

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 091116

PERMIT ISSUED

This is to certify that 99 Silver St. Condo Association, Sidney B...
has permission to Roof-top walkway to existing do...ouse/stair for required 2nd egress for unit #501
AT 99 SILVER ST #501 CB# 029-0001501 **OCT 22 2009**

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise covered-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. K. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Park 10/16/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1116	Issue Date:	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: 99 Silver St. Condo Association	Owner Address: 752 Main Street	Phone: 854-2606
Business Name:	Contractor Name: Rodney Baxter	Contractor Address: P.O. Box 221 Raymond	Phone: 2076508953
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Commercial - Residential Condos	Proposed Use: Commercial - Residential Condos - Roof-top walkway to existing doghouse/stairs for required 2nd egress for unit #501	Permit Fee: \$70.00	Cost of Work: \$4,400.00	CEO District: 1
<p><i>The legal use of the entire property is 37 resid. Condos + See Condition (CC)</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <i>walkway</i> Use Group: R2 Type: SB	
		Signature: <i>(CC)</i>	Signature: <i>AMB 10/16/09</i>	
Proposed Project Description: Roof-top walkway to existing doghouse/stairs for required 2nd egress for unit #501		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 10/07/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

OCT 22 2009

City of Portland

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/8/09</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/9/09</i> <i>D. Andrews</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1116	Date Applied For: 10/07/2009	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: 99 Silver St. Condo Association	Owner Address: 752 Main Street	Phone: () 854-2606
Business Name:	Contractor Name: Rodney Baxter	Contractor Address: P.O. Box 221 Raymond	Phone: (207) 650-8953
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial - Residential Condos - Roof-top walkway to existing doghouse/stairs for required 2nd egress for unit #501	Proposed Project Description: Roof-top walkway to existing doghouse/stairs for required 2nd egress for unit #501
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 10/09/2009

Note: **Ok to Issue:**

- 1) * Approved on the basis of inspection of a mock-up of proposed railing. Approved with the understanding that the railing will not be visible from a public way.
- * Outstanding violations of previous HP approval for penthouse addition must be corrected as per instruction of Corporation Counsel.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/08/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) This entire property shall remain 37 residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/16/2009

Note: 10/09/09 Routed to fire for review **Ok to Issue:**

- 1) The guardrail system installed shall meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 2) Access into the doghouse interior stairway shall be maintained.
- 3) This egress walkway shall be kept free of snow and ice, a maintenance removal plan shall be submitted at final inspection.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/15/2009

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

10/7/2009-jmb: A meeting was held with Danielle, Ben, Deb A. And Jeanie to determine all the violations that need correction so that letters can be sent to the appropriate parties involved. This permit application review can proceed.

10/8/2009-jmb: Spoke to the contractor to call Deb A. For an inspection of visibility of the proposed guardrail location on the roof ASAP.

10/9/2009-gg: received from historic as of 10/09/09. /gg

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

Date



Signature of Inspections Official

 10/16/09

Date



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>99 Silver St Portland, Me. 04101</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>0</u> Lot# <u>001501</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>99 Silver St Condomer. Op Emerald Management</u> Address <u>752 Main Street,</u> City, State & Zip <u>Westbrook Maine 04092</u>	Telephone: <u>307-854-2606</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4400.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>Residential</u> ; Number of Residential Units <u>37</u> If vacant, what was the previous use? <u>DNA</u> Proposed Specific use: <u>Condominiums</u> Is property part of a subdivision? <u>DNA</u> If yes, please name _____ Project description: <u>Egress Walkway Roof top 99 Silver St Unit 501</u>		
Contractor's name: <u>Robney Batten</u> Address: <u>P.O. Box 221</u> City, State & Zip <u>Raymond me 04071</u> Telephone: <u>650 8953</u> Who should we contact when the permit is ready: <u>Robney</u> Telephone: <u>650 8953</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.

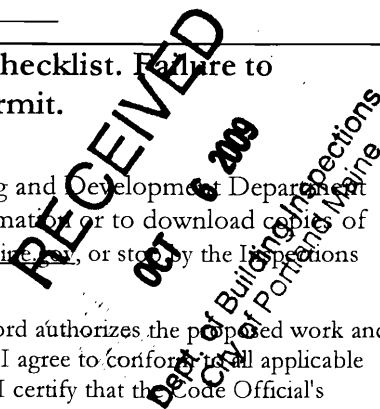
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

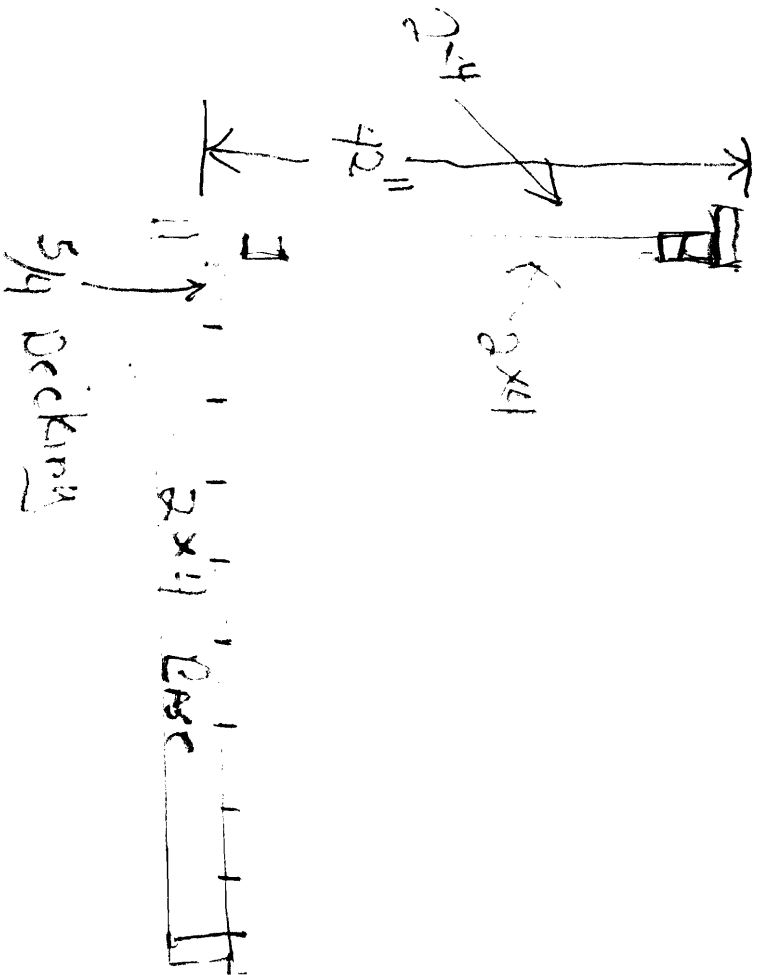
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Robney Batten

Date: 10/9/09

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





SHED

2x4 CAP RAIL

2x4 CROSS

2x4 RAIL

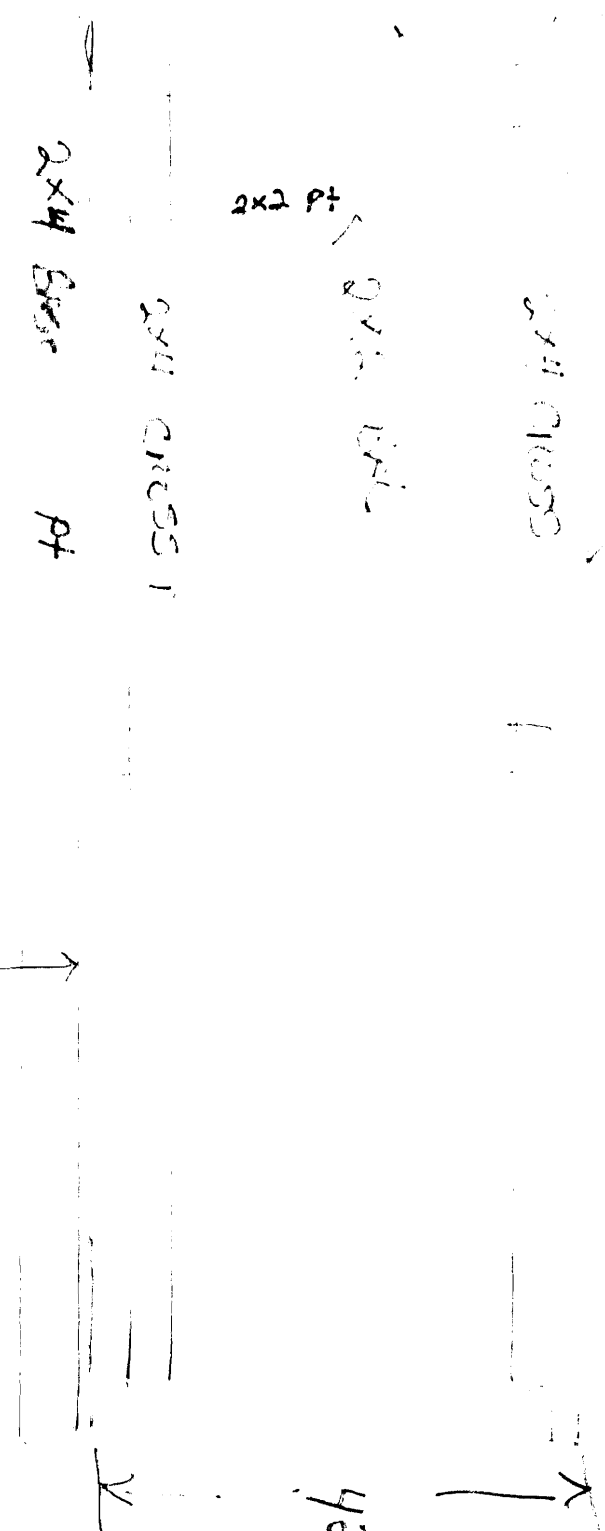
2x2 PT

2x4 CROSS

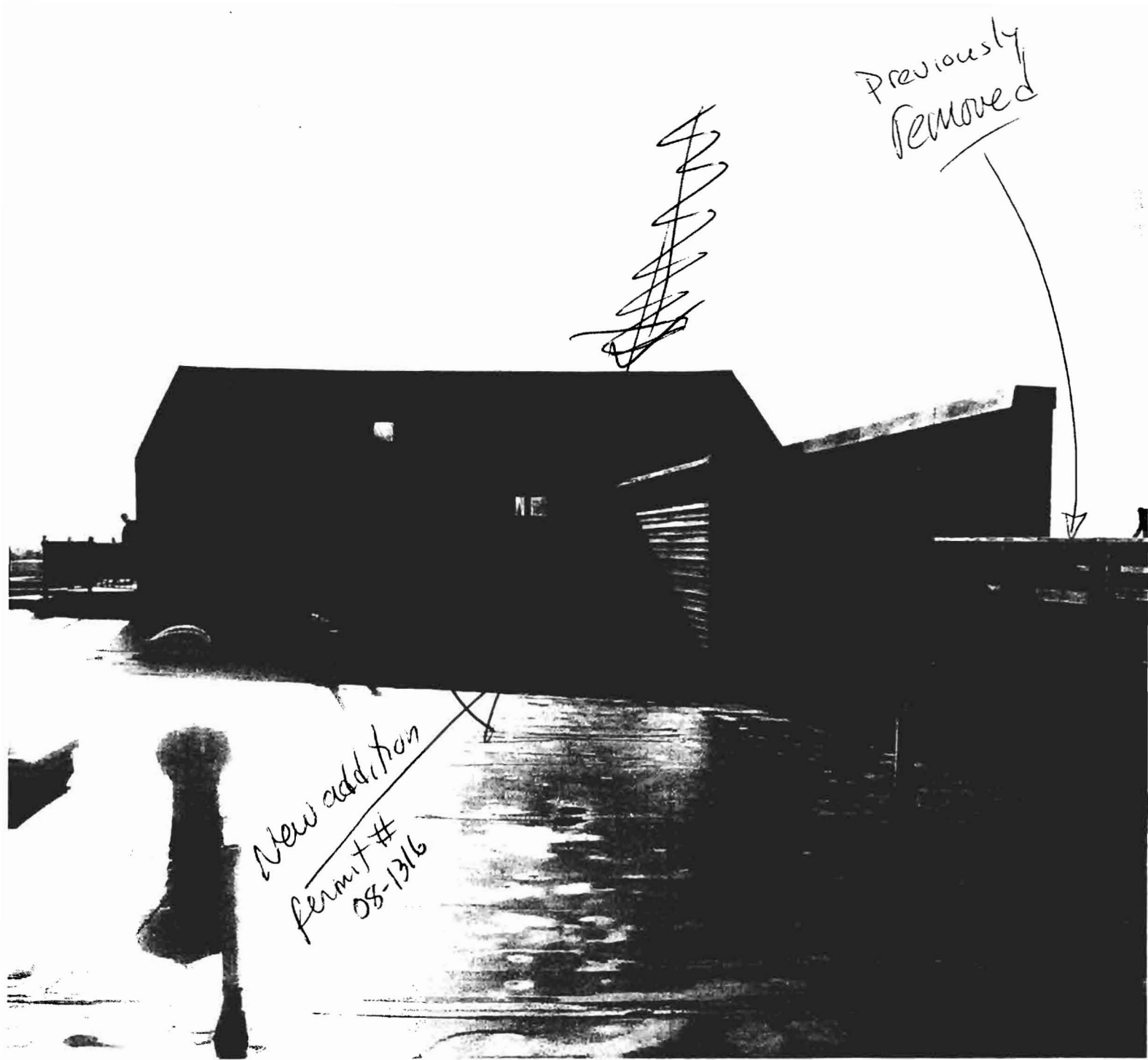
2x4 BRG PT

42"

5/4 Decking

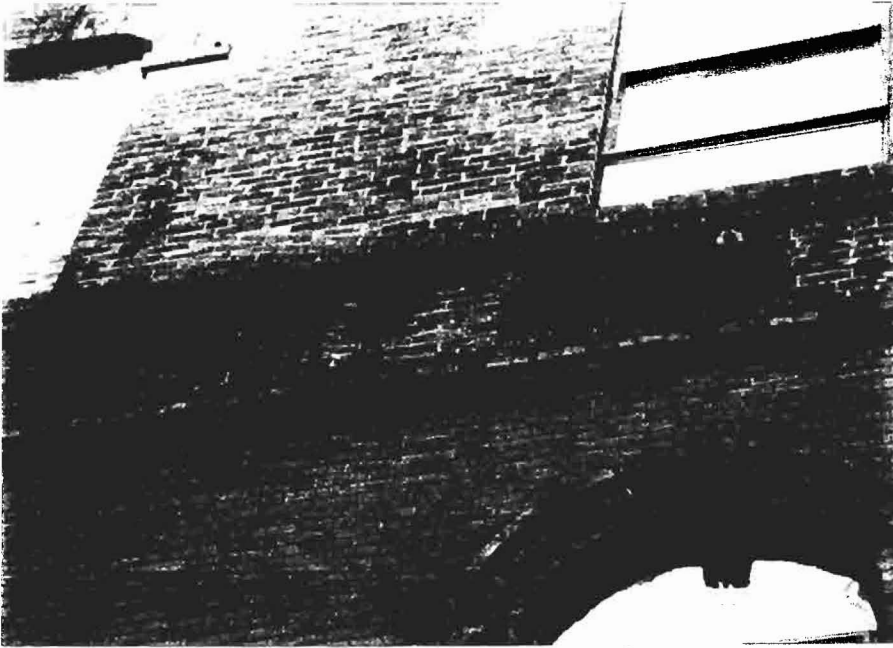






Previously
Removed

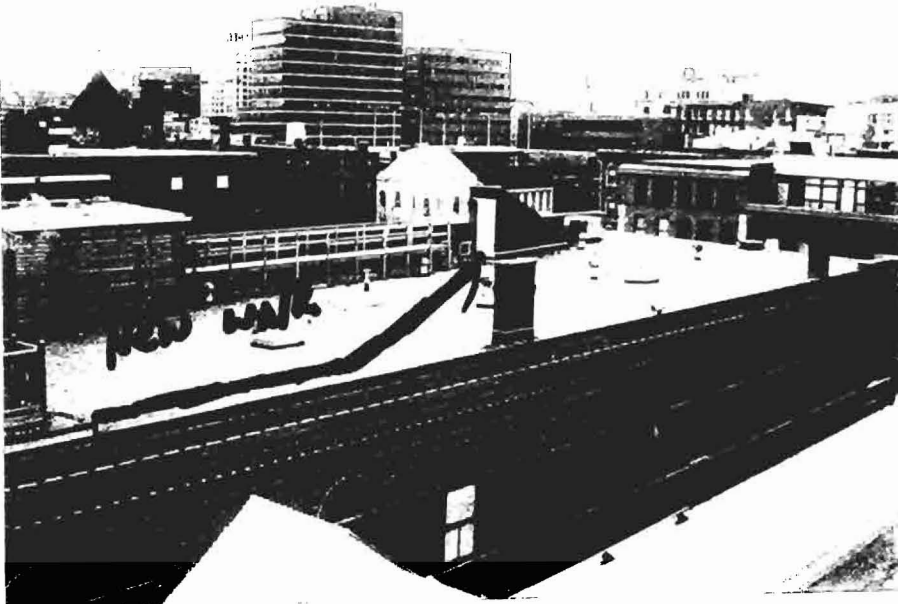
New addition
permit #
08-1316



Location:
99 Silver Street

Date:
December 12, 1997

Subject:

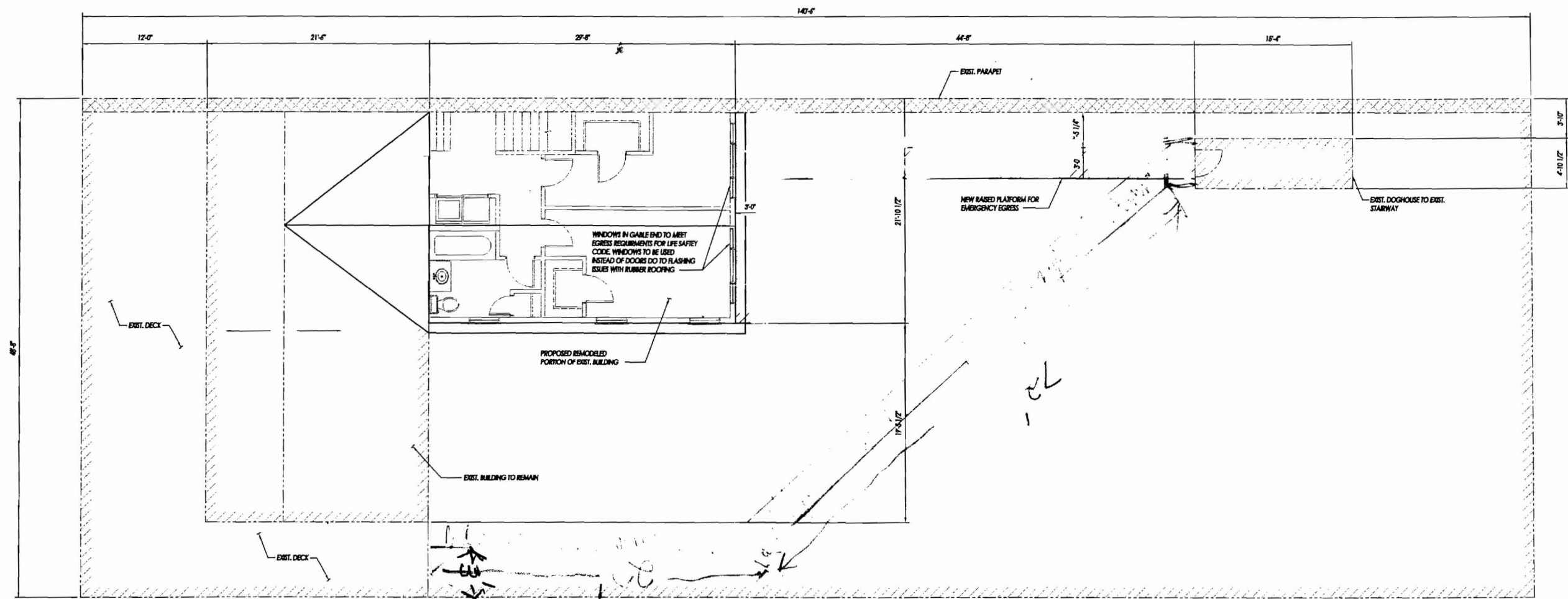


Location:
99 Silver Street

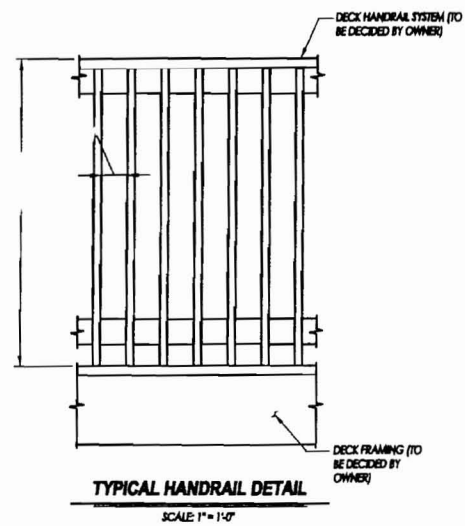
Photo # 8
Taken By:
John P. Berggren

Date:
December 12, 1997

Subject:
Roof Surface

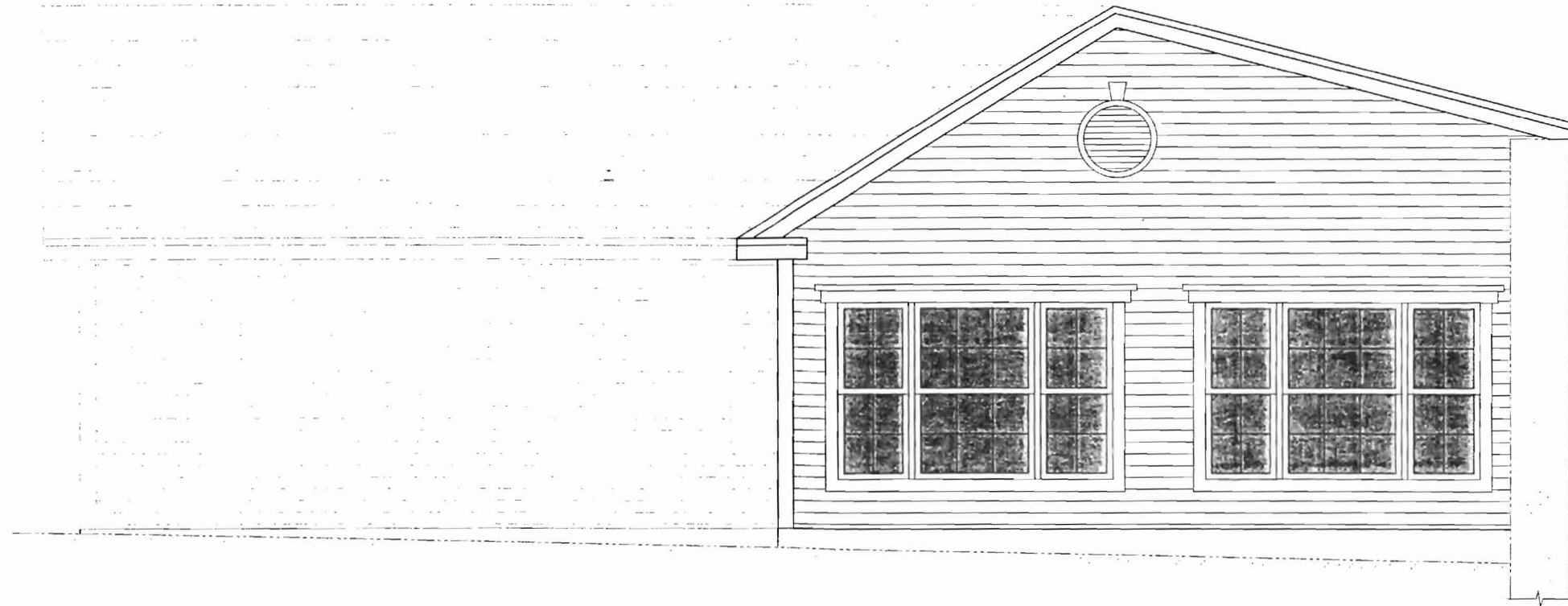


ROOF LAYOUT PLAN
SCALE: 3/8" = 1'-0"



NOTE:
THE ENGINEER'S STAMP IS FOR THE DESIGN OF STRUCTURAL ITEMS ONLY.
ARCHITECTURE, LIFE SAFETY ETC. ARE THE RESPONSIBILITY OF OTHERS.

<p>GLENN L. SMITH CUSTOM HOME DESIGN 186 SOUTH WATERBURY RD. LYMAN, MAINE 04002 (207) 490-2811 / CELL (207) 590-3352</p>	
<p><small>THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.</small></p>	
DRAWING NO.	S-6
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB ROOF PLAN

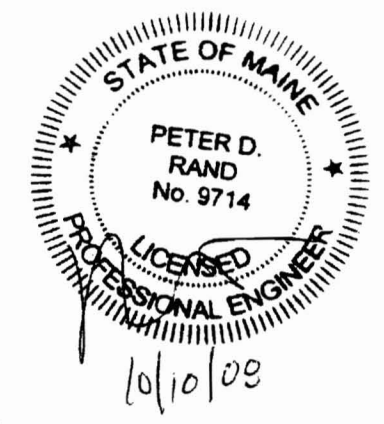


REAR ELEVATION
SCALE: 1/2" = 1'-0"

*from Permit #
08-1366*



SIDE ELEVATION
SCALE: 1/2" = 1'-0"



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DRAWING NO.	S-1
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB ELEVATIONS