



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING

PERMIT

PERMIT ISSUED

JAN 7 2011

CITY OF PORTLAND

This is to certify that GREGORY M & CURRAN

Located At 205 CONGRESS

CBL: 013 M18001

Permit #2010-12-97

has permission to Make repairs after fire and remove debris

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.

KGantreau per JMB

Sam Banta 1/6/11

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

JAN 7 2011

CITY OF PORTLAND

Job No: 2010-12-97-ALTCOMM	Date Applied: 12/17/2010	CBL: 013 - - M - 018 - 001 - - - - -	
Location of Construction: 205 CONGRESS	Owner Name: GREGORY M & CURRAN	Owner Address: 181 HARRIET ST SOUTH PORTLAND, ME - MAINE 04106	Phone:
Business Name:	Contractor Name: CURRAN, GREGORY M &	Contractor Address: 181 HARRIET ST SOUTH PORTLANDMAINE04106	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-1
Past Use: 3 Unit Multi family residential	Proposed Use: 3 Unit Multi family residential	Cost of Work: 10000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: KG	Inspection: Use Group: R-2 Type: 5B IBC 2009 Signature: JMB 1/6/11
Proposed Project Description: Make repairs after fire and remove debris		Pedestrian Activities District (P.A.D.)	

Permit Taken By: GG	Zoning Approval		
<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>	Special Zone or Reviews	Zoning Appeal	Historic Preservation
	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: MES	<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:	<input checked="" type="checkbox"/> Not in Dist 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Comments:

Zoning

1. 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 by a conversation with the owner that only three (3) dwelling units (1 per floor) are in this building. This permit is NOT approving an addition dwelling unit with its issuance.
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 shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

5. The entire structure shall comply with City Code Chapter 10 for "Existing Apartments".
6. Work falls under the definition of Renovation.
7. Hardwired, photoelectric smoke alarms with battery backup required in each bedroom and outside of each bedroom. Smoke alarms shall be interconnected within the individual dwelling units.
8. Hardwired Carbon Monoxide alarms with battery backup required in each dwelling unit outside of the bedroom.
9. 60-minute fire door assemblies required from common areas and units and the basement.

Building

1. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every unit level.
3. 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.
4. 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.

5. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
6. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
7. No new window openings are allowed along the right side wall of the building. Existing windows are allowed to be replaced as needed.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Elec/Plmb/Framing
 2. Final Inspection 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.



12/15/10

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>205 CONGRESS STR PWN</u>		
Total Square Footage of Proposed Structure/Area <u>AREA OF REPAIR = 650 SQ.FT. +</u>	Square Footage of Lot <u>27 X 75 = 2025 sq ft</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>4</u> Lot# <u>018</u>	Applicant *must be <u>owner</u> Lessee or Buyer* Name <u>COZALIE GREGORY</u> Address <u>CURRAN</u> <u>181 HARRIET ST</u> City, State & Zip <u>S. PTLD, ME 04106</u>	Telephone: <u>799 4272</u>
Lessee/DBA (If Applicable) <u>n/a</u>	Owner (if different from Applicant) Name <u>SAME</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>120.00</u>
Current legal use (i.e. single family) <u>MULTI</u>	Number of Residential Units <u>3</u>	<u>12/23/10 Gregory Curran stated a 3 unit D.U. only</u>
If vacant, what was the previous use? <u>n/a</u>	Proposed Specific use: <u>SAME</u>	
Is property part of a subdivision? <u>NO</u>	If yes, please name <u>n/a</u>	
Project description: <u>REPAIRS AFTER FIRE: REMOVE LATH, PLASTER AND INSULATION @ RATE 1/3 OF ALL 3 FLOORS - WALLS AND CEILING CLOSING IN w/ SPUNNET INSULATION, 5/8 DRYWALL TO MEET CODE.</u>		
Contractor's name: <u>GREGORY CURRAN</u>		
Address: <u>181 HARRIET STR</u>		
City, State & Zip: <u>SO PORTLAND ME 04106</u>		Telephone: <u>650 0718</u>
Who should we contact when the permit is ready: <u>GREGORY CURRAN (OWNER)</u>		Telephone: <u>799 4272</u>
Mailing address: <u>181 HARRIET STR. S. PTLD, ME 04106</u>		

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DEC 15 2010

Dept. of Building Inspections
City of Portland Maine

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: _____ Date: 12/12/10

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

205 Congress St Comments

1. 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 by a conversation with the owner that only three (3) dwelling units (1 per floor) are in this building. This permit is NOT approving an addition dwelling unit with its issuance.
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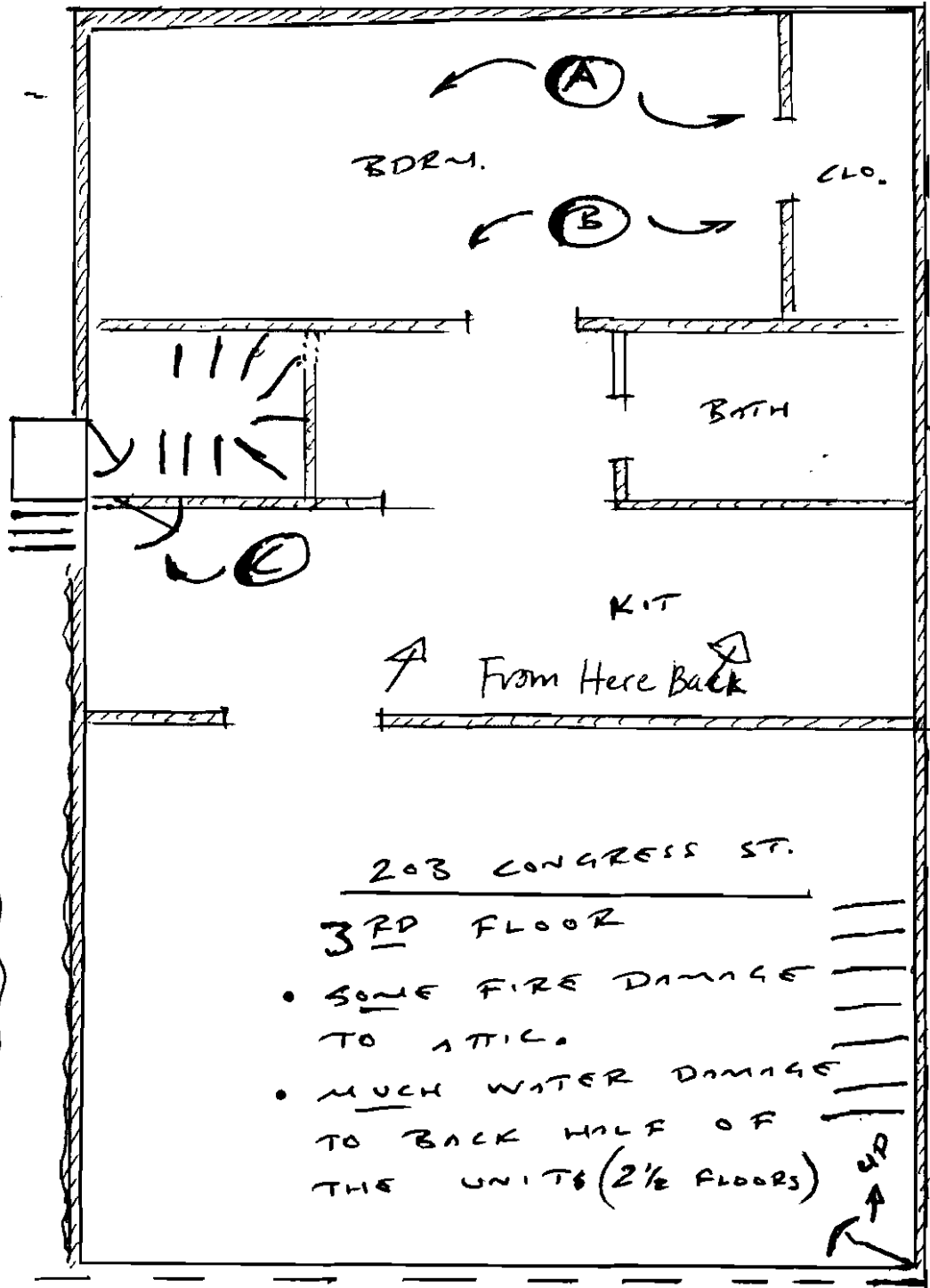
12/23/10

BACK LOT LINE 27' ±

203 CONGRESS ST.
REPAIRS AFTER FIRE

FIRE DAMAGE
TO SIDING
AND PEAK of
ROOF

LOT LINE 75' ±



ADJUTING
PROPERTY
SEVERLY
BURNED

5'0"
ALLEY
WIDTH

From Here Back

203 CONGRESS ST.

3RD FLOOR

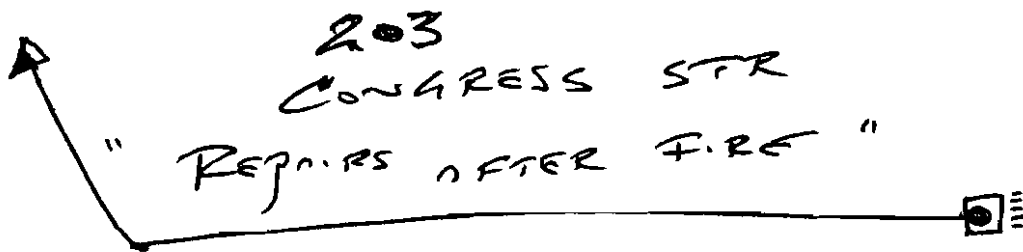
- SOME FIRE DAMAGE TO ATTIC.
- MUCH WATER DAMAGE TO BACK HALF OF THE UNITS (2 1/2 FLOORS)

UP

FRONT

203 CONGRESS ST.
3RD FLR.

NOT TO SCALE



(A) REMOVE LATH/PLASTER @ WALLS @ 3 FLOORS (6 ROOMS).
REMOVE BLOWN-IN INSULATION @ WALL @ 3 FLOORS.
REPLACE INSULATION, REPLACE WALL COVERINGS
w/ 1/2" DRYWALL. (5/8" X on side wall) per Greg C.

(B) REMOVE LATH & PLASTER @ CEILING 3 FLOORS (6 ROOMS).
INSULATE FOR THERMAL & SOUND.
INSTALL CODE 5/8" DRYWALL. TYPE X ^{per} Greg-C.
NO LAYOUT OR STRUCTURAL CHANGES R-19

(C) MINOR ELECTRICAL AND PLUMBING UPDATES
TO CODE, BY LICENSED TRADES.
SMOKE AND FIRE DETECTORS TO CODE.
INSTALL FIRE DOORS AS REQUIRED.

(D) REMOVE FIRE DAMAGED ~~CEILING~~ SIDING (VINYL & WOOD)
REPLACE HOUSE WRAP, REPLACE VINYL SIDING.

• NO DAMAGE TO FRONT OR BACK STAIRWAYS

P.S. INSURANCE COMPANIES ARE A DRAG !!!

203 CONGRESS

- REPAIRS AFTER FIRE -

GREGORY CURRAN 799 4272
650 0740

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JAN 12 2011

Dept. of Building Inspections
City of Portland, Maine

④

RE: FRAMING

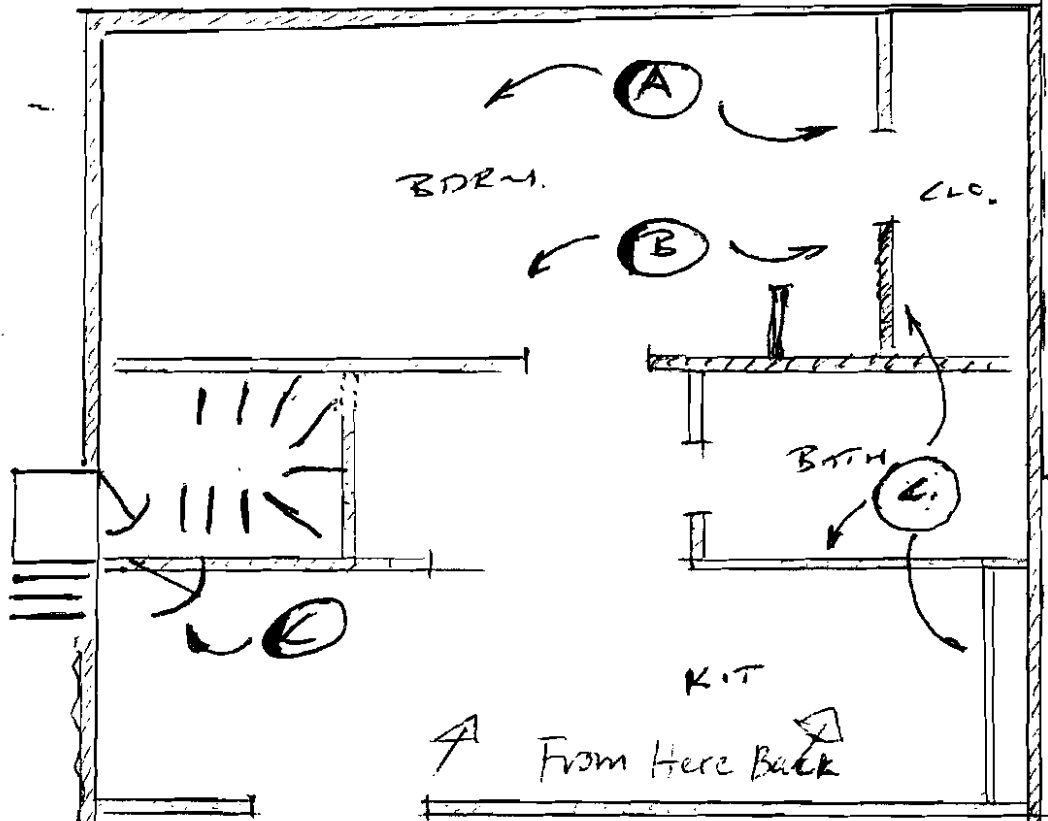
- SISTER 3x6 EXISTING RAFTERS w/ 2x6 @ 24" o/c AS NEEDED
- REPLACE 1x4 BOARD COLLAR TIES w/ 2x6" AS NEEDED
- 3/4" PLYWOOD GUSSETS @ PEAKS
- REPLACE PARTITION FRAMING @ BATHROOM, BED ROOM, CLOSET AND KNEEWALL.
- UPDATE LEAKING STRAPPING
- REINFORCE EXISTING DORMER FRAMING AS NEEDED
- EXTENSIVE USE OF STEEL CONSTRUCTION BRACKETS
- REPLACE CHARRED ROOF BOARDS AS NEEDED
- REPLACE WINDOWS TO MEET .35 REQUIREMENT.

BACK LOT LINE 27' ±

203 CONGRESS ST.
REPAIRS AFTER FIRE

FIRE DAMAGE
TO SIDING
AND PEAK of
ROOF

LOT LINE 75' ±



ADJUTING
PROPERTY
SEVERLY
BURNED

5'0"
ALLEY
WIDTH

From Here Back

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City of Portland Maine

203 CONGRESS ST.

- 3RD FLOOR
- SOME FIRE DAMAGE TO ATTIC
 - MUCH WATER DAMAGE TO BACK HALF OF THE UNITS (2 1/2 FLOORS)

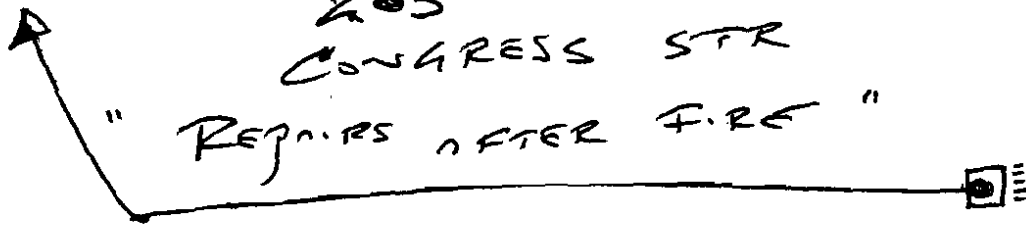
UP

FRONT

203 CONGRESS ST.
3RD FLR.

NOT TO SCALE

203
CONGRESS STR



(A) REMOVE LATH/PLASTER @ WALLS @ 3 FLOORS (6 ROOMS)
 REMOVE BLOWN IN INSULATION @ WALL @ 3 FLOORS.
 REPLACE INSULATION, REPLACE WALL COVERINGS
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 INSTALL CODE 5/8" DRY WALL. TYPE X ^{per} Greg C.
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(C) MINOR ELECTRICAL AND PLUMBING UPDATES
 TO CODE, BY LICENSED TRADES.
 SMOKE AND FIRE DETECTORS TO CODE.
 INSTALL FIRE DOORS AS REQUIRED.

(D) REMOVE FIRE DAMAGED ~~BRICK~~ SIDING (VINYL & WOOD)
 REPLACE HOUSE WRAP, REPLACE VINYL SIDING.

(E) FRAMING UPDATES REPAIRS (SEE PAGE 2)

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City of Portland Maine

• NO DAMAGE TO FRONT OR BACK STAIRWAYS

PC INSURANCE COMPANIES ARE A DRAG !!!