

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that THE MILES STANDISH LLC

Located At 84 EASTERN PROMENADE

Job ID: 2012-01-3003-ALTCOMM

CBL: 003- C-010-001

has permission to Remodel the basement & 1st floor apartments w/structural modifications and new kitchens/baths provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 1/23/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-01-3003-ALTCOMM	Date Applied: 12/22/2011	CBL: 003- C-010-001	
Location of Construction: 84 EASTERN PROMENADE	Owner Name: THE MILES STANDISH LLC (Edmund Gardner)	Owner Address: 151 NEWBURY STREET  PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: King Builders, LLC- Geoff King	Contractor Address: 102 Baxter Blvd., Portland, ME 04101	Phone:  207-653-6974
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-6
Past Use:  Four family	Proposed Use:  Same - Four Family - remodel basement & first floor apartments	Cost of Work: 47000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IBX 2009 Signature: <i>[Signature]</i>
Proposed Project Description: remodel basement & first floor apartments		Signature: <i>Capt. Hime 1/17/12</i>	Signature: <i>[Signature]</i> 4/23/12
Proposed Project Description: remodel basement & first floor apartments	Pedestrian Activities District (P.A.D.)		
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: 1/4/12 <i>ABU</i> <i>OK w/conditions</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	<b>CERTIFICATION</b>		

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 appication 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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings prior to pouring concrete for new basement columns

Plumbing Rough Commercial

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-01-3003-ALTCOMM

Located At: 84 EASTERN  
PROMENADE

CBL: 003- C-010-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Application approval based upon information provided by applicant, including details and updated plans submitted 1/23/12. Any deviation from approved plans requires separate review and approval prior to work.
2. The floor ceiling assembly design shall be submitted for review of the detail that complies with the IBC requirement for 50 STC sound transmission rating.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
6. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the addition. The same is required for the existing building, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.
7. Renovations of dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
8. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.

## Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
6. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
7. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
8. The sprinkler system shall be installed in accordance with NFPA 13 for the basement.
  - a. Capt. Pirone did make it clear to the GC that anytime upon inspection if renovation of the first or second floors exceeds 50% of total square foot area of each floor, sprinkler coverage will be required for that floor. If at anytime total renovation area is greater than the total square feet of the structure then the structure will need a complete sprinkler system.
9. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
10. A sprinkler supervisory system shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
11. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
12. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
13. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
14. A firefighter Building Marking Sign is required.
15. Notification: Two means of egress are required from every story. "MRS Title 25 § 2453"
16. All means of egress to remain accessible at all times.
17. No means of egress shall be affected by this renovation.
18. Any cutting and welding done will require a Hot Work Permit from Fire Department.

R-6

Entered 2/20/11

2012 01 30 03

66

# General Building Permit Application

Taken by Janne



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.

Location/Address of Construction: <u>84 Eastern Promenade</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>C</u> Lot# <u>10</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Geoffrey King</u> Address <u>102 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>653-6974</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Edmund Gardner LLC</u> Address <u>149 Western Prom</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>47,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>4</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Apartment</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Remodel basement &amp; 1st Floor apartments</u>		
Contractor's name: <u>King Builders, LLC</u>		
Address: <u>102 Baxter Blvd.</u>		
City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>653-6974</u>
Who should we contact when the permit is ready: <u>Geoff King</u>		Telephone: _____
Mailing address: <u>102 Baxter Blvd.</u>		<u>KingbuildersLLC@gmail.com</u>

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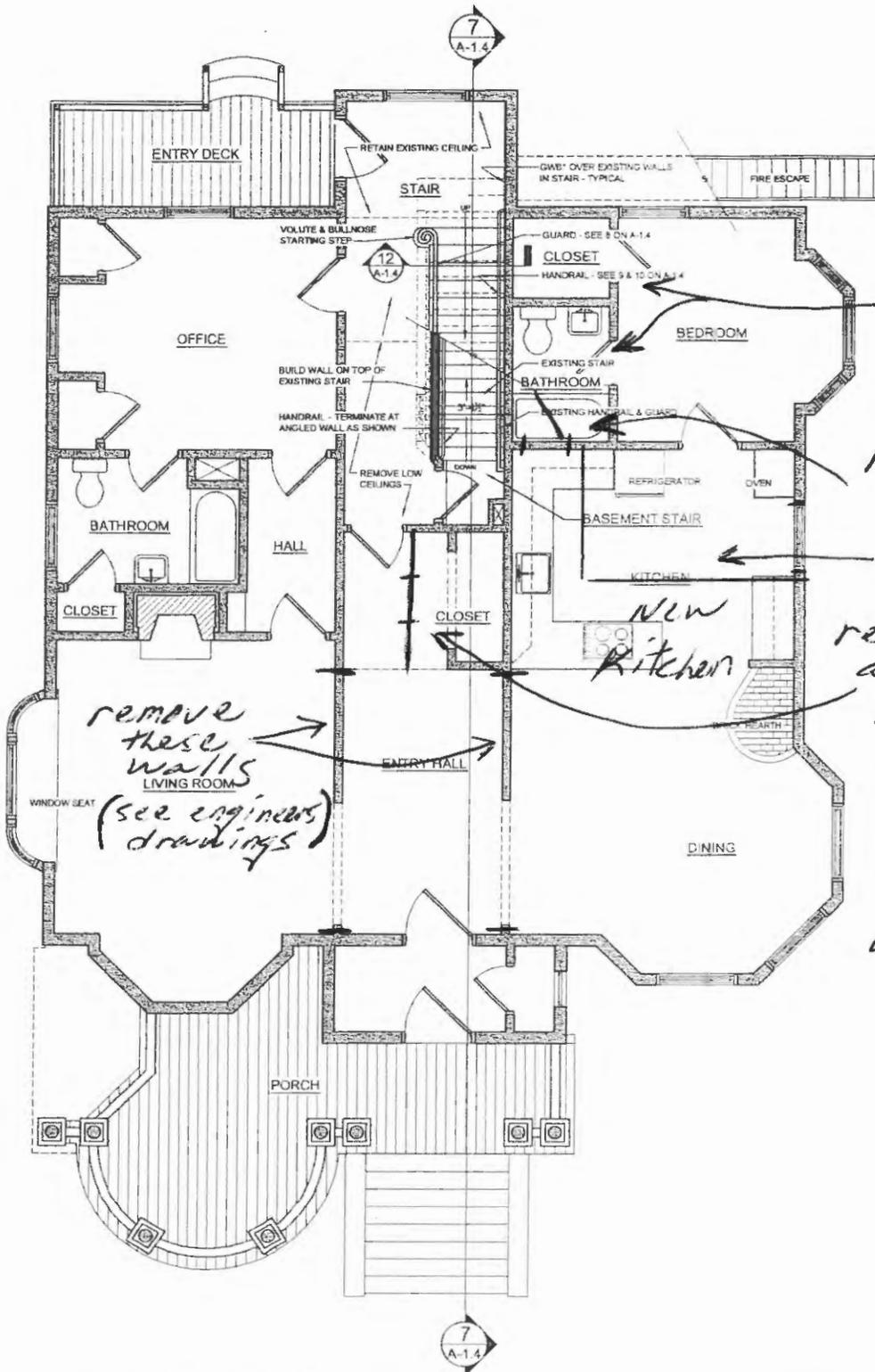
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: Geoffrey A King Date: 12/21/2011

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



1 FIRST FLOOR PLAN  
 A-1.1 SCALE: 3/16" = 1'-0"

Please note: There is AN EXISTING 4<sup>th</sup> D.U. in The BASEMENT

Remove closet & bathroom

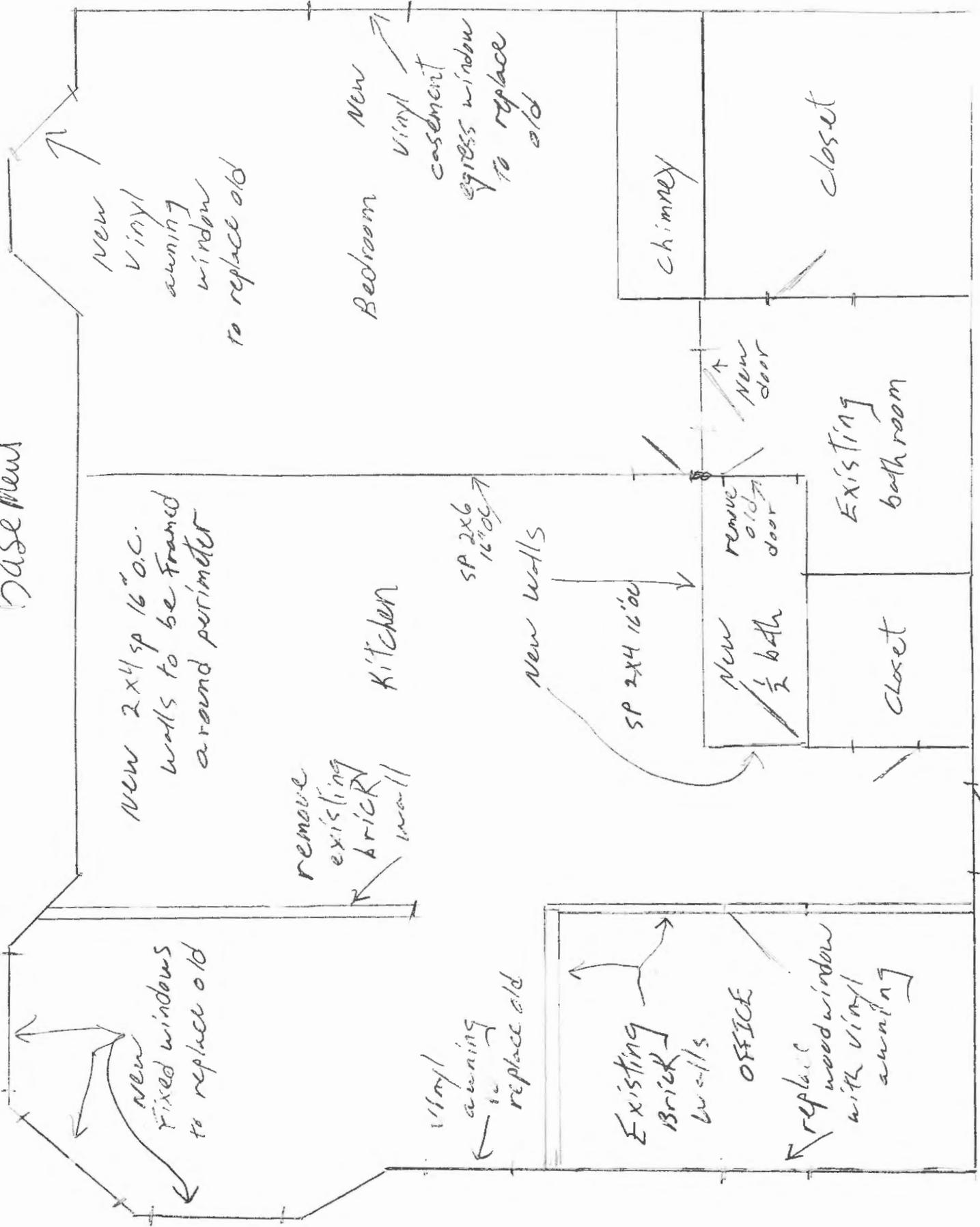
relocate bedroom door

Add new 3/4 bath

remove closet add half bath & washer/dryer

All new Framing will be 5/2x4 @ 16" oc

# Basement







# HEATLOK SOY® 200

## Technical Data Sheet

### Rigid, Spray-applied Polyurethane Foam Insulation Zero Ozone Depletion Substance, Class I ASTM

HEATLOK SOY® 200 is two component spray applied rigid polyurethane foam, green in color, having a nominal density 2lbs/ft<sup>3</sup>. This spray foam has been specially formulated to meet the intent of the International Code Council (ICC) building codes and is used primarily as a moisture/vapor barrier, air barrier and thermal insulation on above and below grade interior and exterior applications. Complies with FEMA floodplain insulation requirements. Approved by the USDA for Incidental Food Contact.

HEATLOK SOY® 200 is environmentally-friendly foam developed from recycled plastic materials and rapidly renewable soy oils, while the blowing agent is the HFC 245fa. Certified Insulation Material approved by California Department of Consumer Affairs. GREENGUARD and GREENGUARD Children and Schools certified. Meets LEED requirements in various categories.

#### Physical Properties

Method	Description	Imperial units	Metric units
ASTM D 1622-08	Density (core)	2.1 lb/ft <sup>3</sup>	34 Kg/m <sup>3</sup>
ASTM C 518-04	Aged Thermal Resistance, 180 days @ 23°C (R-Value)	R-7.4 @ 1 Inch, R-26.6 @ 4 inches	1.32 K·m <sup>2</sup> /W 4.55 K·m <sup>2</sup> /W
ASTM D 1621-04a	Compressive Strength (10%)	20.6 psi	142 kPa
ASTM D 1623-09	Tensile Strength	45.4 psi	313 kPa
ASTM D 2126-09	Dimensional Stability @ 158°F (70°C), 97% R.H. (168 hrs, sample without any substrate) L/W/T	% Change +4.9/+5.6/+7.7	
ASTM D 2842-06	Water Absorption (Serves as moisture barrier and drain plane)	0.3% Volume	
ASTM E 96-05	Water Vapor Permeance @ 1.5" (Note: Is a vapor barrier per IBC Section 202, Definitions at 1.2".)	0.79 perms	45.6 ng/Pa.sm <sup>2</sup>
ASTM E 283-04	Air Permeance @ 75Pa @ 1" (Note: Air Barrier Association of America (ABAA) approved air barrier)	0.004 L/sm <sup>2</sup>	
ASTM E2178-03	Air Permeance @ 75Pa @ 1-1/2"	0.001 L/sm <sup>2</sup>	
ASTM E 84-09	Surface Burning Characteristics @ 4"thick <ul style="list-style-type: none"> <li>Flame spread index</li> <li>Smoke development</li> </ul>	Class I 20 400	
ASTM D 1929-01	Ignition Properties Spontaneous Ignition Temperature	1004°F	540°C
VOC Content	VOC Emissions from Polyurethane Foam Complies with GREENGUARD Children and Schools and LEED requirements	Pass	
ASTM C 1338-08	Fungi Resistance	No fungal growth	
ASTM D 2856	Closed Cell Content	> 92%	
ASTM D 6866-08	Bio-based Content (Rapidly Renewable Natural Content)	3%	
ASTM D 2863-08	Oxygen Index	23%	
ASTM E 2357-05	Air Leakage of Air Barrier Assembly (static loading to 600 Pa and gust loading to 1,200 Pa) Complies with ABAA requirements	< 0.0022 L/sm <sup>2</sup> Pass	

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HIGH PERFORMANCE, LOW MAINTENANCE.

## A Natural Fit.



The EcoShield 700 new construction vinyl window is engineered for easy operation and maximum ventilation, and styled to fit almost any décor. Multi-point locking provides added security, and all are available in single and multi-unit combinations.

## 700 Casement/Awning

### Standard Features

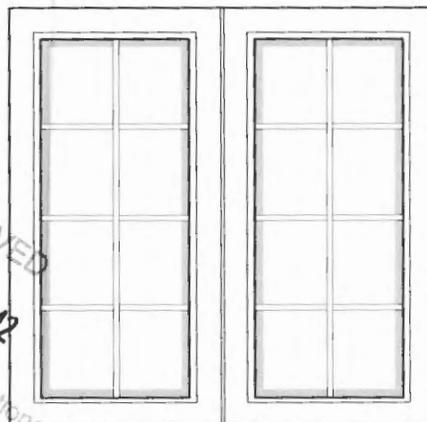
- Fusion Welded Frame and Sash
- Multi-Point Locking System
- Double Weather-Stripping around Perimeter
- Sash Crank Out 90 Degrees
- Fiberglass Full Screen
- Sturdy Truth E-Guard Hardware Package
- DP 50 Rated
- Available in Awning and Picture Window Styles
- Common Jamb - Two Wide

### Performance Options

- ST Stimulus-Approved Glazing Package
- Egress Hardware
- White, Beige and Bronze/White Colors
- Flat, Profile or SDL Grid Package
- Multi Unit Mullion Package

### Builder Features

- Integral Nail Fin
- Integral Nail Fin and J-Channel
- 3" Cambridge Flat Casing
- 4 9/16" Pre-Primed or Clear Extension Jamb
- 6 9/16" Pre-Primed or Clear Extension Jamb



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### NFRC Thermal Performance Data - 700 Casement Without Grids

Glass Type		U-Value	SHGC	VLT	CR
DOE - R5 - Triple	Argon/Argon - Low E/Low E	0.20	0.19	0.35	74
ST Stimulus	Clear-Argon-Low E-HP Spacer	0.27	0.24	0.46	64
Supra	Clear-Argon-Low E	0.28	0.24	0.46	61
HP Low E	Clear-Air-Low E	0.31	0.25	0.46	57
Clear	Clear-Air-Clear	0.42	0.52	0.54	45

