

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 080733
JUL 16 2008
CITY OF PORTLAND

This is to certify that BROOKES JEFFREY H & JOHANNE V BALZANO-BROOKES S/Gr

has permission to Renovation of Kitchen and Bath

AT 76 VESPER ST

City of Portland 003 G011001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure is complete this building or part thereof shall be closed or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Markley 7/14/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0733	Issue Date:	CBL: 003 G011001
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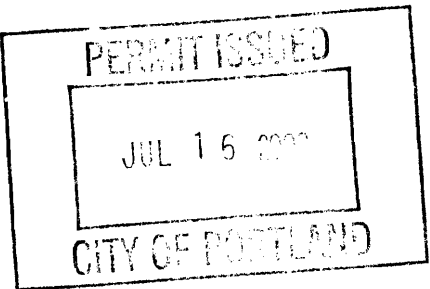
Location of Construction: 76 VESPER ST	Owner Name: BROOKES JEFFREY H & LUANN	Owner Address: 31 VAL HALLA RD	Phone: 207-829-5420
Business Name:	Contractor Name: Greg Thorup	Contractor Address: Cumberland	Phone: 2078295222
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: Two Family Home	Proposed Use: Two Family Home - Renovation of Kitchen and Bath	Permit Fee: \$110.00	Cost of Work: \$9,000.00	CEO District: 1	Zone: 3200F
Proposed Project Description: Renovation of Kitchen and Bath		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003	
<i>Legal use: Two (2) residential dwelling units</i>		Signature:		Signature: <i>Jm</i> 7/14/08	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Signature: _____ Date: _____					

Permit Taken By: lmd	Date Applied For: 06/20/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/30/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Tax
map →

Location/Address of Construction: <u>76 Vesper St., Portland</u>		
Total Square Footage of Proposed Structure/Area <u>2102 (total) / 1051</u>		Square Footage of Lot <u>.073 acres / 3205 sq'</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>3 G 11</u>	Applicant must be owner, Lessee or Buyer Name <u>Jeffery H. Brookes</u> Address <u>31 Val Halla Rd.</u> City, State & Zip <u>Cumberland, ME 04121</u>	Telephone: <u>207-829-5420</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JUN 20 2008</u> Address City, State & Zip	Cost Of Work: \$ <u>9,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>110⁰⁰</u>
Current legal use (i.e. single family) <u>2-family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Renovation of kitchen & bathroom</u>		
Contractor's name: <u>Greg Therup</u> Address: _____ City, State & Zip <u>Cumberland, Me 04021</u> Telephone: <u>829-5222</u> Who should we contact when the permit is ready: <u>Jeff Brookes</u> Telephone: <u>829-5420</u> Mailing address: <u>31 Val Halla Rd., Cumberland, ME 04021</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: JA Brookes Date: 6/20/08

This is not a permit; you may not commence ANY work until the permit is issued

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas H. Marbley

Signature of Inspections Official

Date

7/14/08

Date

City of Portland, Maine - Building or Use Permit

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Permit No: 08-0733	Date Applied For: 06/20/2008	CBL: 003 G011001
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family Home - Renovation of Kitchen and Bath	Proposed Project Description: Renovation of Kitchen and Bath
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/30/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that there are no exterior additions, only interior work to rehab the existing kitchen and bath on the first floor.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 07/14/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Comments:
6/25/2008-mes: this appears to be a change of use to add another dwelling unit. The before drawing does not show full kitchen facilities. Whereas the after drawing shows full kitchen facilities - I left a message with the owner of the property. It would need a different permit with more drawings (site/plot plan).
6/30/2008-mes: Spoke to the owner, Jeff Brookes. The work is in the 1st floor D. U. which has an existing kitchen. The 2nd & 3rd floors are one unit. The owner said "I'm definately not adding another dwelling unit".

Kitchen 76 Vesper St - Existing
Bath

1st floor

L.R. Door

Cabinet

door

chimney

stove

sink (disc)

Bedroom 2

Bedroom door

door

Bedroom door

window

window

Bedroom 1

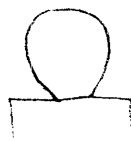
(Refrigerator)

Pantry

Mudroom

Ext Door

sink



(discriminated)

Bath door
radiators

Shower stall

window

76 Vesper St. - Changes to walls/doorways

Bathroom - existing door discontinued

(#1) new door: (sliding, pocket)

header: 4" x 8" (laminated) x 64"

load bearing(?)

+ 30" x 30" window added above toilet - header: 4" x 4" x 30"

Bedroom 2 - existing door discontinued

(#2) new door sliding pocket

header: 4" x 8" (laminated) x 64" not load bearing

Living room - existing door discontinued

(#3) new doors (french, swinging)

not load bearing

header 4" x 8" (lum.) x 60"

4" x 6" x

5' 4"

side section headers

2" x 4" back studs

2x6

1/2" plywood

