

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT  
**PERMIT**

Permit Number. 050540

This is to certify that Voanne Brackett Street House Hardy P  
has permission to VOA housing Renovations & Additions existing residence  
AT 232 Brackett St

PERMIT ISSUED

JUN 1 2005

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 altered or enclosed-in. HOURS 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. Greg Cass  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]*  
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**

<b>Permit No:</b> 05-0540		<b>Issue Date:</b> JUN 1 2005		<b>PERMIT ISSUED</b>			
<b>Location of Construction:</b> 232 Brackett St		<b>Owner Name:</b> Voanne Brackett Street House		<b>Owner Address:</b> 14 Maine St Ste 225			
<b>Business Name:</b>		<b>Contractor Name:</b> HardyPond Construction		<b>Contractor Address:</b> 1039 Riverside St Suite 100 Portland ME 04106			
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b>			
<b>Past Use:</b> single family handicap family unit.		<b>Proposed Use:</b> Handicap single family unit/VOA housing - demolition and rebuilding of existing structure		<b>Permit Fee:</b> \$4,512.00			
				<b>Cost of Work:</b> \$499,000.00			
				<b>CEO District:</b> 2			
<b>Proposed Project Description:</b> VOA housing -demolition and rebuilding of existing structure		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions		<b>INSPECTION:</b> Use Group: R4 Type: 5-B 6/1/05			
		Signature: <i>Craig Cross</i>		Signature:			
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>					
		Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
		Signature: _____ Date: _____					
<b>Permit Taken By:</b> Idobson		<b>Date Applied For:</b> 05/05/2005		<b>Zoning Approval</b>			
		<b>Special Zone or Reviews</b> <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>5/16/05</i>		<b>Zoning Appeal</b> <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: <i>5/17/05</i>		<b>Historic Preservation</b> <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 to D.A. Date: <i>5/17/05</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0540	<b>Date Applied For:</b> 05/05/2005	<b>CBL:</b> 055 B024001
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<b>Location of Construction:</b> 232 Brackett St	<b>Owner Name:</b> Voanne Brackett Street House	<b>Owner Address:</b> 14 Maine St Ste 225	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> HardyPond Construction	<b>Contractor Address:</b> 1039 Riverside St Suite 11 Portland	<b>Phone</b> (207) 797-6066
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Handicap single family unit/VOA housing - demolition and rebuilding of existing structure	<b>Proposed Project Description:</b> VOA housing -demolition and rebuilding of existing structure
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 05/17/2005  
**Note:** **Ok to Issue:** ☒

1) \* All new construction, exterior alterations and site changes to be consistent with plans approved by HP Board on 9/22/04.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/16/2005  
**Note:** **Ok to Issue:** ☐

5/10/05 I gave the entire permit back to Lannie - there is a large addition on the rear of this property and it requires a site plan review before I can review it. However, this could be considered a single family (if they are not going over the allowed number of people in the bldg) and may not need a site plan review. I have the permit - I will bring to site plan  
This does not require a site plan review - This is considered a handicap family unit (single family) - requires Historic review

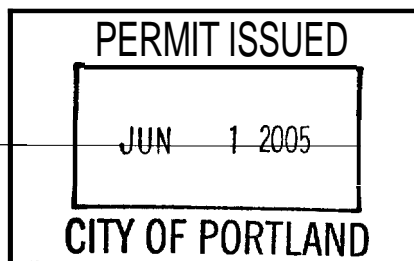
- 1) Your present structure is legally nonconforming as to setbacks. Since you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This property shall remain a handicap single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Mike Nugent      **Approval Date:** 06/01/2005  
**Note:** **Ok to Issue:** ☐

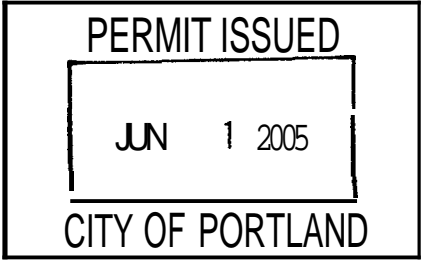
- 1) The three windows on the west wall are allowed by waiver as the structure originally had 19 sq.ft. Of glazing on that face and the proposal is less than 12 sq. Ft. Also the neighboring building is set back and the proposed addition is equipped with a Fire Supression system.
- 2) This R4 structure has been reviewed under the 2003 IRC .
- 3) The Roof of the addition must have FRT plywood for the first 4 feet abutting the west property line and 5/8 in. Type "x" GWB on the inside of the attic at the same location. See Section R317 .2.2 Exception of the 2003 IRC

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Jay Kelley      **Approval Date:** 05/24/2005  
**Note:** **Ok to Issue:** ☐

- 1) Sprinkler system to comply with NFPA 13
- 2) Fire alarm system to comply with NFPA 72
- 3) All Building construction to comply with NFPA 101



<b>Location of Construction:</b> 232 Brackett St	<b>Owner Name:</b> Voanne Brackett Street House	<b>Owner Address:</b> 14 Maine St Ste 225	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> HardyPond Construction	<b>Contractor Address:</b> 1039 Riverside St Suite 11 Portland	<b>Phone</b> (207) 797-6066
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MAY - 5 - 2005

If you or the property owner wish to pay real estate and personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Tax Assessor's Chart, Block & Lot  
Chart# Block# Lot#

55

B

34

Owner: VOLUNTEERS OF  
AMERICA

Telephone:  
373-1140

Lessee/Buyer's Name (if Applicable)

Applicant name, address &  
telephone: HAROLD POND CONSTR.  
1039 RIVERSIDE ST. SUITE 11  
PORTLAND, ME 04103

cost Of  
Work: \$ 499,000  
Fee: \$ 4512

Current use: RESIDENCE

If the location is currently vacant, what was prior use: GROUP RESIDENCE

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: GROUP RESIDENCE - 6 BEDROOMS

Project description: RENOVATIONS & ADDITIONS TO EXISTING RESIDENCE

Contractor's name, address & telephone: HAROLD POND CONSTRUCTION

Who should we contact when the permit is ready: JEFF FREY

Mailing address: 1039 RIVERSIDE ST. SUITE 11  
PORTLAND, ME 04103

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: 797-6066

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.

Signature of applicant: [Signature]

Date: 5.5.05

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

# All Purpose Building Permit Application for Demolition of A Structure

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>232 BRACKETT ST.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>2680 SQ. FT.</u>
Tax Assessor's Chart, Block & Lot Chart#                  Block#                  Lot#	Owner: <u>VOLUNTEERS OF AMERICA</u>	Telephone: <u>373-1140</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>HARDY/POUND CONSTR.</u> <u>1039 RIVERSIDE ST. SUITE 11</u> <u>PORTLAND, ME 04103</u>	cost Of Work: \$ _____ Fee: \$ _____
<p>_____</p> <p style="text-align: center;"><u>ROOF</u></p> <p>Approximately how long has it been vacant: _____</p> <p>Project description: <u>RENOVATIONS &amp; ADDITIONS TO EXISTING RESIDENCE</u></p> <p>DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION</p>		
Contractor's name, address & telephone: <u>HARDY/POUND CONSTR.</u> <u>1039 RIVERSIDE ST., PORTLAND, ME 04103</u> <u>797-6066</u>		
Whom should we contact when the permit is ready: <u>JEFF FREY</u>		
Mailing address: <u>HARDY/POUND CONSTR.</u>		
Phone: <u>797-6066</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: <u>[Signature]</u>	Date: <u>5.5.05</u>
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City of Portland  
Inspection Services Division  
Demolition Call List and Requirements

Site Address: 232 BRACKETT ST.

Owner: VOLUNTEERS OF AMERICA

Structure Type: WOOD FRAMED STRUCTURE

Contractor: HARDY POND CONSTR.

UTILITY APPROVALS

NUMBER

CONTACT NAME DATE CONTACTED

Central Maine Power

1-800-750-4000

\_\_\_\_\_

Verizon

1-800-941-9900

\_\_\_\_\_

Northern Utilities

797-8002 ext 6241

\_\_\_\_\_

Portland Water District

761-8310

\_\_\_\_\_

Time Warner Cable Co.

253-2222

\_\_\_\_\_

Dig Safe \*\*\*

1-888-344-7233

\_\_\_\_\_

\*\*\* (After Call, There is a wait of **72** Business Hours before digging can begin)

CITY APPROVALS

NUMBER

CONTACT NAME DATE CONTACTED

DPW/ Traffic Division

874-8891

(L. Cote)

DPW/ Forestry Division

874-8389

(J. Tarling)

DPW/ Sealed Drain Permit

874-8822

(C. Merritt)

Building Inspections (Insp. Req'd.)

874-8703

\_\_\_\_\_

Historic Preservation

874-8726

\_\_\_\_\_

Fire Dispatcher

874-8576

\_\_\_\_\_

DEP – Environmental (Augusta)

287-2651

(Ed Antz)

U.S.EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo/ Reno Clerk

US EPA Region I (SEA)

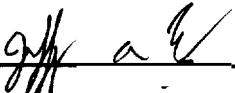
JFK Federal Building

Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice **has** been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

**I have** contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: 

Date: 5/5/05

FROM DESIGNER: H. GRIMMAN ASSOCIATES - ROBERT FORTELL  
DATE: 4/28/05  
Job Name: BRACE II ST. RESIDENCE RENOVATIONS  
Address of Construction: 232 BRACE II ST.

**2003 International Building Code**

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) R-4

Type of Construction TYPE V B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) —

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) NO

**STRUCTURAL DESIGN CALCULATIONS**

Submitted for all structural members  
(1003.1, 1003.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1803)**

Uniformly distributed floor live loads (7603.1.1, 1807)

Floor Area Use	Loads Shown
Residential Space	40 psf

Live load reduction  
(1803.1.1, 1807.9, 1807.10)  
Roof live loads (1803.1.2, 1807.11)

Roof snow loads (7603.7.3, 1808)

60 psf

46 psf

1.0

1.0

1.1

37 psf

Ground snow load,  $P_g$  (1808.2)

If  $P_g > 10$  psf, flat-roof snow load,  $P_f$   
(1808.3)

If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
(Table 1808.3.1)

If  $P_g > 10$  psf, snow load importance  
factor,  $I_s$  (Table 1804.5)

Roof thermal factor,  $C_t$  (Table 1808.3.2)

Sloped roof snowload,  $P_s$  (1808.4)

**Wind loads (1803.1.4, 1809)**

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance  
factor,  $I_w$  (Table 1604.6, 1609.5)

Wind exposure category (1608.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures  
(1809.1.1, 1809.6.2.2)

Main force wind pressures (7603.1.1,  
1609.6.2.1)

**Earthquake design data (1803.1.5, 1614-1623)**

Design option utilized (1614.1)

Seismic use group ("Category")  
(Table 1604.5, 1616.2)

Spectral response coefficients,  $S_{DS}$  &  
 $S_{D1}$  (1615.1)

Site class (1615.1.5)

Seismic design category (1616.3)

Basic seismic-force-resisting system  
(Table 1617.6.2)

Response modification coefficient,  $R$ ,  
and deflection amplification factor,  $C_d$   
(Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

**Flood loads (1803.1.6, 1612)**

Flood hazard area (1612.3)

Elevation of structure

**Other loads**

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.8, 1607.8.1,  
1607.7, 1607.12, 1607.13, 1610,  
1611, 2404)





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: HAZZIMAN ASSOC. - ROBERT FOSTER

Address of Project: 232 BRACKETT ST.

Nature of Project: RENOVATIONS & ADDITION TO  
A GROUP RESIDENCE -  
(6) SIX RESIDENCE.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Signature]

Title: PROJECT ARCHITECT

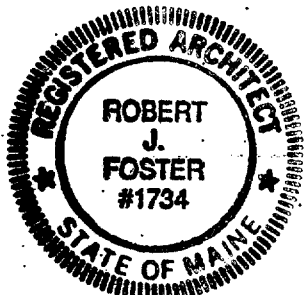
Firm: HAZZIMAN ASSOC.

Address: ONE AUBURN BUSINESS PK.

AUBURN, ME 04210

Phone: 784-5100

(SEAL).



**NOTE:** If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: HARRIMAN ASSOC - ROBERT FOSTER

RE: Certificate of Design

DATE: 4/28/05

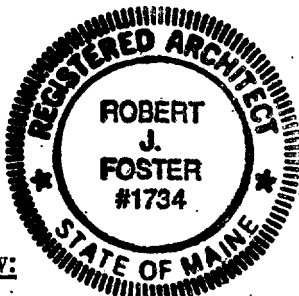
These plans and/ or specifications covering construction work on:

BRACKETT ST. GROUP RESIDENCE

232 BRACKETT ST

Have been designed and drawn up by the undersigned, a Maine registered Architect/  
Engineer according to the 2003 International Building Code and local amendments.

(SEAL)



Signature: [Signature]

Title: PROJECT ARCHITECT

Firm: HARRIMAN ASSOC.

Address: ONE AUBURN BUSINESS PK  
AUBURN, ME 04210

As per Maine State Law:

\$50,000.00 or more in **new** construction, repair  
expansion, addition, or modification for  
Building or Structures, shall be prepared by a  
registered design Professional.