

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0395	Issued: PERMIT ISSUED JUN 17 2005	City of Portland 061 C014001
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Location of Construction: 90 Emery St	Owner Name: Benzing Joseph Constant &	Owner Address: Po Box 159	Phone:
Business Name:	Contractor Name: Thibodeault Construction	Contractor Address: 497 Cramm Road	Phone: 287-938905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single Family Home	Proposed Use: Single Family Home/ Repair and Replace sills, framing, as necessary	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 2
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Proposed Project Description: Repair and Replace sills, framing, as necessary	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B + RC-2003 Signature: JMB 6/16/05
	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: Idobson	Date Applied For: 04/12/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	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"/> Date: JMB 4/27/05	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: P. Andrews 6/16/2005
	<p><i>roof over hang per sec. 14-425 limited to 24"</i></p>		

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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ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 26 Sept. 2005

Permit # 054902

CBL# 61 C 014

LOCATION: 90 Emery Street

METER MAKE & # _____

CMP ACCOUNT # _____

OWNER Joseph + Patricia Benzinger

TENANT _____

PHONE # 207-793-8894

					TOTAL EACH FEE		
OUTLETS	5	Receptacles	1	Switches	Smoke Detector	20	
FIXTURES	1	Incandescent		Fluorescent	Strips	20	
SERVICES		Overhead		Underground	TTL AMPS <800	15.00	
		Overhead		Underground	>800	25.00	
Temporary Service		Overhead		Underground	TTL AMPS	25.00	
						25.00	
METERS		(number of)				1.00	
MOTORS		(number of)				2.00	
RESID/COM		Electric units				1.00	
HEATING		oil/gas units		Interior	Exterior	5.00	
APPLIANCES		Ranges		Cook Tops	Wall Ovens	2.00	
		Insta-Hot		Water heaters	Fans	2.00	
		Dryers		Disposals	Dishwasher	2.00	
		Compactors		Spa	Washing Machine	2.00	
		Others (denote)				2.00	
	MISC. (number of)		Air Cond/win				3.00
			Air Cond/cent			Pools	10.00
		HVAC		EMS	Thermostat	5.00	
		Signs				10.00	
	Alarms/res				5.00		
	Alarms/com				15.00		
	Heavy Duty(CRKT)				2.00		
	Circus/Carnv				25.00		
	Alterations				5.00		
	Fire Repairs				15.00		
	E Lights				1.00		
	E Generators				20.00		
PANELS		Service		Remote	Main	4.00	
	TRANSFORMER		0-25 Kva			5.00	
			25-200 Kva			8.00	
		Over 200 Kva			10.00		
TOTAL AMOUNT DUE							
MINIMUM FEE/COMMERCIAL 45.00					MINIMUM FEE	35.00	

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 26 2005
RECEIVED

CONTRACTORS NAME _____

MASTER LIC. # Homescreen

ADDRESS _____

LIMITED LIC. # _____

TELEPHONE _____

SIGNATURE OF CONTRACTOR _____

Joseph Benzinger
 White Copy - Office • Yellow Copy - Applicant

CASH



CITY OF PORTLAND, MAINE

Department of Building Inspections

20

Applicant Name

Fabrice Bonin

Address

111 1st

Construction

\$ 201.00

Plumbing (15)

Electrical (12)

Site Plan (U2)

City

314

Check #

958

Total Collected \$

201

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted on 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0395	Date Applied For: 04/12/2005	CBL: 061 C014001
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Location of Construction: 90 Emery St	Owner Name: Benzing Joseph Constant &	Owner Address: Po Box 159	Phone:
Business Name:	Contractor Name: Thibodeault Construction	Contractor Address: 497 Cramm Road Parsonsfield	Phone (207) 793-8905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ Repair and Replace sills, framing, as necessary	Proposed Project Description: Repair and Replace sills, framing, as necessary
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 04/27/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation			

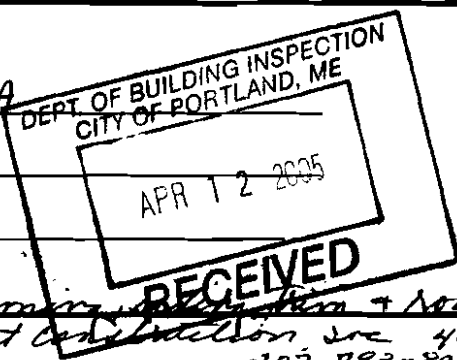
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/16/2005
Note: 4/27/05 left vm w/the Benzings for more detail on deck framing and sill replacement, see notes on plans. Put in historic box for approval 6/16/05 returned vm to Pat B. Suggesting to contact Deb Andrews as this should be in historic review.			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

Dept: Fire	Status:	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

All Purpose 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 ^{house} Construction: <u>90 Emery Street</u>		
Total Square Footage of Proposed Structure <u>± 1567 feet²</u>	Square Footage of Lot <u>2,220 feet²</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>061</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>Joseph and Patricia Benziny</u>	Telephone: <u>207-793-8894</u>
Lessee/Buyer's Name (If Applicable) <u>N.A.</u>	Applicant name, address & telephone: <u>as above</u> <u>PO Box 159</u> <u>E. Wakefield, N.H. 03830</u> <u>207-793-8894</u>	Cost Of Work: <u>\$20,000</u> Fee: \$
Current use: <u>dwelling 3/F</u>		
If the location is currently vacant, what was prior use: <u>N.A.</u>		
Approximately how long has it been vacant: <u>N.A.</u>		
Proposed use: <u>no change</u>		
Project description: <u>Repair, replace, as necessary: eels, framing, siding, trim + roof</u>		
Contractor's name, address & telephone: <u>Thibodeault Construction Inc 497 Champlain Rd</u> <u>Parsonsfield ME 04047</u> <u>207-793-8905</u> <u>207-432-6649</u>		
Who should we contact when the permit is ready: <u>owner/applicant</u>		
Mailing address: <u>as above</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>as above</u>		



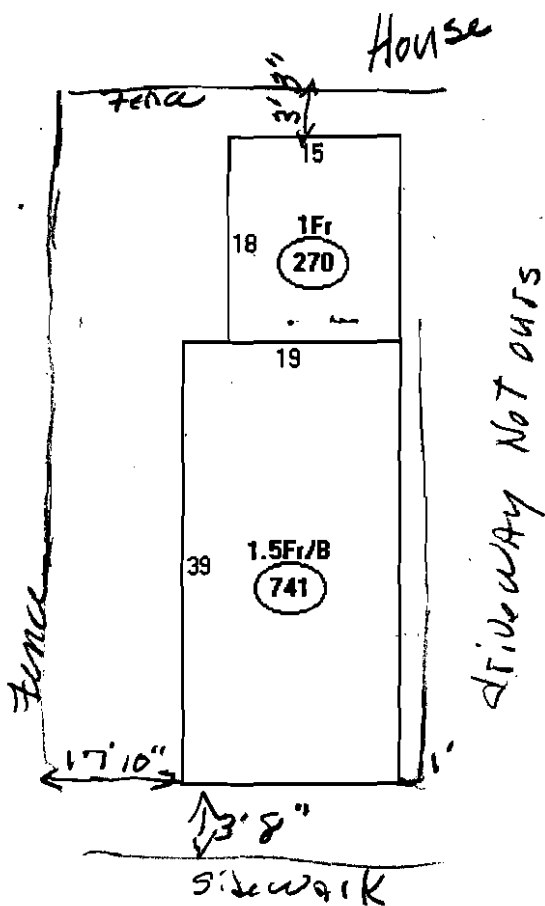
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Joseph Benziny Pat Benziny</u>	Date: <u>6 April 2005 - 4/6/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

90 Emery



Descriptor/Area

A: 1.5Fr/B
741 sqft

B: 1Fr
270 sqft

90 Emery Street

± 150 year old single family house.

Foundation bricks will be replaced or repointed as necessary.

Sills are showing some rot and will be repaired or replaced as necessary. Floor joists will be temporarily supported by girders as work is done.

Corner posts show some bottom rot. Will be cut out and replace rotted sections as necessary. Posts will be temporarily supported by jacks.

Minor roof leak will be repaired and whole house will be retingled in kind.

Exterior appearance of the building will be unchanged except that we want to build a roof overhang on the back end like the one on the front section of the house. We also want to replace the aluminum screen door in the back with a wooden one matching the front.

On a nutshell, we are now making repairs to the back section the same as we did in 2003 to the front section.

Joseph Benzing
6 April 2005



Taken from Permit issued in May 03'

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

90 Emery

Current Owner Information

Card Number 1 of 1
 Parcel ID 061 C014001
 Location 90 EMERY ST
 Land Use SINGLE FAMILY

Owner Address BENZING JOSEPH CONSTANT & PATRICIA W JTS
 PO BOX 159
 EAST WAKEFIELD NH 03630

Book/Page 12023/95
 Legal 61-C-14
 EMERY ST 90
 2220 SF

Valuation Information

Land	Building	Total
\$30,450	\$83,690	\$114,140

Property Information

Year Built 1850	Style Old Style	Story Height 1.5	Sq. Ft. 1567 <i>1576.5</i>	Total Acres 0.051
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 5	Attic None
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 07/01/1995	Type LAND + BLDING	Price \$135,765	Book/Page 12023-095
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Picture and Sketch

[Picture](#)

[Sketch](#)

[Click here](#) to view Tax Roll Information.

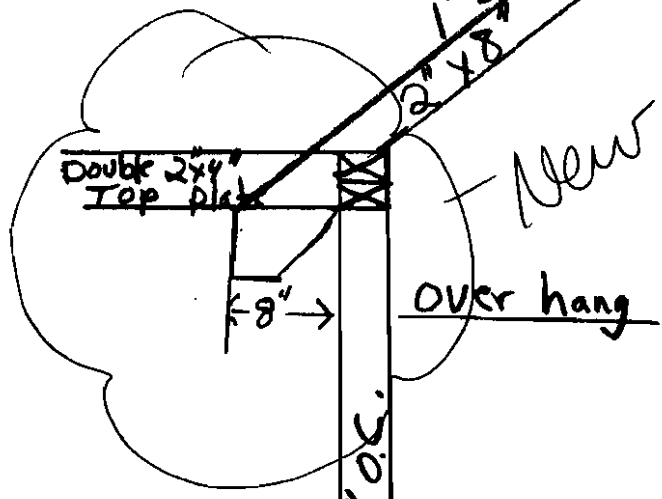
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



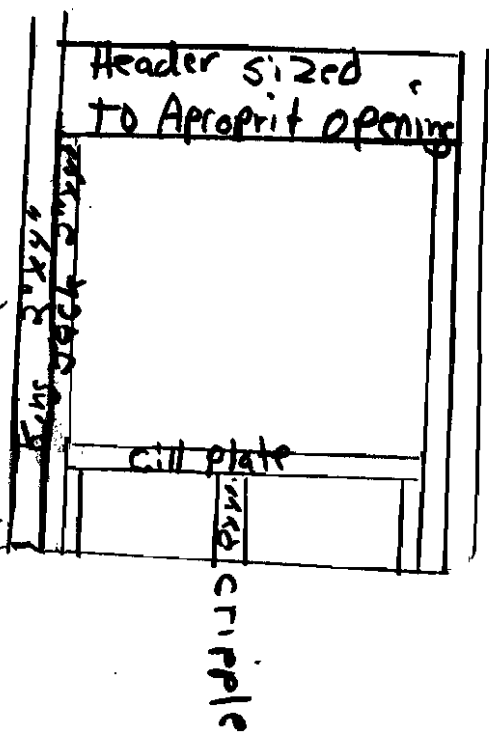
Architectural Shingles 12 | 7

Shingle mat felt

1" sheathing
2" x 8"



If rot
May replace



Single 2x4 plate

2x4 16" O.C.

2" x 8" Floor 16" O.C.

Repair any rot with all structural integrity.

Rotten clapboards, molding, posts, etc as shown by examples in the pictures on this page and the next page





example
of
the extent
of the
rot



Repair as required or
 replace in kind, doors
 and window as necessary

See next page for
 screen/storm door
 replacement





← This is the screen/storm door we would like to replace with one like the one below which is on the front of the house now ↓





deck will be replaced
in kind - same
materials same
size

OT
If not rotted remain.

2x6 Pt ok





As you can see, the lack of ⁶ overhang on the back section is architecturally inconsistent with the front and encourages deterioration due to rot.

This picture shows both the front and back sections of the house



CHECK LIST FOR RESIDENTIAL PROJECTS

All of the following information is required, please check off as you provide the required information to help insure a fast permit process

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross sections w/framing details
- ~~Detail of any new walls or permanent partitions~~ *no new walls or partitions*
- Floor Plans & Elevations
- ~~Window and door schedules~~ *windows stay same size*
- ~~Foundation plans with required drainage and damp proofing (if applicable)~~
- ~~Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.~~

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 or new structures:

PLOT PLAN IS REQUIRED THAT INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown and to scale. **A photocopy of the plat with hand drawn footprints of buildings if it is not to scale, it will not be accepted**
- Boundary survey to scale showing North arrow; zoning district & setbacks
- First floor sill elevation (based on mean sea level datum); *no additions*
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours
- Silt fence locations
- THE SURVEYORS MONUMENTS MUST BE IN PLACE AND THE LOT STAKED FOR A SETBACK INSPECTION

AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED

- Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost