

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

PERMIT ISSUED

This is to certify that MARK H C& BESSIRE

Located At 20 SALEM

Job ID: 2011-02-423-ALTR

CBL: 058 - - B - 003 - 001 - - - -

MAR 15 2011

City of Portland

has permission to interior reno - home office to Full bathroom

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

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.**

**PENALTY FOR REMOVING THIS CAR**

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

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

**PERMIT ISSUED**

Job No: 2011-02-423-ALTR	Date Applied: 2/14/2011	CBL: 058 - - B - 003 - 001 - - - - -	MAR 15 2011	
Location of Construction: 20 SALEM	Owner Name: Gabriel & Annya Fischer	Owner Address: 20 SALEM ST PORTLAND, ME - MAINE 04102	City of Portland	Phone: 321-9986
Business Name:	Contractor Name: Bryant, Wade	Contractor Address: 135 Walton Unit D ST PORTLANDMAINE04103		Phone: 899-9830
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building		Zone: R-6
Past Use: Single Family	Proposed Use: Single Family – alterations – change office space to bathroom – first floor	Cost of Work: 8000.00		CEO District:
		Fire Dept: <i>N/A</i>	Approved Denied <i>N/A</i>	Inspection: Use Group: Type:
		Signature:	<i>USE 12.3 Type SB IRC 2009</i>	Signature:
Proposed Project Description: 20 Salem – interior alterations		Pedestrian Activities District (P.A.D.)		

Permit Taken By:	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>02/14/2011</i> <i>alishu</i> <i>AFM</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>AFM</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	PHON



# 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>20 Salem St</u>		
Total Square Footage of Proposed Structure <u>84 sq ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>Gabe + Anya Fischer</u>	Telephone: <u>207 321 9986</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Everything Home LLC</u> <u>Wade Bryant - Owner</u> <u>135 Walton St. Unit D</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>8,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Office Space SH</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>New first floor bathroom</u>		
Project description: <u>Turning existing office into a full bathroom - New</u> <u>undermount tub, new vanity + sink, new toilet, new hardwood floors,</u> <u>Tiled wall in tub area</u>		
Contractor's name, address & telephone: <u>Everything Home LLC</u>		
Who should we contact when the permit is ready: <u>Wade Bryant</u>		Phone: <u>899-9830</u>
Mailing address: _____		

Please submit all of the information outlined in the Commercial Application 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 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 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 of applicant: <u>[Signature]</u>	Date: <u>2/14/2011</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-423-ALTR

Located At: 20 SALEM

CBL: 058 - - B - 003 - 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 single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that all the work is interior and there is no change to the footprint.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection
  2. Final at completion of work

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.

**Job Summary Report**  
**Job ID: 2011-02-423-ALTR**

Report generated on Feb 15, 2011 10:47:05 AM

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<b>Job Type:</b>	Alterations Residential SF	<b>Job Description:</b>	20 Salem	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	660	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	8,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		MARK H C BESSIRE		<i>Property Owner</i>	
		Everything Home LLC - Wade Bryant		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 9456**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
B21835	058 B 003 001		M				-70.262642	43.647752

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				20 SALEM STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R-1				DISTRICT 3	WEST END

**Structure Details**

**Structure: Single Family Home**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			20 SALEM STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

**Permit #: 20111283**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
9456	Single Family Home	Initialized	interior reno - home office to Full bathroom			

**Job Summary Report**  
**Job ID: 2011-02-423-ALTR**

Report generated on Feb 15, 2011 10:47:05 AM

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**Inspection Details**

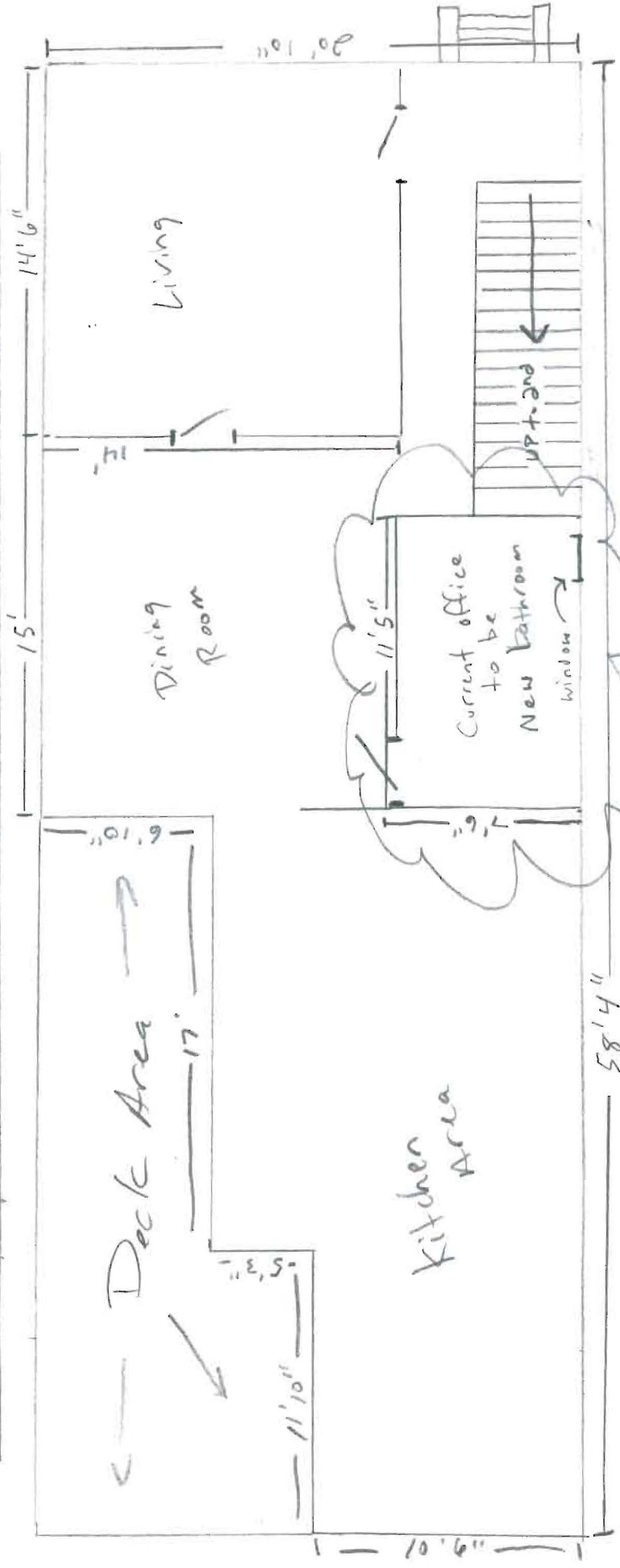
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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**Fees Details**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$100.00							

20 Salem St. Portland OFFICE to Bathroom Renovation

★ 1st floor proposed plan to change office into 1st Floor bathroom ★

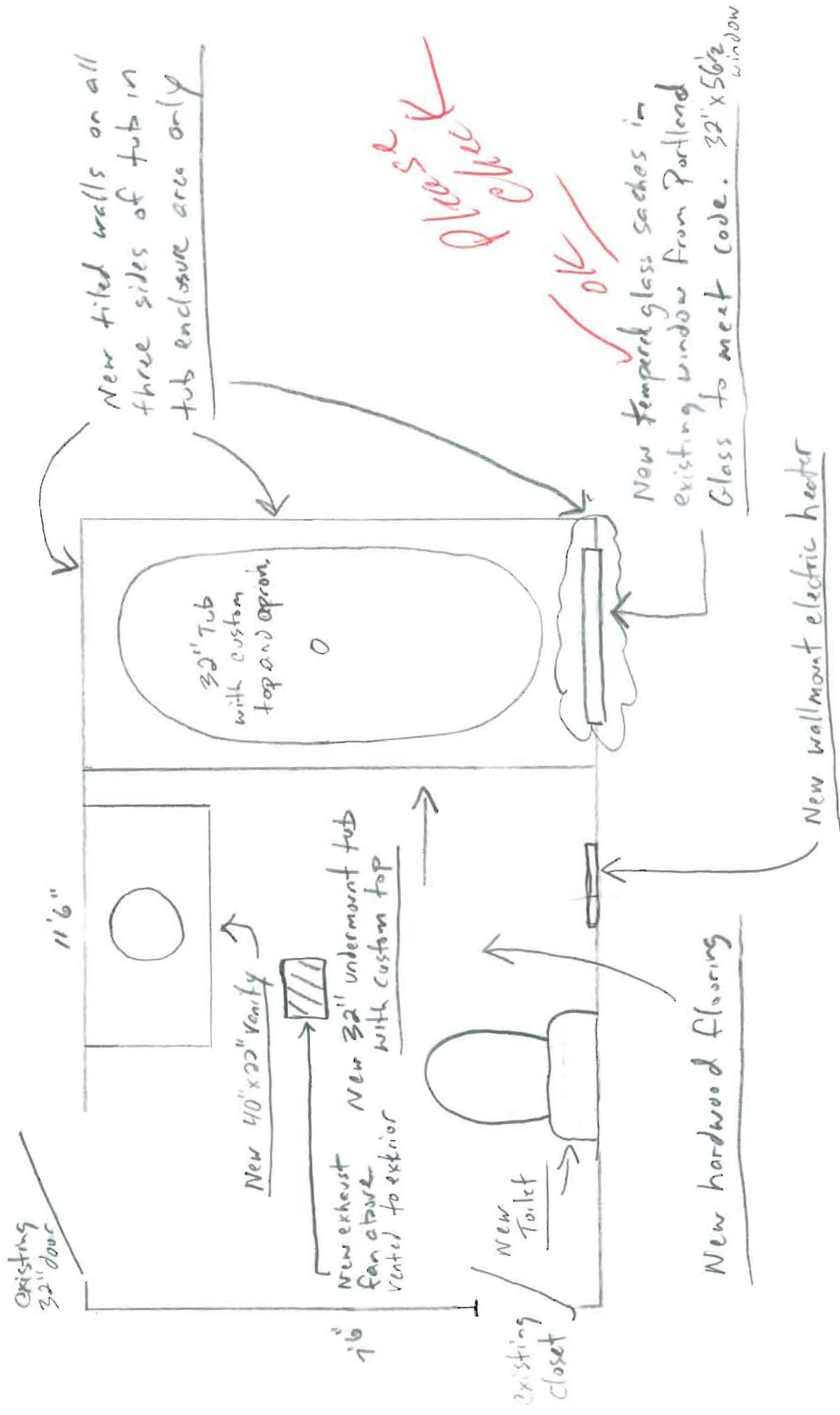


Renovated area is 11'5" x 7'6" office being converted to a full bathroom.

Salem street



Proposed 1st Floor bathroom Plan



New tiled walls on all three sides of tub in tub enclosure area only

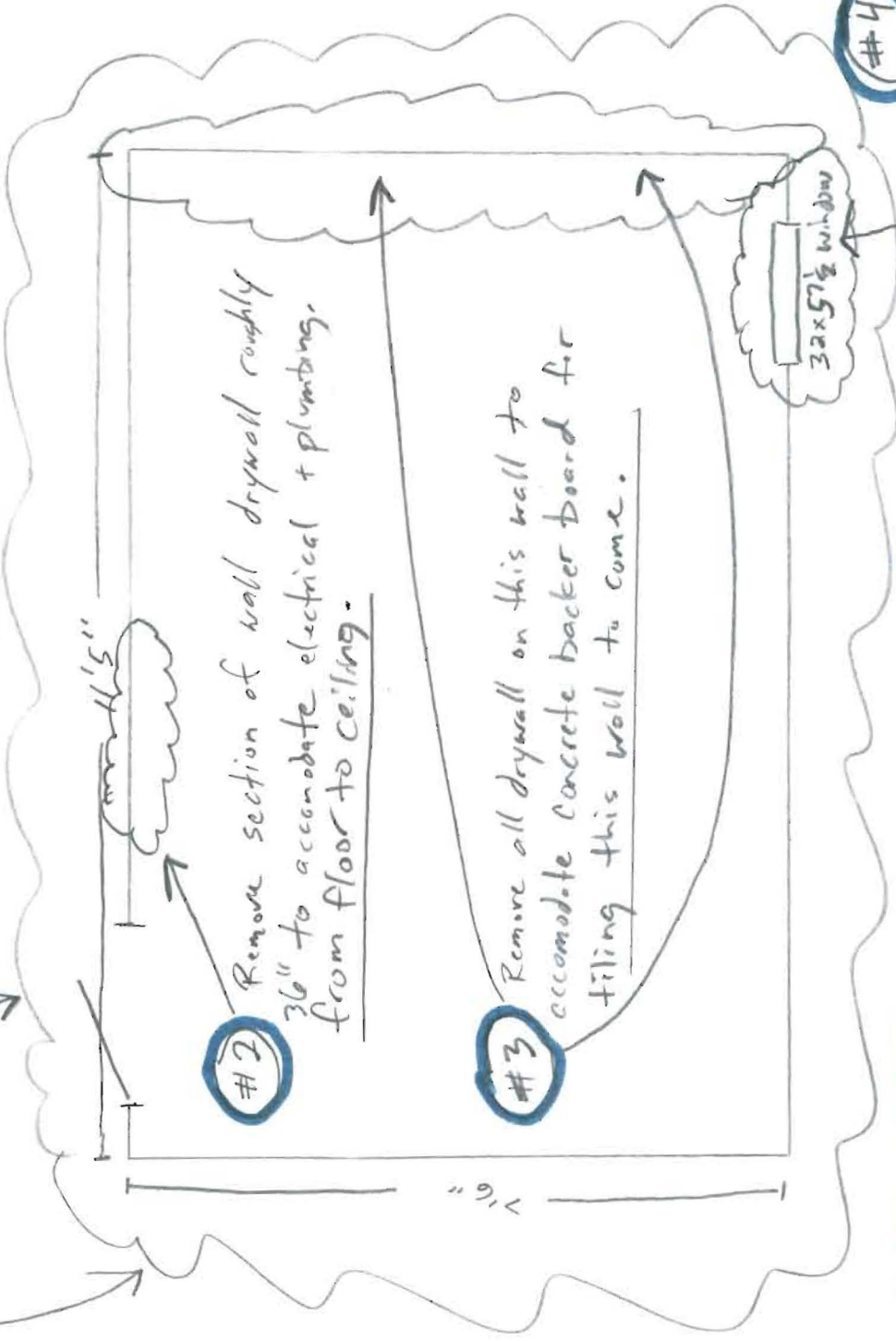
New tempered glass sashes in existing window from Portland Glass to meet code. 32" x 56 1/2" window

New wallmount electric heater

New hardwood flooring

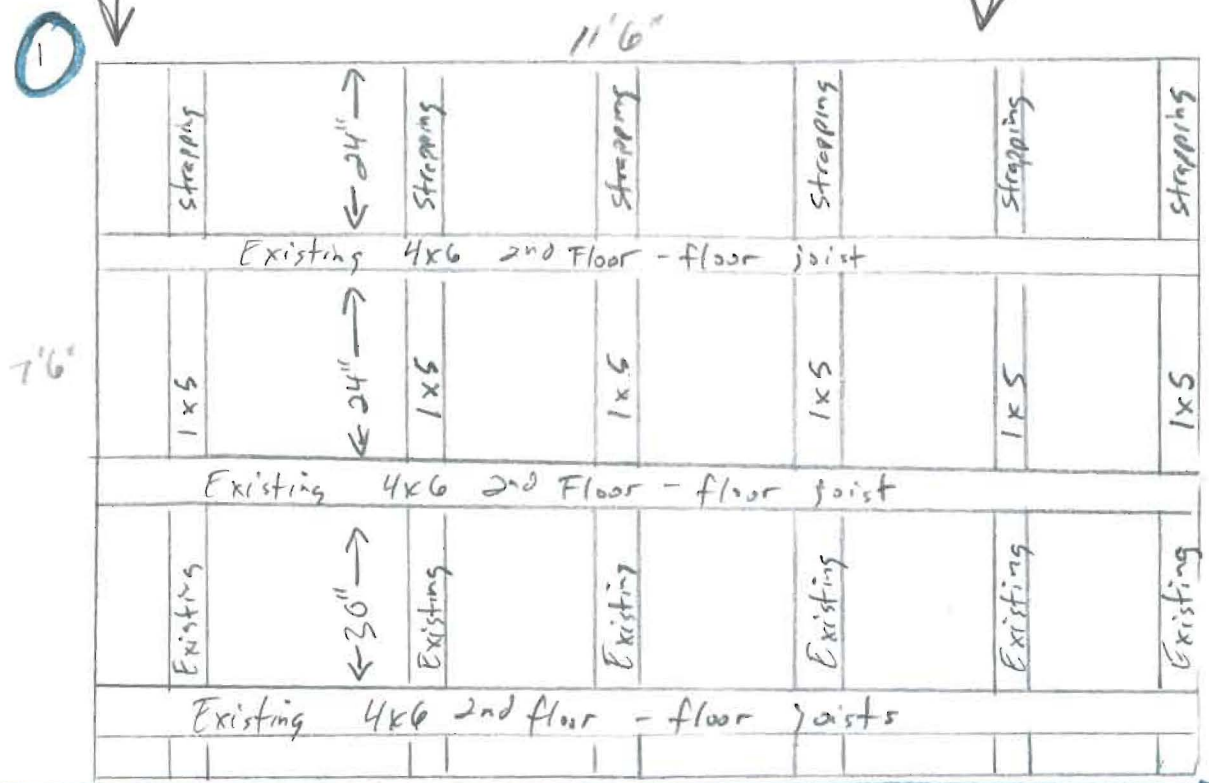
20 Salem St. Portland, ME OFFICE TO BATHROOM RENOVATION

#1 → Remove existing drywall on ceiling for electrical + plumbing and drop ceiling 5" with new framed 2x4 ceiling for added room to run electrical exhaust vent to exterior and plumbing overhead. Also removing existing hardwood flooring, adding second subfloor over existing subfloor for new hardwood flooring to come.



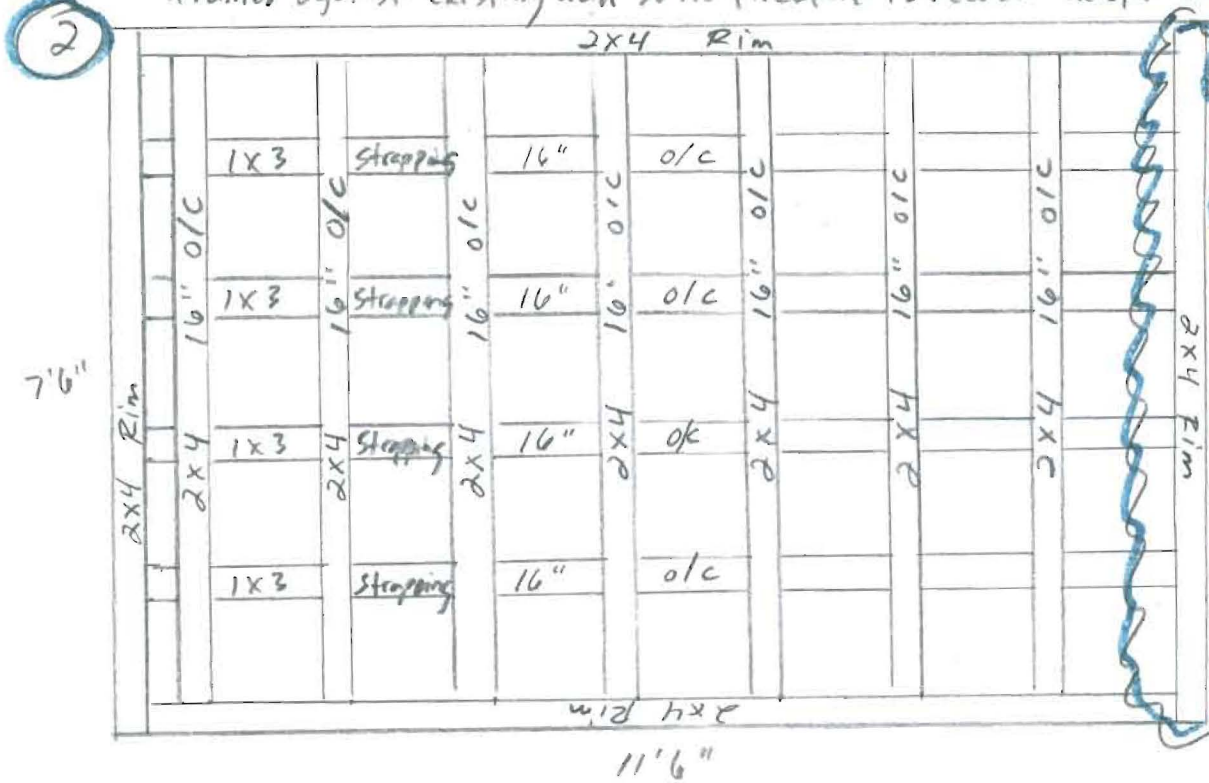
1st Floor proposed demolition plan

1 Existing 1st floor ceiling / 2nd floor joist layout. This will not be removed.



Please check

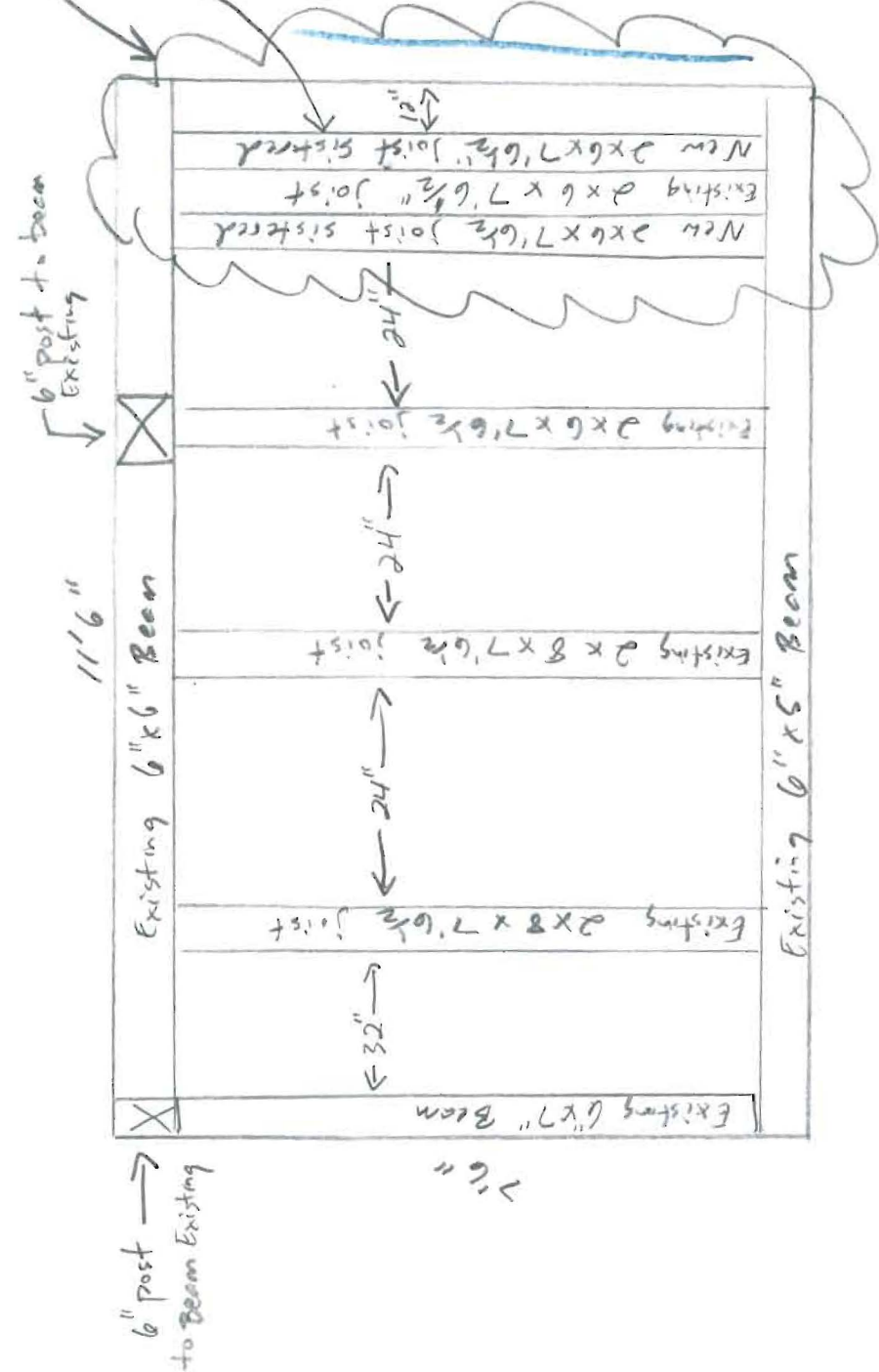
2 Proposed 1st floor new ceiling plan with new ceiling height of 90" to accommodate plumbing and electrical. Ceiling will be framed against existing wall so no fireblock is needed except one wall.



This wall will have fireblock 16" from ceiling since new ceiling will be framed against wall studs. The rest of new ceiling will be framed against existing wall, so no fireblock is needed

# Proposed floor framing plan for Bathroom floor system (only sistering two 2x6's to one existing floor joist.)

This is the proposed tub area. Here we are sistering 2 @ 2x6 x 7'6 1/2 joists to either side of existing 2x6 joist for added strength below new tub to come.



1st Floor existing framing floor system with 2 new 2x6's sistered to one floor joist for extra support for new tub.

# Exterior and Interior wall profiles existing.

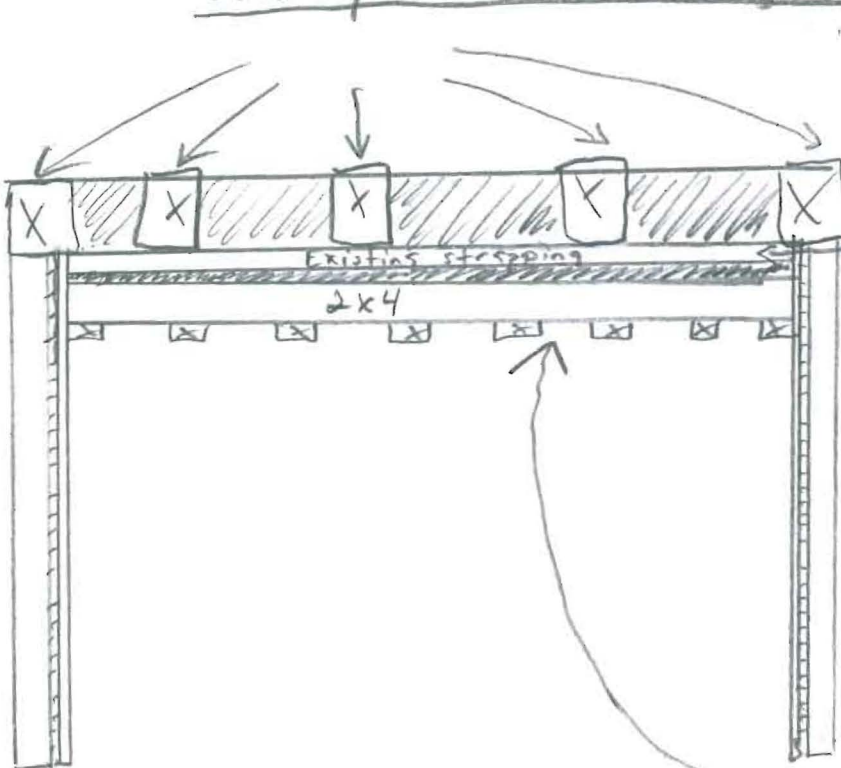


Exterior wall side profile is 2x4 wall studs, 3/4 sheathing and cedar shakes.



Interior walls are framed with 2x4's turned sideways on the flat with bathe and plaster.

## Existing 2nd Floor - floor joists with 1x5 strapping



New 2x4 ceiling 16" o/c  
& 1x3 strapping 16" o/c  
New ceiling height is 90 3/4".