

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

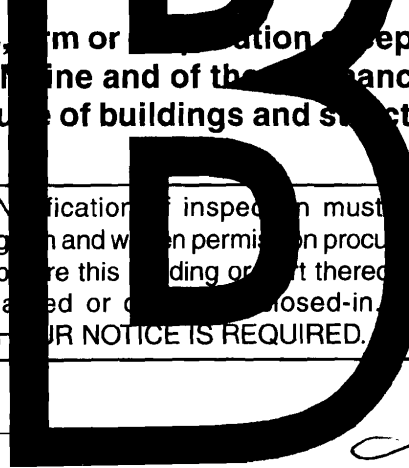
Permit Number: 051236

OCT 3 2005

CITY OF PORTLAND

This is to certify that KARG JESSICA T /TBD
 has permission to Relapce sill of building & on corner do
 AT 115 BRACKETT ST 045 F019015

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 occupied or closed-in.
 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 _____

[Signature] 9/30/05
 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: 05-1236	Issue Date: PERMIT ISSUED OCT 2005	EBL: 045 F019015
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Location of Construction: 115 BRACKETT ST	Owner Name: KARG JESSICA T	Owner Address: 115 BRACKETT ST # 15	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone:

Past Use: 3 Condo's	Proposed Use: 3 Condo's/ Relapce sill of building & one corner do to rot	Permit Fee: \$192.00	Cost of Work: \$19,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description:
Relapce sill of building & one corner do to rot

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 08/26/2005	Zoning Approval		
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<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 align="center">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"/> Date: <i>9/30/05</i>	<p align="center">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 align="center">Historic Preservation</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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>D. Andrews</i> <i>9/26/05</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

10/7/05 went by work in progress

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1236	Date Applied For: 08/26/2005	CBL: 045 F019015
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Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Condo's/ Relapce sill of building & one corner do to rot	Proposed Project Description: Relapce sill of building & one corner do to rot
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 09/26/2005

Note: **Ok to Issue:**

1) * Existing exterior finishes to be restored to original condition once sill is replaced.

Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 09/30/2005

Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/30/2005

Note: **Ok to Issue:**

1) This permit authorizes exploratory work only. An ammendment will have to be filed for the proposed repairs.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1236	Date Applied For: 08/26/2005	CBL: 045 F019015
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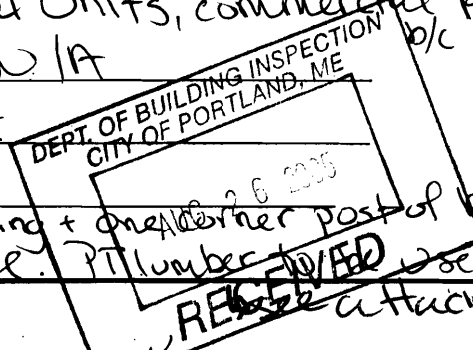
Dept: Historical	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 09/26/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) * Existing exterior finishes to be restored to original condition once sill is replaced.			
Dept: Zoning	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

All Purpose Building Permit Application

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

Location/Address of Construction: 115 Brackett Street Portland 04102

Total Square Footage of Proposed Structure <u>existing building</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>F</u> Lot# <u>19015</u>		Owner: <u>Frothingham Yard Condo Association</u> Jessica Karg, FYCA Pres. Telephone: <u>207 775 5117</u> <u>207 253 5539 x104</u>	
Lessee/Buyer's Name (if Applicable) <u>N/A</u>		Applicant name, address & telephone: <u>Jessica Karg Pres. FYCA 115-2 Brackett St Portland, Me 04102</u>	
		Cost Of Work: \$ <u>18,000</u> Fee: \$	
Current use: <u>3 condo units - residential units, commercial property b/c of 3 units</u>			
If the location is currently vacant, what was prior use: <u>N/A</u>			
Approximately how long has it been vacant: <u>N/A</u>			
Proposed use: <u>no change</u>			
Project description: <u>replace entire sill of building + one member post of building due to rot & carpenter ant damage. PTLumber used on sill</u>			
Contractor's name, address & telephone: <u>TBD</u>			
Who should we contact when the permit is ready: <u>Jessica Karg</u>			
Mailing address: <u>115-2 Brackett St. Portland, 04102</u> <u>207-253-5539 x104 or (wk) 207-775-5117 (hm)</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>above</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 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.

Signature of applicant: Jessica Karg Date: 8/22/05

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

BUILDING PERMIT INSPECTION PROCEDURES

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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- X Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- X 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

Jessica [Signature]
Signature of Applicant/Designee

10/4/05
Date

Denna Martin Admin
Signature of Inspections Official

10-4-05
Date

CBL: 115 F 019

Building Permit #: 05-1236

Permit application for the replacement of sill and one corner post on 115 Brackett Street at Frothingham Yard Condo Association.

Work proposed:

The entire sill of the building needs to be removed & replaced due to rot, carpenter ant damage, and other insect damage. Additionally, one entire corner post spanning three floors needs to be removed & replaced due to severe water damage. Any damaged framing members on adjacent walls to corner post need to be replaced.

We are also in the process of ripping & replacing the roof of 115 and replacing the sheathing due to ant damage. Any roof framing members that are damage due to water or insects will be replaced.

Two exterior doors need to be replaced due to water damage. One is the door on the second floor which leads to the third floor (the set of exterior stairs leading to this unit will be replaced once the sill work has been completed, and are covered by a permit obtained last year for the replacement of two sets of exterior stairs at FYCA.) The other door is the back entrance to 115 on the ground level, which provides access to 115-2, 115-2 and to the common basement area.

Materials to be used:

Sills will be replaced with dimensionally matched pressure treated lumber.

Wall and roof framing members will be replaced with dimensionally matched air dried pine.

All exterior walls that are opened for this project will be insulated, re-sheathed, and resided. Siding used will match what is currently on the rest of the building to maintain the exterior appearance of this historic building.

Doors will be replaced with wooden doors to match the existing design of the doors. The framing does not need to be replaced, as only the doors themselves are rotten and.

Attachments to application:

Letter from Bill Haney, P.E., of Lincoln Haney Engineers, who evaluated the damage prior to all of the sill being exposed.

Letter from James Moran, III, P.E., of Pinkham & Greer, who evaluated the damage at a further stage of discovery.

Site plan of 115 Brackett Street.

~~Pictures of 115 Brackett Street.~~

Please contact me if you have any questions about any aspect of this application or the work to be done.

Regards,

Jessica T. Karg

Contact information:

Jessica Karg
President, Frothingham Yard Condo Association
115-2 Brackett Street
Portland, ME 04102
207-775-5117 hm
207-253-5539 x104 wk
207-831-7171 cell

jkarg@maine.rr.com

Jessica@quotientmarketing.com



170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

Mr. Jeff Martin
Coastal Management
12 Elm Street #337
Freeport, Maine 04032

June 15, 2005
File: 05316

RE: 115 Brackett Street, Portland

Dear Jeff:

On June 13, 2005 we visited the above referenced property to examine the deteriorated structure and make recommendations for repairs. At the site we met with you, and Adam Dexter and Tony Prescott, who are carpenters.

The residential structure is wood framed, with wood board sheathing and pine clapboards. Adam had exposed the sills and lower wall in several locations, and we noted that the sills and lower sections of sheathing were heavily deteriorated, both from rot and insect damage. In addition, some of the wall studs were rotten and/or insect damaged. We examined the sills and sheathing in other locations by poking them with a knife and in many locations they were rotten and falling apart with light pressure. The grade is close to the base of the wall in some areas, which will contribute to the base of the wall being wet and inviting water damage and insect infestation. Adam also mentioned that snow piles up against the base of the wall, creating the same moisture issues.

Adam pointed out another area, an inside corner on the driveway side of the building, where the framing in the inside corner is heavily deteriorated due to water damage from leaking gutters and downspouts.

We recommend the siding be stripped off the building at the base of the wall, the sills, studs and sheathing be examined for deterioration, and replaced as required. If the majority of the sill is deteriorated, we suggest you replace the entire sill rather than splicing in sections of new sill and leaving some of the old material. The building should be shored in the area where the sill will be replaced, and the old sill removed. The new sill should be pressure treated material, and be reconnected to the wall studs, and the wall sheathing replaced as required. The base of the wall should be protected with bituthene flashing to prevent water and snow from further damaging the framing. The deteriorated corner area should be shored, the deteriorated sheathing and framing material removed back to sound material, and the wall re-framed and re-sheathed as required.



Mr. Jeff Martin
June 15, 2005
Page 2 of 2

You also pointed out that the adjacent building is damaged at the eaves, and squirrels have nested in the attic spaces. One person I have used personally to remove undesirable animals from a building is Roland Goss, from Poland, Maine. His phone number is 688-4409, and he may be able to help you with this building, or recommend another person with this capability.

We hope this report is helpful, and if you have any additional questions, please do not hesitate to call.

Sincerely,

James A. Moran, III, P.E.
PINKHAM & GREER
CONSULTING ENGINEERS, INC.

Lincoln/Haney Engineering Associates, Inc.

Structural Engineering Consultants

Peter L. Lincoln, P.E.
William D. Haney, P.E.
Donald A. Bragdon (1945-93)

June 13, 2005

Jessica Karg
Frothingham Yard Condo Association
115-2 Brackett Street
Portland, ME 04102

Subject: Sill inspection, 115 Bracket Street, Portland, ME

Dear Jessica:

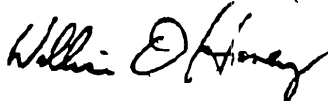
On Thursday, June 9, 2005, I conducted a brief inspection of a certain 51'x22' two story condominium building located at 115 Brackett Street, at your request. I met with you and your contractor, Adam Dexter, to evaluate the condition of the sills and back wall of the building. In the process of reconstructing the exterior stairs to the second floor, the contractor discovered a carpenter ant infestation and water damage in the sills. I examined the exposed sills from outside and inside, probing for deterioration in the 6x6 sills. I have enclosed some photographs of the problem areas.

I concur with the contractor that a portion of the sills in this building are severely damaged and will require replacement to assure the long term success of the building. I have included a sketch indicating the limits of the recommended work. The new sills should be pressure treated 6x6, notched to accept the floor joists framing into them. There may be some instances where the notched end of the floor joist has deteriorated. In such cases it will be necessary to sister the damaged floor joist with an equal sized member. The new sills can be half-lapped at splice locations and corners. The floors and walls should be properly shored during sill replacement, which can be accomplished in short sections, 8 to 16 feet in length. I recommend the work be limited to about 50 linear feet of sill replacement as indicated on the sketch. It is prudent to schedule the work in such a way that each portion of damaged sill can be removed and replaced in one day. I also recommend the grade adjacent to the building be lowered to eight inches below the top of foundation, pitched to drain away from the foundation where possible.

Thank you for consulting us on this matter. If you have any questions or comments, or if you discover conditions inconsistent with those described above, please call.

Sincerely,

Lincoln/Haney Engineering Associates, Inc.



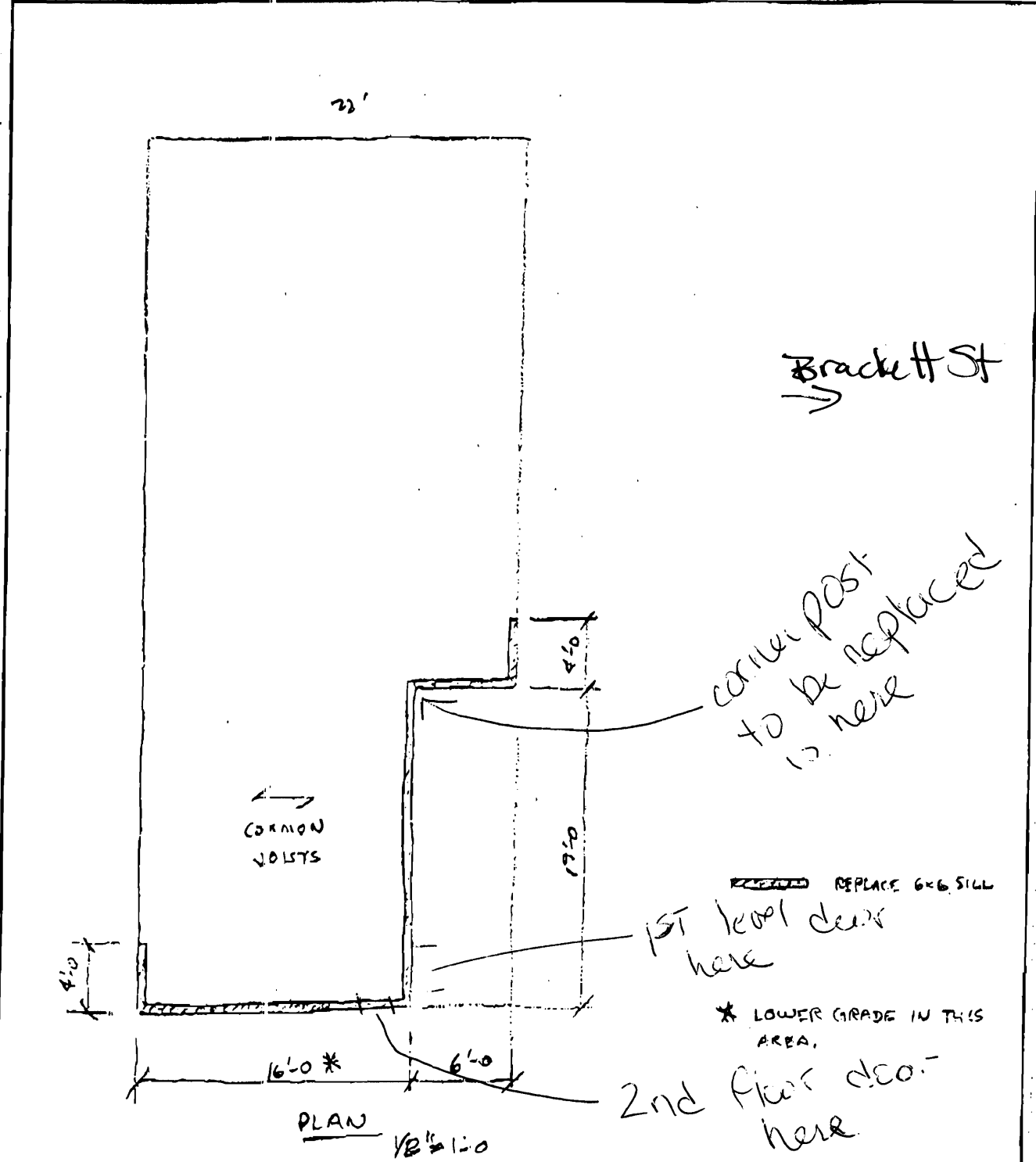
William D. Haney, P.E.

enclosures

**LINCOLN/HANEY
ENGINEERING ASSOCIATES, INC.**
6 Federal Street
BRUNSWICK, MAINE 04011
(207) 729-1061

JOB 115 Brackett St
SHEET NO. _____ OF _____
CALCULATED BY WDH DATE 6/13/05
CHECKED BY _____ DATE _____
SCALE _____

←
Winter St



Brackett St
→

corner post
to be replaced
here

REPLACE 6x6 SILL

1st level door
here

* LOWER GRADE IN THIS
AREA.

2nd floor door
here

PLAN 1/8" = 1'-0"



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

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

Other _____

CBL: _____

Check #: _____

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