

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GAIL RINGEL & JOHN WYLIE Located At 34 LAFAYETTE ST UNIT 3

Job ID: 2012-08-4619-ALTCOMM

CBL: 014- A-017-004

has permission to interior renovations/ creation of a new bathroom (Four Residential Condo.)
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

08/30/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

9/10/12 Close-In

- Air Test for Plumbing - okay

- * Fire Block / Separate e pipe chases ^{UPC}
- * Access to sub. floor void space (707.9)
will contact designer. (Needs re-inspt.)
- * BKL will follow-up w/ elec.

10-23-12 GF/BKL

JGR

NEED ACCESS TO ELECTRICAL IN CEILING - BKL
OTHERWISE OK

10-25-12 BKL OK

CLOSED

10-25-12 GF

NO photo
Required



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/Frame prior to insulate or gypsum
 2. 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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4619-ALTCOMM

Located At: 34 LAFAYETTE ST
UNIT 4

CBL: 014- A-017-004

Conditions of Approval:

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. The clear space in front of any water closet or bidet shall be not less than twenty-four (24) inches.
3. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials "permitted by the building type of construction", and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC).
4. Note: Bedroom room emergency escape and rescue opening(s) (*or exemptions*) shall comply with section 1029 for any change (additions or enlargement) to the existing bedrooms.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
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. All outstanding code violations shall be corrected prior to final inspection.
7. All smoke detectors and smoke alarms shall be photoelectric.
8. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4619-ALTCOMM	Date Applied: 8/3/2012	CBL: 014- A-017-003	
Location of Construction: 34 LAFAYETTE ST-UNIT 3	Owner Name: GAIL RINGEL & JOHN WYLIE	Owner Address: 34 LAFAYETTE - UNIT #3 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Thompson - Johnson Woodworks	Contractor Address: 115 ISLAND AVE PEAKS ISLAND MAINE 04108	Phone: (207) 766-5219
Lessee/Buyer's Name: Architect: Rachel Conly	Phone: 766-5625	Permit Type: BLDG RENO	Zone: R-6
Past Use: Four Residential Condos	Proposed Use: Same: Four Residential Condos - in unit #3 to replace bath fixtures, closet renovations, and add new bath	Cost of Work: 20000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrin</i>	Inspection: Use Group: Type: IBC 2009 (MUBEC) Signature: <i>AR</i>
Proposed Project Description: Bathroom renovations add new bath		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		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>	<p>Special Zone or Reviews</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>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK 8/3/12</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>S</i></p>
	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 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

2012-8-4619



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>UNIT #3 CONDO</u> <u>34 LAFAYETTE ST. PORTLAND 04101</u>			R-1	
Total Square Footage of Proposed Structure/Area <u>NO CHANGE</u>		Square Footage of Lot	Number of Stories <u>1</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>14</u> <u>A</u> <u>17</u>		Applicant: (must be owner, lessee or buyer) Name <u>GAIL RINGEL & JOHN WYLIE</u> Address <u>#3 UNIT</u> <u>34 LAFAYETTE ST.</u> City, State & Zip <u>PORTLAND, ME.</u> <u>04101</u>		Telephone:
Lessee/DBA		Owner: (if different from applicant) Name Address City, State & Zip		Cost of Work: <u>\$ 20,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>220-</u>
Current legal use (i.e. single family) <u>RESIDENTIAL</u> <u>CONDO</u>		Number of Residential Units <u>4 res. condos</u>		
If vacant, what was the previous use? _____				
Proposed Specific use: <u>NO CHANGE</u>				
Is property part of a subdivision? _____ If yes, please name _____				
Project description: <u>REPLACING BATH FIXTURES (BATH ONE), CLOSET RENOVATION</u> <u>ADDING NEW BATH (BATH TWO)</u>				
Contractor's name: <u>THOMPSON JOHNSON WOODWORKS.</u> Email: _____				
Address: <u>115 ISLAND AVE</u>				
City, State & Zip: <u>PEAKS ISLAND, ME 04108</u>			Telephone: <u>766-5919</u>	
Who should we contact when the permit is ready: <u>RACHEL CONLY</u>			Telephone: <u>766-5625</u>	
Mailing address: <u>115 ISLAND AVE PEAKS ISLAND, ME. 04108</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.

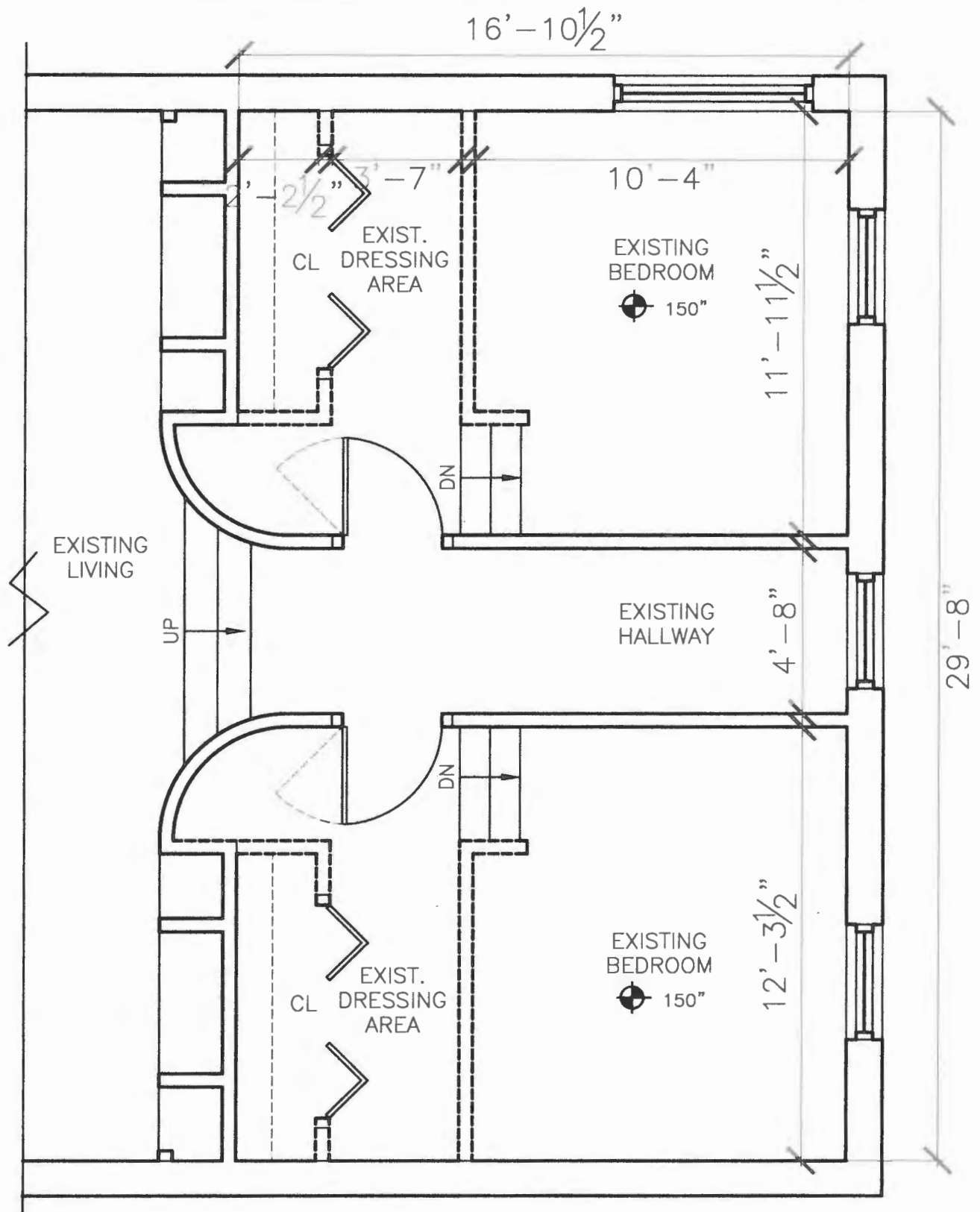
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

and 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.


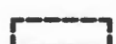
RECEIVED
AUG 23 2012
Dept. of Building Inspections
City of Portland, Maine

Signature: Rachel Conly Date: 8.2.12

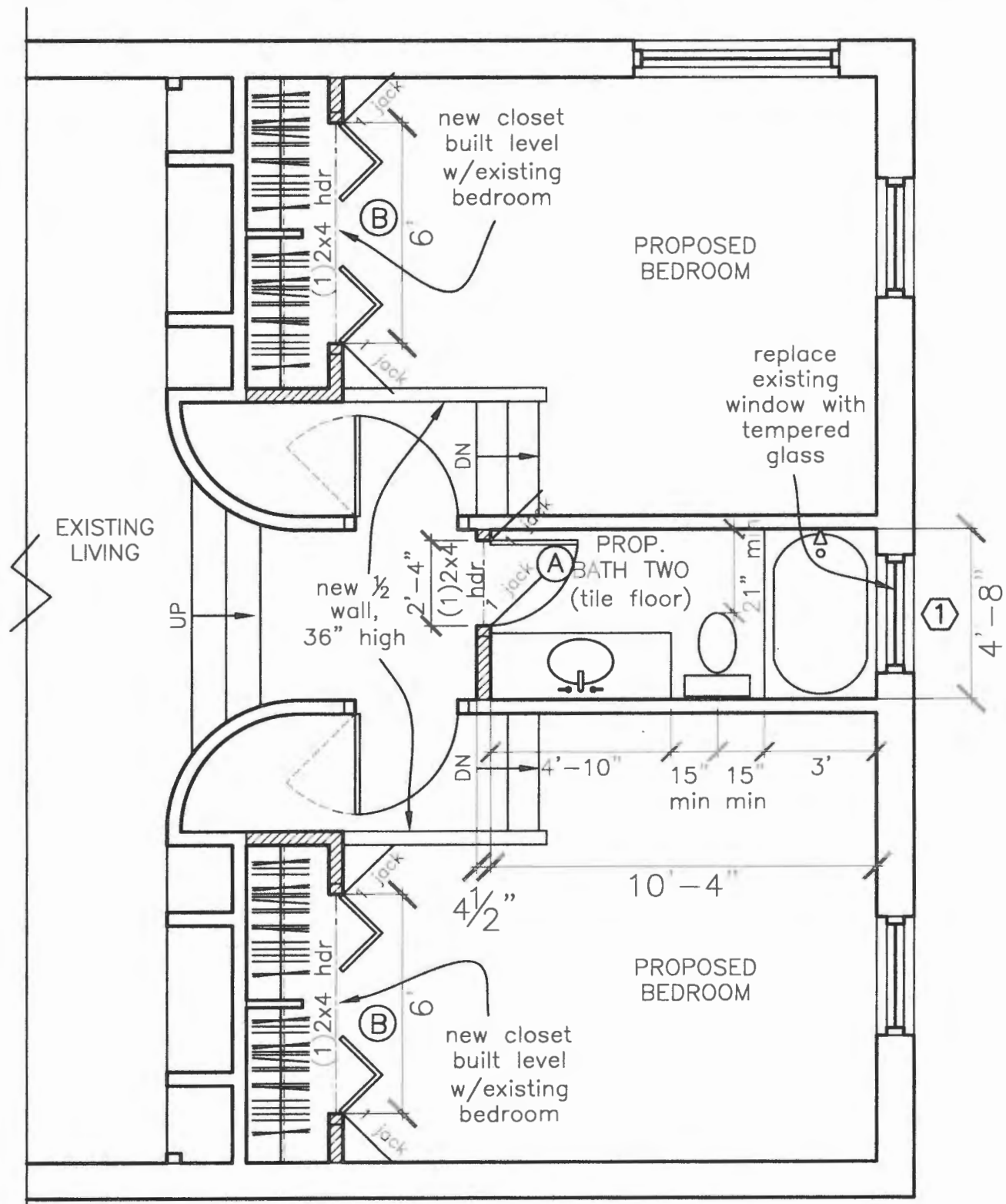
This is not a permit; you may not commence ANY work until the permit is issued



(A) Existing Bedroom Floor Plan
 1/4" = 1'-0"

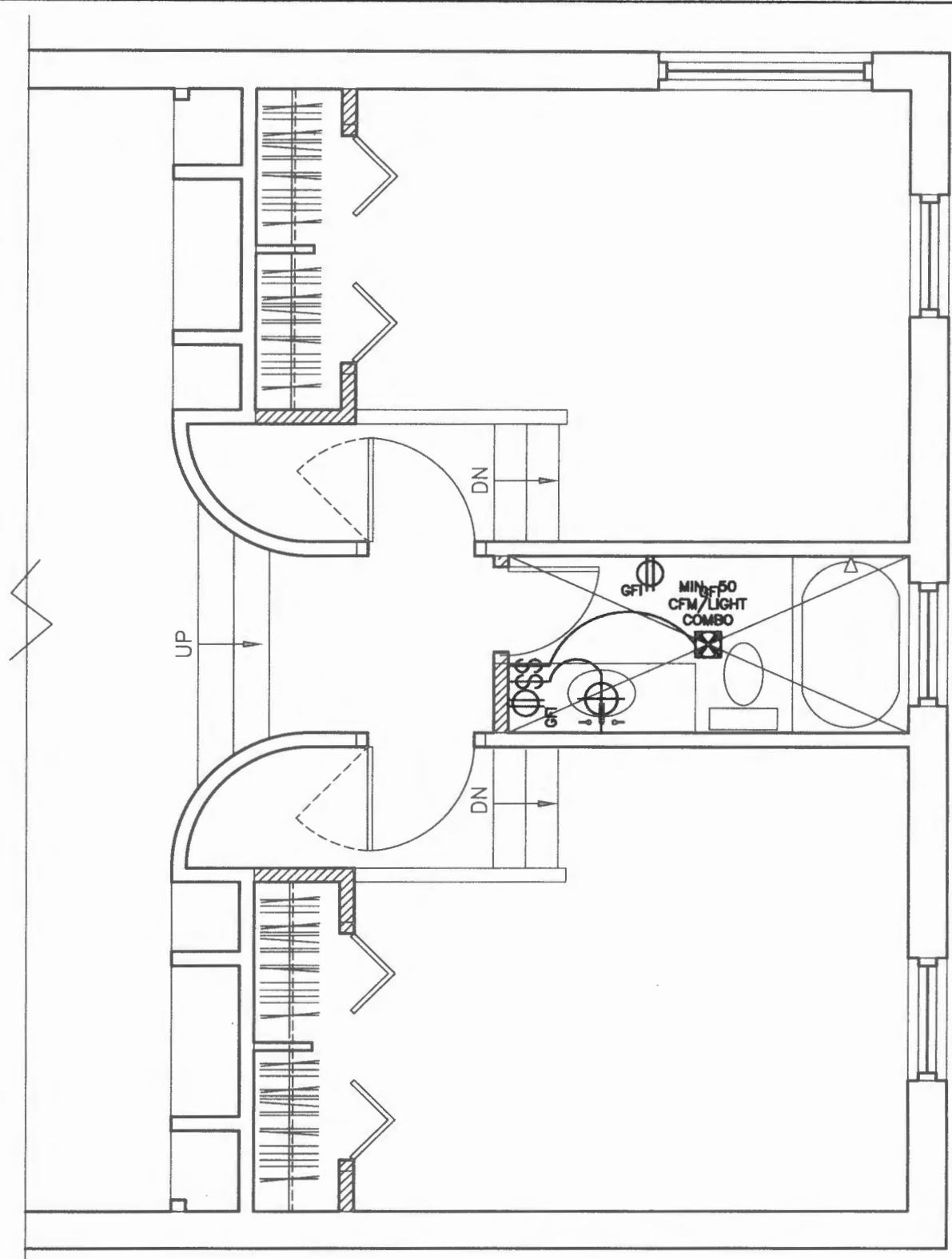
 existing wall
 demo wall

Ringel-Wylie Residence 34 Lafayette Street, Portland, Maine 04101	Thompson Johnson Woodworks	8.1.12	A1
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(A) Proposed Bedroom & Bath Two
 Floor Plan
 1/4" = 1'-0"

- existing wall
- new wall

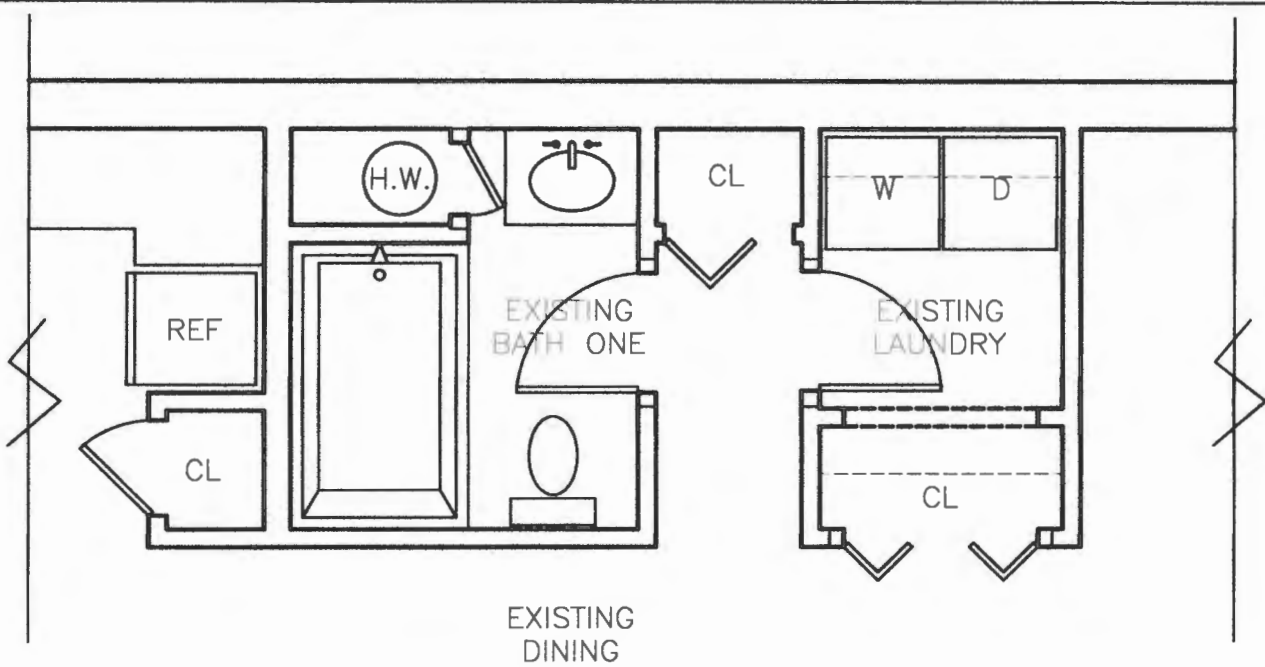


(A)

Proposed Bedroom & Bath Two
Power and Lighting

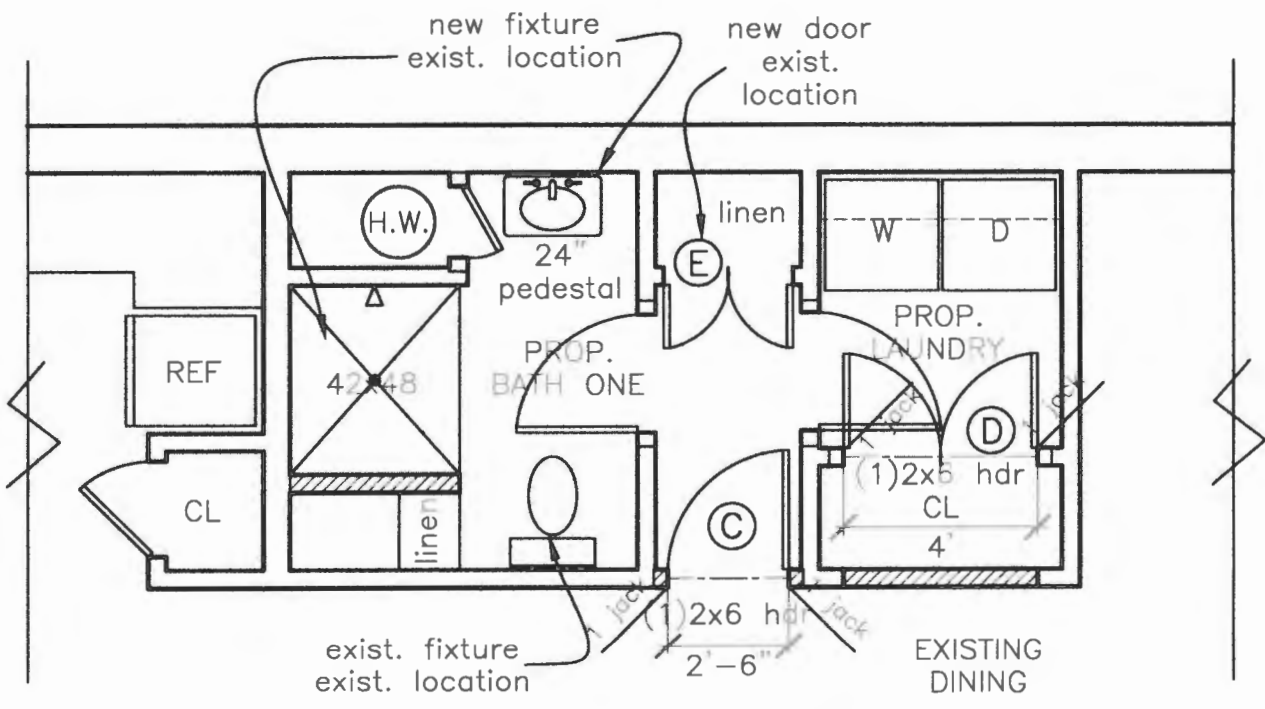
1/4" = 1'-0"

<p>Ringel-Wylie Residence 34 Lafayette Street, Portland, Maine 04101</p>	<p>Thompson Johnson Woodworks</p>	<p>8.1.12</p>	<p>A3</p>
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(A) Existing Bath One and Laundry Floor Plan
 $\frac{1}{4}'' = 1'-0''$

existing wall
 demo wall



(B) Proposed Bath One and Laundry Floor Plan
 $\frac{1}{4}'' = 1'-0''$

existing wall
 new wall