

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JASON KENDEIGH / 251 CUMBERLAND LLC

Located At 251 CUMBERLAND AVE

Job ID: 2012-06-4374-ALTCOMM

CBL: 026- K-008-001

has permission to Create an entrance to the basement to build a laundry room for tenant use 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**

*[Signature]*  
**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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy 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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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-06-4374-ALTCOMM

Located At: 251 CUMBERLAND AVE

CBL: 026- K-008-001

## 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 property shall remain a ten (10) residential family building. Any change of use shall require a separate permit application for review and approval.
4. It is understood that the basement laundry will only be for building tenants. This laundry is not being approved for a commercial enterprise for the general public.

### **Building**

1. Application approval based upon information provided by the applicant or design professional, including the revised plans dated received 7/26/12. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit allows the new entry to be a maximum of 50 SF. This is being achieved with a dimension of 3'10" x 13'. With an 8' foundation width this will comply with the minimum 36" stair width.
3. The laundry room shall have fire suppression and all penetrations shall be smoke sealed.
4. 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.
5. The installation of the washer and dryers shall comply with the plumbing and mechanical codes.

### **Fire**

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. The laundry room shall be smoke tight and the door from the laundry room to the remainder of the building shall be self-closing with a seal around it. The laundry room shall be protected with sprinkler heads in accordance with NFPA 101:9.7.1.2.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

4. All outstanding code violations shall be corrected prior to final inspection.
5. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
6. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
8. Fire extinguishers are required per NFPA 1.
9. All means of egress to remain accessible at all times.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
11. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
12. A single source supplier should be used for all through penetrations.

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

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

Job No: 2012-06-4374-ALTCOMM	Date Applied: 6/29/2012	CBL: 026- K-008-001	
Location of Construction: 251 CUMBERLAND AVE	Owner Name: 251 CUMBERLAND, LLC - Jason Kendeigh	Owner Address: 72 SANDY POINT RD., YARMOUTH, ME 04096	Phone: 653-7494
Business Name:	Contractor Name: Scott Walker @ S.W. Construction	Contractor Address: 6 FOX HILL RD FALMOUTH MAINE 04105	Phone: (207) 751-3817
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: B-2
Past Use: <b>Ten Residential Dwelling Units</b>	Proposed Use: <b>Same: Ten Residential Dwelling units – to create an entrance to the basement to build a laundry room for tenant use</b>	Cost of Work: \$20,000.00	CEO District:
Proposed Project Description: Create an entrance and laundry room		Fire Dept: 8/2/12 Approved w/ conditions Denied N/A Signature: [Signature] (SB)	Inspection: Use Group: R-2 Type: SB IBL 2009 Signature: [Signature] 7/26/12

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>	<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"/> Mjn <input type="checkbox"/> MM Date: <u>5</u> <u>7/13/12</u>	<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: <u>7/13/12</u>	<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: <u>[Signature]</u>
	<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



# General Building Permit Application

Entered 6/29/12  
(B3)

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.

# 2012 - 06 - 4374 - ALT Comm B-2

Location/Address of Construction: 251-253 Cumberland Ave. Portland		
Total Square Footage of Proposed Structure/Area 198 SF	Square Footage of Lot 2,607	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 26 K 8	Applicant: (must be owner, lessee or buyer) Name Jason Kendeigh Address 251 Cumberland, LLC 72 Sandy Point Rd City, State & Zip Yarmouth, ME 04096	Telephone: 207-653-7494
Lessee/DBA <b>RECEIVED</b> JUN 29 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 20,000 C of O Fee: \$ 220 Historic Review: \$ Planning Amin.: \$ 50 Total Fee: \$ 270
	Current legal use (i.e. single family) <u>multi-family</u> Number of Residential Units <u>(10) ten</u> If vacant, what was the previous use? <u>legal use WAS 12 (1974)</u> Proposed Specific use: <u>Laundry room</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Create an entrance to the basement to build a laundry room for tenant use.</u>	
Contractor's name: <u>Scott Walker S.W. Construction</u> Email: <u>walkerjro0@hotmail.com</u> Address: <u>6 Fox Hall Rd</u> City, State & Zip: <u>Falmouth, ME 04105</u> Telephone: _____		Who should we contact when the permit is ready: <u>Jason Kendeigh</u> Telephone: <u>653-7494</u> Mailing address: <u>72 Sandy Point Rd Yarmouth, ME 04096</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: 6-27-12

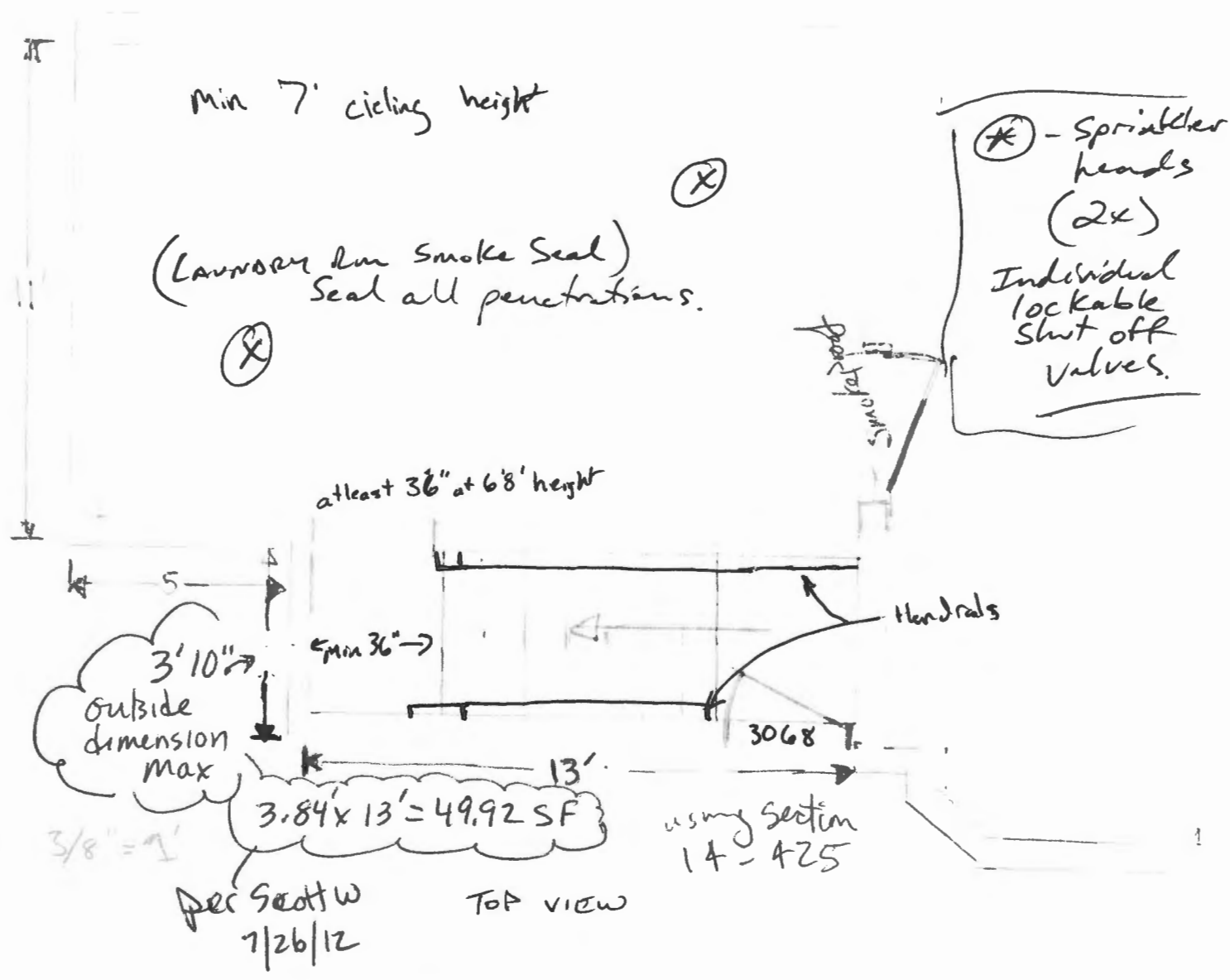
**This is not a permit; you may not commence ANY work until the permit is issued**

Revision

RECEIVED

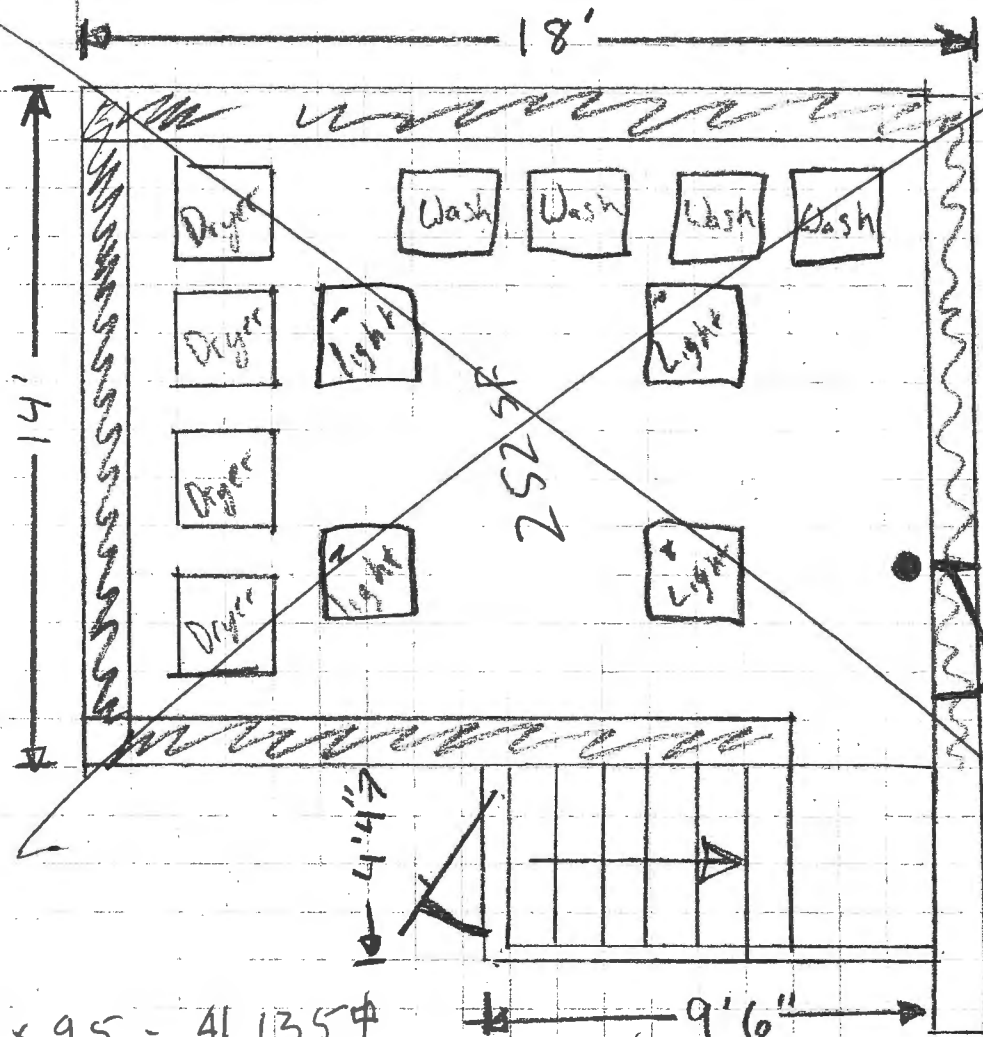
JUL 26 2012

Dept. of Building Inspections  
City of Portland Maine



\* Nothing below 6' 9" in room.

Existing Space



See revision dated 7/26/12

Existing Space

Cumberland

RECEIVED

JUL 11 2012

Dept. of Building Inspections  
City of Portland Maine

$4.33 \times 9.5 = 41.135 \text{ ft}^2$   
using section 14.425

correct measurements  
per Susie Kendra  
Kendrick 7/13/12

myrtle



251 Cumberland - 10 unit

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/28/2009

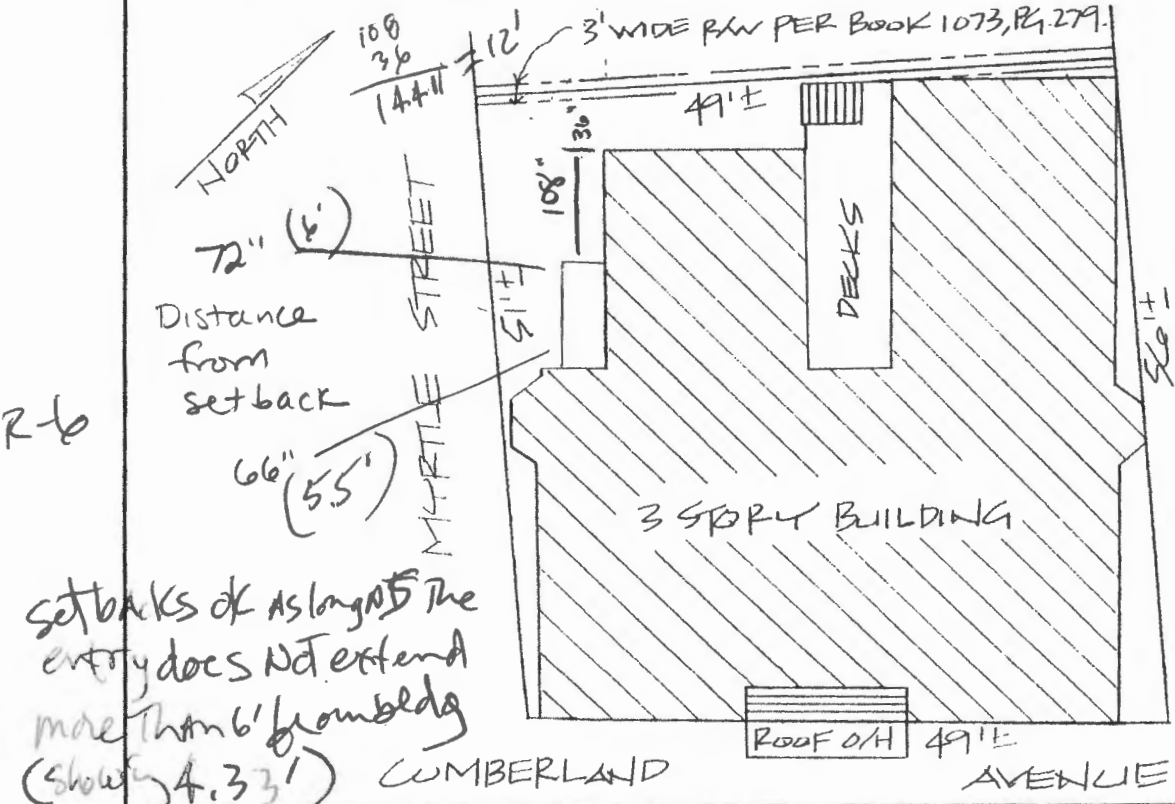
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 251 CUMBERLAND AVENUE INSP. DATE: 2-16-12  
PORTLAND, ME SCALE: 1" = 15.0'

RECEIVED

11 2012

Dept. of Building Inspections  
City of Portland Maine



R-6

setbacks ok as long as the entry does not extend more than 6' from bldg (shown 4.33')

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: 251 CUMBERLAND, LLC FILE#: 21222330  
OWNER: EAST PINE, LLC CLIENT#: \_\_\_\_\_  
LENDER: MACHIAS SAVINGS BANK  
REQ. PARTY: JEWELL E. BOUTIN, PA

TITLE REFERENCES: COUNTY: CUMBERLAND  
DEED BOOK: 18150 PAGE: 171 PARCEL: 1  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

MUNICIPAL REFERENCE:  
MAP: 26 BLOCK: K LOT: B

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0013B  
ZONE: C DATE: 12-8-98

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC

Professional Land Surveyors  
Certified Floodplain Managers



*[Signature]*  
2-17-12

918 BRIGHTON AVE. PH. (207) 878-7870  
PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

going on existing pavement - not increasing existing nonconforming impervious



IMG\_7538



IMG\_7540



Cumb laundry 3



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 9

**Tender Amount:** 270.00

## Receipt Header:

**Cashier Id:** bsaucier

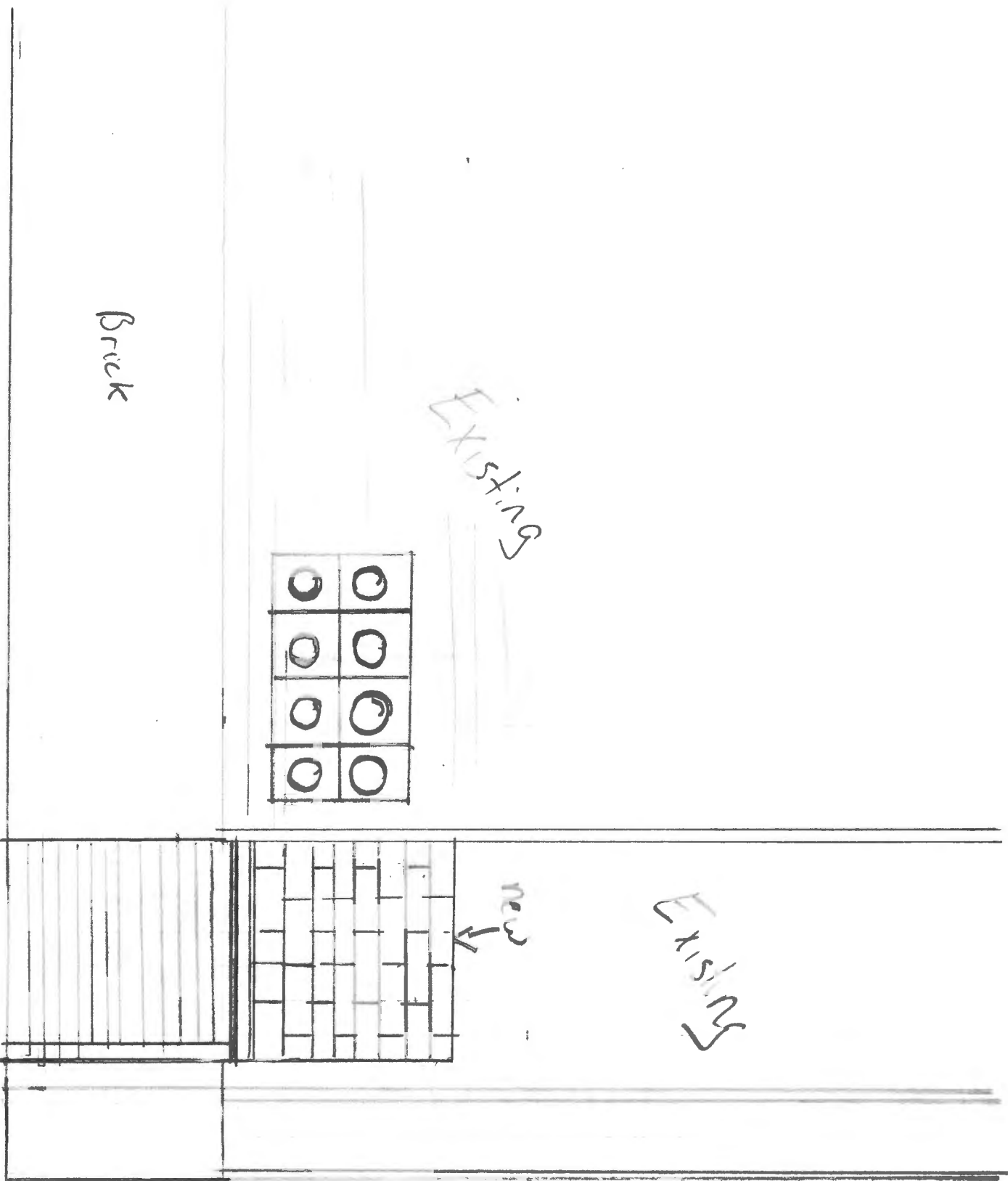
**Receipt Date:** 6/29/2012

**Receipt Number:** 45531

## Receipt Details:

Reference ID:	7102	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-06-4374-ALTCOMM - Create an entrance and laundry room			
Additional Comments: 251 Cumberland			

Reference ID:	7103	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-06-4374-ALTCOMM - Create an entrance and laundry room			



Existing

Brick

Existing

new

3/8" = 1'

Back of house view

new





# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Laundry Facility

PROJECT ADDRESS: 251-253 Cumberland Ave CHART/BLOCK/LOT: 26/K/8

APPLICATION FEE: \$50<sup>00</sup> (\$50.00)

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

Create an entrance to the basement to build a laundry room for tenant use.

### CONTACT INFORMATION:

**OWNER/APPLICANT** 251 Cumberland LLC

**CONSULTANT/AGENT**

Name: Jason Kendeigh

Name: \_\_\_\_\_

Address: 72 Sandy Point Rd  
Yarmouth, ME 04096

Address: \_\_\_\_\_

Work #: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: 207-653-7494

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: Kendeigh@mac.com

E-mail: \_\_\_\_\_

**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

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

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

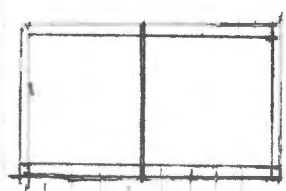
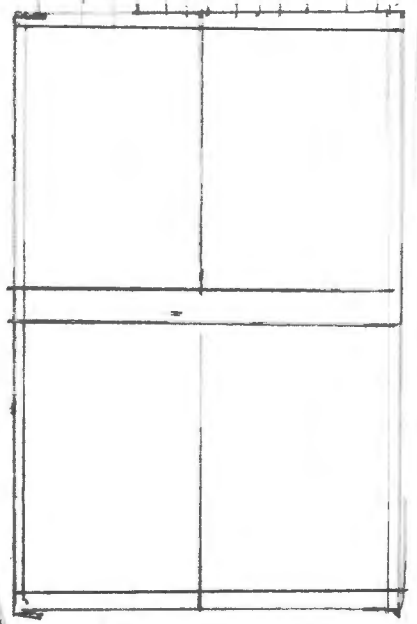
Signature of Applicant:

Date:

- 6-29-12

**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 required 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.

Existing



25yr Arch. shingles  
15lb felt  
5/8" T & gyp sheath

2x10  
2x10

needs

5/8" Fire rate GYP rock  
min 6'8"

Roofline  
Straps

1/2" sheathing →  
2x6 wall 1/2" OC  
2-21 batt insul.  
Vynol siding →

8' concrete walls

8x16 Footers  
4" Concrete  
Elev

11' run  
7' rise  
Wood frame

3/8" = 1'

\*Note: 7ft. Roompland  
of stairs to ceiling  
Handrails will be 34" on run.

View from Myrtle St.