

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 070513  
MAY 15 2007  
CITY OF PORTLAND

This is to certify that PEREGRINE CORPORATION / Dave Johnson  
has permission to Sheetrock trim, Interior Renovations  
AT 64 GRAY ST 044 1010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is altered or closed-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. Craig Carr  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
5/14/07  
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: 07-0513	Issue Date:	CBL: 044 I010001
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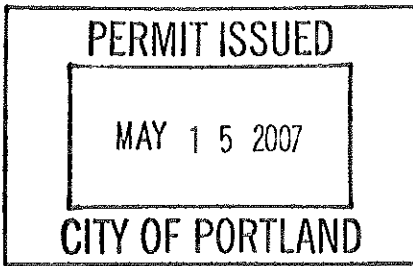
Location of Construction: 64 GRAY ST	Owner Name: PEREGRINE CORPORATION	Owner Address: 233 OXFORD ST	Phone:
Business Name:	Contractor Name: Dave Johnson	Contractor Address: 17 Laskey Rd. Windham	Phone 2077746904
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 7 unit residential	Proposed Use: 7 unit residential - Sheetrock trim, Interior Renovations	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: Sheetrock trim, Interior Renovations  <i>legal use - 2 d.u.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>		INSPECTION: Use Group: <i>R-2</i> Type: <i>EB</i> <i>IBC 2003</i>
		Signature: <i>Greg Cass</i>		Signature: <i>[Signature]</i> 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: Idobson	Date Applied For: 05/08/2007	<b>Zoning Approval</b>
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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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>all interior work</i> <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>5/14/07</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 checked="" type="checkbox"/> <i>yes</i> 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>any exterior work requires separate permit through review &amp; approval thru Historic preservation</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

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 initialzing 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

Dave Johnson  
Signature of Applicant/Designee  
Donna Martin Admin  
Signature of Inspections Official

05/15-07  
Date  
05-15-07  
Date

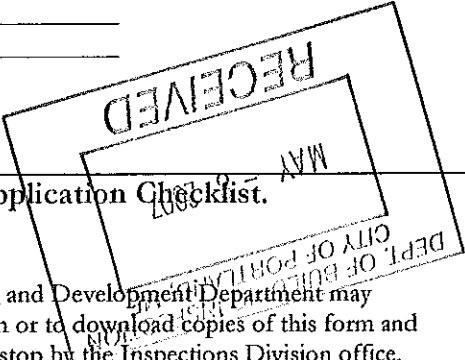
CBL: 44 I 010 Building Permit #: 070513



# 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>604 Gray St.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>44</u> <u>I</u> <u>10</u>	Owner: <u>PSL Services</u>	Telephone: <u>650-9338</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVE JOHNSON Builders</u> <u>17 Laskey Rd.</u> <u>Windham, ME 04062</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>7 unit tenant</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Cosmetic Renovations / Sheetrock, Trim Interior Renovations</u>		
Contractor's name, address & telephone: <u>17 Laskey Rd.</u> <u>Windham, ME 04062</u>		
Who should we contact when the permit is ready: <u>DAVE JOHNSON</u> Mailing address: _____ Phone: <u>232-1839</u>		



Please submit all of the information outlined in the Commercial Application 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.

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 of applicant: <u>Dave Johnson</u>	Date: <u>5/8/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

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

Permit No: 07-0513	Date Applied For: 05/08/2007	CBL: 044 I010001
-----------------------	---------------------------------	---------------------

Location of Construction: 64 GRAY ST	Owner Name: PEREGRINE CORPORATION	Owner Address: 233 OXFORD ST	Phone:
Business Name:	Contractor Name: Dave Johnson	Contractor Address: 17 Laskey Rd. Windham	Phone (207) 774-6904
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 7 unit residential - Sheetrock trim, Interior Renovations	Proposed Project Description: Sheetrock trim, Interior Renovations
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 05/09/2007

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.
- 2) This property shall remain a seven family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 05/14/2007

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) An inspection shall be scheduled prior to close in.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Greg Cass      Approval Date: 05/10/2007

Note: Ok to Issue:

- 1) Building shall comply with NFPA 101 "Existing Apartments"



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Lee Urban - Director of Planning and Development  
Jeanie Bourke - Inspection Division Services Director

May 17, 2007

RISBARA ANTOINETTE M  
264 TERRACE AVE  
PORTLAND, ME 04102

**CBL: 262 B021001**  
**Located at 264 TERRACE AVE**

**Certified Mail: 70033110000260642437**

Dear Antoinette Risbara:

## **SECOND NOTICE OF VIOLATION - BILLING NOTIFICATION**

A re-inspection of 264 Terrace Avenue revealed that you are still conducting a business use out of your residential lot. The box truck remains parked in the driveway at 264 Terrace Ave., with a small portable trailer marked "Office" on the door.

A previous phone conversation indicated that you no longer own the property and have no idea who bought it. Our assessing records show you as the tax payer for the property.

As mentioned in a previous letter, such uses are required to meet the City of Portland's zoning requirements through a permit application procedure. As of the 17<sup>th</sup> day of May, 2007, you have not applied for a Home Occupation Permit in accordance with § 14-87 and 14-410 of our zoning ordinance.

See the attached list of violations.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to re-inspection. Failure to pay the assessed fee within ten (10) days shall cause the City to assess lien against the property pursuant to Section 1-16 of the Code.

You are required to discontinue the business operations, or come in our office within ten (10) days to appropriately apply for a home occupation. If we do not receive an application by the 27<sup>th</sup> day of May, 2007, and an inspection shows that the business is still there, we will turn this matter over to our Corporation Counsel, and they may begin legal proceedings to bring the use of your property into compliance, as provided for in § 6-1 of the Code and in Title 30-A M.R.S.A § 4452.

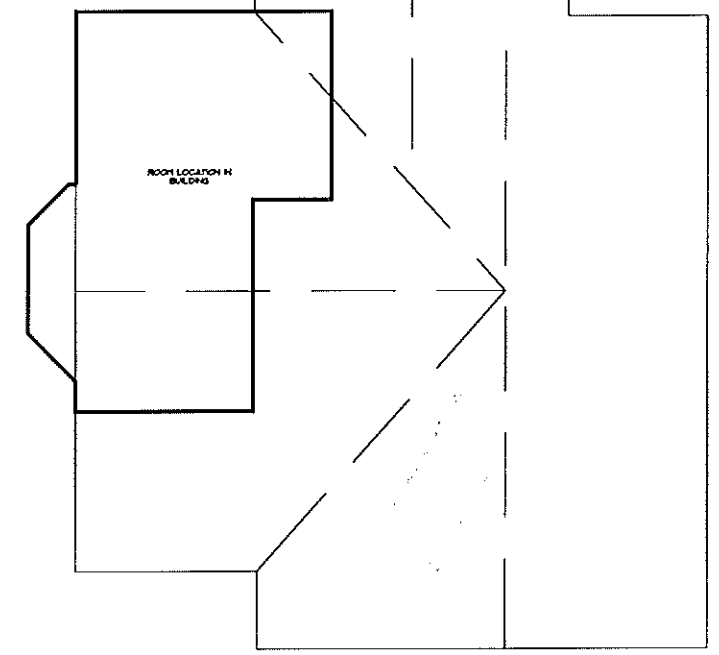
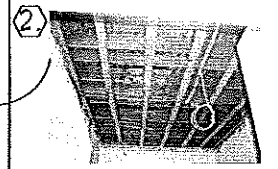
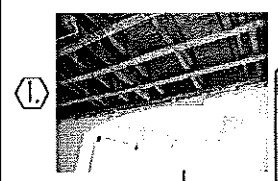
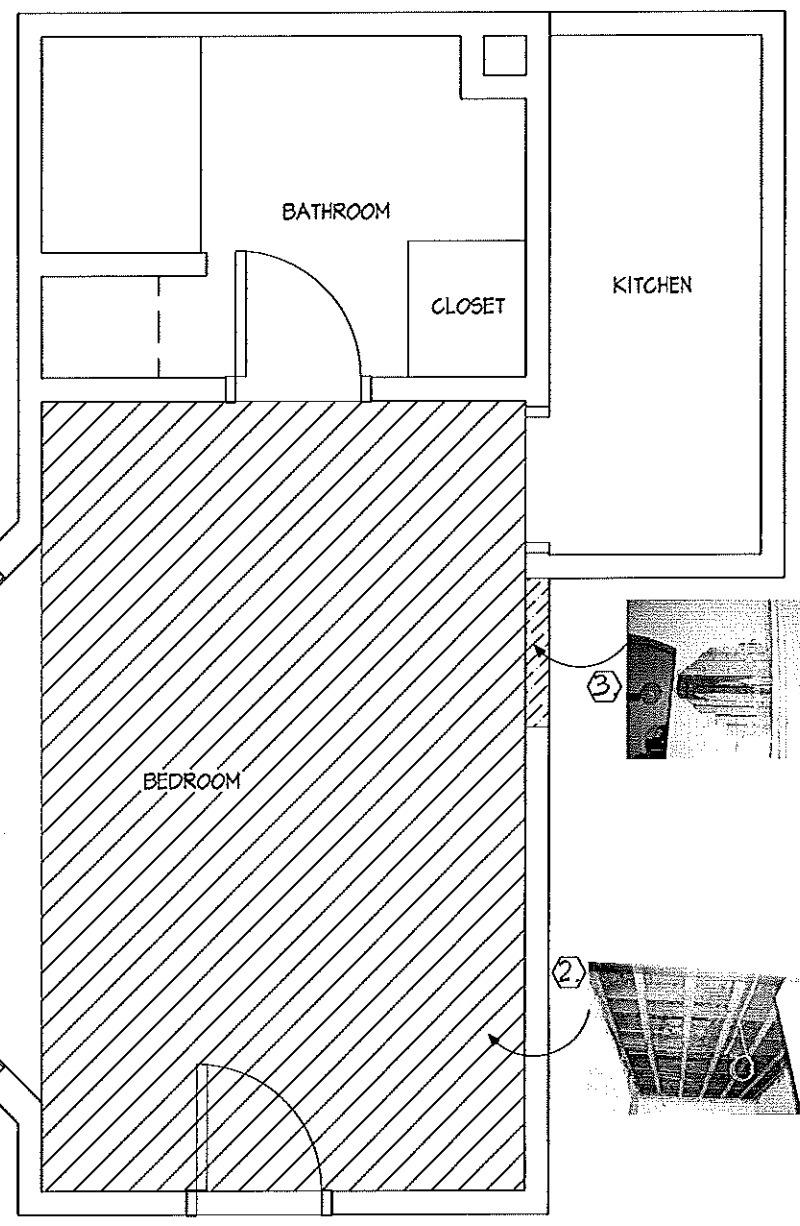
Sincerely,

Jon Rioux,  
Code Enforcement Officer

05/16/07 pre-construction } ~~MSA~~

05/23/07 UOOS - in ~~0 way~~ } ~~MSA~~

AREA WHERE DAMAGE OCCURED TO A HALL  
AREA WHERE DAMAGE OCCURED TO A CEILING



2 BUILDING OUTLINE  
1/4" = 1'-0"

RECEIVED  
MAY 8 - 8 2007  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

NOTE:  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY  
FOR LOCAL CODE COMPLIANCE.  
ALL DRAWINGS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO OUR  
CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND  
DRAIN IN ACCORDANCE WITH COMMON BUILDING PRACTICES  
AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING  
SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND  
SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED  
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION  
BEGIN. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED  
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION  
BEGIN, FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS  
FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR DAMAGES  
AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

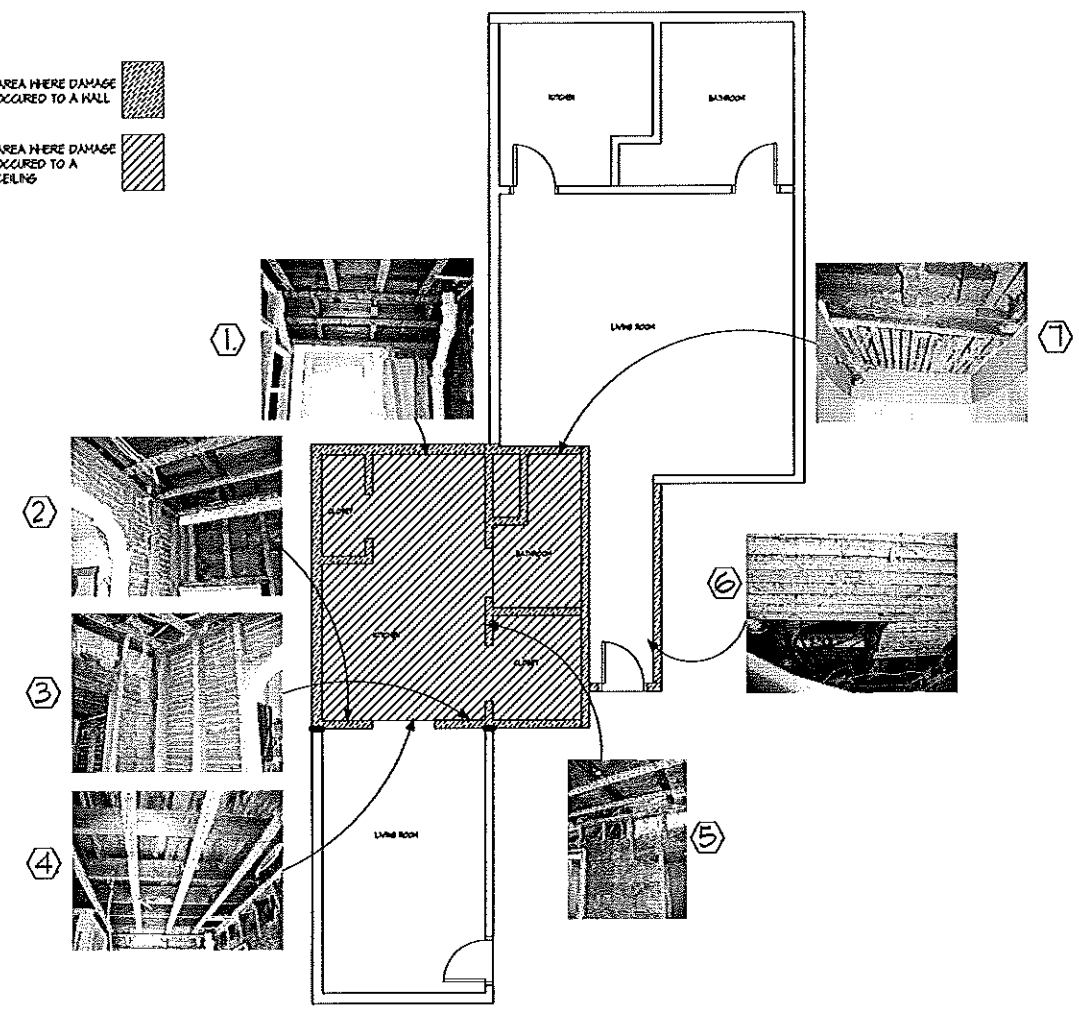
1. THIS ILLUSTRATES THE DAMAGE DONE TO THE ENTIRE CEILING COVERING THIS ROOM. THIS IS THE CURRENT CEILING CONDITION ABOVE THE WINDOW.  
THE FOLLOWING IS TO BE REPLACED WITH 5/8" TYPE X GYPSUM BOARD, TO BE TAPED, MUDDERED, SANDED & PAINTED.  
ACCORDING TO SECTION R315.1 WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.  
ACCORDING TO SECTION R317.3.12 OF THE IRC CODE: PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479

3. THIS PHOTO ILLUSTRATES THE DAMAGE DONE TO THE DOWNSTAIRS WALL WHERE COSMETIC REPAIR WILL BE REQUIRED.  
THE FOLLOWING AREA WILL BE REPLACED WITH 5/8" TYPE X GYPSUM BOARD, TAPED, MUDDERED, SANDED & PAINTED.



AREA HERE DAMAGE OCCURED TO A WALL

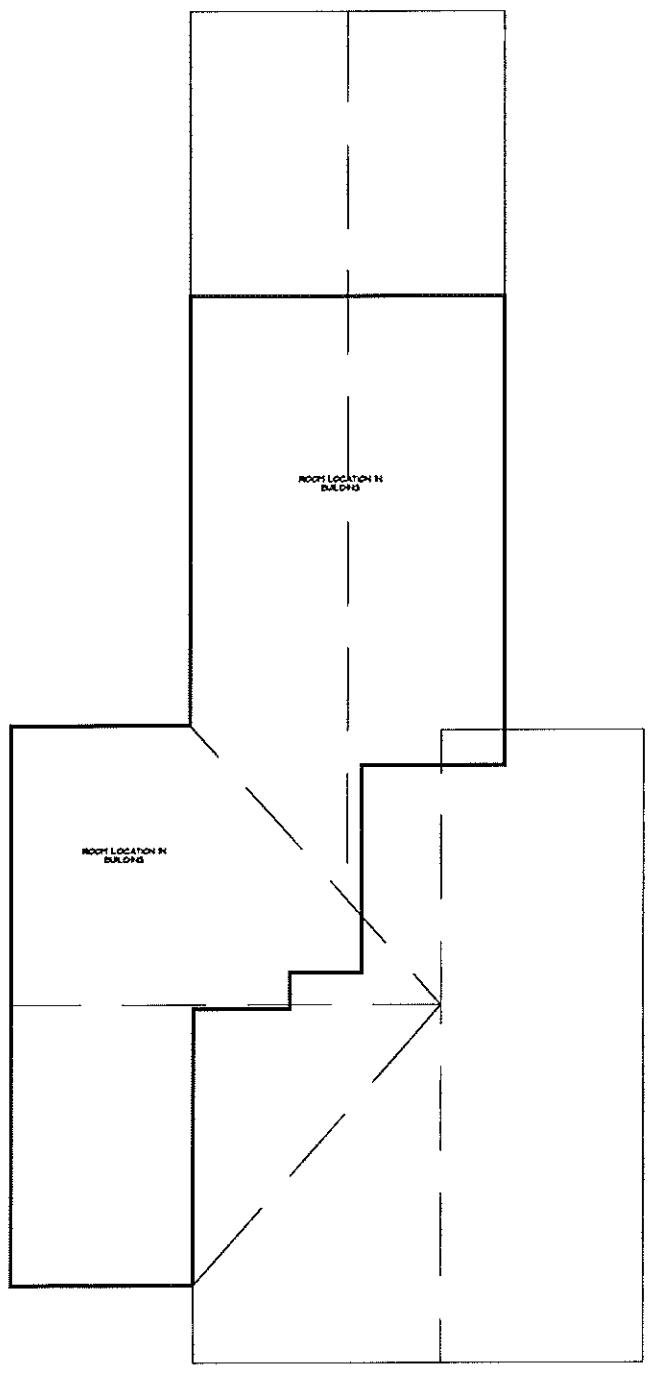
AREA HERE DAMAGE OCCURED TO A CEILING



1 SECOND FLOOR  
1/4" = 1'-0"

1. THIS PHOTO ILLUSTRATES WHERE THE INITIAL DAMAGE OCCURED TO THE BUILDING. THIS IS SITUATED AT THE REAR OF THE BUILDING AT THE FIRE EXIT. THIS ENTIRE ROOM WILL REQUIRE A COSMETIC REPAIR IN ACCORDANCE TO THE I.R.C. SECTION R315.1 AND SECTION R317.3.2
2. THIS PHOTO ILLUSTRATES THE AREA WHERE REPAIR IS NEEDED TO THE WALLS. THIS WILL INCLUDE 5/8" TYPE X GYPSUM BOARD, TAPED, MUDDER, SANDED & PAINTED.
- 3,4. THIS PHOTO ILLUSTRATES THE DAMAGE TO THE CEILING AREA IN THE KITCHEN AREA. THIS ROOM WILL REQUIRE COMPLETE COSMETIC REPAIR TO CEILING WITH 5/8" TYPE X GYPSUM BOARD, TAPED, MUDDER, SANDED AND PAINTED.
5. THIS ILLUSTRATES THE DAMAGE TO THE CLOSET AREA THIS ROOM WILL ALSO REQUIRE COMPLETE COSMETIC REPAIR TO CEILING WITH 5/8" TYPE X GYPSUM BOARD, TAPED, MUDDER, SANDED & PAINTED.
6. DAMAGE DONE TO THE ENTIRE CEILING COVERING IN THIS HALLWAY. THIS PHOTO ILLUSTRATES THE CURRENT CEILING CONDITION AFTER FLOOD DAMAGE. THIS CEILING WILL REQUIRE REPAIR THAT WILL CONSIST OF 5/8" TYPE X GYPSUM BOARD, TAPED, MUDDER, SANDED & PAINTED
7. EXTENSIVE DAMAGE DONE TO THE ENTIRE CEILING COVERING THE BATHROOM. THIS IS THE CURRENT CEILING CONDITION IN THE ROOM THE WALLS & CEILING WILL REQUIRE COSMETIC REPAIR IN ACCORDANCE WITH I.R.C. SECTIONS 315.1 & SECTION 317.3.2

**NOTE:**  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAWING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. FMC CADD DRAWING SERVICES, INC. SHALL BE HELD HARMLESS IF FMC CADD DRAWING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



2 BUILDING OUTLINE  
1/4" = 1'-0"

PROPERTY OF

Engineering Resource Center  
75 Blaney St.  
Portland, Maine 04103  
B-Mall mp@fmcadd.com

FMC  
CADD

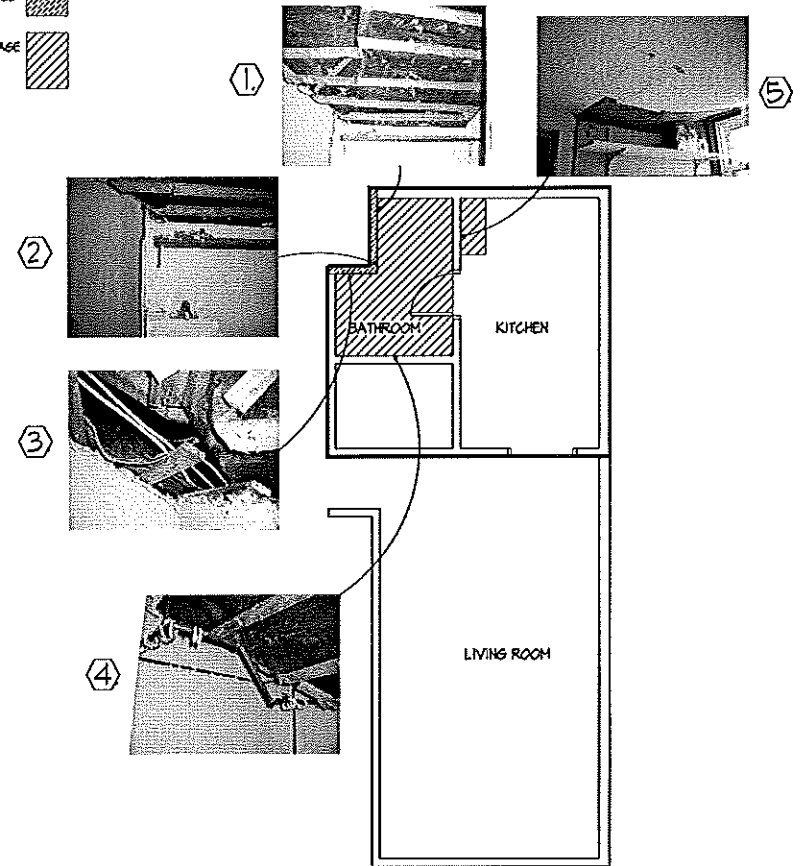
PSL SERVICES  
233 OXFORD STREET SUITE 30  
PORTLAND MAINE 04101

64 GRAY STREET  
WATER DAMAGE  
REPAIR

CODE:	IRC 7003
TOWN:	PORTLAND
DATE:	03/03/07
SCALE:	AS NOTED
DRAWN:	CAP
REVISION:	
TITLE:	SECOND FLOOR
FILE:	01-2064
SHEET:	02

AREA WHERE DAMAGE OCCURED TO A WALL

AREA WHERE DAMAGE OCCURED TO A CEILING



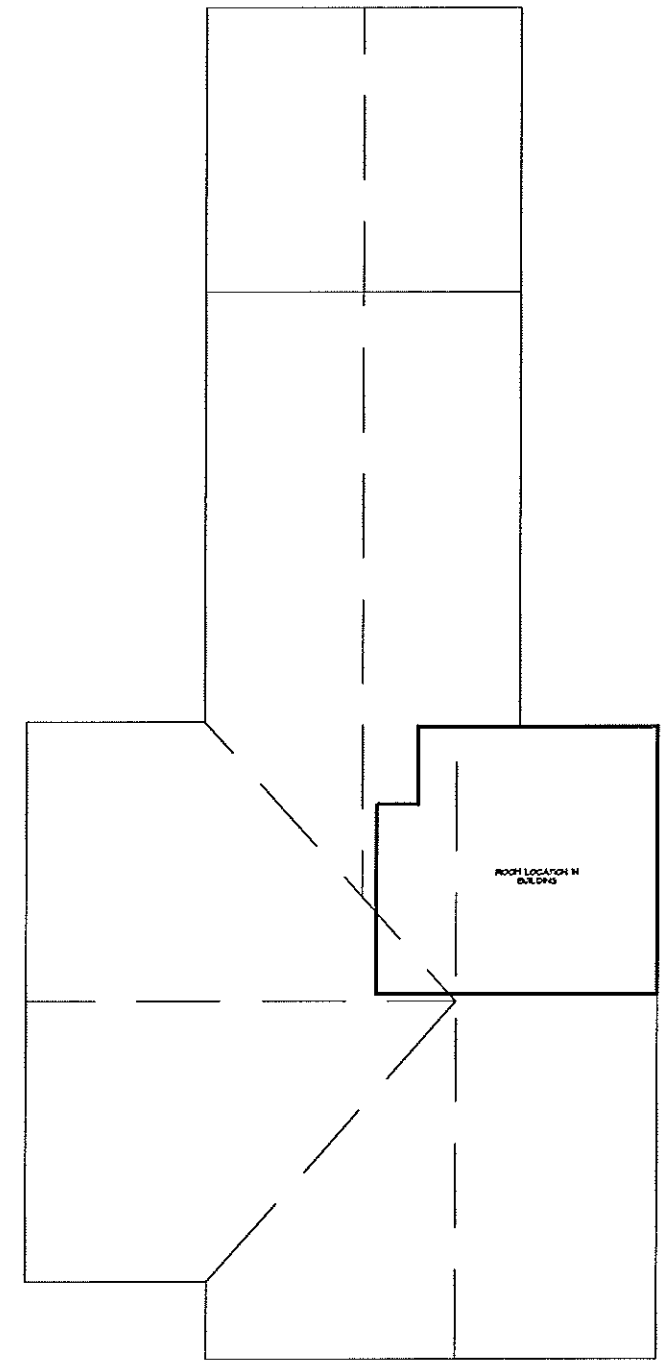
1 THIRD FLOOR  
1/4" = 1'-0"

1.2 THIS PHOTO ILLUSTRATES THE DAMAGE DONE TO THE ENTIRE CEILING COVERING THIS ROOM. THIS IS THE CURRENT CEILING CONDITION IN THE BATHROOM. THE FOLLOWING AREA'S ARE TO BE REPLACED WITH 5/8" TYPE X GYPSUM BOARD, TO BE TAPED, MUDDER, SANDED & PAINTED. ACCORDING TO SECTION R315.1 WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200. ACCORDING TO SECTION R317.3.12 OF THE IRC CODE, PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1419.

3. IS A MORE DETAILED PHOTO OF THE DAMAGE THAT OCCURED TO THE ROOF.

4. IS A MORE DETAILED PHOTO OF THE DAMAGE THAT OCCURED TO THE ROOF ABOVE THE BATH/SHOWER AREA.

5. THIS PHOTO ILLUSTRATES THE AREA IN THE KITCHEN ABOVE THE SINK THAT WAS DAMAGED BY WATER PENETRATION CAUSING THE CEILING TO SAG. THIS AREA NEEDS TO BE REMOVED AND REPLACED.



2 BUILDING OUTLINE  
1/4" = 1'-0"

**NOTE:**  
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PROPERTY OF

Engineering Resource Center  
73 Jolley St.  
Portland, Maine 04105  
E-Mail: erc@erccade.com

**FMC**  
**CADD**

**PSL SERVICES**  
233 OXFORD STREET, SUITE 30  
PORTLAND, MAINE 04101

**64 GRAY STREET  
WATER DAMAGE  
REPAIR**

CODE: IRC 2003  
TOWN: PORTLAND  
DATE: 05/10/2011  
SCALE: AS NOTED  
DRAWN: CAP  
REVISION:  
TITLE:  
THIRD FLOOR  
FILE: 01-0064  
SHEET: 03