

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Tyler Judkins

Located At 107 MONUMENT ST

Job ID: 2012-04-3697-ALTR

CBL: 017- C-016-001

has permission for second floor addition to add a full bathroom (Single Family Residence).

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

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

 05/03/2012  
**Code Enforcement Officer / Plan Reviewer**

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

## 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. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Insulation prior to Close-In
  4. 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

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3697-ALTR

Located At: 107 MONUMENT ST

CBL: 017- C-016-001

## **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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. 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.
4. This property shall remain a single family dwelling. 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. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Plans indicate the addition will not exceed 50% of the total completed structure.
  - b. Capt. Pirone did make it clear to the owner and GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

### **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 device is installed in accordance with section R612.3.
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).

4. Submit specifications for Engineered Beams.
5. A Carbon Monoxide (CO) alarms 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.
6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
7. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
8. Mechanical or natural ventilation is required in the bathroom.
9. See attached documentation for bathroom fixtures clearance and headroom requirements.
10. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
11. Note: Owner will install an Engineered Beam to create a cathedral 7 foot 6 finish headroom ceiling. The roof will be sheathed with 5/8 zip and 1/2 sheathing will be utilized on the new walls.

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

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

Job No: 2012-04-3697-ALTR	Date Applied: 4/5/2012	CBL: 017- C-016-001	
Location of Construction: 107 MONUMENT ST	Owner Name: Tyler Judkins	Owner Address: 107 MONUMENT ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Sylvain & Seigny Builders	Contractor Address: 30 AMHERST ST BIDDEFORD MAINE 04005	Phone: (207) 239-8672
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADDITION	Zone: R-6
Past Use: Single Family Dwelling	Proposed Use: Same: Single family dwelling – to add a 2 <sup>nd</sup> floor addition of the rear for bathroom and storage and to remodel kitchen and add windows	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>SB</i> <i>ERC 2009</i> <i>(MUBA)</i>
Proposed Project Description: Adding up bathroom; remodel kitchen; & windows		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<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 <i>using 179 expansion</i></p> <p><input type="checkbox"/> Wetlands <i>Allowed under 1A-436(b)</i></p> <p><input type="checkbox"/> Flood Zone</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 with conditions</i> <i>4/9/12</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>S</i></p>
	<b>CERTIFICATION</b>		

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	PHONE

Entered 4/5/12 (13)



# General Building Permit Application

ID# 2012-04-3697-ALTR

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.

P-6  
38929

1996

Location/Address of Construction: 107 Monument St.			Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 017 C 016			Applicant: (must be owner, lessee or buyer) Name Tyler Judkins Address 107 Monument St. City, State & Zip Portland ME 04102		Telephone: Not in House	
Lessee/DBA			Owner: (if different from applicant) Name Address City, State & Zip		Cost of Work: \$20,000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$220	
Current legal use (i.e. single family) <u>single family</u>			Number of Residential Units _____			
If vacant, what was the previous use? _____			Proposed Specific use: _____			
Is property part of a subdivision? <u>new Addition</u>			If yes, please name _____			
Project description: <u>Adding upstairs bathroom remodeling kitchen and adding windows</u>			Contractor's name: <u>Sylvain &amp; Savigny Builders</u> Email: _____			
Address: <u>30 Amherst St.</u>			City, State & Zip: <u>Biddeford ME 04005</u>		Telephone: <u>239-8670</u>	
Who should we contact when the permit is ready: <u>Josh or Marc</u>			Telephone: <u>650 3371</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.

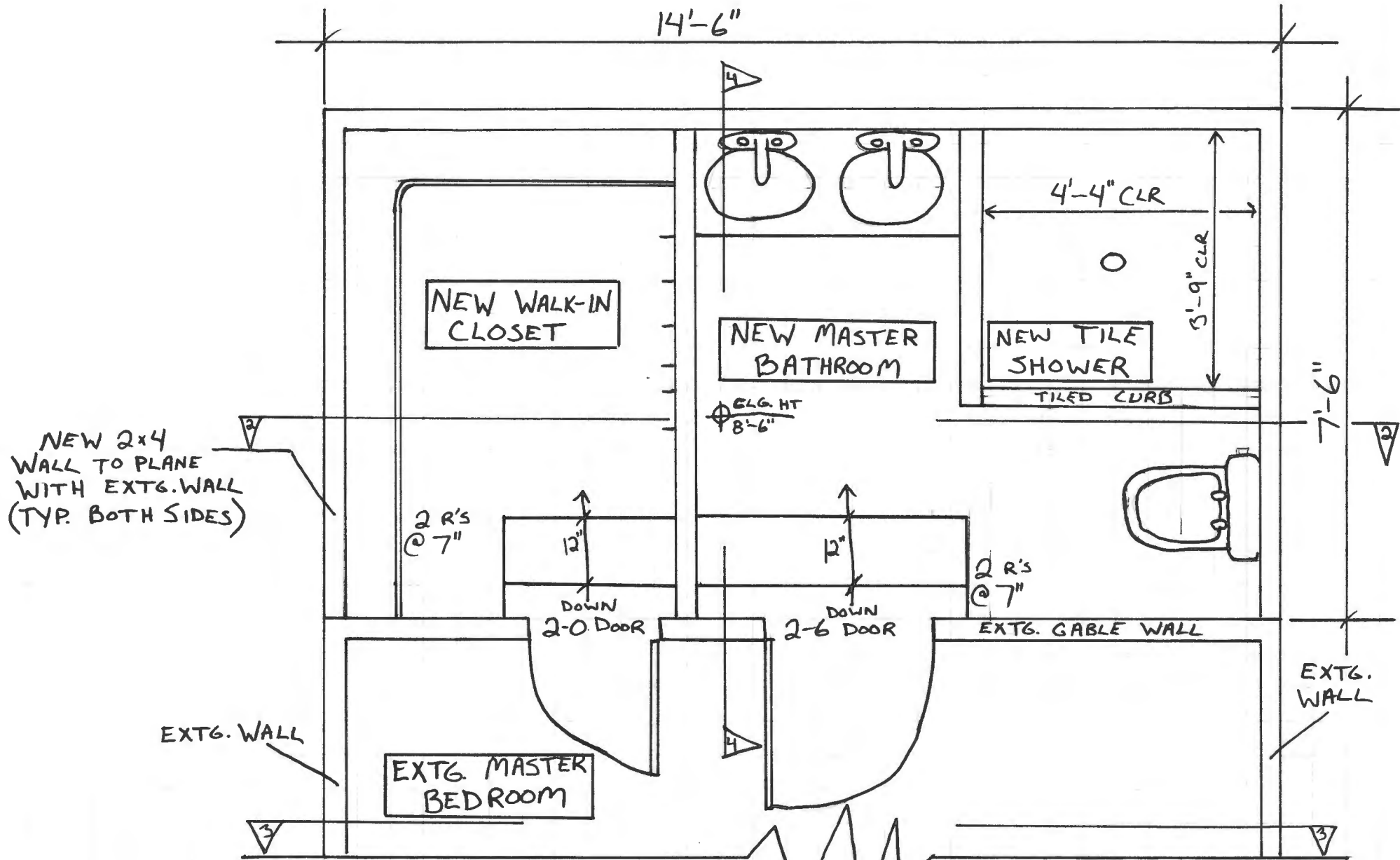
RECEIVED  
APR 05 2012  
Dept. of Building Inspections  
City of Portland Maine

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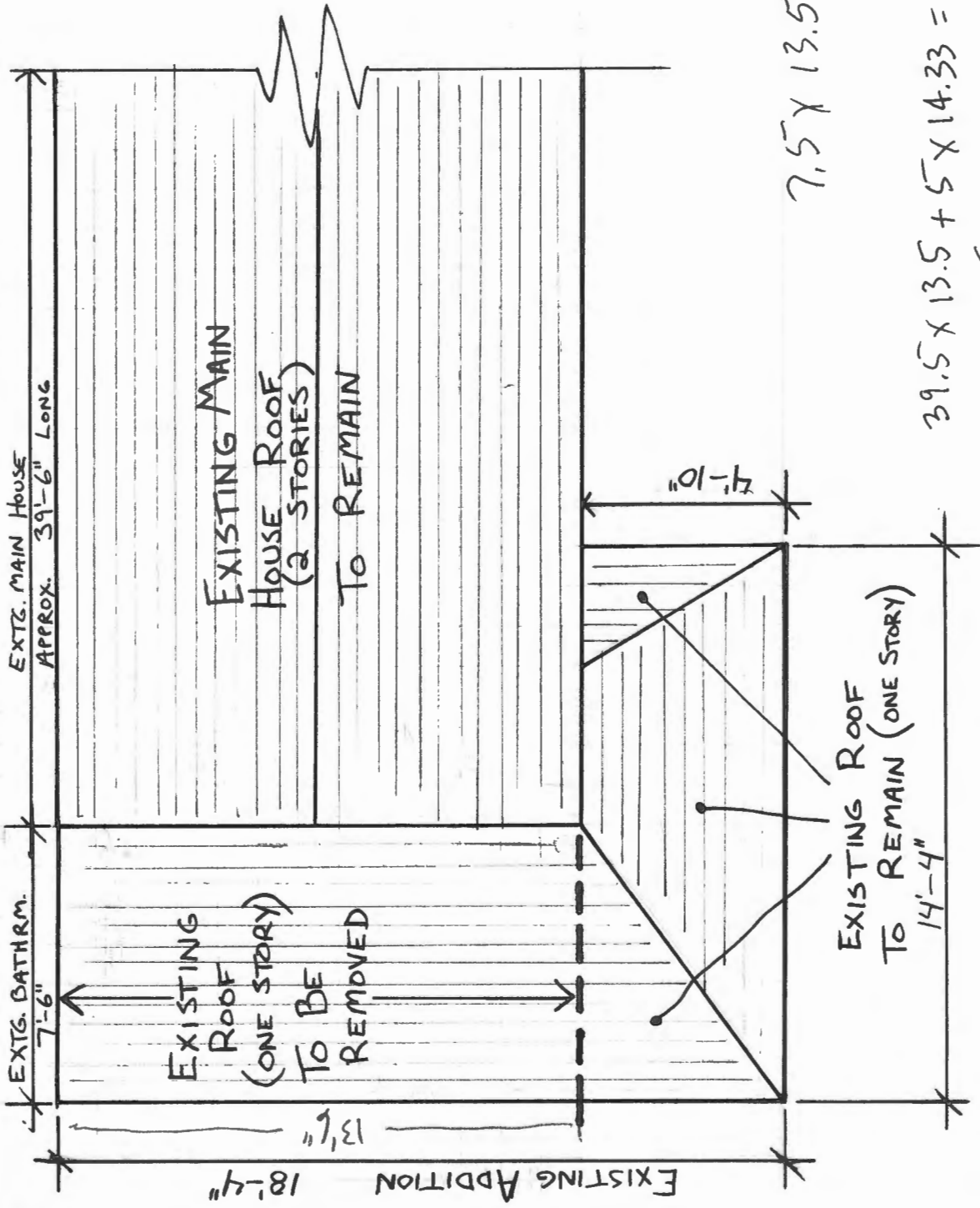
This is not a permit; you may not commence ANY work until the permit is issued



① PROPOSED BATHROOM ADDITION PLAN  
 SCALE:  $\frac{1}{2}'' = 1'$

107 MONUMENT STREET

# 107 MONUMENT STREET



17% being used  
 7.5 x 13.5 = 101.25

$$39.5 \times 13.5 + 5 \times 14.33 = 711.65$$

$$533.25 + 71.65 = 604.9$$

$$14 \times 36(6)$$

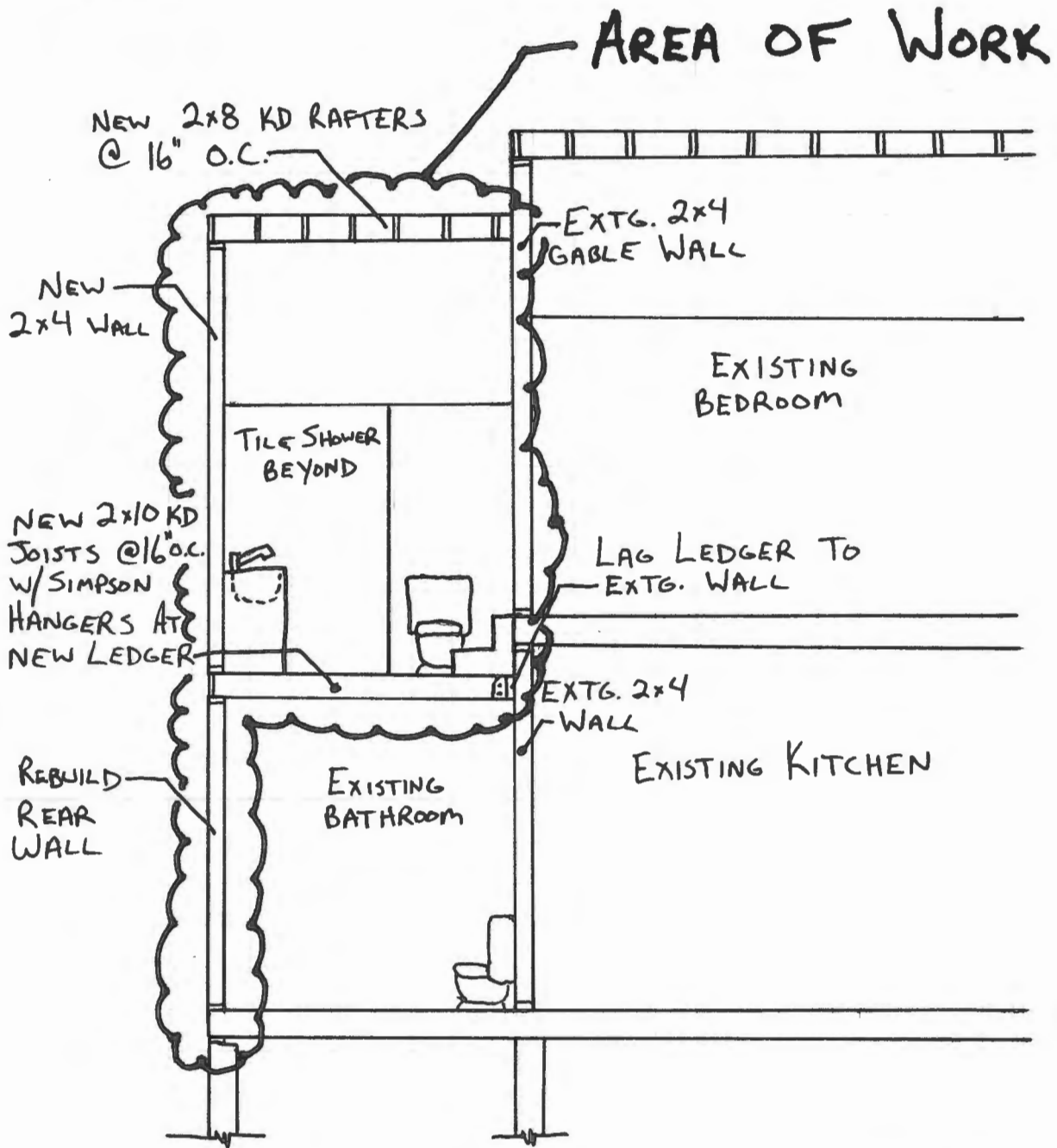
6 EXISTING ROOF SHAPES  
 SCALE: 1/4" = 1'

$$604.9 \times 80\% = 483.92$$

Allowed expansion

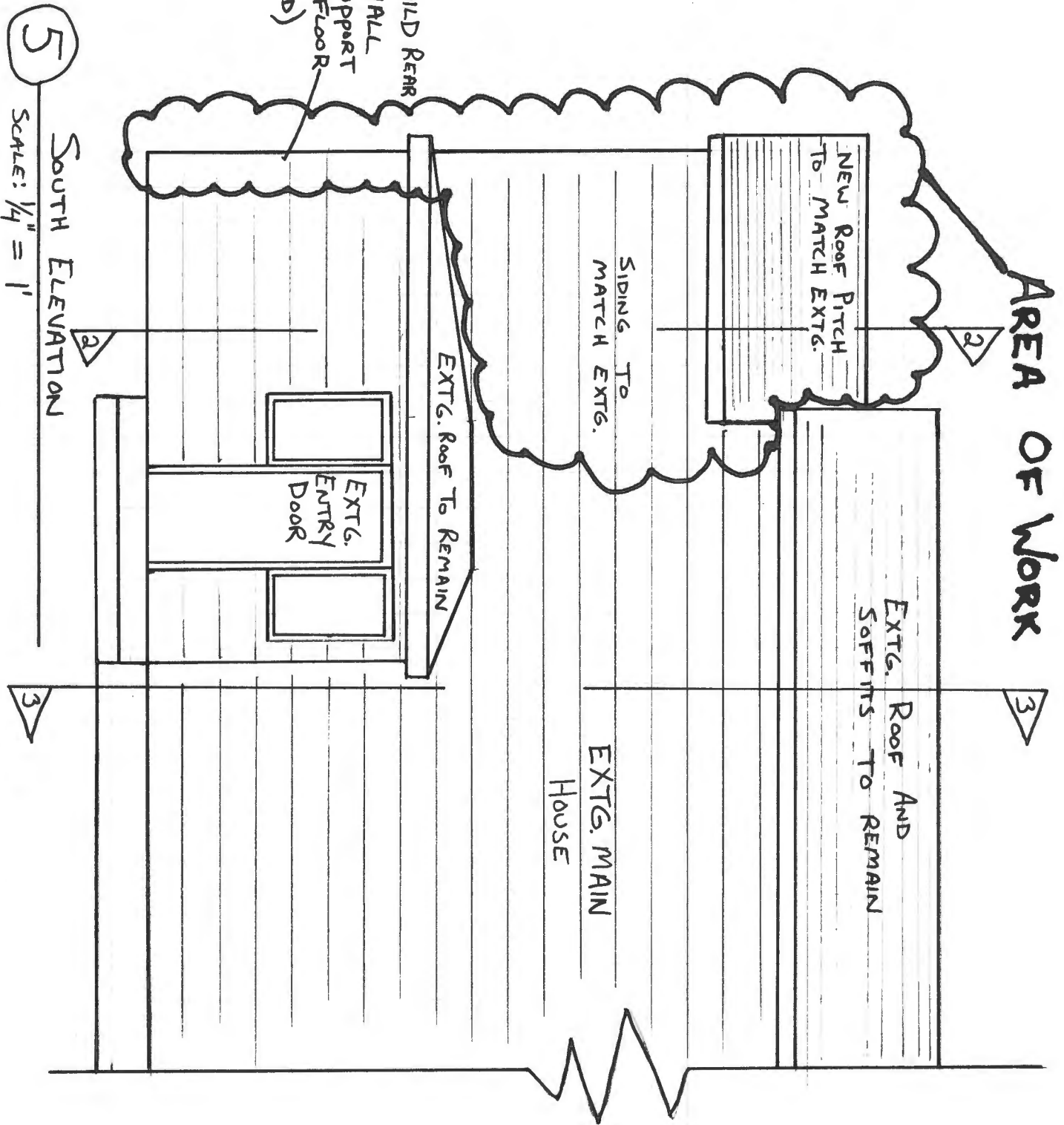


107 MONUMENT STREET



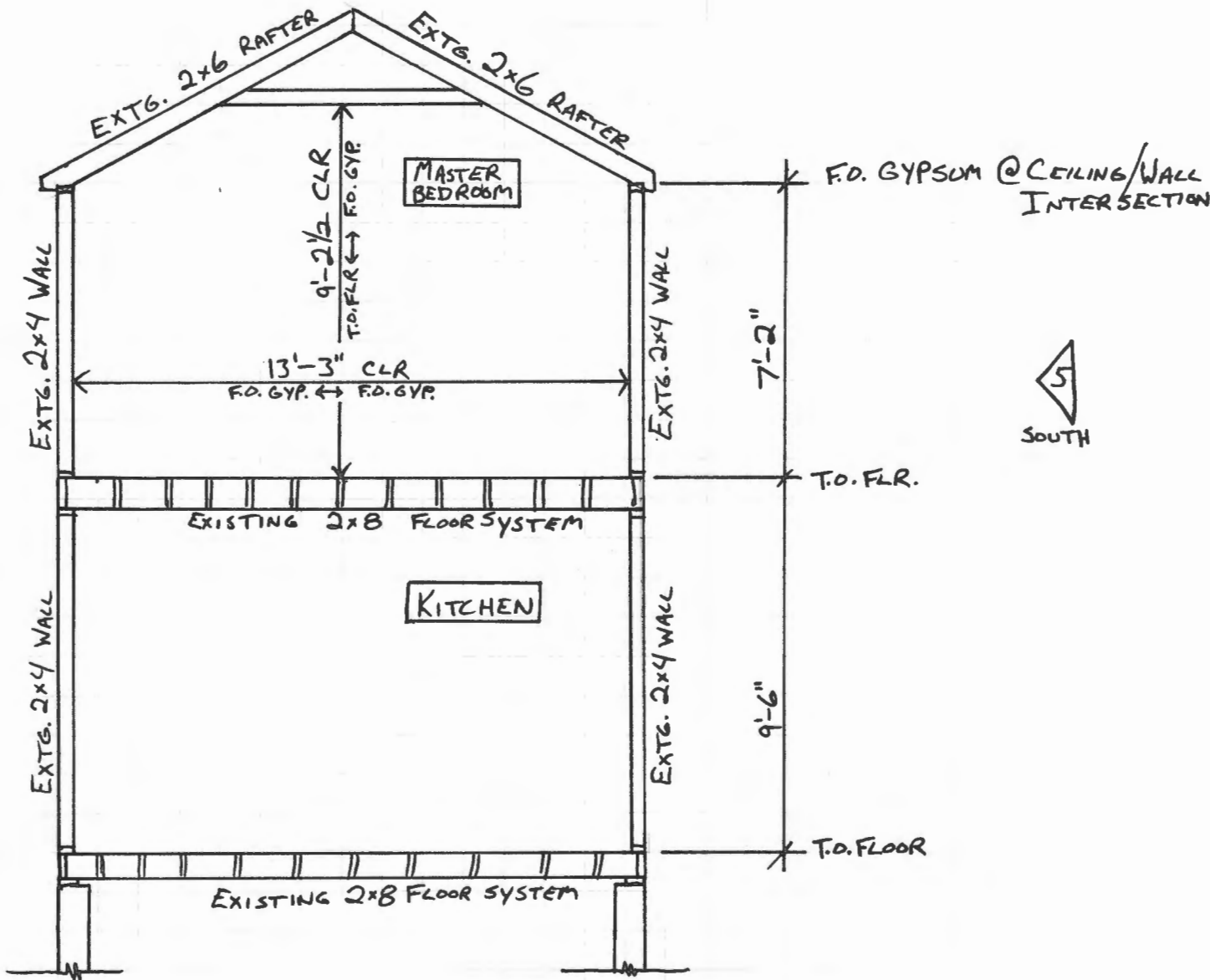
④ SECTION THROUGH PROPOSED BATHROOM  
SCALE: 1/4" = 1'

AREA OF WORK



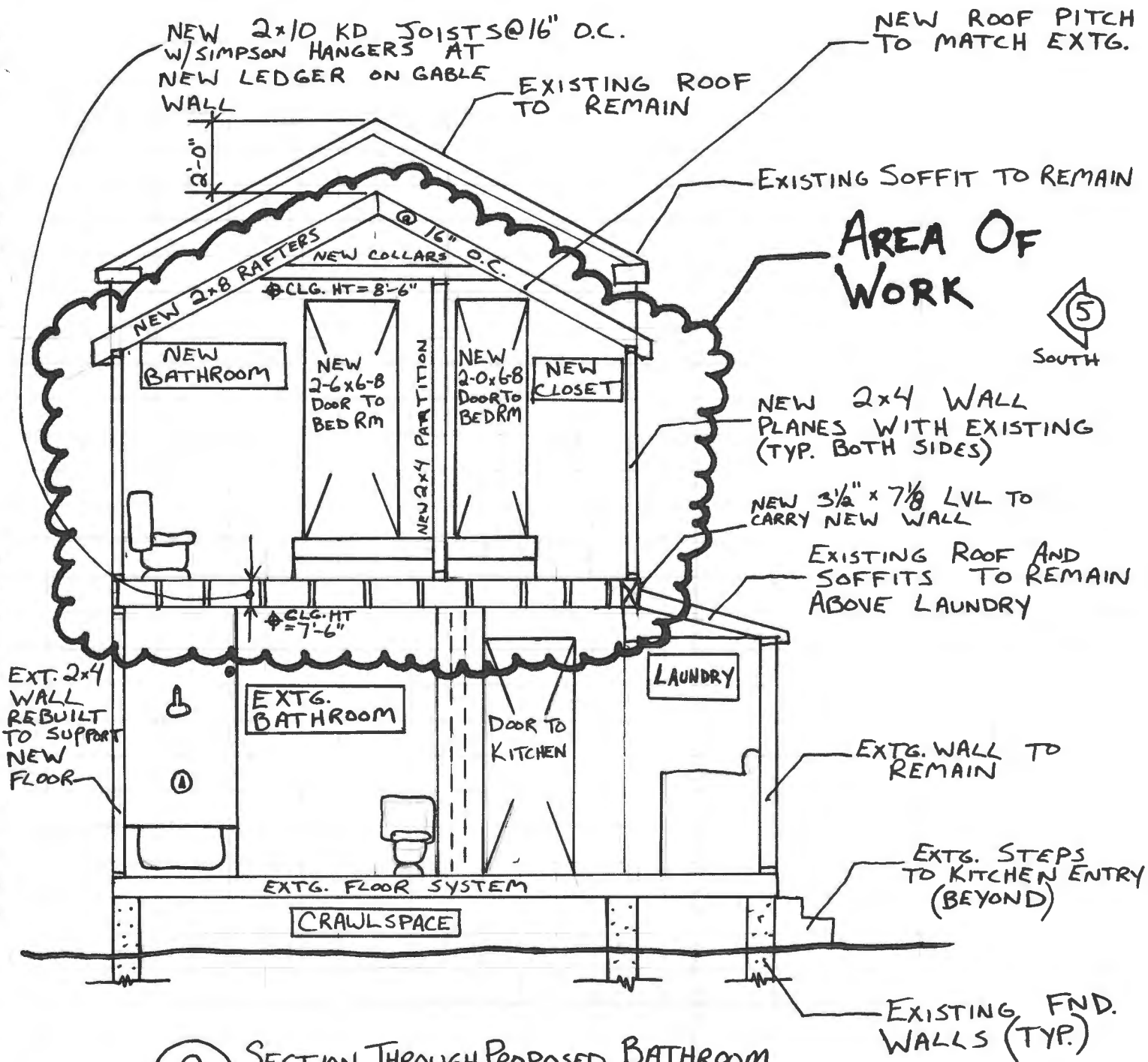
107 MONUMENT STREET

107 MONUMENT STREET



③ EXISTING HOUSE SECTION  
SCALE: 1/4" = 1'

# 107 MONUMENT STREET



2 SECTION THROUGH PROPOSED BATHROOM  
SCALE: 1/4" = 1'



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 1996

**Tender Amount:** 220.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/5/2012

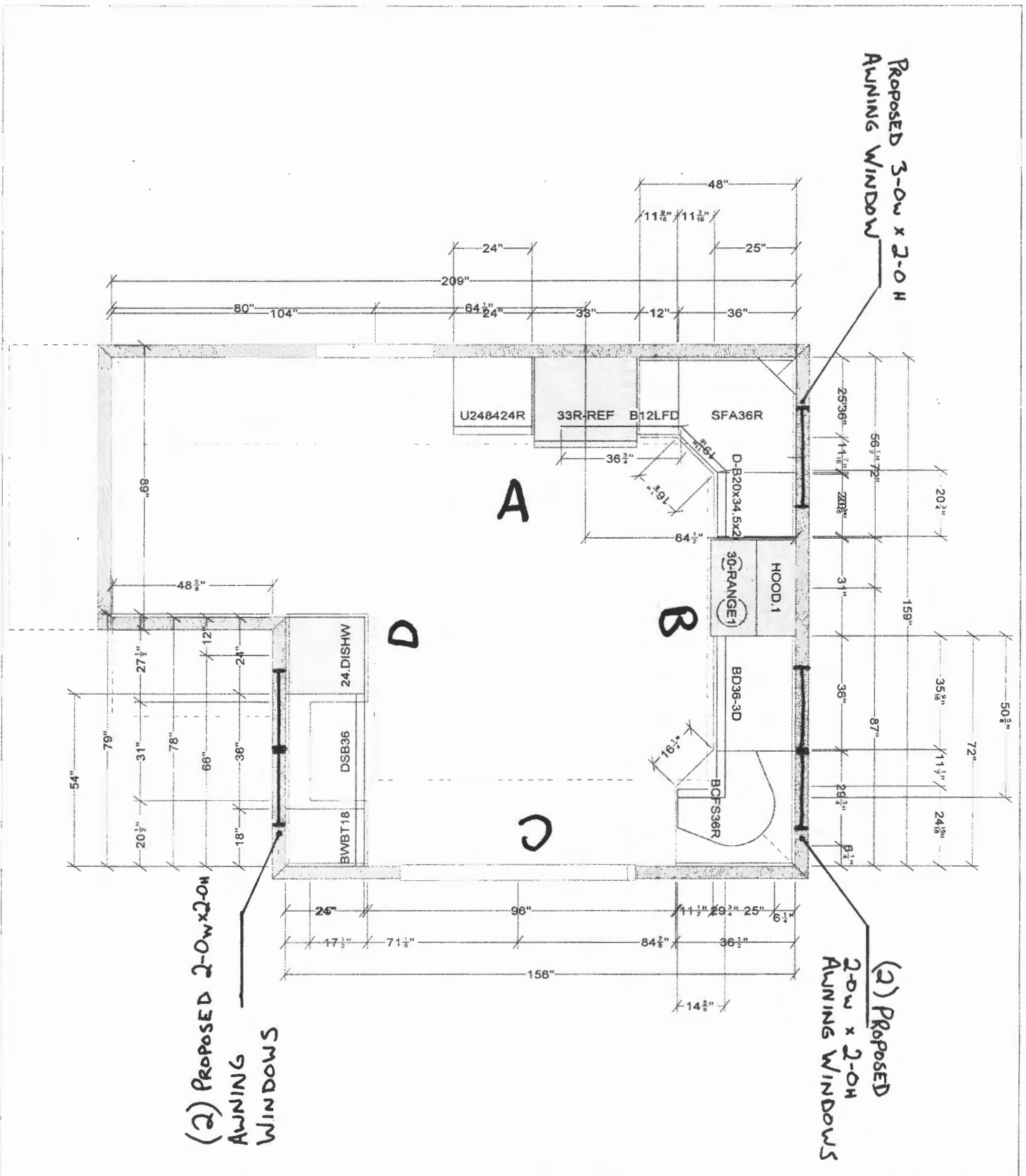
**Receipt Number:** 42580

## Receipt Details:

Referance ID:	5959	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-04-3697-ALTR - Adding up bathroom; remodel kitchen; & windows			
Additional Comments: 107 Monument			

Thank You for your Payment!

# 107 MONUMENT STREET



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

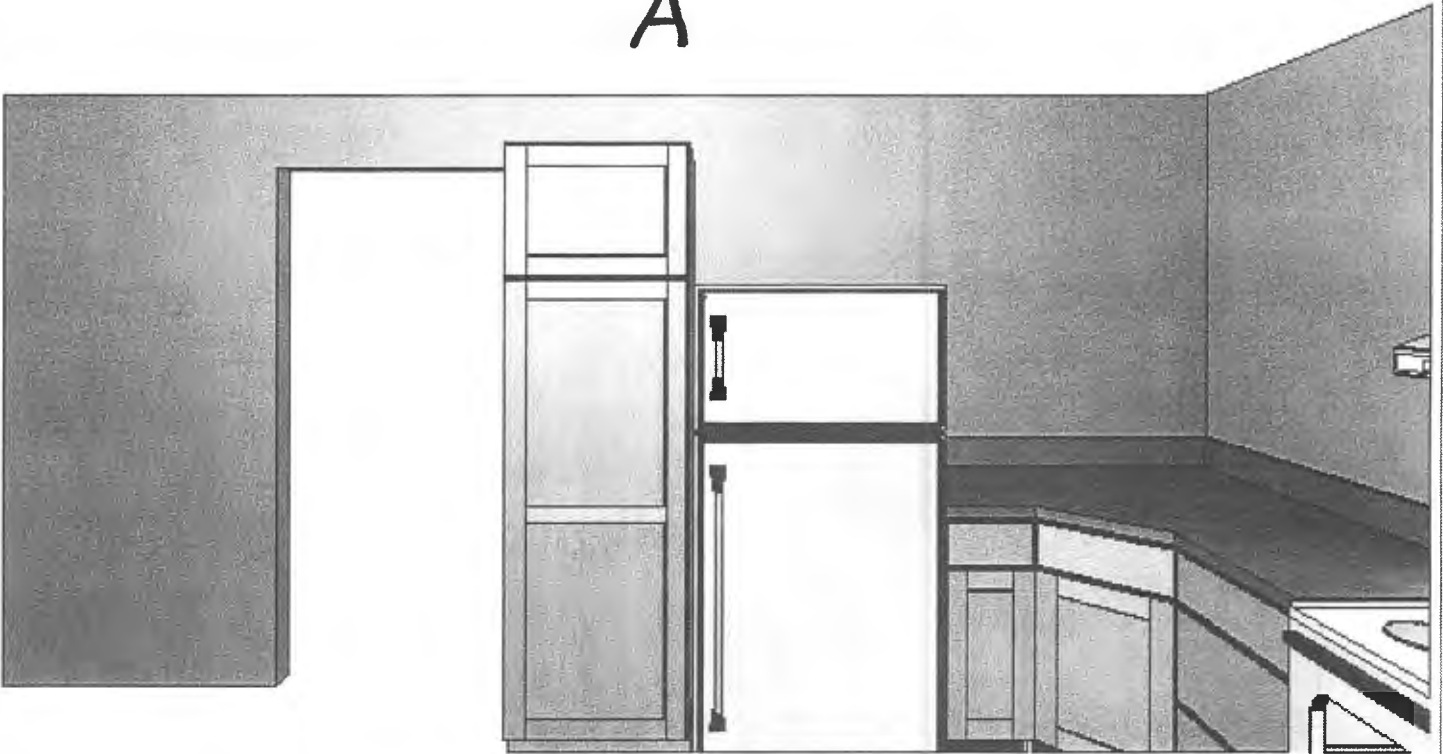


This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/28/2012  
Printed: 3/28/2012

# 107 MONUMENT STREET

A



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

**Hammond**  
Member Company

Designed: 3/22/2012  
Printed: 3/28/2012

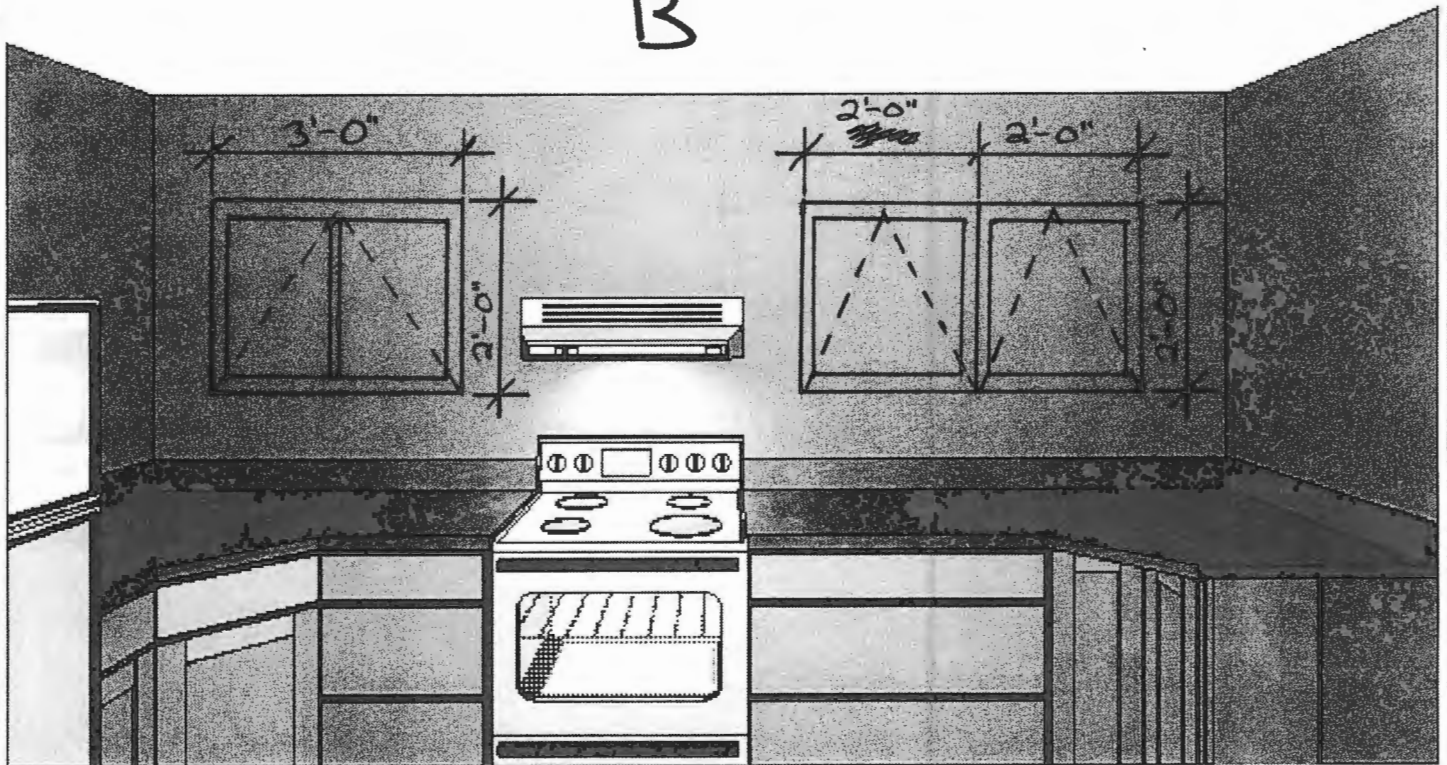
Judkins, Tyler Katie MER.kit

All

Drawing #: 1

# 107 MONUMENT STREET

B



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

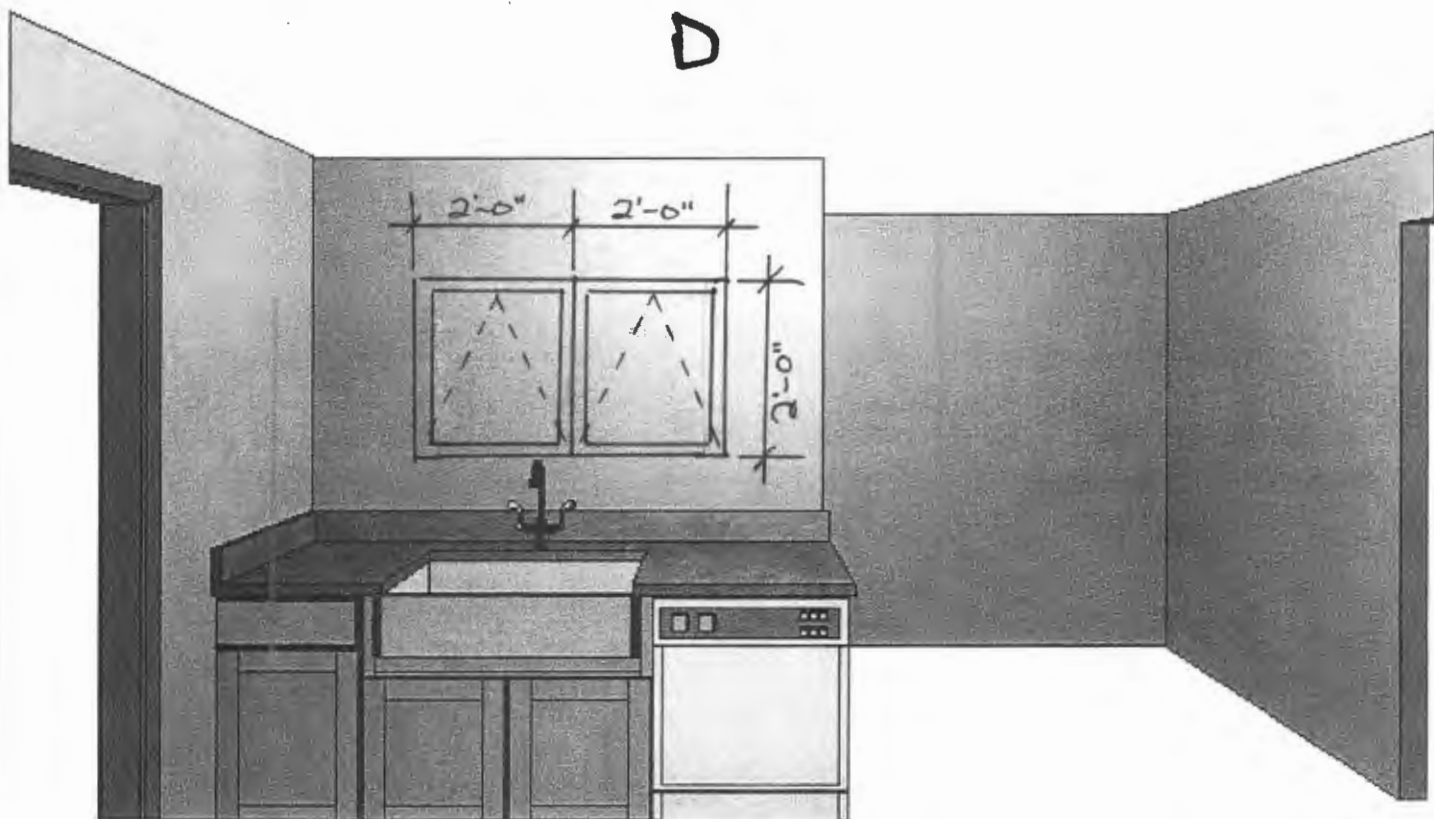
**Hammond**  
Lumber Company

Designed: 3/22/2012  
Printed: 3/28/2012



# 107 MONUMENT STREET

D



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

**Hammond**  
Lumber Company

Designed: 3/22/2012  
Printed: 3/28/2012

Judkins, Tyler Katie MER.kit

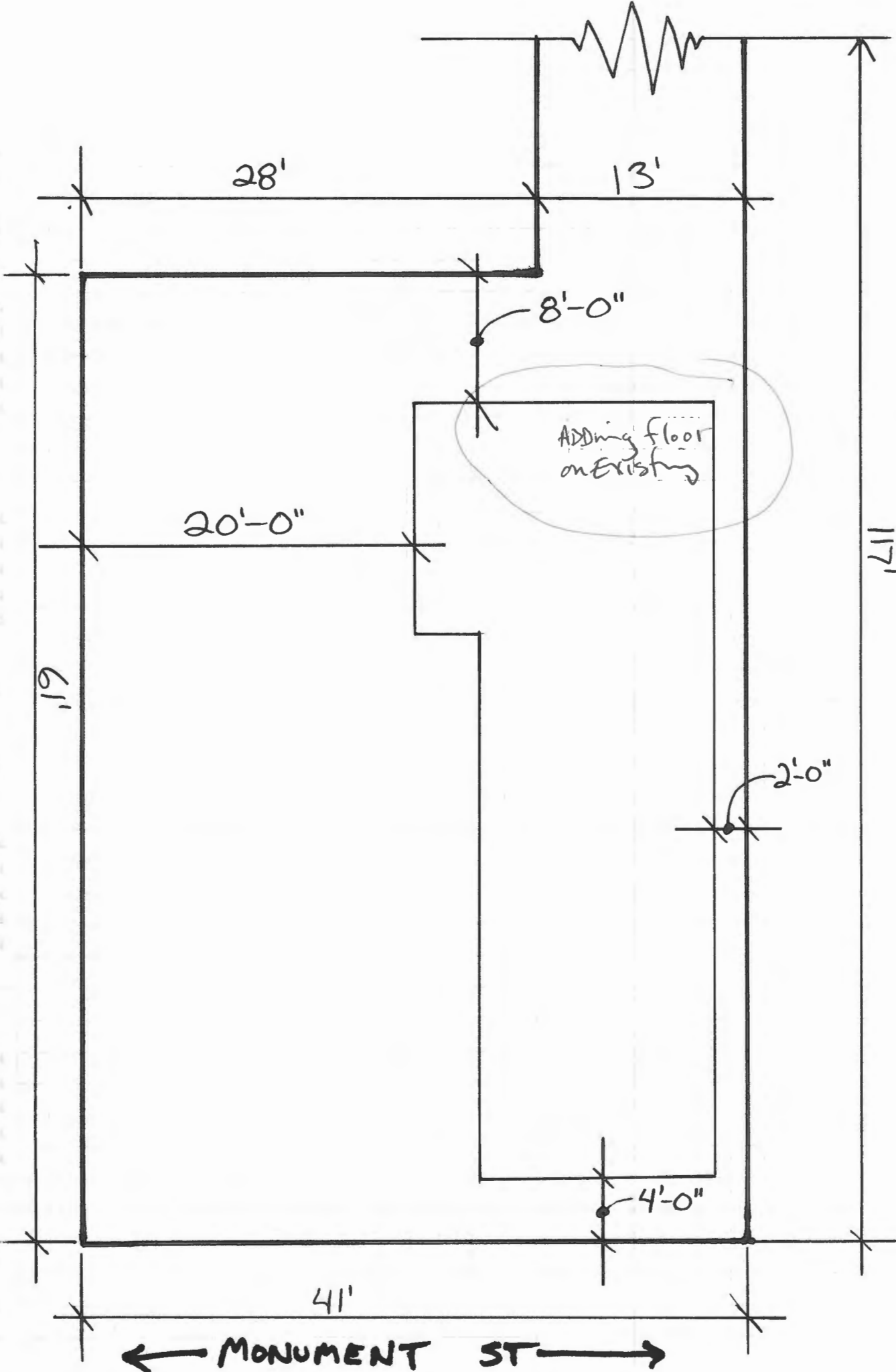
All

Drawing #: 1

# SITE PLAN

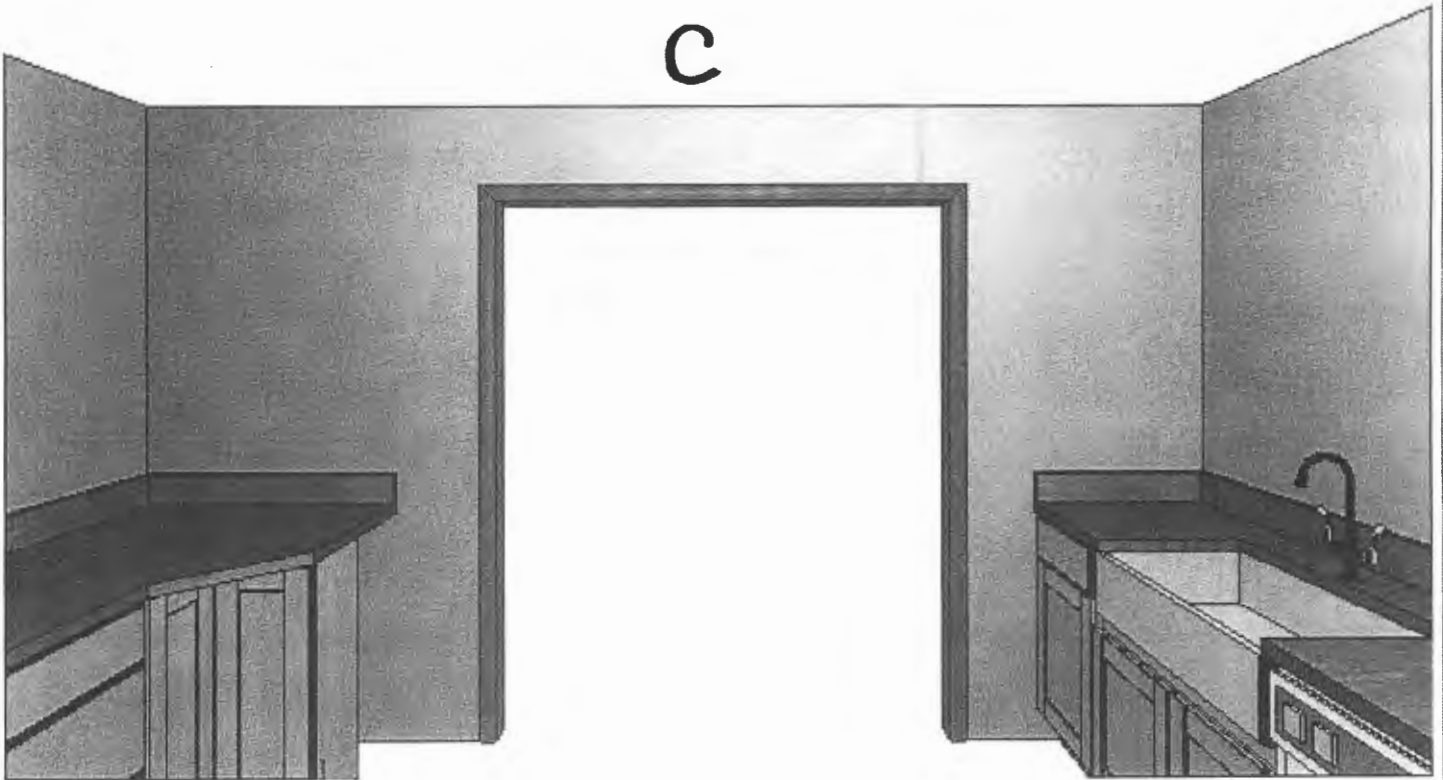
SCALE:  $\frac{1}{8}" = 1'$

107 MONUMENT STREET



# 107 MONUMENT STREET

C



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

**Hammond**  
Lumber Company

Designed: 3/22/2012  
Printed: 3/28/2012

Judkins, Tyler Katie MER.kit

All

Drawing #: 1