

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 080799

JUL 2 2008

**CITY OF PORTLAND**

This is to certify that GRAEF ROSANNE H /Prac Masonry  
 has permission to 2 Family residential - Foundation repair  
 AT 30 SALEM ST 058-B001001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is laid or closed-in. **24 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name \_\_\_\_\_

*J. Amick* 7/2/08  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

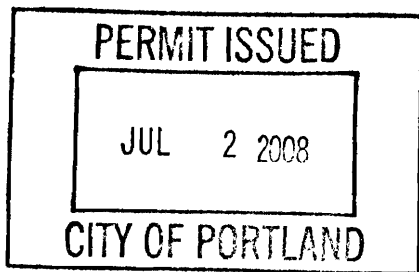
Permit No: 08-0799	Issue Date:	CBL: 058 B001001
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Location of Construction: 30 SALEM ST	Owner Name: GRAEF ROSANNE H	Owner Address: 30 SALEM ST	Phone:
Business Name:	Contractor Name: Prays Masonry	Contractor Address: 10 Hamlin Road Falmouth	Phone 2078786191
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	Zone: R6

Past Use: 2 Family residential	Proposed Use: 2 Family residential - Foundation repair	Permit Fee: \$420.00	Cost of Work: \$39,780.00	CEO District: 2
Proposed Project Description: 2 Family residential - Foundation repair		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: N/A Foundation Repair	
		Signature: <i>JMB 7/2/08</i>		Signature: <i>JMB 7/2/08</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: ldobson	Date Applied For: 07/02/2008	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>JMB 7/2/08</i>	Date: _____	Date: <i>JMB</i>

**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

**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.

X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling  
*Separate permits for Electrical*

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.**

*x Steven C. Truff*

Signature of Applicant/Designee

*7-2-08*

Date

*Deanne Paula*

Signature of Inspections Official

*7/2/08*

Date

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

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

<b>Permit No:</b> 08-0799	<b>Date Applied For:</b> 07/02/2008	<b>CBL:</b> 058 B001001
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<b>Location of Construction:</b> 30 SALEM ST	<b>Owner Name:</b> GRAEF ROSANNE H	<b>Owner Address:</b> 30 SALEM ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Prays Masonry	<b>Contractor Address:</b> 10 Hamlin Road Falmouth	<b>Phone</b> (207) 878-6191
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Foundation Only/Residential	

<b>Proposed Use:</b> 2 Family residential - Foundation repair for 43' of wall	<b>Proposed Project Description:</b> 2 Family residential - Foundation repair for 43' of wall
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/02/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/02/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks FOUNDATION REPAIR
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Rosam C. [Signature]</i>	Date: 7-1-08
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This is not a permit; you may not commence ANY work until the permit is issued.



# 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>30 SALEM ST, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>NO CHANGE (2372 S.F.)</u>		Square Footage of Lot <u>2925 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>058      B      001</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>ROSANNE GRAEF</u> Address <u>30A SALEM ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>879-6024</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip  <u>N/A</u>	Cost Of Work: \$ <u>39,780</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>TWO FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>NO CHANGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>FOUNDATION REPAIR (SEE ATTACHED)</u>		
Contractor's name: <u>PRAY'S MASONRY</u> Address: <u>10 HAMLIN ROAD</u> City, State & Zip <u>FALMOUTH, ME 04105</u> Telephone: <u>878-6191</u> Who should we contact when the permit is ready: <u>ROSANNE GRAEF</u> Telephone: <u>879-6024</u> Mailing address: <u>30A SALEM ST, PORTLAND ME 04102</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](http://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: Rosanne Graef Date: 7-1-08

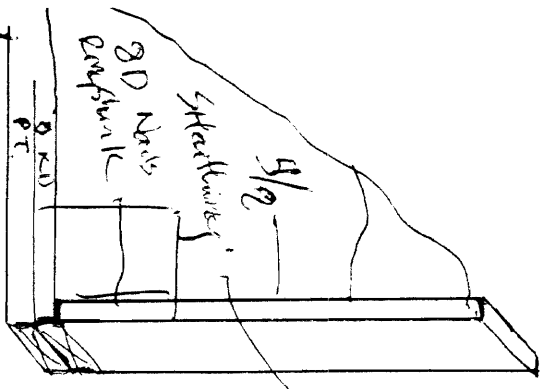
This is not a permit, you may not commence ANY work until the permit is issue

Continuation Page  
General Building Permit  
Rosanne Graef  
30 Salem St.

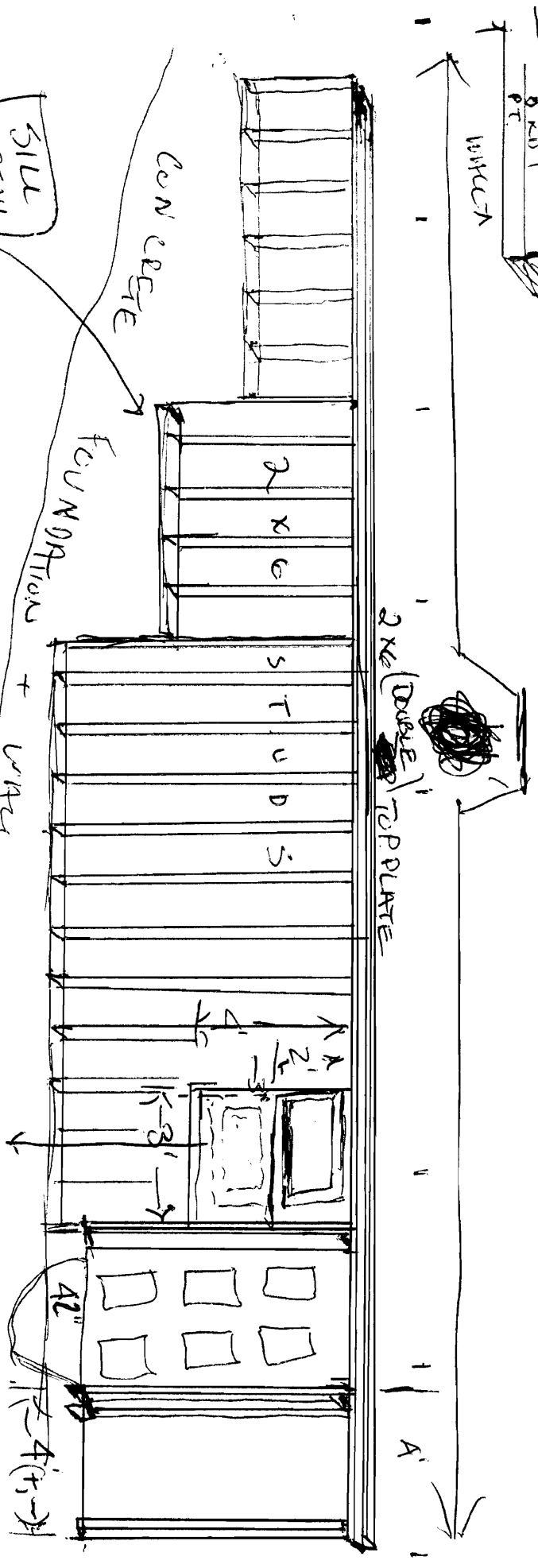
Foundation repair of 30 Salem Street

Pray's Masonry will remove sidewalk bricks along Clark St. Then Copp Movers will support the Clark St. side of the building with cribwork inside and out for removal of existing block foundation. Then Pierce Excavating will remove existing block wall, excavate down for new footing, and Cook Foundation will pin and pour a new footing, and then set forms for new concrete foundation wall. The new poured concrete wall will step down with the grade as needed. Ron Petrone will frame between the new concrete and the sill plate. Framing will replace 30 inch door with a 36 inch door, and add windows. Ron will install insulation, finish with drywall inside basement, and fibercement or similar outside. John Lotfy will clean up electric entrance on outside of house and install lights and GFCI outlets on inside. Kris Aaskov will replace the old oil boiler with a new natural gas fired boiler. Once the new foundation is ready, Copp Movers will set the house on it. Pray's Masonry will replace the brick sidewalk.

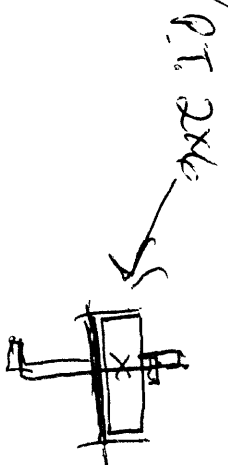
Digsafe and sidewalk permits coordinated by Pray's Masonry and Pierce Excavating. Northern Utilities and CMP coordinated by owner and the heating and electrical contractors.



- 5/8 PLYWOOD COX
- 30lb felt
- Siding - ~~1x4~~ 1x4
- Handbraker 1/2 x 6" 5" Reveal



SILL DETAIL



5-BOLTS OR TAPCON  
 Anchorage

R.O. =

36x6-2"  
 DOOR LAYOUT





REPLACE WALL  
ALONG CLARK ST

Pray's Masonry & Landscaping, Inc.

10 Hamlin Road  
 Falmouth, ME 04105

207-878-6191

# Estimate

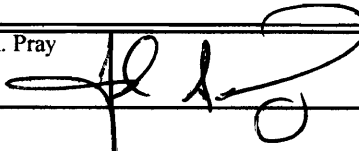
Date	Estimate #
6/29/2008	1

<b>Name / Address</b>
Mr. & Mrs. Steve Graef 30 Salem Street Portland, Maine 04102

<b>Project</b>

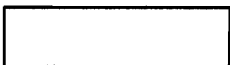
Description	Qty	Rate	Total
<p>This estimate is for the removal of an existing foundation wall and then re-excavating for a new foundation wall that is going to step down with the existing grade to accommodate a couple of windows and a new door.</p> <p>This project is going to start with the removal of the sidewalk bricks running down the side of the foundation. Once they are removed Copp Movers is going to come in and jack side of residence for the removal of the concrete block foundation wall. Then Pierce Excavating is going to remove the existing block wall, excavate down for new footing and Cook Foundations is going to pin and pour a new footing then set forms for new concrete foundation wall. The wall will step down with the grade as needed to then accommodate new windows and a door (supplied by homeowner). Once foundation is complete, it will be backfilled and a new floor will be poured on inside of basement foundation wall. Then Ron will come in and frame a new wall on top of foundation wall to build up to sill plate of residence also insulating and sheetrocking inside of basement wall. He will also install the windows and door as provided. John Lotfey will then come in and install new outlets and lights as discussed, plus clean up the electrical on the outside of house. Then Kris AAskov would come in replace the old Peerless boiler and tank and replace it with a new Triangle Tube PrestigePS110 gas boiler with all the hardware and labor to complete the project.</p>			

Thank you, John A. Pray



**Total**

\$0.00



Pray's Masonry & Landscaping, Inc.

10 Hamlin Road  
 Falmouth, ME 04105

207-878-6191

# Estimate

Date	Estimate #
6/29/2008	2

<b>Name / Address</b>
Mr. & Mrs. Steve Graef 30 Salem Street Portland, Maine 04102

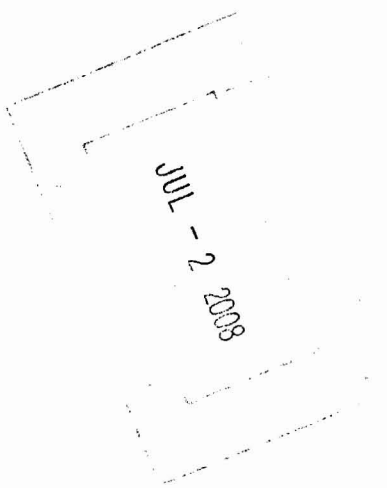
<b>Project</b>

Description	Qty	Rate	Total
Once foundation wall is all complete, Copp Movers will then set house back down on new wall. Then Prays Masonry & Landscaping will re-set sidewalk bricks. The only things not covered in this quote is the removal of the chimney in the basement, the removal of the raised concrete slab, and the repairing of the adjacent stone foundation wall that needs to be fixed.			
A. Copp Movers		9,000.00	9,000.00
B. Pierce Excavating		14,900.00	14,900.00
C. Ron		6,500.00	6,500.00
D. Prays Masonry & Landscaping		6,280.00	6,280.00
E. Lotfey Electric		3,100.00	3,100.00
F. Kris AAskov		11,358.00	11,358.00

Thank you, John A. Pray 	<b>Total</b>	\$51,138.00
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NOTE: ALL CONCRETE  
WILL BE 6" MIN.  
ABOVE GRADE.



corner of Building

Concrete Foundation

WOOD FRAMING



CONCRETE

43'-6"

6" MIN.