

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CLARE YARN

Located At 30 MUNJOY ST.

Job ID: 2011-07-1601-ALTR

CBL: 016 - - C - 007 - 001 - - - - -

has permission for a Change of Use (w/ interior renovations) from a Single Family to a Two (2) Family Residence, 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

08/25/2011

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**

R302.3 Two-family dwellings. *Dwelling units* in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1601-ALTR	Date Applied: 7/1/2011	CBL: 016 - - C - 007 - 001 - -
Location of Construction: 30 MUNJOY ST	Owner Name: VESPA LLC - CLARE YARN	Owner Address: 20 COVESIDE RD., GUM
Business Name:	Contractor Name: Rob Krouskup Evan Carroll	Contractor Address: 8 Cloverleaf Lane, So
Lessee/Buyer's Name:	Phone:	Permit Type: Change of use with al
Past Use: Single Family	Proposed Use: To change the use from a single family to a two family with alterations	Cost of Work: \$30,000.00
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (SB)
Proposed Project Description:		Inspection: Use Group: RS Type: SB IR 2009 MUREC Signature: <i>[Signature]</i>
Permit Taken By:		Pedestrian Activities District (P.A.D.)
		Zoning Approval

Don't Issue until
PLANNING Signs
off

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>requires planning review</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions</i> <i>9/7/12/11</i>	Zoning Appeal <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:	Historic Preservation <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>[Signature]</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 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	PHON



General Building Permit Application

2011 071601

7/6/11

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>30 Munjoy St</u>			R-2		
Total Square Footage of Proposed Structure/Area <u>2474 SF</u>		Square Footage of Lot <u>3059 SF</u>			
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16 - C - 7</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Clare Yarn, Vesta LLC</u> Address <u>20 Coveside Road</u> City, State & Zip <u>Cumberland Foreside</u>		Telephone: <u>207-317-0408</u>		
Lessee/DBA (If Applicable) RECEIVED JUL - 1 2011	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____		Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>330.00</u>		
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>City of Portland Maine</u> Proposed Specific use: <u>Two Unit Apartment</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Separate single family building into two vertical units.</u> <u>Add one kitchen + one bath + one 1/2 Bath</u>			<u>HP 50.00</u> <u>370.00</u> <u>Received</u> <u>HP 75.00</u> <u>7/5/11</u>		
Contractor's name: <u>Rob Kraushup</u>					
Address: <u>8 Cloverleaf Lane</u>					
City, State & Zip: <u>Scarborough, ME 04074</u>			Telephone: <u>240-3668</u>		
Who should we contact when the permit is ready: <u>Evan Carroll</u>			Telephone: <u>408-0168</u>		
Mailing address: _____					

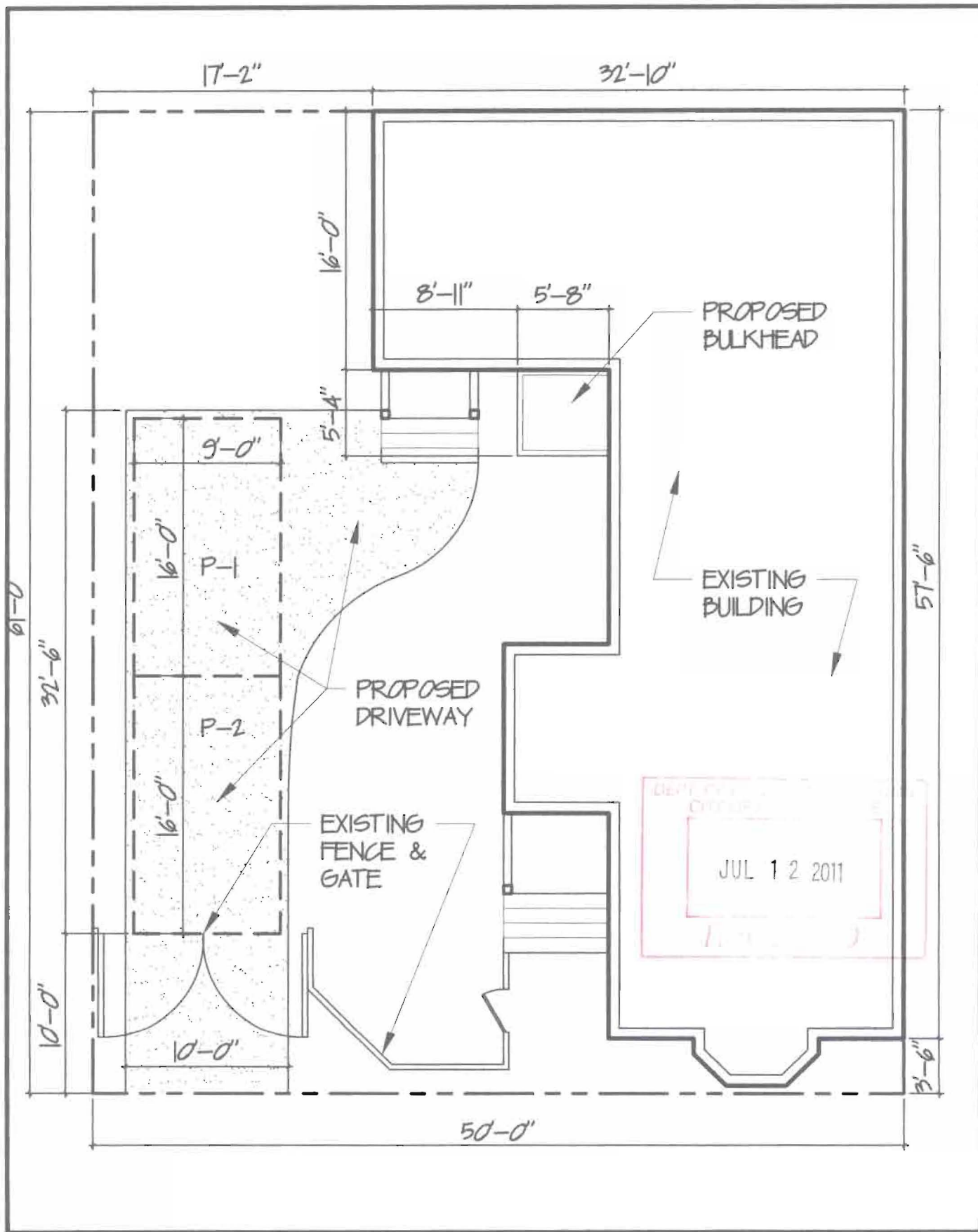
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

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: <u>[Signature]</u>	Date: <u>6/30/11</u>
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This is not a permit; you may not commence ANY work until the permit is issue



30 MUNJOY STREET

BILD ARCHITECTURE

DRAWN BY FAG 7/12/11

SITE PLAN

SHEET A0.1

Marge Schmuckal - Re: 30 Munjoy Street Site Plan

From: Marge Schmuckal
To: Evan Carroll
Date: 7/12/2011 4:30 PM
Subject: Re: 30 Munjoy Street Site Plan
CC: Clare Lygo Yarn

Evan,
Thank you for that quick response update. I will review what you e-mailed and I will send the permit on for building code review. If we finish our review before Planning, we will need to wait for their final review before issuing the permit.
Marge

>>> Evan Carroll <evan@bildarchitecture.com> 7/12/2011 4:08 PM >>>
Good afternoon, Marge.

I believe that you recently spoke with Clare Yarn about a site plan showing parking spaces for 30 Munjoy Street. I just called and left you a message, but I thought it might be good to go ahead and email the drawing to you as well.

Also, as I understand it, you are looking for an administrative authorization to the site review. This has been submitted to the planning office and I have a call into Barbara Barhydt to check on it's progress.

Please feel free to contact me by phone or by email.

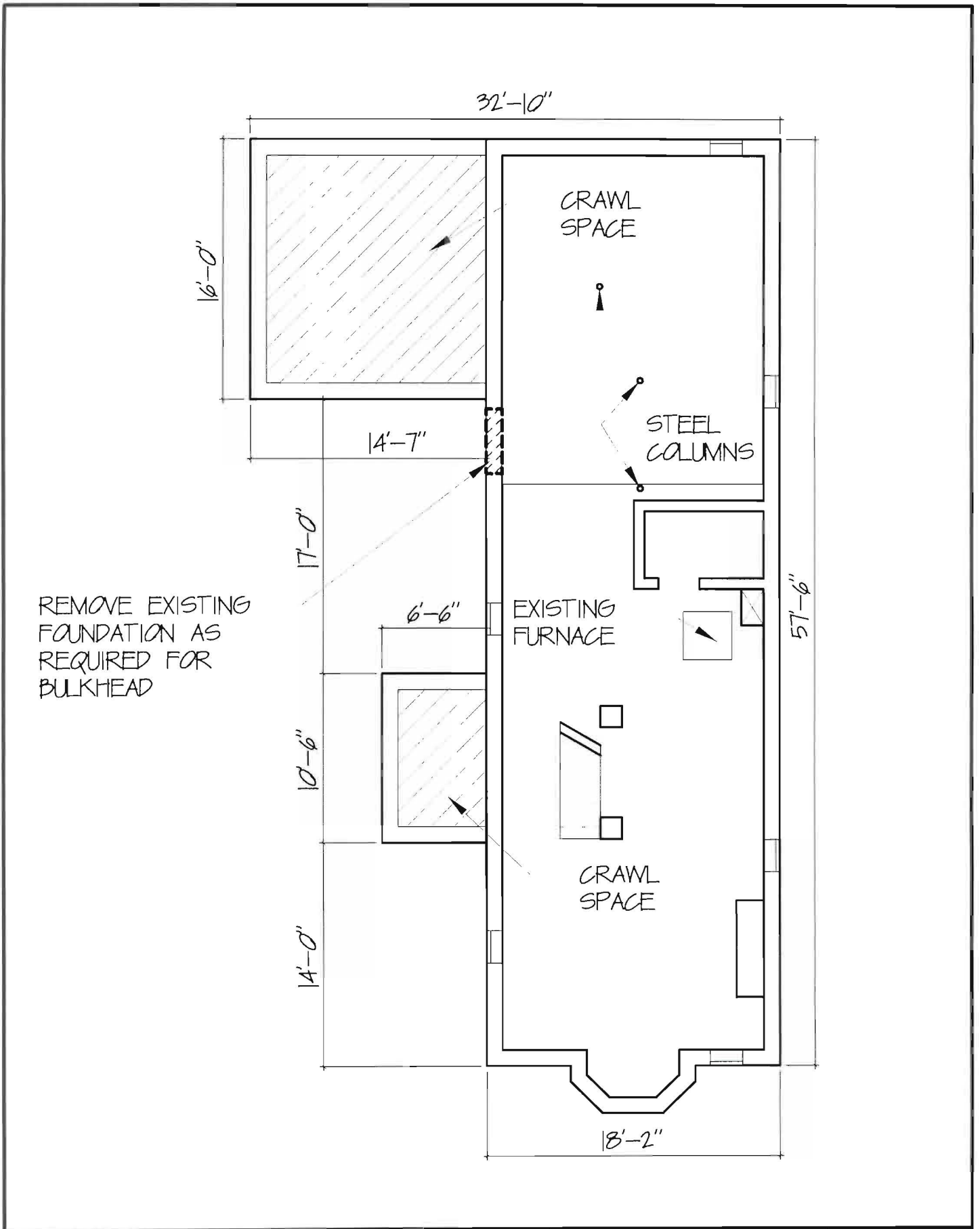
Thank you,
Evan

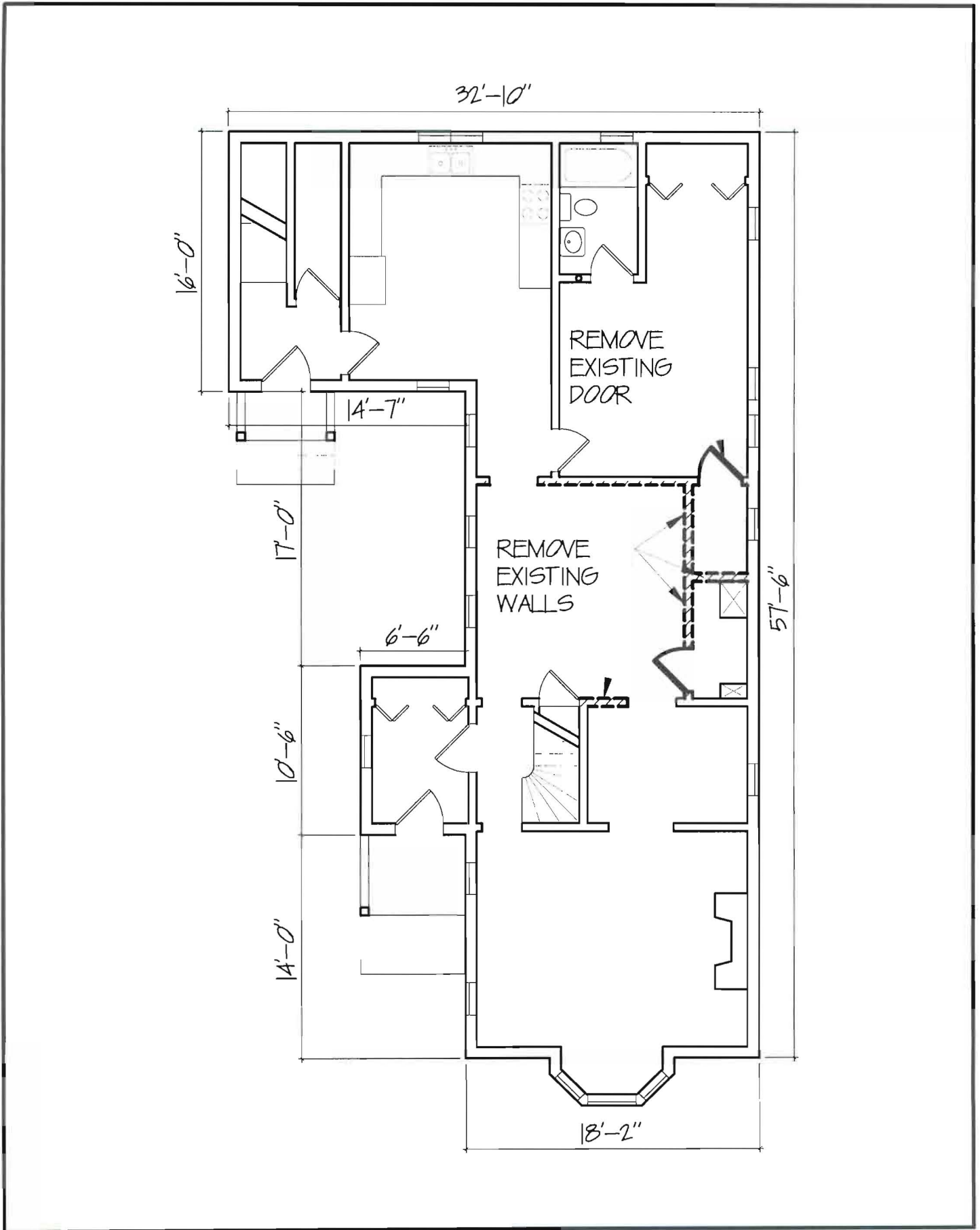
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Evan Carroll, AIA
Principal Architect

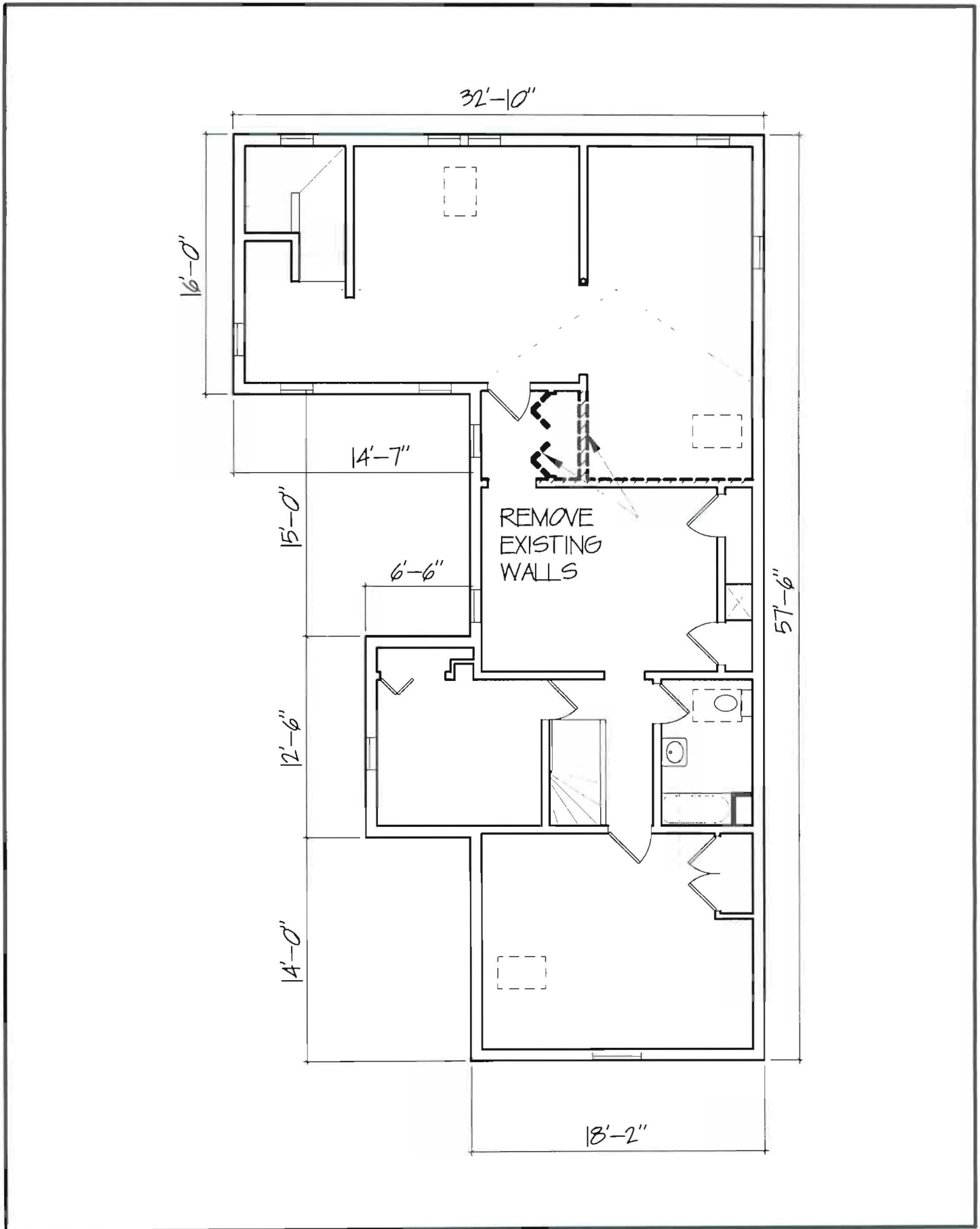
Bild Architecture
PO Box 8235
Portland, Maine 04104
evan@bildarchitecture.com
207-408-0168

bildarchitecture.com

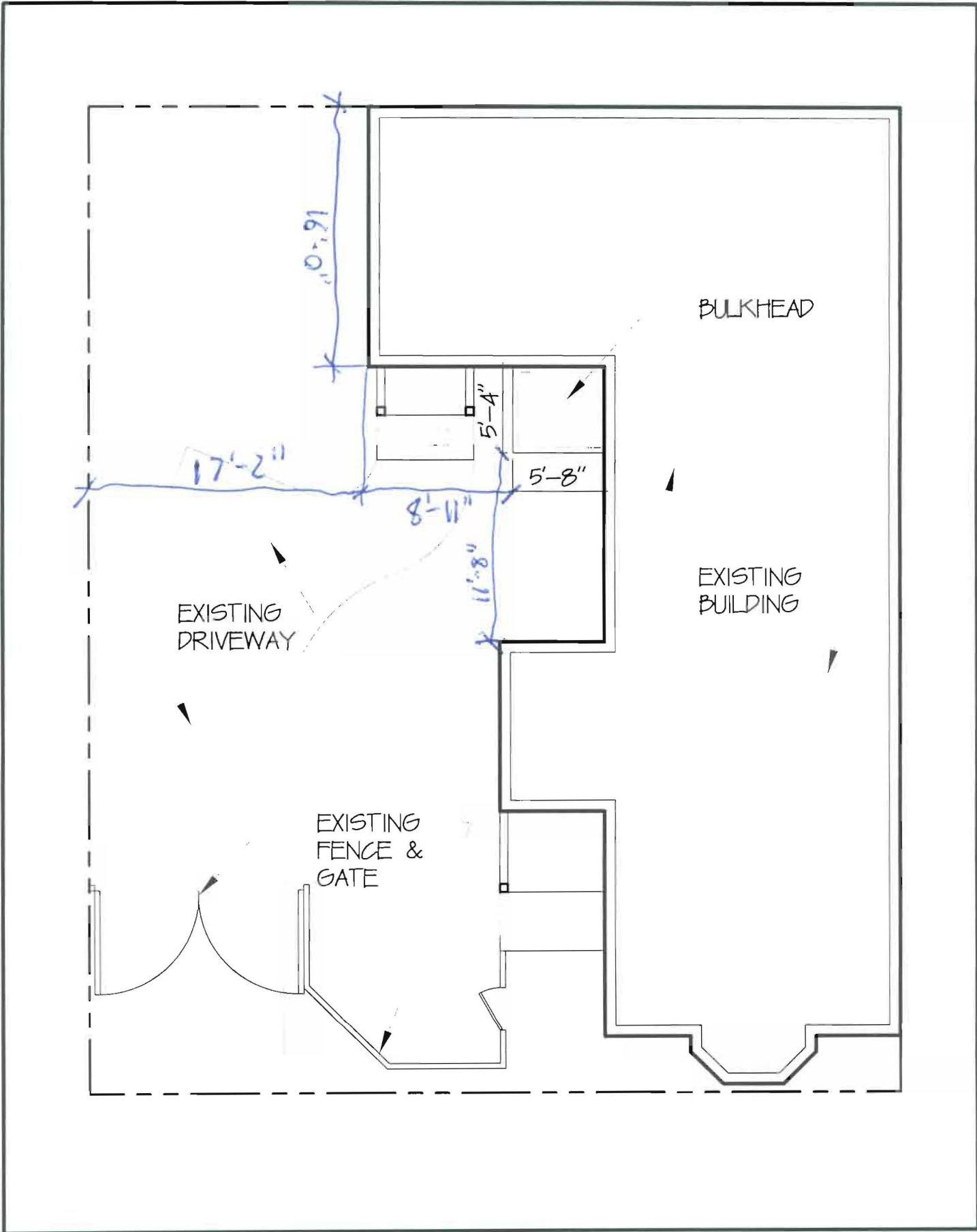




30 MUNJOY STREET EXISTING 1ST FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY EAC 7/1/11 SHEET D.I.



30 MUNJOY STREET EXISTING 2ND FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY EAC 7/1/11 SHEET D1.2



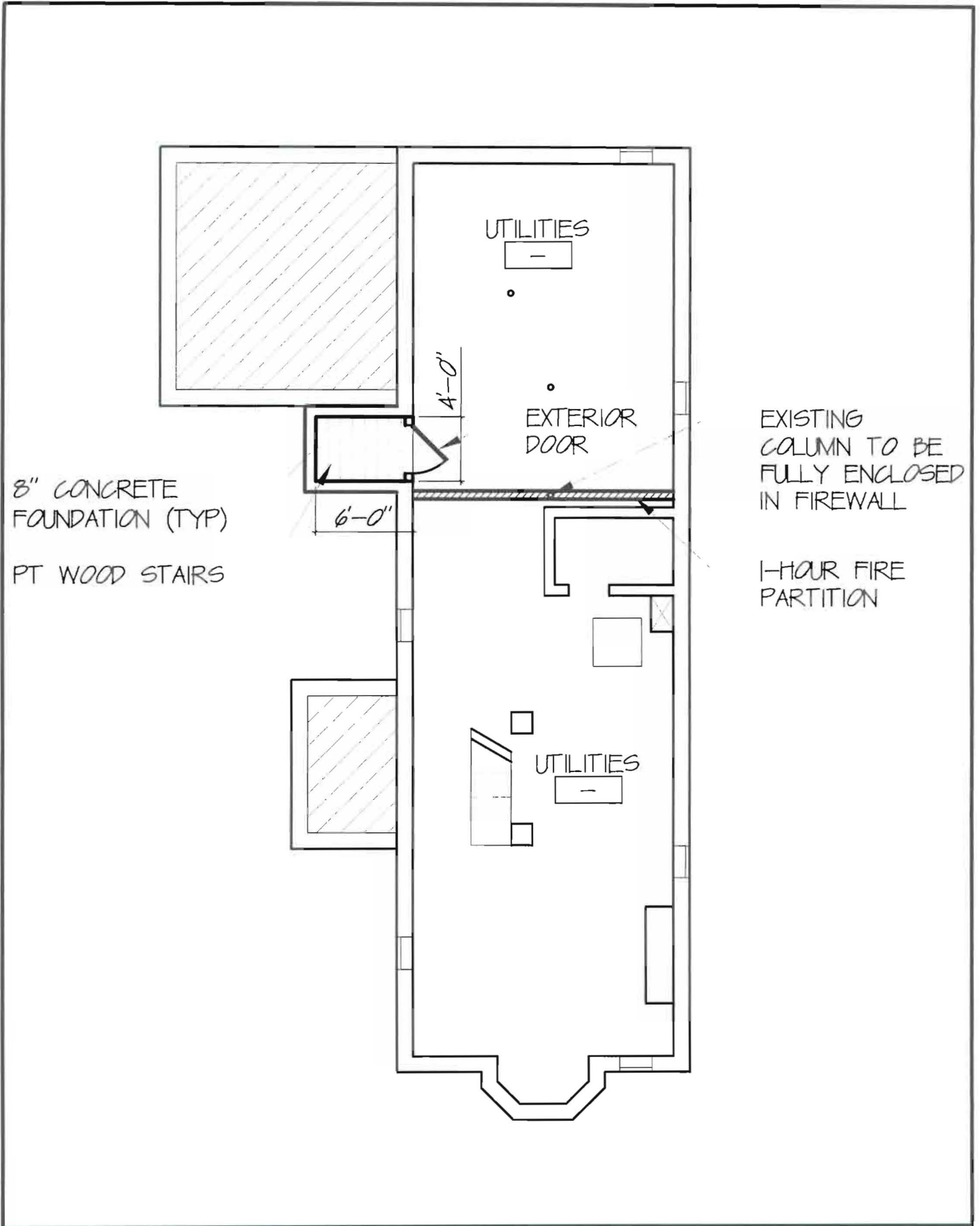
30 MUNJOY STREET

BILD ARCHITECTURE

DRAWN BY EAC 7/1/11

SITE PLAN

SHEET A0.1



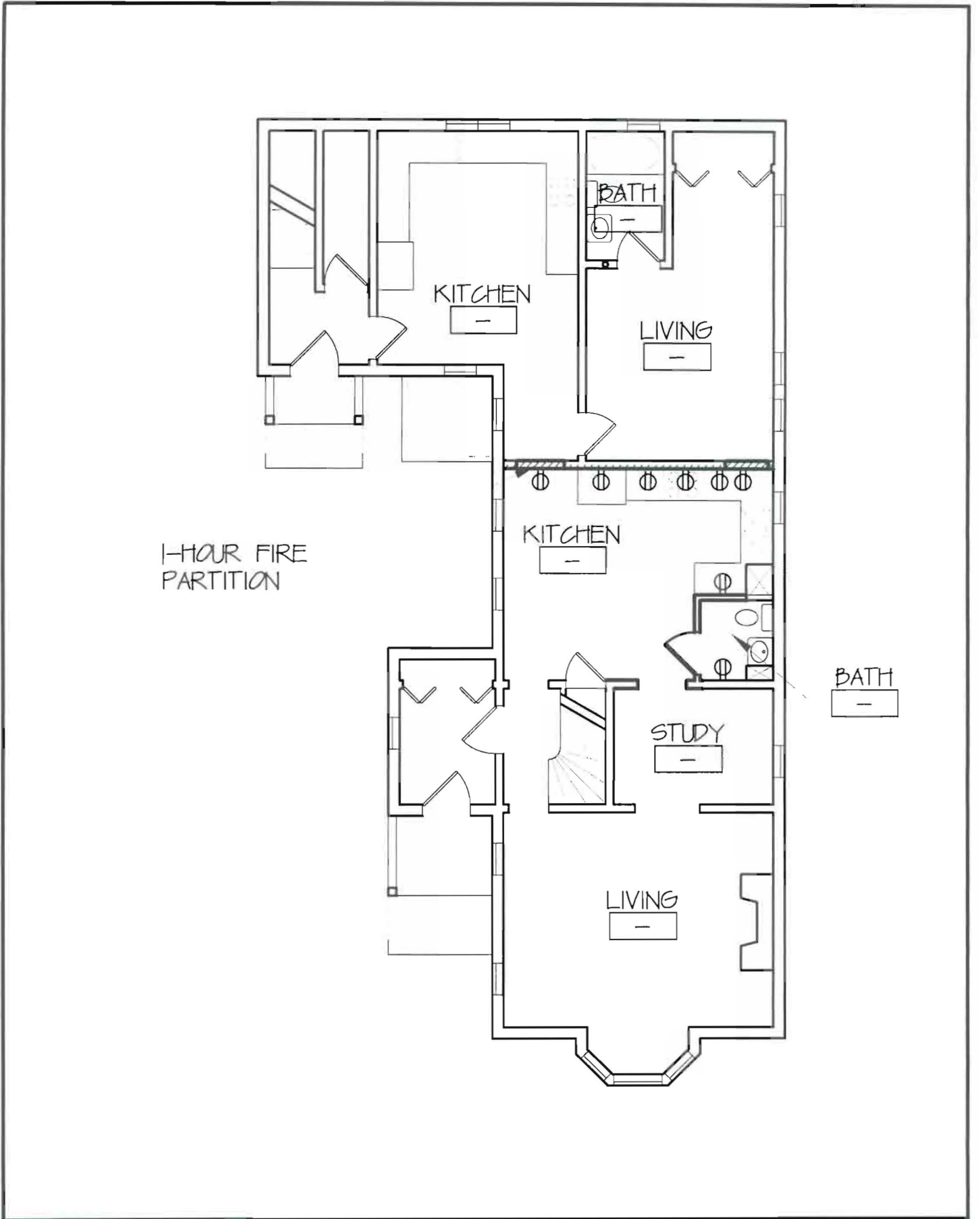
30 MUNJOY STREET

BILD ARCHITECTURE

DRAWN BY EAC 7/1/11

BASEMENT PLAN

SHEET A1.0



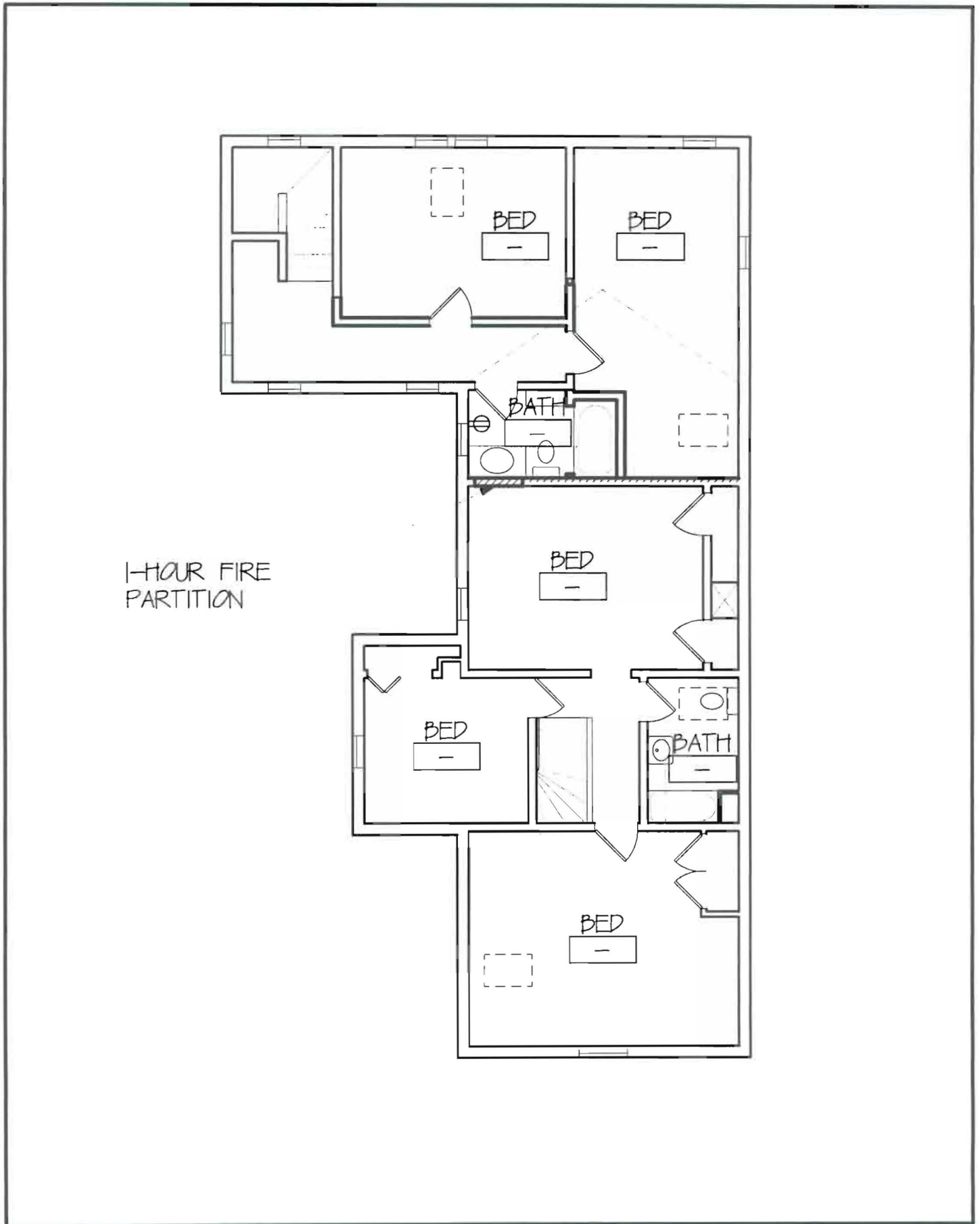
30 MUNJOY STREET

1ST FLOOR PLAN

BILD ARCHITECTURE

DRAWN BY EAC 7/1/11

SHEET A1.1



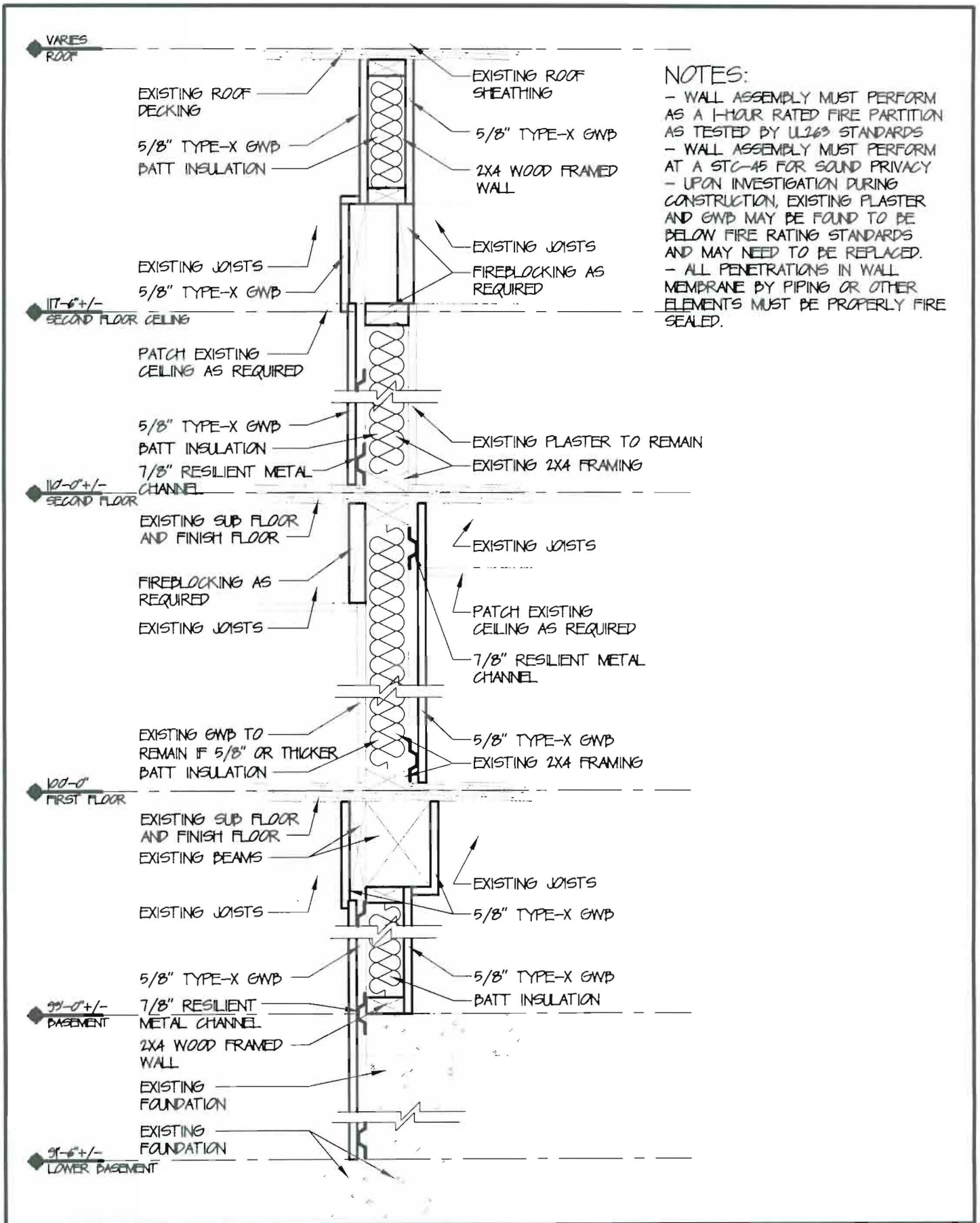
30 MUNJOY STREET

BILD ARCHITECTURE

DRAWN BY EAC 7/1/11

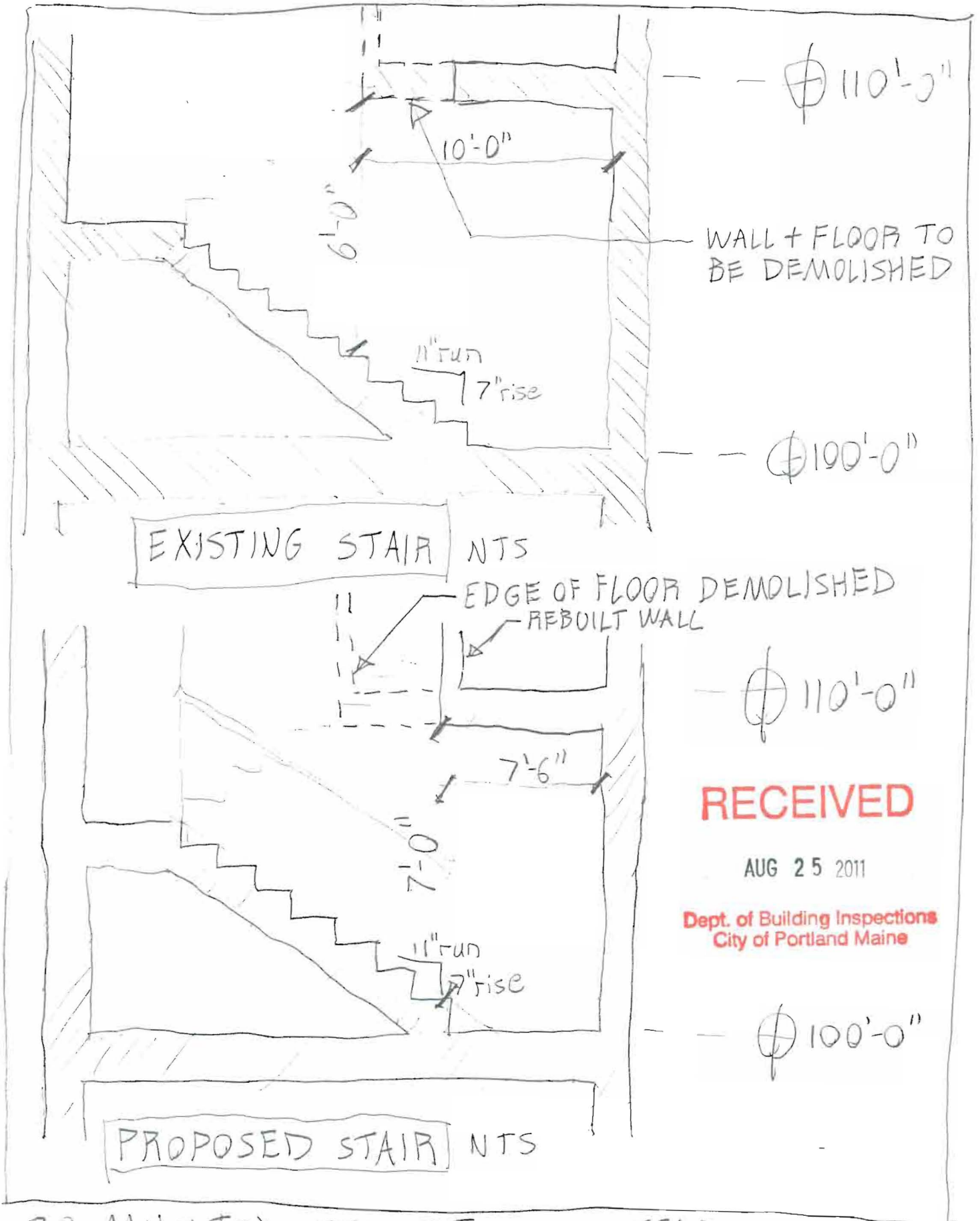
2ND FLOOR PLAN

SHEET A1.2



NOTES:

- WALL ASSEMBLY MUST PERFORM AS A 1-HOUR RATED FIRE PARTITION AS TESTED BY UL263 STANDARDS
- WALL ASSEMBLY MUST PERFORM AT A STC-45 FOR SOUND PRIVACY
- UPON INVESTIGATION DURING CONSTRUCTION, EXISTING PLASTER AND GWB MAY BE FOUND TO BE BELOW FIRE RATING STANDARDS AND MAY NEED TO BE REPLACED.
- ALL PENETRATIONS IN WALL MEMBRANE BY PIPING OR OTHER ELEMENTS MUST BE PROPERLY FIRE SEALED.



30 MUNJOY STREET

STAIR SECTION

BILD ARCHITECTURE

DRAWN BY EAC 8/25/11

SHEET A1.4

11/11/2010 10:00 AM

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.

Services

Applications

Doing Business

Maps

Tax Relief

Tax Map

Q & A

Service city
ADDRESS & Z

Service Exemption
Value & %



Current Owner Information:

CSL 016 C007001
Land Use Type SINGLE FAMILY
Property Location 30 MUNJOY ST
Owner Information CORNELL JUDITH A
 28 MUNJOY ST
 PORTLAND ME 04101
Book and Page 11940/304
Legal Description 16-C-7
 MUNJOY ST 28-30
Acres 3059 SF
 0.07

Current Assessed Valuation:

TAX ACCT NO.	2512	OWNER OF RECORD AS OF APRIL 2010
		CORNELL JUDITH A
LAND VALUE	\$156,000.00	28 MUNJOY ST
BUILDING VALUE	\$194,500.00	PORTLAND ME 04101
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$330,500.00	
TAX AMOUNT	\$5,922.56	

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 1880
Style/Structure Type OLD STYLE
Stories 1.5
Bedrooms 4
Full Baths 2
Total Rooms 9
Attic NONE
Basement FULL
Square Feet 2474

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



Sales Information:

Sale Date	Type	Price	Book/Page
6/1/1995	LAND + BUILDING	\$113,000.00	11940/304

[New Search!](#)



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 30 Munjoy Street

PROJECT ADDRESS: 30 Munjoy Street CHART/BLOCK/LOT: 16-C-7

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

See Attached

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Clare Tarn, Vespa LLC

Address: 20 Coveseide Road
Cumberland Foreside

Work #: -

Cell #: 207-317-0408

Fax #: -

Home #: -

E-mail: clare.tarn@maine.rr.com

CONSULTANT/AGENT

Name: Evan Carroll

Address: PO Box 8235
Portland

Work #: -

Cell #: 207-408-0168

Fax #: -

Home #: -

E-mail: evan@bildarchitecture.com

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

<u>Y</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____

Signature of Applicant:

Date:

6/30/11

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

[Handwritten Signature] 7/13/11

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

and Dept. of Public Services (for all work to done in ROW)

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

a) Is the proposal within existing structures?	Yes	
b) Are there any new buildings, additions, or demolitions?	Yes	
c) Is the footprint increase less than 500 sq. ft.?	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	
e) Are the curbs and sidewalks in sound condition?	Yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	
g) Is there any additional parking?	No	
h) Is there an increase in traffic?	No	
i) Are there any known stormwater problems?	No	
j) Does sufficient property screening exist?	Yes	
k) Are there adequate utilities?	Yes	
l) Are there any zoning violations?	No	
m) Is an emergency generator located to minimize noise?	n/a	
n) Are there any noise, vibration, glare, fumes or other impacts?	n/a	

The request for an administrative authorization for 30 Munjoy Street was granted by Shukria Wiar, Planner on July 13, 2011 with the following condition and standard condition of approval.

1. The applicant shall obtain all required City Permits from the Dept. of Public Services for all work to be done in the right of way.

Standard Condition of Approval

The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Rm. 315, City Hall (874-8703) prior to the start of any construction.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from Veepa LLC July 2011

Location of Work 30 Murray St

Cost of Construction \$ _____ Building Fee: 320.00

Permit Fee \$ _____ Admin. Auth. Fee _____
Site Fee: 50.00

Certificate of Occupancy Fee: _____

Total: 370.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

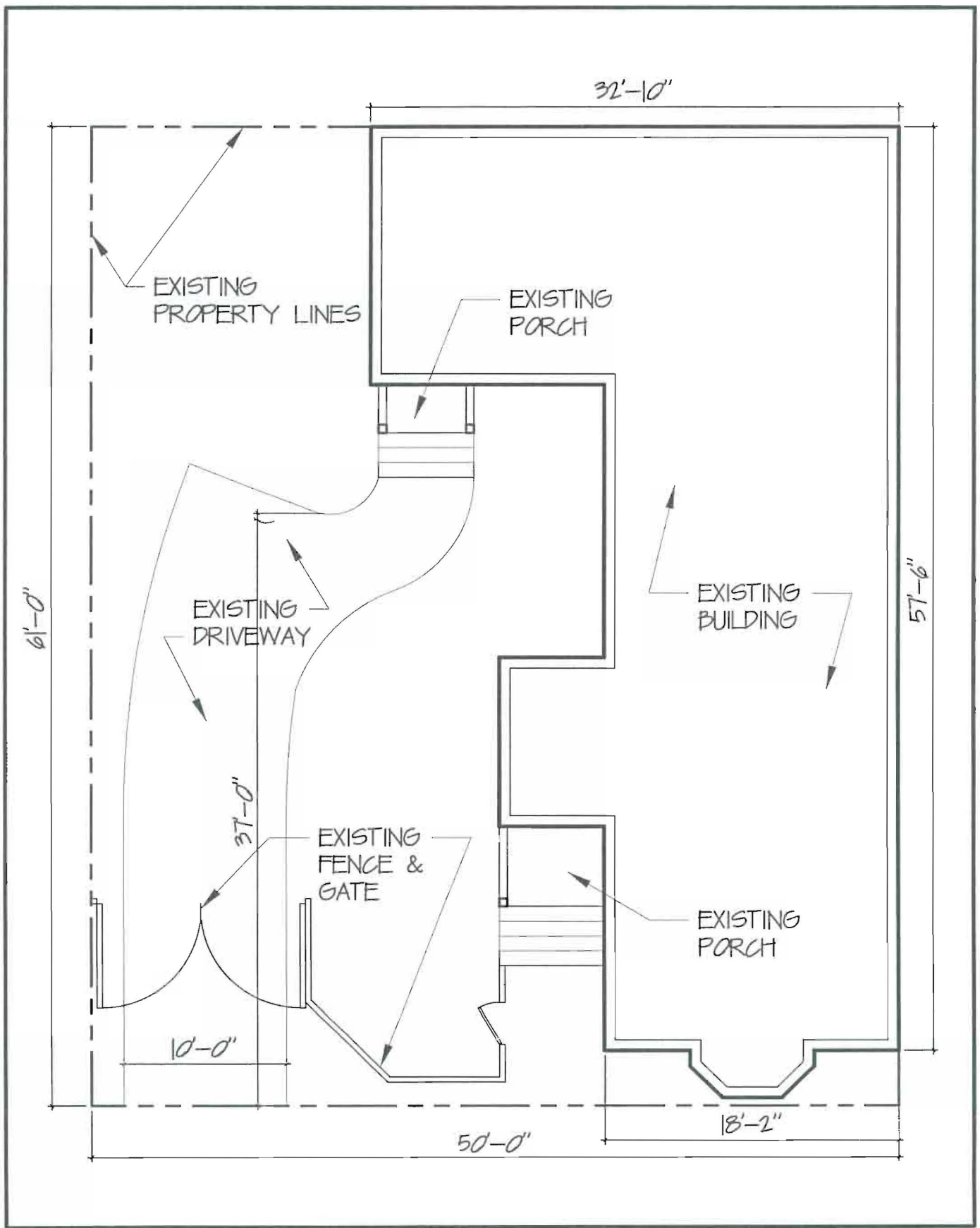
CBL: 016 C 007

Check #: 1213 Total Collected \$ 370.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Hayle

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



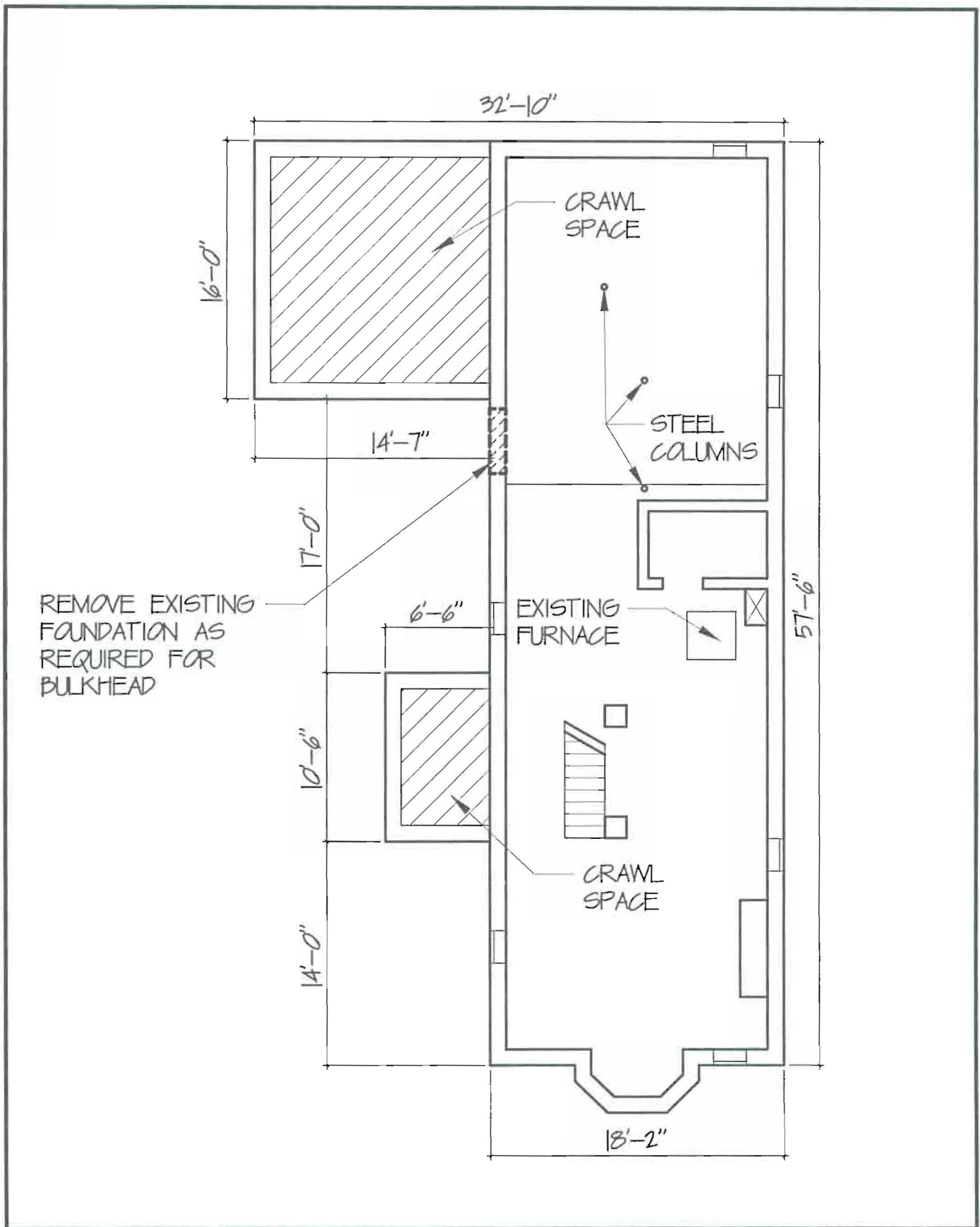
30 MUNJOY STREET

BILD ARCHITECTURE

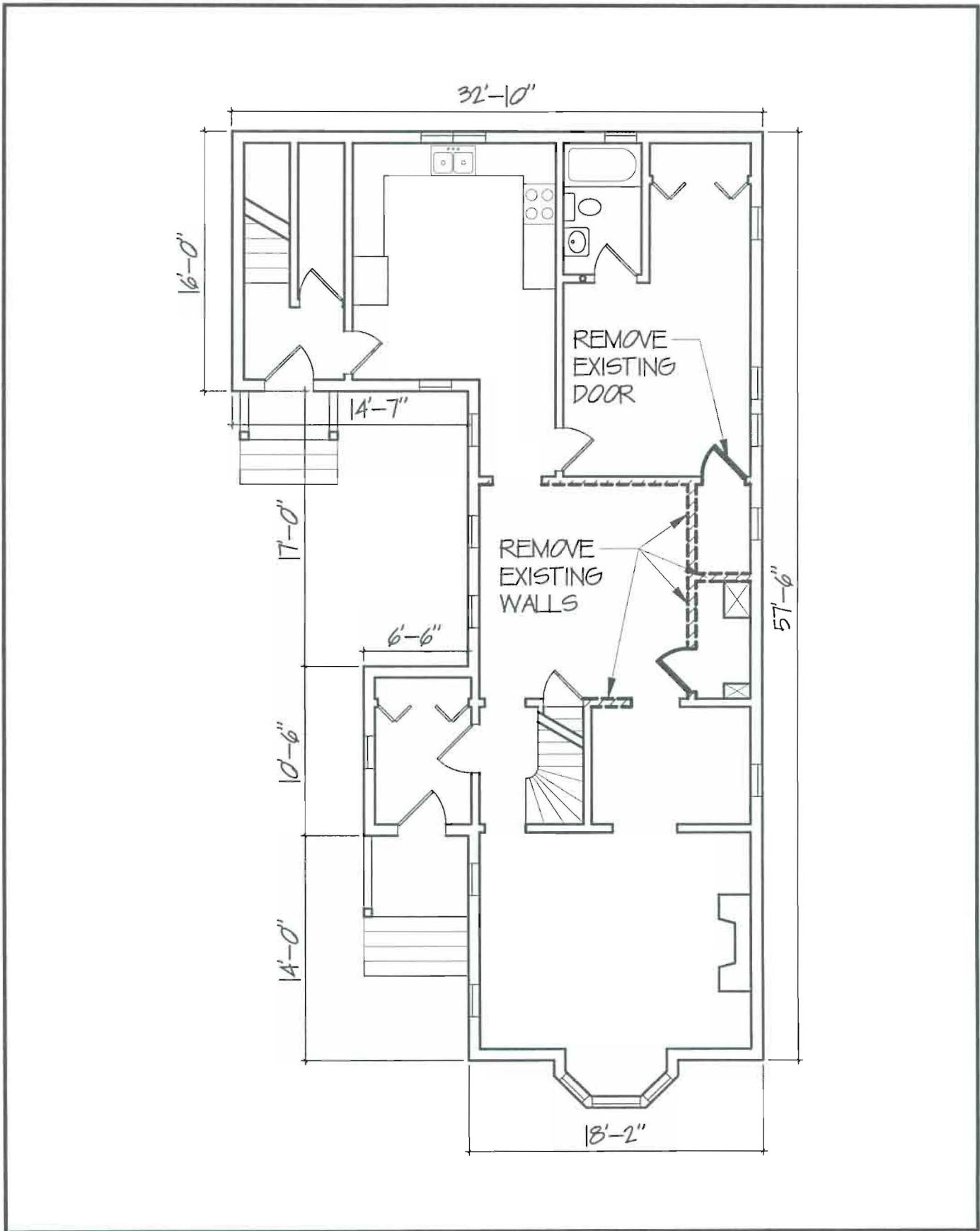
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EXISTING SITE

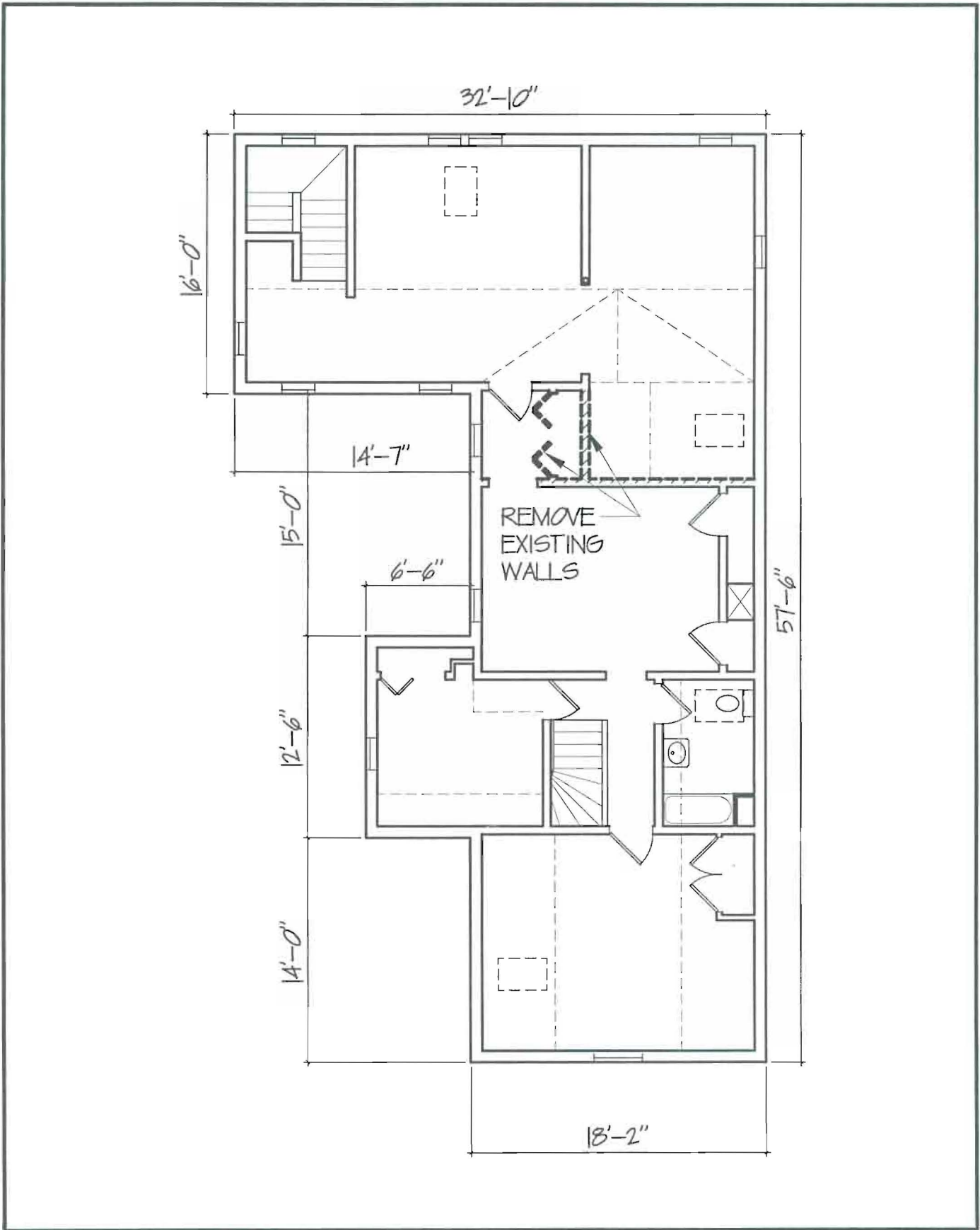
SHEET 00.1



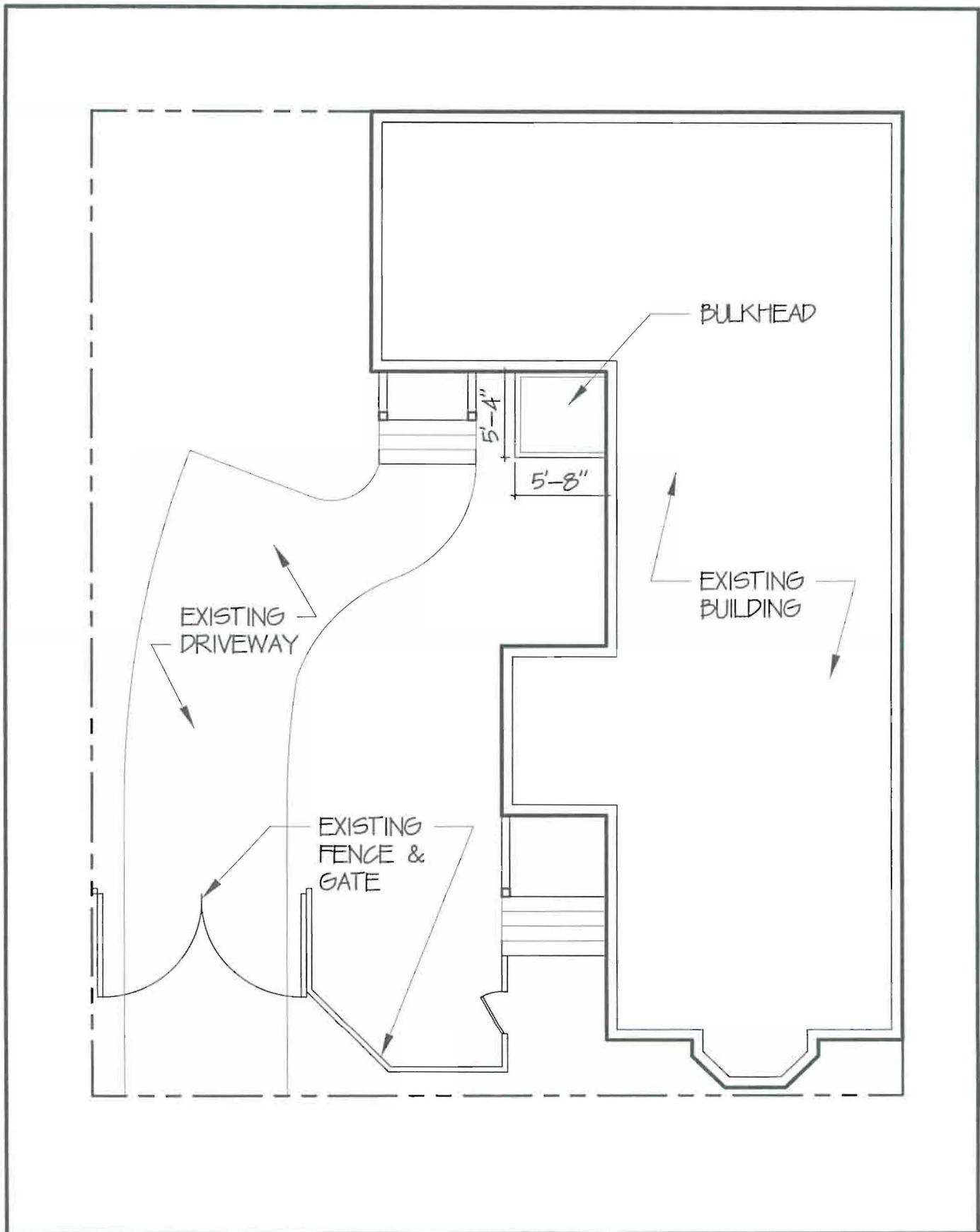
30 MUNJOY STREET EXISTING BASEMENT PLAN
 BILD ARCHITECTURE DRAWN BY FAG 7/1/11 SHEET D10



30 MUNJOY STREET EXISTING 1ST FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY FAC, 7/1/11 SHEET D11



30 MUNJOY STREET EXISTING 2ND FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY FAG 7/1/11 SHEET D12



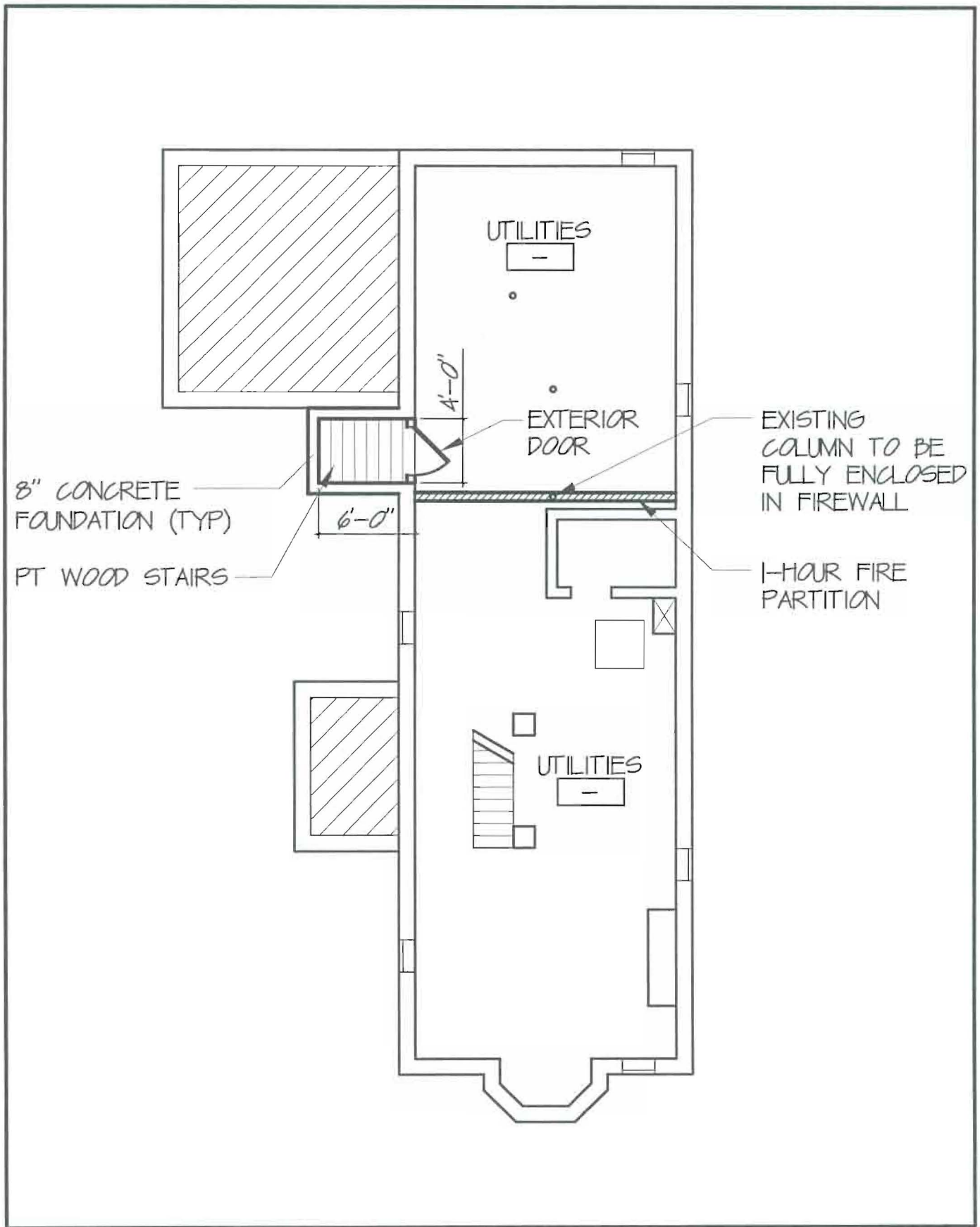
30 MUNJOY STREET

BILD ARCHITECTURE

DRAWN BY FAC 7/1/11

SITE PLAN

SHEET A01



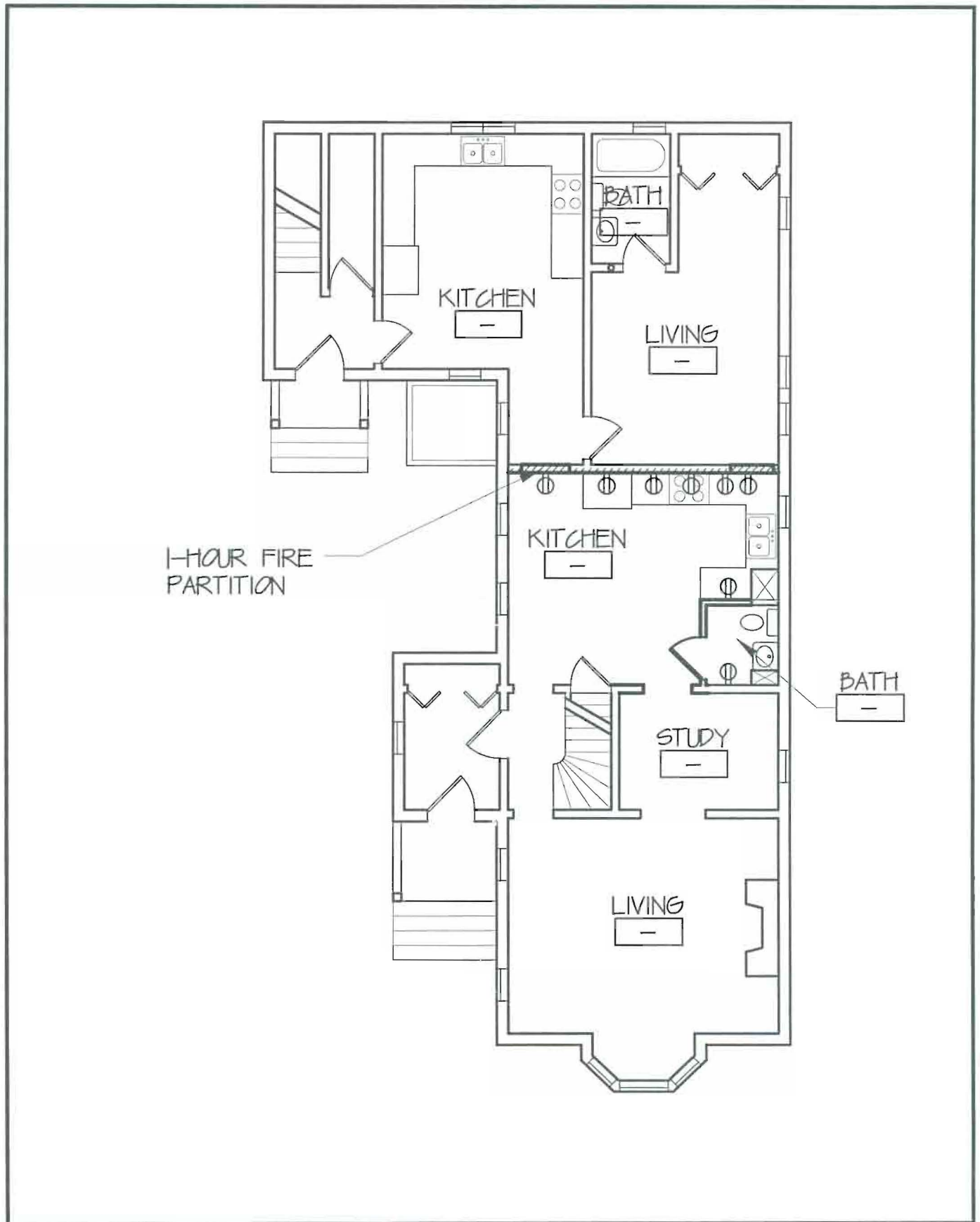
30 MUNJOY STREET

BILD ARCHITECTURE

BASEMENT PLAN

DRAWN BY FAC 7/1/11

SHFFT A10



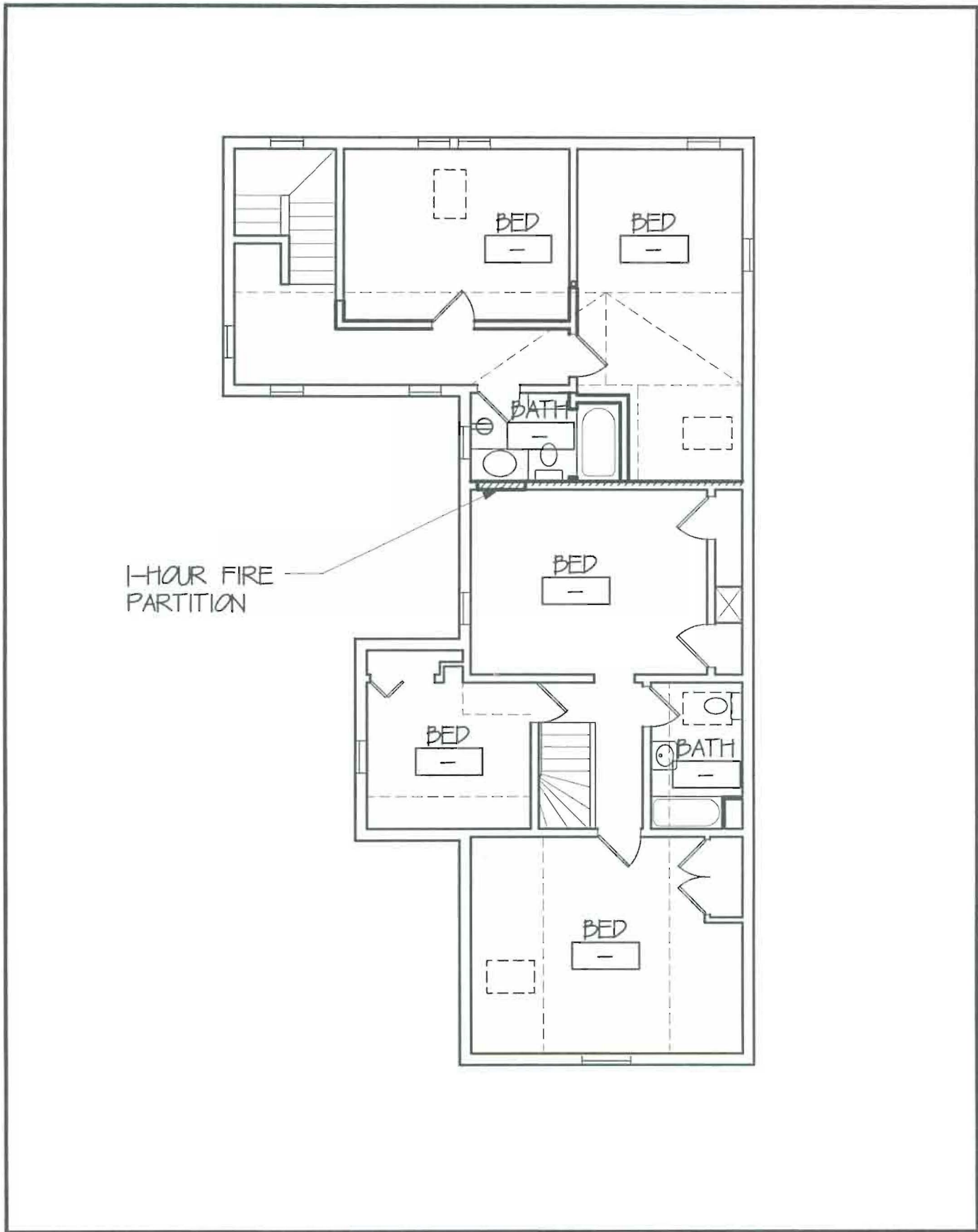
30 MUNJOY STREET

1ST FLOOR PLAN

BILD ARCHITECTURE

DRAWN BY FAG 7/1/11

SHEET ALL



1-HOUR FIRE
PARTITION

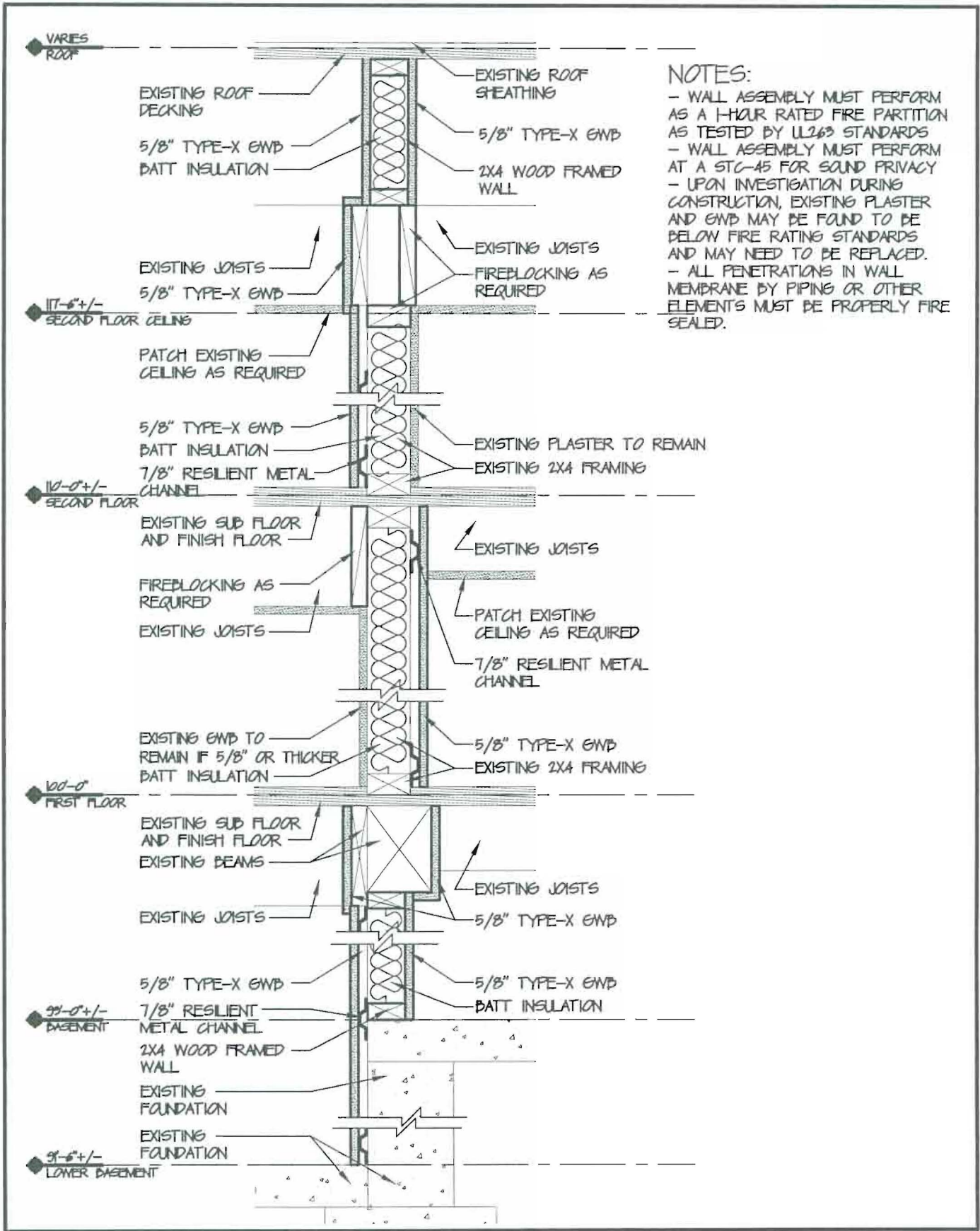
30 MUNJOY STREET

BILD ARCHITECTURE

2ND FLOOR PLAN

DRAWN BY FAG 7/1/11

SHEET A1.2



NOTES:

- WALL ASSEMBLY MUST PERFORM AS A 1-HOUR RATED FIRE PARTITION AS TESTED BY UL263 STANDARDS
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- UPON INVESTIGATION DURING CONSTRUCTION, EXISTING PLASTER AND GWB MAY BE FOUND TO BE BELOW FIRE RATING STANDARDS AND MAY NEED TO BE REPLACED.
- ALL PENETRATIONS IN WALL MEMBRANE BY PIPING OR OTHER ELEMENTS MUST BE PROPERLY FIRE SEALED.

Shukria Wiar - 30 Munjoy Street Site Plan

From: Evan Carroll <evan@bildarchitecture.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 7/12/2011 4:09 PM
Subject: 30 Munjoy Street Site Plan
CC: Clare Lygo Yarn <clareyar@maine.rr.com>
Attachments: 30 Munjoy Street - A0.1 - Site Plan - 07.12.11.pdf

Good afternoon, Marge.

I believe that you recently spoke with Clare Yarn about a site plan showing parking spaces for 30 Munjoy Street. I just called and left you a message, but I thought it might be good to go ahead and email the drawing to you as well.

Also, as I understand it, you are looking for an administrative authorization to the site review. This has been submitted to the planning office and I have a call into Barbara Barhydt to check on it's progress.

Please feel free to contact me by phone or by email.

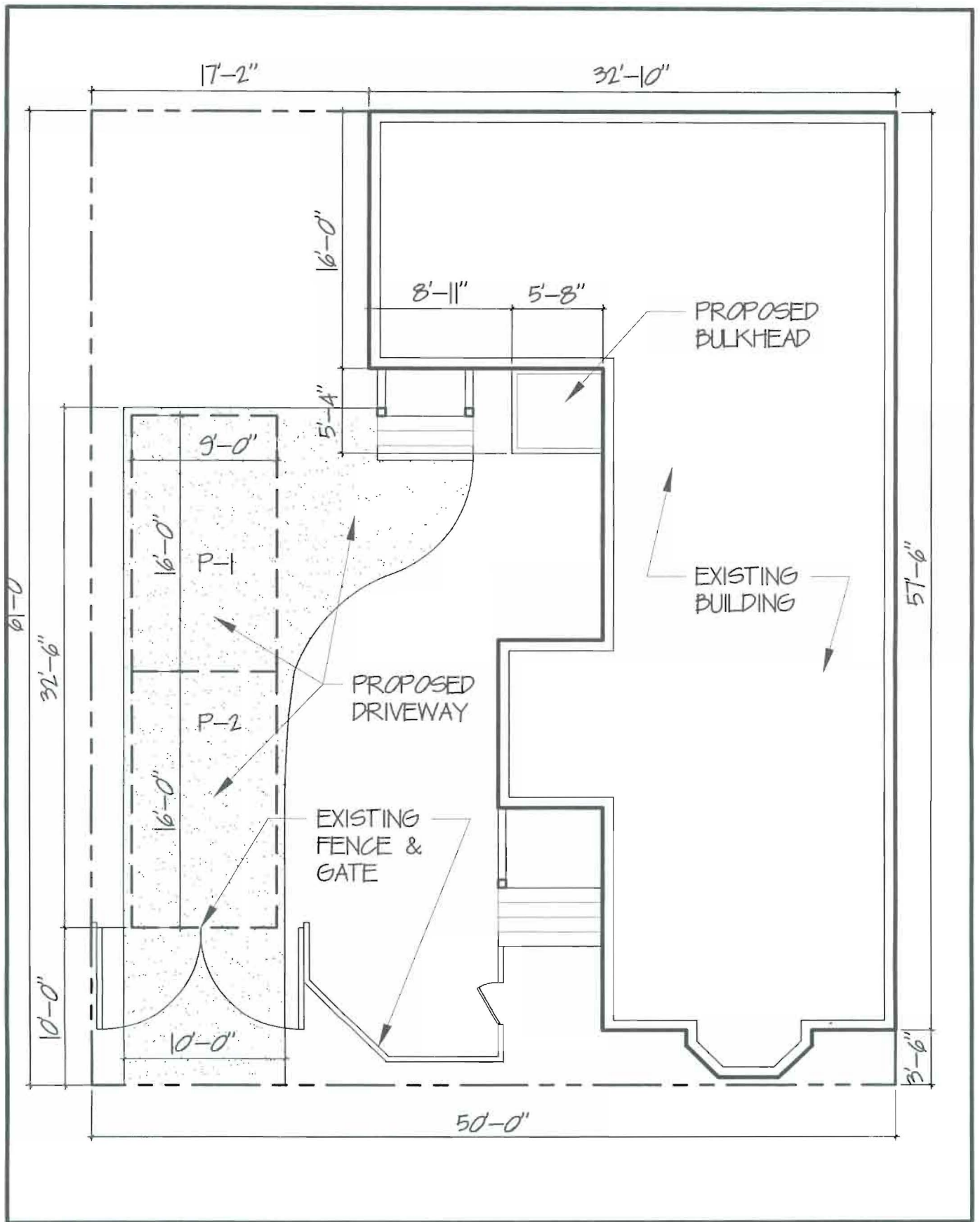
Thank you,
Evan

--

Evan Carroll, AIA
Principal Architect

Bild Architecture
PO Box 8235
Portland, Maine 04104
evan@bildarchitecture.com
207-408-0168

bildarchitecture.com



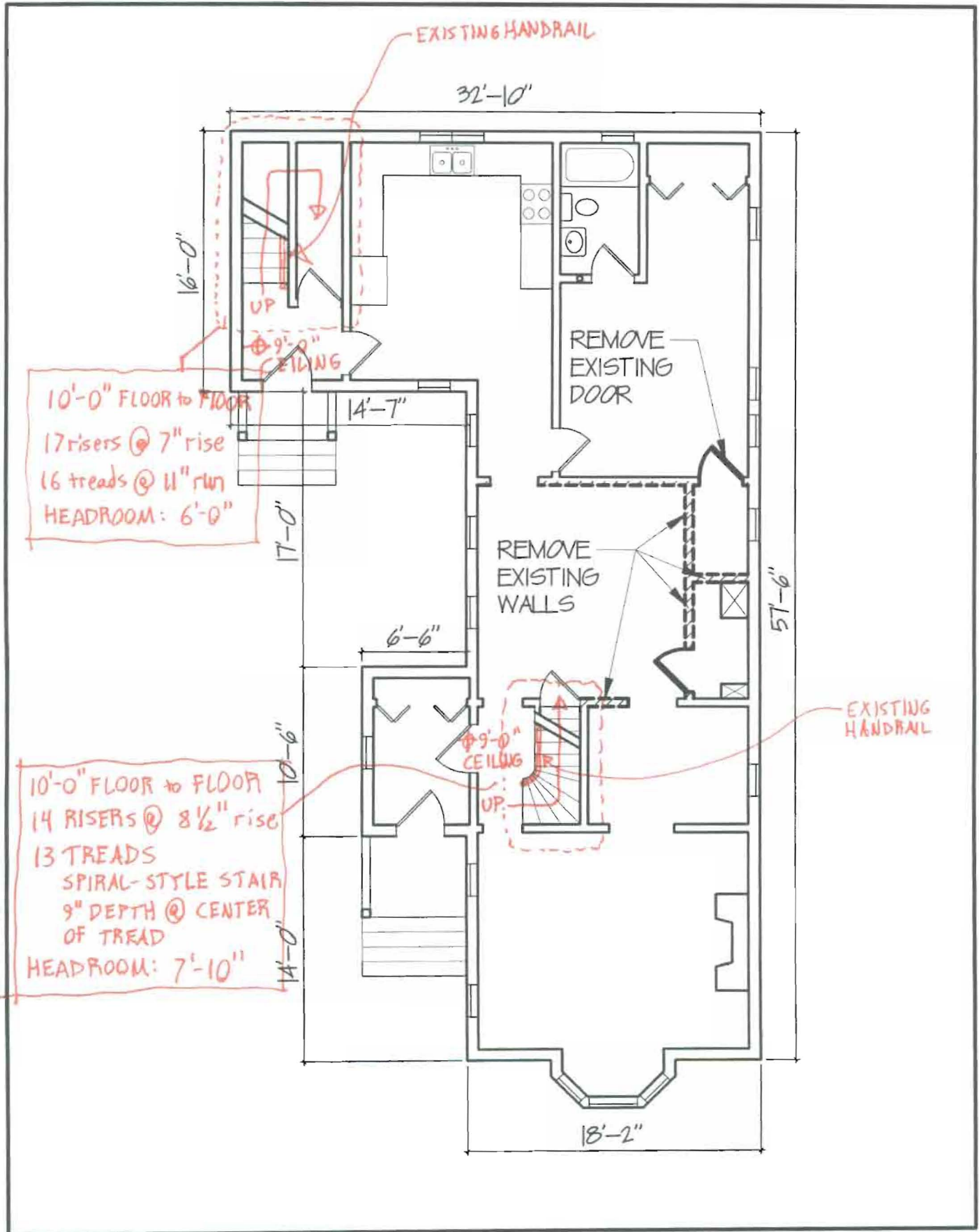
30 MUNJOY STREET

BILD ARCHITECTURE

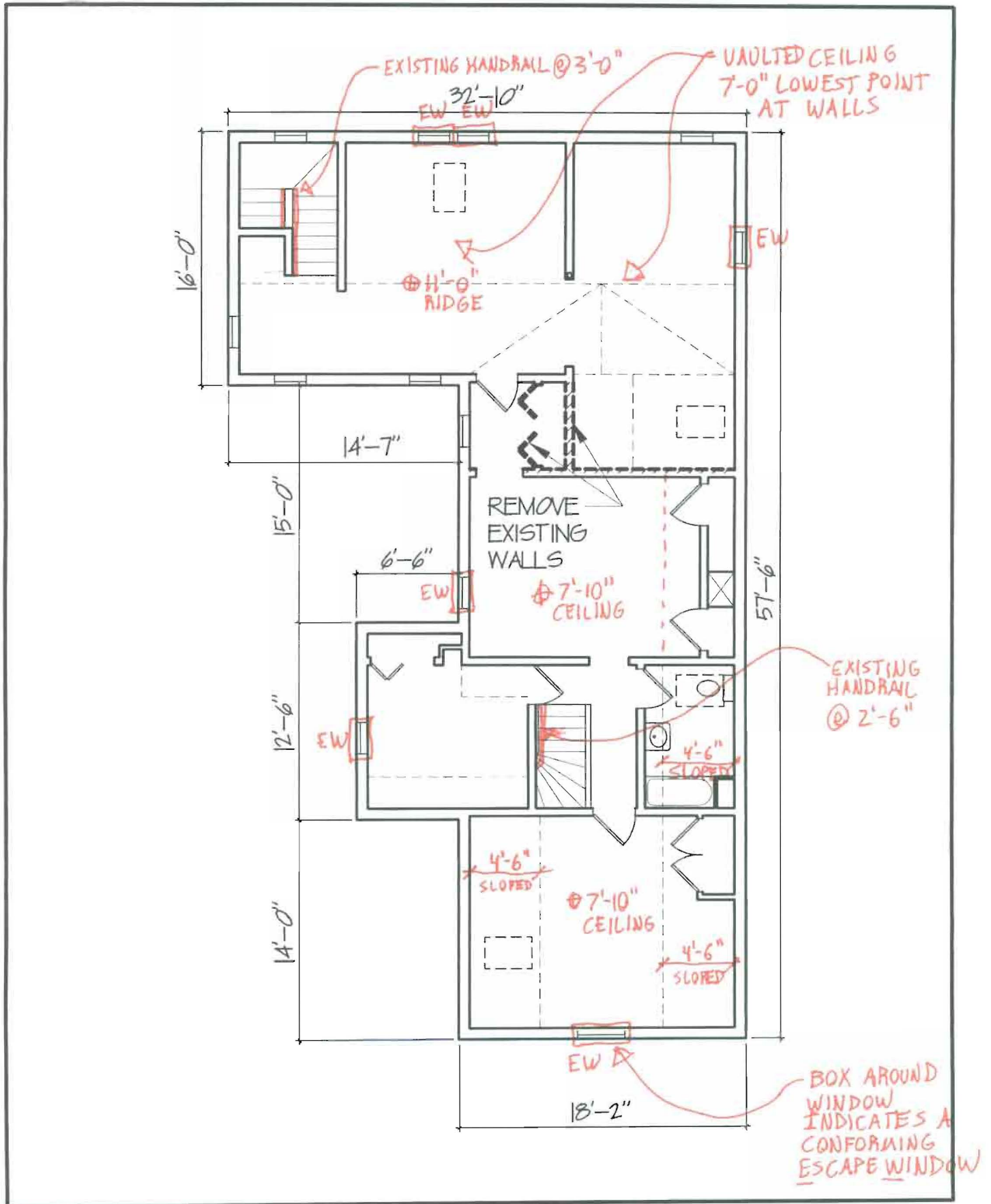
DRAWN BY FAG 7/12/11

SITE PLAN

SHEET A0.1



30 MUNJOY STREET EXISTING 1ST FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY FAC 7/1/11 SHEET D11



30 MUNJOY STREET EXISTING 2ND FLOOR PLAN
 BILD ARCHITECTURE DRAWN BY FAC 7/1/11 SHEET D1.2

Jonathan Rioux - Re: Re: 30 Munjoy Street - Response to request for more information

From: Evan Carroll <evan@bildarchitecture.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 8/23/2011 10:00 AM
Subject: Re: Re: 30 Munjoy Street - Response to request for more information

Jonathan,

I have now made an appointment with you for 8:30am on Thursday morning the 25th, and I will give you some things to think about ahead of time.

It appears that I have under-served my client by failing to keep frequent contact with you, and there also seems to be some confusion between what Clare says you told her before starting this process and what you are requesting now. I am going to do my due diligence to keep things moving and I will do what is required to get her this building permit as soon as possible.

Now to the specifics!

- A code-compliant emergency escape (R310 & R612.3): R310, Do you need me to simply LABEL the escapes? I believe that I have the required escapes, but am ready to hear your concerns. R612.3 The windows are not being altered as part of the renovation. Are you asking for additional provisions for fall prevention devices?

- photoelectric interconnected carbon/ smoke detectors (R313): Clare's plan is to hire her electrician after receiving the permit and have him determine the detector locations. IN the past she has had the addition of the detectors be a condition of the permit, and she expects to be able to do this again.

- code compliant stairwell headroom (R311.5.2): I was aware that NEITHER stairwell was completely compliant in this permit application, however, these stairs are existing stairs that will not be altered. It has been my expectation (and Clare's expectation) that these existing conditions will not need to be altered. From what I understand, Clare's expectation about this is based on a conversation she had with you a few months ago.

As I said before, I feel that I need to serve my client better. Thank you for being able to meet with me on Thursday, and I look forward to being able work with you.

Sincerely,
Evan

On Mon, Aug 22, 2011 at 4:12 PM, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: [207.874.8702](tel:207.874.8702)
Support Staff: [207.874.8703](tel:207.874.8703)
jrioux@portlandmaine.gov

>>> Jonathan Rioux 8/22/2011 4:11 PM >>>

Evan,

I received a phone call today questioning 30 Munjoy Street's permit status.

A code-compliant emergency escape (R310 & R612.3): photoelectric interconnected carbon/ smoke detectors (R313). and code compliant stairwell headroom (R311.5.2) are required prior to issuance of this permit. JGR.

Jonathan Rioux

Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: [207.874.8702](tel:207.874.8702)
Support Staff: [207.874.8703](tel:207.874.8703)
jrioux@portlandmaine.gov

>>> Evan Carroll <evan@bildarchitecture.com> 7/29/2011 8:54 AM >>>

Good Morning John,

The attached sketches should give you all the information you requested.

Please let me know if you have any other questions.

Thank you,
Evan

--

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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: (Electrical, Plumbing, Framing)
 2. Final Inspection/ Certificate of Occupancy

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

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1601-ALTR

Located At: 30 MUNJOY

CBL: 016 - - C - 007 - 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 after work is complete and a subsequent certificate of occupancy is issued. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor for each dwelling unit.

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. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
4. See attached documentation for: minimal habitable room areas, ceiling height, and bathroom fixtures clearance and headroom requirements.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

June 5 2011

Received from Bird Construction

Location of Work 200 1st St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) / Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other (4)

CBL: 010 6.00

Check #: 0002 **Total Collected \$** 6.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

20 11

Received from White - 2011

Location of Work 2011

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: 50.00

Certificate of Occupancy Fee: _____

Total: 50.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 016 C 007

Check #: 1313 Total Collected \$ _____

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: White

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy