

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any. Attached

BUILDING PERMIT

Permit Number: 100607

This is to certify that CLOUTIER FRANCIS R /Francis Cloutier
has permission to re-frame existing and new partitions in unit, Electrical, Plumbing & Heating system, New dry wall re-install kitc
AT 75 GRAY ST CE 045 E017001

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 later occupied. **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. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

JUN 25 2010

City of Portland

James Burke 6/24/10
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: 10-0607	Issue Date:	CBL: 045 F017001
-----------------------	-------------	---------------------

Location of Construction: 75 GRAY ST	Owner Name: CLOUTIER FRANCIS R	Owner Address: PO BOX 4271 STATION A	Phone:
Business Name:	Contractor Name: Francis Cloutier	Contractor Address: P.O. Box 4271 Portland	Phone: 2073296006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 4 Unit Residential	Proposed Use: 4 unit Residential - re-frame existing and new partitions in unit#1 Electrical Plumbing & Heating system. New dry wall re-install kitchen & Bathroom fixtures Paint & finish	Permit Fee: \$370.00	Cost of Work: \$35,000.00	CEO District: 2
---------------------------------	---	-------------------------	------------------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R2 Type: SB IBC-2003
---	---

Proposed Project Description:
re-frame existing and new partitions in unit#1 Electrical Plumbing & Heating system. New dry wall re-install kitchen & Bathroom fixtures Paint & finish - install window - right side, front where window used
to be

Signature: <i>(KC)</i>	Signature: <i>AMB 6/24/10</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: 06/01/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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>Special condition</i> Date: <i>6/3/10</i> <i>APB</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation <i>Y4</i></p> <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/3/2010</i> <i>D. Andrews</i>
---	--	---	---

PERMIT ISSUED

JUN 25 2010

City of Portland

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
Department of Building Inspections

Original Receipt

June 25 20 10

Received from Francis R. Cloutier

Location of Work 75 Long St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 200.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 45-F-17

Check #: 2023 Total Collected \$ 200.00

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

Taken by: AM

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-1 20 10

Received from Francis Cloutier

Location of Work 15 Gray St.

Cost of Construction \$ _____ Building Fee: 35,000.-

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 370

Building (1L) _____ Plumbing (1S) _____ Electrical (1E) _____ Site Plan (U2) _____

Other _____

CBL: 45-F-17

Check #: _____ Total Collected \$ 370

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

Taken by: [Signature]

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

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 **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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

 X **Final inspection required at completion of work.**

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.

PERMIT ISSUED

JUN 25 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0607	Date Applied For: 06/01/2010	CBL: 045 F017001
-----------------------	---------------------------------	---------------------

Location of Construction: 75 GRAY ST	Owner Name: CLOUTIER FRANCIS R	Owner Address: PO BOX 4271 STATION A	Phone:
Business Name:	Contractor Name: Francis Cloutier	Contractor Address: P.O. Box 4271 Portland	Phone (207) 329-6006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 4 unit Residential - re-frame existing and new partitions in unit#1 Electrical Plumbing & Heating system. New dry wall re-install kitchen & Bathroom fixtures Paint & finish. Install new window where one previously existed -front right corner.	Proposed Project Description: re-frame existing and new partitions in unit#1 Electrical Plumbing & Heating system. New dry wall re-install kitchen & Bathroom fixtures Paint & finish Install new window where one previously existed - front right corner.
---	--

Dept: Historic Status: Approved Reviewer: Deborah Andrews Approval Date: 06/03/2010
 Note: Ok to Issue:

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/03/2010
 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 a four family dwelling. 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.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 06/24/2010
 Note: Ok to Issue:

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 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) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Those renovating residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 06/09/2010
 Note: Ok to Issue:

- 1) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 3) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 4) All construction shall comply with NFPA 1 and 101.

PERMIT ISSUED

JUN 25 2010

Location of Construction: 75 GRAY ST	Owner Name: CLOUTIER FRANCIS R	Owner Address: PO BOX 4271 STATION A	Phone:
Business Name:	Contractor Name: Francis Cloutier	Contractor Address: P.O. Box 4271 Portland	Phone (207) 329-6006
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Comments:

6/24/2010-jmb: Spoke with Francis C. For details and clarifications, the storage area under the stairs is completely sheetrocked with 5/8" and insulation, all common walls are treated for fire & sound, all ceilings will be strapped, insulated and have 5/8" QuietRock. Made notes on plans per Francis, notified of fees (\$200).

PERMIT ISSUED

JUN 25 2010

City of Portland



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>75 GRAY ST, Portland, Maine 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1,100 sq. ft</u>	Square Footage of Lot <u>2880</u>	Number of Stories <u>1 1/2 + BASEMENT</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 - F - 17</u>	Applicant *must be owner, Lessee or Buyer* Name <u>FRANCIS R Cloutier</u> Address <u>75 GRAY St #1</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>207-3296006</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Total Work: \$ <u>35,000</u> C of O Fee: \$ Total Fee: \$ <u>370</u>
Current legal use (i.e. single family) <u>4 family</u>	Number of Residential Units <u>4</u>	
If vacant, what was the previous use? _____		
Proposed Specific use: <u>RESIDENCE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Re-prime existing and new partitions in unit 1. Electrical, Plumbing and Heating systems, new dry wall, re-install kitchen & Bath fixtures. paint & finish.</u>		
Contractor's name: <u>FRANCIS R Cloutier</u>		
Address: <u>P.O. Box 4271 (75 GRAY)</u>		
City, State & Zip <u>Portland, Maine 04101</u>		Telephone: <u>207-3296006</u>
Who should we contact when the permit is ready: <u>FRANCIS Cloutier</u>		Telephone: _____
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.

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, 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: Francis R Cloutier Date: 5/26/10

RECEIVED
JUN -1 2010
Dept. of Building Inspections
City of Portland Maine

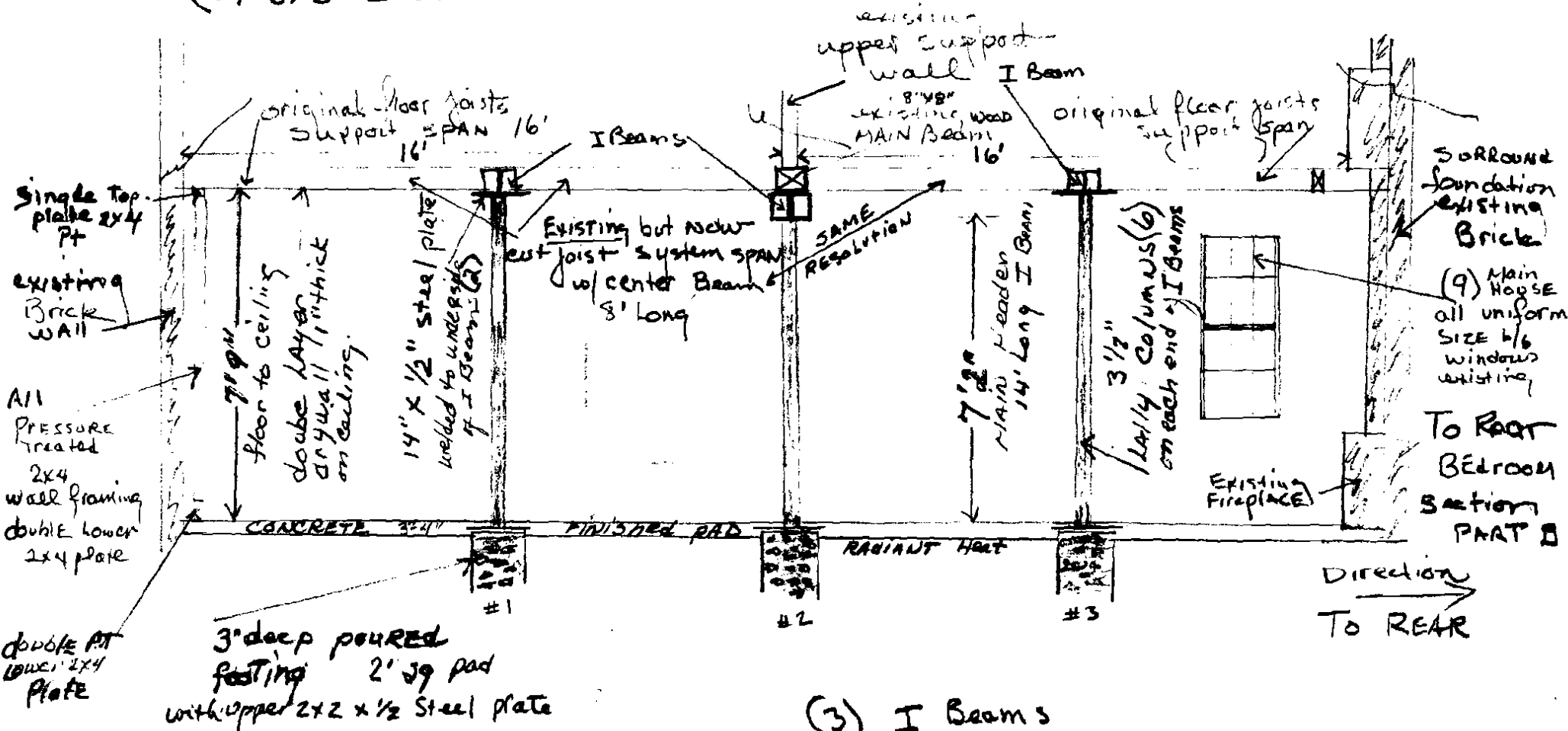
This is not a permit; you may not commence ANY work until the permit is issued.

Brickett St. CROSS SECTION

MAIN HOUSE

GARDEN Level or Ground Level PART A
End wall section, cross

(3) 8x8" I Beams

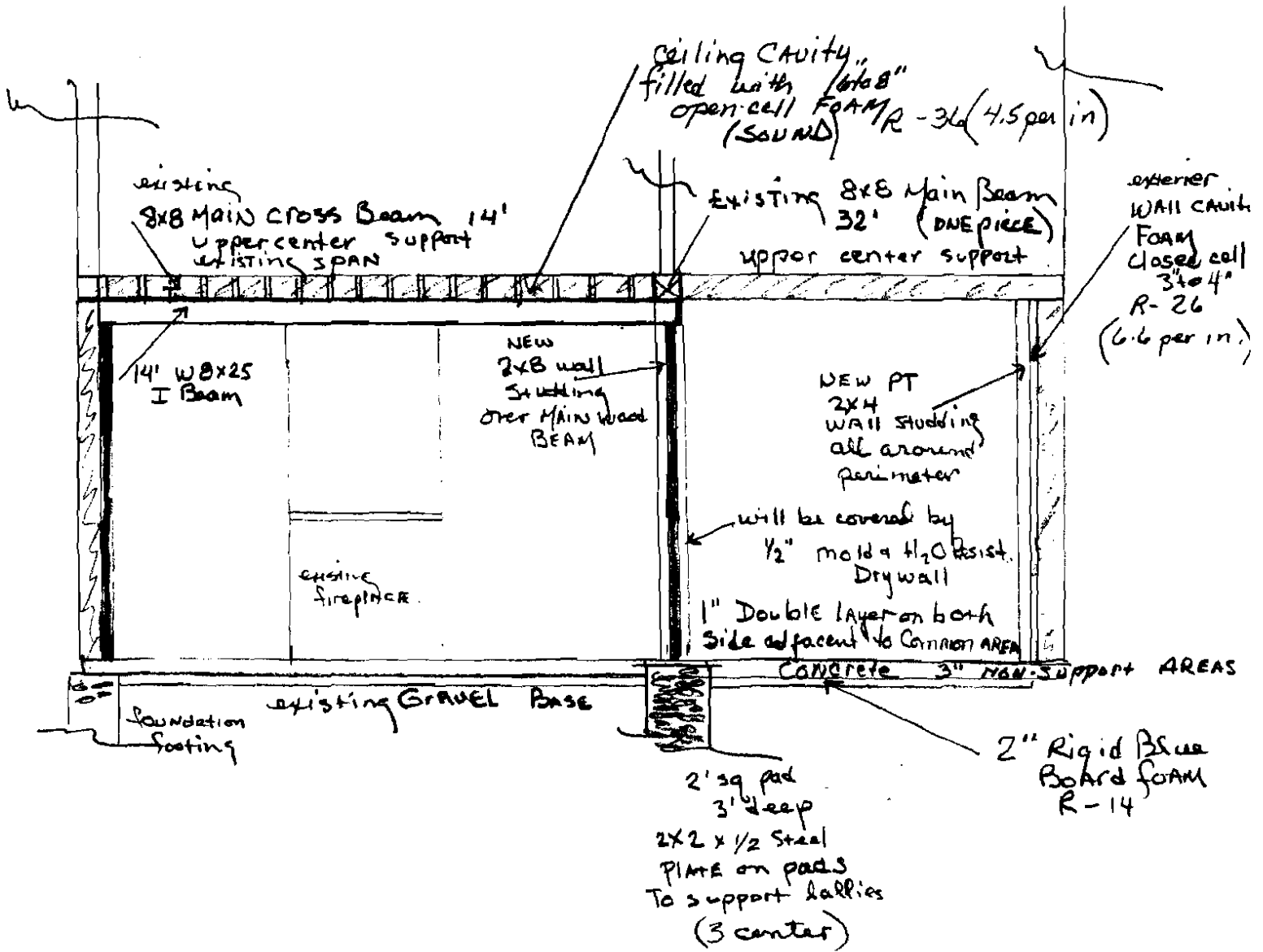


(3) I Beams

14' Long W-8x25

#1 and #3 I Beams have each a 2 14" Steel plate welded to I Beam to anchor cut floor joists

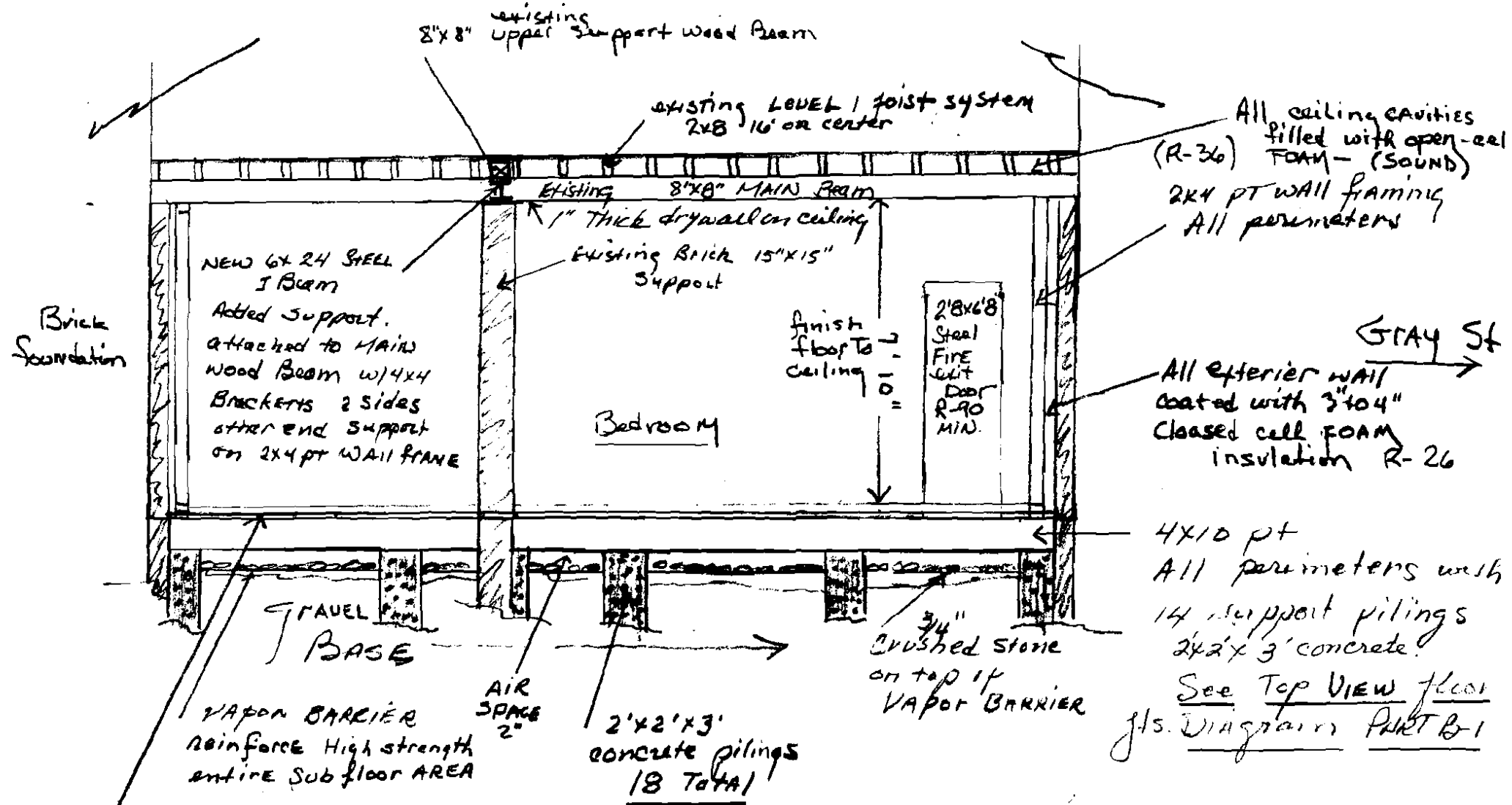
Gray St. Cross Section Main House
 Apt 1 Garden or Ground Level PART A



BRACKETT STREE CROSS SECTION VIEW

HEAR Section PART B

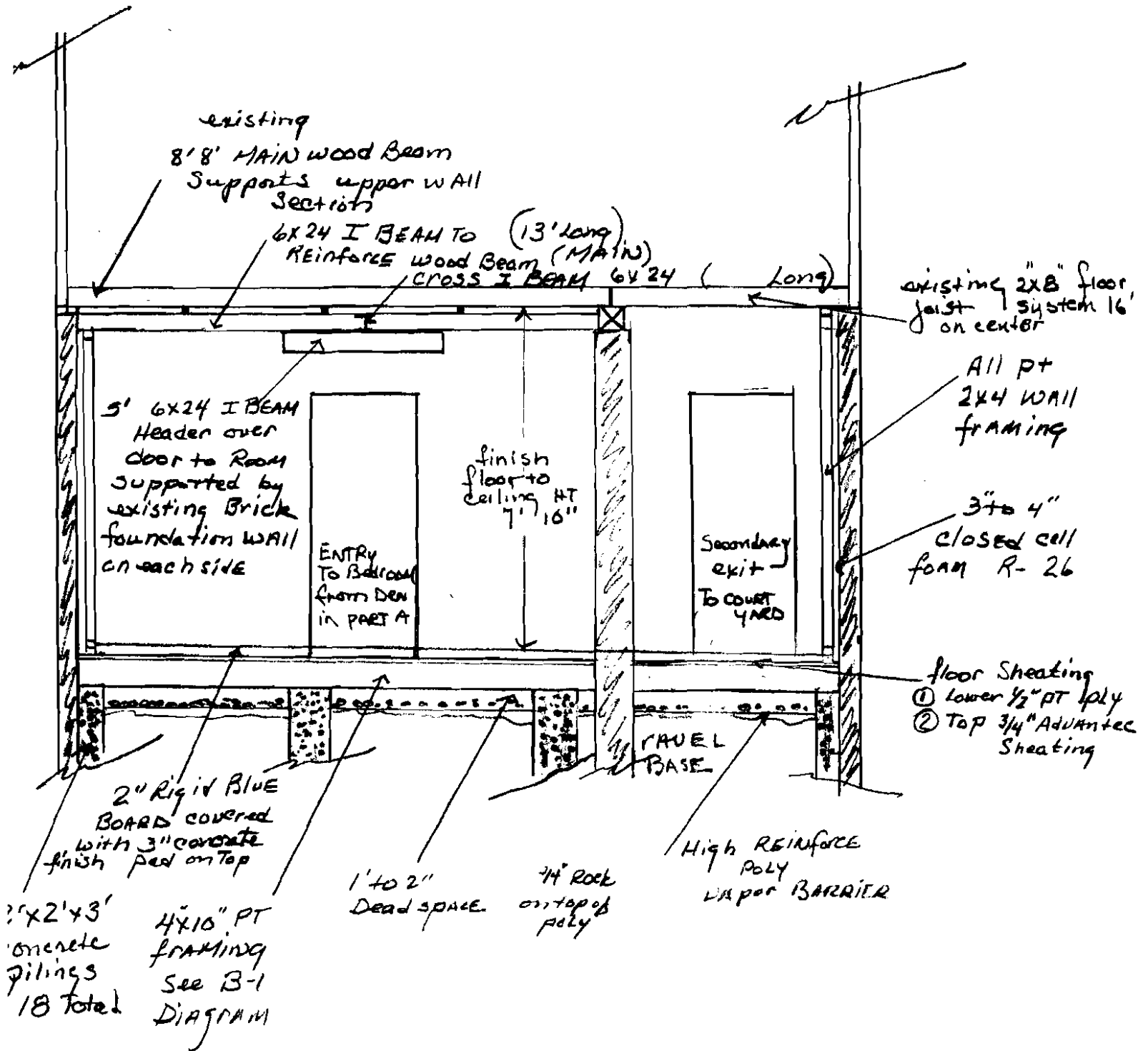
GARDEN Apt #1



- floor
- Sub floor sheathing
 - ① Lower layer 1/2 pt ply
 - ② 3/4" ADVANTEC sheathing
 - ③ 3" POURED concrete finish pad over RADIANT Heat.

BRACKETT ST CROSS VIEW

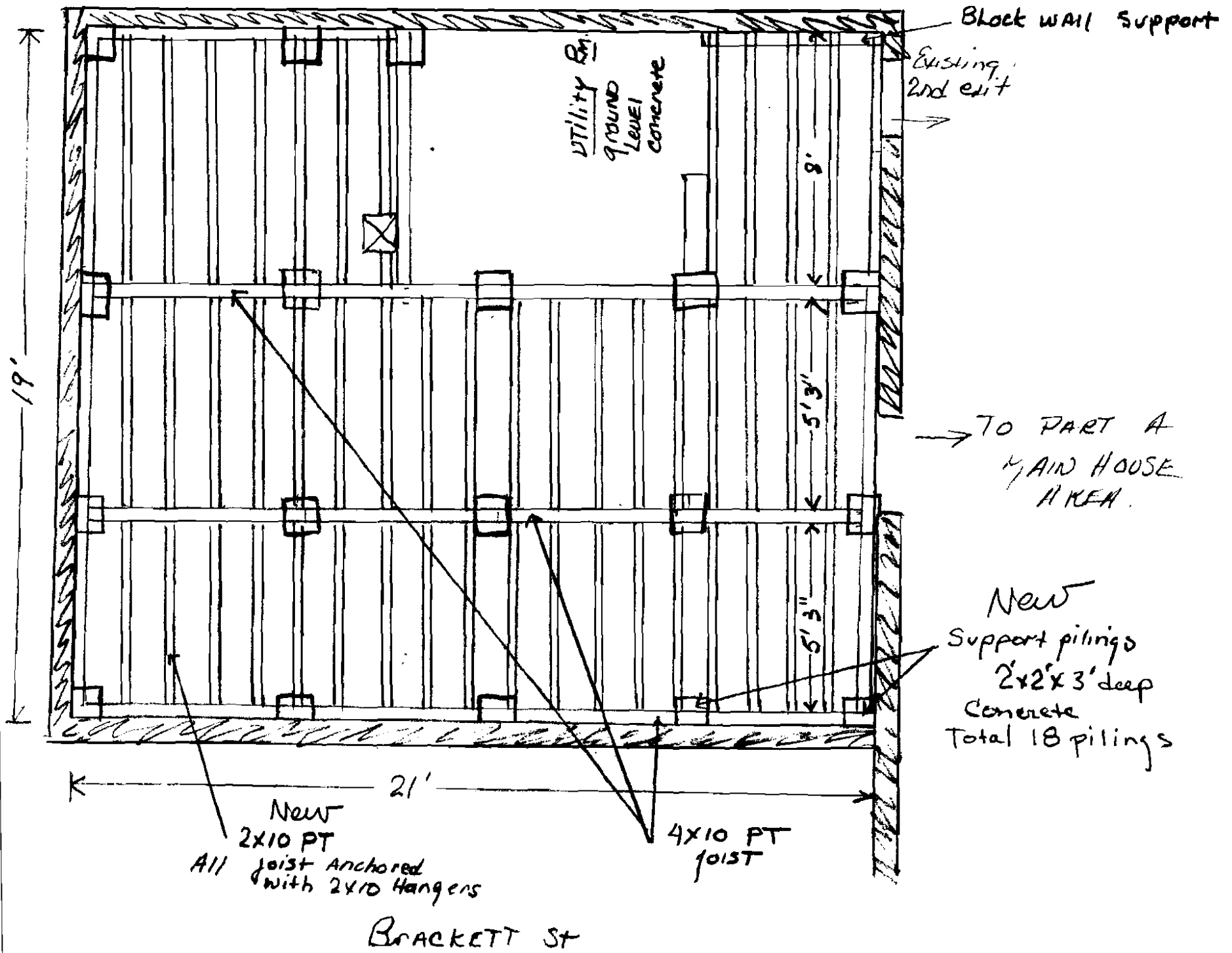
I Beams installed to prevent floor vibrations when walking



REAR Section PART B Apt 1
GRAY St Cross section

floor system
Top view

Rear section PART B-1
GARDEN LEVEL Apt #1



May, 28, 2010

Portland Housing Permit.

Application for "After the fact Permit."

Dear Sirs. Re: 75 Gray St Apt # 1

This outlined project was initiated not with the intent to renovate in part or fully as it now stands, but rather, to only remove mold and rot on exterior non-structural wall framing.

This unit has always been, up until a couple of years ago, my personal residence and, was permitted for that use by the City, in 1982. Mold was discovered in the spring of 2009 and a small section was opened and it was discovered that not only mold on the lower sections of walls was present, but that the lower sections of 2x4 wall frames were dry rot and the fibre glass wall insulation was somewhat saturated with moisture. Hence, all was removed. The layouts in Part A (Main House) have not changed in actual layouts, other than the central support wall and an I Beam header to reinforce a cross support 8"x8" wood beam.

In the rear section PART B., A bedroom, full bath and utility room did exist, however, the layouts have changed as those illustrated in submitted diagrams. PART B.

Again, I am sorry that this went beyond my original scope. I knew at some point a permit would need to be issued, received and approved. I personally constructed the present framing and began in 2009 thru this past winter.

On MAY 20, 200, inspector, Jon Rivox came to the property. I happened to be there meeting with Unitil for service relocation and, earlier, with my electrician regarding relocation, and upgrading the electrical service. He had earlier applied for the permit to do so. A carpenter was there to install a window which was already permitted by Historic Preservation. I have a limited timeframe to install this window, and I would like to be able to do so.

Thank You,
Francis R. Cloutier

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

FRANK LOUERGE

has received approval for

WENDON INSTALLATION

at

75 CONN ST.

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.

Scott

Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Otis Baron
Scott Benson
Michael Hammen
Ted Oldham
John Turk

February 16, 2010

Frank Cloutier
CT Management
200 High Street
Portland, Maine 04101

Re: 75 Gray Street – reestablishing window opening

Dear Mr. Cloutier:

On February 16, 2010, this office approved your request for amendment to your previous Certificate of Appropriateness for window, siding and trim replacement at 75 Gray Street, as described in your letter of February 4, 2010.

- The amendment was for the reestablishment of an original window opening on the right side of the building at the basement level, as documented by the submitted photos. The new window is to be a wood Marvin window matching those in the original approval, i.e. Marvin, all-wood SDL windows units featuring 5/8" muntins with spacer bar, half screens and clear glass.

All improvements shall be carried out as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,


Scott Hanson
Preservation Planner

cc: Approval Letter File