

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061673

**PERMIT ISSUED**

DEC - 1 2006

CITY OF PORTLAND

This is to certify that ISLAND VIEW APARTMENTS LIMITED PARTNERSHIP Scott

has permission to Unit 125 Interior renovation after fire, floor on 10" to floor truss

AT 129 NORTH ST L 015 A001001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is procured before this building or part thereof is leased or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 11/21/06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

Thomas M. Markley 11/30/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*Scanned*

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: ISA1

Building Permit #:

061673

**PERMIT ISSUED**

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

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

Permit No: 06-1673	Issue Date: DEC - 1 2006	CBL: 015 A001001
-----------------------	-----------------------------	---------------------

<b>Location of Construction:</b> 129 NORTH ST	<b>Owner Name:</b> ISLAND VIEW APARTMENTS LI	<b>Owner Address:</b> 33 SILVER ST STE 300	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Scott Bradford	<b>Contractor Address:</b> 29 Pine Street Mechanic Falls	<b>Phone:</b> 2077134059
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> R-6

<b>Past Use:</b> Legal Property Use: 70 total res. d.u. in 3 buildings -	<b>Proposed Use:</b> no change in use - Interior renovations in Townhouse #125, repair after fire, sister on 2" x 10" to the floor truss	<b>Permit Fee:</b> \$130.00	<b>Cost of Work:</b> \$11,000.00	<b>CEO District:</b> 1
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Jay Kelley 11/21/06</i>	<b>INSPECTION:</b> Use Group: R2 Type: SB IBC 2003	

<b>Proposed Project Description:</b> Townhouse #125 Interior renovations - repair after fire, sister on 2" x 10" to the floor truss	<b>Signature:</b> <i>Jm 11/30/06</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 11/16/2006	<b>Zoning Approval</b>	
------------------------------------	--	------------------------	--

<ol style="list-style-type: none"> <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 electrical work.</li> <li>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..</li> </ol>	<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"/> <i>ok with conditions</i> Date: <i>11/17/06</i>	<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	<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:
	Signature: <i>[Signature]</i> 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



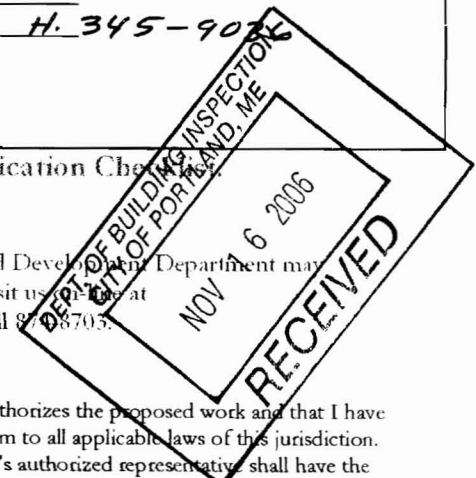
# General Building Permit Application

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>125 North Street, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>15</u> Block# <u>A</u> Lot# <u>1</u>	Owner: <u>ISLAND VIEW LP</u>	Telephone: <u>207 774-9669</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>11,000</u> Fee: \$ <u>130<sup>00</sup>/00</u> C of O Fee: \$ _____
Current Specific use: <u>RENTAL PROPERTY SUIT 3 BUILD 3</u> If vacant, what was the previous use? <u>VACANT DUE TO MINOR FIRE DAMAGE.</u> Proposed Specific use: <u>REPAIR AND USE AS RENTAL PROPERTY</u>		
Project description: <u>Townhouse 125-</u> <u>COSMETIC'S &amp; MINOR CARPENTRY: DISTER ON 2"X10"'S</u> <u>TO THE FLOOR TRASS'S (3) SOME NEW SHEETROCK, CARPET, PAINT, FLOOR</u> <u>VYNAL, MINOR CARPENTRY, BATHROOM DOOR.</u>		
Contractor's name, address & telephone: <u>SCOTT R. BRADFORD 713-4059 H. 345-9036</u>		
Who should we contact when the permit is ready: <u>SCOTT R. BRADFORD</u> Mailing address: _____ Phone: <u>C. 713-4059 H. 345-9036</u>		

Please submit all of the information outlined in the Commercial Application Checksheet. 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 visit us online at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 877-8703.



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 of applicant: <u>[Signature]</u>	Date: <u>11/31/06</u>
<u>KEVIN CAMPBELL</u> <u>AGENT FOR OWNER</u>	

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

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

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

<b>Permit No:</b> 06-1673	<b>Date Applied For:</b> 11/16/2006	<b>CBL:</b> 015 A001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 129 NORTH ST	<b>Owner Name:</b> ISLAND VIEW APARTMENTS LI	<b>Owner Address:</b> 33 SILVER ST STE 300	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Scott Bradford	<b>Contractor Address:</b> 29 Pine Street Mechanic Falls	<b>Phone</b> (207) 713-4059
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> no change in use - Interior renovations in Townhouse #125, repair after fire, sister on 2" x 10" to the floor truss	<b>Proposed Project Description:</b> Townhouse #125 Interior renovations - repair after fire, sister on 2" x 10" to the floor truss
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/17/2006

**Note:** **Ok to Issue:**

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a total of 70 residential dwelling units in 3 buildings. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 11/30/2006

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 11/21/2006

**Note:** **Ok to Issue:**

- 1) Repair to existing conditions( smoke detectors in appropriate places)

Applicant: Island View Apt  
Silver Street Development Date: 2/6/01  
Address: <sup>129</sup> North Walnut St C-B-L: 015-A-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-6

Interior or corner lot - North Walnut

Proposed Use/Work - 70 units in 3 bldg (2 bldgs for Townhouses & 1 bldg = 3 story garden apt)

Sewage Disposal - City

Lot Street Frontage - 40' req. - 100' shown

Front Yard - 10' req. or may average → They are averaging - ok see memo

Rear Yard - 20' req. - 20' + shown

Side Yard - 10' req. for 3 stories - 10' shown at closest

Projections - front stairs along North St

Width of Lot - 50' req. - 100' + shown

Height - considered to be 3 stories - there are some lots there, but do not include a separate independent apartment  
45' max - not close

Lot Area - min. 4,500' - 104,971' for this lot - 59,663' for PWD lot

Lot Coverage/Impervious Surface - 40% bldg with more than 20 units - 40% shown  
33% lot coverage shown

Area per Family - 1000' for 1st 3 D.U. + 3,000  
1200' for rest of D.U. + 80,400  
83,400' req. - 104,971' shown

Off-street Parking - PLANNING BD approved the parking because over 50,000' 14-332 (19)

Loading Bays - N/A

Open Space Rate: 30% for these lots which contain 20 or more D.U. - this area shall not include parking or other impervious surfaces as defined

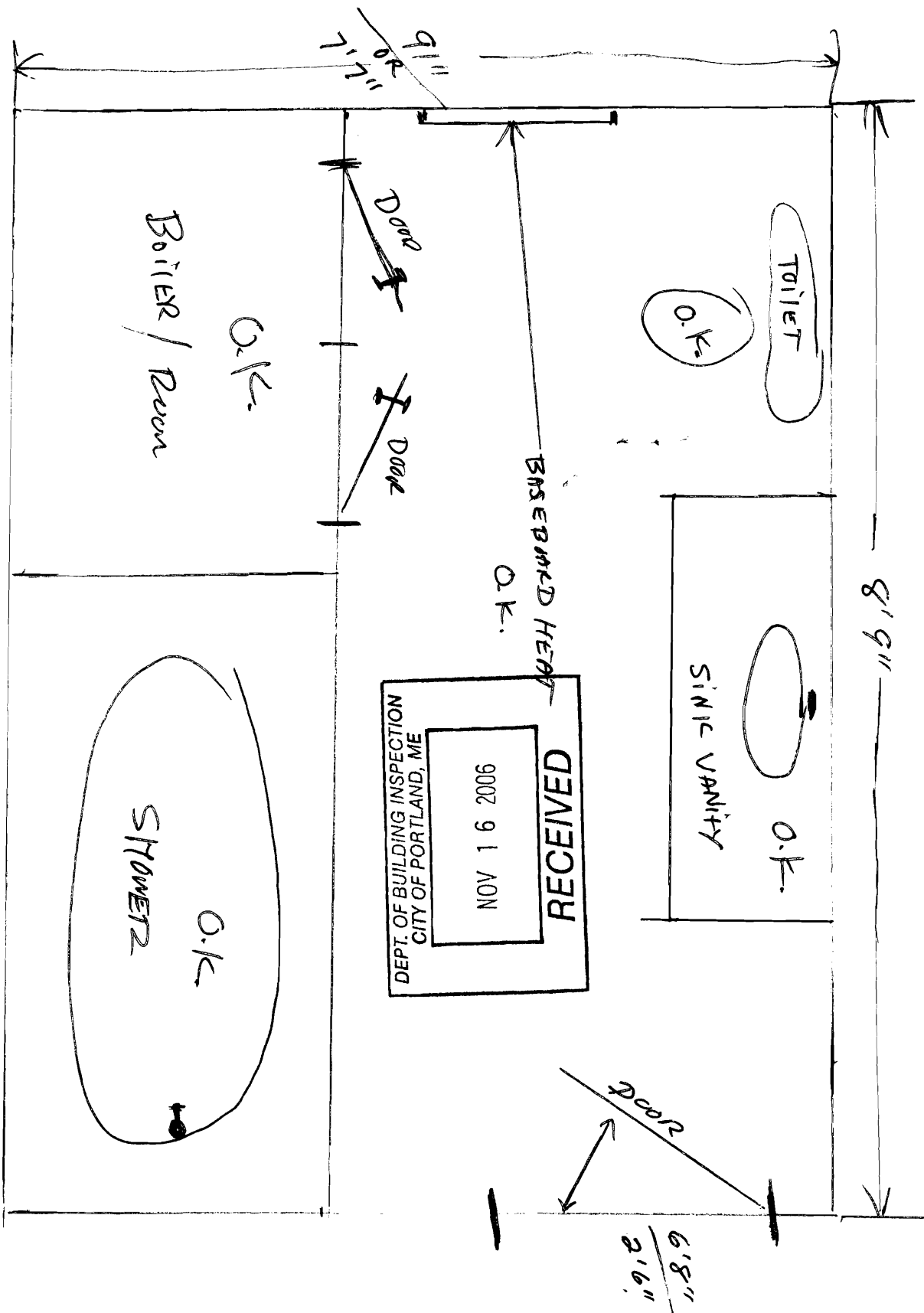
Site Plan - major  
# 14990176

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel B - Zone C

- PLANNING BD approved project on October 24, 2000

- Zoning BD Appeals approved the off street parking on Sept 7, 2000  
shall provide landscape conditional use appeal



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 NOV 16 2006  
**RECEIVED**

$$8.75 \times 7.50 = 65.62 \text{ SF. FT.}$$

## ISLAND VIEW-TOWNHOUSE 125

To whom it may concern,

Located on North Street, Island View Townhouse 125 received some minor fire damage located in the downstairs restroom. The ceiling fan was believed to be at fault.

The fire was detected quickly and with the fire department showing up so soon and extinguishing the fire there was little damage.

There was no plumbing damage and minor electrical repairs. A new ceiling fan unit will need to be installed.

With respect to burnt wood, Matthew Miller of Becker Structural Engineers, Inc. came in and performed an evaluation. Matthew also found there to be little damage, however, there are some repairs needed.

Repairs: Some of the floor sheathing was charred, not too badly, but the sheets should be replaced, about three sheets worth. The sheathing is 4' X 8' X 3/4" Advantech. There was actually more smoke discoloration than burn damage.... more than anything. The floor trusses also received little damage, some charring, nothing too serious. Sister onto the trusses with 2" X 12" on both sides, six feet in length will be more than adequate. Two trusses in particular are to be targeted for repairs. The trusses in question are sound, no cutting or dissecting of the trusses are warranted, just some additional support, bringing the trusses beyond there original state of existence.

The drywall repairs consist of five sheets being replaced, 4' X 8' X 5/8". Most of the drywall goes onto the ceiling and very little on the walls. The drywall shall be primed and finish coated with interior latex paint.

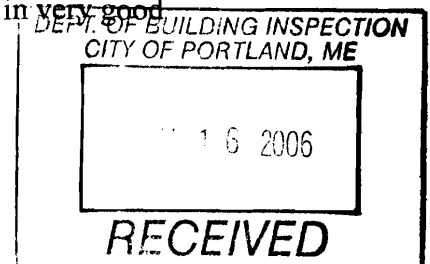
The carpet in the living room shall be replaced, as it received smoke smell damage and was cut up when the fire department needed to examine the floor.

The linoleum in the bath room shall be replaced with something in-kind.

The tub/shower, sink and vanity were not damaged. The toilet was also undamaged. No broken windows.

The bath room door shall be replaced; it was damaged when the fire department came in. No burn damage.

There was no fire damage in the hallway just outside of the restroom area. Two sheets of 5/8" drywall shall replace what the fire Dept. damaged. This area is in very good condition.





The dwelling next door needs some minor drywall repair. A hole was created by the Fire Dept. for inspection, just to make certain the fire wasn't creeping around.... It wasn't. The hole in size is about 18" square. Replace with new 5/8" drywall, prime and paint.

This concludes all repairs.

Respectfully, submitted

Scott R. Bradford Construction  
[www.residential-remodelers.com](http://www.residential-remodelers.com)  
Home (207) 345-9036  
Cell (207) 713-4059

# BECKER

structural engineers, inc.

October 20, 2006

Ms. Kelly Campbell  
Housing Management Resources, Inc.  
17 Meadow Way  
Cape Elizabeth, ME 04107

Dear Ms. Campbell:

At your request, I visited 125 North Street in Portland, ME on October 20, 2006 to review wood trusses that were damaged from a fire. The fire appeared to be focused above the bathroom on the lower floor of the townhouse.

#### OBSERVATIONS:

The floor framing consist of metal plate connected wood trusses spaced at two feet on center. The trusses span from the exterior wall at the rear of the unit to an interior bearing wall approximately ten feet from the exterior wall. A hallway is located adjacent to the bathroom. The floor framing above this corridor is similar to the framing above the bathroom. The wall that divides the bathroom and hallway is a common bearing wall for the trusses that frame from either side.

The worst damage was noted in the bathroom area, with significant charring of the wood members, primarily on the top chord and webs of the truss. The charring of the top chord was estimated to be around 3/8 inch deep on the three exposed sides of the members. In addition, significant damage to the floor sheathing was noted above the bathroom.

The fire effects extended over the bearing wall to the trusses over the hallway. Smoke staining and minor surface charring was noted in these trusses.

#### CONCLUSIONS AND RECOMMENDATIONS:

The damage to the trusses and floor sheathing over the bathroom warrant replacement of the sheathing and replacement or repairs to the trusses. The areas of damaged sheathing can be removed and replaced in-kind, that is with the same thickness and type of sheathing. We recommend that the trusses be supplemented with additional 2x dimension sistered to the existing floor trusses. Please refer to sketch SK-1 for additional information.

The damage to the floor trusses over the hallway appeared to be of minor nature, and do not require structural modifications or repairs.

If you have any questions regarding this letter, please contact me at (207) 879-1838.

Sincerely,

BECKER STRUCTURAL ENGINEERS, INC.

  
Matthew J. Miller, P.E.  
Project Engineer

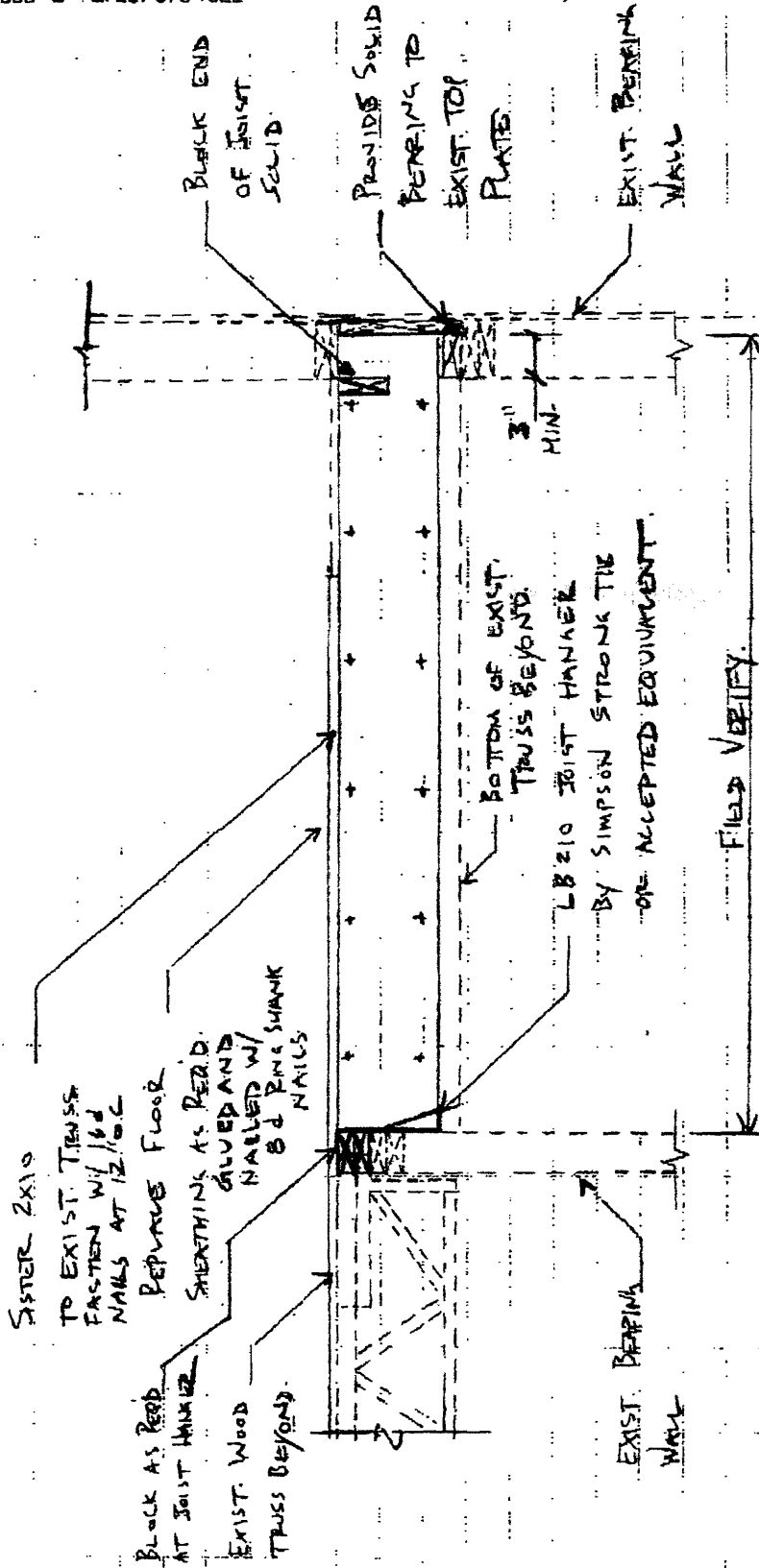
X 113

# BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550  
Tel. 207-879-1838 ■ Fax 207-879-1822

Project 125 NORTH STREET  
W.O. 1606 Sheet SK-1 Of 1  
Calculated By: HJM Date 10/20/06  
Checked By: PPD Date \_\_\_\_\_



SECTION SK-1  
3/4" = 1'-0"

FIELD VERIFY.

NOTES:

1. DIMENSIONAL LUMBER SHALL BE STRUVE. PINE-FIR No. 1/2 OR BETTER