

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ROUDA NEIL W /American Carpentry

**Located at**

109 SHERIDAN ST

**PERMIT ID:** 2012-65529

**CBL:** 013 K045001

has permission to **1st floor: build a closet, move 3 doors, change suspended ceilings to sheetrock (5/8"), and other work as shown**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 procured prior to occupancy.

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

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

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.

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

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

<b>Permit No:</b> 201265529	<b>Date Applied For:</b> 12/05/2012	<b>CBL:</b> 013 K045001
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<b>Location of Construction:</b> 109 SHERIDAN ST	<b>Owner Name:</b> ROUDA NEIL W	<b>Owner Address:</b> 109 SHERIDAN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> American Carpentry	<b>Contractor Address:</b> 3 Orchard Circle Westbrook	<b>Phone</b> (207) 797-8229
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Same: Three Dwelling Units	<b>Proposed Project Description:</b> 1st floor: build a closet, move 3 doors, change suspended ceilings to sheetrock (5/8"), and other work as shown
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/05/2012  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 12/18/2012  
**Note:**      **Ok to Issue:**

- 1) PER IBC SEC. 713.4.1.2(2), MEMBRANE PENETRATIONS OF FIRE RESISTANCE RATED ASSEMBLIES BY STEEL ELECTRICAL BOXES OR RECESSED LIGHT FIXTURES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA ARE ALLOWED ONLY IF THE AGGREGATE AREA DOES NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF CEILING AREA. BOXES OR FIXTURES THAT EXCEED 16 SQUARE INCHES SHALL BE RATED TO MAINTAIN THE FIRE RESISTANCE RATING
- 2) 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 IBC Sec. 712.
- 3) Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 12/24/2012  
**Note:**      **Ok to Issue:**

- 1) Single- and multiple-station smoke alarms shall be provided in each sleeping room and outside of each sleeping room inside the dwelling units. They are not required in the common areas outside of the dwelling unit. New smoke alarms shall be hardwired with battery backup and photoelectric. The unit undergoing renovation shall have the smoke alarm interconnected so that if one alarms they all alarm.
- 2) Doors between the exit stairs and dwelling units, storage ares, and basement shall be existing approved 45-minute fire door assemblies or 1-hour fire door assemblies if not existing approved.
- 3) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 4) Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

<b>Location of Construction:</b> 109 SHERIDAN ST	<b>Owner Name:</b> ROUDA NEIL W	<b>Owner Address:</b> 109 SHERIDAN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> American Carpentry	<b>Contractor Address:</b> 3 Orchard Circle Westbrook	<b>Phone</b> (207) 797-8229
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

- 5) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 6) Construction or installation shall comply with City Code Chapter 10. The building shall comply with City Code on inspection.

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2012-65529	Issue Date:	CBL: 013 K045001
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<b>Location of Construction:</b> 109 SHERIDAN ST	<b>Owner Name:</b> ROUDA NEIL W	<b>Owner Address:</b> 109 SHERIDAN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> American Carpentry	<b>Contractor Address:</b> 3 Orchard Circle Westbrook	<b>Phone:</b> (207) 797-8229
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> R6
<b>Past Use:</b> Three dwelling Units	<b>Proposed Use:</b> Same: Three Dwelling Units	<b>Permit Fee:</b> \$220.00	<b>Cost of Work:</b> \$20,000.00
<b>Proposed Project Description:</b> 1st floor: build a closet, move 3 doors, change suspended ceilings to sheetrock (5/8"), and other work as shown		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: R-2 Type: SB MUBEC 2009
		Signature: <i>[Signature]</i> 58	Signature: <i>[Signature]</i> 12/18/12
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 12/05/2012	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..		<b>Special Zone or Reviews</b> <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: 12/5/12	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:

**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.

Location/ Address of Construction: <u>109 Sheridan St. Unit #1</u>		
Total Square Footage of Proposed Structure/Area <u>No new square footage</u>		Square Footage of Lot <u>20,000</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>013      K045</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name: <u>Neil Rouda</u> Address <u>109 Sheridan</u> City, State & Zip <u>Portland, Maine</u>	Telephone: <u>807-1842</u>
Lessee/D (if applicable)  <b>RECEIVED</b>  <b>DEC 05 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>19800</u> C of O Fee: \$ _____ Total Fee: \$ <u>220.00</u>
Current legal use (i.e. single family) <u>3 unit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3 unit</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Build a closet, move 3 doors, remove suspended ceiling frame up for sheetrock installation, remove or cover paneling + faux brick, install 5/8 firecode drywall on new ceiling, 1/2 drywall on walls as needed, miscellaneous trim work, electrical work</u>		
Contractor's name: <u>American Carpentry Service, Martell Electric, Collins Electric, etc.</u> Address: <u>3 Orchard Circle</u> City, State & Zip <u>Westbrook, Me. 04092</u> Telephone: <u>653-1316</u> Who should we contact when the permit is ready: <u>Ted Pitts 653-1316</u> Telephone: _____ Mailing address: <u>same</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.

Internal work

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: [Signature] Date: Dec. 5, 2012

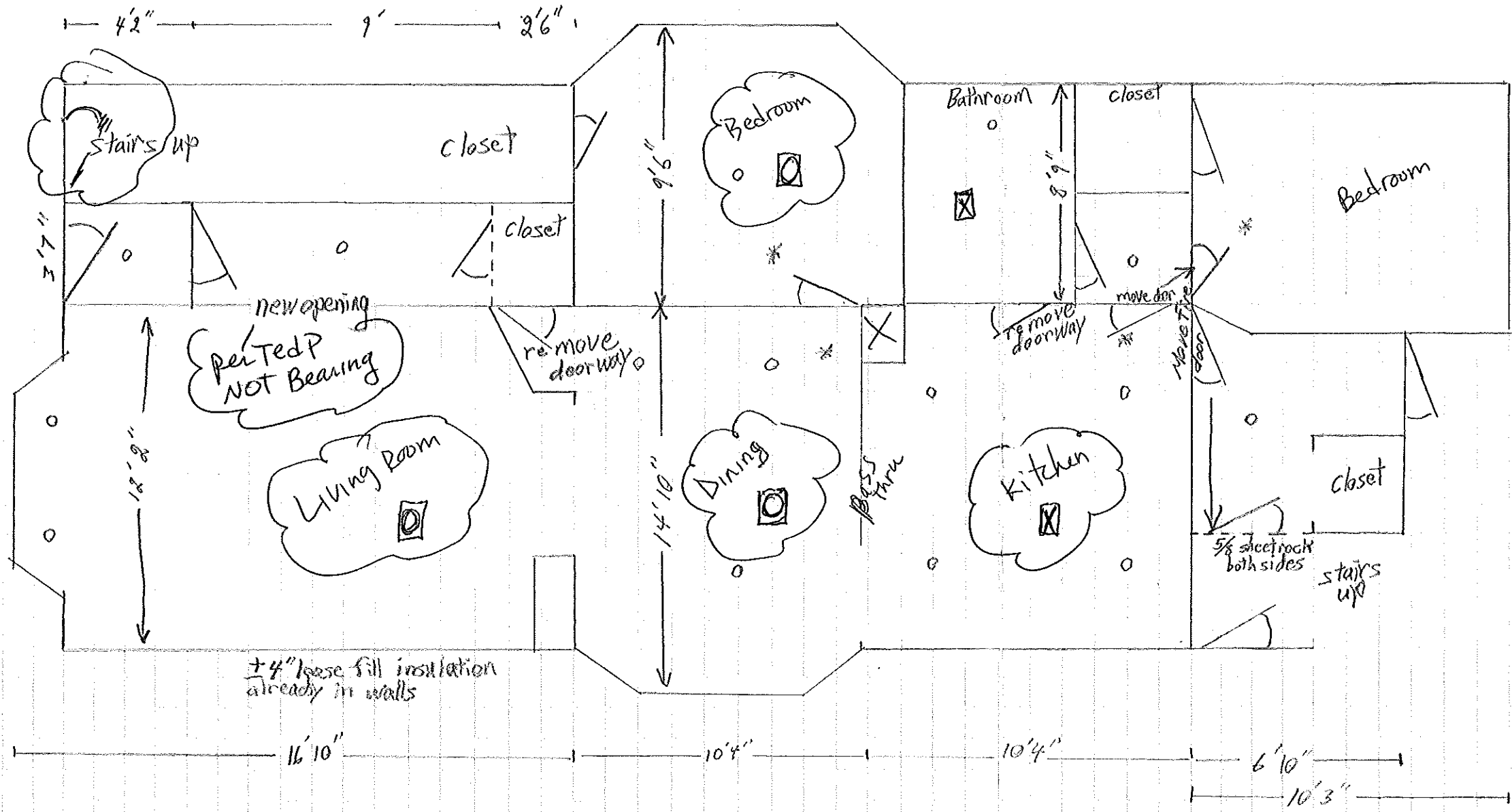
This is not a permit; you may not commence ANY work until the permit is issue

109 Sheridan St. 1<sup>st</sup> floor

one square = 1 foot

----- means new wall

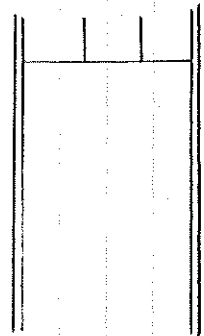
○ ceiling fixture  
\* smoke detector or code detector



**New**

- ☒ - Drop ceiling Framing  
2x4 w/ 3/2" insulation  
+ type X 5/8
- ☒ - Type X 5/8 applied to  
Existing strapping over  
1'x1' fibertiles  
12/18/12 Per TeD P.

Closet Wall and Fire Door wall detail  
(non load bearing)



No new windows or doors  
fire door is 90 minute.

Scope of work  
 build a closet  
 move 3 doors  
 remove suspended ceilings + frame for sheetrock installation  
 remove or cover paneling and faux brick  
 install 5/8 fire code drywall on new ceilings  
 install 1/2 drywall on walls as needed  
 miscellaneous trim work