

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that OLIVER T& FREMONT

Located At 82 PINE

Job ID: 2011-02-492-ALTR

CBL: 056 - - B - 024 - 001 - - - -

PERMIT ISSUED

MAR 18 2011

City of Portland

has permission to Add beam for support and lintels over windows

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

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.**

**PENALTY FOR REMOVING THIS CAR**

PERMIT ISSUED

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

MAR 18 2011

City of Portland

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 inspection required prior to drywalling or insulating.
  2. Final inspection required upon 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

PERMIT ISSUED

MAR 18 2011

CBL: 056 - - B - 024 - 001 - - - -

City of Portland

Job ID: 2011-02-492-ALTR

Located At: 82 PINE

## **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 an Historic District.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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

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

**PERMIT ISSUED**

MAR 18 2011

Job No: 2011-02-492-ALTR	Date Applied: 2/24/2011	CBL: 056 - - B - 024 - 001 - - - - -	City of Portland
Location of Construction: 82 PINE STREET	Owner Name: VINAY KANITKAR	Owner Address: 82 PINE ST PORTLAND, ME 04102	Phone: 617-516-7707
Business Name:	Contractor Name: ROMANO, RICK	Contractor Address: PO BOX 1079 PORTLAND ME 04104	Phone: 797-3381
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Single family - add beam for support in basement & lintels over windows	Cost of Work: 5000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: R-3 Use Group: Type: 5B
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 82 Pine - add support beam in basement & lintels over windows		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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>- all interior work or within existing footprint</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 2/28/11 TRM</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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist or Landmark <input checked="" type="checkbox"/> Does not Require Review <i>interior only</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>2/28/11</i> <i>[Signature]</i>
	<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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

2/24

### Job Summary Report Job ID: 2011-02-492-ALTR

Report generated on Feb 28, 2011 9:18:24 AM

Page 1

<b>Job Type:</b>	Alterations Residential SF	<b>Job Description:</b>	82 Pine	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	742	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	5,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		OLIVER T FREMONT		<i>Property Owner</i>	
		PAPI & ROMANO BUILDERS - RICK ROMANO		<i>GENERAL CONTRACTOR</i>	

#### Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Historic Review - Administrative	\$50.00		\$50.00						\$50.00
Job Valuation Fees	\$70.00		\$70.00						\$70.00

#### Location ID: 8794

#### Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
P28990	056 B 024 001		M				-70.269158	43.650308

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				82 PINE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	<b>R-6</b>		Historic District		DISTRICT 3	WEST END

#### Structure Details

#### Structure: Single Family Home

#### Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			82 PINE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

#### Permit #: 20111563

#### Permit Data





# 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>82 PINE STREET</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>B</u> Lot# <u>24</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>LAURA + VINAY TOMA</u> Address <u>82 PINE ST.</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>1-617-516-7707</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5000</u> C of O Fee: \$ <u>50</u> Total Fee: \$ <u>5050</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY HOME</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADDITION OF BEAM FOR SUPPORT IN BASEMENT AND LINTELS OVER WINDOWS</u>		
Contractor's name: <u>PAPI + ROMANO BUILDERS</u>		
Address: <u>P.O. Box 1079</u>		
City, State & Zip <u>PORTLAND, ME 0410</u>		Telephone: <u>797-3381</u>
Who should we contact when the permit is ready: <u>RICK ROMANO / MICHAEL HILL</u>		Telephone: <u>713-7373</u>
Mailing address: _____		

# 6395  
6395

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the denial of your permit.

In order to be sure the City of Portland may request additional information with this form and other applications, please contact the Planning and Development Division office, room 315 at 701 Commercial Street, Portland, ME 04101.

I hereby certify that I am the owner of the property and that I have been authorized to apply for this permit. I understand the laws of this jurisdiction. In the event a permit is issued, I certify that the Code Official's office will be permitted to enter the property at any reasonable hour to enforce the provisions of the codes applicable to the proposed work.

the Planning and Development Department may request additional information or to download copies of the permit application from [portlandmaine.gov](http://portlandmaine.gov) or stop by the Inspections Department at 701 Commercial Street, Portland, ME 04101.

owner of record authorizes the proposed work and design. I understand that the proposed work must conform to all applicable laws, rules and regulations. In the event a permit is issued, I certify that the Code Official's office will be permitted to enter the property at any reasonable hour to enforce the provisions of the codes applicable to the proposed work.

Signature: Michael Hill

This is not valid until the permit is issued

Does not Agree to Pay \$50 Paid but...

RECEIVED FEB 24 2011 Dept. of Building Inspections City of Portland Maine

GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. in addition to general notes. See specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: IRC (2003) International Residential Building Code.
2. Design Live Loads: (Ground Snow load = 50 psf)  
 Roof ..... 45 psf + drift as applicable  
 Living Space .....40 psf

FOUNDATION NOTES:

1. Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field.
2. Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.

CONCRETE NOTES:

1. All concrete work shall conform to ACI 318-Latest Edition.
2. Concrete strength at 28 days shall be 3000 psi for footings, frost walls & piers.
3. All concrete shall be air entrained 4% to 6% per the specifications.
4. Concrete shall not be placed in water or on frozen ground.
5. Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.
2. Structural steel:
  - a) Structural steel shall conform to ASTM A-36.
  - b) Structural tubing shall conform to ASTM A-500 GR-B
  - c) Structural pipe shall conform to ASTM A-53, TYPE E OR S
3. Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
4. All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.
5. Structural Steel Primer Paint. TNE MEC 10-99 Alkyd rust inhibitive primer, 2.0 to 3.5 mils dry thickness, or approved alternate.
6. Structural Steel Top Coat for steel permanently exposed to view. TNE MEC series 2 TNE MEC-GLOSS Enamel, 3.0 to 5.0 mils dry thickness, or approved alternate.

TIMBER FRAMING:

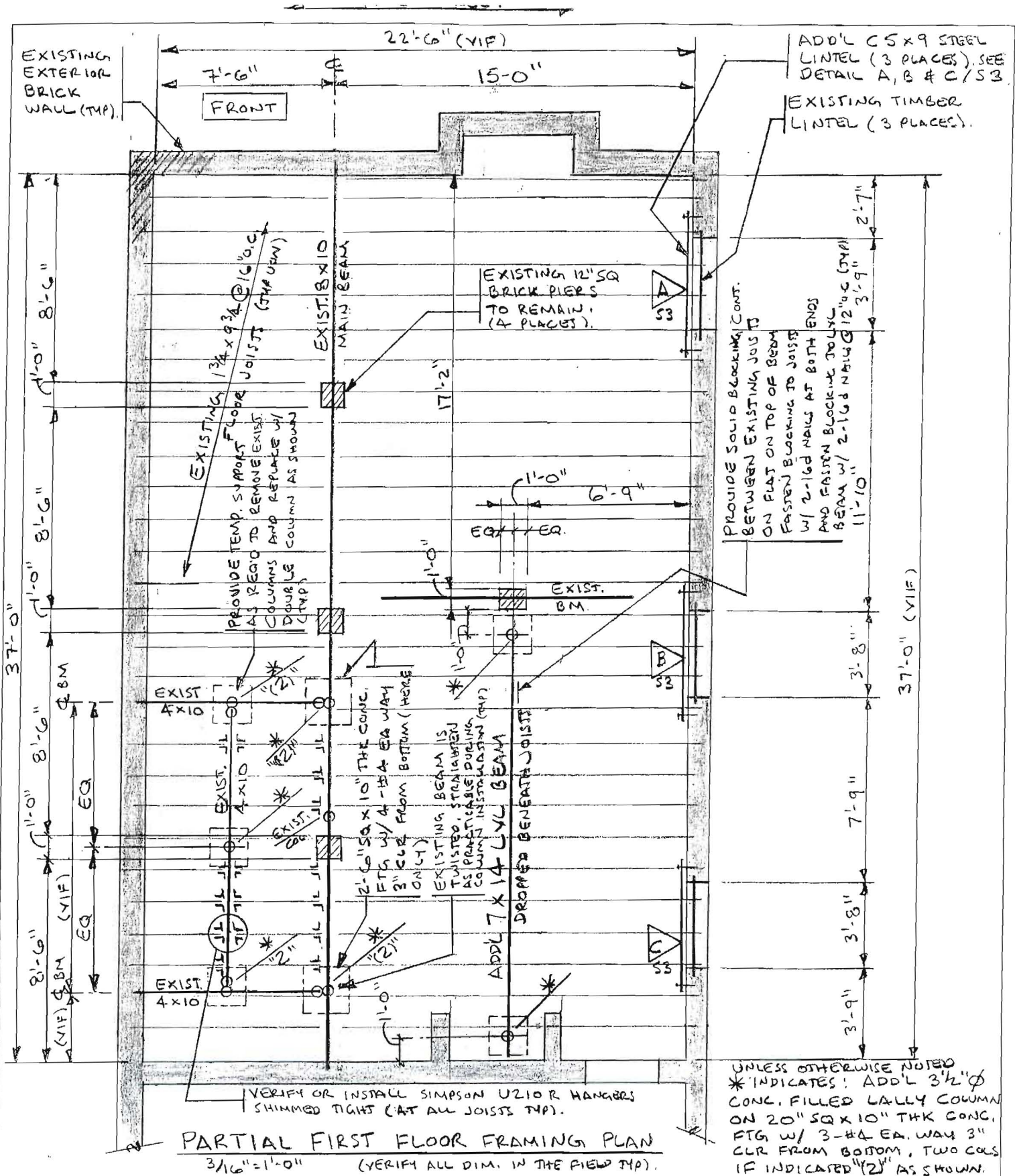
1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWWA treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be stainless steel.
5. Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and structural beams.
6. Nailing not specified shall conform with IBC 2003. All nails in contact with pressure treated timber shall be stainless steel.
7. Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (Where applicable).
8. Provide 5/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
9. Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
10. LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.



2010-106

designed by: JHL	BUILDING LOCATED AT 82 PINE STREET PORTLAND, MAINE	L & L STRUCTURAL ENGINEERING SERVICES, INC SIX Q STREET SOUTH PORTLAND, MAINE 04106
drawn by: AKB		
checked by: JHL		
scale: AS NOTED	FIRST FLOOR REINFORCEMENT	PHONE: (207) 767-4830 FAX: (207) 799-5432
date: 2-17-11	GENERAL NOTES	S-1





**PARTIAL FIRST FLOOR FRAMING PLAN**  
 3/16" = 1'-0" (VERIFY ALL DIM. IN THE FIELD THP).

UNLESS OTHERWISE NOTED  
 \*INDICATES: ADD'L 3 1/2" Ø CONC. FILLED LALLY COLUMN ON 20" SQ X 10" THK CONC. FTG W/ 3-#4 EA. WAY 3" CLR FROM BOTTOM, TWO COLS IF INDICATED (2") AS SHOWN.

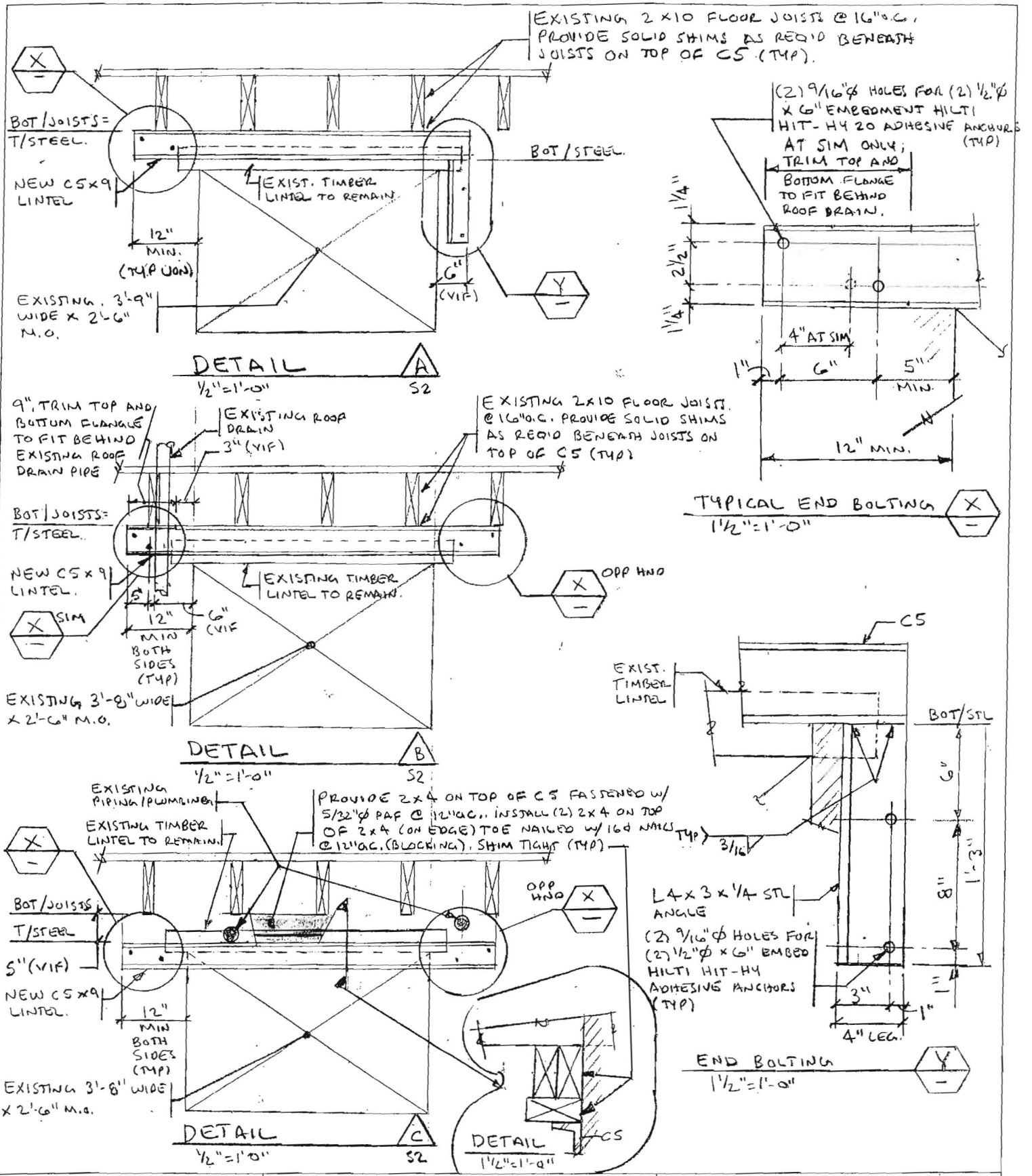
designed by: JHL  
 drawn by: JHL  
 checked by: -  
 scale: AS INDICATED  
 date: 2/17/11

BUILDING LOCATED AT  
 82 PINE STREET  
 PORTLAND, MAINE

FIRST FLOOR REINFORCEMENT  
 PARTIAL FIRST FLOOR FRAMING PLAN

L & L STRUCTURAL  
 ENGINEERING SERVICES, INC.  
 SIX Q STREET  
 SOUTH PORTLAND, MAINE 04106

PHONE: (207) 767-4830  
 FAX: (207) 799-5432  
 EMAIL: LLENGO@AOL.COM



designed by: JHL  
 drawn by: JHL  
 checked by: —  
 scale: AS INDICATED  
 date: 2/17/11

BUILDING LOCATED AT  
 82 PINE STREET  
 PORTLAND, MAINE

FIRST FLOOR REINFORCEMENT  
 SECTIONS AND DETAILS.

L & L STRUCTURAL  
 ENGINEERING SERVICES, INC.  
 SIX Q STREET  
 SOUTH PORTLAND, MAINE 04106

PHONE: (207) 767-4830  
 FAX: (207) 799-5432  
 EMAIL: LLENG@AOL.COM

5-3



# CITY OF PORTLAND, MAINE

Division of Building Inspections

## Original Receipt

2.24. 2011

Received from Pepp. Ramano-

Location of Work 82 Pine St-

Cost of Construction \$ \_\_\_\_\_ Building Fee \$ 70

Permit Fee \$ \_\_\_\_\_ 11.5 ~~Site Fee~~ \$ 50

Certificate of Occupancy Fee \$ \_\_\_\_\_

**Total:** 120

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

Other \_\_\_\_\_

CBL: 56-B-24

Check #: 6395 Total Collected 120

**No work is to be started until permit issued.**

**Please keep original receipt for you records.**

Taken by: [Signature]