

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

Permit No: 09-0798	Issue Date: AUG 17 2009	CBL: 09046 A012001
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PERMIT ISSUED

CITY OF PORTLAND

Location of Construction: 29 DEERING ST	Owner Name: MONAHAN EILEEN	Owner Address: 29 DEERING ST #1	Phone: 207-233-4661
Business Name:	Contractor Name: Bruce Brennan 837-1926	Contractor Address: 47 Lincoln Street Bath	Phone: 2072334661
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Residential Condo	Proposed Use: Residential Condo - Convert Unheated Walkout Bay Window to a Bathroom, Will Create New Access Thru Brick Wall. <i>legal use - 3 residential condos (02-134)</i>	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: Convert Unheated Walkout Bay Window to a Bathroom, Will Create New Access Thru Brick Wall.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>(KG)</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: lmd	Date Applied For: 07/24/2009	Zoning Approval	
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<ol style="list-style-type: none"> 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 work to take place within existing footprint</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>7/31/09 Apr</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 <i>yes</i> <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>8/13/09 STH</i>
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PERMIT ISSUED
 AUG 17 2009
 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.

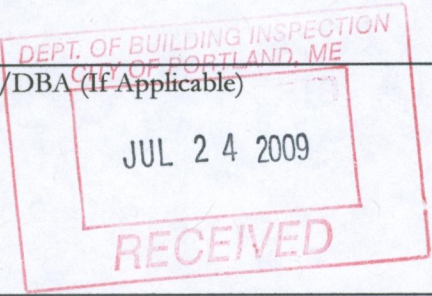
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



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>29 DEERING ST</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>	Square Footage of Lot <u>3590</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>A</u> Lot# <u>12</u>	Applicant * must be owner, Lessee or Buyer* Name <u>EILEEN MONAHAN</u> Address <u>29 DEERING ST</u> City, State & Zip <u>PORTLAND, ME, 04101</u>	Telephone: 849 <u>233-4661</u>
	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220</u>
	Lessee/DBA (If Applicable) Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONVERT AN UNHEATED WALKOUT BAY WINDOW SPACE TO A BATH ROOM WITH TUB, LAVATORY + TOILET. WILL CREATE NEW ACCESS THRU BRICK WALL.</u>	Contractor's name: <u>BRUCE BRENNAN</u> Address: <u>47 LINCOLN ST</u> City, State & Zip <u>BATH ME 04530</u> Telephone: <u>207 837 1926</u> Who should we contact when the permit is ready: <u>BRUCE BRENNAN</u> Telephone: <u>"</u> Mailing address: <u>Same</u>

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'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: Eileen Monahan Date: 7.24.09

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

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.

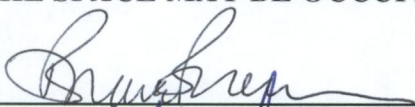
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

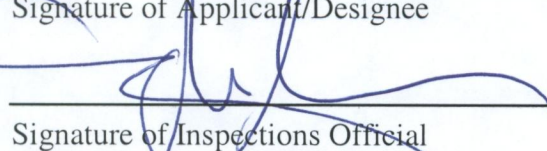
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



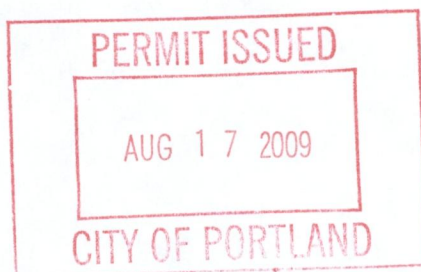
Signature of Applicant/Designee

 8/17/09
Date



Signature of Inspections Official

 8/17/09
Date



City of Portland, Maine - Building or Use Permit

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

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

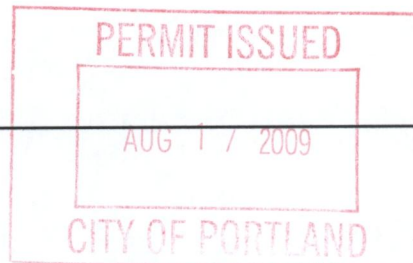
Proposed Use: Residential Condo - Convert Unheated Walkout Bay Window to a Bathroom , Will Create Neww Aces Thru Brick Wall.	Proposed Project Description: Convert Unheated Walkout Bay Window to a Bathroom , Will Create Neww Aces Thru Brick Wall.
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Dept: Historic	Status: Approved with Conditions	Reviewer: Scott Hanson	Approval Date: 08/03/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> Interior covering for glass areas (shutters or other solution) must be submitted and approved by historic preservation staff, due to visibility and impact on the exterior appearance. Insulated glass must have a VLT (visible light transmittance) rating of 70 or above. New window sash are to retain the side rail width of the originals. Bottom stiles may be wider if needed to support heavier insulated glass. 			

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/31/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. This permit is being issued with the condition that all the work will take place within the existing footprint. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. This property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/17/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> Safety glazing is required in any window serving as a tub enclosure. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 08/07/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> No means of egress shall be affected by this renovation All construction shall comply with NFPA 101 			



Comments:

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

8/3/2009-gg: received permit from historic on 8/3/09. /gg



CRITERIUM[®] MOONEY ENGINEERS

22 MONUMENT SQ., SUITE 300
PORTLAND, ME 04101
TEL 207 775-1969
800 922-1969
FAX 207 775-4115

April 17, 2009

Penny Pollard
29 Deering Street
Portland, ME 04101

RE: Structural Evaluation
Brick Wall Removal, 29 Deering Street, Portland, Maine
CME Project No. 09-042

Dear Penny,

Per your request we have made a structural evaluation of the brick bearing wall in the orchid atrium at the western side of 29 Deering Street. The opinions expressed are based on limited visual observations during our visit by Jack Carr, P.E., LEED-AP and James Hall, E.I. on April 10, 2009 and their knowledge of structures, their components, and the related building codes. No calculations or physical testing were performed to determine the adequacy of the complete structural systems of the building and therefore no warranty, expressed or implied, as to the condition of the structure is intended.

The area being referenced is a (3) wythe brick bearing wall at the western side of the structure. The wall is 14 1/2" thick.

The door that is installed in the brick wall should be installed beneath the existing window. The door should be the same width as the window or narrower. There is an existing lintel carrying the weight of the brick above the window. The brick directly below the window is not carrying any load other than its self weight. Removing this brick will not compromise the rest of the brick wall that surrounds the area. For a sketch of the area with the new door location see attached sketch sk-1.

The floor framing in the orchid atrium consists of 2"x9" joists framed at generally 16" on center. The framing along the exterior wall of the orchid room should be left at its current elevation to prevent any compromising of the exterior wall of the building. The remaining floor framing can be lowered without sacrificing the structural integrity of the components around them.

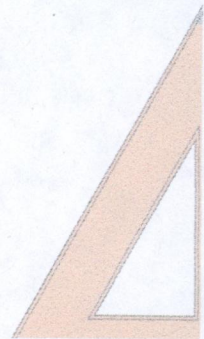
Asbestos was observed in the crawl space below the floor framing of the orchid atrium. The services of a qualified professional should be obtained if it proves necessary to disturb the asbestos to prevent any health risks.

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BUILDING DIAGNOSTICS
INSPECTIONS
ENVIRONMENTAL SERVICES
MAINTENANCE PLANNING
DESIGN



®



Penny Pollard

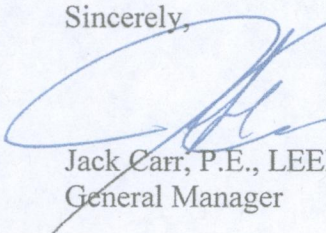
April 17, 2009

Page 2

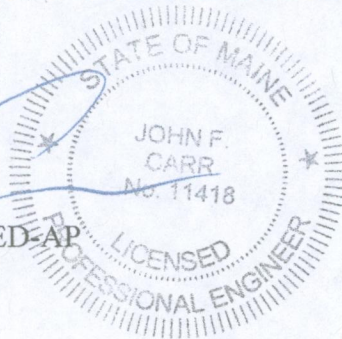
The work should be performed by a qualified mason and carpenter.

Please call me should you have any additional questions or if I can be of any further assistance.

Sincerely,



Jack Carr, P.E., LEED-AP
General Manager

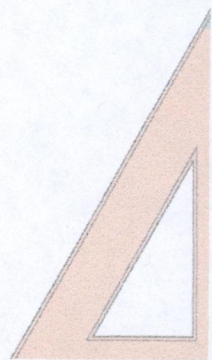


JFC/jeh

U:\projects\2009\29 Deering Street\29 Deering St Report



®





Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

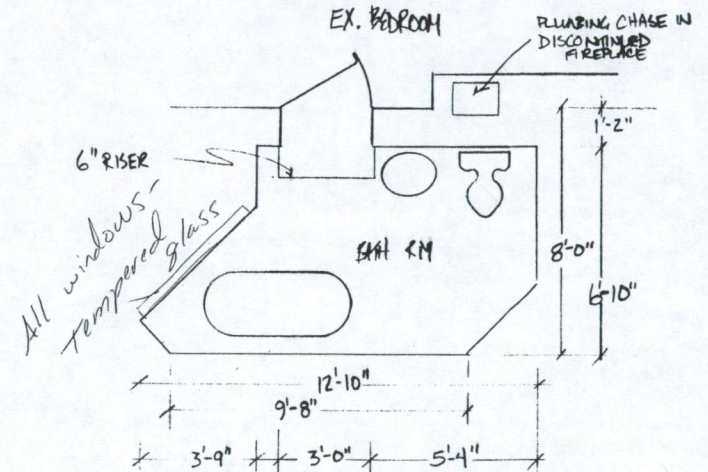
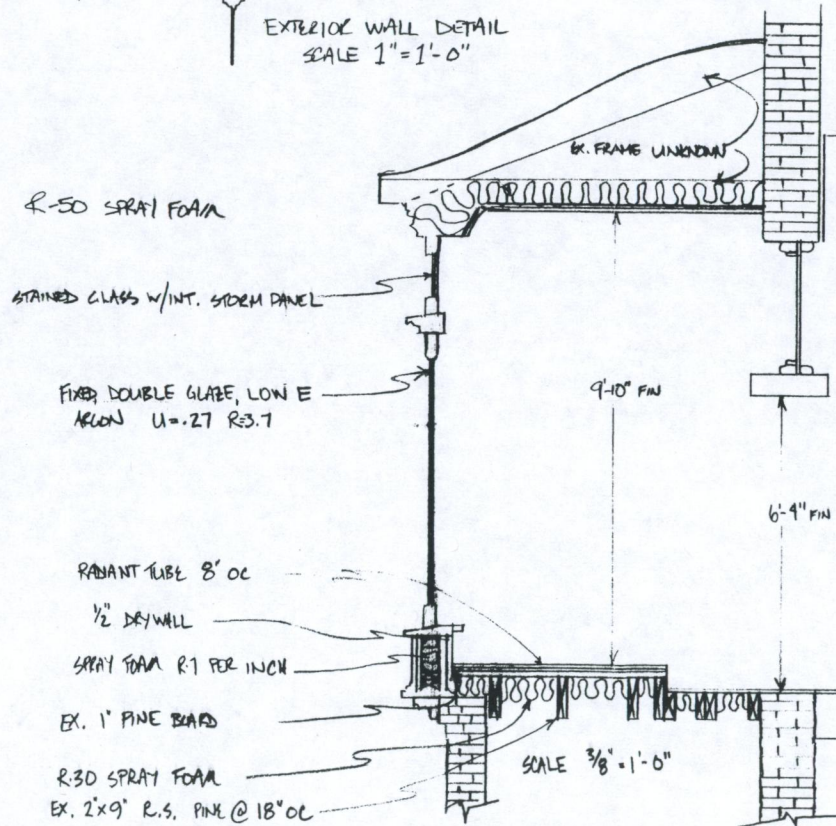
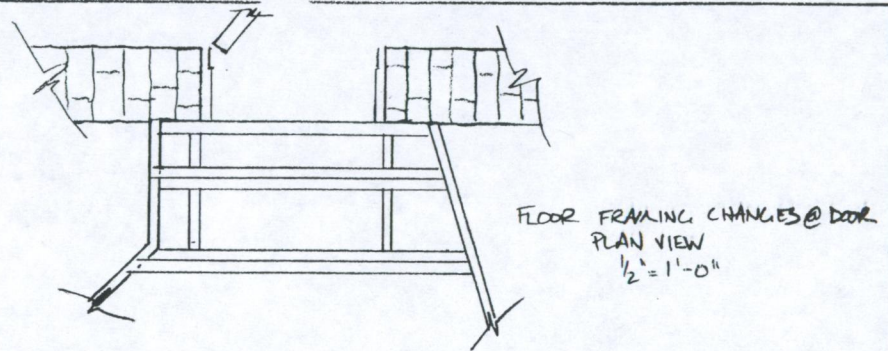
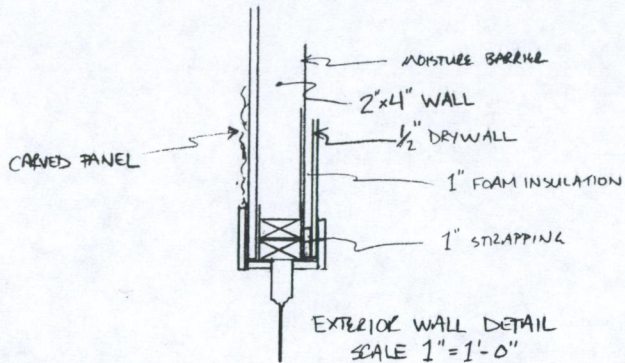
If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

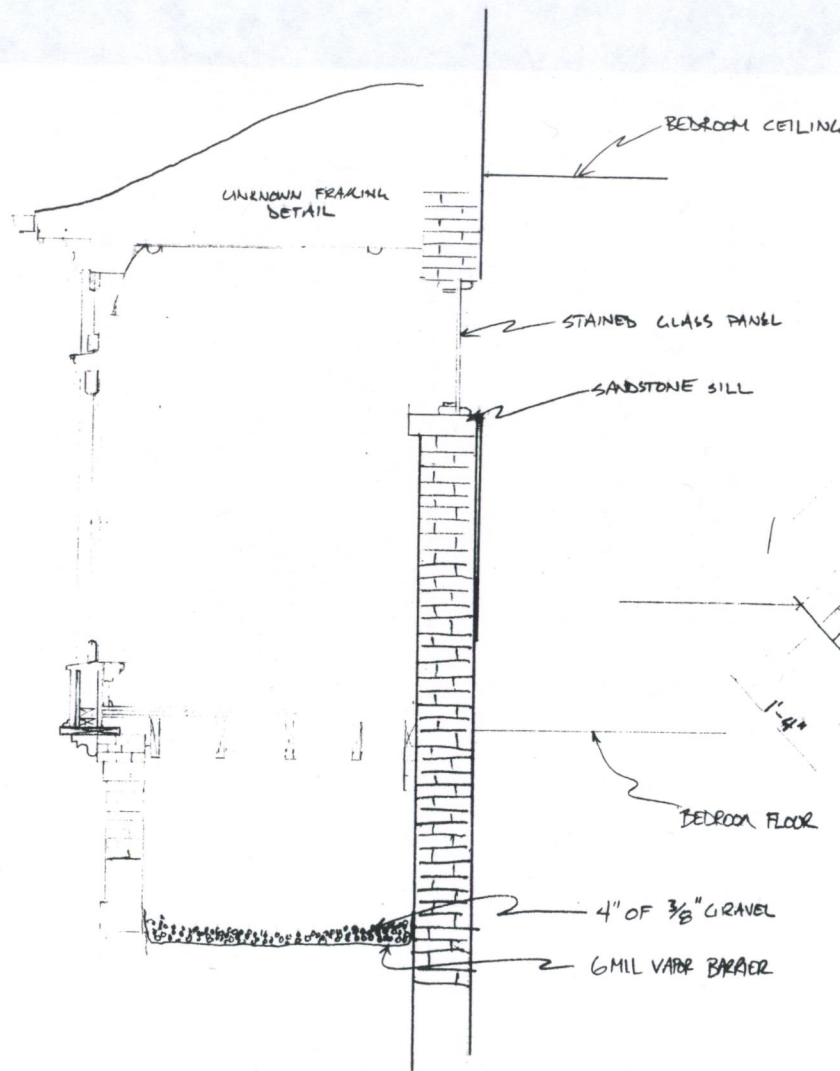
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

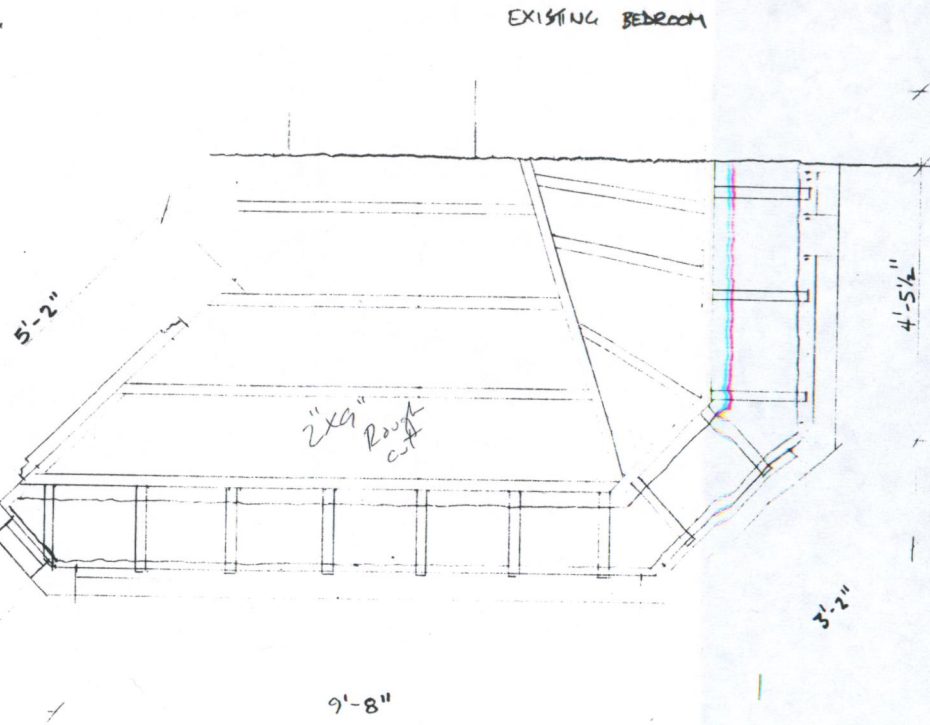
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



POLLARD BATHROOM		29 DEERING ST PORTLAND
SCALE 1/4" = 1'-0"		JB
7/21/09		



EXISTING WALL SECTION
SCALE 3/8" = 1'-0"



EXISTING FLOOR FRAMING SCALE 1/2" = 1'-0"

MONAHAN POLLARD BATHROOM		29 DEERING ST PORTLAND
6-15-2009		BB



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 21 20 09

Received from Restorative Workshop / Bruce Brennan

Location of Work 39 Quarry St.

Cost of Construction \$ 20,000⁰⁰ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: 046-A 012.001

Check #: 41005 **Total Collected \$** 220⁰⁰

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

Taken by: LMD

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



