

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that PATRICIA E RYAN

Located At 60 MONTREAL ST

Job ID: 2012-05-3983-ALTCOMM

CBL: 015- F-010-001

has permission to Renovate 1st floor unit 1 Interior, new kitchen/bath, beam in bedroom, all ceilings from ACT to drywall 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

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]*  
**Code Enforcement Officer / Plan Reviewer**

*6/13/12*

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

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

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

Job No: 2012-05-3983-ALTCOMM	Date Applied: 5/11/2012	CBL: 015- F-010-001	
Location of Construction: 60 MONTREAL ST	Owner Name: PATRICIA E RYAN	Owner Address: 60 MONTREAL ST # 1  PORTLAND, ME 04101	Phone:  207-749-8385
Business Name:	Contractor Name: Ledue, Richard	Contractor Address: 465 Cumberland St., Westbrook ME 04092	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-6
Past Use:  Three family	Proposed Use:  Same - Three family- interior renovation of 1 <sup>st</sup> floor apartment	Cost of Work: 40000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. Heave</i>	Inspection: Use Group: R2 Type: 5B DBL-2009 Signature: <i>JMB</i>  6/13/12
Proposed Project Description: Renovation of 1st floor unit Interior		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

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: <i>05 17 12</i>	<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: <i>ASU</i>

**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

7-17-12 DWM/BKL @telc 653-0807 Close-in OK

8-29-12 Gf Need: Ped. Sink Drum Trap  
Vent Kit. Sink  
Fix Bsmt. W.M. VENT  
SECURE OPEN SPLICES & LOOSE BOXES  
SPRINKLER OVER DHW

9-17-12 Gf ALL OK

FINAL  
CLOSED

## 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-3983-ALTCOMM

Located At: 60 MONTREAL ST

CBL: 015- F-010-001

## **Conditions of Approval:**

### **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. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
6. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
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. 713 of the IBC.
4. Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101
5. 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.

R-6



# 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>60 Montreal ST, apartment 1</u>		
Total Square Footage of Proposed Structure/Area <u>800 sq. ft.</u>	Square Footage of Lot	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>15</u> Block# <u>F</u> Lot# <u>10</u>	Applicant: (must be owner, lessee or buyer) Name <u>PATRICIA RYAN</u> Address <u>60 Montreal ST</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-749-8385</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? <u>single family</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Renovation of 1st floor apartment interior</u>		
Contractor's name: <u>Richard Ledue</u> Email: <u>ledue89@yahoo.com</u> Address: <u>465 Cumberland ST</u> City, State & Zip <u>Westbrook, ME 04092</u> Telephone: _____ Who should we contact when the permit is ready: <u>Patricia Ryan</u> Telephone: <u>749-8385</u> Mailing address: <u>60 Montreal St., Portland, ME 04101</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 874-8703.

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.

Signature: Patricia Ryan Date: 5/11/12

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

RECEIVED  
MAY 11 2012  
Dept. of Building Inspections  
City of Portland

SCOPE OF WORK FOR 60 MONTREAL ST.

INSTALL NEW KITCHEN & BATH

DRYWALL ALL CIELINGS IN FIRST FLOOR UNIT TO 1 HR FIRE RATING: SEE ATTACHMENT INSULATE FOR SOUND

MOVE KITCHEN WALL INSTALL BEAM AS SPEC. INSTALL POINT LOAD SUPPORT FOR BEAM ONTO FOUNDATION, AND LALLY COLUMN IN BASEMENT.

LALLY FOOTING IS 6 X24 PRECAST CONCRETE BLOCK

INSTALL NEW DRYWALL WHERE NEEDED.

NEW FINISH FLOORS IN KITCHEN,BATH

INSTALL NEW 1 HR RATED FIRE DOOR FROM FRONT FOYER INTO LIVINGROOM

MOVE OFFICE WALL /FRONT FOYER WALL . NEW WALL WILL BE 2X4 KD WITH 5/8" FIRERATED DRYWALL ON FOYER SIDE.

TRIM OUT KITCHEN,BATH,BEDROOM,OFFICE,

UPGRADE ELECTRICAL WHERE WALLS AND CEILING ARE OPEN

RECEIVED  
JUN 13 2012  
Dept. of Building Inspections  
City of Portland Maine

FILE NO. FC 5115

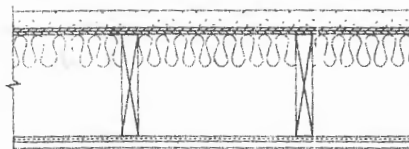
PROPRIETARY\*

1 HOUR FIRE

50 to 54 STC SOUND

### WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

3 layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.



Approx. Ceiling Weight: 2 psf  
Fire Test: UL R3453-7, 5-1-70; Design L516  
Sound Test: KAL L 224-28-65, 3-30-65  
IIC & Test: (74 C & P) KAL L 224-27-65, 3-30-65

#### PROPRIETARY GYPSUM BOARD

United States Gypsum Company - 5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core

FILE NO. FC 5116

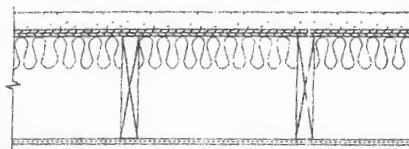
PROPRIETARY\*

1 HOUR FIRE

50 to 54 STC SOUND

### WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

3 layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws at 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1 1/4" Type W drywall screws. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 1 5/8" perlite-sand concrete reinforced with No. 19 SWG galvanized hexagonal wire mesh. 3" glass fiber insulation 0.90 pcf in joist space stapled to subfloor.



Approx. Ceiling Weight: 2 psf  
Fire Test: UL R3453-7, 5-1-70; Based on UL R3660-7, -8, 11-12-87; R2717-61, 8-18-87; Based on UL R7094, 90NK10635, 10-24-90; Based on UL R8742, 88NK2255, 10-6-88; Design L516  
Sound Test: KAL L 224-28-65, 3-30-65  
IIC & Test: (74 C & P) KAL L 224-27-65, 3-30-65

#### PROPRIETARY GYPSUM BOARD

Celotex Corporation - 5/8" FI-ROK PLUS™  
United American Gypsum Company - 5/8" FIREBLOC TYPE C  
Continental Gypsum - 5/8" MoreRock™ FireBar™ Type C (CG-C)  
USG Gypsum - 5/8" GyProc® Fireguard® C  
Waco Gypsum - 5/8" FLAME CURB® Super 'C'  
Inland Forest Products Corporation - 5/8" TG-C

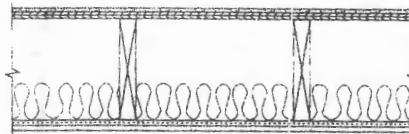
FILE NO. FC 5120

1 HOUR FIRE

50 to 54 STC SOUND

### WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

3 layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

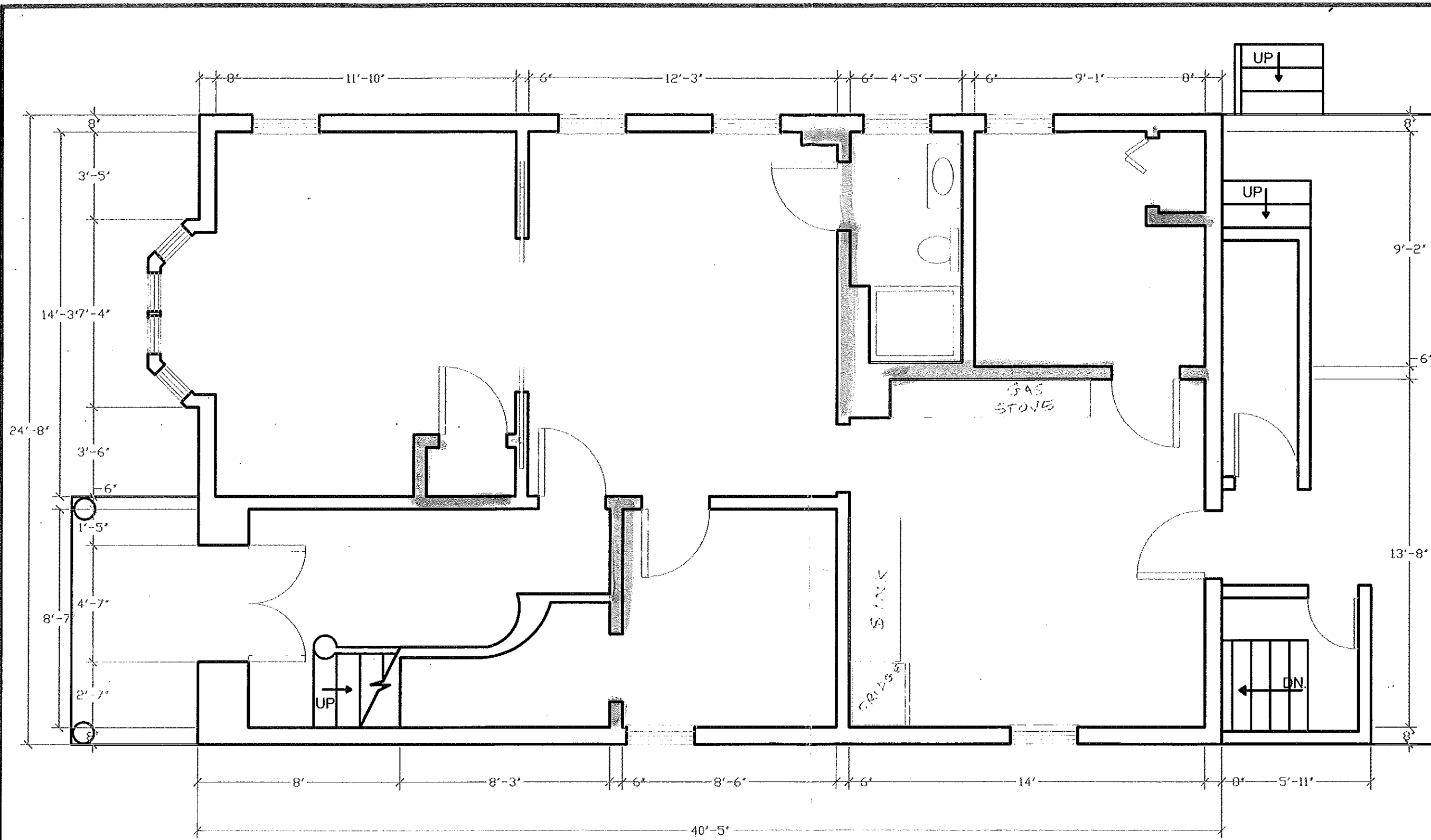


Approx. Ceiling Weight: 2 psf  
Fire Test: FM FC-181, 8-31-72  
Sound Test: G&H OC-3MT, 10-13-71  
IIC & Test: (73 C & P) G&H OC-3MT, 10-13-71

Pat Ryan  
Montreal St 103

RECEIVED  
JUN 12 2012  
Dept. of Building Inspection  
City of Portland Maine





*Pat Ryan  
60 Montreal St*

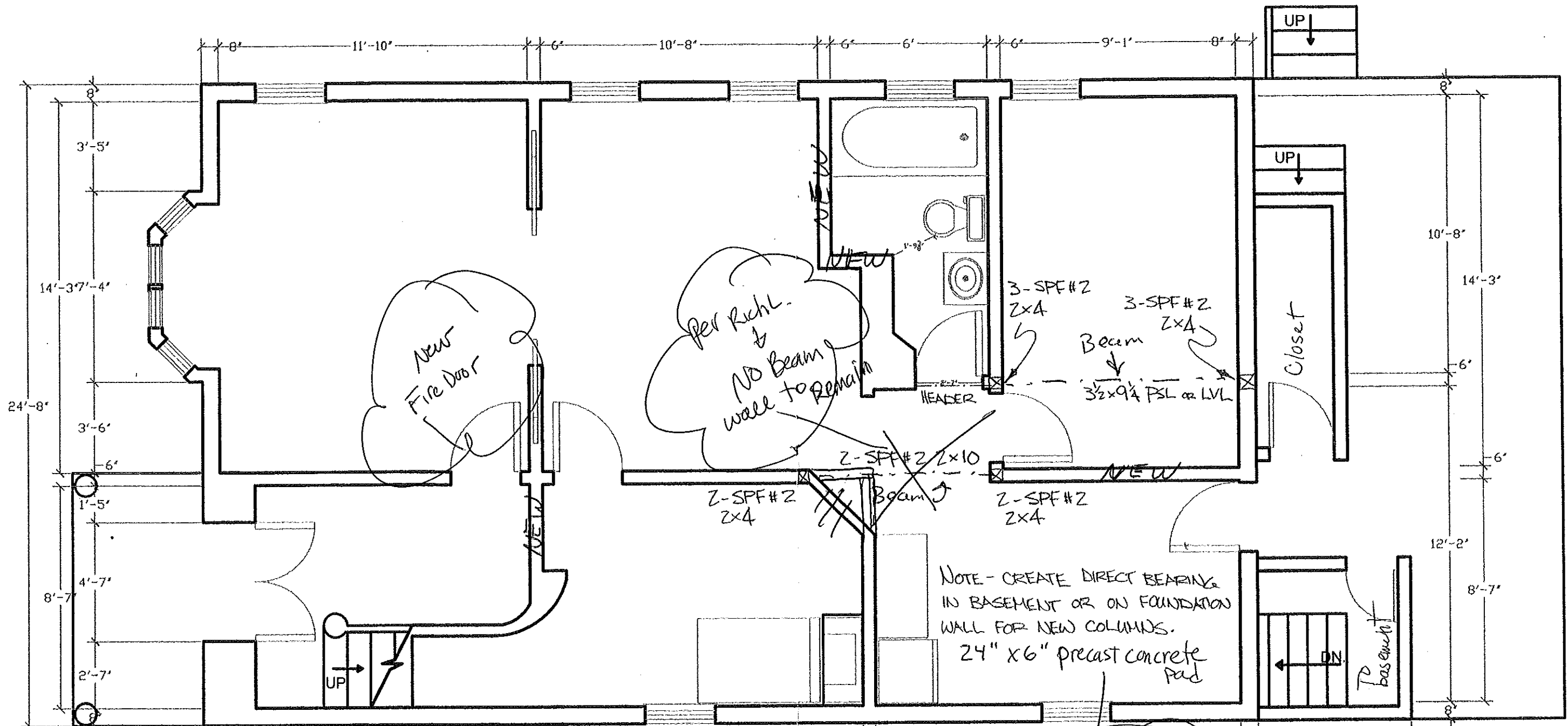
**RECEIVED**  
**JUN 12 2012**  
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 City of Portland Maine

*Demolition shaded*

**1** FIRST FLOOR : EXISTING  
 $\frac{1}{4}'' = 1'-0''$



NO.	DATE	REVISION
Eric Stark architecture		
71 Beckett Street #1 Portland, Maine 04101 t:207 776 5227 eric@es-a.com		
SCALE	PROJECT NUMBER	
$\frac{1}{4}'' = 1'-0''$	1202	
DRAWN BY	CHECKED BY	
PROJECT		
RYAN REMODEL 60 MONTREAL STREET PORTLAND, MAINE		
DATE	REVISION	DESIGNED BY
APR 10, 2012		



per Rich L.  
 NO Beam  
 wall to remain

NOTE - CREATE DIRECT BEARING  
 IN BASEMENT OR ON FOUNDATION  
 WALL FOR NEW COLUMNS.  
 24" x 6" precast concrete  
 pad

per Rich L.  
 6/11/12  
 NEW



FIRST FLOOR : CONTRACTOR

1/4" = 1'-0"

60 MONTREAL STREET  
 PORTLAND, MAINE

