



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Wilbur, Douglas

Located At 42 MUNJOY

PERMIT ISSUED

FEB - 8 2011

has permission to Rear unit interior renovations to Kitchen & Bath

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.

\_\_\_\_\_  
**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

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

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

Job No: 2011-02-370-ALTR	Date Applied: 2/1/2011	CBL: 016 - - C - 004 - 001 - - - - -	
Location of Construction: 42 MUNJOY	Owner Name: Joshua Baston	Owner Address: 42 MUNJOY ST PORTLAND, ME 04101	Phone: 595-2445
Business Name:	Contractor Name: Wilbur, Douglas	Contractor Address: 27 CENTRAL AVE PEAKS ISLANDMAINE04108	Phone: 272-8763
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Two Family	Proposed Use: Same - Two Family - alterations to rear unit	Cost of Work: 3000.00	CEO District:
<i>legal use - 2 du permits</i>	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>FEB - 8 2011</b>  <b>CITY OF PORTLAND</b> </div>	Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>SR</i> <i>JRC, 2009</i>
Proposed Project Description: 42 Munjoy - alterations to rear unit		Signature:	<i>[Signature]</i>
Permit Taken By:	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <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>2/3/11</i> <i>OK w/condition ARN</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 Date:	<b>Historic Preservation</b> <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>ARN</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	PHON	



# PORTLAND MAINE

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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.

Director of Planning and Urban Development  
Penny St. Louis Littell

Job ID: 2011-02-370-ALTR

Located At: 42 MUNJOY

CBL016 - - C - 004 - 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.
2. This property shall remain a two 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, and heating appliances.
2. Mechanical or natural ventilation are required in the bathroom.
3. A continuous graspable handrail (34-38 inches) is required on one side of the stairwell.
4. A Carbon Monoxide (CO) Detector shall be installed in the area within or giving access to the bedroom.
5. See attached documentation for bathroom fixture clearances.

## 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.**

1. Close-In (Electrical, Plumbing, Framing)
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.



# 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>42 MUNJOY STREET PORTLAND 04101</u>		
Total Square Footage of Proposed Structure/Area <u>2764</u>	Square Footage of Lot <u>3727</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>016    C004    001</u> <u>16-C-4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JOSHUA BASTON</u> Address <u>42 MUNJOY ST.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>595-2445</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>same</u> City, State & Zip	Cost Of Work: \$ <u>2375.</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>TWO FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME - TWO FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REAR UNIT - Renovation - Sheetrock, kitchen, bath, flooring, trim. Two new closets, (see plans) half-wall at stairs. (Shaded areas)</u>		
Contractor's name: <u>DOUGLAS WILBER RESIDENTIAL CONSTRUCTION</u> Address: <u>27 CENTRAL AVE</u> City, State & Zip <u>PEAKS ISLAND ME 04108</u> Telephone: <u>272-8763</u> Who should we contact when the permit is ready: <u>same</u> Telephone: <u>same</u> Mailing address: <u>same</u>		

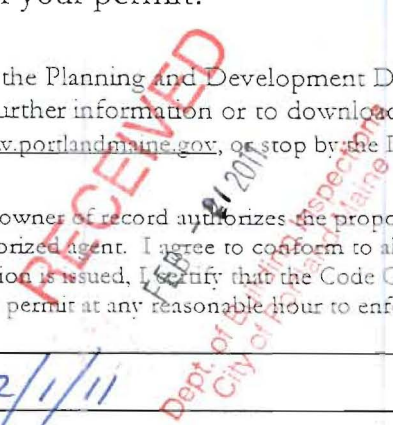
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

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: [Signature]      Date: 2/1/11

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





## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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

**Current Owner Information:**

**Services**

**CBL** 016 C004001  
**Land Use Type** TWO FAMILY  
**Property Location** 42 MUNJOY ST  
**Owner Information** BYRNES SUZANNE D & THOMAS B JTS  
42 MUNJOY ST  
PORTLAND ME 04101  
**Book and Page**  
**Legal Description** 16-C-4  
MUNJOY ST 40-42  
3727 SF  
**Acres** 0.086

**Current Assessed Valuation:**

**TAX ACCT NO.** 2506 **OWNER OF RECORD AS OF APRIL 2010**  
**LAND VALUE** \$157,500.00 BYRNES SUZANNE D &  
THOMAS B JTS  
**BUILDING VALUE** \$106,300.00 42 MUNJOY ST  
**HOMESTEAD EXEMPTION** (\$10,000.00) PORTLAND ME 04101  
**NET TAXABLE - REAL ESTATE** \$253,800.00  
**TAX AMOUNT** \$4,548.10



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

Card 1 of 1

**Year Built** 1898  
**Style/Structure Type** OLD STYLE  
**# Stories** 1.5  
**Bedrooms** 6  
**Full Baths** 2  
**Total Rooms** 12  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 2764

[View Sketch](#) [View Map](#) [View Picture](#)



legal two family per m-20 fide

**Job Summary Report**  
**Job ID: 2011-02-370-ALTR**

Report generated on Feb 1, 2011 3:41:15 PM

**Job Type:** Alterations Residential SF **Job Description:** 42 Moody Munjoy **Job Year:** 2011  
**Building Job Status Code:** Initiate Plan Review **Pin Value:** 591 **Tenant Name:**  
**Job Application Date:** **Public Building Flag:** N **Tenant Number:**  
**Estimated Value:** 3,000 **Square Footage:**  
**Related Parties:** SUZANNE D BYRNES *Property Owner*  
 Douglas Wilber Residential Construction - Douglas Wilbur *GENERAL CONTRACTOR*

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 2506**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
B63685	016 C 004 001		M				-70.244425	43.665373

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				42 MUNJOY STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE					DISTRICT 1	EAST END

**Structure Details**

**Structure: Duplex**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			42 MUNJOY STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

**Permit #: 20111030**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
2506	Duplex	Initialized	Rear unit interior renovations to Kitchen & Bath			



**Warranty Deed  
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, We, Thomas B. Byrnes and Suzanne D. Byrnes, with a mailing address of 42 Munjoy Street, Portland, Maine 04101 for valuable consideration paid, by Joshua Baston and Cadence H. Atchinson, with a mailing address of 28 O'Brien Street, #1, Portland, Maine 04101 the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said Joshua Baston and Cadence H. Atchinson, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:


**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Thomas B. Byrnes and Suzanne D. Byrnes, as joint tenants by virtue of a deed from Ruth G. Wigant dated July 5, 1977 and recorded in Book 4050, Page 318 with the Cumberland County Registry of Deeds.

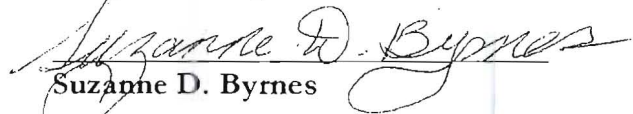
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 31<sup>st</sup> day of January, 2011.

  
WITNESS

  
Thomas B. Byrnes


  
WITNESS

  
Suzanne D. Byrnes

STATE OF Maine  
COUNTY OF Cumberland, ss.

Personally appeared on this 31<sup>st</sup> day of January, 2011 the above named Thomas B. Byrnes and Suzanne D. Byrnes and acknowledged the foregoing instrument to be their free act and deed.

  
Notary Public/Attorney At Law

  
Print Name



**R305.1.1 Basements.** Portions of *basements* that do not contain *habitable space*, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

**Exception:** Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.

**SECTION R306  
SANITATION**

**R306.1 Toilet facilities.** Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.

**R306.2 Kitchen.** Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

**R306.3 Sewage disposal.** All plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

**R306.4 Water supply to fixtures.** All plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

**SECTION R307  
TOILET, BATH AND SHOWER SPACES**

**R307.1 Space required.** Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

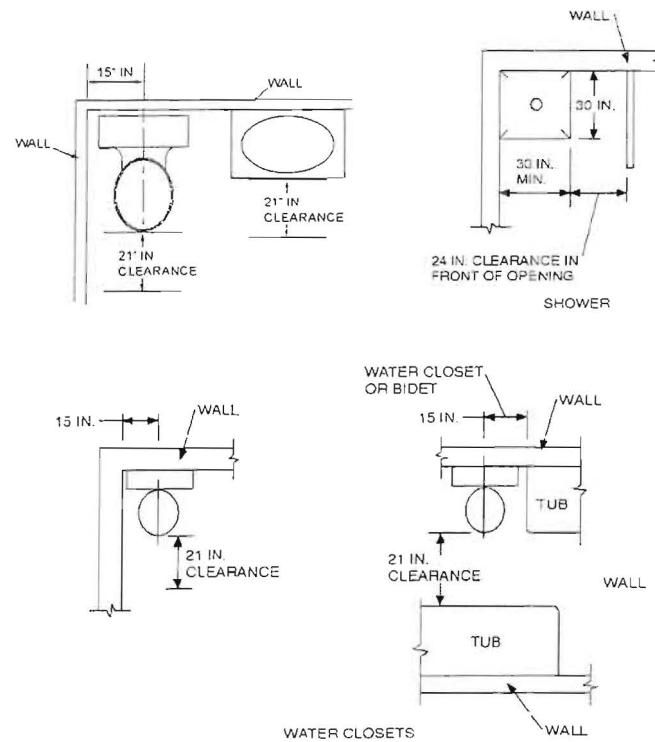
**R307.2 Bathtub and shower spaces.** Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

**SECTION R308  
GLAZING**

**R308.1 Identification.** Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A *label* shall be permitted in lieu of the manufacturer's designation.

**Exceptions:**

1. For other than tempered glass, manufacturer's designations are not required provided the *building official*



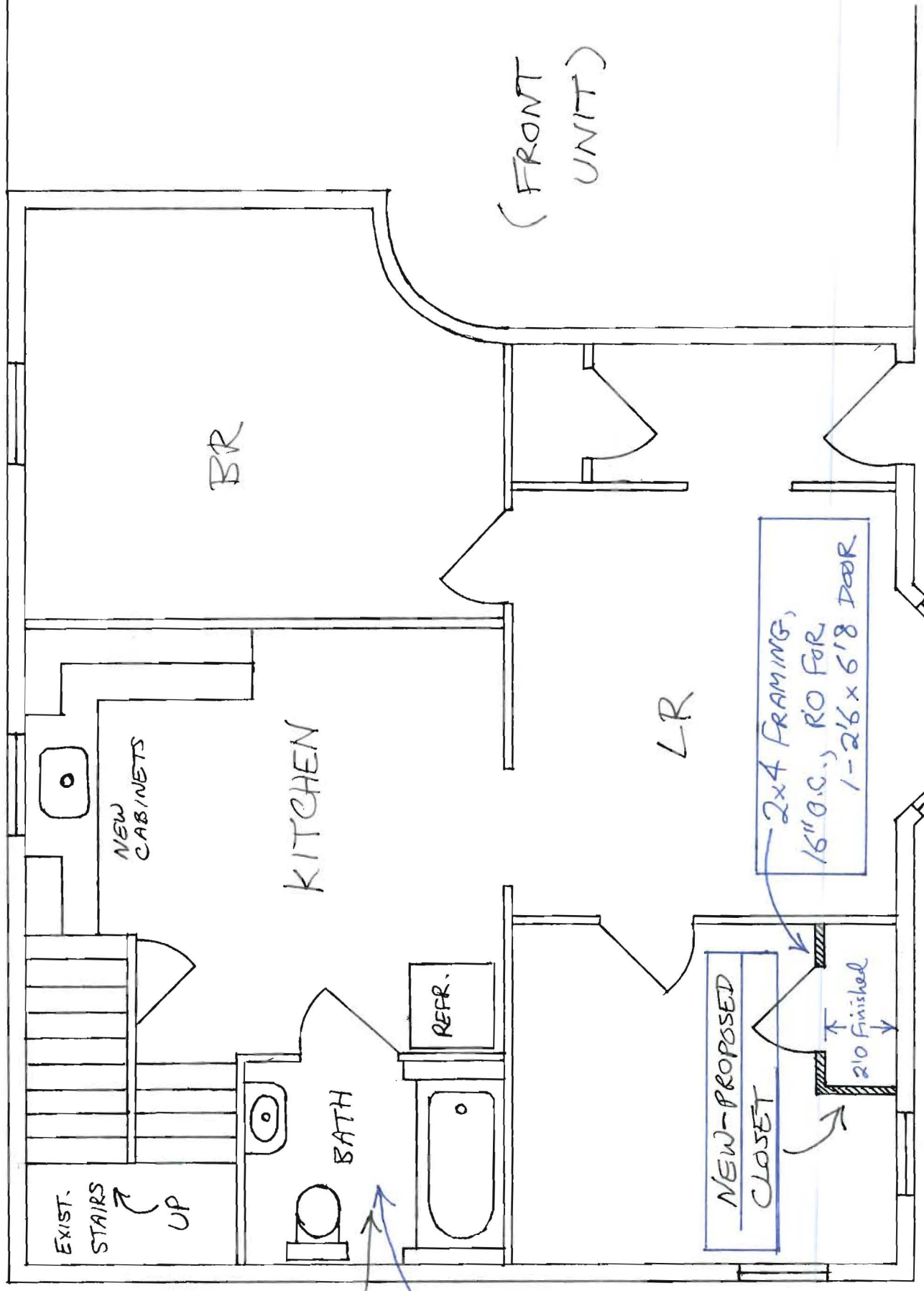
For SI: 1 inch = 25.4 mm.

**FIGURE R307.1  
MINIMUM FIXTURE CLEARANCES**

1ST FLOOR, PLAN VIEW - BASTON - 42 MUNJOY ST.

REAR UNIT

SCALE: 1/4" = 1'



(FRONT UNIT)

BR

KITCHEN

NEW BATH FIXTURES

BATH

REFR.

LR

NEW-PROPOSED CLOSET

2x4 FRAMING, 16" O.C., RO FOR 6'8" DOOR

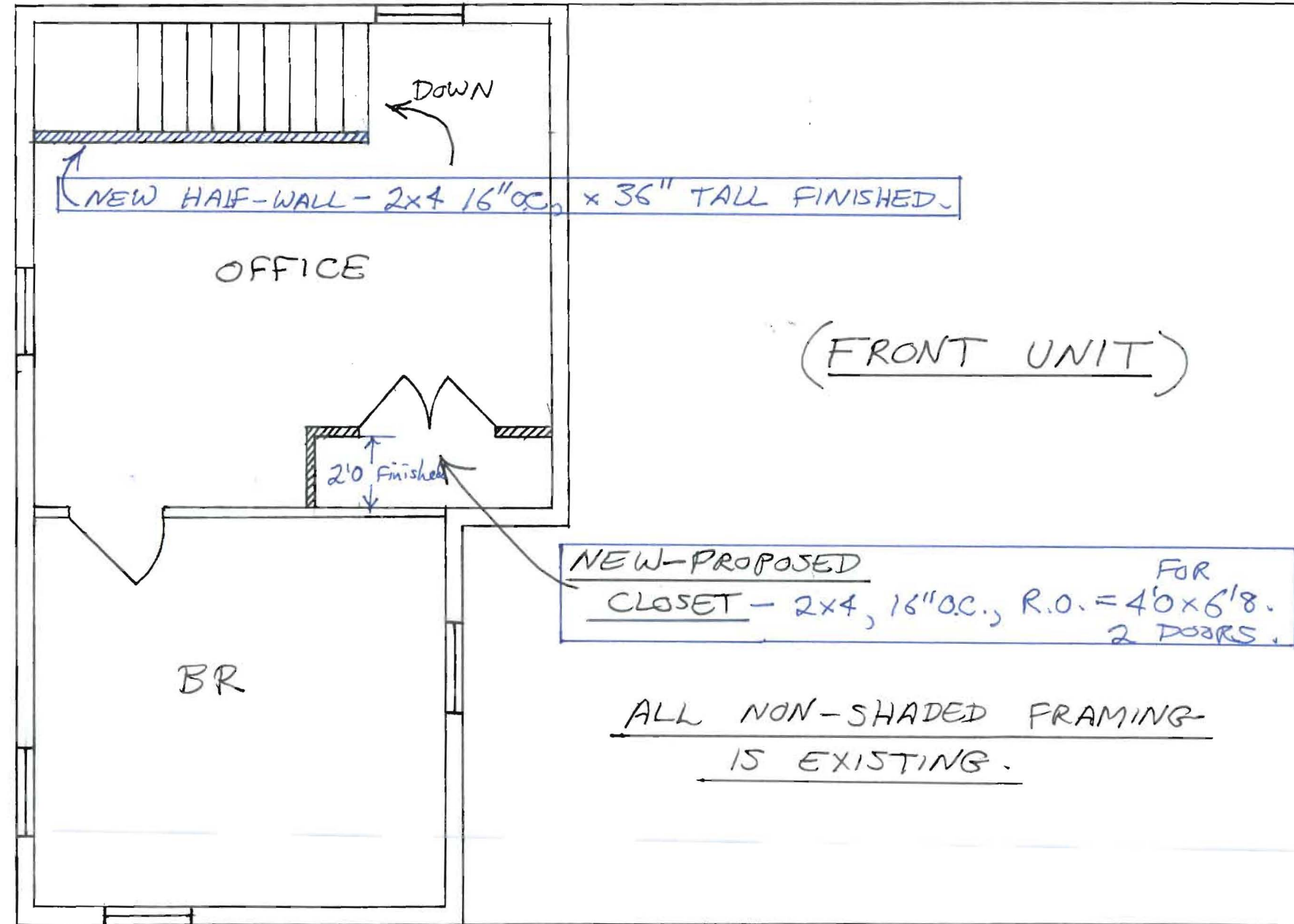
ALL NON-SHADED FRAMING IS EXISTING.

Drawn By: Douglas Wilber  
1/25/11

6'0" x 7'9"

Drawn By: Douglas Wilber  
1/25/11

SCALE:  $\frac{1}{4}'' = 1'$



2ND FLOOR, PLAN VIEW - BASTON-42 MUNJOY ST.  
- REAR UNIT -

2-28-11 DWM/BKL Doug 272-8763 windows +

stairs are existing. Support floor joist in basement  
where over drilled by plumber, provide cleanouts in basement

Horizontal okay NLR

3-27-11

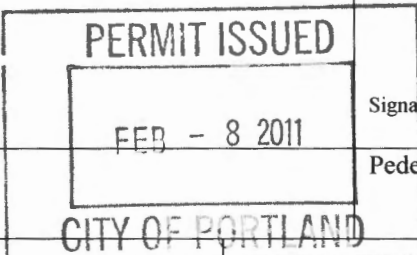
OK to clear

Joshua.bastone@gmail.com

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

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		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SR JWC, 2009 Signature: <i>[Signature]</i>
Proposed Project Description: 42 Munjoy - alterations to rear unit	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: 2/3/11 <i>or w/condition ARN</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>ARN</i>

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Director of Planning and Urban Development  
Penny St. Louis*

*Inspection Services, Director  
Tammy M. Munson*

May 27, 2011

Joshua Baston  
42 Munjoy St  
Portland, ME 04101

**CBL: 16 C004001**  
**Located at 42 Munjoy St.**

**Mail**

Dear Joshua Baston,

This letter verifies that Construction performed under Building Permit # 2011-02-370 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams  
Code Enforcement Officer  
207-874-8789