

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 101092

PERMIT ISSUED

This is to certify that Rice Geoffrey I/Rice, Geoffreyhas permission to Adding laundry room for tenaAT 549 Cumberland AveC 048 E019001

OCT 21 2010

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 lath or other work is used-in. 2 HOUSING 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

Deanne Loub 10/21/10
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

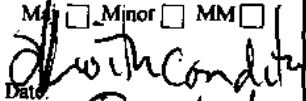

Permit No: 10-1092	Issue Date:	CBL: 048 E019001
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Location of Construction: 549 Cumberland Ave	Owner Name: Rice Geoffrey J	Owner Address: 658 Congress St 1st Floor	Phone:
Business Name:	Contractor Name: Rice, Geoffrey	Contractor Address: 658 Congress Street Portland	Phone 2077731814
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Commercial / Multi Units	Proposed Use: Commercial / Adding laundry room for tenants.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
LEGAL USE: 8 Residential D.U.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: JB \$BL-2003	

Proposed Project Description: Adding laundry room for tenants.	Signature: 	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: gg	Date Applied For: 08/31/2010	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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Minor <input type="checkbox"/> Major <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:  9/7/10</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
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PERMIT ISSUED

OCT 21 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

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 **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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1092	Date Applied For: 08/31/2010	CBL: 048 E019001
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Location of Construction: 549 Cumberland Ave	Owner Name: Rice Geoffrey I	Owner Address: 658 Congress St 1st Floor	Phone:
Business Name:	Contractor Name: Rice, Geoffrey	Contractor Address: 658 Congress Street Portland	Phone: (207) 773-1814
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 8 Residential D.U./ Adding laundry room for tenants.	Proposed Project Description: Adding laundry room for tenants.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/07/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) The laundry room is not to be construed as a commercial operation. The laundry room is considered assessorly for the tenants of the building. 2) 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. 3) This property shall remain an eight (8) family dwelling. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/21/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Equipment must be installed in compliance per the manufacturer's specifications 2) 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. 3) The installation must comply with the State of Maine Gas Regulations. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 09/08/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy. 2) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department. 3) All construction shall comply with City Code Chapter 10. 			

Comments: 9/21/2010-jmb: Left vmmsg for Dan L. For details, discrepancy of the 2 sets of plans, is the new door at grade, was the window existing, drainage and venting of the washers, venting of the dryers and cost of work estimate.
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Business Name:	Contractor Name: Rice, Geoffrey	Contractor Address: 658 Congress Street Portland	Phone (207) 773-1814
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

9/27/2010-jmb: Received vcmg from Dan L. Inquiring the permit status, returned call, unable to leave a message, mailbox full.

9/29/2010-jmb: Left vcmg for Dan L. To call for details

10/15/2010-jmb: Gayle informed they (?) are inquiring on the status, I left msg for Dan L. To call regarding details.

10/21/2010-jmb: Spoke with Dan Leo, he verified the walls, door and window are existing. There are cast iron drain and vent pipes in this room and the dryers will be vented to the outside per code.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

August 31 2010

Inspected from H. S. Goodell

Location of Work 54a Cumberland Ave

Cost of Construction \$ _____ Building Fee _____

Inspection Fee \$ _____ Sign Fee _____

Certificate of Occupancy Fee _____

Tax: 30.00

Building (B) _____ Permitted (P) _____ Electrical (E) _____ Site Plan (S) _____

Other _____

amt. 045 & 019

Check # 3279 Total Collected \$ 300

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



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>549 Cumberland Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>120 sq</u>	Square Footage of Lot	Number of Stories <u>3 stories</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>048 E 019</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Geoffrey J. Rice</u> Address <u>658 Congress St.</u> City, State & Zip <u>Portland, Me. 04102</u>	Telephone:
Lessee/DBA (If Applicable) RECEIVED AUG 31 2010	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,000.00</u> C of O Fee: \$ Total Fee: \$ <u>30.00</u>
Dept. of Building Inspections Current: less <u>City of Portland Maine</u> <u>Multi Use</u> Number of Residential Units <u>7 units</u> If vacant, what was the previous use? <u>Space was Storage</u> Proposed Specific use: <u>Laundry Room</u> <u>for units</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____		
Contractor's name: <u>Rice Management Co.</u> Address: <u>658 Congress St.</u> City, State & Zip <u>Portland, Me. 04102</u> Telephone: <u>772-6788</u> Who should we contact when the permit is ready: <u>Tom Rice</u> Telephone: <u>867-1793</u> Mailing address: <u>658 Congress St. Portland, Me. 04102</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 674-8703.

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: <u>G. Rice</u>	Date: <u>30 August, 2010</u>
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This is not a permit; you may not commence ANY work until the permit is issue

Rice Management Co
549 Cumberland Ave.
Portland

New Laundry Room

3 - Washers
3 - Gas Dryers

New exterior fire door and
hardware

New drainage and water lines
install and up to code.

New gas lines

New ceiling and walls

New flooring

New electrical

Walls

12" of brick
A. 2x4 framing
metal mesh
 $\frac{3}{8}$ " cement board
ceramic tile to ceiling

Ceiling

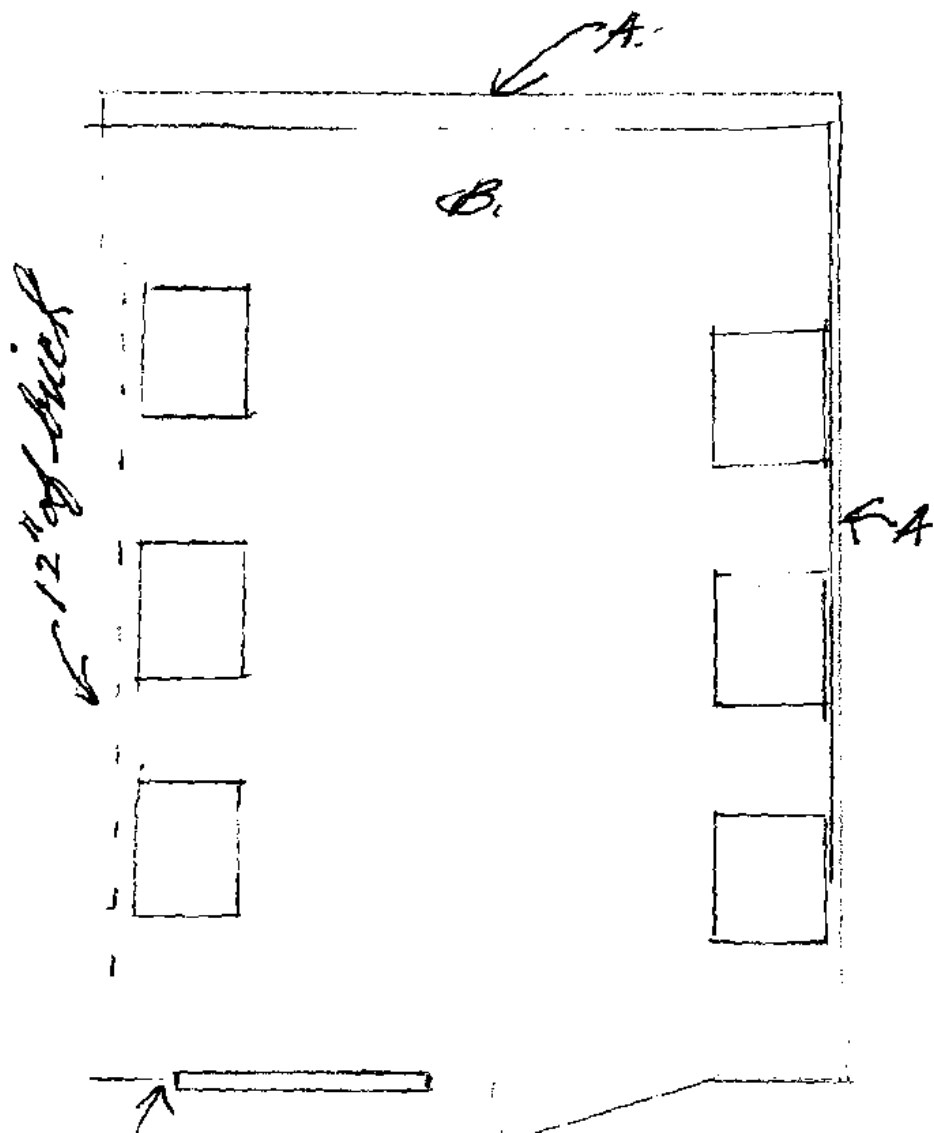
B.
2x8 framing
1x3 strapping
metal mesh
 $\frac{3}{4}$ " to 1" Portland Cement

New ceiling

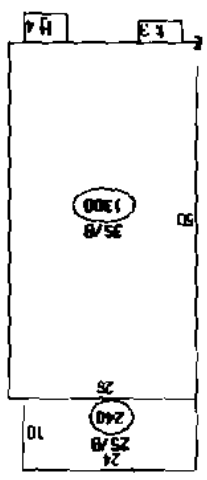
1x3 strapping
2-layers of $\frac{5}{8}$ " sheetrock,
tape and finish

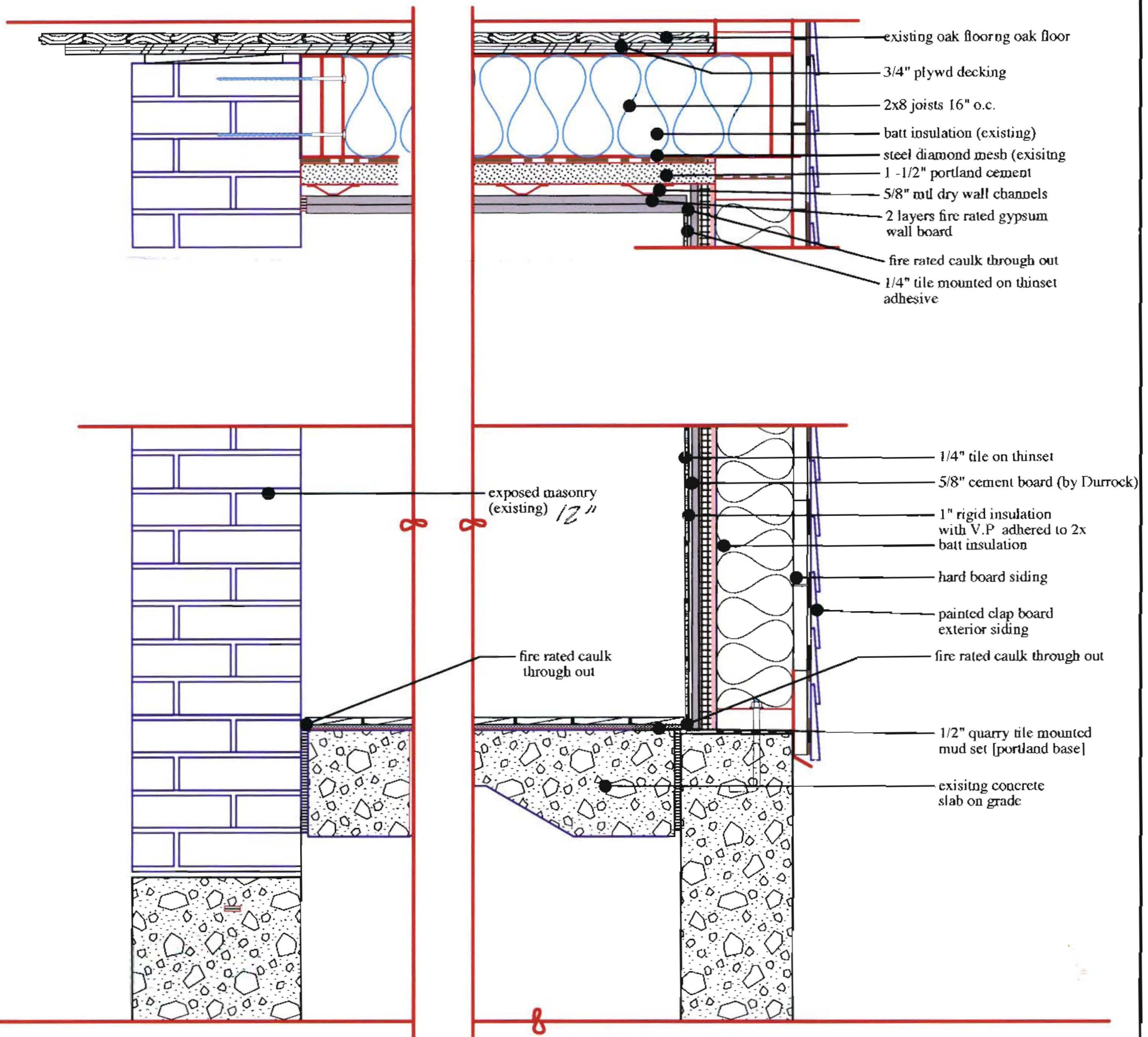
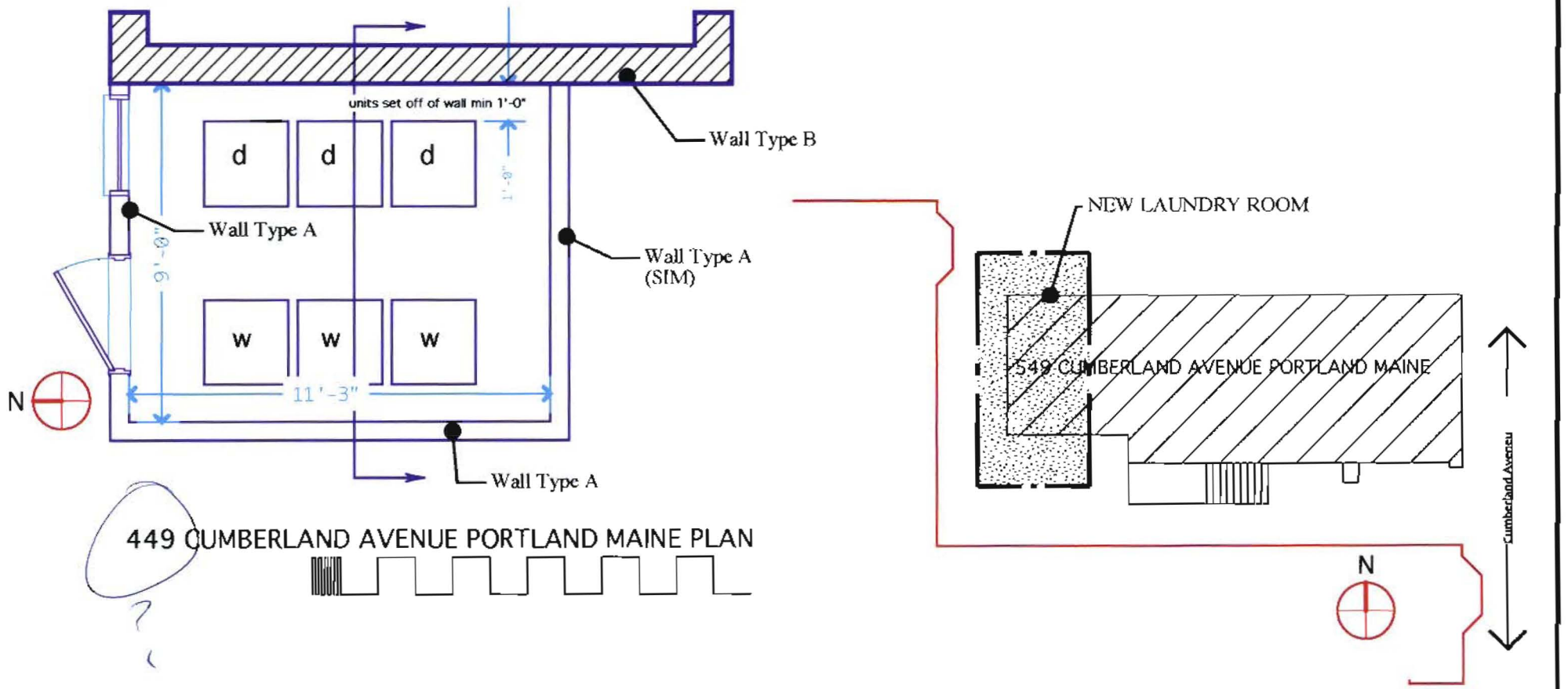
Floor

Terrazzo Floor Tile



- A: 066 1318 sqft
- B: 011 1558 sqft
- C: 071 1558 sqft
- D: 011 1300 sqft
- E: PORCH COVERED 24 sqft
- F: 25/B 1300 sqft
- G: 25/B 240 sqft
- H: 15 PORCH 24 sqft
- I: 25/B 18 sqft





Existing Masonry wall Type B
Wall Section At New Laundry Room

Existing wall Type A