

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

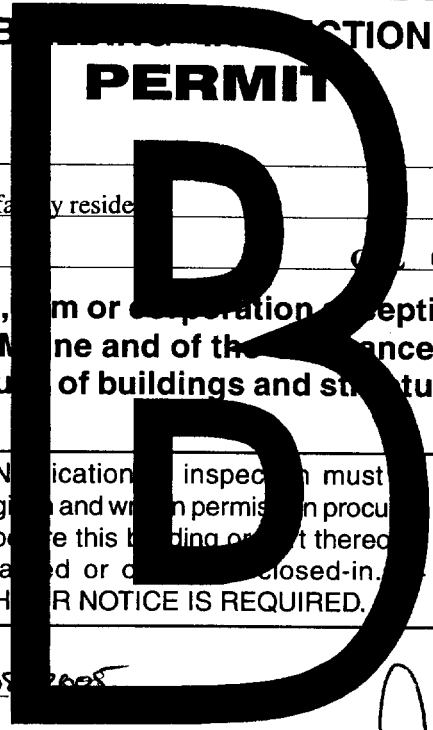
BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 051114
SEP 19 2005
CITY OF PORTLAND

This is to certify that Hill Adam C & /Owner
has permission to replace front steps of multi-family residence
AT 153 York St 044 B003001

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 altered or closed-in.
HEAVY 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. Greg Cass PD 09-09-2005
Health Dept _____
Appeal Board _____
Other _____

Department Name

Jamie Bourke 9/14/05
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: 05-1111	Issue Date: SEP 14 2005	CBL: 044 B003001
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Location of Construction: 153 York St	Owner Name: Hill Adam C &	Owner Address: 59 Myrtle St	Phone: 615-5267
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: R6

Past Use: multi-family residence	Proposed Use: multi-family residence with front steps replaced	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 2
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Proposed Project Description: replace front steps of multi-family residence <i>leg use: five (5) residential dwelling units</i> <i>of int Reno unit #1</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC-2003 Signature: JMB 9/14/05
	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: jharris	Date Applied For: 08/01/2005	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	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"/> <i>OK with condit</i> Date: <i>8/26/05</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: <i>4</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District 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>S</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

10/10/05

Did framing inspection Electrical
Not yet started now

11/1/05

OK TO CONT, FOOTINGS OK MECH TO CAN DPM FOR SIDEWALK

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Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

multi-family residence with front steps replaced & interior renovations	replace front steps of multi-family residence & interior reno of unit # 1
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/26/2005**Note:** **Ok to Issue:**

- 1) This property shall remain a five (5) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) The replacement entry steps shall be within the existing footprint unless fire and building codes require changes. Any changes shall be the MINIMUM amount necessary.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/14/2005**Note:** 9/12/05 left vm for Adam H. To call w/more details on framing & the unit separation, he vm back & I vm back to him. **Ok to Issue:**

9/13 spoke w/Adam H. And added notes for the stair work, asked him to submit info on the fire & sound penetration on the walls & ceiling in unit # 1. Adam called back to meeting today to review code requirements, he will resubmit.

9/14 received plans which are very light, we will need a darker copy. Ok to issue.

- 1) A darker set of revisions must be submitted at the issuance of the permit
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/08/2005**Note:** **Ok to Issue:**

- 1) Installation to comply with NFPA 101

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All Purpose Building Permit Application

Property owner owes real estate or personal property taxes or user charges on any property. In the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 15 York St

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>B</u> Lot# <u>003</u>		Owner: <u>Adam Hill</u>	Telephone: <u>615-5267</u>
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone:	Cost Of Work: \$ <u>2000.00</u> Fee: \$ <u>39</u>
Current use: <u>Residential 4-unit</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Replacing sheet rock & regular front steps</u>			
Project description:			
Contractor's name, address & telephone: <u>Adam Hill</u>		<u>615-5267</u> or <u>831-2286</u>	
Who should we contact when the permit is ready: _____			
Mailing address: <u>PO Box 4243 Portland, ME 04101</u>			
<p>We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be Issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:</p>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 the 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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

RECEIVED

AUG 1 2005

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

1120

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

[Handwritten Signature]

Signature of Inspections Official

Date

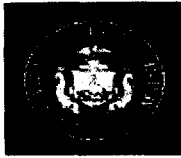
9/21/05

Date

CBL: 044 3003 Building Permit #:

5111

153 York St



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director*

July 28,2005

HILL ADAM C &
59 MRYTLE ST
PORTLAND ,ME 04101

CBL: 044 B003001
Located at 153 YORK ST

Certified Mail 70022410000081325034

Dear HILL **ADAM** C & ,

STOP WORK ORDER

An evaluation of the above-referenced property on **07/28/2005** revealed that building construction was being conducted without benefit of a valid building permit as required by Section **105.1** of the **2003** International Building Code and the **2003** International Residential Code of the City of Portland.

Appropriate **permitting** has not **been issued** for the property listed above, therefore **all** construction activity at that property must **STOP** immediately. This is a **STOP WORK ORDER** pursuant to Section **114.** of **2003** International Building Code and the **2003** International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent **lifting** of this order. Building Permit Applications **are** available in this office, Room **315** at Portland City Hall, from **8:00** a.m. to **4:00** p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1- 15 of the Code and in Title **30-A** of M.R.S.A. Section **4452.** This constitutes an appealable decision pursuant to Section 1 12 of the City of Portland Building Code.

If you wish to discuss **this** matter, or you have any questions, please feel free to contact me.

Sincerely,

Marland Wing @ (207) 874-8696
Code Enforcement Officer

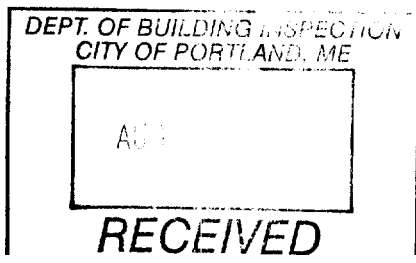
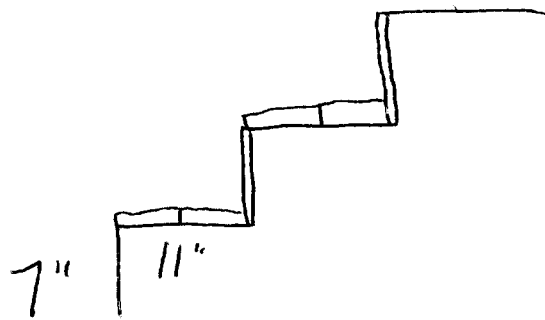
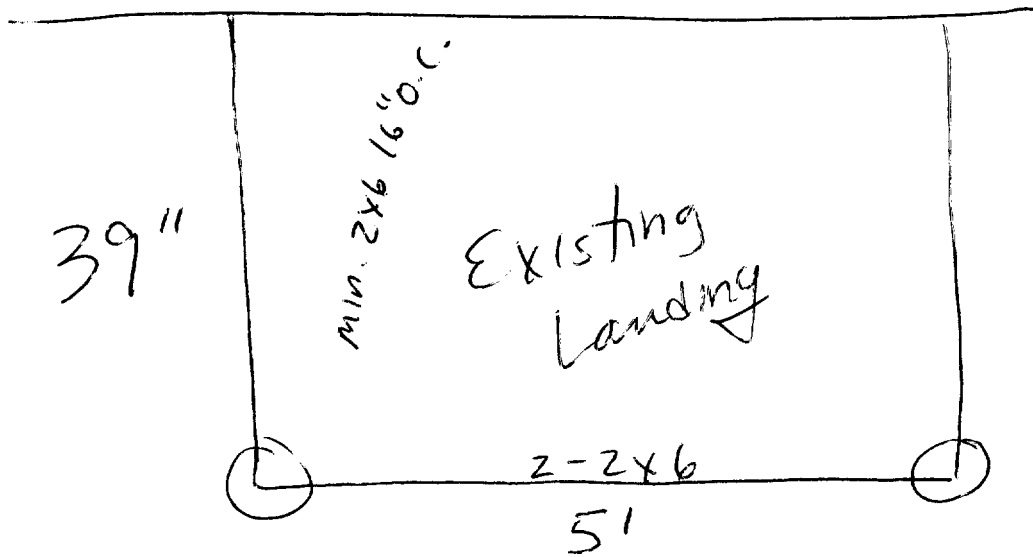


153 York St. Construction plans

Replace front entryway steps

Remove plaster and lathes from walls in vacant unit #1

9/13/05
Notes per Tel con
w/ Adam Hill

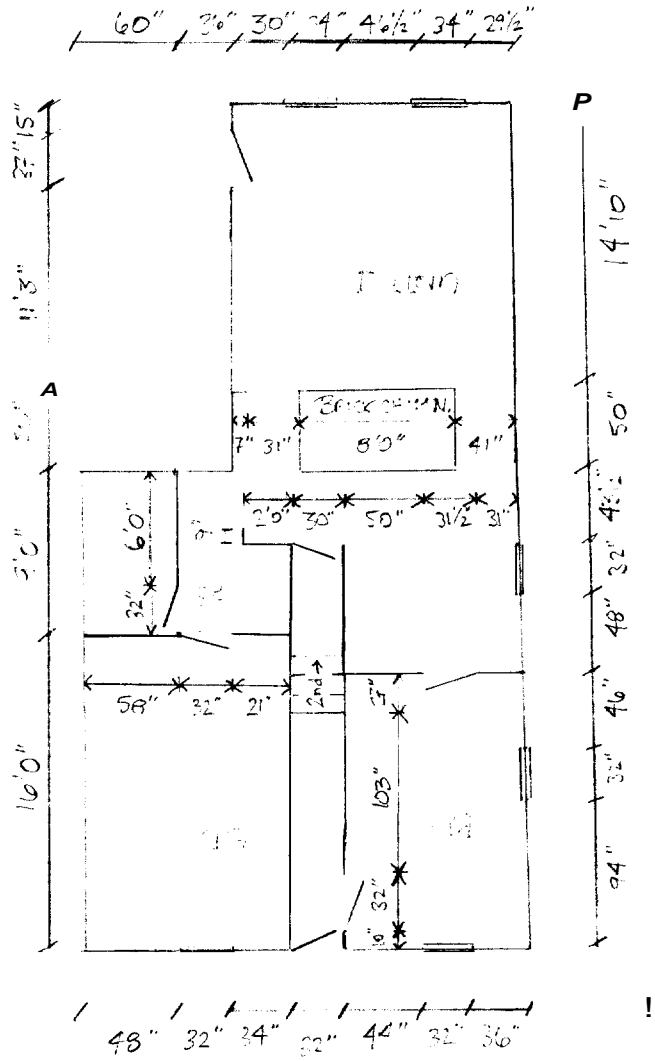


42" Guardrail < 4" space
34-38 graspable handrail w/ ends return

SCALE: 1"=10'

YORK STREET

153 YORK ST.
PORTLAND, ME.
APARTMENT 1101
EXISTING INTERIOR LAYOUT

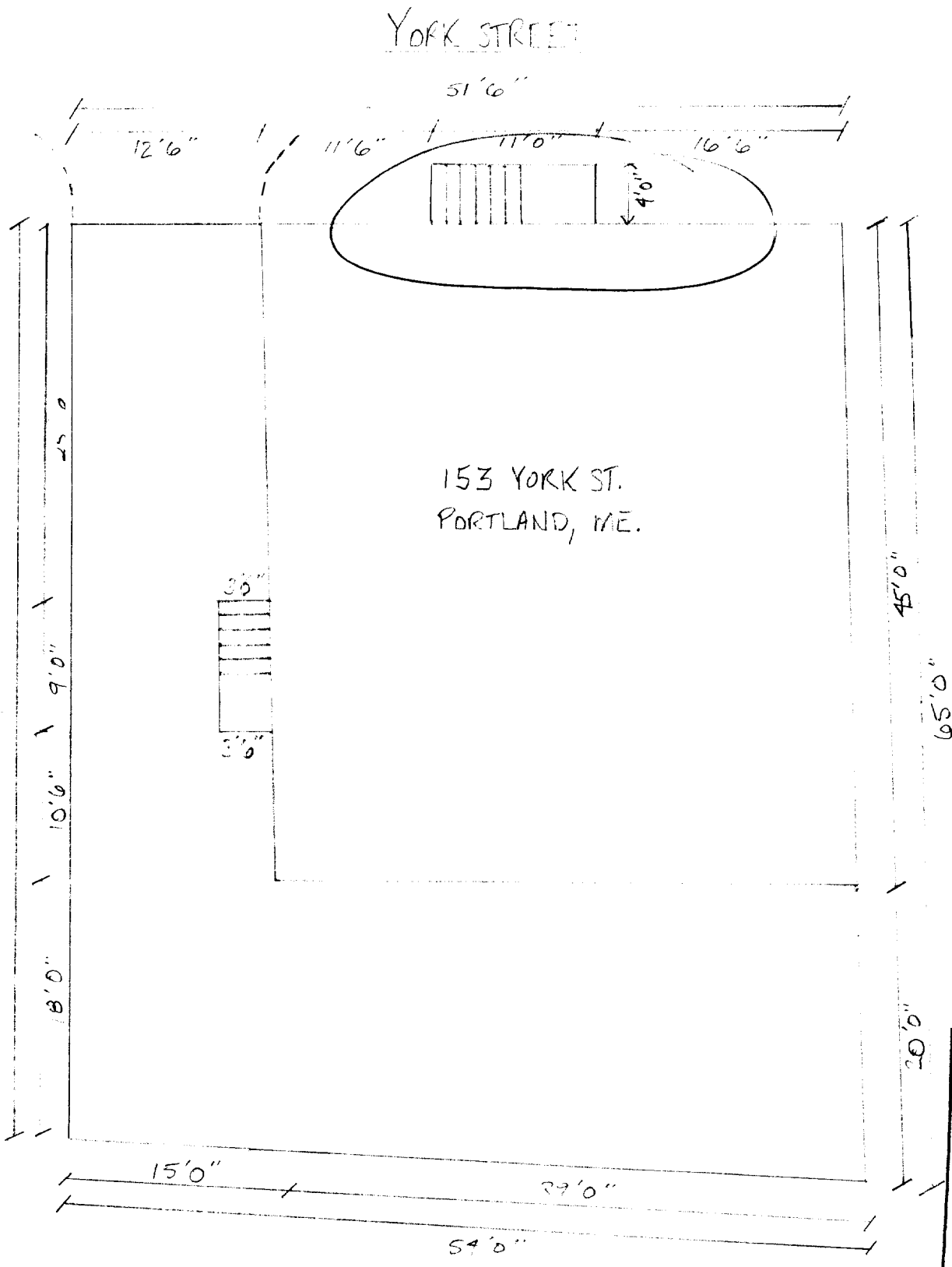


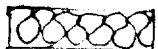

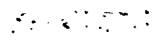

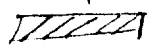
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 1 2005

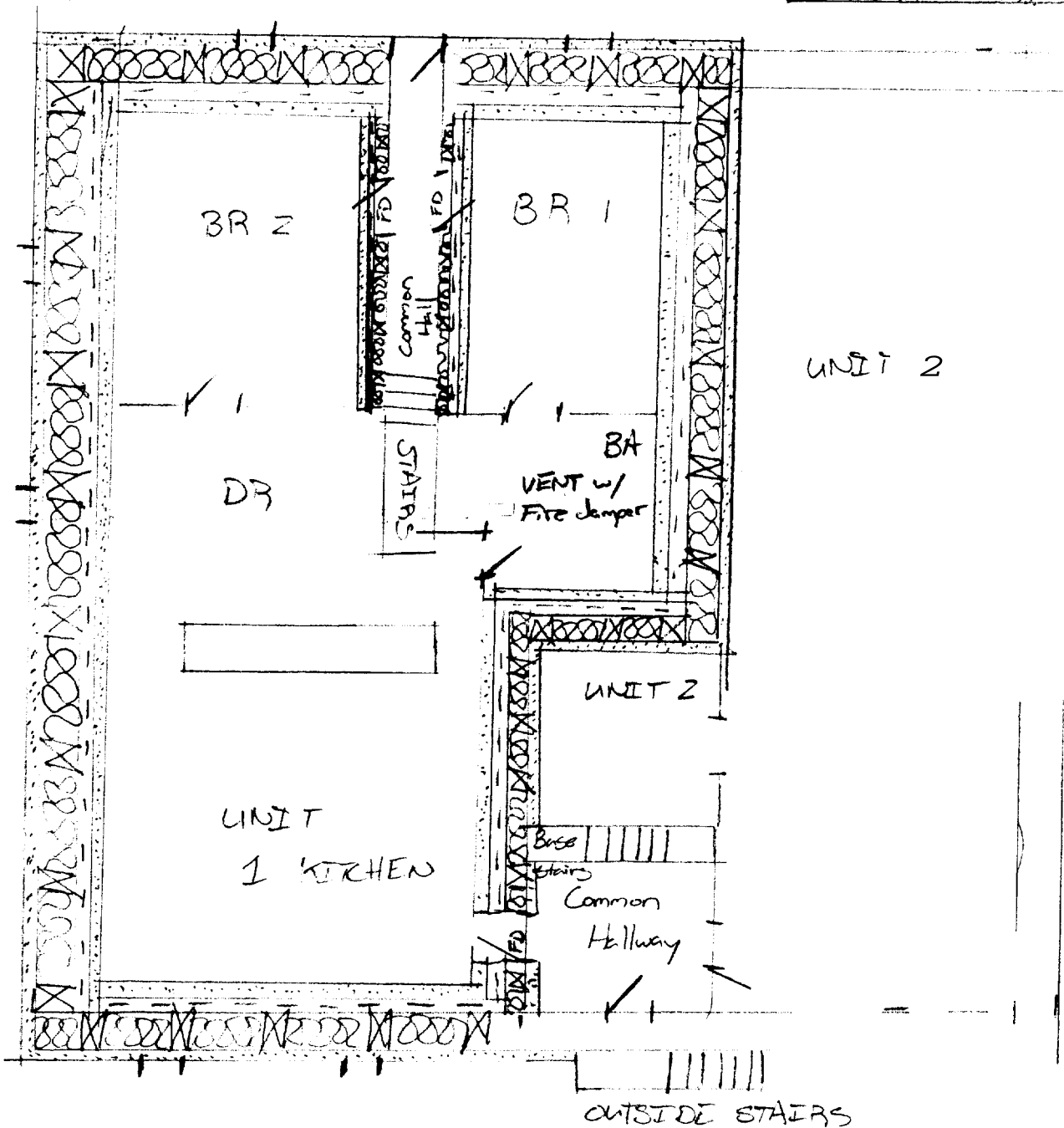
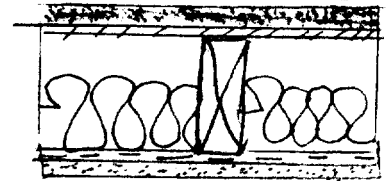
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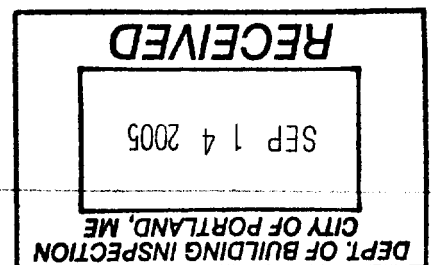
-  = Insulation
-  = Resilient channels
-  = Gypsum wallboard 5/8"
-  = wood joists
-  = Plywood

153 York St.
(Not to scale)



York St.

615-5267 - Adam



153 York St. Construction plans

- Replace front entryway steps. 42" guardrail, 34-38" handrail ^{20" tread nosing}
2X6 joists, 16 on center
- Remove plaster + lath from walls in unit 1
- Build fire walls in designated areas described in diagram
+ ceilings



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: _____

Check #: 1120 _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy