

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that TIMOTHY & SUSAN LIPPERT

Located At 76 ANDERSON ST

Job ID: 2011-05-1045-ALTR

CBL: 023 - - B - 013 - 001 - - - - -

has permission to Replace Attic & 1<sup>st</sup> floor framing, add 2 new windows on first floor, Ref. permits #10-1430 & 2011-01-294 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**

*Ann Paula* 6/2/11  
\_\_\_\_\_  
**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: 2011-05-1045-ALTR	Date Applied: 5/6/2011	CBL: 023 - - B - 013 - 001 - - - - -	
Location of Construction: 76 ANDERSON ST	Owner Name: Susan & Timothy Lippert	Owner Address: 76 Anderson St., Portland ME 04101	Phone: 207-838-1760
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single Family	Proposed Use: Single Family – interior work – replace 1 <sup>st</sup> & attic floors, frame interior walls & add windows <i>See Permit # 2011-01-289 E 10-1420</i>	Cost of Work: 11000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>CAPT. R. Gauthier</i>	Inspection: Use Group: R-3 Type: SB FRL 2009 Signature: <i>JMB</i> 6/2/11
Proposed Project Description: 76 Anderson St. – interior work		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</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 w/conditions</i> <i>5/17/11 ABU</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>ABU</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 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

*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

Job ID: 2011-05-1045-ALTR

Located At: 76 ANDERSON

CBL: 023 - - B - 013 - 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 single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is interior and there will be no change to the footprint or shell of the building.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. 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.
4. The attic is approved for limited storage only
5. All conditions from previously approved permits shall apply
6. New windows shall meet the maximum U-factor allowance of .35

### **Fire**

1. All previous conditions apply

## 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 Framing, Electric, Plumbing
  2. Final at completion of work

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.





# 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>76 ANDERSON STREET, PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1477 EXISTING (NO CHANGE)</u>	Square Footage of Lot <u>4800</u>	Number of Stories <u>2 / 1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>023          B          013001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>TIMOTHY LIPPERT</u> Address <u>76 ANDERSON STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>(207)</u> <u>838-1760</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>11,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>130</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REPLACE FIRST FLOOR, REPLACE ATTIC FLOOR, FRAME INTERIOR WALLS (NON-STRUCTURAL), ADD WINDOWS TO EXISTING EXTERIOR WALLS</u>		
Contractor's name: <u>(OWNER) SEE ABOVE</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>(OWNER) TIM LIPPERT</u> Telephone: <u>838-1760</u> Mailing address: <u>76 ANDERSON STREET, PORTLAND, ME 04101</u>		

1337

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.

RECEIVED  
MAY - 6 2011  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature]      Date: 5/5/11

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



Address **Anderson St / Madison St**

Address is approximate

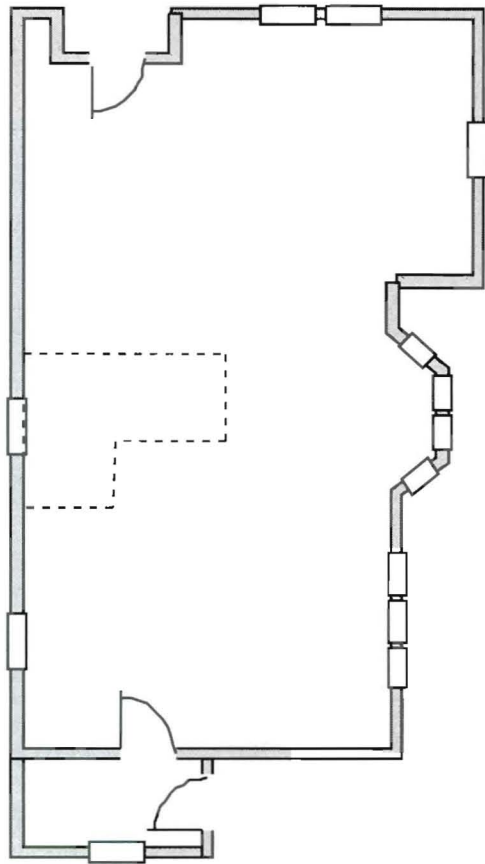
**Save trees. Go green!**  
Download Google Maps on your phone at [google.com/gmm](http://google.com/gmm)



© 2010 Google

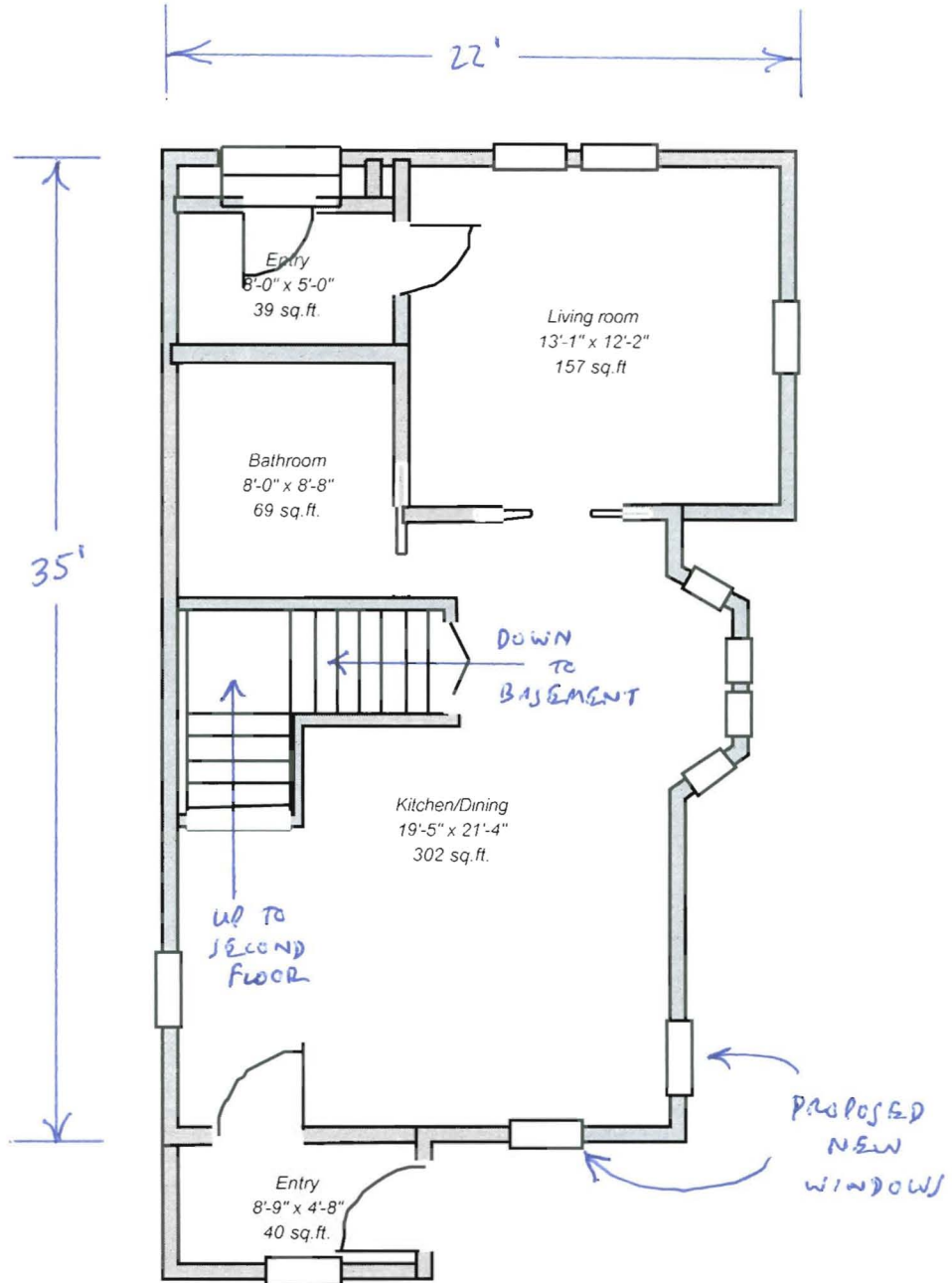
Sue and Tim Lippert  
76 Anderson Street  
Portland, ME 04101

Existing Door and Window Locations  
First Floor



Sue & Tim Lippert  
76 Anderson Street  
Portland, ME 04101

*PROPOSED* First Floor  
5-5-11





Sue & Tim Lippert  
76 Anderson Street  
Portland, ME 04101

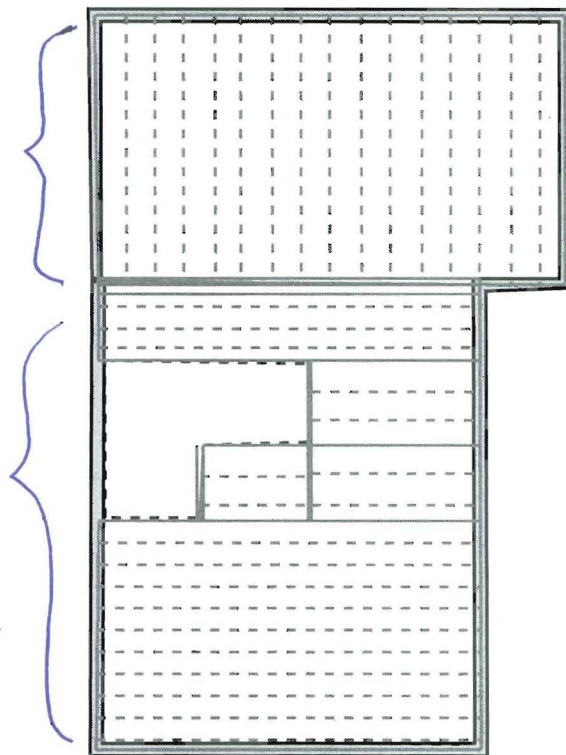
4-25-11

### Second floor framing specifications

2 x 10's 16" OC supported with joist hangers  
to 2 x 10 ledger  
Ledger attached to existing 2 x 4 balloon framing  
with 5/16" GRK fasteners

2 x 10's 12" OC supported with joist hangers  
to 2 x 10 ledger  
Ledger attached to existing 2 x 4 balloon frame  
with 5/16" GRK fasteners

2x10's DOUBLED BEFORE STAIRWELL

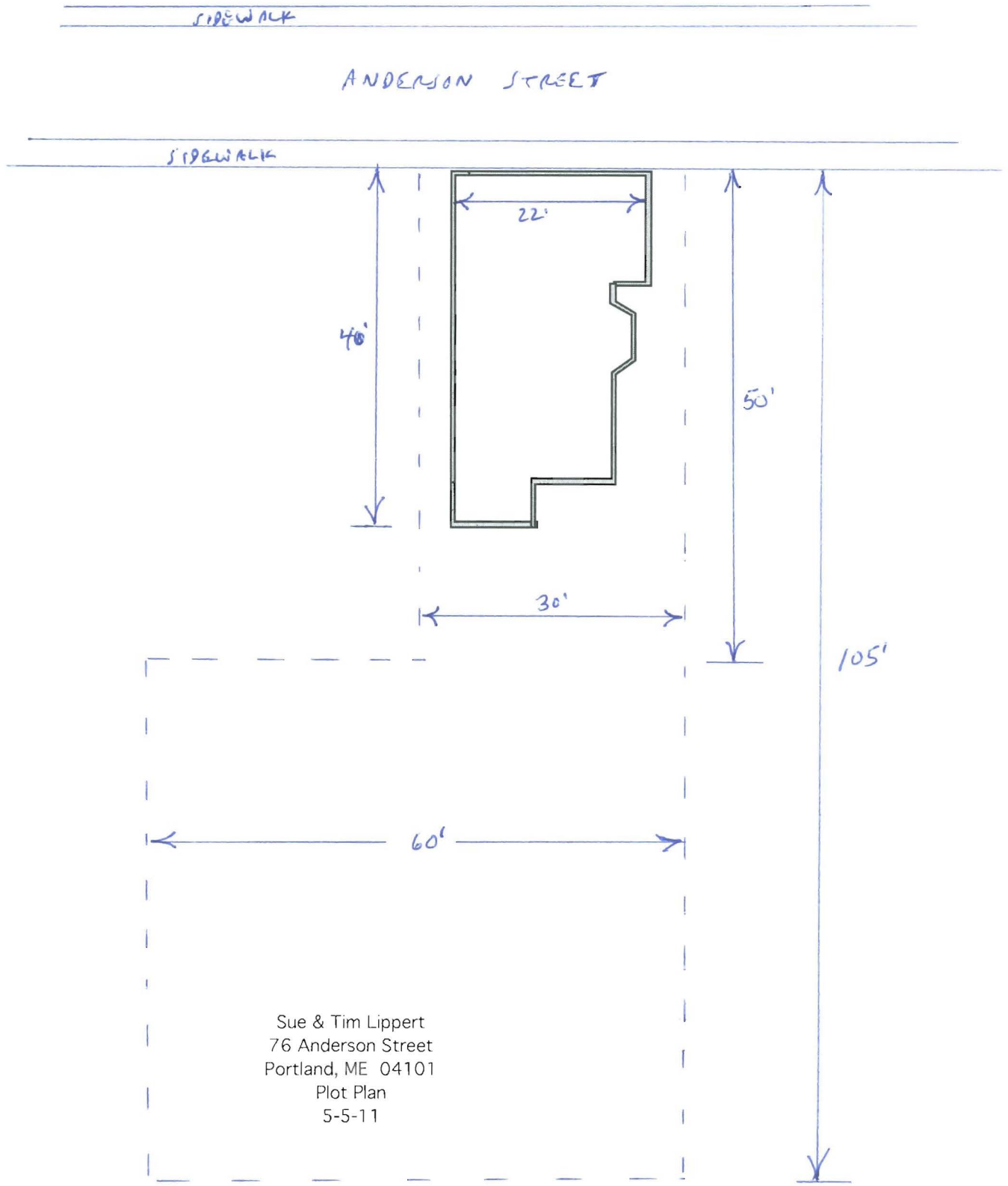


SUE + TIM LIPPERT  
76 ANDERSON ST.  
PORTLAND

Plot Plan

5/5/11

NOT TO SCALE

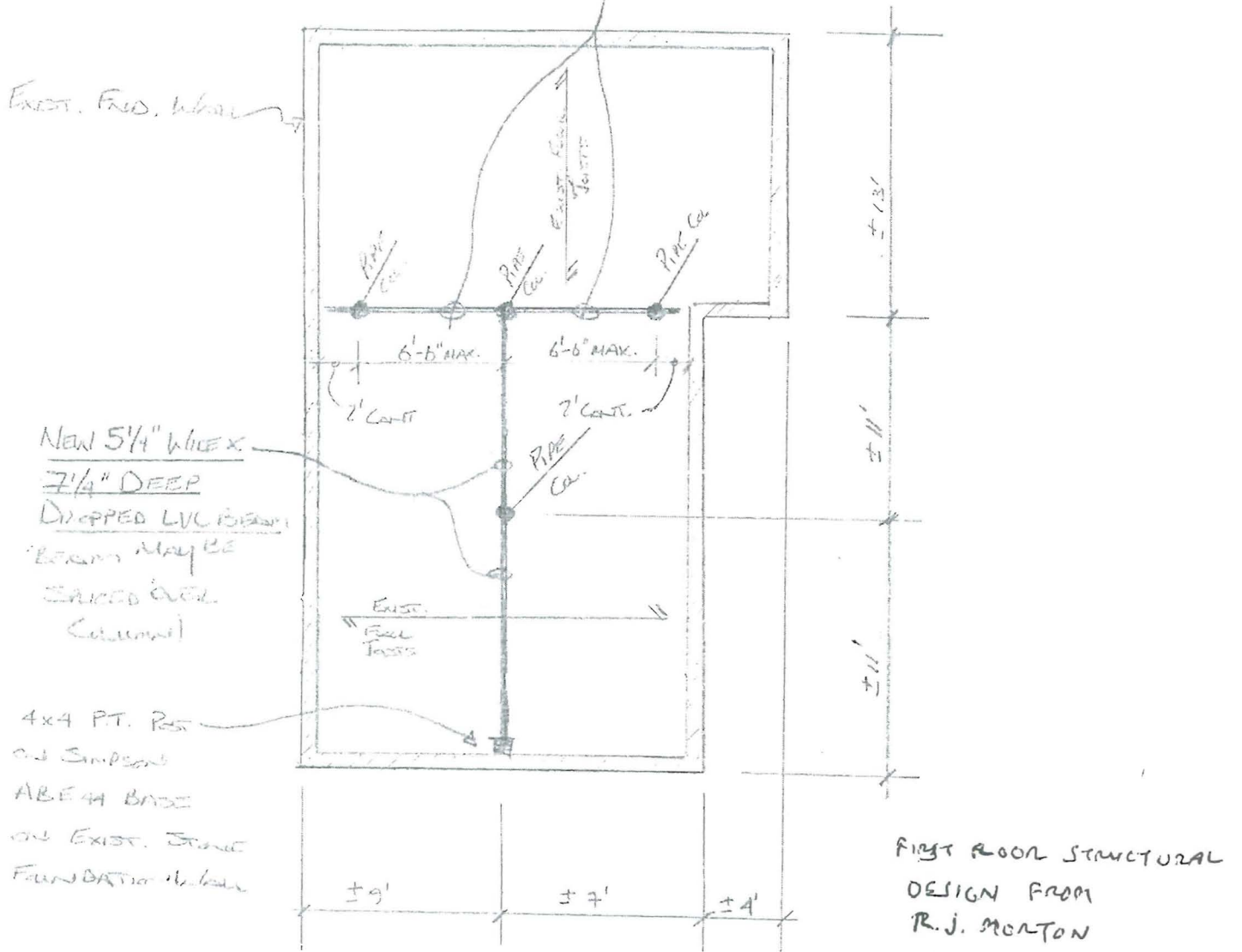


NOTES

- PIPE COLUMNS SHALL BE 3"  $\phi$  11 GA. ADJUST. PIPE COLUMNS
- COLUMNS SHALL BEAR ON EXIST. STONE FOUNDATIONS OR NEW 30" x 30" x 12" CONCRETE FOOTINGS ON UNDISTURBED SOIL

NEW 7" WIDE x 5 1/4" DEEP TUSH LVL BEAM

CONT. OVER ALL SUPPORTS & CONT'D TO EXIST FIN. 1 WALL & G. END



FIRST FLOOR STRUCTURAL DESIGN FROM R.J. MORTON STRUCTURAL ENGINEER

1ST FLOOR FRAMING PLAN

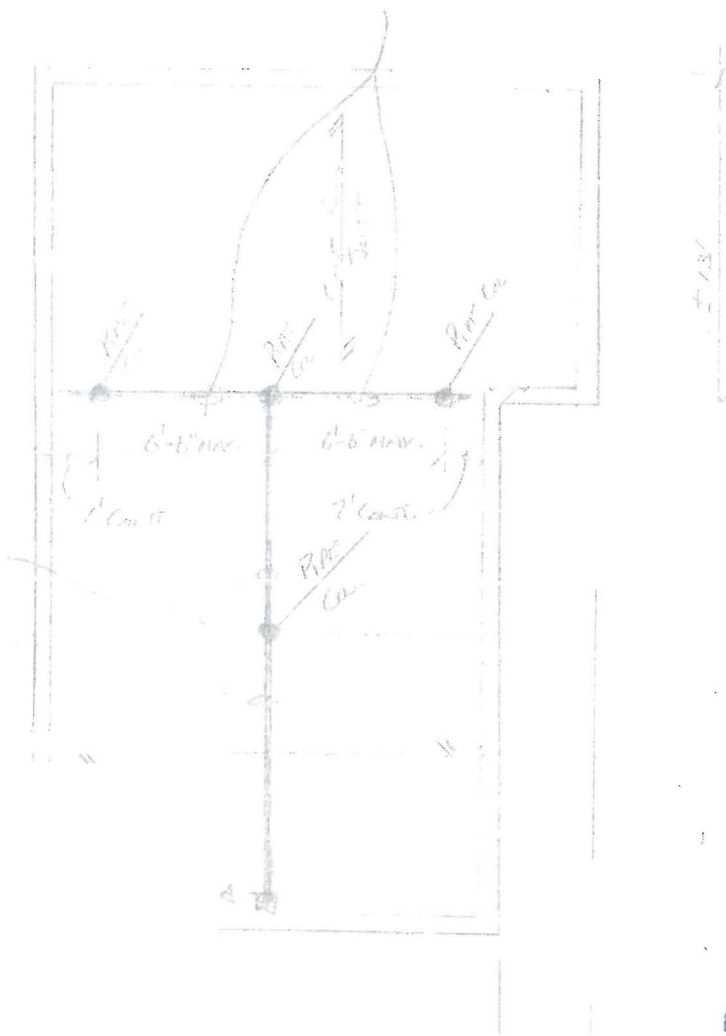
LIPPERT RESIDENCE

76 ANDERSON ST  
PORTLAND, ME

3"  $\phi$  11 GR. ADJUST. P

EXIST. STONE

6



New 5 1/2" dia.  
 7 1/4" Deep  
 Double L20  
 L-Beam w/ top

FIRST FLOOR STRUCTURAL  
 DESIGN FROM  
 R. J. MORTON  
 STRUCTURAL ENGINEER

1st Floor Framing Plans



FRAMING SPECIFICATIONS  
 FROM R.W. MOULTON  
 LICENSED STRUCTURAL  
 ENGINEER

Sue & Tim Lippert  
 76 Anderson Street  
 Portland, ME 04101

4-25-11

First floor framing specifications

2 x 10's 16" OC supported with joist hangers  
 to 2 x 10 ledger  
 Ledger attached to existing 6 x 6 sills  
 with 5/16" GRK fasteners

(3) 3 1/2" cement-filled steel posts  
 supporting tripled LVL beam  
 5 1/4" wide x 7 1/4" deep

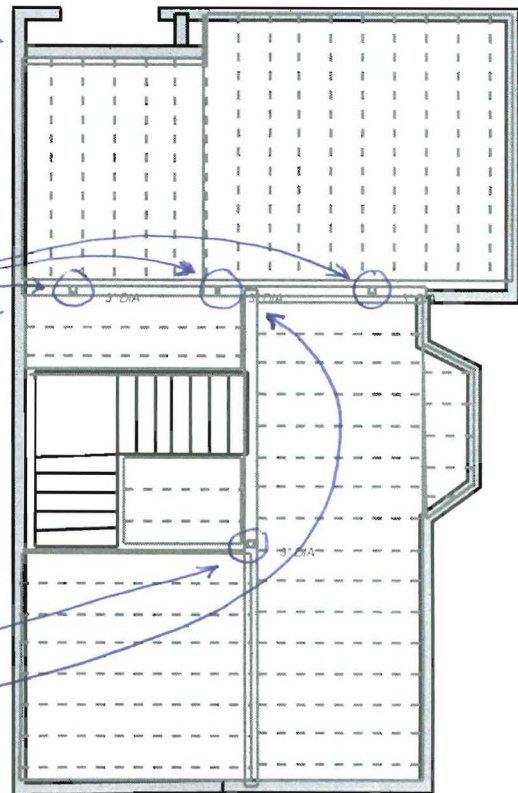
15'-5" Max SFF #2

2 x 8's 16" OC supported with joist hangers  
 on ledger and center LVL  
 Ledger attached to existing 6 x 6 sills and 2 x 4  
 wall framing with 5/16" GRK fasteners  
 2x8's DOUBLED BESIDE STAIRWELL

Tripled LVL beam 5 1/4" wide x 7 1/4" deep  
 Supported in center by 3 1/2"  
 cement-filled steel post

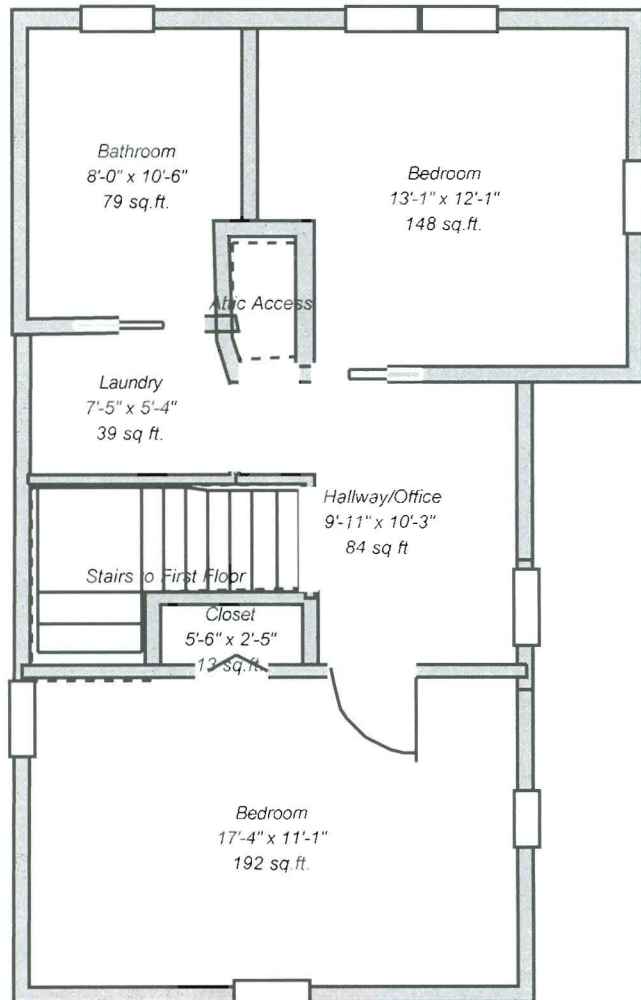
Supported at both ends by Simpson  
 StrongHGUS ~~8x8~~ hangers

HGUS 5.50/8.0

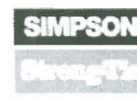


Sue & Tim Lippert  
76 Anderson Street  
Portland, ME 04101

*Proposed* Second floor  
5-5-11



www.strongtie.com



## HUS/HHUS/HGUS Double Shear SCL Hangers

See [Face Mount Hanger tables](#). See [Hanger Options HHUS, HGUS, and HUS](#) for hanger modifications, which may result in reduced loads.

These hangers are designed for applications where higher loads are needed (also see [HUC](#) and [HUCQ](#)).

All hangers in this series have double-shear nailing. This patented innovation distributes the load through two points on each joist nail for greater strength. It also allows the use of fewer nails, faster installation, and the use of common nails for all connections (Do not bend or remove tabs)

**Material:** See [Face Mount Hanger tables](#).

**Finish:** Galvanized. Some products available in [stainless steel or ZMAX® coating](#); see [Corrosion Information](#)

### Installation:

- Use all specified fasteners. See [General Notes](#).
- Do not use double-shear hangers with I-joists.
- Nails must be driven at an angle through the joist or truss into the header to achieve the table loads.
- Not designed for welded or nailer applications.
- 16d sinkers (0.148" dia. x 3 1/4" long) may be used where 10d commons are specified with no reduction in load. Where 16d commons are specified, 10d commons or 16d sinkers (0.148" dia. x 3 1/4" long) may be used at 0.85 of the table load.
- With 3x carrying members, use 16d x 2 1/2" (Simpson Strong-Tie® N16) nails into the header and 16d commons into the joist with no load reduction. With 2x carrying members, use 10d x 1 1/2" nails into the header and 10d commons into the joist, and reduce the load to 0.64 of the table value.

### Options:

- HUS hangers available with the header flanges turned in for 3 1/2" wide joist only, with no load reduction. See [HUSC Concealed Flange illustration](#).
- Concealed flanges are not available for HGUS, HUS1.81/10 and HHUS.
- See [Hanger Options](#) for sloped and/or skewed HHUS and HGUS models.
- Other sizes available; [contact Simpson Strong-Tie](#) for details.
- [Joining multiple plies](#).

### Gallery:



[Gallery of images](#)  
[Code Reports](#)  
[Drawings](#)  
[Catalog Page](#)  
[Related Categories](#)  
[Technical Bulletins](#)  
[Fliers](#)  
[Help for downloads](#)

### INSTALLATION



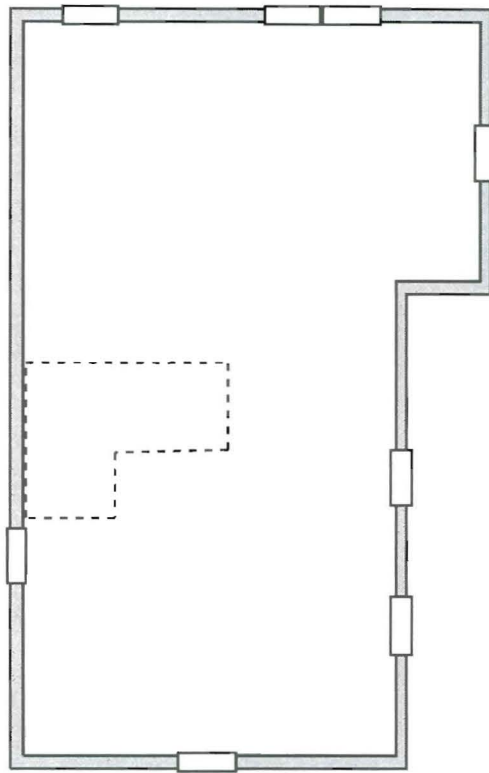
[View step-by-step installation instructions](#)

SIMPSON  
HG US 5.50/8

roll over images to

Sue and Tim Lippert  
76 Anderson Street  
Portland, ME 04101

Existing Window Locations  
Second Floor

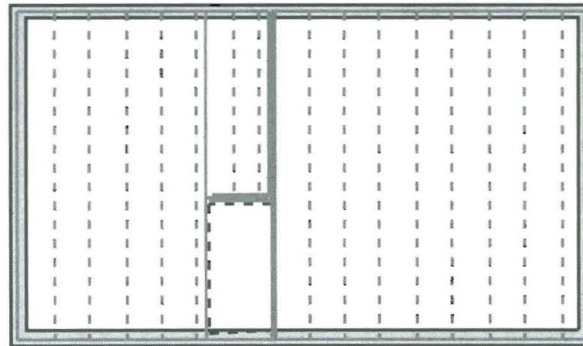




Sue & Tim Lippert  
76 Anderson Street  
Portland, ME 04101

4-25-11

### Attic floor framing specifications



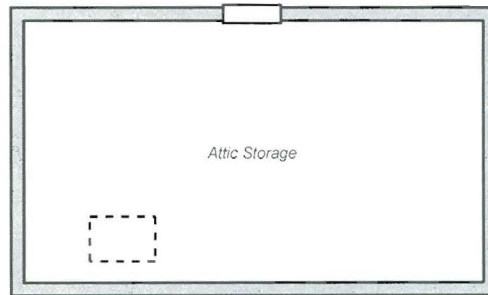
*limited storage  
SPF #2 16-3" Max*  
2 x 8's 16" OC supported with joist hangers  
to 2 x 8 ledger inside existing walls

Ledger attached to existing 2 x 4 balloon  
framing with 5/16" GRK fasteners

*2x8's DOUBLED BESIDE ATTIC ACCESS*

Sue and Tim Lippert  
76 Anderson Street  
Portland, ME 04101

Existing Window and Access Locations  
Attic



Sue & Tim Lippert  
76 Anderson Street  
Portland, ME 04101  
*PROPOSED* Attic  
5-5-11

