

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that GILBERT HELMICK

Located At 39 CUMBERLAND

PERMIT ISSUED

Job ID: 2011-02-404-ALTCOMM

CBL: 013 - - K - 063 - 001 - - - -

MAR 14 2011

has permission to Renovate Units B & C, common areas for temporary in-law situation, update insulation, kitchen & basement 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.

City of Portland

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

*JMB per K.G.*

Fire Prevention Officer

*[Signature]* 3/14/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR





Plans emailed to Jeannie on 2/8/11

# General Building Permit Application

PDF ENTERED 6-6-11

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>39 CUMBERLAND AVE. PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure/Area <u>4698</u>	Square Footage of Lot <u>5653.7</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>013      K      063</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Gil HELMICK</u> Address <u>39 CUMBERLAND AVE</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>207. 772. 2972</u> Cell <u>400. 7543</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Gil and Ani HELMICK</u> Address <u>39 CUMBERLAND AVE</u> City, State & Zip <u>Portland, Maine 04104</u>	Cost Of Work: \$ <u>30,300</u> C of O Fee: \$ <u>293</u> Total Fee: \$ <u>330.00</u>
Current legal use (i.e. single family) <u>Multi-Family</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>UPDATE INSULATION Drywall, Kitchen.</u>		
<b>RECEIVED</b> FEB -9 2011		
Contractor's name: <u>N/A</u> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Gil HELMICK</u>		Telephone: <u>772. 2972</u>
Mailing address: <u>39 CUMBERLAND, AVE.</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

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: 2.8.11

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



# 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: 2011-02-404-ALTCOMM

Located At: 39 CUMBERLAND

CBL: 013 - - K - 063 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. It is for interior work only. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property has two buildings located on it. The use of the front building shall remain a three dwelling. The use of the rear building shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
3. No means of egress shall be affected by this renovation.
4. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
5. All means of egress to remain accessible at all times.
6. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. 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.
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. 713 of the IBC.
5. This approval allows the relocation of the 3<sup>rd</sup> floor rear door to the 2<sup>nd</sup> floor with the addition of a landing. A modification of IBC Sec. 1008.1.5 Floor elevation allows 1 change of elevation at the door swinging over the landing as similarly allowed in exception 1.

6. This permit approves the modification of units B & C (2<sup>nd</sup> & 3<sup>rd</sup> flrs) for a temporary in-law living situation. The building continues to have 3 legal units (3 kitchens), however, Units B & C intercommunicate. Future change in this situation will require modifications which provide code compliant fire separation of these units.
7. The basement storage areas and workshop areas shall be fire separated from the 1<sup>st</sup> floor dwelling with a 2 hour horizontal fire barrier and STC 50 design.

## 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.**
1. Close In prior to insulation or drywall
  2. Final at completion of work

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.

**Jeanie Bourke - Re: 39 cumberland renovation project upgrades**

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**From:** Jeanie Bourke  
**To:** Gil Helmick  
**Date:** 3/9/2011 8:11 AM  
**Subject:** Re: 39 cumberland renovation project upgrades

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Hi Gil,

The only item missing that I have on my list is the height of the **relocated door at the new landing**. I believe you stated that this was an error, that the **6'-8"** dimension line should have been from the landing (not the floor) to the header. This email serves as verification of that.

When I receive the revised drawings I should be able to issue the permit at that time, or within a short time period, pending my schedule.

Thanks,  
Jeanie

>>> "Gil Helmick" <gilhelmick@gmail.com> 3/8/2011 2:44 PM >>>  
hello jeanie,

to follow are the details we discussed and others that followed in your 3.08.11 email. i will add these to the drawings where appropriate, send a pdf of the revised drawings and deliver a hard copy as well.

included in the following list are items added to the project that will not be included in the revised drawings as well.

please advise any additional documentation you may require.

please advise when the permit will be issued.

thank you for your time and attention.

best regards,  
gil

1. the north interior walls included in this renovation will be finished in fire-grade drywall.
2. the **cellar ceiling** will finished in drywall to a 50 STC is the sound rating. The drywall will be type x or c / **two layers** with a 2 hr separation.
3. the cellar entry door will changed out to be fire door.
4. the walls of dumbwaiter will covered in fire grade drywall.
5. a fire grade drywall partition will be installed with the dumbwaiter
6. the furnace room will be smoke proof.
7. the floor 3 bath window will be shatter proof tempered glass.
8. all openings between floors (wires, pipes, conduit, ducts) to be fire stopped with approved materials.

**RECEIVED**  
MAR - 9 2011  
Dept. of Building Inspections  
City of Portland Maine

Revisions

front building - 3 dv.  
 rear " 1 dv. > membership & assessment card

**Job Summary Report**  
**Job ID: 2011-02-404-ALTCOMM**

Report generated on Feb 10, 2011 3:04:27 PM

Page 1

<b>Job Type:</b>	Adds/Alter Remodel Only Non-Res & NonHskp	<b>Job Description:</b>	39 Cumberland Ave. / Alterations	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	635	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	31,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		GILBERT HELMICK		<i>Property Owner</i>	
		- Gil Helmick		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Job Valuation Fees	\$330.00		\$330.00						\$330.00

**Location ID: 1590**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
W25855	013 K 063 001		M				-70.249409	43.666076

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				39 CUMBERLAND AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
FOUR FAMILY		NOT APPLICABLE	R.O.				DISTRICT 1	EAST END

**Structure Details**

**Structure: upgrades**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Three - Four Family Building	0			39 CUMBERLAND AVENUE NORTH

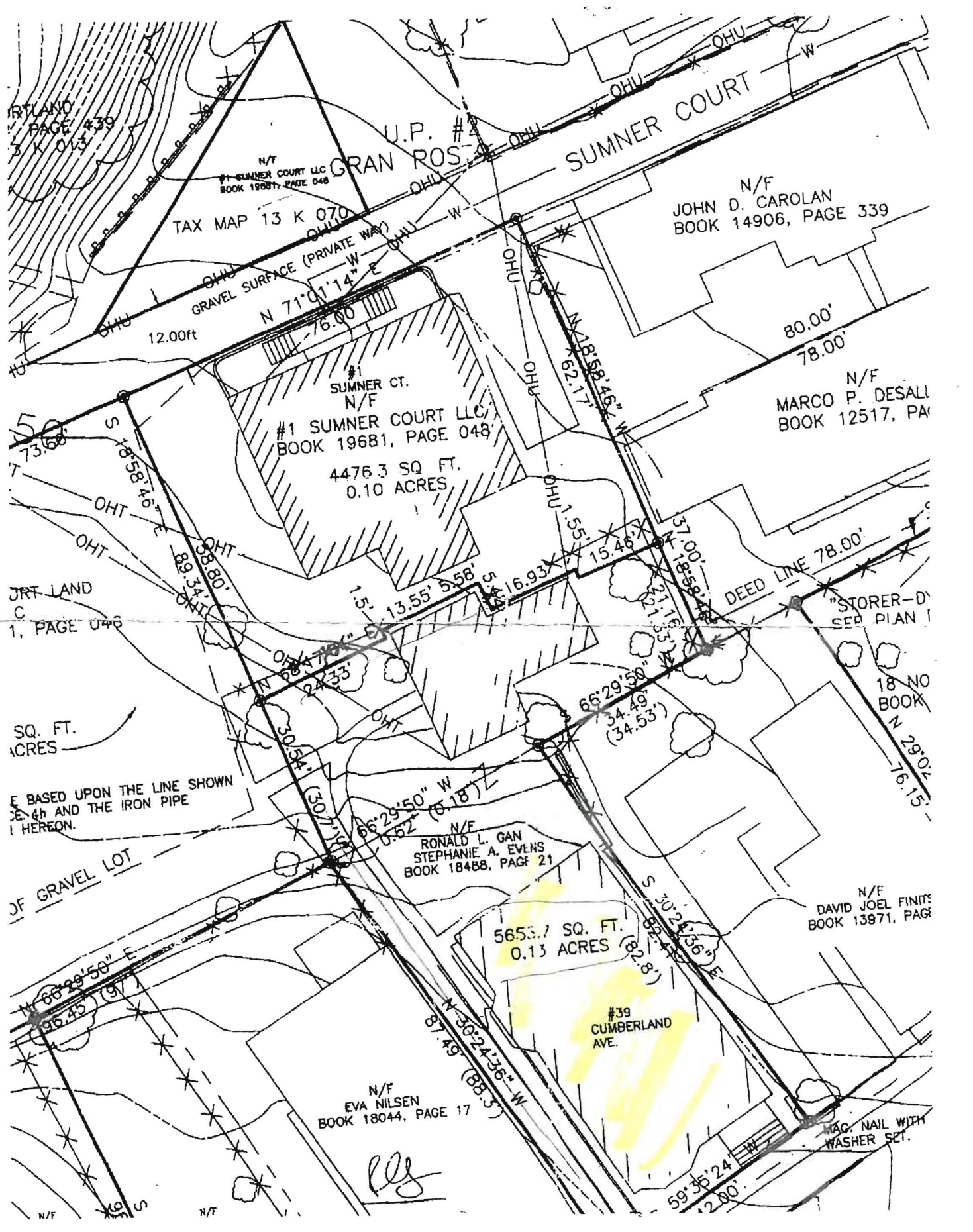
Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

**Permit #: 20111202**

**Permit Data**







IRTLAND  
PAGE #39  
1.013

N/F  
#1 SUMNER COURT LLC  
BOOK 19881, PAGE 048

TAX MAP 13 K 070

U.P. #4  
GRAN POS.

SUMNER COURT

N/F  
JOHN D. CAROLAN  
BOOK 14906, PAGE 339

12.00ft

#1 SUMNER CT.  
N/F  
#1 SUMNER COURT LLC,  
BOOK 19681, PAGE 048  
4476.3 SQ. FT.  
0.10 ACRES

80.00'  
78.00'

N/F  
MARCO P. DESALL  
BOOK 12517, PA

JRT LAND  
C  
1, PAGE 046

SQ. FT.  
ACRES

E BASED UPON THE LINE SHOWN  
ON 4h AND THE IRON PIPE  
HEREON.

OF GRAVEL LOT

N/F  
RONALD L. GAN  
STEPHANIE A. EVENS  
BOOK 18488, PAGE 21

5653.7 SQ. FT.  
0.13 ACRES

#39  
CUMBERLAND  
AVE.

N/F  
DAVID JOEL FINITE  
BOOK 13971, PAGE

N/F  
EVA NILSEN  
BOOK 18044, PAGE 17

MAC. NAIL WITH  
WASHER SET.

*lls*