

Form # P 04

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: 070534
AUG 6 2007
CITY OF PORTLAND

This is to certify that VAIL PROPERTIES LLC / Building
has permission to Re-frame ceiling that was removed, various other small re-framing projects for cosmetic purposes
AT 124 WINTER ST 045 E001001

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 permit is 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. Jay Kelley P.F.D. 5/31/07
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Chris [Signature] 8/2/07
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: 07-0534	Issue Date:	CBL: 045 E001001
-----------------------	-------------	---------------------

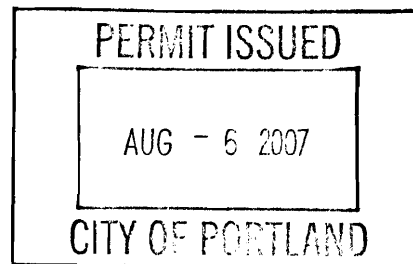
Location of Construction: 124 WINTER ST	Owner Name: VAIL PROPERTIES LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone: 2076536974
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	Zone: R-6

Past Use: 8 Unit Condo unit #3	Proposed Use: 8 Unit Condo unit #3 - Re-frame ceiling that was removed, various other small re-framing projects for cosmetic purposes	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Jay Kelley P.F.D. 5/31/07</i>	INSPECTION: Use Group: R-2 Type: SB IBC-2003	

Proposed Project Description: Re-frame ceiling that was removed, various other small re-framing projects for cosmetic purposes	Signature: <i>Jay Kelley P.F.D. 5/31/07</i>	Signature:
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: 05/11/2007	Zoning Approval	
------------------------------------	--	------------------------	--

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..	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 conditions</i> Date: <i>5/24/07</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 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 <i>Any exterior work requires A</i> Date:
	<i>Separate Review and Approval 8/1/07 STH</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)

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

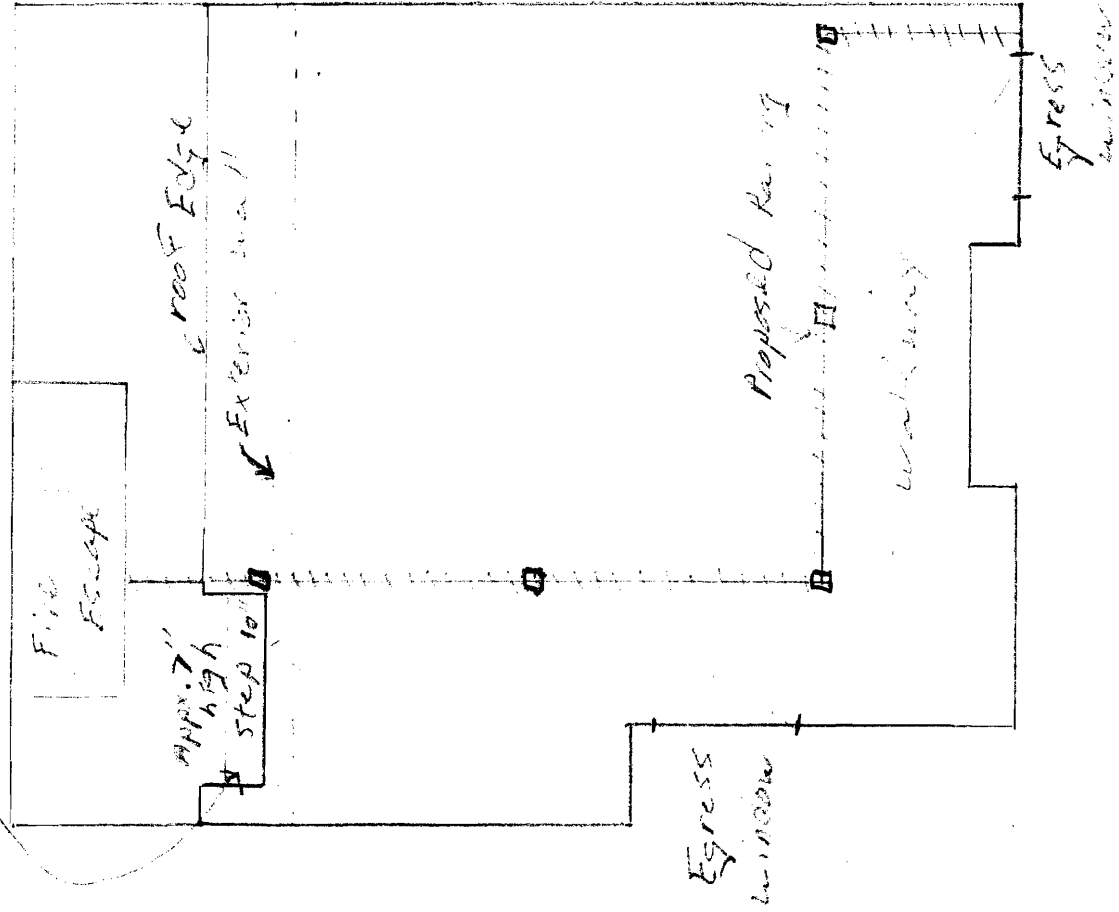
 If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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

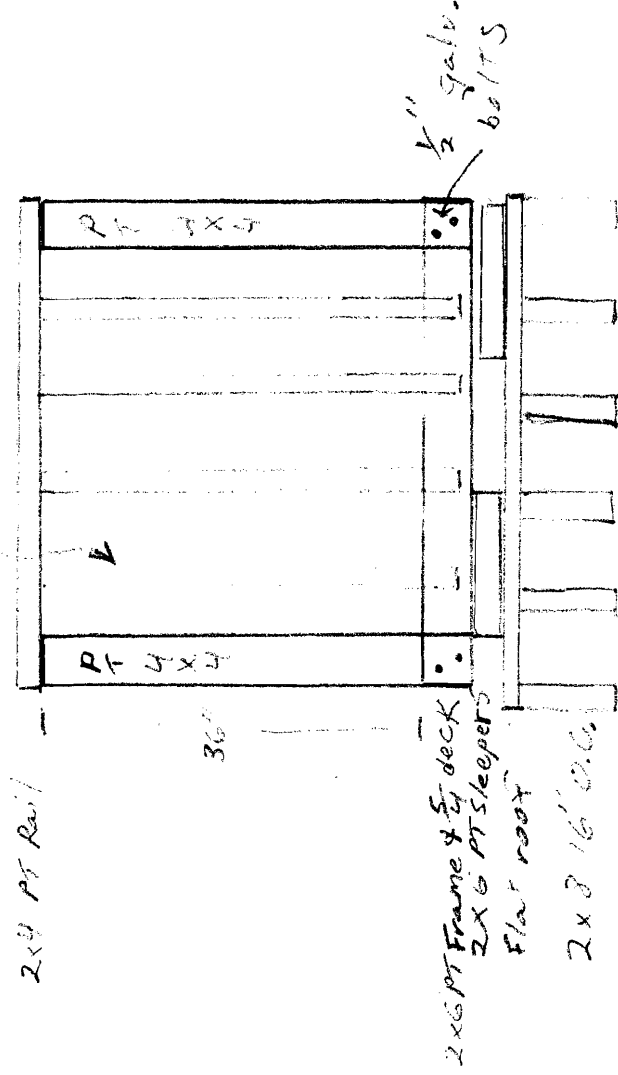
 Signature of Applicant/Designee Date
 Signature of Inspections Official Date
CBL: 045 E001 Building Permit #: 070534

124 WATER ST. UNIT 3

cut roof edge back closer
to exterior wall to allow
proper cap



14 x 14 PT balusters
5" O.C.



Attention: Chris Hanson

Chris,

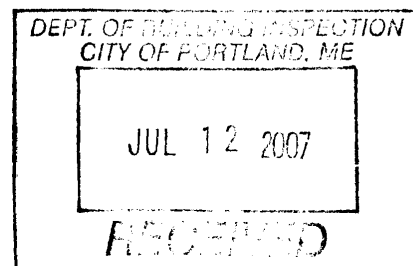
Here is the drawing we talked about
for 124 Winter St.

Call me with any questions.

Geoff King

King Builders, LLC

653-6974



City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0534	Date Applied For: 05/11/2007	CBL: 045 E001001
------------------------------	--	----------------------------

Location of Construction: 124 WINTER ST	Owner Name: VAIL PROPERTIES LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone: (207) 653-6974
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	

Proposed Use: 8 Unit Condo unit #3 - Re-frame ceiling that was removed, various other small re-framing projects for cosmetic purposes	Proposed Project Description: Re-frame ceiling that was removed, various other small re-framing projects for cosmetic purposes
---	--

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/01/2007

Note: **Ok to Issue:**

- 1) Approval is for egress plan submitted 7/12/07, location of walkway on original submitted plan (4/11/07) is NOT approved.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/24/2007

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain an eight family condominium building. 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.
- 4) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 08/03/2007

Note: 6/7/07 sent to historic for review, called Scott Hanson **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 5) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 8) 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.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 05/31/2007

Note: **Ok to Issue:**

- 1) OK to reframe

Location of Construction: 124 WINTER ST	Owner Name: VAIL PROPERTIES LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone (207) 653-6974
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	

Comments:

5/24/2007-mes: Front staff had the wrong # of condos on permit - I called Geoff King and confirmed 8 condominium units.

8/1/2007-gg: recieved approved permit from historic as of 8/1/07, routed to Chris Hanson. /gg

6/7/2007-jmb: Spoke with Geoff K. For details on reframe of celing...this had been raised to cathedral and an engineer advised to lower it back to 8'. New fire escape walkway and rail system needs structural analysis for loads. Also needs historic review. Sent to Historic

All Purpose Building Permit Application

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: 124 Winter St. Unit 3

Total Square Footage of Proposed Structure <u>668</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>5001001</u> Lot#		Owner: <u>Vail Properties LLC</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>NA</u>		Applicant name, address & telephone: <u>King Builders LLC</u> <u>102 Baxter Blvd.</u> <u>Portland 773-7239</u>	Cost Of Work: \$ <u>5000</u> Fee: \$
Current use: <u>Vacant</u>			
If the location is currently vacant, what was prior use: <u>Apartment #3</u>			
Approximately how long has it been vacant: _____			
Proposed use: <u>Condo</u>			
Project description: <u>Reframe ceiling that was removed, various other small framing projects for cosmetic purposes</u>			
Contractor's name, address & telephone: <u>King Builders LLC</u>			
Who should we contact when the permit is ready: <u>Geoff King</u>			
Mailing address: <u>102 Baxter Blvd., Portland</u>			
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: <u>653-6974</u>			

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 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.

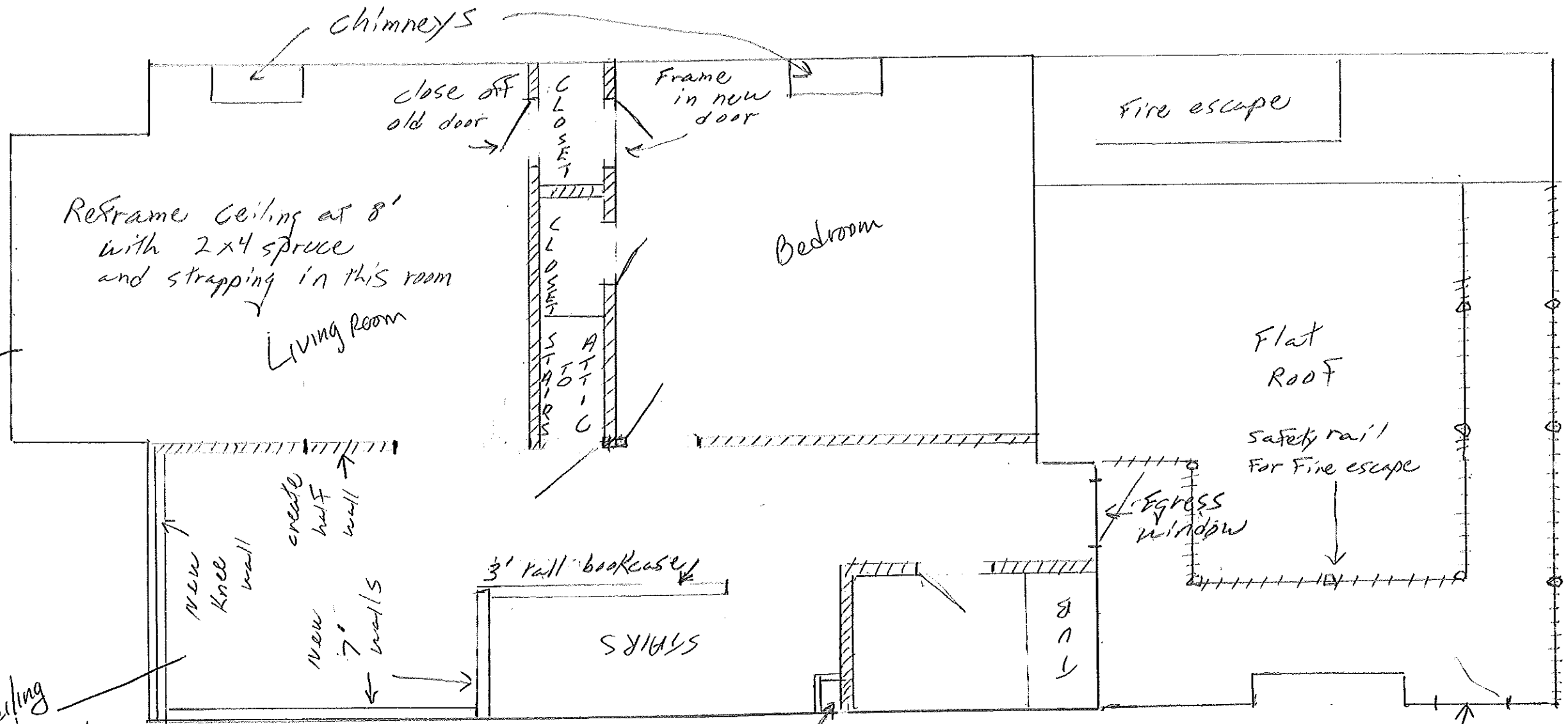
Signature of applicant: Geoff King

Date: 5/11/07

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

Per Geoff K. 6/7/07
 The ceiling had been raised for cathedral
 He had an engineer in to advise to lower to original Ht. 8'

This ceiling appears to be at the original Ht even though I saw New 2x6 Framing at the inspection for the Stop work order. Has original skylights



124 Winter St.

boxed in vent pipe
 2-5/8 type X
 Unit 3 Fire Stopping

6/7/07 per Geoff K.
 safety rail will be built with PT 4x4 posts attached to a pt walkway of 2x6 and decking and have PT decking for rails. PT balusters will be spaced at 4" or less.

42"

Stop work order was issued at inspection on
4/9/07 for unit 3. See notes on permit
06-1202. JMB

08/31/07 Close-in okay) MB

02/11/08 - final Insp. O.K.

Issue C.O. -