Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 101136

PERMIT ISSUED

This is to certify that Rice Geoffrey I/Geoffrey Rice

has permission to Framing new roof

AT 126 Danforth St CBL: 044 B043001 OCT 21 2010

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.

City of Portland

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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director / Building & Inspection Services 10/21/10

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:	Issue Date:	CBL:
10-1136		044 B043001

Location of Construction:	Owner Name:	Owner Address:	Phone:
126 Danforth St	Rice Geoffrey I	658 Congress St 1st Floor	207-772-6788
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Geoffrey Rice	658 Congress Street Portland	2078371793
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Multi Family	R-6

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Residentiall / Multi Family ~~illegal 6~~ 4 units	Residential / Multi Family (legal use 4 residential D.U. Framing new roof	$120.00	$10,000.00	2

legal use is 4 residential DU.

Proposed Project Description:

Framing new roof – no change in style or pitch per applicant

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION:

Use Group: R-2 Type: 5B

IBC-2003

Signature: JMB 10/21/10

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	09/13/2010

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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 21 2010

City of Portland

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☑ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 9/23/10	Date:	Date: 10/18/10

Ok with conditions

D. Andrews

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:	Date Applied For:	CBL:
10-1136	09/13/2010	044 B043001

Location of Construction:	Owner Name:	Owner Address:	Phone:
126 Danforth St	Rice Geoffrey I	658 Congress St 1st Floor	207-772-6788
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Geoffrey Rice	658 Congress Street Portland	(207) 837-1793
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Multi Family	

Proposed Use:	Proposed Project Description:
Residential / Multi Family -legal use 4 residential D.U. Framing new roof - no change in style or pitch	Framing new roof

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 10/18/2010

Note: **Ok to Issue:** ☑

1) * Entire roof (front and back slopes) to be re-roofed in Certainteed's "Hatteras" shingles. Color to match as closely as possible ell's roof color.

   * Remaining original roof trim elements-- including gutter, dentiles and fascia--to be repaired/replicated in all applicable locations.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/23/2010

Note: **Ok to Issue:** ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the roof is just being replaced as-is and there is no change in the style or the pitch.

2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

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.

4) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/21/2010

Note: **Ok to Issue:** ☑

1) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in substantial compliance with the approved plans.

2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, per Sec. 712 of IBC.

4) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 50 STC.

5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

6) 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.

PERMIT ISSUED

OCT 21 2010

City of Portland

Location of Construction:	Owner Name:	Owner Address:	Phone:
126 Danforth St	Rice Geoffrey I	658 Congress St 1st Floor	207-772-6788
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Geoffrey Rice	658 Congress Street Portland	(207) 837-1793
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Multi Family	

Comments:

9/22/2010-mes: Applicant shows 6 dwelling units where our files show 4 legal dwelling units. 2 illegal units on site. Also the plans are not clear on how the roof is being changed. Is there a new pitch? What was the old pitch. - called the owner, talked to secretary who took message on use and other questions

9/23/2010-mes: Representative of the applicant came in this morning and let me know that this is really a 4 residential DU building and not 6 units. I guess 128 Danforth may have 6 units, hut not 126 Danforth. He also told me that there is no change in the style of roof or the pitch. It is a replacement of the existing roof, as is.

10/18/2010-gg: received permit from historic as of 10/18/10. /gg

10/20/2010-jmb: Left vcmsg for Dan Leo for insulation details, if the building is occupied and if this is a habitable space.

10/21/2010-jmb: Dan Leo called and confirmed this attic area contains 2 habitable dwellings, these have been vacated for the work. He also verified there are ceiling ties at around 8', and there will be insulation R-38 in the rafters and the cap. Advised about the structural letter.

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 Inspection 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 with construction.**

__X__ Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

__X__ Final inspection required at completion of work, structural compliance letter required.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Sept. 13 2010

Received from Dan Leo

Location of Work 126 - 128 Dagett

Cost of Construction $_____ Building Fee:_____

Permit Fee $_____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 044 B043

Check #: Cash **Total Collected $** 120.00

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: Kyle

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

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: 126 - 128 Danforth		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 044 B 043	Applicant *must be owner, Lessee or Buyer* Name Geoffrey T. Rice Address 126-128 Danforth St. City, State & Zip Portland, Me 04101	Telephone: 207-772-6788
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Geoffrey T. Rice Address 658 Congress St. City, State & Zip Portland, Me. 04102	Cost Of Work: $ 10,000.00 C of O Fee: $ Total Fee: $ 120.00

RECEIVED
SEP 13 2010
Dept. of Building Inspections
City of Portland, Maine

Current legal use (i.e. single family) Mult. Fam. 4 Number of Residential Units 6 units
If vacant, what was the previous use?
Proposed Specific use:
Is property part of a subdivision? If yes, please name
Project description: framing new roof 126-128 Danforth St.

only 4 legal D.U. Approved
See 98 permit

Contractor's name: Geoffrey T. Rice
Address: 658 Congress St.
City, State & Zip Portland, Me. 04102 Telephone: 772-6788
Who should we contact when the permit is ready: Dan Lee Telephone: 837-1793
Mailing address:

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

9/23/10 incorrect per representative & applicant
only 4 units in Bldg

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: Dan Lee Date: 9/13/10

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

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 126 Danforth St	Owner: Rena Wynn	Phone:	Permit No: 980060
Owner Address: 135 Keswick Rd So. Portland, ME 04106	Lessee/Buyer's Name:	Phone: 892-0439 or 828-0656	BusinessName:
Contractor Name: SAA	Address:	Phone:	
Past Use: Illegal 9 Unit	Proposed Use: 4-family legal use	COST OF WORK: $ 20,000.00	PERMIT FEE: $ 125.00
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: R-2 Type: 5B Signature:
Proposed Project Description: Change Use - Make interior renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Mary Gresik	Date Applied For: 20 Janury 1998		

PERMIT ISSUED
Permit Issued: FEB - 3 1998
CITY OF PORTLAND

Zone: R-b CBL: 044-B-043
Zoning Approval: OK w/ Conditions
Special Zone or Reviews:
☐ Shoreland
☐ Wetland 1/23/98
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐minor ☐mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review
Action:
☐ Approved
☑ Approved with Conditions
☐ Denied
Approved for interior work only - any external alteration subject to Landmark review
Date: 1/20/98

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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 WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Rena J Wynn	135 Keswick Rd S. Portland ME	20 January 1998	828 0656
SIGNATURE OF APPLICANT Rena J. Wynn	ADDRESS:	DATE:	PHONE:
Rena J Wynn Owner			892 0439
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 2
A Rowe

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	044 B043001
Land Use Type	FOUR FAMILY
Property Location	126 DANFORTH ST
Owner Information	RICE GEOFFREY I 658 CONGRESS ST 1ST FLOOR PORTLAND ME 04101
Book and Page	15342/162
Legal Description	44-B-43 DANFORTH ST 122-126 STRATTON ST 13-19 4800 SF
Acres	0.11

Current Assessed Valuation:

TAX ACCT NO.	6452	**OWNER OF RECORD AS OF APRIL 2010** RICE GEOFFREY I
LAND VALUE	$151,000.00	658 CONGRESS ST 1ST FLOOR
BUILDING VALUE	$256,900.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	$407,900.00	
TAX AMOUNT	$7,309.58	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	2.5
Bedrooms	8
Full Baths	4
Total Rooms	20
Attic	NONE
Basement	FULL
Square Feet	3781

View Sketch View Map View Picture

Sales Information:

Sale Date	Type	Price	Book/Page
2/29/2000	LAND + BUILDING	$212,400.00	15342/162
1/1/1998	LAND + BUILDING	$123,000.00	13539/200

New Search!

GENERAL STRUCTURAL NOTES

SI Job # 10-0099
Roof Replacement
Danforth St 126/128
Portland, ME 04101

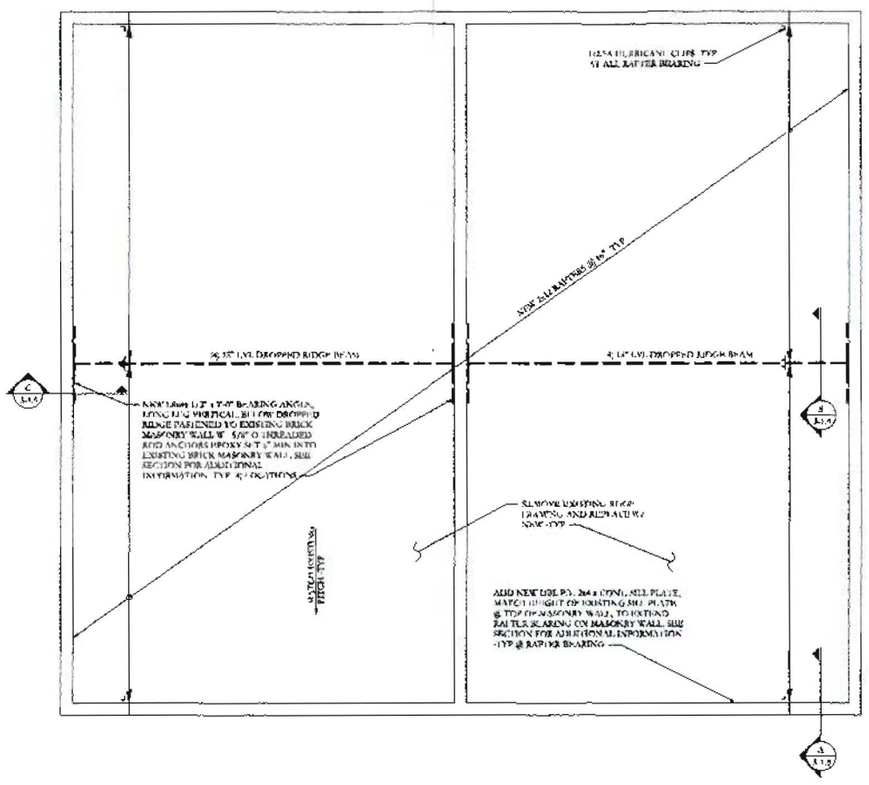
DESIGN LIVE LOADS: 2006 IBC, U.O.N.
- Snow — 50 psf, Pg
- Wind — 100 mph, exp C, 3 second gust

STRUCTURAL STEEL:
- Angles, misc.: ASTM A36
- Connector bolts: ASTM A307
- Post Installed Anchors shall be ICC-ESR approved, installed in accordance with manufacturers specifications
  - In concrete: Wedge Type
  - In solid masonry: Epoxy Type
- All structural steel shall be fabricated and erected per the current edition of AISC Steel Construction Manual.

WOOD FRAMING:
- Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
- SPF #2 and better (Maximum Moisture Content 19%) U.O.N.

Plates: Sill plates: Pressure Treated SPF or Southern Pine
"Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.
Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.
Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).
DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.
All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.
For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.
Do not mix galvanized and stainless products.
Do not allow aluminum to contact treated wood.
- Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Trevel or equivalent. Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
- Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
- All beams shall be braced against rotation at points of bearing.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS
- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- Observations of framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.

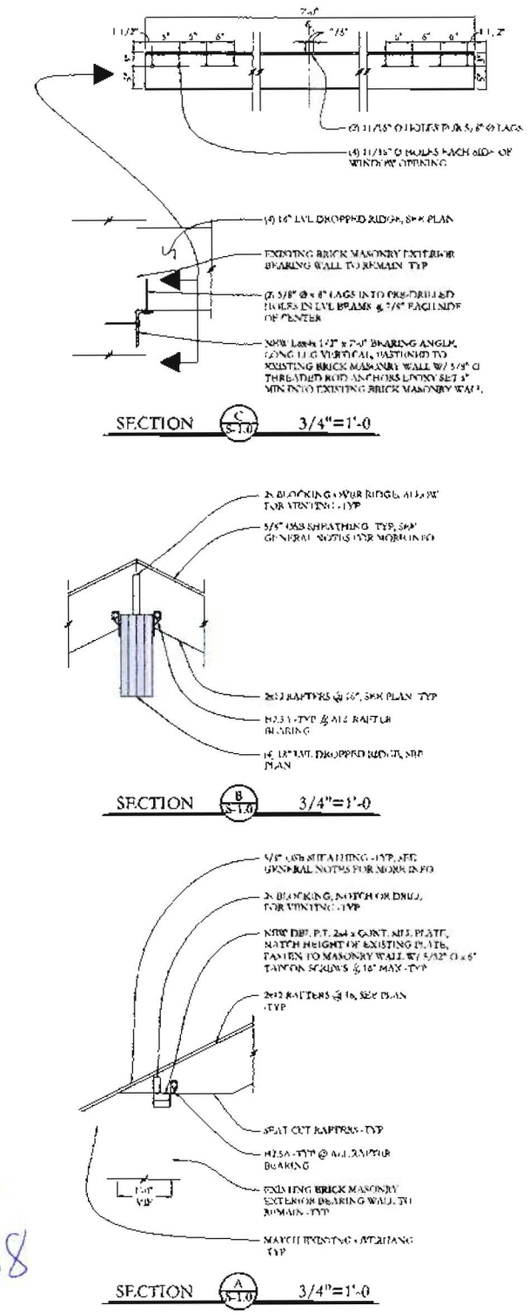


ROOF FRAMING PLAN

NOTES:
1. ROOF SHEATHING SHALL BE 5/8" OSB, SEE GENERAL NOTES FOR ADDITIONAL INFO
2. ALL ROOF RAFTERS TO BE 2x12 @ 16" -TYP
3. SEE S-1.0 FOR GENERAL STRUCTURAL NOTES

SCALE: 1/4"=1'-0"

Per Dan Leo, ceiling tes a 8' insulation in rafter & ceiling R-38



STATE OF MAINE
AARON C. JONES
No. 10868
LICENSED
PROFESSIONAL ENGINEER
9/7/10

Structural Integrity
BUILD WITH CONFIDENCE
SI# 10-0099

DATE: 9/7/10
SCALE: 1/4"=1'-0"

Roof Replacement
126/128 Danforth St.
Portland, ME 04101

ROOF FRAMING PLAN

S-1.0