

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that COMMONGROUND PROPERTIES, LLC Located At 266 DANFORTH ST

Job ID: 2012-04-3770-ALTCOMM

CBL: 057- F-004-001

has permission to Re-Construct after fire - 1st floor/1room insulate and drywall, repair charred corner post, ext wall of porch 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] 5/8/12

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: 2012-04-3770-ALTCOMM	Date Applied: 4/13/2012	CBL: 057- F-004-001	
Location of Construction: 266 DANFORTH ST	Owner Name: COMMONGROUND PROPERTIES, LLC Reza Jalali	Owner Address: 20 MITCHELLWOOD DR FALMOUTH, ME 04105	Phone: 807-3782
Business Name:	Contractor Name: Steven Williams	Contractor Address: 85 MACHIGONNE ST PORTLAND MAINE 04102	Phone: (207) 838-7217
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG REPAIRS	Zone: R-6
Past Use: Six (6) residential dwelling units	Proposed Use: Same: six (6) residential dwelling units – to repair exterior porch from fire damage and insulate and sheetrock interior walls & ceiling	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. [Signature]</i>	Inspection: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Fire damage to one unit		Pedestrian Activities District (P.A.D.)	<i>5/8/12</i>
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 with conditions</i> <i>9 4/13/12</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 checked="" 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 type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <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 appication 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)

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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: 2012-04-3770-ALTCOMM

Located At: 266 DANFORTH ST

CBL: 057- F-004-001

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. 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.
3. This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being approved to allow a repair after fire. It is not actively or passively approving any illegal units in the building. A separate letter will be sent concerning the possibility of two illegal dwellings in this building.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
6. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"
7. All means of egress to remain accessible at all times.
8. No means of egress shall be affected by this renovation.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including an assessment by an engineer on the condition of the fire damaged corner post and letter stating structural integrity or required alterations.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. 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.

Entered 4/13/12 (15)



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>266 Danforth</u>			<u>NOT in Historic</u>	
Total Square Footage of Proposed Structure/Area <u>1009 sq ft</u>		Square Footage of Lot	Number of Stories <u>3</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>57-005</u> Block# <u>57-F-4-5</u> Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Reza Jalali</u> Address City, State & Zip <u>Falmouth me</u>		Telephone: <u>807-3782 (c)</u>	
Lessee/DBA (If Applicable) RECEIVED APR 13 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Common Ground Properties LLC</u> Address <u>20 Mitchell Wood</u> City, State & Zip <u>Falmouth me 04105</u>	Cost Of Work: \$ <u>2500</u>	C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>	
Current legal use (i.e. single family) <u>Apt Bldg</u>	Number of Residential Units <u>2 only</u>		<u>LEGAL FOR 6 DU</u>	
If vacant, what was the previous use?				
Proposed Specific use: <u>bedroom</u>				
Is property part of a subdivision? <u>NO</u>	If yes, please name _____			
Project description: <u>Fire damage corner by porch - replaced sheathing and re-install vinyl siding. interior - insulate, sheet rock walls + ceiling paint -</u>				
Contractor's name: <u>Steven Williams</u>				
Address: <u>85 Machugone St</u>				
City, State & Zip <u>Portland Me 04102</u>			Telephone: <u>888-7217</u>	
Who should we contact when the permit is ready: <u>Steve Wms</u>			Telephone: <u>888 7217</u>	
Mailing address: <u>same</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.

Call do not send

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: Steve Williams Date: Apr 12, 2012

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



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Receipts Details:

Tender Information: Cash

Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/13/2012

Receipt Number: 42869

Receipt Details:

Referance ID:	6085	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-04-3770-ALTCOMM - Fire damage to one unit			
Additional Comments: 266 Danforth			

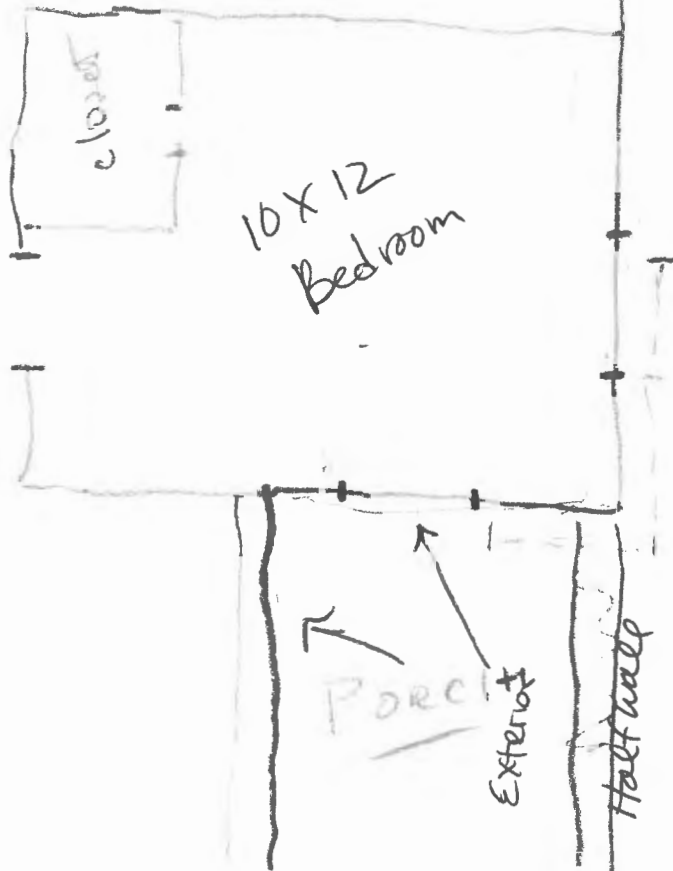
Thank You for your Payment!

Floor plan

Affected area

ceiling - 5/8 Sheetrock
w/ 3/2" Insulation
walls - 1/2

4
2
10



rescrete
re sheetrock
insulate
vapor barrier

All exterior
walls affected

Plot Plan 266-268 DANFORTH ST

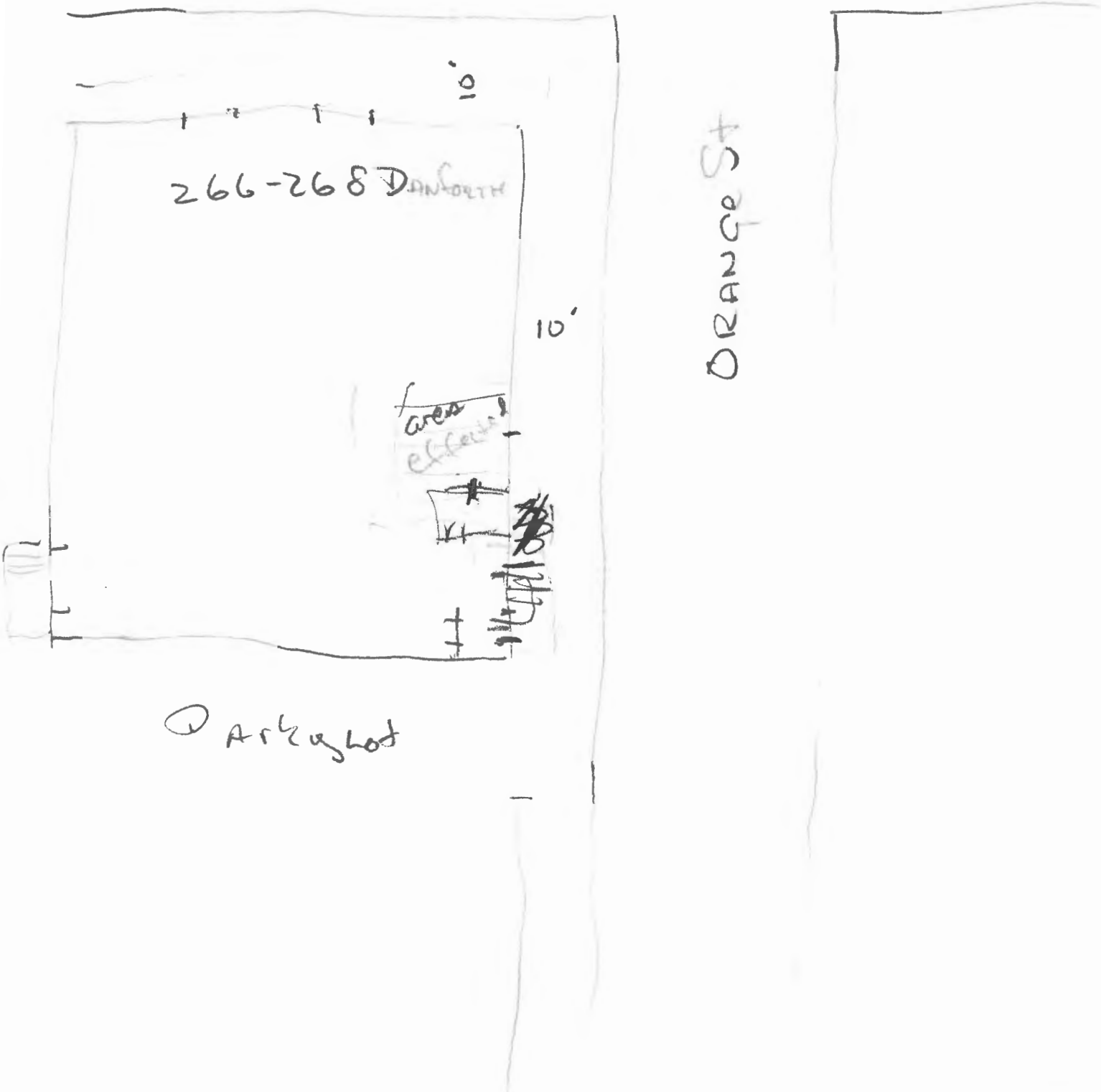
DANFORTH ST

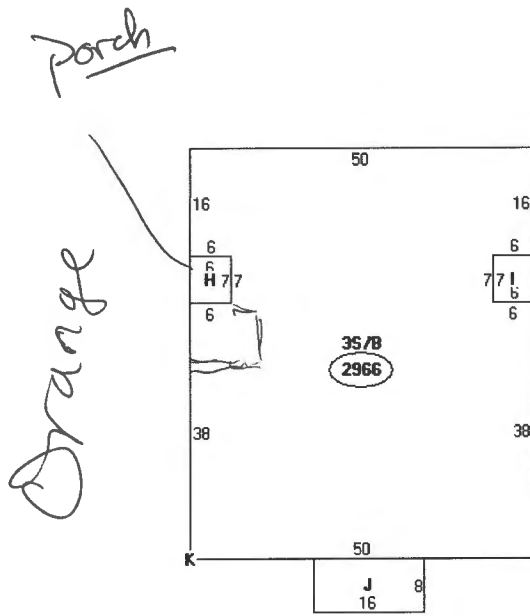
ORANGE ST

266-268 DANFORTH

area
effort

Arkyhot





Danforth

Descriptor/Area
A: 086 2966 sqft
B: 011 2966 sqft
C: 011 2966 sqft
D: PORCH COVERED 128 sqft
E: PORCH COVERED 42 sqft
F: PORCH COV-UPPER 42 sqft
G: 35/B 2966 sqft
H: 3S PORCH 42 sqft
I: 3S PORCH 42 sqft
J: 1S PORCH 128 sqft
K: PA1 2574 sqft



wall damaged by fire

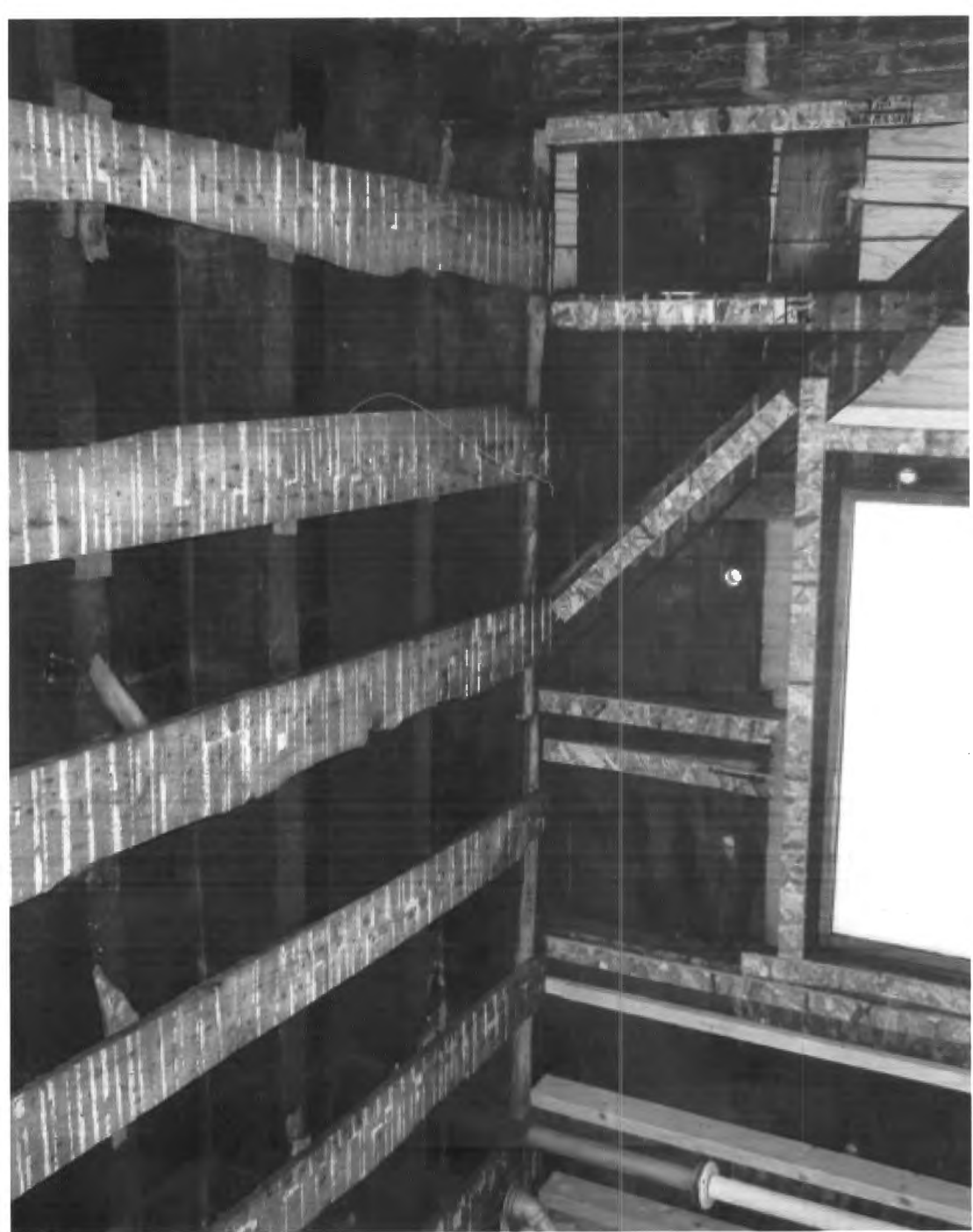
Program: FP322L

FIRE PREVENTION

Property address		Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date	
Seq.	Violation class	Violation type				
	Location(s)					
0266 DANFORTH ST, PORTLAND ME 04102		8 UNIT	68057-000-000			
	ROUTINE INSPECTION	6/15/04 SHAWN NEAT, Bramhall Station, Platoon 2				
1	Fire Doors	Fire Doors Required	101-5-21	7/17/04	0/00/00	
	Entryways to apartments; entry to basement					
2	Fire Protection Equipment	Smoke detector needs repair	NFPA18-1.3	7/17/04	0/00/00	
	first floor hallway rear; common areas hard-wired					

Violation Summary:

Open	Closed	Total
2	0	2







(Over)

8/8/12
Per Steven W.
Post has some
Charming - will

have engineer assess
& provide letter
The plan is to add 2x10
w/ lag screws.

Porch

corner beam 10 x 10

3x5

Foundation

Side view Orange St side

porch side

