



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Laurie Leader - 381 Spring St

From: ERIK MERCER <erikmercer@mac.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 1/12/2015 1:55 PM
Subject: 381 Spring St

Date: 01/12/15

Laurie,

Here is the information you requested:

Per R305 ceiling height, we meet exception 1 (50% or more of there room has ceiling height of 7 feet) and exception 2 (minimum 6'8" in front of all fixtures).

Thanks for your help.

Erik

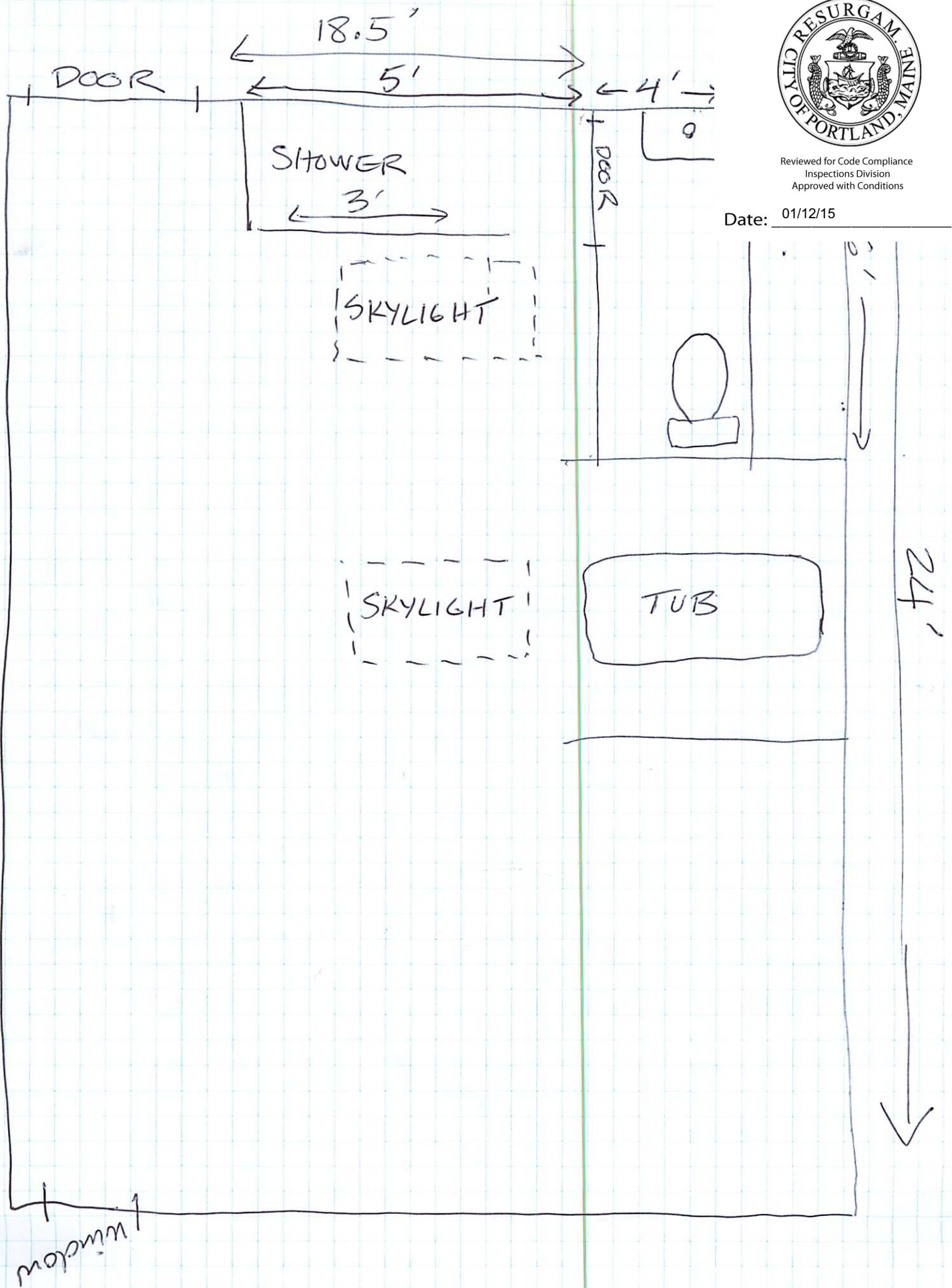
ERIK MERCER, L.C.S.W.
381 SPRING STREET
PORTLAND, ME 04102
917-992-8825

49 WEST 24TH STREET, SUITE 1006
NEW YORK, NY 10010
917-992-8825



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PORTLAND MA

Strengthening a Remarkable City, Building a Community for Life

Date: 01/12/15

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

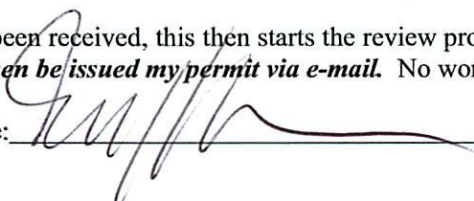
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: 1/12/14

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



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UNFINISHED

1188"

WINDOW

190"

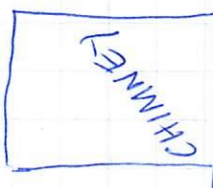
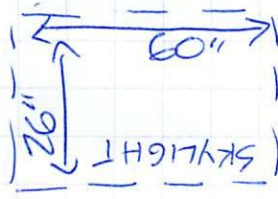
149"

126"

52"

120"

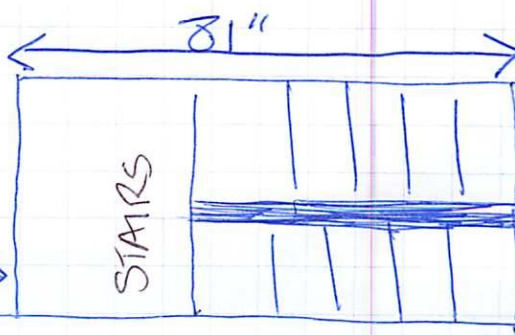
173"



FINISHED

328.5"

513"



68"

49"

WINDOW

WINDOW



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges within the City, payment arrangements must be made before permits of any kind

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Date: 01/12/15

Address/Location of Construction: 381 Spring St, Portland ME 04102

Total Square Footage of Proposed Structure: 444

Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: Erik Mercer Address 381 Spring St City, State & Zip Portland ME 04012	Telephone: 917-992-8825 Email: erikmerc@mac.com
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Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone E-mail:	Contractor Name: Tom Williams (if different from Applicant) Address: 28 Mallison ST City, State & Zip: Gorham, ME Telephone 207-239-8722 E-mail: tom63@juno.com	Cost Of Work: \$ 10,000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ 10,000
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Current use (i.e. single family) single family

If vacant, what was the previous use? _____

Proposed Specific use: fitness room

Is property part of a subdivision? no If yes, please name _____

Project description:
create a fitness/exercise room with a bathroom in the unfinished part of the attic

Who should we contact when the permit is ready: Erik Mercer

Address: 381 Spring st

City, State & Zip: Portland, ME 04102

E-mail Address: erikmerc@mac.com

Telephone: 917-992-8825

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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:	Date: 1/12/15
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This is not a permit; you may not commence ANY work until the permit is issued.



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, E
Inspections D

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Residential Additions/Alterations Permit Application Checklist

Date: 01/12/15

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
<http://www.portlandmaine.gov/planning/buildinsp.asp> * E-Mail: buildinginspections@portlandmaine.gov

Job No:



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ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)		
Lally Column Type (Section R407)		
Girder & Header Spans (Table R502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Date: 01/12/15

Job No:



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Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R302.5) Living Space (Above or beside)?		
Table R302.6 Fire separation (Section R302.6)		
Opening Protection (Section R302.5.1) Minimum Height (Section R305.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Section R905)		
Safety Glazing (Section R308)		
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Tables R502.5(1) & (2))		
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		

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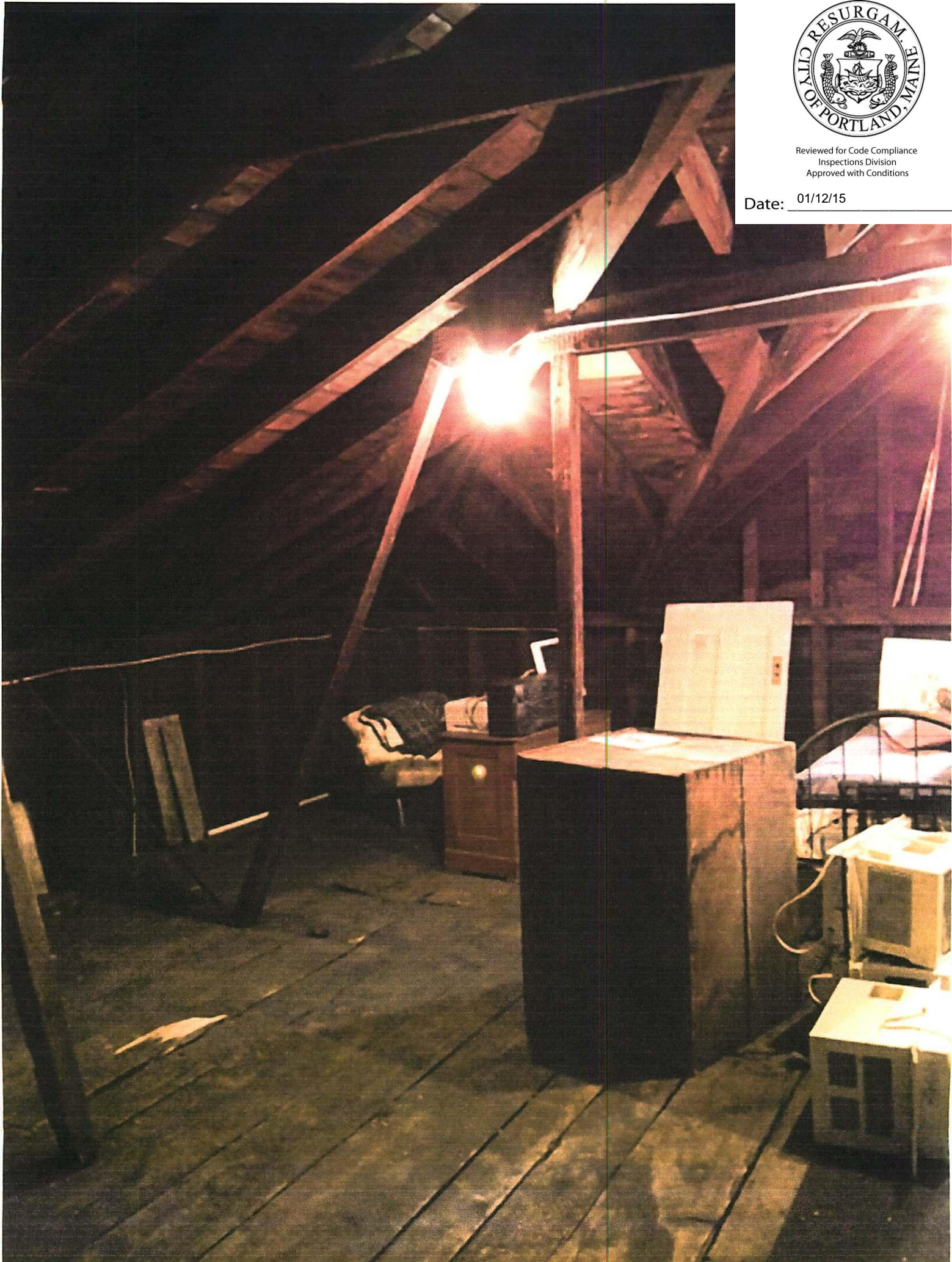
Date: 01/12/15

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.7.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R314) Location and Interconnected		
Dwelling Unit Separation (Section R302.3)		
Deck Construction (Section R502.2)		



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Tom Williams
Renovations & Building Maintenance
28 Mallison Street
Gorham, ME 04038
(207) 239-8722 – tomw63@juno.com



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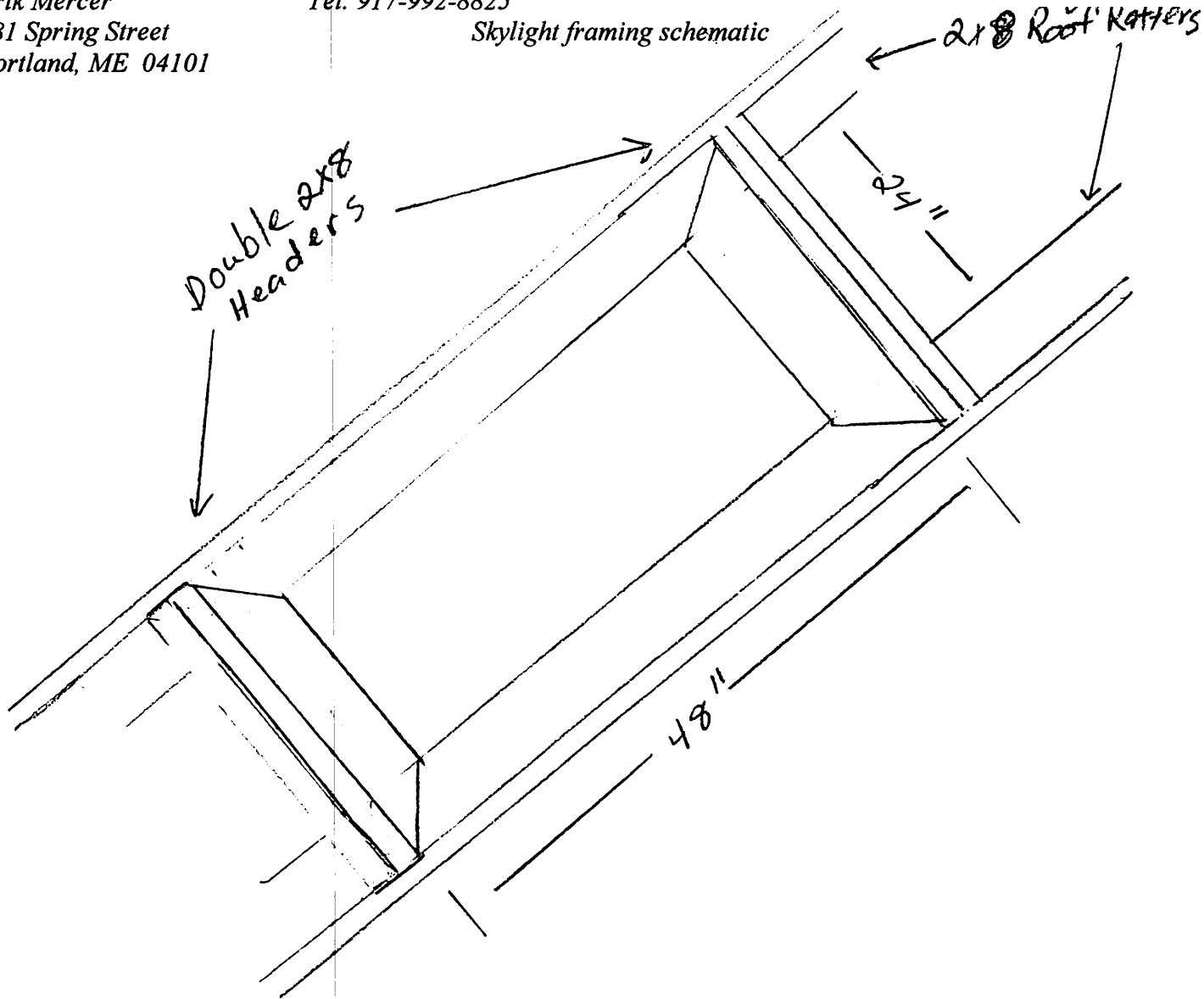
January 11, 20

Date: 01/12/15

Erik Mercer
381 Spring Street
Portland, ME 04101

Tel. 917-992-8825

Skylight framing schematic





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NO
PARKING
HERE TO
CORNER
→



Reviewed for Code Compliance
Inspection Division
Approved with Conditions

Date: 01/12/15



NG
OR
←



SPEED
LIMIT
25

NO
PARKING
HERE TO
CORNER

NEAL
ST
SPRING
ST



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location of 2 staylights
partially visible from
east of the house on
Spring St.

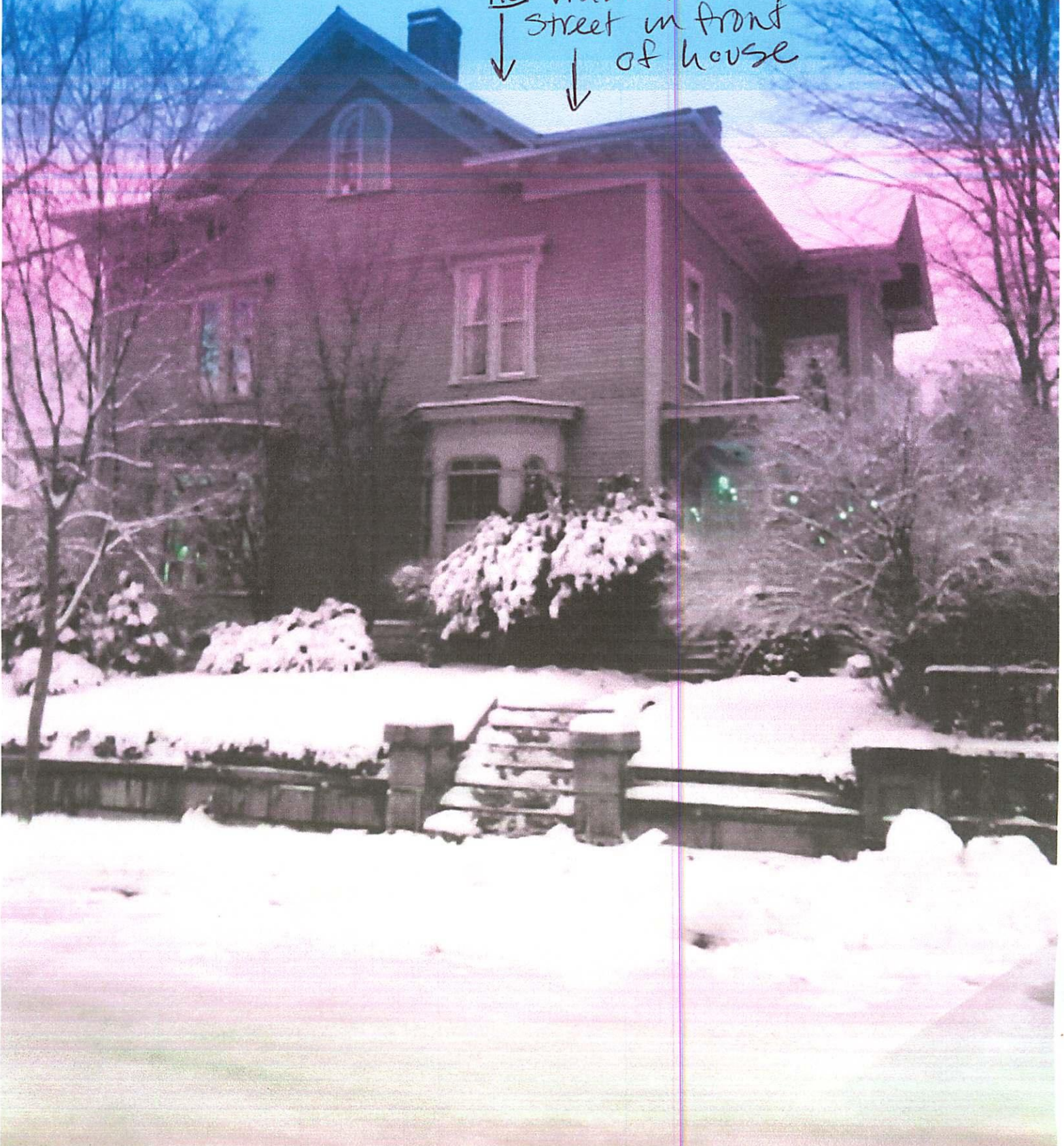




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location of 2 skylights
not visible from
↓ street in front
↓ of house





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Laurie Leader - Re: 381 Spring St

From: ERIK MERCER <erikmercer@mac.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 1/12/2015 2:58 PM
Subject: Re: 381 Spring St

Date: 01/12/15

Laurie,

There is a window that is 64" x 32". The opening is 32" x 32" when the bottom half is opened. The sill is 15" off the floor.

Thanks.

Erik

ERIK MERCER, L.C.S.W.
381 SPRING STREET
PORTLAND, ME 04102
917-992-8825

49 WEST 24TH STREET, SUITE 1006
NEW YORK, NY 10010
917-992-8825

On Jan 12, 2015, at 2:09 PM, Laurie Leader wrote:

Erik,

Can you verify if the existing area of the attic space has an Emergency Escape and Rescue opening. (A window having a net clear opening of 5.7 SF of which the minimum height is 24" and the minimum width is 20". Also clarify the sill height above the floor? Once I receive this and it meets code, I will be signing off. Historic still needs to sign off to get your permit.

Thanks,

Laurie



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Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

Date: 01/12/15

P: 207-874-8714

F: 207-874-8716

E: lr@portlandmaine.gov

To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

>>> ERIK MERCER <erikmercer@mac.com> 1/12/2015 1:55 PM >>>

Laurie,

Here is the information you requested:

Per R305 ceiling height, we meet exception 1 (50% or more of there room has ceiling height of 7 feet) and exception 2 (minimum 6'8" in front of all fixtures).

Thanks for your help.

Erik

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NEW YORK, NY 10010
917-992-8825

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.