

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JESS T KROVEL

Located At 94 GRAY ST

Job ID: 2012-06-4258-ALTR

CBL: 057- E-004-001

has permission to In-fill/over frame between 2 roof "false" dormers (Single Family Residence).
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

06/22/2012

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Elec/Plmb/Frame prior to insulate or gypsum
 2. Final Inspection

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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4258-ALTR

Located At: 94 GRAY ST

CBL: 057- E-004-001

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Fastening schedule per MUBEC (IRC, 2009).
5. R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4258-ALTR	Date Applied: 6/15/2012	CBL: 057- E-004-001	
Location of Construction: 94 GRAY ST	Owner Name: JESS T KROVEL	Owner Address: 94 GRAY ST PORTLAND, ME 04102	Phone: 207-400-1959
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single family	Proposed Use: Same - single family - build infill overframe between 2 shed dormers to create single dormer - no change to interior framing or addition to floor area	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRG 2009 Signature: <i>[Signature]</i>
Proposed Project Description: In-fill/over frame between 2 shed dormers.		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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>Special Zone or Reviews</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: <i>OK w/condition 6/15/12 AKM</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input 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: <i>6/18/12</i></p> <p><i>[Signature]</i></p>
	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



R-4 historic

Emergency Fix

Entire

6/15/12
83

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

2012-06-4258-AUTR

Location/Address of Construction: <u>94 Gray Street</u>		
Total Square Footage of Proposed Structure/Area <u>45</u>	Square Footage of Lot <u>3600</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>057</u> <u>E004</u>	Applicant: (must be owner, lessee or buyer) Name <u>J. Tim Krovel</u> Address <u>94 Gray Street</u> City, State & Zip <u>PO ME 04102</u>	Telephone: <u>207.400.1959</u>
Lessee/DBA RECEIVED JUN 15 2012 Dept. of Building Inspection City of Portland	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>600-</u> C of O Fee: \$ _____ Historic Review: \$ <u>50-</u> Planning Amin.: \$ _____ Total Fee: \$ _____
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>In-fill overframe between 2 roof shed dormers to create single shed dormer. Interior framing remains unchanged</u>		
Contractor's name: <u>Tim Krovel (owner)</u>		Email: <u>TimKrovel@gmail.com</u>
Address: <u>94 Gray Street</u>		
City, State & Zip <u>PO ME 04102</u>		Telephone: <u>207.400.1959</u>
Who should we contact when the permit is ready: <u>TIM</u>		Telephone: _____
Mailing address: <u>SAME</u> <u>*Please call - Do NOT send*</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.

and 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: 6.12.2012

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



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Receipts Details:

Tender Information: Check , Check Number: 2282

Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/15/2012

Receipt Number: 45038

Receipt Details:

Referance ID:	6920	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-06-4258-ALTR - In-fill/over frame between 2 roof dormers.			
Additional Comments: 94 Gray St.			

Thank You for your Payment!



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- N/A Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- N/A Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009 *By Owner*
- N/A Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required — *see email to Jeanie Bourke from Tim Frowe!*
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

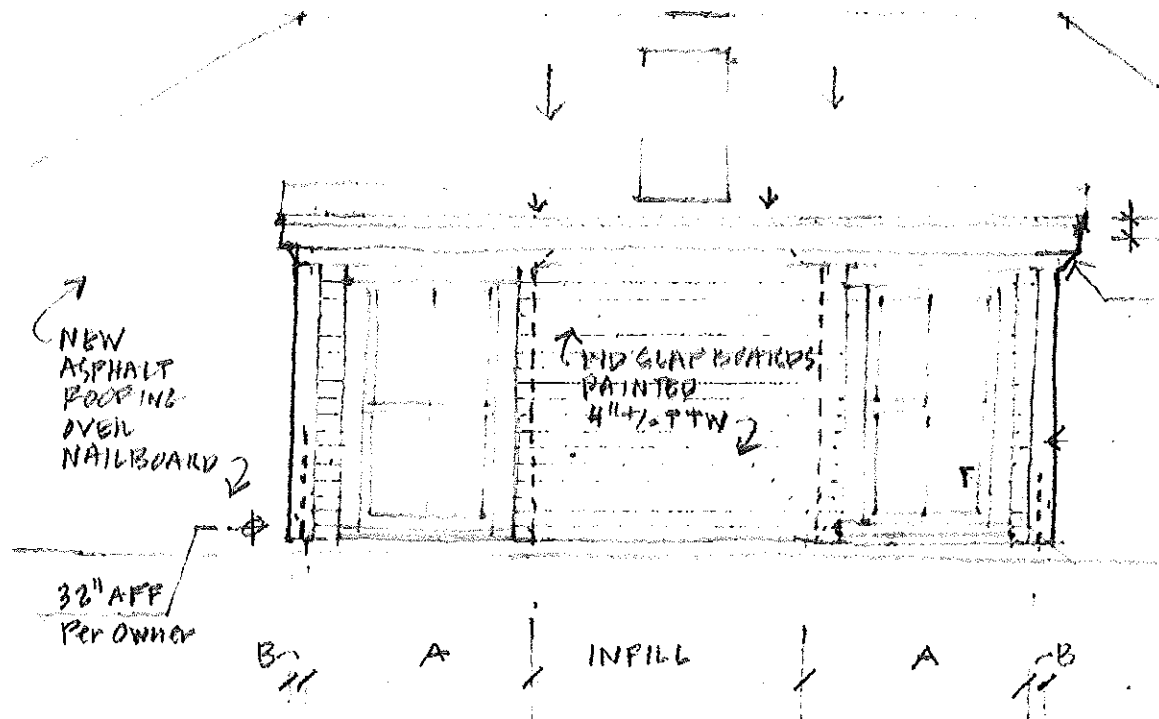
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

KROVEL - KETCHUM RESIDENCE
 94 GRAY STREET, FORTLAND

BARBA + WHEELLOCK
 ARCHITECTURE; PRESERVATION
 14 JUNE 2012



EXISTING
 NOTE: ROOF DECK
 NOT SHOWN FULL
 DRAINING GLIMM

FLASHING
 NEW INSULATION (B)
 NEW FASCIA

EXISTING MOULDING
 REPLACE TO MATCH
 LOWER ROOF

NEW 5/4 X 4 GB
 NEW CASING TO MATCH
 EXISTING ADDITION
 BELOW (WINDOWS)

NEW MARVIN
 WINDOWS (2) TO
 MATCH WINDOWS
 BELOW. 2/2.
 SAME R/O. SIZE
 AS EXISTING SIZED TO
 PROVIDE EGRESS OPERATION, TYP.

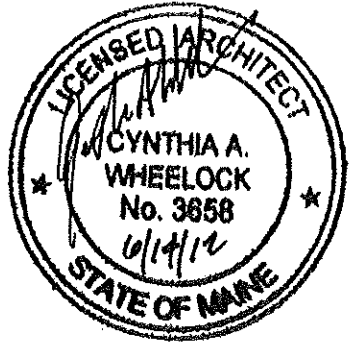
A = EXISTING DORMERS
 B = ADDED 2" RIGID
 INSULATION + 1/2"
 OSB BOARD

NEW
 ASPHALT
 ROOFING
 OVER
 NAILBOARD

32" AFF
 Per Owner

B // A | INFILL | A // B

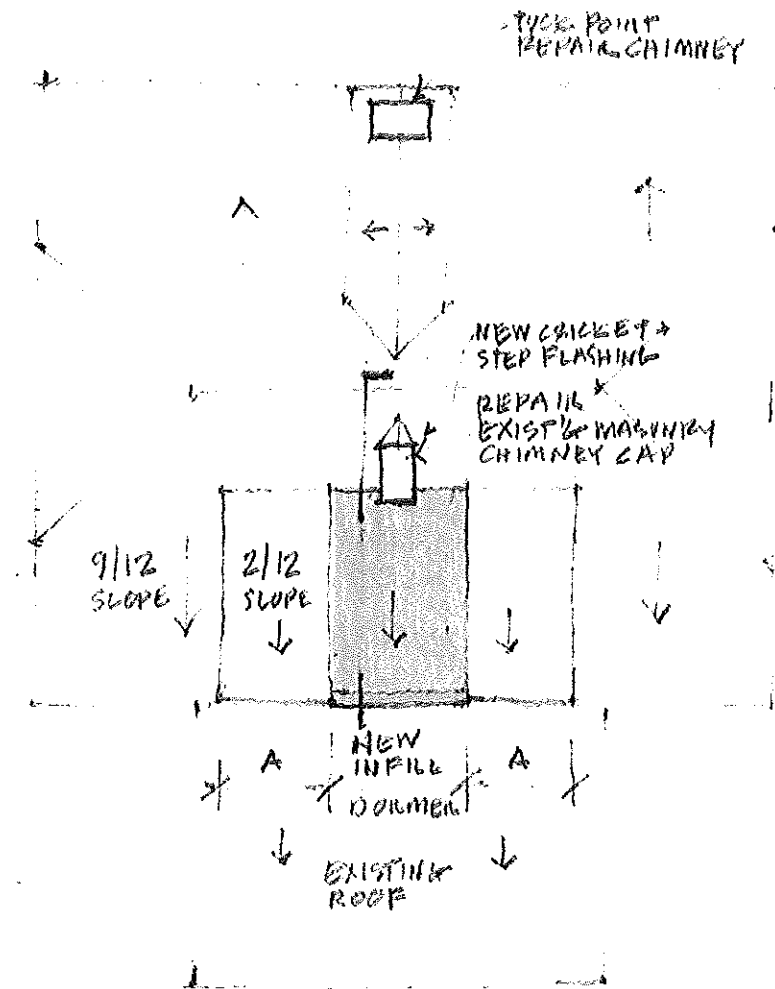
DORMER ELEVATION
 1/4" = 1'-0"



Gray St

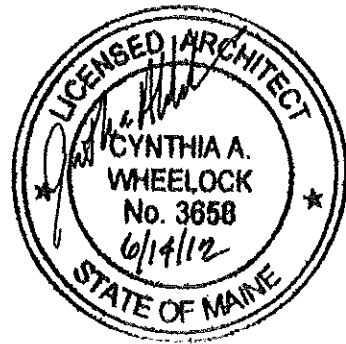
KROVEL - KETCHUM RESIDENCE
94 GRAY STREET, PORTLAND

BARBA + WHEELLOCK
ARCHITECTURE, PRESERVATION
14 JUNE 2012



A = EXISTING
SHED ROOF
DORMERS

NOTE:
EXISTING ROOF
DECK NOT SHOWN
FOR DRAWING
CLARITY

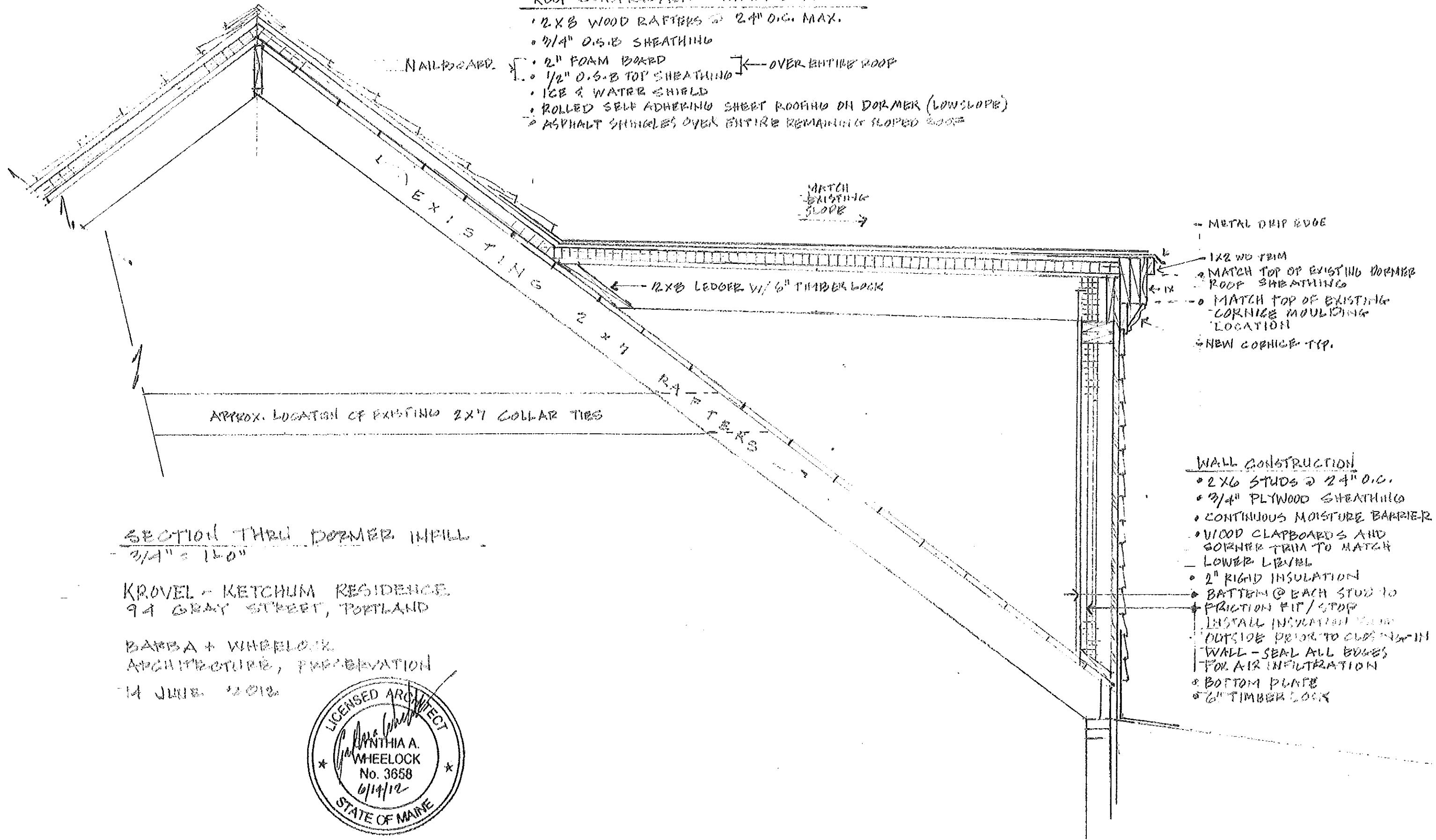


ROOF PLAN
1/8" = 1'-0"



ROOF CONSTRUCTION OF INFILL DORMER

- 2x8 WOOD RAFTERS @ 24" O.C. MAX.
- 3/4" O.S.B SHEATHING
- 2" FOAM BOARD
- 1/2" O.S.B TOP SHEATHING ← OVER ENTIRE ROOF
- ICE & WATER SHIELD
- ROLLED SELF ADHERING SHEET ROOFING ON DORMER (LOW SLOPE)
- ASPHALT SHINGLES OVER ENTIRE REMAINING SLOPED ROOF



SECTION THRU DORMER INFILL

3/4" = 1'-0"

KROVEL - KETCHUM RESIDENCE
94 GRAY STREET, PORTLAND

BARBA + WHELOCK
ARCHITECTURE, PRESERVATION

14 JUNE 2012

