIRS TO SERVICE

1.00 CONSUMER SERVICE

12.00 12.00

VALIDATION

CERTIFICATE ISSUED

46146

APPROVED BY

DA

DATE APPROVED

9/08/27

NO. OF METERS

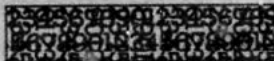
NEW

CHANGE OVER

RECONNECT

NO POWER

CHIEF ELECTRICAL INSPECTOR



EST. JOB VALUE

12.00

FEE

PERMIT EXPIRES

YEAR 22

MONTH 02

DAY 22

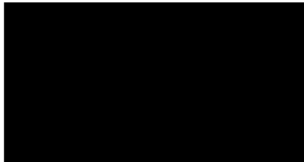
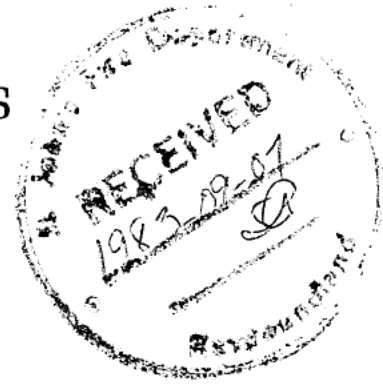
THE ELECTRICAL CONTRACTOR IS REQUIRED TO NOTIFY THE ELECTRICAL INSPECTOR OR HIS AUTHORIZED DEPUTY WHEN THE WORK IS READY FOR INSPECTION, AS ALL WORK IS TO BE LEFT UNCOVERED UNTIL INSPECTED AND APPROVED.



1983-09-02

City of St. John's

1983-09-02



Re: 12 Mullock Street
Three (3) Storey - Semi-Detached
Single Family Dwelling

Dear Sir:

An inspection was carried out by the Department of Building and Development at the above noted property on 1983-08-31. This inspection revealed the following deficiencies and/or requirements:

12.

1. Party walls must be constructed as a fire separation having at least a one (1) hour fire resistance rating.
Section 9.10.11.2 of the National Building Code, 1980.
2. Remove two (2) forty-five (45) gallon oil drums from basement. Oil drums must be mounted outside in an acceptable manner on non-combustible supports.
Sections 4.2.4.2 (1) and 4.3.3.1 (1) of the National Building Code, 1980.
3. Oil stove in kitchen must be inspected by a certified oil burner mechanic, and chimney serving stove must be inspected by a qualified mason. A copy of the inspection reports must be sent to the undersigned in seven (7) days of receipt of this notice.
Section 22 of the St. John's Maintenance Housing By-Law.
4. A request has been made to the City's Chief Plumbing Inspector to have the plumbing system inspected.
5. Replace rear bedroom window, second (2nd.) floor. Replace two (2) front and two (2) rear windows, third (3rd.) floor. Scrape, putty and paint remaining windows.
Section 17 (2) of the St. John's Maintenance Housing By-Law.
6. Repair wall and ceiling coverings where loose or cracked.
Section 20 (1) of the St. John's Maintenance Housing By-Law.

...../2

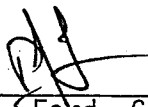


7. Replace floor covering in bathroom. Repair floor in area of toilet.
Section 21 (1) and (3) of the St. John's Maintenance Housing By-Law.
8. Repair leaks in rear extension roof. Repair eaves of main house and extension. Replace all rotted wood.
Section 12 (1) (a) of the St. John's Maintenance Housing By-Law.
9. Remove small extension at rear of living room or properly support.
Section 15 of the St. John's Maintenance Housing By-Law.
10. Replace clapboard at rear of main house. Replace split or rotted clapboard on remainder of house (minor). Replace sheathing where rotted. Scrape and paint house exterior.
Section 13 (1) and (2) of the St. John's Maintenance Housing By-Law.
11. Remove sawdust, old boards, etc. from basement floor.
Section 7 (1) (a) of the St. John's Maintenance Housing By-Law.

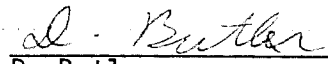
You are hereby directed to notify the undersigned, in writing of the corrective action to be taken within fourteen (14) days of receipt of this notice. Such action must meet with the satisfaction of the undersigned, failing which, this matter will be referred to Council with a recommendation for legal action.

Would you please give this matter your prompt attention.

Yours truly,



P.J. Ford, C.E.T.,
Chief Minimum Property Standards
Inspector.



D. Butler,
Minimum Property Standards Inspector, II.

DB/bmw

c.c. Fire Commissioner John Cardoulis
c.c. Fire Prevention Officer Winston Crocker

CM - L 8606670

Encls.

O'Dea Earle
323 Duckworth St
P O Box 5955
St. John'S NL A1C 5X4

UPDATED

MUNICIPAL COMPLIANCE INFORMATION

The following information on this property is valid for **May 19, 2017**.

12 MULLOCK ST		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Residential Downtown (RD)	Residential Downtown (RD)	1
Archaeological Site: N/A Waterway: N/A Watershed: N/A Wetland: N/A Flood Hazard Area: N/A Environmentally Valuable Area: N/A Battery Development Guideline Area: N/A Churchill Square Parking Development: N/A	Heritage Area: 3 Designated Heritage Building: N/A Light Planes: N/A Sanitary Landfill Protection Area: N/A Landscaping and Screening: N/A Downtown Residential Parking Area: N/A Downtown Parking Study Area: N/A	
Outstanding Work Authorizations Contact Financial Management at 576-8339	No	
Outstanding Civic Assessments Contact Financial Management at 576-8077	No	
Building, Complaint, Plumbing, Electrical Files Contact Inspection Services Division at 576-8049	No	
Active Planning and Development Files Contact Planning & Development Division at 576-6192	No	

Please note the City of St. John's does not necessarily have full and up to date information. This request for information has not resulted in a search of Legal Department files or an inspection of this property. For further information please call 576-2395 or view the Development Regulations at www.stjohns.ca.

Provision of compliance letter is your receipt. Official receipts will only be issued upon request.



Chris Small, CET
Planning Technician

O'Dea Earle
 323 Duckworth St
 P O Box 5955
 St. John'S NL A1C 5X4

MUNICIPAL COMPLIANCE INFORMATION

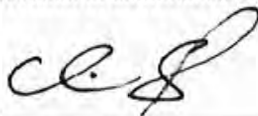
The following information on this property is valid for **May 18, 2017**.

12 MULLOCK ST		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Residential Downtown (RD)	Residential Downtown (RD)	1
Archaeological Site: N/A Waterway: N/A Watershed: N/A Wetland: N/A Flood Hazard Area: N/A Environmentally Valuable Area: N/A Battery Development Guideline Area: N/A Churchill Square Parking Development: N/A	Heritage Area: 3 Designated Heritage Building: N/A Light Planes: N/A Sanitary Landfill Protection Area: N/A Landscaping and Screening: N/A Downtown Residential Parking Area: N/A Downtown Parking Study Area: N/A	
Outstanding Work Authorizations Contact Financial Management at 576-8339	No	
Outstanding Civic Assessments Contact Financial Management at 576-8077	No	
Building, Complaint, Plumbing, Electrical Files Contact Inspection Services Division at 576-8049	Yes	
Active Planning and Development Files Contact Planning & Development Division at 576-6192	No	

Active Building File: B1162603 - Renovations

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Chris Small, CET
 Planning Technician

Robert Regular Law Office
 Po Box 1400 Stn Manuels
 Cbs NI A1W 3J1


MUNICIPAL COMPLIANCE INFORMATION

The following information on this property is valid for **August 26, 2016**.

12 MULLOCK ST		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Residential Downtown (RD)	Residential Downtown (RD)	1
Archaeological Site: N/A	Heritage Area: 3	
Waterway: N/A	Designated Heritage Building: N/A	
Watershed: N/A	Light Planes: N/A	
Wetland: N/A	Sanitary Landfill Protection Area: N/A	
Flood Hazard Area: N/A	Landscaping and Screening: N/A	
Environmentally Valuable Area: N/A	Downtown Residential Parking Area: N/A	
Battery Development Guideline Area: N/A	Downtown Parking Study Area: N/A	
Churchill Square Parking Development: N/A		
Outstanding Work Authorizations Contact Financial Management at 576-8339	No	
Outstanding Civic Assessments Contact Financial Management at 576-8077	No	
Building, Complaint, Plumbing, Electrical Files Contact Inspection Services Division at 576-8049	No	
Active Planning and Development Files Contact Planning & Development Division at 576-6192	No	

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Chris Small, CET
 Planning Technician

Roebothan, McKay & Marshall
P.O.Box 5236
St. John'S NL A1C 5W1

MUNICIPAL COMPLIANCE INFORMATION

The following information on this property is valid for **September 21, 2017**.

16 MULLOCK ST		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Residential Downtown (RD)	Residential Downtown (RD)	1
Archaeological Site: N/A Waterway: N/A Watershed: N/A Wetland: N/A Flood Hazard Area: N/A Environmentally Valuable Area: N/A Battery Development Guideline Area: N/A Churchill Square Parking Development: N/A	Heritage Area: 3 Designated Heritage Building: N/A Light Planes: N/A Sanitary Landfill Protection Area: N/A Landscaping and Screening: N/A Downtown Residential Parking Area: N/A Downtown Parking Study Area: N/A	
Outstanding Work Authorizations Contact Financial Management at 576-8339	No	
Outstanding Civic Assessments Contact Financial Management at 576-8077	No	
Building, Complaint, Plumbing, Electrical Files Contact Inspection Services Division at 576-8049	No	
Active Planning and Development Files Contact Planning & Development Division at 576-6192	No	

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Planning Technician

Roebothan, McKay & Marshall
P.O.Box 5236
St. John'S NL A1C 5W1

MUNICIPAL COMPLIANCE INFORMATION

The following information on this property is valid for **September 21, 2017**.

16 MULLOCK ST		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Residential Downtown (RD)	Residential Downtown (RD)	1
Archaeological Site: N/A Waterway: N/A Watershed: N/A Wetland: N/A Flood Hazard Area: N/A Environmentally Valuable Area: N/A Battery Development Guideline Area: N/A Churchill Square Parking Development: N/A	Heritage Area: 3 Designated Heritage Building: N/A Light Planes: N/A Sanitary Landfill Protection Area: N/A Landscaping and Screening: N/A Downtown Residential Parking Area: N/A Downtown Parking Study Area: N/A	
Outstanding Work Authorizations Contact Financial Management at 576-8339	No	
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Planning Technician