

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1674	Issue Date:	CBL: 056 G021001
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Location of Construction: 56 SPRUCE ST	Owner Name: AMORY JONATHAN	Owner Address: 56 SPRUCE ST	Phone:
Business Name:	Contractor Name: Whipple Callender Architects	Contractor Address: 551 Congress St. Portland	Phone: 2077752696
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone:

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit. Change of use add 3rd unit w/interior renovations to add a kitchen, bath, livingroom & bedroom	Permit Fee: \$545.00	Cost of Work: \$45,000.00	CEO District: 2
Proposed Project Description: Add 3rd unit w/ interior renovations to add a kitchen, bath, livingroom & bedroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group Type
		Signature: _____		Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 11/14/2006	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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Ma <input type="checkbox"/> Mino <input type="checkbox"/> M <input type="checkbox"/></p> <p>Date: _____</p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretati <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date: _____</p>	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied <p>Date: _____</p>
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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 APPLICAN	ADDRESS	DATE	PHO
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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT	DATE	PHO
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 11/29/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/28/2006
Note: 11/17/06 Permit denied - doesn't have land area per dwelling for three units. See letter. 11/27/06. Survey shows that the lot is big enough for three units, so the permit is moving forward.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) With the issuance of this building permit and the Certificate of Occupancy this property will become a three family dwelling. Any change of use shall require a separate permit application for review and approval. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 12/18/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) If rough sawn lumber is used in the Deck construction, is must comply with 2303.1.1 of the 2003 IBC. 2) Roof Deck access is existing and currenty in use 3) Assemblies that separate the units from one another must have a fire resistance rating of 1 hour and a STC of 50 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 11/29/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) New apartments shall be protectec by an approved sprinkler system. NFPA 101 30.3.5.1 2) All construction shall comply with NFPA 101 			

Comments:

11/21/2006-amachado: Permit denied. Doesn't meet land area per dwelling unit for three units. See letter.

11/27/2006-amachado: Joe Delaney brought in a survey of the property showing that the lot size is 3075 square feet. Since it is over 3,000 square feet, there can be three dwelling units, so the permit is moving forward.

11/28/2006-amachado: Left a message for Joe Delaney. Are the existing apartments staying the same? Does the roof deck already exist? Is the roofline changing with the new roof deck access bulkhead? Is the new roof over the entry bigger than the existng?

11/30/2006-amachado: Received revised plans. Put them with permit.

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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO