

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 090930

AUG 31 2009

CITY OF PORTLAND

This is to certify that Reizbaum Marilyn/Travis Bern
 has permission to New kitchen, move non-load bearing walls in the bedroom
 AT 29 Cushman St City 056 A015293

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 set-in. 24 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] 8/31/09
 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: 09-0930	Issue Date:	CBL: 056 A015293
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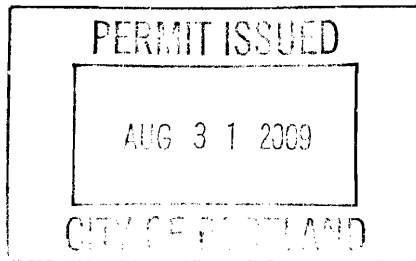
Location of Construction: 29 Cushman St	Owner Name: Reizbaum Marilyn	Owner Address: 29 Cushman St #3	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone 2079396572
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Single Family Condominium - 3rd Floor Unit	Proposed Use: Single Family Condominium /3rd Floor Unit - New kitchen, move non-load bearing walls in the bedroom.	Permit Fee: \$110.00	Cost of Work: \$9,000.00	CEO District: 2
Proposed Project Description: New kitchen, move non-load bearing walls in the bedroom.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB FBE-2003 Signature: JWB 8/31/09	
		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: 08/27/2009	Zoning Approval
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- 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 <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: JWB 8/27/09	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 <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JWB
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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

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.

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

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.

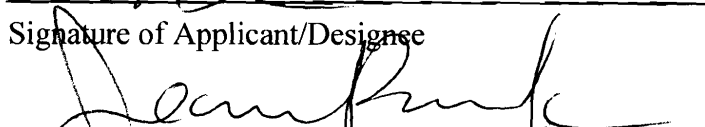
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

8/31/09

Date



Signature of Inspections Official

8/31/09

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0930	Date Applied For: 08/27/2009	CBL: 056 A015293
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Location of Construction: 29 Cushman St	Owner Name: Reizbaum Marilyn	Owner Address: 29 Cushman St #3	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: (207) 939-6572
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Single Family Condominium /3rd Floor Unit - New kitchen, move non-load bearing walls in the bedroom.	Proposed Project Description: New kitchen, move non-load bearing walls in the bedroom.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 08/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family condominium. Any change of use shall require a separate permit application for review and approval.			
2) 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: Jeanine Bourke	Approval Date: 08/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The attic is not approved as a habitable space, storage only			
2) 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.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
8/27/2009-jmb: Travis B. Came in to apply for a same day review. He did not stay in the office and sent an email with the electronic plans. I emailed back questions about headroom in the kitchen, attic floor load, common walls and the reason for the post.
8/31/2009-jmb: Travis emailed back with details, ok to issue

Jeanie Bourke - RE: Cushman Street Condo Renovation

From: "Travis Berube" <Tberube@maine.rr.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 8/27/2009 2:18 PM
Subject: RE: Cushman Street Condo Renovation

All common walls are brick.

There are slopes in the kitchen, but it is going in place of the existing kitchen layout. The ceiling height in the kitchen is 8' at the flat. The knee wall is about 4' 10" at a 12 in 12 pitch, so at the end of the counter the height should be 6' 10". The layout of the kitchen is almost the same as existing. There should be an existing floor plan included.

The access to the attic is existing. The floors are 2 x 8. We are to remove the insulation that is there and replace it with cellulose. We are then covering it with 3/4" ply.

The post to catch a beam, (double 8" LVL spanning about 7',) put in to get any deflection out of the attic. The post lands over a continuous, (basement to third floor,) bearing wall.

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Thursday, August 27, 2009 1:26 PM
To: Tberube@maine.rr.com
Subject: Re: Cushman Street Condo Renovation

I looked over the plans and I have a few questions:

- The headroom. Not having an existing layout to go by.....the sloped wall with the oven/stove appears to measure the headroom at just over 6'. Can you clarify? Where was the kitchen previously or what was the layout?
- What is the attic access now and do you know what the floor load or ceiling joist size is up there? This will now afford quite a bit of storage space.
- Are there common or party walls in this unit?

Thanks

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> "Travis Berube" <Tberube@maine.rr.com> 08/27 11:42 AM >>>



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 Cushman Street</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>A</u> Lot# <u>015293</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Travis Bernbe</u> Address <u>67 Boothby Ave</u> City, State & Zip <u>S. Portland, ME 04106</u>	Telephone: <u>207-939-6572</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Marilyn Reizbaum</u> Address <u>29 Cushman St</u> City, State & Zip <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>9,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>110.00</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>New kitchen, move non-bearing walls in bedroom,</u>		
Contractor's name: <u>Travis Bernbe</u>		
Address: <u>67 Boothby Ave</u>		
City, State & Zip <u>South Portland, ME 04106</u>		Telephone: <u>939-6572</u>
Who should we contact when the permit is ready: <u>Travis Bernbe</u>		Telephone: <u>939-6572</u>
Mailing address: <u>67 Boothby Ave S. Portland ME 04106</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: [Signature] Date: 8/26/09

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



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 144 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date:

8/27/09

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	056 A015293
Location	29 CUSHMAN ST
Land Use	RESIDENTIAL CONDO
Owner Address	REIZBAUM MARILYN 29 CUSHMAN ST #3 PORTLAND ME 04102
Book/Page	14717/261
Legal	56-A-15-16-17 CUSHMAN ST 27-33 WILLIAM KILBY BLOCK CONDO UNIT #29-3

Current Assessed Valuation

Land	Building	Total
\$31,100	\$124,400	\$155,500

Property Information

Year Built 1868	Style Garden Int	Story Height 1	Sq. Ft. 960	Total Acres 0	
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/01/1999	LAND + BLDING	\$60,000	14717-261
06/01/1998	LAND + BLDING	\$57,000	13989-167
06/01/1997	LAND + BLDING	\$50,000	13125-254

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



<http://www.portlandassessor.com/images/pictures/00857301.jpg>

8/27/2009



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Richard Barrett

August Street
Date of Issue: November 20, 1967

This is in certifying that the building, premises, or part thereof, at the above location, built, altered, enlarged or used under Building Permit No. 87/1268, has passed final inspection, has been found to conform substantially with requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PERMITTED OCCUPANCY

PERMITTED OCCUPANCY

Limiting Conditions:

This certificate supersedes
certificates issued

Approved:

(Date)

Inspector

Inspector of Building

Notes: This certificate identifies lawful use of building or premises and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for the cost.

Ed Jones

12/13/67

[Signature]