

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1080	Issue Date: 9/4/08	CBL: EJ-20 057 J001001
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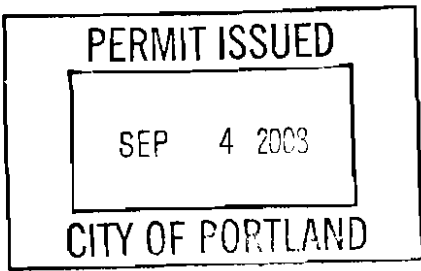
Location of Construction: 226 DANFORTH ST	Owner Name: RUSSO JOSEPH A & DONNA F J	Owner Address: 21 DEEPWOOD DR	Phone: 207-797-8447
Business Name:	Contractor Name: Back Bay Builders	Contractor Address: 85 Dorset Street Portland	Phone: 2072321247
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Three Unit Residential	Proposed Use: Three Unit Residential - Interior Renovation to 1st and 2nd Floor, Fire and Smoke Damage Repair.	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2	2764#
ug use: 3 res. D.U.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: R-2 Type 5B IBC-2003		

Proposed Project Description: Interior Renovation to 1st and 2nd Floor, Fire and Smoke Damage Repair.	Signature: <i>Greg Cass</i>	Signature: <i>9/4/08 Old</i>
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: lmd	Date Applied For: 08/27/2008	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/>	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	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: <i>9/28/08</i>	Date: <i>9/28/08</i>	Date: <i>[Signature]</i>



Scanned

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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10/2/08 Inspected bld, advised contractor ~~that~~ to close-in, structural support and plumbing issues. I told the contractor that I would re-inspect w/ a Plan Reviewer. J.G.R. & MEM

10/15/08 Plumbing Permit accepted / After-the-Fact / JGR

10/16/08 Met w/ contractor, Nate to assess structural issues and draftstopping, Jeanie & Joe. ... Required contractor to stop all structural work and did not approve any closing in or framing. Will need a design professional to assess and design the structural components of the building. A permit amendment is required for this work to continue. JMB & JGR

03/13/09 Close-in 3rd Floor okay

05/20/09 Kinne okay
CLOSED

MEM

JGR

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Business Name:	Contractor Name: Back Bay Builders	Contractor Address: 85 Dorset Street Portland	Phone: (207) 232-1247
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Three Unit Residential - Interior Renovation to 1st and 2nd Floor, Fire and Smoke Damage Repair.	Proposed Project Description: Interior Renovation to 1st and 2nd Floor, Fire and Smoke Damage Repair.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/28/2008**Note:** **Ok to Issue:**

- 1) This property shall remain a three (3) family dwelling. 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.
- 3) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 09/04/2008**Note:** **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 4) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible
- 5) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 6) Fastener schedule per the IRC 2003
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 9) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 09/02/2008**Note:** **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) Smoke detectors required in common areas on all levels.
- 3) Separation between dwelling units requires 1 hr. Fire rating.
- 4) Two means of egress are required from every story. "State Law"

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5) A single source supplier should be used for all through penetrations.

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.

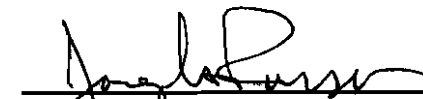
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

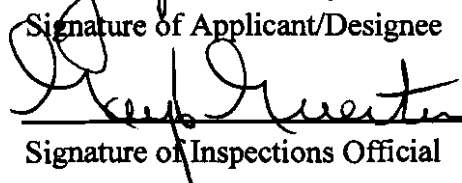
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

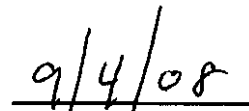
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



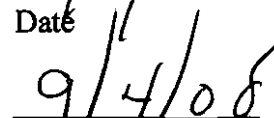
Signature of Applicant/Designee



Signature of Inspections Official



Date



Date



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: 226 DANFORTH ST. PORTLAND 04102		
Total Square Footage of Proposed Structure/Area 2764 SF	Square Footage of Lot 0.063	Number of Stories 2 1/2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 057 - J - 001 - 001 57 - J - 1 - 28	Applicant "must be owner, Lessee or Buyer" Name JOSEPH A RUSSO Address 21 DEEPWOOD DR City, State & Zip PORTLAND 04103	Telephone: 797-8447
Lessee/DBA (If Applicable) AUG 27 2008	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 15,000- C of O Fee: \$ Total Fee: \$ 170-

Current legal use (i.e. single family) RESIDENTIAL MULTI-UNIT Number of Residential Units 3 units
 If vacant, what was the previous use? RESIDENTIAL MULT-UNIT
 Proposed Specific use: RESIDENTIAL MULT-UNIT
 Is property part of a subdivision? N/A If yes, please name _____
 Project description: INTERIOR RENOVATIONS DUE TO FIRE & SMOKE DAMAGE.

Contractor's name: BACK BAY BUILDERS (NATE NELSON)
 Address: 85 DORSET ST
 City, State & Zip: PORTLAND Telephone: 232-1247
 Who should we contact when the permit is ready: JOE RUSSO Telephone: 415-8862
 Mailing address: 21 DEEPWOOD DR PORTLAND 04103

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 the 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 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: *Joseph Russo* Date: 8-26-08

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

*Reviewed
CSH
9/4/08*

Scope of repair work @226Danforth street due to fire and smoke damages. Also indicated on enclosed building plan.

Replace steel exterior side entry door and replace damaged shingle around door and upper windows. aprox. 5' by 20'. 100 sq.ft ✓

Side hallway: re-frame hallway, insulate, rewire to code, sheet rock, and replace fire rated basement door. ✓

1st floor apt #1 : replace fire rate entry door, re-frame one kitchen wall, new cabinet and appliances, sheet rock walls and ceiling 5/8, insulate exposed walls R-15 to R-19, replace both kitchen windows, rewire and plumb up to code. Expose chimney. ✓

Replace bathroom and hallway closet doors ✓

Bathroom: New fixtures, rewire to code, ^{5/8} sheet rock one wall and replace suspended ceiling ✓

Front Bedroom: replace one replacement window *egress?*

2nd floor: Replace both apt. entry doors fire rated.

Kitchen: Re-frame one wall, new cabinets and appliances, sheet rock walls and ceiling, rewire, re-plum, insulate exposed walls, replace both windows. All up to code. Expose chimney.

Living room: Insulate exposed walls, sheet rock, replace both windows, rewire all work up to code.

Front bedrooms: reconfigure bedrooms to make more user friendly. Re-locate two walls ,entry doors and one closet. Sheetrock , insulate exposed walls , rewire all up to code. Replace four windows, Both bedrooms up to code with proper egress standards.

Bathroom: re-frame wall, insulate exposed walls, new fixtures, sheet rock and rewire and re-plum all up to code. Replace window.

Utility room: replace window, insulate exposed wall, sheet rock, rewire and re-plum for washer and dryer

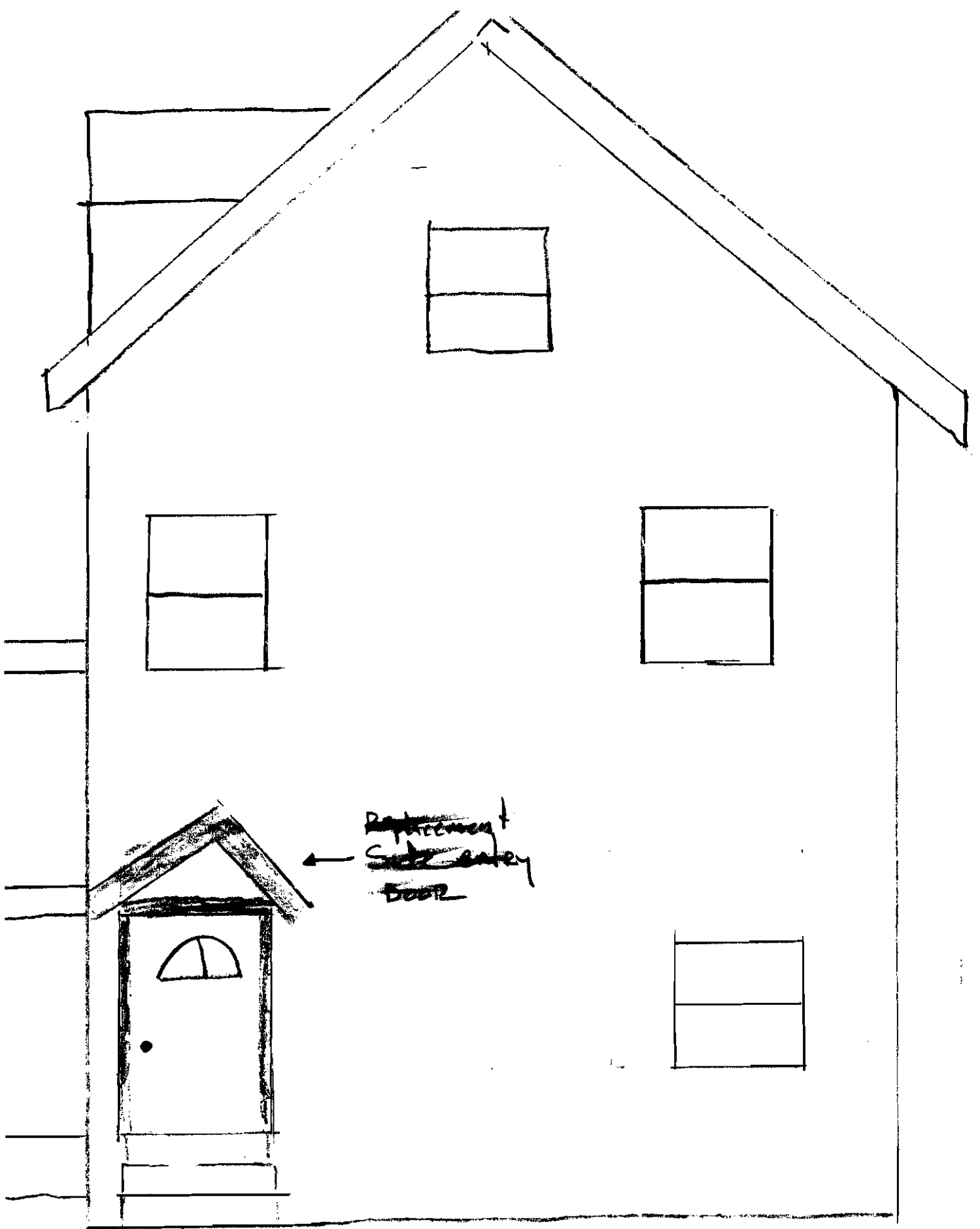
(2)

3rd floor: demolition only at this time

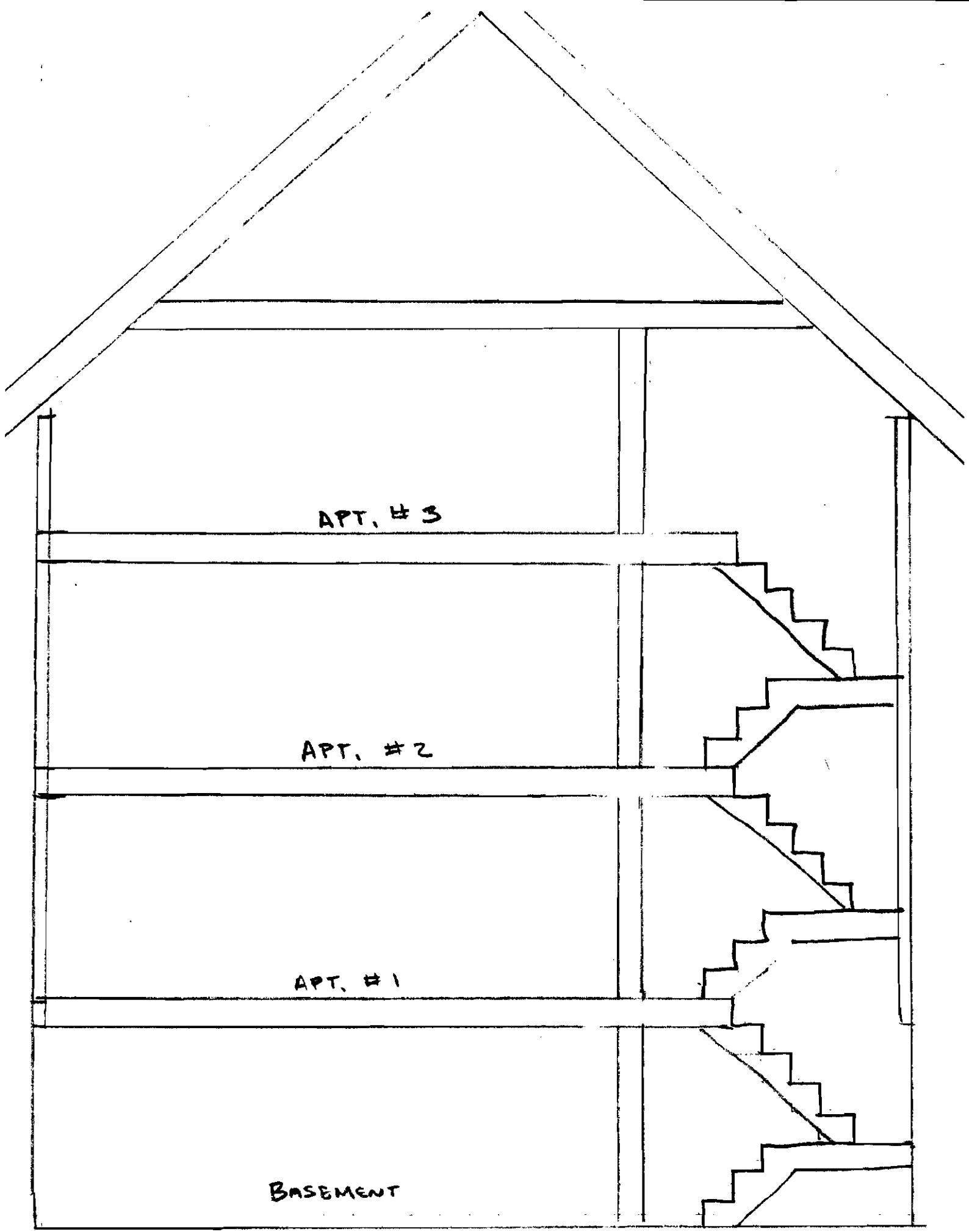
All work to be performed will be done by licensed sub-contractors, permits and up to city codes.

We will first reconstructing floors one and two. Third at a later date.

Joe Russo owner 415-8862



Replacement
Sub-entry
Door

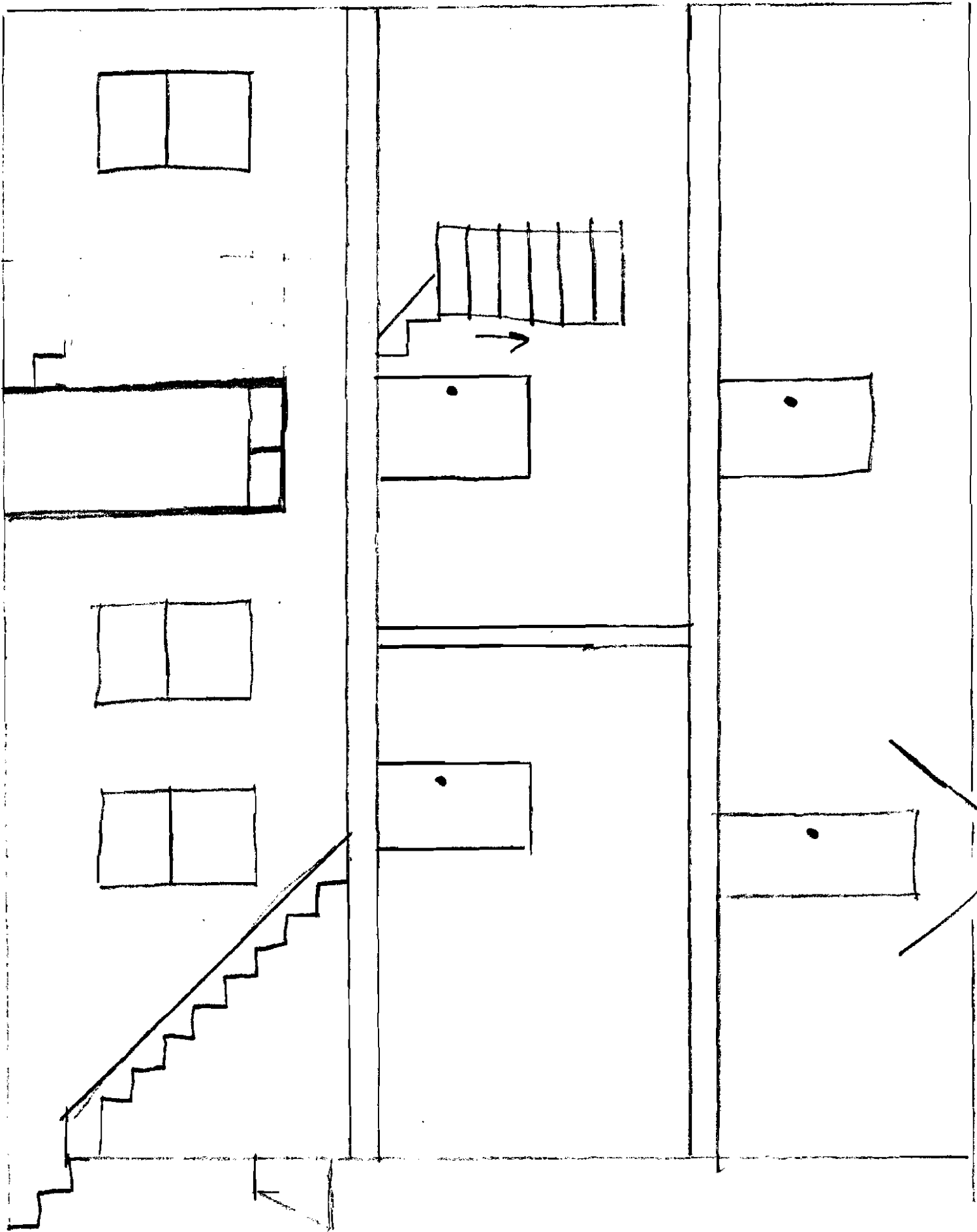


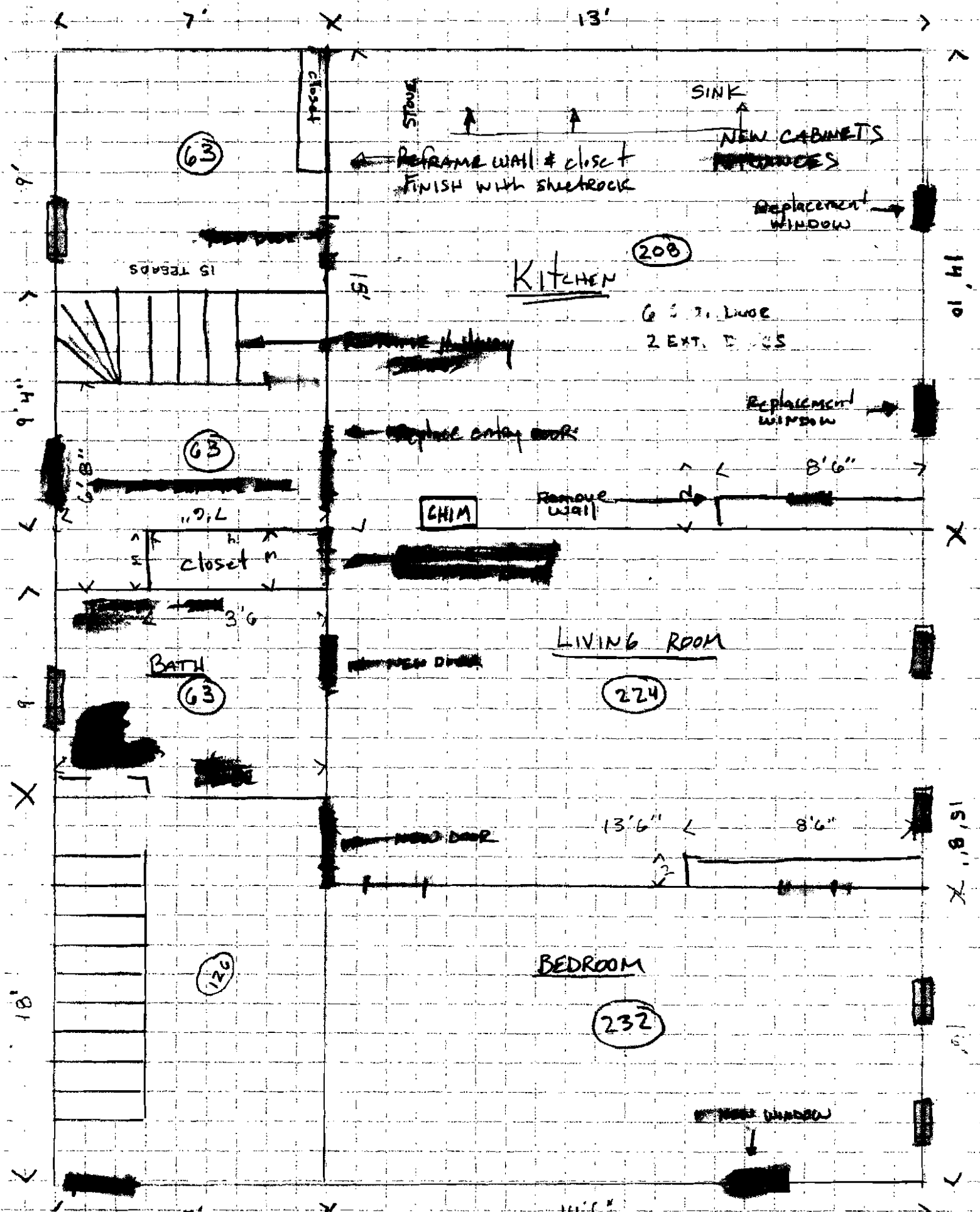
APT. # 3

APT. # 2

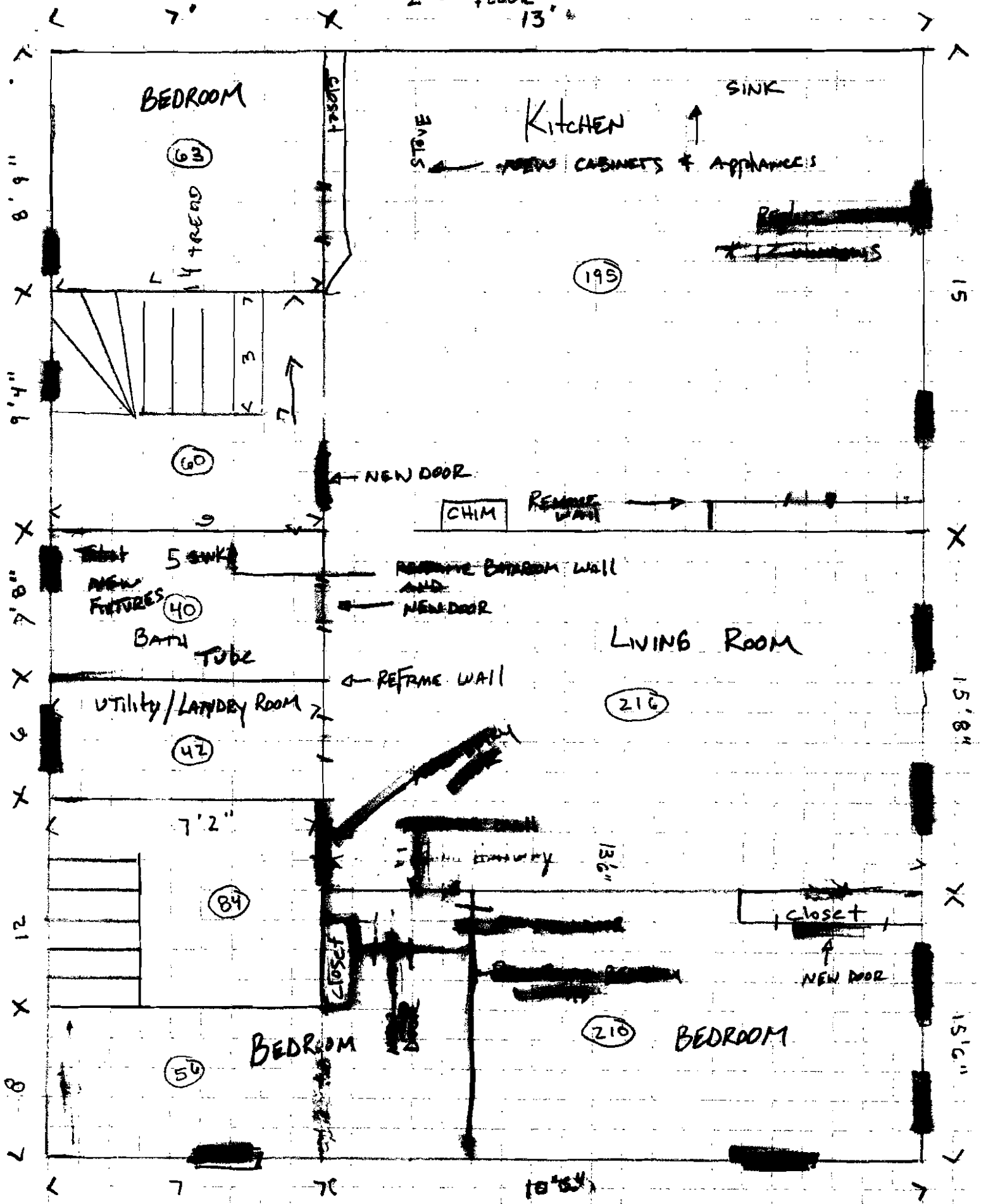
APT. # 1

BASEMENT





2ND FLOOR 13' 4"



BEDROOM

(63)

4 TREAD

KITCHEN
STOVE ← NEW CABINETS & APPLIANCES → SINK

(195)

(60)

NEW DOOR

CHIM

REMOVE WALL

NEW FEATURES (40)

BATH TUB

REMOVE BATHROOM WALL AND NEW DOOR

LIVING ROOM

UTILITY/LAUNDRY ROOM

REFRAME WALL

(216)

(42)

7'2"

REMOVE WALL

13'6"

(84)

CLOSET

CLOSET

NEW DOOR

(56)

BEDROOM

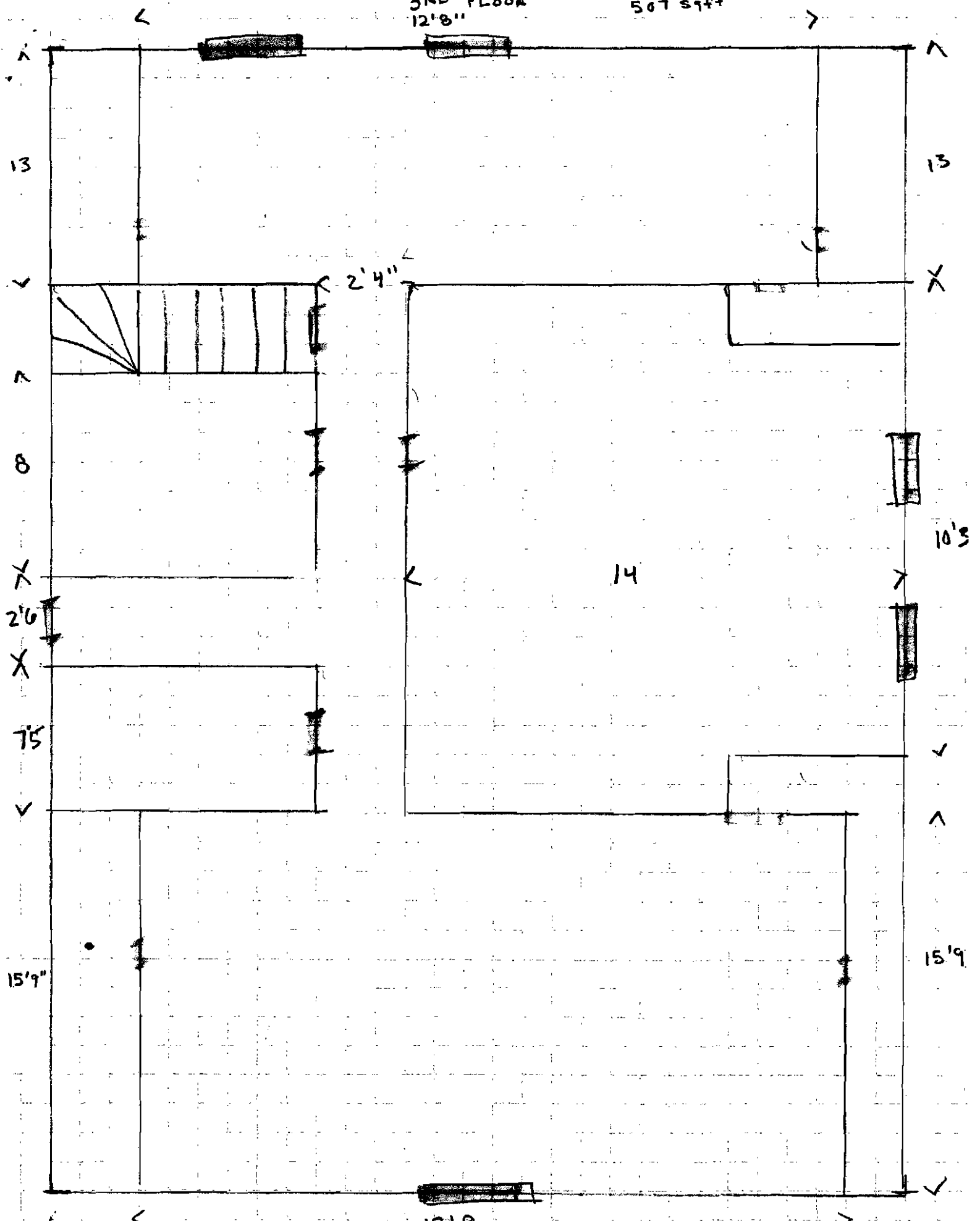
(210)

BEDROOM

10'6"

3RD FLOOR
12'8"

507 sqft





CITY OF PORTLAND, MAINE
Department of Building Inspections

Aug 27 2008

Received from Joseph Russo

Location of Work 226 Danforth

Cost of Construction \$ _____

Permit Fee \$ _____

Building (15) Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other _____

057 J.

2149

Total Collected \$ 170⁰⁰

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy