

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOHN W NEWTON

Located At 18 LEWIS ST

Job ID: 2011-06-1378-ALTCOMM

CBL: 056 - - A - 006 - 001 - - - -

has permission to Renovate rear basement for new habitable space(no bedroom) for 1<sup>st</sup> floor unit 2, add bath 3<sup>rd</sup> floor, unit 3 provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* 7/1/11  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

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

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

Job No: 2011-06-1378-ALTCOMM	Date Applied: 6/10/2011	CBL: 056 - - A - 006 - 001 - - - - -	
Location of Construction: 18 LEWIS ST	Owner Name: 18 LEWIS ST., LLC	Owner Address: 76 HENRY ST NORTH YARMOUTH, ME 04097	Phone:
Business Name:	Contractor Name: Hawkes, Nathan	Contractor Address: 105 SPRING ST WESTBROOK ME 04092	Phone: (207) 939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BUILDING</b>	Zone: <b>R-6</b>
Past Use: Four family	Proposed Use: Four family – add bathroom 3 <sup>rd</sup> floor, unit 3 – finish off basement area, unit2	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SAR-2 IBC-2009 Signature: [Signature] 7/1/11
Proposed Project Description: Bathroom for unit 3, finish basement for unit 2		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: 6/17/11 ASB</p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: Any exterior work requires a separate review</p>
	<b>CERTIFICATION</b>		

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.

6/30/11  
D. Andrews

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHON

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**
1. Close In Framing/Plumbing/Electrical
  2. Final Inspection 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 OF 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.





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1378-ALTCOMM

Located At: 18 LEWIS

CBL: 056 - - A - 006 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 four family dwelling. Any change of use shall require a separate permit application for review and approval.
4. 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.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The living space in the basement shall be separated from the remainder of the basement by 1-hour fire rated construction.
4. Egress window dimensions shall be verified for compliance with NFPA 101 *Life Safety Code*.
5. Hardwired smoke alarms with battery back up are required on each level of the dwelling(s), inside each bedroom and within 31 feet outside of the bedroom doors. All smoke alarms shall be photoelectric, interconnected within the unit, and installed per NFPA 72.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units on each level per NFPA 720.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
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 2009 Section 713.
3. 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.

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4. This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.



# General Building Permit Application

6/13/11

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>18 Lewis St.</u>		
Total Square Footage of Proposed Structure/Area <u>Basement Area 350 sq. ft. Bathrm 56 sq ft.</u>	Square Footage of Lot <u>4258</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>A</u> Lot# <u>006</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Port Property Management</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>18 Lewis St LLC</u> Address <u>76 Heng Rd</u> City, State & Zip <u>North Yarmouth ME 04097</u>	Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Apartment</u> Number of Residential Units <u>4</u>	If vacant, what was the previous use? <u>N/A</u>	
Proposed Specific use: <u>Apartment</u>	Is property part of a subdivision? <u>N/A</u> If yes, please name _____	
Project description: <u>Construct Bathroom for Unit 3-3rd fl. Finish off basement for unit 2</u>		
Contractor's name: <u>Nathan Hawkes Carpentry</u>		
Address: <u>105 Spring St.</u>		
City, State & Zip <u>Westbrook, Me. 04092</u>		Telephone: <u>939-2905-</u>
Who should we contact when the permit is ready: <u>Nathan Hawkes</u>		Telephone: <u>↑</u>
Mailing address: <u>same as above</u>		

Legal 4 units per microfiche R-6 in historic

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](http://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.

RECEIVED JUN 13 2011 Dept of Planning & Inspections

Signature: [Signature] Date: 6/10/11

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





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

10-10 20 11

Received from Mate Hawks

Location of Work 13 Lewis St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 100

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 26-1-6

Check #: 2579 Total Collected \$ 100

**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

19

Post Fair  
200-900  
Heath



Surveyed by

D. V. JEWELL

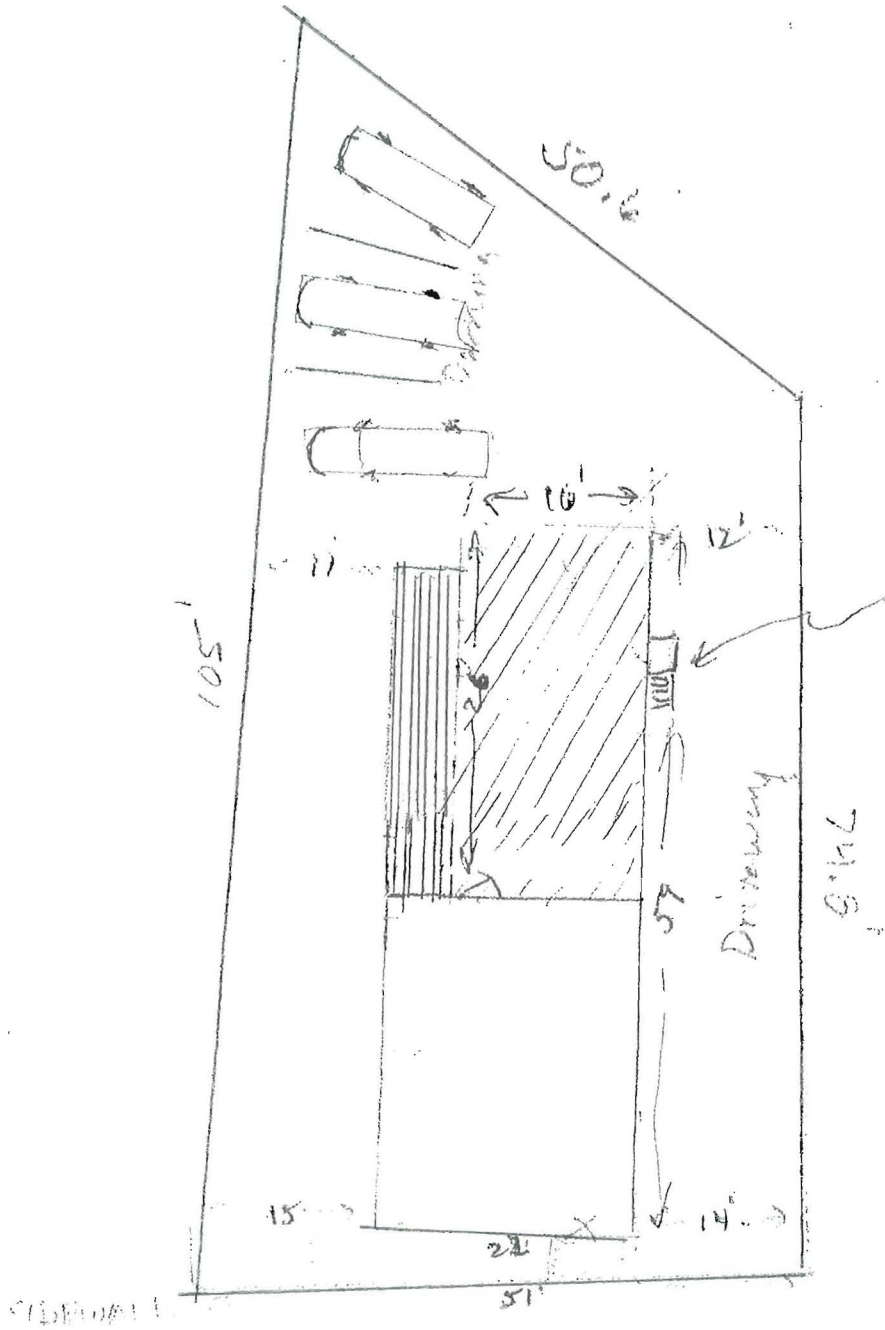
(Remarks on other Side)

18  
Lewis

1-2

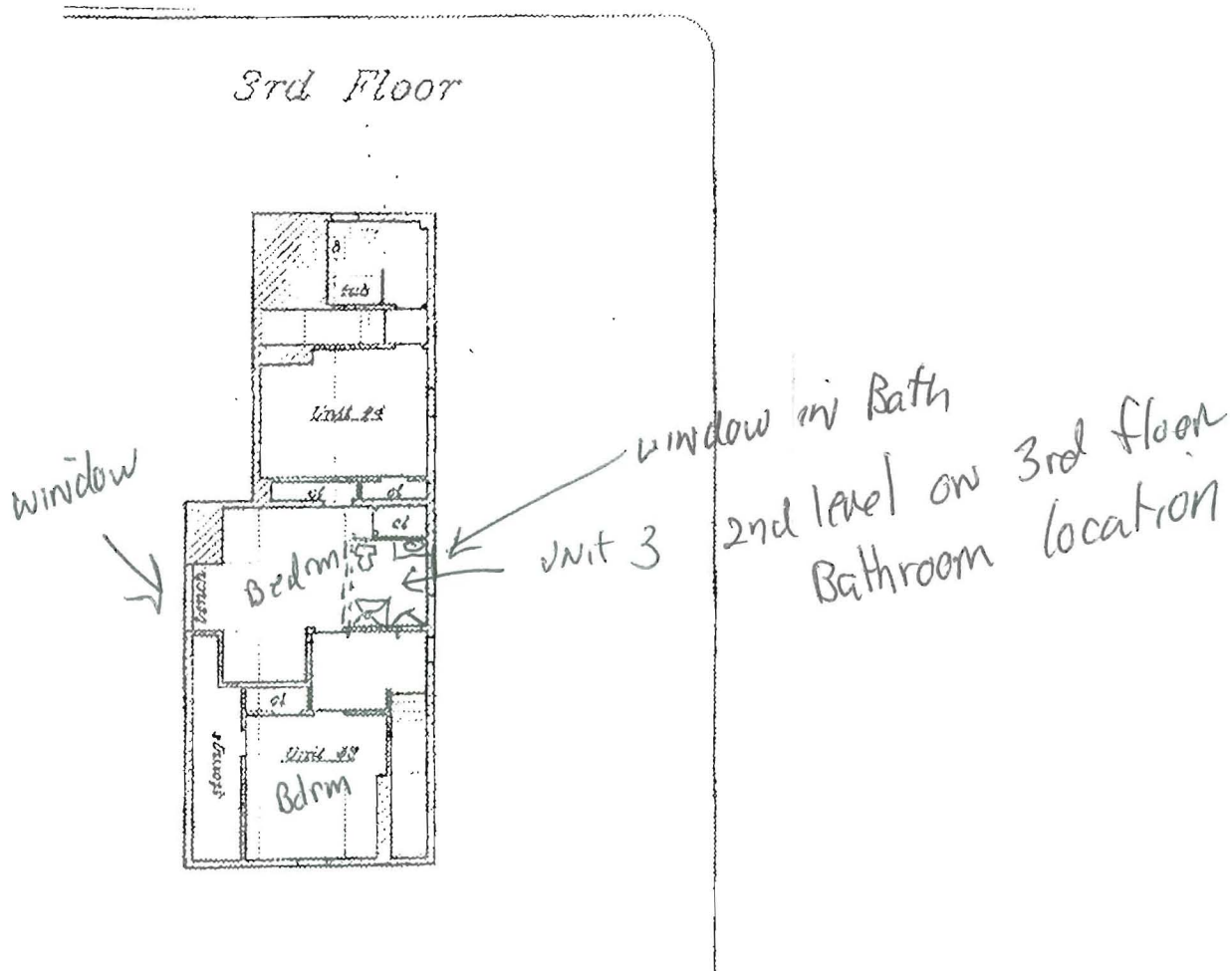


056 - A - 006  
Plot Plan

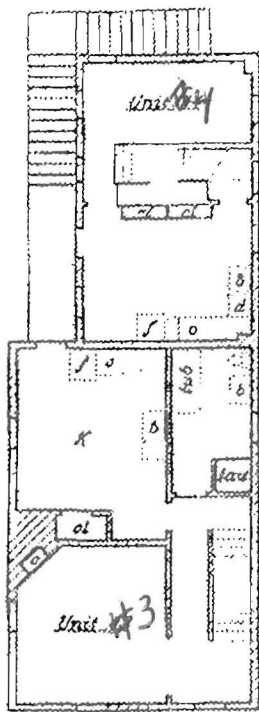


Lewis St.

18 Lewis St  
Adding Bathroom to Unit 3  
on 3rd floor



2nd Floor



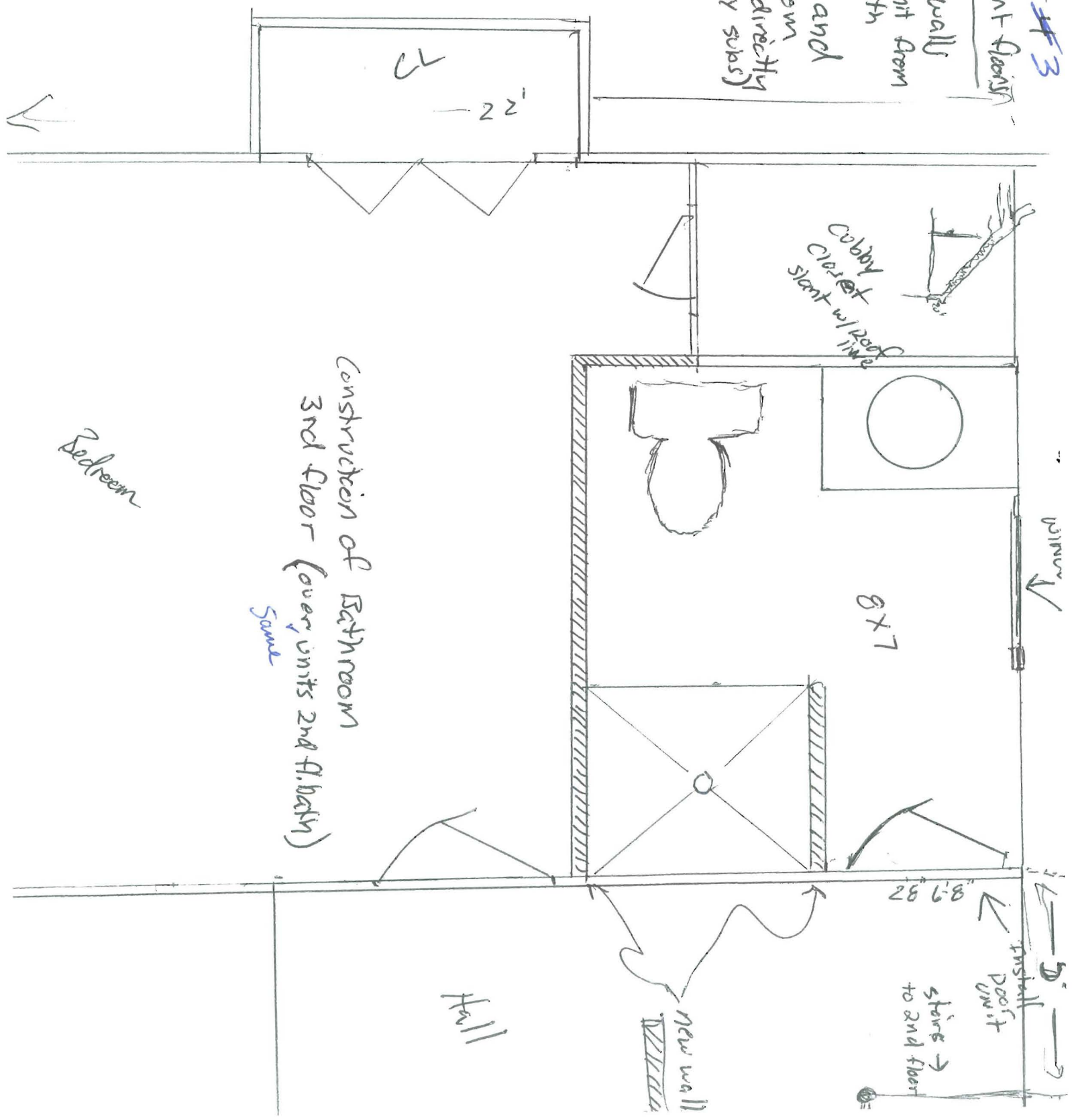
← UNIT 3



18 Lewis St. Unit #3

2nd + 3rd Front Floor Unit

- Construct 2x4 walls
- Install Int. Door unit from Hall into Bath
- Carry electrical and plumbing from 2nd floor bath directly below (permits by subs)



Construction of Bathroom  
3rd floor (over units 2nd fl. bath)  
Same

Bedroom

Hall

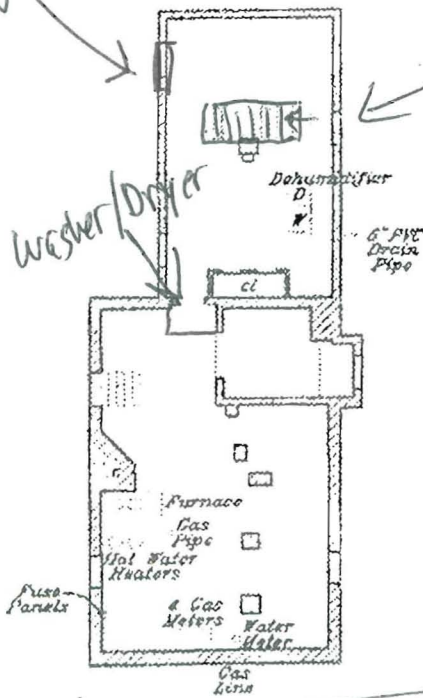


18 Lewis St.

Basement

New egress window

Washer/Dryer

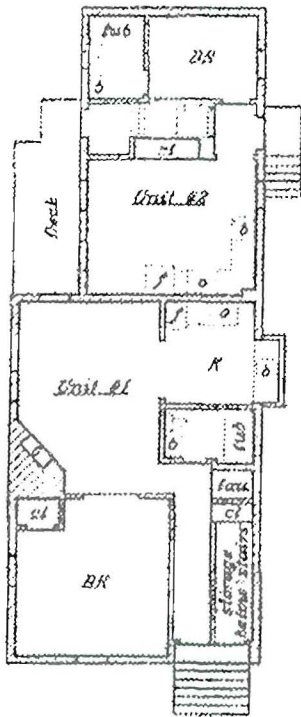


Proposed space for Unit 2  
Finish off Rear  
Basement area  
for habitable space

Lewis St

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1st Floor



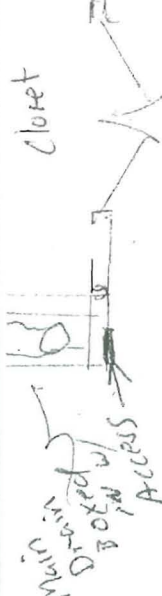
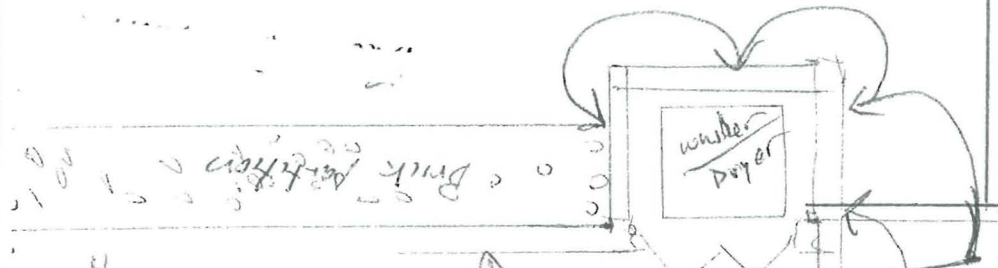
UNIT 2 1st FLOOR with proposed  
habital space in basement below



work to be completed @ 18 Levels (Back basement area)  
 (Habitat space needed)

Front Basement

(Habitat space needed)



Rear basement

8 1/2" Tread  
 8" Rise



Stair Platform

new Egress window

Fire Code sheetrock all abutting  
 (Front Basement walls)

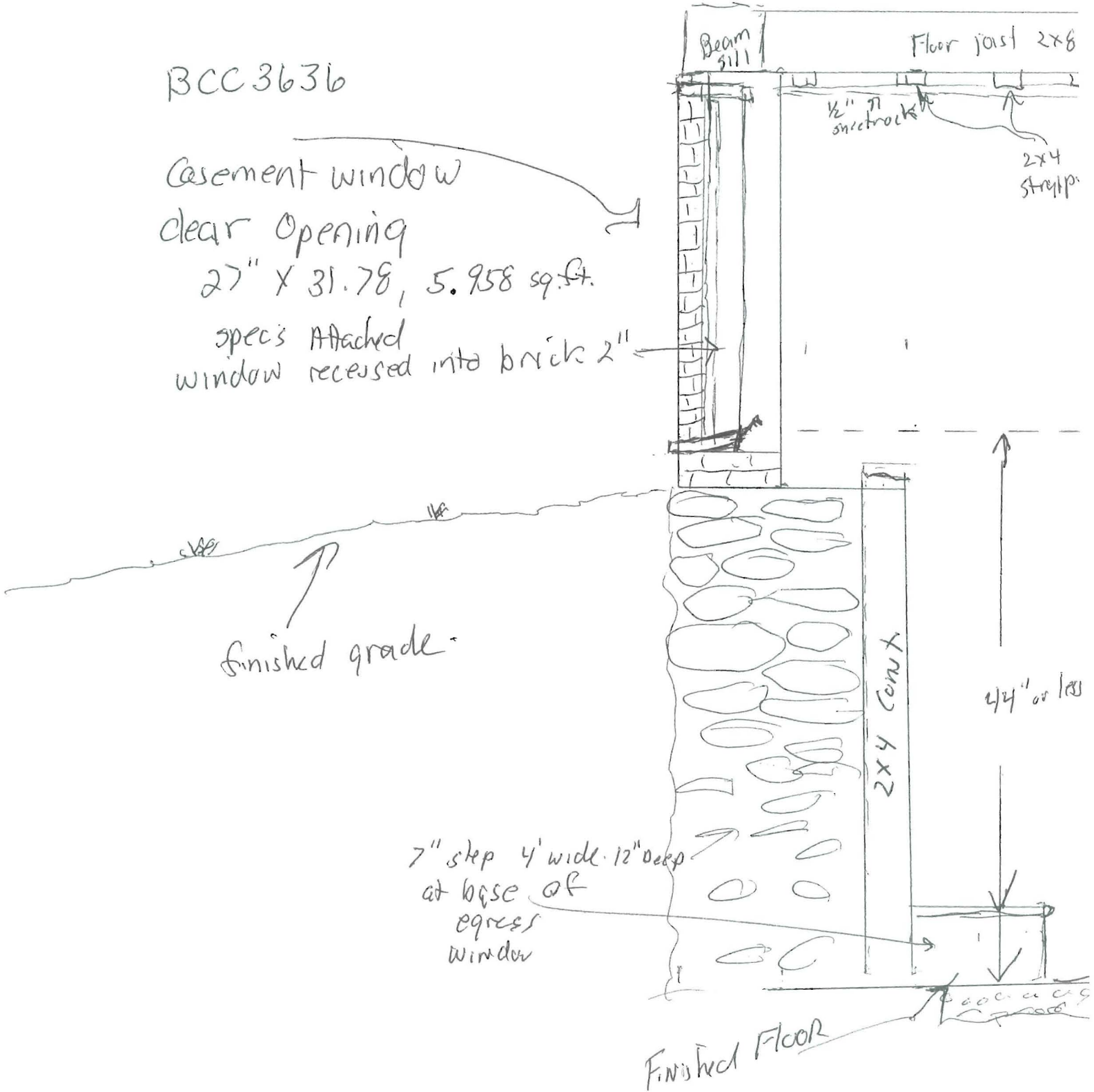
- 2x4 construction walls
- Strap Ceiling 2x4 (7' HT)
- Keep existing Rise/Run in stairs
- Replace Basement window w/wood Awning units (3)
- Create washer/dryer area
- Install Air exchanger
- Install Railings either side of stairs
- < 4" Baluster spacing
- 36" HT
- Construct stair platform to Allow for 3' clear
- Change Basement window toward Rear for egress 44" maximum from floor
- 5.7 Drior more
- Create 7' Finished Ceiling

BCC 3636

Casement window  
clear opening

27" X 31.78, 5.958 sq.ft.

specs Attached  
window recessed into brick 2"





Rufus Deering Company  
 383 Commercial Street  
 Portland, ME 04101  
 Phone: (297) 772-6505

**QUOTE BY:** John Albert  
**SOLD TO:** NATE HAWKES

**QUOTE #:** JJON00030  
**SHIP TO:**

**PO#:** \_\_\_\_\_ **PROJECT NAME:** \_\_\_\_\_  
**REFERENCE:** \_\_\_\_\_

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 36 3/4 X 36 3/4	BCC3636 Frame Size 36 X 36 Builders Clad Casement, Brilliant White Exterior, Pine Painted White Interior Frame/Sash, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Hinge Left, White Hardware, Concealed Hardware, DP 35, Insulated Low-E Annealed Glass, Argon Filled, BetterVue Mesh Brilliant White Screen, Clear Opening: 27w, 31.78h, 5.958 sf U-Factor: 0.33, SHGC: 0.32, VLT: 0.54 PEV 2011.1.0.357/PDV 5.378 (03/15/11) CW	\$384.66	1	\$384.66
<b>Total:</b>					<b>\$384.66</b>
<b>Total Units:</b>					<b>1</b>



Viewed from Exterior. Scale: 1/8" = 1'