

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that THANH C. NGUYEN

Located At 33 GRANT ST

Job ID: 2012-02-3269-ALTCOMM

CBL: 036- D-011-001

has permission to Repair dwelling units after fire, add fire doors, replace 6 windows, replace sheetrock 3rd fl, minor 1st & 2nd 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] 2/24/12

Code Enforcement Officer / Plan Reviewer

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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 33 GRANT ST

CBL: 036- D-011-001

Issued to: Thanh C. Nguyen

Date Issued: 7/25/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-02-3269-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-2
3 UNIT APARTMENT BUILDING
TYPE 5-B
IBC 2009

Approved:
7-25-2012

(Date) Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Inspections Division Director

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3269-ALTCOMM	Date Applied: 2/13/2012	CBL: 036- D-011-001	
Location of Construction: 33 GRANT ST	Owner Name: THANH C. NGUYEN	Owner Address: 188 LANE AVE, PORTLAND, ME 04101	Phone: 838-5017
Business Name:	Contractor Name: Igbal Hossain @ BENGEL HOME IMPROVEMENT	Contractor Address: 8 BAYSIDE TER PORTLAND MAINE 04101	Phone: (207) 641-9170
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG repair after fire	Zone: R-6
Past Use: Three Family Dwelling	Proposed Use: Same: Three Family Dwelling - to repair after fire including new windows, siding, drywall - Install new exterior doors & fire doors	Cost of Work: \$10,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: 5B IPC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Repair after Fire add fire doors, Damage to 3 & 2		Pedestrian Activities District (P.A.D.) <i>2/24/12</i>	
Permit Taken By: Lannie		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>5 2/13/12</i>	<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:	<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: <i>[Signature]</i>

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

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

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3269-ALTCOMM

Located At: 33 GRANT ST

CBL: 036- D-011-001

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 three family dwelling. Any change of use shall require a separate permit application for review and approval.
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.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
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 smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
6. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
 1. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
 2. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
 3. 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.
 4. Per IBC Sec. 3401.3 for existing buildings and dwelling units, compliance with smoke and carbon monoxide detection shall be per City Ordinance Chapter 10 and NFPA 101



General Building Permit Application

12-10
Next Due is 1/15/12

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>33 Grant st.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4500 sq. ft.</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>D</u> Lot# <u>11</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Thanh C Nguyen</u> Address <u>188 Lane st.</u> City, State & Zip <u>Portland Me. 04101</u>	Telephone: <u>707</u> <u>838-5017</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Thanh C Nguyen</u> Address <u>188 Lane Ave</u> City, State & Zip <u>Portland Me. 04101</u>	Cost Of Work: \$ <u>10,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>120.00</u>
Current legal use (i.e. single family) <u>Apartment</u>	Number of Residential Units <u>3</u>	
If vacant, what was the previous use? <u>Apartment (Fire damaged)</u>		
Proposed Specific use: <u>Same</u>		
Is property part of a subdivision? <u>No</u>	If yes, please name _____	
Project description: <u>Repair fire and water damage to building including new windows, siding, drywall. Install New exterior doors. Install Fire doors</u>		
Contractor's name: <u>Bengal Home Improvement</u>		
Address: <u>8 Bayside Terrace</u>		
City, State & Zip <u>Portland Me. 04101</u>		Telephone: <u>207-641-9170</u>
Who should we contact when the permit is ready: <u>Iqbal Hossain</u>		Telephone: _____
Mailing address: <u>8 Bayside Terrace</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: [Signature] Date: 2/11/12

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

Remove damage drywall 1st, 2nd and 3rd floor
Replace fire damaged windows – 6 windows
Frame new bedroom
Install egress window in newly created bedroom
Remove front stairway to attic
Frame in floor where stairs removed
Replace fire damaged siding
Remove drywall ceiling in 1st Floor rear bedroom back left of building
1st, 2nd and 3rd floors – remove suspended ceiling in bathrooms (drywall)
Install 2 new exterior doors (front back)
Install 8 fire doors

Replace drywall 5/8" on ceilings 1/2 on walls
Window Schedule *3rd FL 5/8 on common walls*

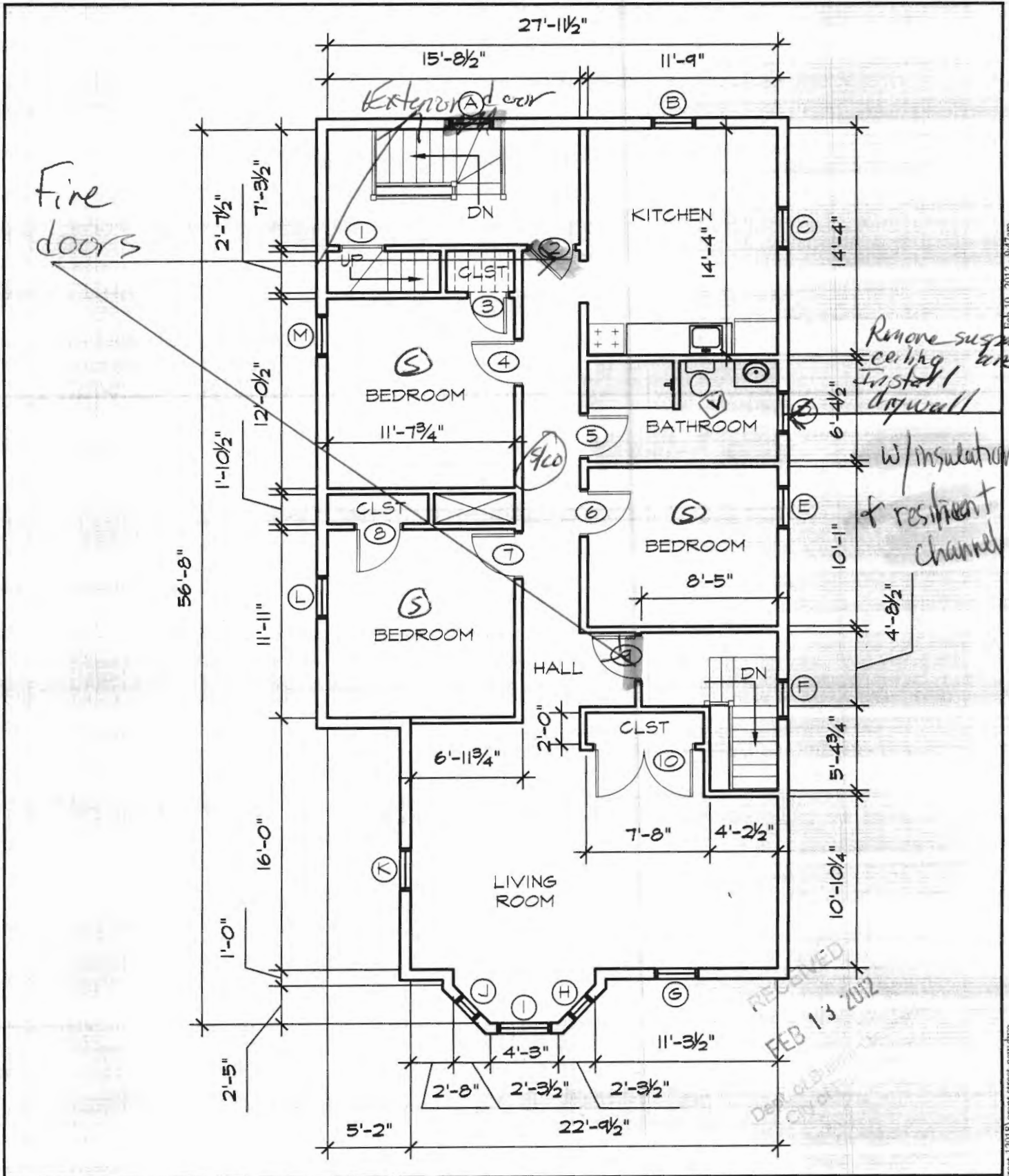
4 windows will be American Craftsman series 3000 – low e3/argon gas size 3/0 x 4/6 – Egress
2 windows be American Craftsman series 3000 – low e3/argon gas size 2/4 x 4/6

Door Schedule

Exterior doors – Feather River 36x80

Fire Door Schedule – Jeld Wen 90 minute fire rating

WHEBY
FEB 13 2012



Feb 10, 2012 - 9:47 am

H:\Master Proj Files\33 Grant Street-12018\grant street-new.dwg



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

© 2012 PDT Architects

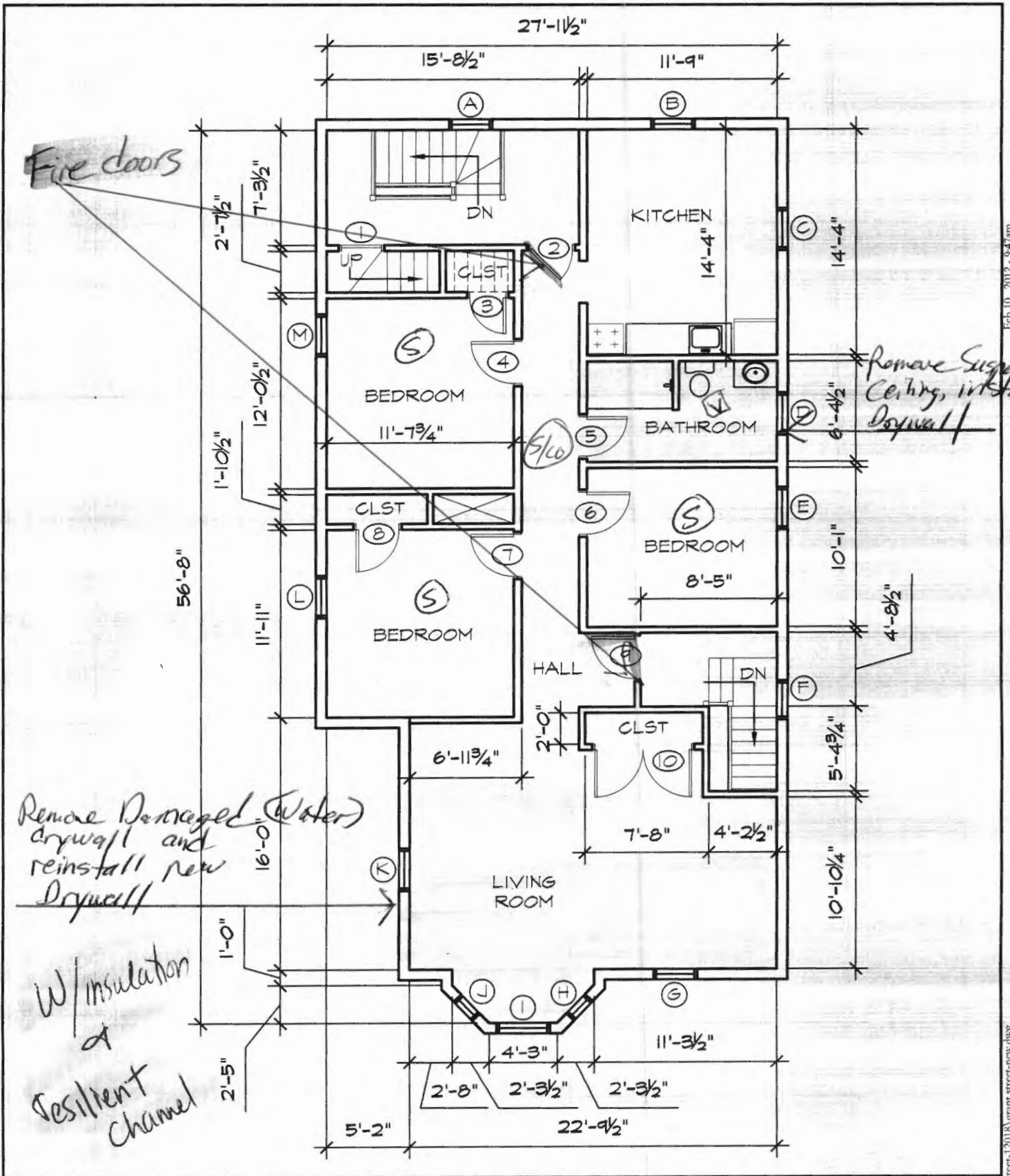
33 Grant Street
Portland, MAINE

TITLE
~~FLOOR THREE~~ 1st Floor
REVISED PLAN

JOB # 12-018
DATE 10 FEBRUARY 2012
SCALE 1/8"=1'-0"

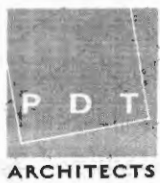
SHEET
1/1

RECEIVED
FEB 13 2012
CITY OF PORTLAND



Feb 10, 2012 - 9:47 am

H:\Master Proj Files\2\Grant Street-12018\grant street-new.dwg



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

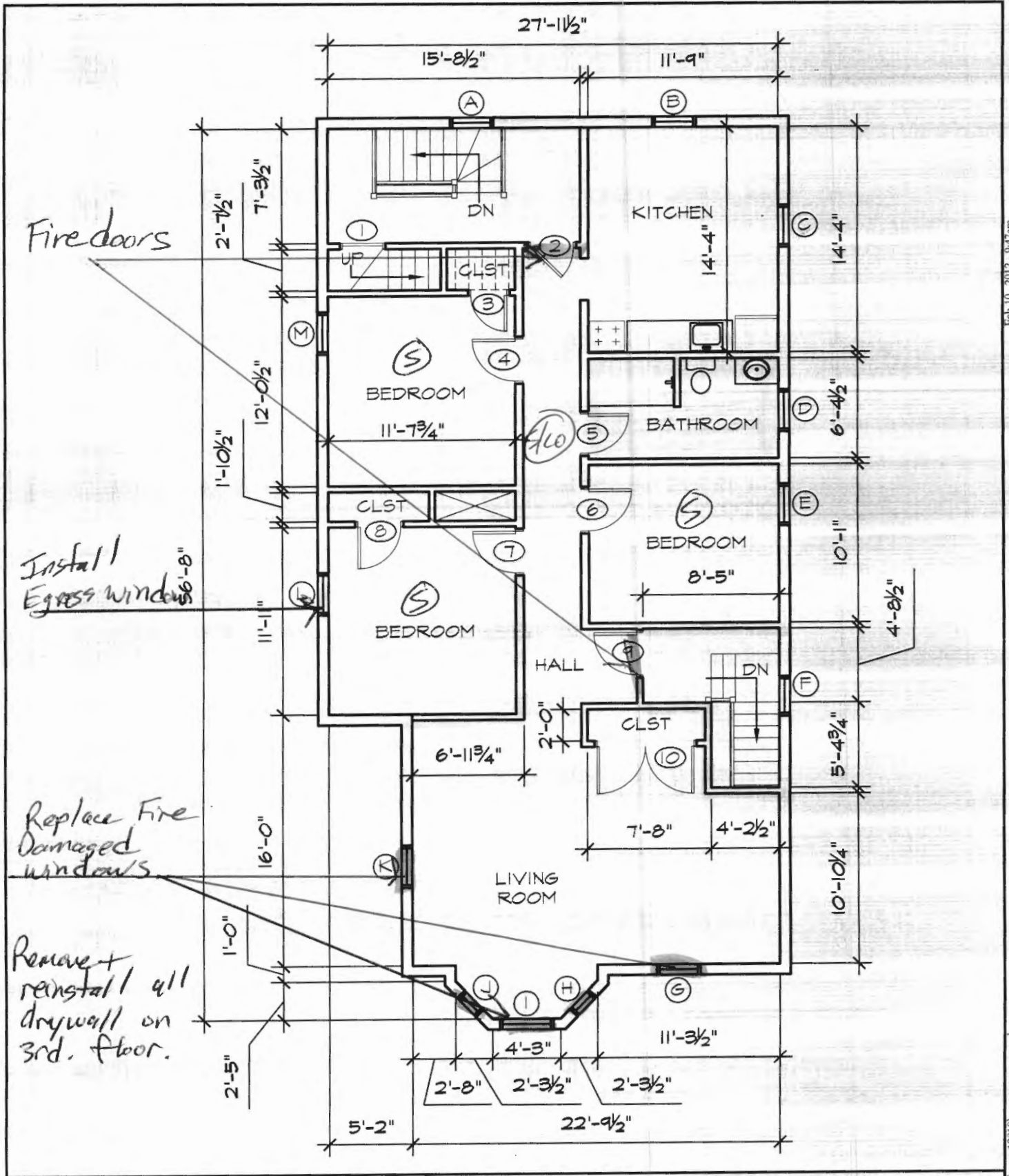
© 2012 PDT Architects

33 Grant Street
Portland, MAINE

TITLE
~~FLOOR THREE~~ 2nd Floor
REVISED PLAN

JOB # 12-018
DATE 10 FEBRUARY 2012
SCALE 1/8"=1'-0"

SHEET
1/1



Fire doors

Install Egress windows

Replace Fire Damaged windows

Remove + reinstall all drywall on 3rd. floor.



ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

© 2012 PDT Architects

Proposed

33 Grant Street
Portland, MAINE

TITLE
FLOOR THREE
REVISED PLAN

JOB # 12-018
DATE 10 FEBRUARY 2012
SCALE 1/8"=1'-0"

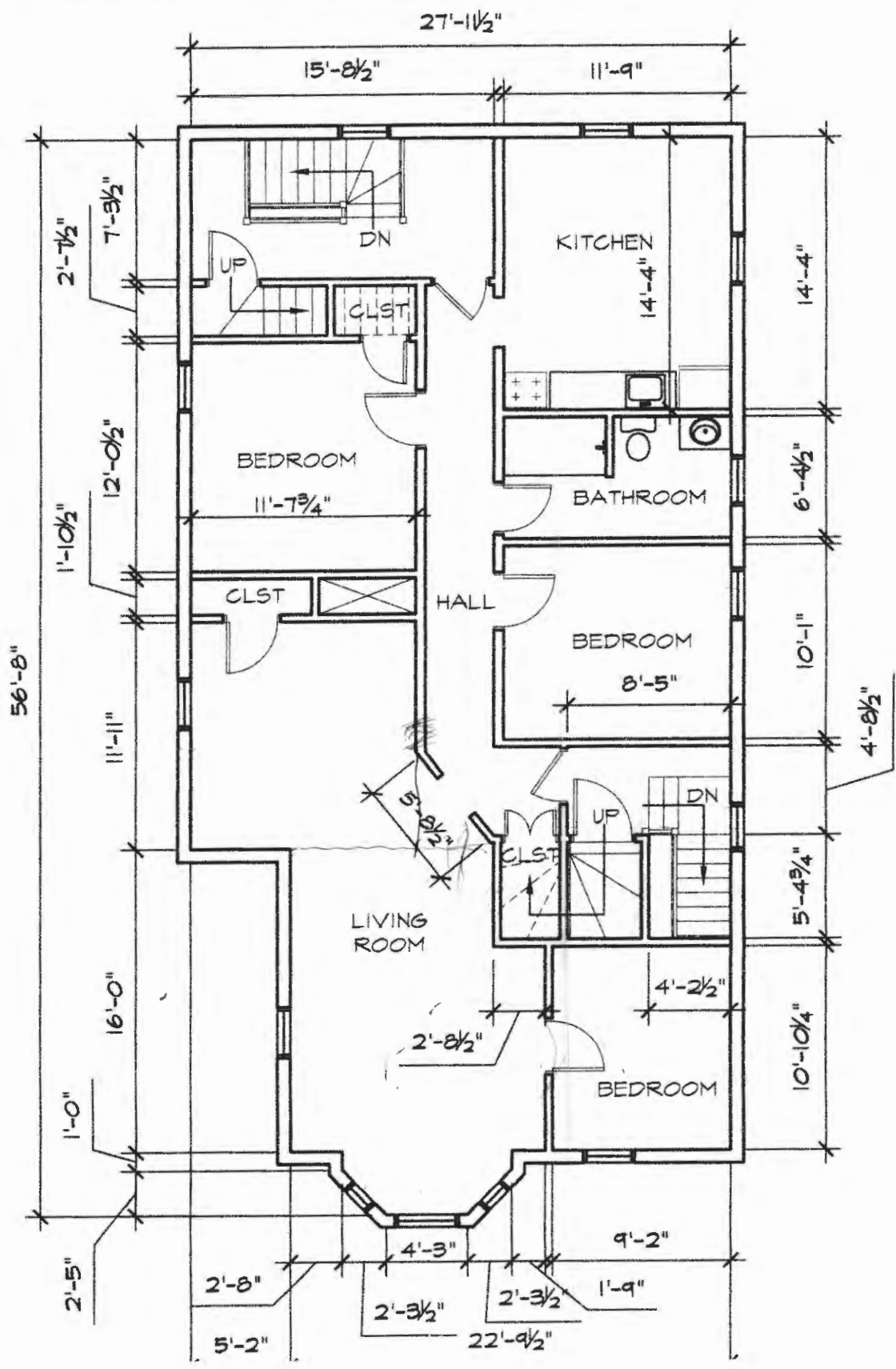
SHEET
1/1

Feb 10, 2012 - 9:47am

H:\Master Proj Files\2\Grant Street-12018\Grant Street-new.dwg

Existing Floor Plan

3rd floor



3-12-12 DWM Close-in OK Steve Cory approved elec 3-9-12

7-20-12 DWM/BKL/capt. Pirone Iqbal 641-9170 Fire + Elec Fall
Bdy seal holes a + plumbing

7-25-12 DWM/Steve Cory/capt Pirone Thanh 838-5017 Final OK