

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that PETER & PAM MACOMBER

Located At 4 ST LAWRENCE ST

Job ID: 2011-10-2545-MF 3

CBL: 016-J-012-001

has permission to Renovate existing building, raising roof / addition of an attached garage (Two 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.

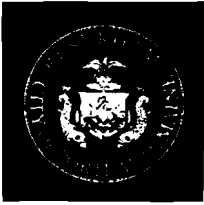
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

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

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

12/01/2011

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



# PORTLAND MAINE

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

Director of Planning and Urban Development

Job ID: 2011-10-2545-ME 3

Located At: 4 ST LAWRENCE ST CBL: 016- J-012-001

## **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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being approved using section 14-436(b). The existing first floor footprint is 1256sf. There is 186 sf of floor area being added which is 14.8% of the total floor area and well below the 80% allowable.

### **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, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in each bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
6. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.

**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  $\frac{3}{8}$ -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.

## Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. **Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. install an NFPA 13D automatic sprinkler system

**From:** Brewster Buttfield <brewster@prospectdesign.me>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 11/30/2011 4:10 PM  
**Subject:** Re: 4 St Lawrence  
**Attachments:** A-303 STAIRWAY SECTION.pdf; A-302 WALL SECTIONS.pdf

Jonathan

This should give you everything you requested. Let me know if you have any other questions. Can you tell me when you think the permit may be complete?

Thank you , Brewster

On Tue, Nov 29, 2011 at 12:48 PM, Jonathan Rioux <JRIOUX@portlandmaine.gov>wrote:

- > Brewster,
- >
- > A simple sketch and written description will work, see below:
- >
- > (1) Finish ceiling height, (2) an interior stairwell cross-section, and
- > (3) rail/ fall protection description for the balcony.
- >
- >
- >
- > - A graspable handrail (34-38 inches in height) shall be provided on
- > at least one side of each continuous run of treads or flight with four or
- > more risers. Fall protection (36 inches) from exterior decks may be
- > required if floor joist are at or above thirty (30) inches from grade.
- > \*\*\*\*\*
- > - Stairway headroom shall be not less than 6 feet 8 inches measured
- > vertically from the sloped plane adjoining the tread nosing or from the
- > floor surface of the landing or platform.
- > - The maximum riser height shall be 7 3/4 inches; the minimum tread
- > depth shall be 10 inches.
- > - Enclosed accessible space under stairs shall have walls, under-stair
- > surface and any soffits protected on the enclosed side with 1/2-inch gypsum
- > board
- > - R312.3 Opening limitations. Required \*guards \*shall not have
- > openings from the walking surface to the required \*guard \*height which
- > allow passage of a sphere 4 inches in diameter.\*\*\*\*
- >
- >
- >
- >
- >
- >
- > 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
- > Support Staff: 207.874.8703

R-1

entered 10/26/11



# 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: <b>4 ST. LAWRENCE ST.</b>		
Total Square Footage of Proposed Structure/Area <b>1478 SQ.FT.</b>	Square Footage of Lot <b>2956 SQ.FT.</b>	Number of Stories <b>3 ABOVE GRADE</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>CLB 16 J 12</b>	Applicant: (must be owner, lessee or buyer) Name <b>PETER AND PAM MACOMBER</b> Address <b>88 FESSENDEN ST</b> <b>PORTLAND, ME 04103</b> City, State & Zip	Telephone:  <b>772-1208</b>
Lessee/DBA  <b>OCT 19 2011</b>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <b>\$225,000</b> C of O Fee: <del>_____</del> Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <b>2345.00</b> <b>0,270.00</b>
Current legal use (i.e. single family) <u><b>MULTI-FAMILY duplex</b></u> Number of Residential Units <u><b>2</b></u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u><b>NO</b></u> If yes, please name _____ Project description: <u><b>Renovation of entire structure, extension of top floor by 50%, addition of garage</b></u> <i>attached 2nd floor &amp; new 2 story garage</i>		
Contractor's name: <u><b>TBD</b></u> Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u><b>PETER MACOMBER</b></u> Telephone: <u><b>772-1208</b></u> Mailing address: <u><b>88 FESSENDEN ST. PORTLAND, ME 04103</b></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:	Date: <b>10/18/11</b>
------------	-----------------------

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

Applicant: Peter & Pam Macomber.

Date: 11/2/11

Address: 4 St. ~~Lawrence~~ Lawrence St.

C-B-L: 16-j-12

perm. # 2011-

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - add 20' x 10' 2 story garage w/ deck, attached by 11.75' x 4' 3/4" bay addition

Sevage Disposal -

Lot Street Frontage -

Front Yard - 10' or average - 12' 1/2" given OK (5' average)

Rear Yard - 20' min - 23' 1/3" given OK

Side Yard - 10' min - 10' 1/2" given OK

Projections -

Width of Lot -

Height - 45' - 42' scaled @ lowest grade

Lot Area - 2956 sq ft

Lot Coverage/ Impervious Surface - 50% = 1478 sq ft

Area per Family - 1,000 sq ft

Off-street Parking - 2 spaces required

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

\* not meet rear setback! side setback

using section 14-436(b)

adding 165 sq ft (front part)

21 sq ft (rear part)

186 sq ft

existing 1st floor footprint 1256

convert 50% - using = 1478 sq ft

existing

24' 10" x 41' 10" = 1162.79 sq ft

20 x 10 = " 200

11.75 x 4 = 47

roof area?

1409.77

city 3 x 4.5 = 13.5

roof 5 x 2.33 = 11.65

(1/2) 20 x 4.75 = 9.5

.66 x 4.75 = 3.135

1447.58 sq ft

OK

N/A

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

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

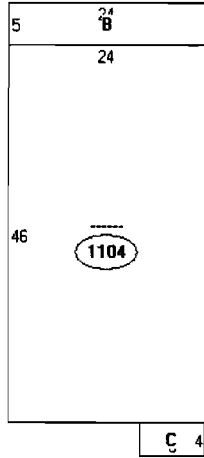
Job No: 2011-10-2545-MF 3	Date Applied: 10/19/2011	CBL: 016- J-012-001	
Location of Construction: 4 ST LAWRENCE ST	Owner Name: PETER & PAM MACOMBER	Owner Address: 88 FESSENDEN ST PORTLAND, ME 04103	Phone: 207-772-1208
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Two family	Proposed Use: Same - Two family - renovate existing building, raising roof & building two story attached garage	Cost of Work: 225000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Kerome 11/11/11</i>	Inspection: Use Group: RS Type: SB MURK Signature: <i>[Signature]</i>
Proposed Project Description: Reno of entire structure & add two story attached garage		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>using section 14-43 &amp; (b)</i></p> <p><input type="checkbox"/> Flood Zone <i>adding 14.8's to floor area.</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 11/11/11 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>

**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



Descriptor/Area

A: ----  
1104 sqft  
B: FUB  
120 sqft  
C: OFF  
32 sqft

= 1256



**RECORD OF BUILDINGS**

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 1960  
O.B

YEAR 19

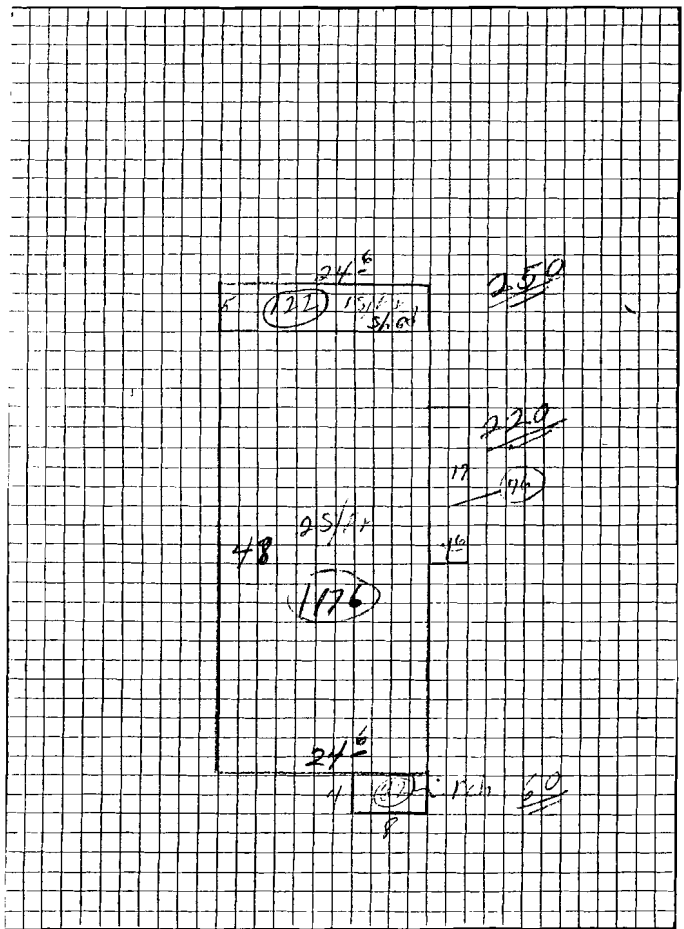
Heat  
32  
9/22/59 1275 INST O.B ✓

**CONSTRUCTION**

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	<b>FLOOR FINISH</b>		KITCHEN SINK	2 ✓
¼ ½ ¾			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	1/2 ✓	AUTO. WAT. HEAT	
<b>EXTERIOR WALLS</b>		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	2/2 ✓ ✓	NO PLUMBING	
DROP SIDING		TERRAZZO		<b>TILING</b>	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		<b>ATTIC FLR. &amp; STAIRS</b>		TOILET FL. & WCOT.	
ASBES. SHINGLES			✓	<b>LIGHTING</b>	
STUCCO ON FRAME		<b>INTERIOR FINISH</b>		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	2/2 ✓ ✓	<b>NO. OF ROOMS</b>	
BRICK ON TILE		HARDWOOD		BSMT. 2	2ND 5
SOLID BRICK		PLASTER	2/2 ✓ ✓	1ST 7	3RD 3
STONE VENEER		UNFINISHED		<b>OCCUPANCY</b>	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		<b>HEATING</b>		TWO FAMILY	✓
VITROLITE		PIPELESS FURNACE		APARTMENT	
PLATE GLASS		HOT AIR FURNACE		STORE	
INSULATION		FORCED AIR FURN.		THEATRE	
WEATHERSTRIP		STEAM	✓	HOTEL	
<b>ROOFING</b>		NO HEATING		OFFICES	
ASPH. SHINGLES	✓	GAS BURNER		WAREHOUSE	
WOOD SHINGLES		OIL BURNER	60 ✓	COMM. GARAGE	
ASBES. SHINGLES		STOKER		GAS STATION	
SLATE TILE		<b>ECONOMIC CLASS</b>			
METAL		OVER BUILT			
COMPOSITION		UNDER BUILT			
ROLL ROOFING		DT. 9/10/50		AR. CS	
INSULATION		LD. 4		PD.	
		MS.		CK. 1	

**COMPUTATIONS**

UNIT	1951	1960
1176 S. F.	120	
S. F.		
ADDITIONS	+530	
BASEMENT	+120	
WALLS		
ROOF		
FLOORS		
ATTIC FULL	+460	
FINISH		
FIREPLACE		
HEATING		+230
PLUMBING	+350	
TILING		
M.F.	+610	
TOTAL	8190	8420
FACT. +5	310	+310
REP. VAL.	8500	8730



**SUMMARY OF BUILDINGS**

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
DWIG	A	25/50	C	62		8500	55%	3820	30%	2670	1600	
GAR	B	22/48	C	24		320	50%	160	-B	160	100	
	C					8730	55	3930	30c	2750	1650	60
	D											
	E											
	F											
	G											
YEAR	1951					1951 TOTAL BLDGS.				2830	1700	
TAX VAL.						19				19		
OLD VAL.	1700					19				19		
CHANGE						19				19		

**Jonathan Rioux - Re: 4 St Lawrence**

**From:** Jonathan Rioux  
**To:** Brewster Buttfield  
**Date:** 11/29/2011 12:48 PM  
**Subject:** Re: 4 St Lawrence

Brewster,

A simple sketch and written description will work, see below:

(1) Finish ceiling height, (2) an interior stairwell cross-section, and (3) rail/ fall protection description for the balcony.

- A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
- Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board
- R312.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches in diameter.

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  
 Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> Brewster Buttfield <[brewster@prospectdesign.me](mailto:brewster@prospectdesign.me)> 11/28/2011 10:24 AM >>>

Jonathan

I dropped off a stamped structural plan set last week. Do you need anything else or have any questions?

Brewster

--

Brewster Buttfield | Prospect Design | 207.749.7400  
[www.prospectdesign.me](http://www.prospectdesign.me)  
[http://www.flickr.com/photos/prospect\\_design/](http://www.flickr.com/photos/prospect_design/)