### DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that BRITT KNOWLTON

Job ID: 2011-04-804-ADDR

Located At 45 MERRILL ST

CBL: 014 - - E - 010 - 001 - - - - -

has permission to repair sill and backfill

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 to occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer** 

\_\_\_\_04/25/2011

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

Job No: 2011-04-804-ADDR	Date Applied: 4/13/2011		CBL: 014 E - 010 - 001			
Location of Construction: 45 MERRILL ST	Owner Name: BRITT KNOWLTON		Owner Address: 45 MERRILL ST PORTLAND, ME -	Phone:		
Business Name:	Contractor Name: Bradford Post		Contractor Addre 700 Washington	Phone: 653-9424		
Lessee/Buyer's Name:	Phone:		Permit Type: BLDG - Building			Zone: <b>R-6</b>
Past Use: Single Family Dwelling	Proposed Use:		Cost of Work: \$4,000.00	CEO District:		
Shigh Fainiy Divening	Same: Single Family Dwelli – Repair west side of house foundation, replace sill		Fire Dept:	Approved Denied N/A		Inspection: Use Group: R3 Type: 56 JRG2007
Proposed Project Description: 45 Merrill St repair foundation and sill			Signature: Pedestrian Activi	ties District (P.A	.D.)	Signature:
Permit Taken By: Gayle				Zoning Appr	oval	/
<ol> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrial work.</li> <li>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.</li> </ol>		Shorelan Wetlands Flood Zo Subdivis Site Plan Maj  Date: CM_We	s ne ion	Zoning Appea	L Not in Dis	it or Landmark Require Review Review

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 of 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



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Director of Planning and Urban Development Penny St. Louis

Job ID: 2011-04-804-ADDR

Located At: 45 MERRILL ST

CBL: 014 - - E - 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. It is understood that all work will be within the existing footprint. No enlargement of the building is being proposed or approved.
- 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 single family dwelling. Any change of use shall require a separate permit application for review and approval.

#### Building

- 1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Note: Contractor stated once the foundation is exposed he may need to amend the permit for structural work to the existing building. Separate plans may need to be submitted for approval as a part of this process.
- 2. R317.1.1 Field treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.
- Fasteners used above grade to attach plywood and all lumber-to-lumber fasteners except those used in knee wall construction shall be of Type 304 or 316 stainless steel, silicon bronze, copper, hot-dipped galvanized (zinc coated) steel nails, or hot-tumbled galvanized (zinc coated) steel nails.

## 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. Prior to Backfill
- 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 OCCU0PIED.



# 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:	45 MERRIL	L ST.	PORTLI	AND, ME OYIOB		
Total Square Footage of Proposed Str 900 5F	icture/Area S		Lot			
Tax Assessor's Chart, Block & Lot		st be owner, Lessee	e or Buyer*	Telephone:		
Chart# Block# Lot#	Name Brut	T KNOWLTON				
014 E 10	Address 45	Address 45 MonRill ST. 650-6704				
Tayes ok	City, State & Zi	ip forthans	5 04103			
Lessee/DBA (If Applicable) ECE	IVE Owner (if differ Name	rent from Applicar	nt) Co Wa	st Of ork: \$_4000,00		
APR 13	Address		Co	of O Fee: \$		
	City, State & Zi	р	To	tal Fee: \$ 60.00		
Dept. of Building	Inspections					
Current legal use (i.e. single family) 5 m Number of Residential Units ( If vacant, what was the previous use?						
Is property part of a subdivision? If yes, please name						
Project description: Q16 QUT WEST SIRE OF HOUSE TRUNDATION CONT						
Project description: DIG OUT WEST SIDE OF HOUSE FOUNDATION (CNAWL SPACE) REPAIR BLOCK FOUNDATION IF NEEDED, WATER PROOF, ADD GRAVEL						
AND DRAINAJO, Kopair	SIGL AND B.	ACKFILL	/			
Contractor's name:BMOF00	O POST					
Address: Too wasiting	TRN AVE , E	Agi 2				
City, State & Zip Port ANO	MEI		Teleph	one: 653 .9424		
Who should we contact when the permi						
Mailing address: 700 WASH	AVE ,	AgT 2 10	PORTLAND	> 04/103		

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 <u>www.portlandmaine.gov</u>, 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.

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

Date:

Signature

NipstBor BACKFILED UP ON THERE SILL -Rotting it . 2-0 CRAWL SPACE DUISTING 2 BLOCK FOUNDATION

#### IN WITNESS WHEREOF, I, the said Jean C. MacLaren, have hereunto set

my hand and seal this 1<sup>st</sup> day of June, 2005.

Signed, Sealed and Delivered in the presence of

Witness

lean C Maclaren

Jean C. MacLaren

STATE OF MAINE COUNTY OF CUMBERLAND, ss.

Dated: June 1, 2005

Personally appeared the above-named Jean C. MacLaren and acknowledged the foregoing instrument to be his/her free act and deed.

Before me, - i 5

Attorney at Law/Notary Public

Printed name: 

Received Recorded Resister of Deeds Jun 02:2005 09:56:59A Cumberland County John & OBrien Doc## 35400 Bk:22707 Ps: 43

#### WARRANTY DEED

#### Know all Persons by these Presents that I, Jean C. MacLaren, of the

City/Town of Portland, State of Maine, in consideration of one dollar and other valuable

consideration paid by Britt Knowlton, whose mailing address is 969 Washington Street,

Bath, ME 04530 the receipt whereof I do hereby acknowledge do hereby give, grant,

bargain, sell and convey unto the said Britt Knowlton, her heirs and assigns

forever,

A certain lot or parcel of land with the buildings thereon, situated on the Northeasterly side of Merrill Street in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

Beginning on said side of said street at a point 99.75 feet Northerly from the monument at the Northerly corner of turner and Merrill Streets, and running thence Northeasterly on a line parallel with and 3.9 feet from the house now or formerly occupied by one Andrews 89.5 feet to land now or formerly of Benjamin c. Miles; thence Northwesterly by said Miles land to land now or formerly of O.S. Williams 25.67 feet; thence Southwesterly by said Williams land to said Merrill Street; thence Southeasterly by said Merrill Street to the place of beginning.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from M. Catherine Martin to Jean C. MacLaren dated September 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15052, Page 188.

To have and to hold the aforegranted and bargained premises, with all the

privileges and appurtenances thereof, to the said *Britt Knowlton*, her heirs and assigns,

to them and their use and behoof forever.

And I do **covenant** with the said Grantee(s), her heirs and assigns, that I am

lawfully seized in fee of the premises, that they are free of all encumbrances, that I have

good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and

that I and my heirs shall and will *warrant and defend* the same to the said

Grantee(s), her heirs and assigns forever, against the lawful claims and demands of all

persons.





PROPOSED WORK TO 45 MERRILL ST, PORTLAND ME OUNER - BRITT KNOWLTON - 650-6704 CONTRACTOR - BRAD POST CO. - 653.9424 200 WASHINGTON AVE., APT 2. PORTLAND ME 04103 Assessor's Office ( 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

Home Departments City Council E-Services Calendar

This page contains a detailed description of the Parcel ID you selected. Press the  ${\bf New}$  Search button at the bottom of the screen to submit a new query.

#### **Current Owner Information:**

	CBL	014 E010001					
Services	Land Use Type	SINGLE FAMILY					
	Property Location	45 MERRILL ST					
Applications	Owner Information	KNOWLTON BRITT 45 MERRILL ST					
Doing Business		PORTLAND ME 04101					
	Book and Page	22707/043					
Maps	Legal Description	14-E-10 MERRILL ST 45					
Tax Relief		2297 SF					
Tax Roll	Acres	0.053					
Q & A	Current Assess	sed Valu <b>a</b> tion:					
browse city	TAX ACCT NO.	1868	OWNER OF RECORD AS OF APRIL 2010 KNOWLTON BRITT				
services a-z	LAND VALUE	\$90,400.00	45 MERRILL ST				
	BUILDING VALUE	\$42,100.00	PORTLAND ME 04101				
		\$42,100.00	FORTLAND FIL OFTOT				

NET TAXABLE - REAL ESTATE \$132,500.00 browse facts and TAX AMOUNT \$2,374.40

> Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



links a-z

#### **Building Information:**

Card 1 of 1					
Year Built	1874				
Style/Structure Type	BUNGALOW				
# Stories	1				
Bedrooms	2				
Full Baths	1				
Total Rooms	4				
Attic	FULL FINSH				
Basement	CRAWL				
Square Feet	862				

View Sketch

View Picture View Map



105-

#### Sales Information:

Sale Date	Туре	Price	Book/Page	
6/2/2005	LAND + BUILDING	\$182,500.00	22707/43	
9/17/1999	LAND + BUILDING	\$71,000.00	15052/188	
11/1/1992	LAND + BUILDING	\$39,000.00	10376/285	

New Search!

<u>Descriptor/Area</u> A:-----616 sqft







#### <u>SPECIFICATION SHEET FOR THE KNOWLTON RESIDENCE – PORTLAND, ME.</u> <u>BRADFORD B. POST ~ GENERAL CONTRACTOR ~ FINE HOME BUILDER</u>

#### AS OF 3/22/2011

#### FOLLOWING ARE SPECIFICATIONS TO THE PRECEDING CONTRACT, DATED 3/22/2011. CONTRACT NO. 239 APPROXIMATE STARTING DATE: 521/2011

#### **GENERAL NOTES**

- The Laws and codes of the location of the building will govern the construction of this project.
- The Subcontractors will obtain all required permits, licenses, and inspections necessary for their respective trades.
- The General Contractor will be responsible for all construction scheduling, and shall be responsible to see that the work is done in a timely manner. A time line schedule will be submitted to the Owner within 10 days of start of work and will be updated regularly to reflect progress and projected completions dates.

#### SUMMARY OF WORK

The scope of work for this project includes the repair of the west side only of the existing foundation and wall. The Contractor will oversee the temporary support of and excavation of the existing foundation and lower wall area to determine the extent of the footing and cement block failure, water damage, and rot. Once this is determined the Contractor may replace the footing if needed, rebuild the block wall on the new footing, remove all rotten wood, repair and re-sheath the damaged area just above the foundation. Contractor will cover the new repairs with ice and water shield flashing to avoid future rot and water damage. Once the repairs have been made, the Excavator will backfill the repairs with sand, crushed stone and loam. He will also install a drainage pipe to daylight to divert future water away from the foundation.

#### CASH ALLOWANCES

The net amounts stated below shall be included as a part of the Contractor's base price. The amount stated shall be considered as a net amount including costs for purchases of specified materials and any applicable sales tax. The contractor shall purchase or award subcontracts on items covered by cash allowances for such sums as listed below:

After items covered by cash allowances have been purchased or awarded or negotiated with the Contractor, the Contract sum shall be adjusted to reflect actual net cost paid by the Contractor for such items: if actual cost of items is less than the cash allowance, the Contract sum shall be reduced by the difference between actual cost and Contract: if actual cost is more than allowance, the Contract Sum shall be likewise increased. The Contractor shall include in his base bid all costs for the installation of materials which are purchased under the cash allowance.

- 1. Excavation work. \$2,500.00
- 2. Concrete footing poured and block wall rebuilt. \$2,500.00
- 3. General Contractors labor and materials. \$ 2,500.00

#### **EXCAVATION WORK**

- A small excavator will be brought in on the neighbor's driveway to remove the cement walkway and the soils from against the west foundation wall only. After the foundation has been repaired and the wood sill and framing repaired and sheathed, then the excavator will return to install drainage pipe and backfill the excavation. Loam will be installed to an approximate 3-4" over the damaged areas, but no lawn seeding in included in the contact.
- Some light damage may occur to the neighbor's driveway due to the heavy equipment being moved over it. The excavator will smooth out any deep indentations with gravel after the final work is completed.

#### PROJECT DEMOLITION

- The scope of demolition will include the tearing up and disposal of the cement walkway on the west side of the house against the house foundation.
- Removal and disposal of the old cement blocks.
- The removal of existing wood siding and sheathing up about a foot from the ground.
- The removal of the rotten portions of the wooden sill.
- Removed debris, except cement debris, will be bagged and placed in the back yard for customer to dispose of.

#### **REPAIRS TO WOODEN SILL AND FRAMING**

- Prior to the excavation work taking place, the Contractor will work to support the west wall of the home from underneath the house, in the crawlspace. Wood support members will hold the existing flooring system up, while the footing, block wall, sill and framing repairs are completed. The temporary framing members will be removed once all contracted work is completed.
- The contactor will need to clean out the basement to work efficiently and safely. All hanging debris and insulation will be placed into bags for the Owner to dispose of. No new insulation will be installed. Only the insulation in the area that the Contactors will be working will be removed.
- The new foundation, sill and sheathing will be flashed with Ice and Water membrane to prevent water from seeping into the structure in the future.
- For future consideration, it would be a good idea for the Owner to contract with a spray foam insulator to spray the bottom of the floor joists. This would greatly increase the comfort level and energy efficiency of the home.

#### EXTERIOR SIDING AND TRIM

- The exterior painting of trim and wall shingles is not included in this contract.
- Replacing the exterior siding and trim of the home is not included in this contract.

#### CEMENT BLOCK FOUNDATION

Cement blocks will be installed on the existing, or replaced footing up to the top of the new sill. The final course of the cement block wall may be a standard brick, as space allows.

If the existing cement footing is found to be sufficient to support a new cement wall, then the existing footing will be reused.

#### PROJECT CLOSEOUT

- Complete a walk thru with the Owners and a final punch list of repairs or work remaining.
- Submit final change order and final progress payment request to Owners.
- Complete the final clean up of the premises.
- No permit will be needed for this project, as the focus is cosmetic and not structural.

#### BRADFORD POST AND CO. TIME AND MATERIAL POLICY

A labor rate of \$35.00 per hr. added to the materials cost will determine the basis of all extra work.

The following State law governs technical submission requirements for building plans as well as site development. The law explains the *exemptions*, please read it CAREFULLY and our staff will answer any question that you may have.

2. Technical submissions; construction or development. Nothing in this chapter may be construed to prevent any person from preparing technical submissions for, or administering construction contracts in, the erection, construction or development of:

A. Detached single or 2-family dwellings, including those to be utilized for home occupations, as defined by local ordinances, and sheds, storage buildings and garages incidental to the dwellings; [1991, c. 874, §3 (amd).]
B. Farm buildings, including barns, silos, sheds or housing for farm equipment and machinery, livestock, poultry or

storage, if the structures are designed to be occupied by no more than 10 persons; [1991, c. 874, §3 (amd).] C. Alterations, renovations or remodeling of a building when the cost of the work contemplated by the design does not exceed 15% of the assessed value of the building or \$50,000, whichever is the lesser, or does not require the issuance of a permit under applicable building codes or when the work involves those structures as provided in paragraphs A, B, F, G and H or when the work involves interior design services performed by a certified interior designer; [1993, c. 680, Pt. A, §28 (rpr).]

D. [1991, c. 396, §21 (rp).]

E. [1991, c. 396, §21 (rp).]

F. Buildings that do not have as their principal purpose human occupancy or habitation; [1991, c. 874, §4 (new).]

G. Single-story, above-grade buildings of less than 1,000 square feet that are designed to be occupied by no more than 10 persons; and [1991, c. 874, §4 (new).]

H. Preengineered manufactured buildings. For the purposes of this section, "preengineered manufactured building" means a structural unit, other than a dwelling, that is designed by a person licensed as an engineer in the State and is constructed in a manufacturing facility. [1991, c. 874, §4 (new).]

[1993, c. 680, Pt. A, §28 (amd).]

Section History:

1977, c. 463, § 3 (NEW). 1991, c. 396, § 21 (RPR). 1991, c. 874, § 2-4 (AMD). 1993, c. 349, § 65 (AMD). 1993, c. 389, § 16-18 (AMD). 1993, c. 680, § A28 (AMD).

32 § 227. Enforcement

It shall be the duty of all duly constituted law enforcement officers of the State and all political subdivisions thereof to enforce this chapter and to prosecute any persons violating this chapter. [1977, c. 463, § 3 (new).]

Section History:

1977, c. 463, § 3 (NEW).

32 § 228. Penalties

Violation of any provision of this chapter shall be a Class E crime punishable by a fine of not less than \$100 nor more than \$500, or by imprisonment for not more than 3 months, or by both. [1977, c. 463, § 3 (new).]

The State may bring an action in Superior Court to enjoin any person from violating this chapter, regardless of whether proceedings have been or may be instituted in the Administrative Court or whether criminal proceedings have been or may be instituted. [1983, c. 413, § 12 (new).]

Section History:

1977, c. 463, § 3 (NEW). 1983, c. 413, § 12 (AMD).

#### Job Summary Report Job ID: 2011-04-804-ADDR

Report generated	on Apr 14, 20	11 10:01:31 AM							Page
Job Type:		Addition Reside	ntial SF/Duplex	Job De	scription:	45 Merrill	St. Job Yea	r:	2010
Building Job S	tatus Code:	In Review		Pin Val	ue:	1137	Tenant I	Name:	
Job Applicatio	n Date:			Public	Building Flag:	Ν	Tenant I	Number:	
Estimated Val	ue:	4,000		Square	Footage:				
<b>Related Partie</b>	es:			BRITT	KNOWLTON			Property Own	er
				Job	Charges				
Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date		Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance

Location ID: 1868

Location Details						
Alternate Id Parcel Number Census Tract GIS X GIS Y GIS Z GIS Reference Longitude Latitude						
M21927 014 E 010 001 M -70.248175 43.668005						
Location Type Subdivision Code Subdivision Sub Code Related Persons	Address(es)					
1 45 M	IERRILL STREET WEST					
Location Use Code Variance Code Use Zone Code Fire Zone Code Inside Outside Code District Code General Location Code In	spection Area Code Jurisdiction Code					
SINGLE FAMILY NOT APPLICABLE DI	ISTRICT 1 EAST END					
Structure Details						
Structure: single family, repair sill & backfill						
Occupancy Type Code:						
Structure Type Code Structure Status Type Square Footage Estimated Value Address						
Single Family   0   45 MERRILL STREET WEST						
Longitude Latitude GIS X GIS Y GIS Z GIS Reference User Defined Property Value						
Permit #: 20112717 (26)						
Permit Data						
Location Id Structure Description Permit Status Permit Description Issue Date Reissue Date Expiration Date						
1868 single family, repair sill & backfill Initialized repair sill and backfill						
Inspection Details						

m R