

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ASHLEY SALISBURY, 26 BRACKETT STREET LLC

Located At 26 BRACKETT ST

CBL: 058-D-011-001

Job ID: 2011-07-1813-ALTCOMM

has permission to Make alterations for legalization of dwelling units, and upgrade owner apartment, new bathrooms. 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

 12/6/11

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: 2011-07-1813-ALTCOMM	Date Applied: 7/26/2011 (amended 11/29/11)	CBL: 058-D-011-001	
Location of Construction: 26 BRACKETT ST	Owner Name: Ashley Salisbury 26 BRACKETT STREET LLC	Owner Address: 26 BRACKETT ST PORTLAND, ME 04101	Phone: 207-619-1962
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: building	Zone: B-1 & R-6
Past Use: Retail first floor with two legal dwelling units above & one illegal dwelling unit	Proposed Use: Permit #2011-05-1226 is to illegalize the illegal dwelling unit - this permit is make the necessary alterations to legalize the illegal unit & upgrade the owner's apartment	Cost of Work: 11000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/R-2 Type: 5B IBC-2009 Signature: <i>JMB</i>
		Signature: <i>Capt. Prime 11/29/11</i>	12/6/11
Proposed Project Description: work required to legalize unit & upgrade owner apt		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
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.	Special Zone or Reviews <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>OK w/ conditions 11/29/11 ABU</i>	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 Date:	Historic Preservation <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>ABU</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 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, Certificate of Occupancy on the Legalization Permit #2011-05-1226

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1813-ALTCOMM

Located At: 26 BRACKETT ST

CBL: 058- D-011-001

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. With the issuance of this permit and the permit to legalize the illegal unit (#2011-05-1226) and the certificate of occupancy, the use of this property shall remain first floor retail and three dwelling units above. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
6. 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. Any cutting and welding done will require a Hot Work Permit from Fire Department.
9. A single source supplier should be used for all through penetrations.

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:
 - 6'8" headroom at center of toilet bowl in 1/2 bath, ventilation in bathrooms, 6'8" headroom at steps to platform tub in master bath, steps to have min. tread of 10" and max. rise of 7-3/4"
 - Tempered window, or treatment on existing window at bathtub, specifications required
 - Other than infill of existing doors, where covering over bare studs, insulation and resilient channel required
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. This permit is approved per IEBC Sec. 705.3.1.1 for means of egress for a single exit from residential apartment dwellings based on travel distance and stories. See plans.
5. Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Job ID: 2011-07-1813-ALTCOMM

Located At: 26 BRACKETT ST

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6. 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.
7. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI, www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf
8. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. The remainder of the structure shall have smoke detection as required by NFPA and Chapter 10 of the municipal ordinance.

2011-07-1813

B-1/R-1



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>26 Brackett Street</u>		
Total Square Footage of Proposed Structure/Area <u>1200 ft²</u>	Square Footage of Lot <u>7856</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>58</u> Block# <u>D</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Ashley Salisbury/26 Brackett Street LLC</u> Address <u>26 Brackett Street</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>619 1962</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>residential apartment</u> Number of Residential Units <u>2 legal, 1 being legalized</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>N</u> If yes, please name _____ Project description: <u>owner's unit - re-plaster walls, renovate bathroom, add 1/2 bath, replace floor in the future to finish</u> (SEE SCOPE OF WORK) ① WORK REQUIRED TO LEGALIZE ILLEGAL UNIT (SEE SCOPE OF WORK) AND ② OWNER'S UNIT UPGRADES		
Contractor's name: <u>Ashley Salisbury</u> Address: <u>26 Brackett Street</u> City, State & Zip <u>Portland ME 04102</u> Telephone: <u>619 1962</u> Who should we contact when the permit is ready: <u>Salisbury</u> Telephone: <u>619 1962</u> Mailing address: <u>26 Brackett Street 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.

RECEIVED JUL 26 2011 Dept. of Building Inspections City of Portland Maine

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: [Signature] Date: 7/26/2011

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

26 Brackett Street / Salisbury 019-1962

PAGE 1

11/28/11 Building Permit Application

SCOPE OF WORK

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Dept. of Building Inspections
City of Portland Maine

UNIT #2

- Remove one door, replace w/ 1 hr. partition
- 1 hr. fire rating in ^{new} stair hallway (northeast stair)

Unit #3

- remove closet door, replace with 1 hr. partition

Unit #1 (owner's unit)

3RD FLOOR:

- replace sheetrock over removed plaster on 3rd floor with 1/2" EXCEPT WALLS bordering unit #3 to get 27 5/8"

TYPE X with sound dampening

- INSTALL 1/2 BATH IN OLD bathroom with new wall

- INSTALL DWP SINK IN OFFICE

- NEW BATHROOM (H₂O heater (on-demand) Toilet, vanity, shower, soaking tub) in existing space with FRENCH DOORS in existing wall

Electrical:

- WIRING BROUGHT UP TO CODE, SMOKE/CO detectors hardwired and connected within unit, high efficiency electric wall heater in bathroom



Unit # 1 (owner's unit) (continued)

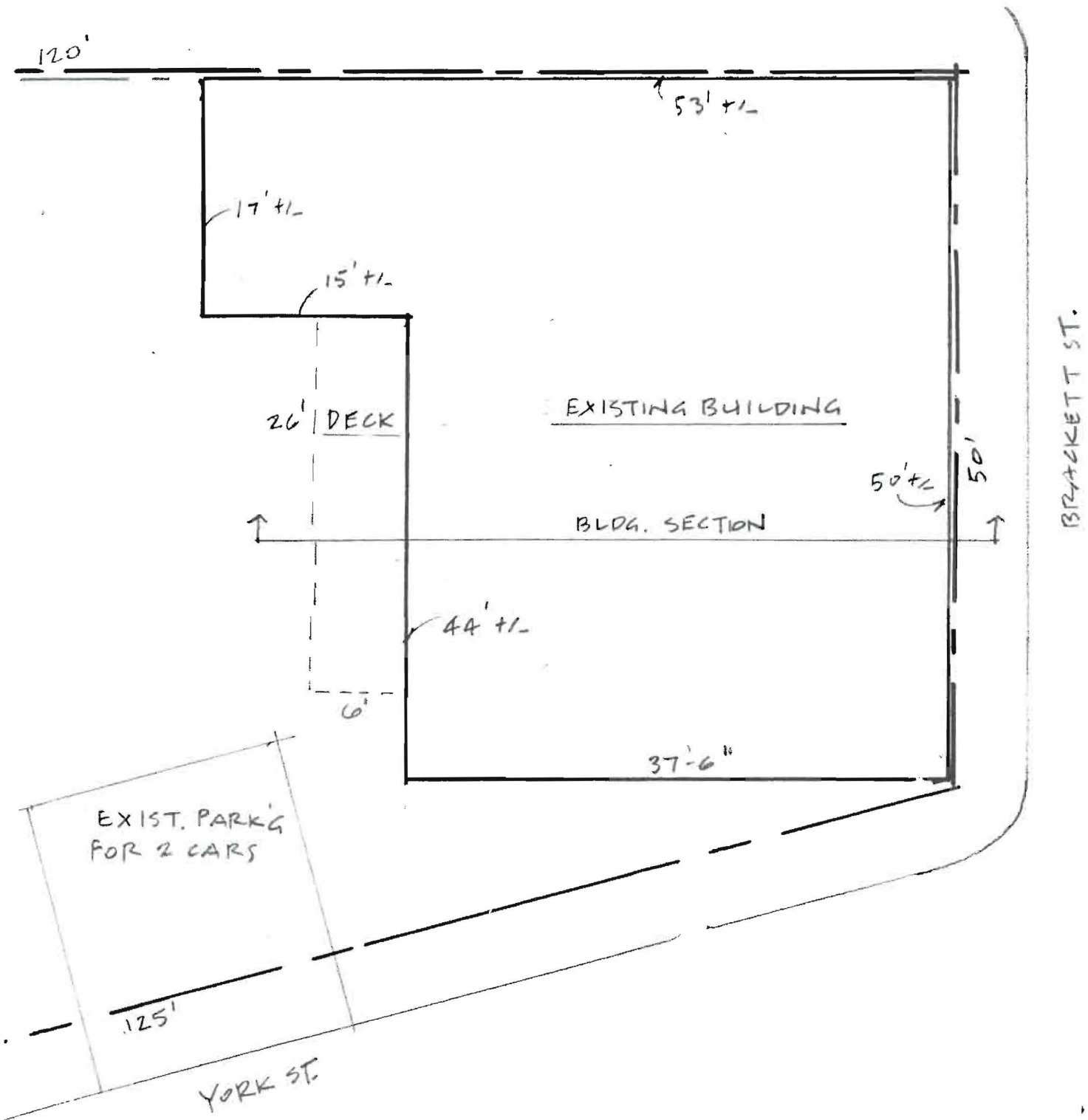
2ND FLOOR

- Remove window at stair/floor opening, close off with ~~new~~^{rated} enclosure
- Install new 1 hr. rated wall/door at top of landing
- **BEDROOM**
 - Install new egress door to deck
 - Install new shower, toilet, vanity in existing space
 - Install steps from kitchen to bedroom
- **Hall bathroom**
 - remove existing w/d, relocate to kitchen, re-install ~~new~~ shower with existing hookups

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Dept. of Building Inspections
City of Portland Maine



26 BRACKETT ST.
 PLOT PLAN 1"=10'-0"
 FOR ASHLEY SALISBURY
 4/11

WHIPPLE-CALLENDER ARCHITECT.

These walls have 3/4 bead board on both sides existing will Add 5/8 type X both sides

REMOVE EXISTING HALLWAY DOORS.
INSTALL NEW TOILET AND SHOWER STALL IN EXISTING HALLWAY SPACE.

INSTALL NEW RATED DOOR IN EXISTING OPENING.
NOTE: STAIR WILL SERVICE SECOND FLOOR ONLY.

REMOVE EXISTING DOORS.
CLOSE OFF WALLS WITH ONE HOUR RATED PARTITIONS.
NOTE: STAIR WILL SERVICE THIRD FLOOR ONLY.

INSTALL NEW VANITY

INSTALL NEW EGRESS DOOR

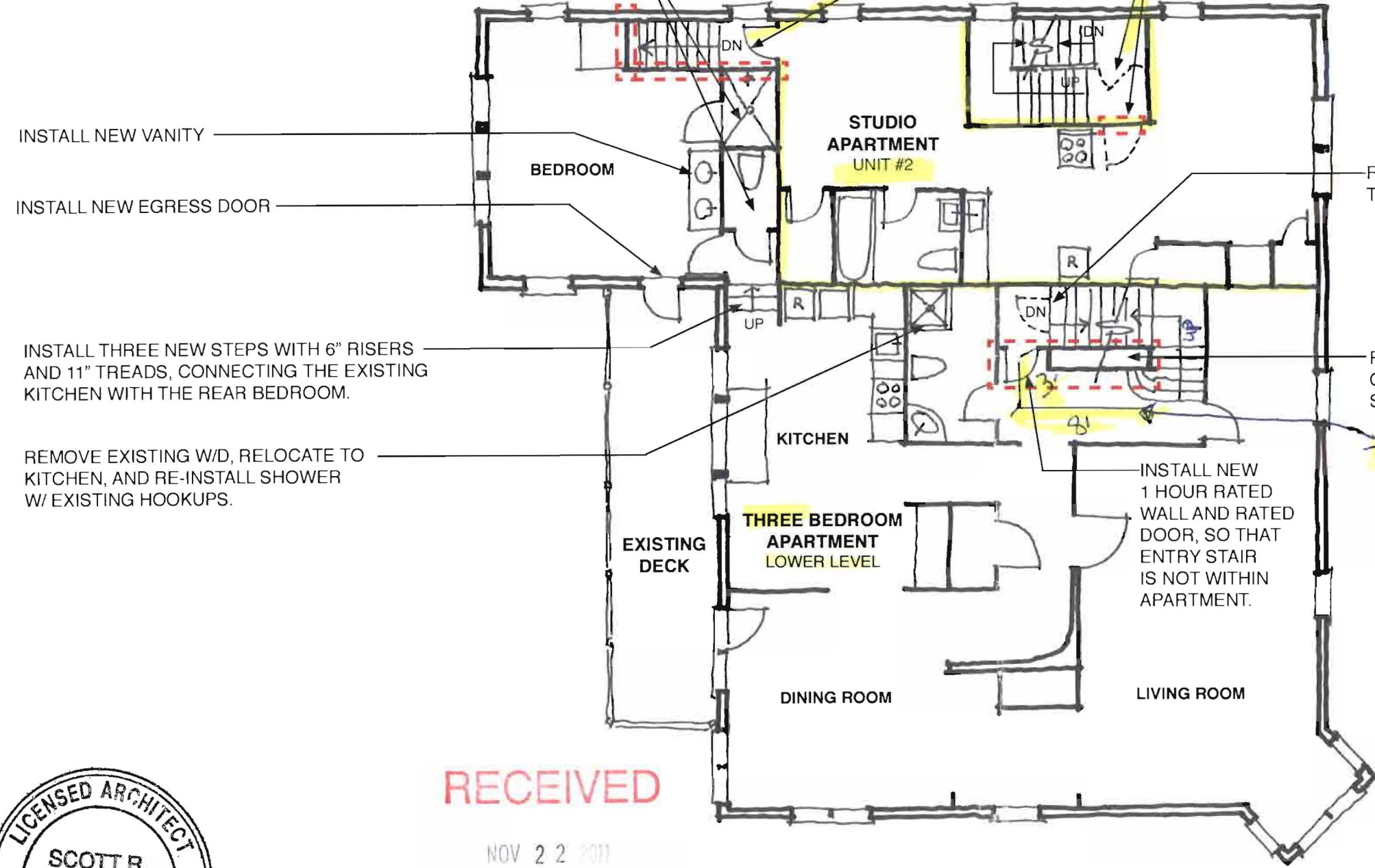
INSTALL THREE NEW STEPS WITH 6" RISERS AND 11" TREADS, CONNECTING THE EXISTING KITCHEN WITH THE REAR BEDROOM.

REMOVE EXISTING W/D, RELOCATE TO KITCHEN, AND RE-INSTALL SHOWER W/ EXISTING HOOKUPS.

REMOVE EXISTING DOOR AND WALL AT TOP OF STAIR.

REMOVE EXISTING WINDOW AT STAIR / FLOOR OPENING AND CLOSE OFF WITH RATED ENCLOSURE.

TD = 11' 3rd + 40'
TD = 11' 3rd + 22' 33' + stairs
51' + stairs / 75' Allowed IBC 705 3.1.1 (6.1) or 50' " " " " (6.2)



GENERAL NOTE:

- INSTALL NEW ONE HOUR RATED WALLS (ONE LAYER 5/8" TYPE "X" SHEETROCK EACH SIDE OF WALL FRAMING), WHERE INDICATED BY RED DASHED LINES. SEE WALL TYPE ON SHEET 3.
- ALL PROPOSED CHANGES ARE AS NOTED. ALL OTHER WALLS, DOORS, STAIRS, COUNTERS, BATHROOMS, ETC. ARE EXISTING.

NEW 1 HR RATED WALL

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26 BRACKETT STREET - RENOVATIONS

Portland, Maine

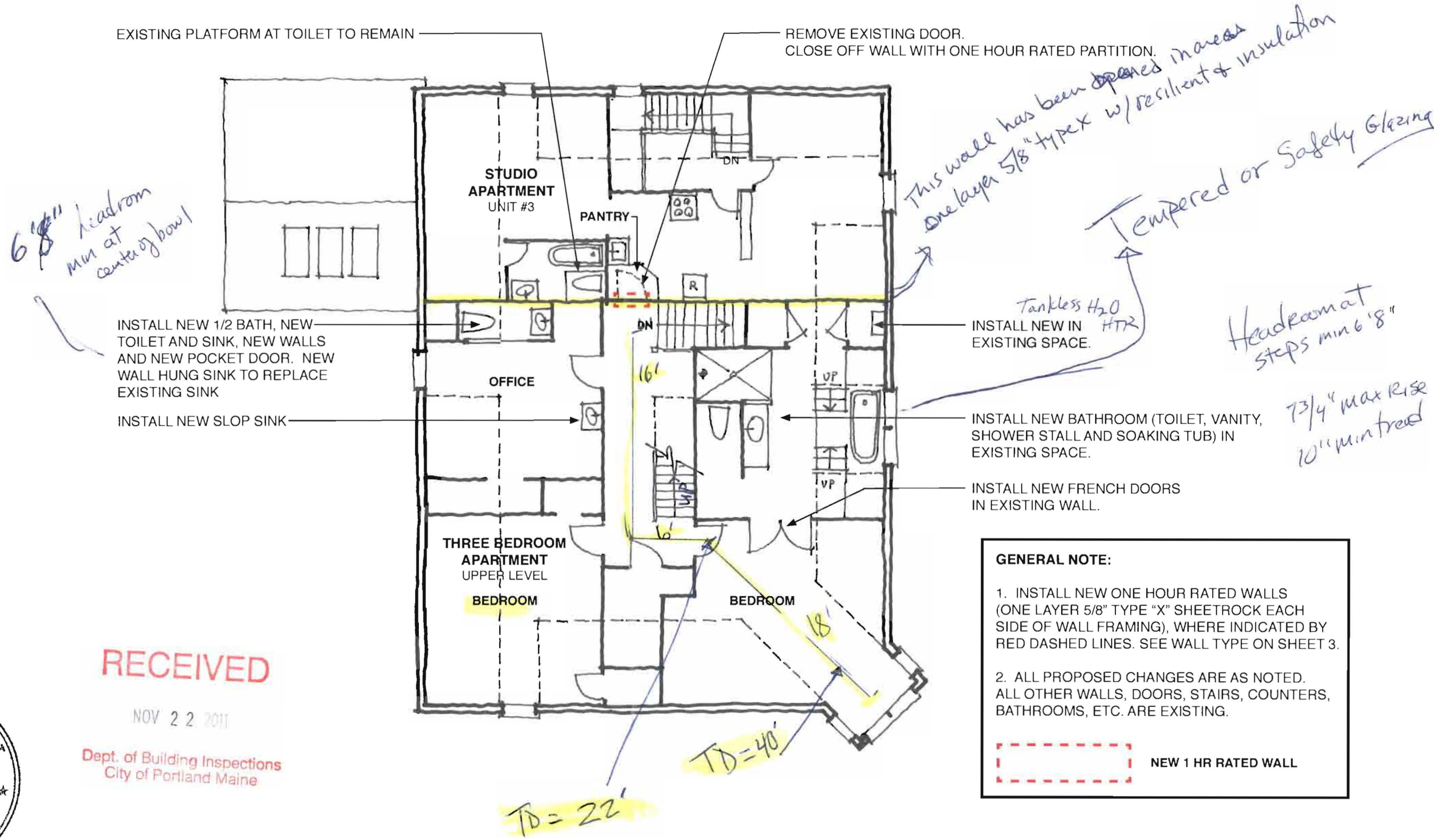
November 21, 2011

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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26 BRACKETT STREET - RENOVATIONS

Portland, Maine

November 21, 2011

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

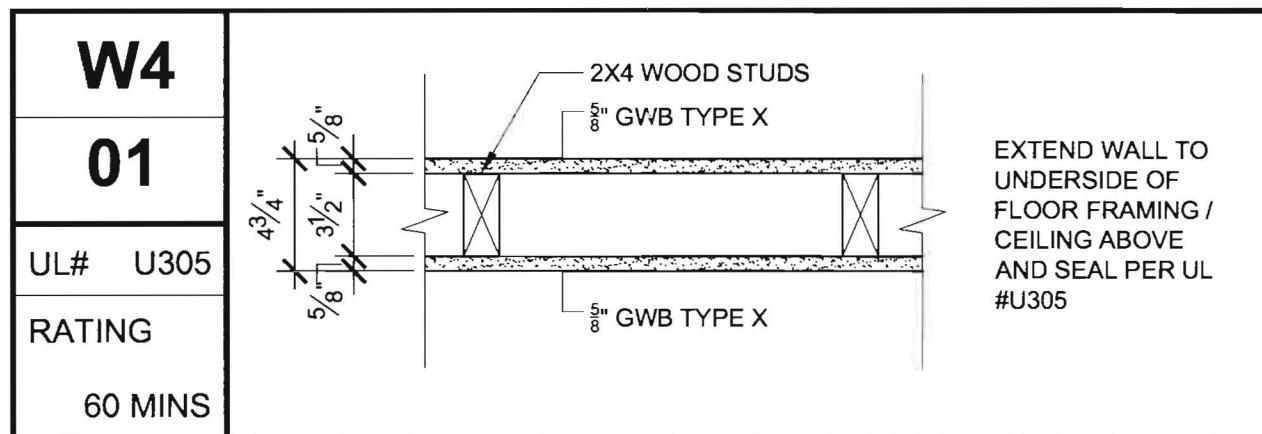


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26 BRACKETT STREET - RENOVATIONS

Portland, Maine

November 21, 2011

1 HOUR RATED WALL PARTITION

SCALE: 1 1/2" = 1'-0"



Scott Simons Architects