

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

PERMIT ISSUED

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number 080230 2008

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

JUN 20 2008

This is to certify that SEA OTHER 126 LIMITED LIABILITY COMPANY/Jared Martle

has permission to repair all plywood guardrails new concrete and guard rails re-inforce stairs on group B

AT 12 GILMAN ST PERMIT NO. 064 E020001

provided that the person or persons firm or person accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

ification of inspection must be given and written permission procured before this building or part thereof is opened or otherwise closed-in. 4 OUR NOTICE REQUIRED

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

OTHER REQUIRED APPROVALS

Fire Dept. *Craig Cass*

Health Dept. _____

Appeal Board _____

Other _____ Department Name

Thomas Mackley 6/13/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 **Final inspection required at completion of work.**

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.

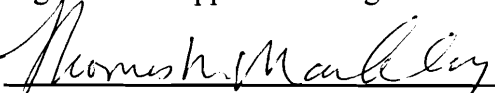
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 6/20/08
Date



Signature of Inspections Official

 6/13/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0536	Date Applied For: 05/19/2008	CBL: 064 E020001
------------------------------	--	----------------------------

Location of Construction: 12 GILMAN ST	Owner Name: SEA OTTER 12G LIMITED LIABI	Owner Address: 39 COVESIDE LN	Phone:
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone (207) 633-3178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi- Family 8 dwelling unit - repair all plywood guardrails to new code handrails and guardrails re-inforce stairs on group B	Proposed Project Description: repair all plywood guardrails to new code handrails and guardrails re-inforce stairs on group B
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/21/2008

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a eight (8) residential family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all work will be within the existing footprint. There will be no enlargement of the existing footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 06/13/2008

Note: **Ok to Issue:**

- 1) The work must be completed within (30) thirty days from issuance and pick-up of permit as this is a Life Safety Issue and is an on-going Violation.
- 2) 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:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/13/2008

Note: rec. Back from insp 6/13/08 **Ok to Issue:**

- 1) Means of egress shall be illuminated.
- 2) Each unit shall have a primary and secong means of egress
Means of egress minimium is 5.7 square feet of clear opening for egress windows.
- 3) Max rise / run for existing stairs is 8/9 unable to determine compliance from plans submitted.
Will be field verified.

Comments:

5/21/2008-jrioux: See Previous "Second NOV" & Fee's Owed... Will need limiting condition on time frame of work on egresses....See JGR.

5/21/2008-mes: I called Jared to confirm which building and what the actual use was - the original application said 6 d.u. and I have previous information that says it is an 8 du building. Jared confirmed that there are 8 du - I will correct the application.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0536	Issue Date:	CBL: 064 E020001
-----------------------	-------------	---------------------

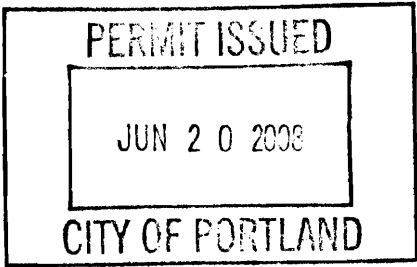
Location of Construction: 12 GILMAN ST	Owner Name: SEA OTTER 12G LIMITED LIABI	Owner Address: 39 COVESIDE LN	Phone:
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone: 207633178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Multi- Family 8 dwelling unit	Proposed Use: Multi- Family 8 dwelling unit - repair all plywood guardrails to new code handrails and guardrails re- inforce stairs on group B	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 2
Proposed Project Description: repair all plywood guardrails to new code handrails and guardrails re- inforce stairs on group B <i>LEGAL USE: 8 Residential dwelling unit</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R2 Type: 5B IBC 2003 Signature: <i>Greg Carr</i> Signature: <i>Jm 6/13/08</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: Idobson	Date Applied For: 05/19/2008	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 information may invalidate a building permit and stop all work..

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: <i>5/21/08</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 District 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:
---	--	---



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



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>12 Gilman St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>64</u> Block# <u>19</u> Lot# <u>19</u> <u>5706</u> <u>64-E-20</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Louise Murphy</u> Address <u>39 Cove side Ln</u> City, State & Zip <u>Yarmouth 04096</u>	Telephone: <u>653-3178</u> <u>653-6672</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>---</u> Address City, State & Zip	Cost Of Work: \$ <u>1000</u> C of O Fee: \$ <u>2000</u> Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>multi unit @ DU per Jared - on 5/2/08</u>		
If vacant, what was the previous use? <u>---</u>		
Proposed Specific use: <u>Rental</u> <u>I confirmed which bldg?</u>		
Is property part of a subdivision? <u>no</u> If yes, please name <u>The # of D.U.</u>		
Project description: <u>noted in Paper work</u> <u>repair of all Plywood Guardrails to new code handrails</u> <u>and guardrails + reinforce stairs on group (B)</u>		
Contractor's name: <u>Sared Hartley</u>		
Address: <u>780 Deerwander rd</u>		
City, State & Zip <u>Hollis me 04042</u>		Telephone: <u>---</u>
Who should we contact when the permit is ready: <u>Sared Hartley</u>		Telephone: <u>653-3178</u>
Mailing address: <u>780 Deerwander rd</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.

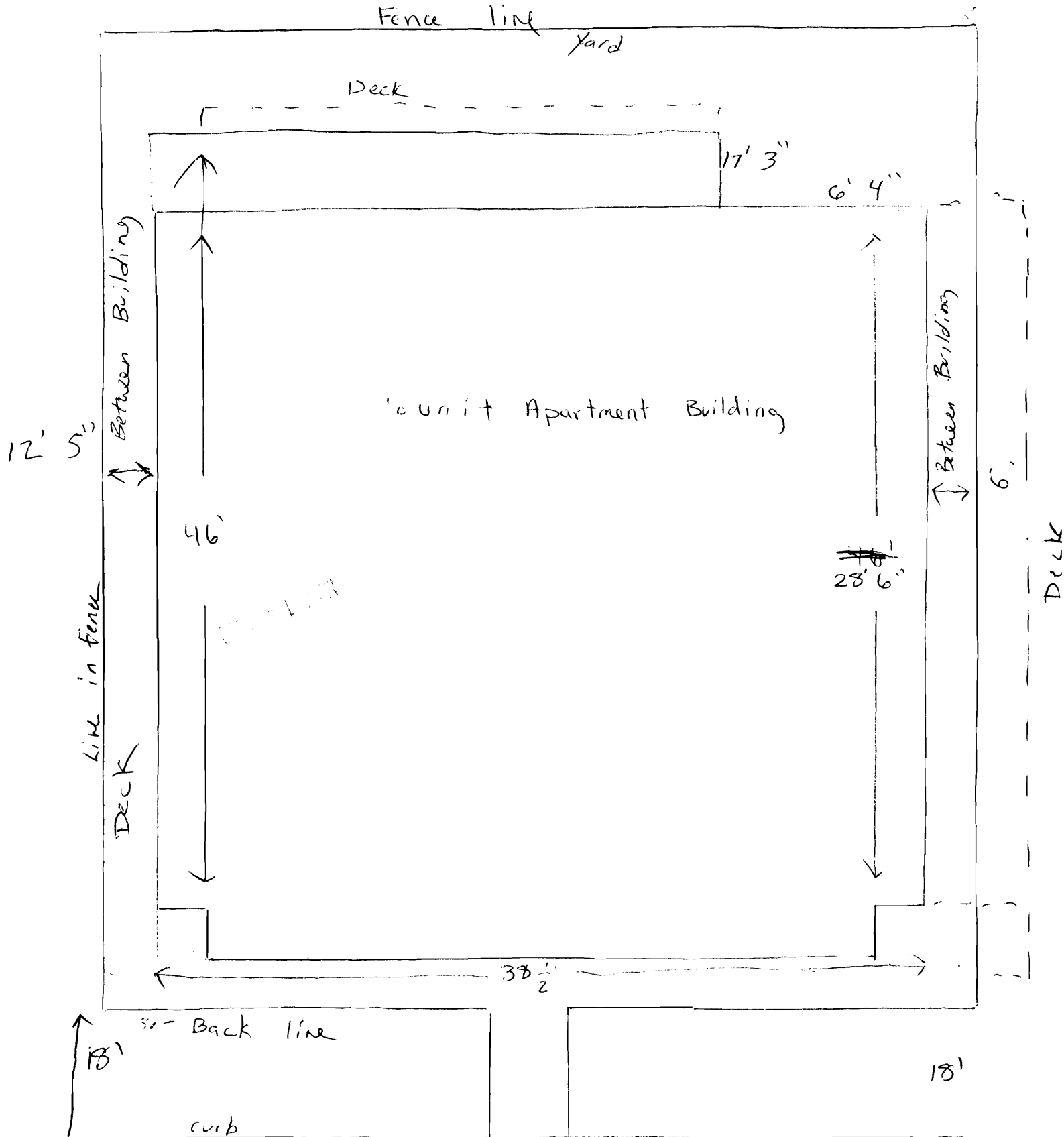
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: 5/16/08

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

[12 Gilman, 333' up from A street



NO = 64

1

112.41
19

5760

05

50.33

#88

118.22

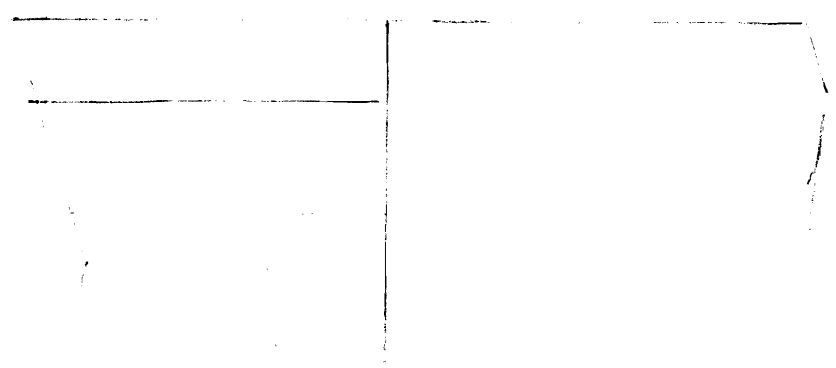
20

6509

05

50.33

#90



City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator
From: Mary P. Davis, Loan Officer *Mary P. Davis*
Subject: Verification of Legal Number of Units
Date: 08/31/99

C-B-L- Number: 64-E-20

We have received an application for housing assistance for the property located at:

12 Gilman Street

The applicant's name is: Louise Murphy

In completing the application the applicant has indicated that the number of units currently in use at this property is 8.

Please verify that the number of units are legal under the current code.

- Yes, the number of units are legal. *per 1991 letter - file*
- No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.
- The property is a single family dwelling.

Verified By: *Marge Schmuckal* Title: *Zoning Admin*
9/7/99

Jared

Louise H. Murphy
39 Coveside Lane
Yarmouth, Maine 04096
April 3, 2008

Dear Mr. Reo,
ACTION PLAN FOR 12 GILMAN PER RECENT INSPECTION

1. This Spring ,we plan to reinforce the stairs from 2l.. We plan to lag bolt the stairs into the building, replace any worn or rotten substructure or decking .
2. We will replace the narrow windows which do not allow for a Scott pack. Currently, almost all of the windows are wide enough.
3. We will make all rated doors self closing and latching.
4. We will add a door and partition to the furnace room. It currently has a sprinkler above the furnace.
5. We will fire proof with fire rated caulk all vertical openings on all floors.
6. We will remove old oil tanks and other debris.
7. We will clean out the chimney .
8. We will paint the house numbers black

We should be able to complete our work by May 30, 2008. We have had many inspections over the years at this property so I was surprised at some of the problems. We will correct them as soon as we can count on some good weather.

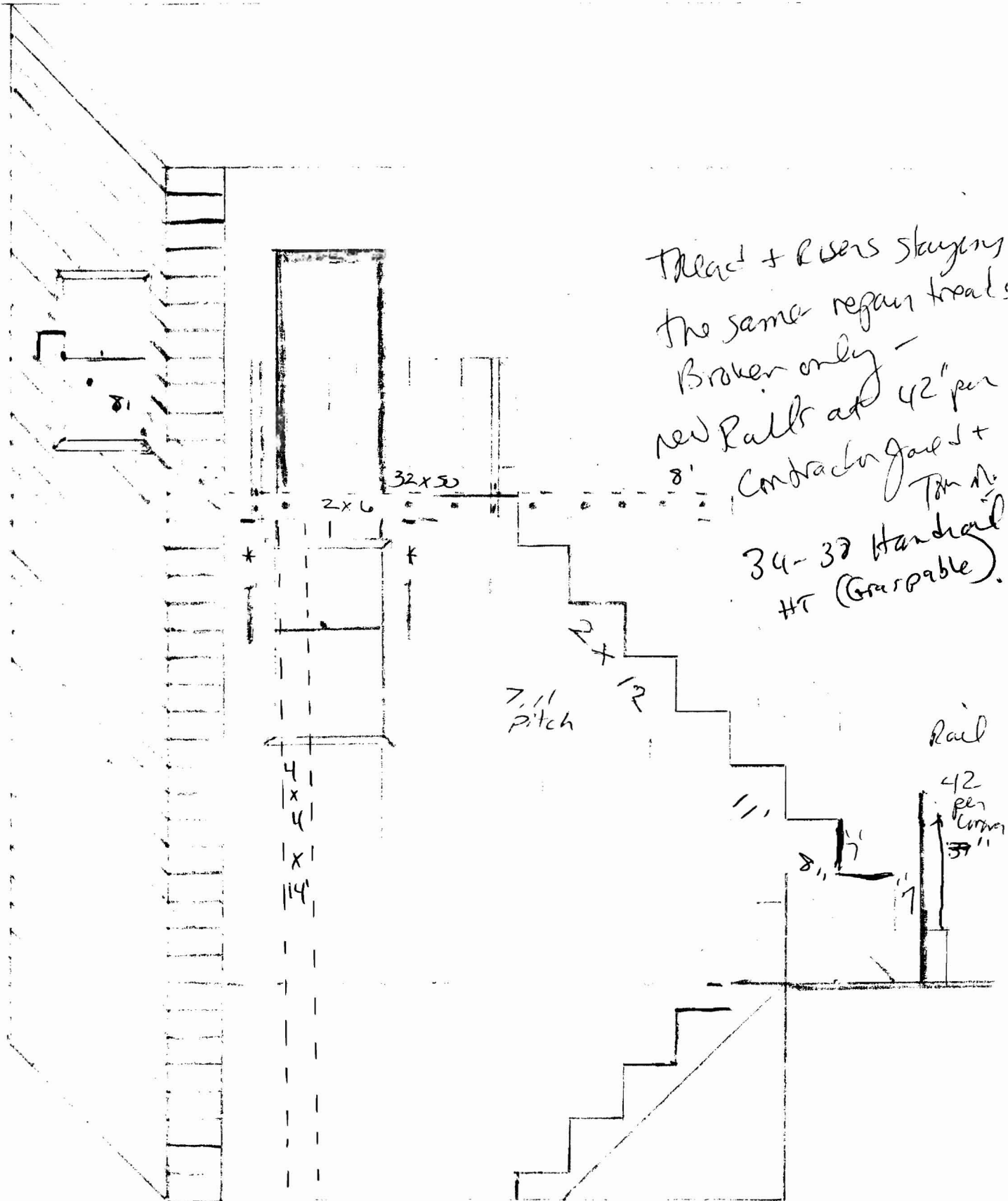
Sincerely,

Louise Murphy

3

... Bolts

new ledger or post
* supports



Thread + Risers staying
the same repair tread:
Broken only -
New Balbr at 42" per
8' Contractor grade +
Tom do
34-38 Handrail
HT (Graspable)

7:11
pitch

Rail

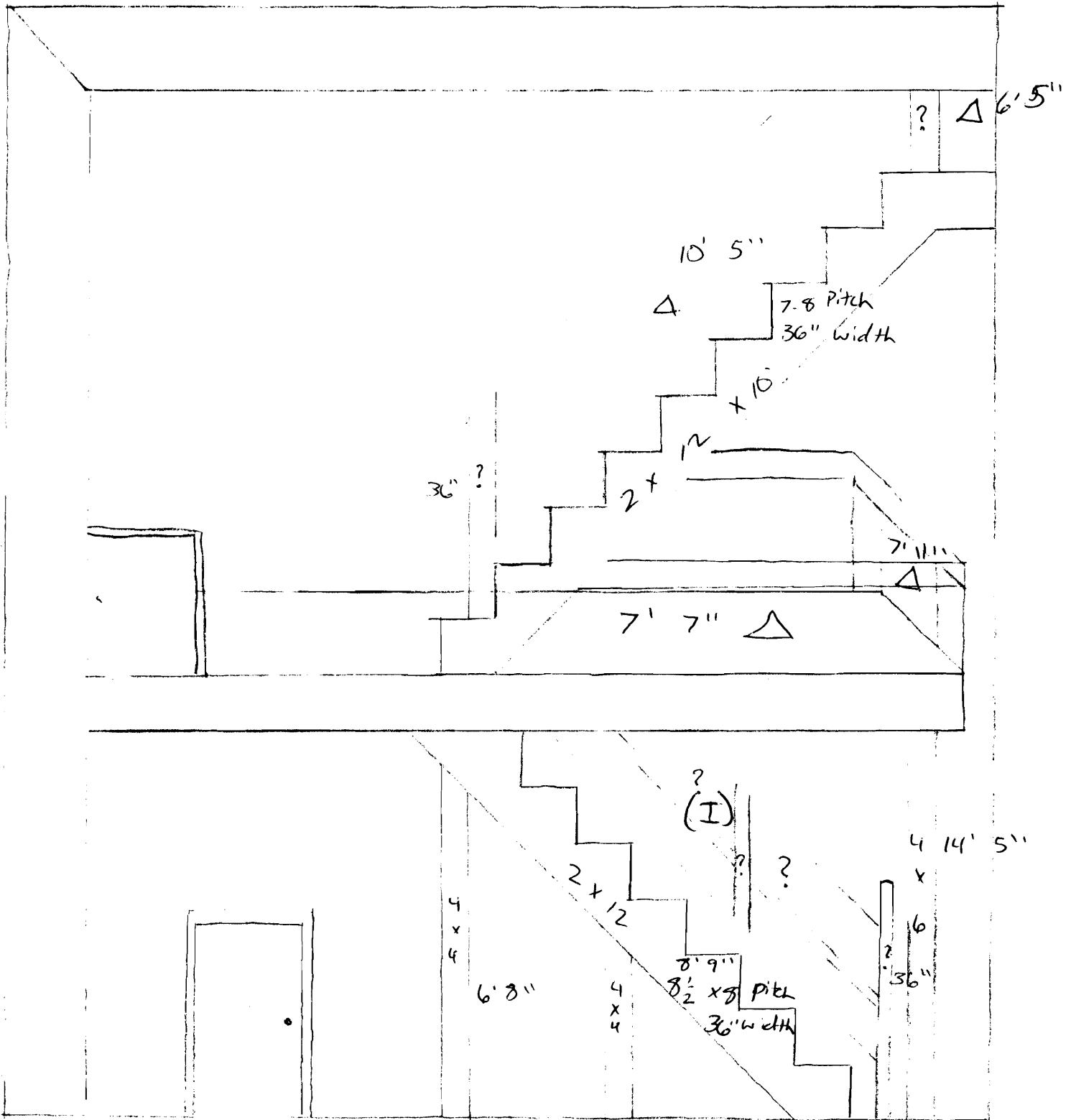
42
per
corner
39"

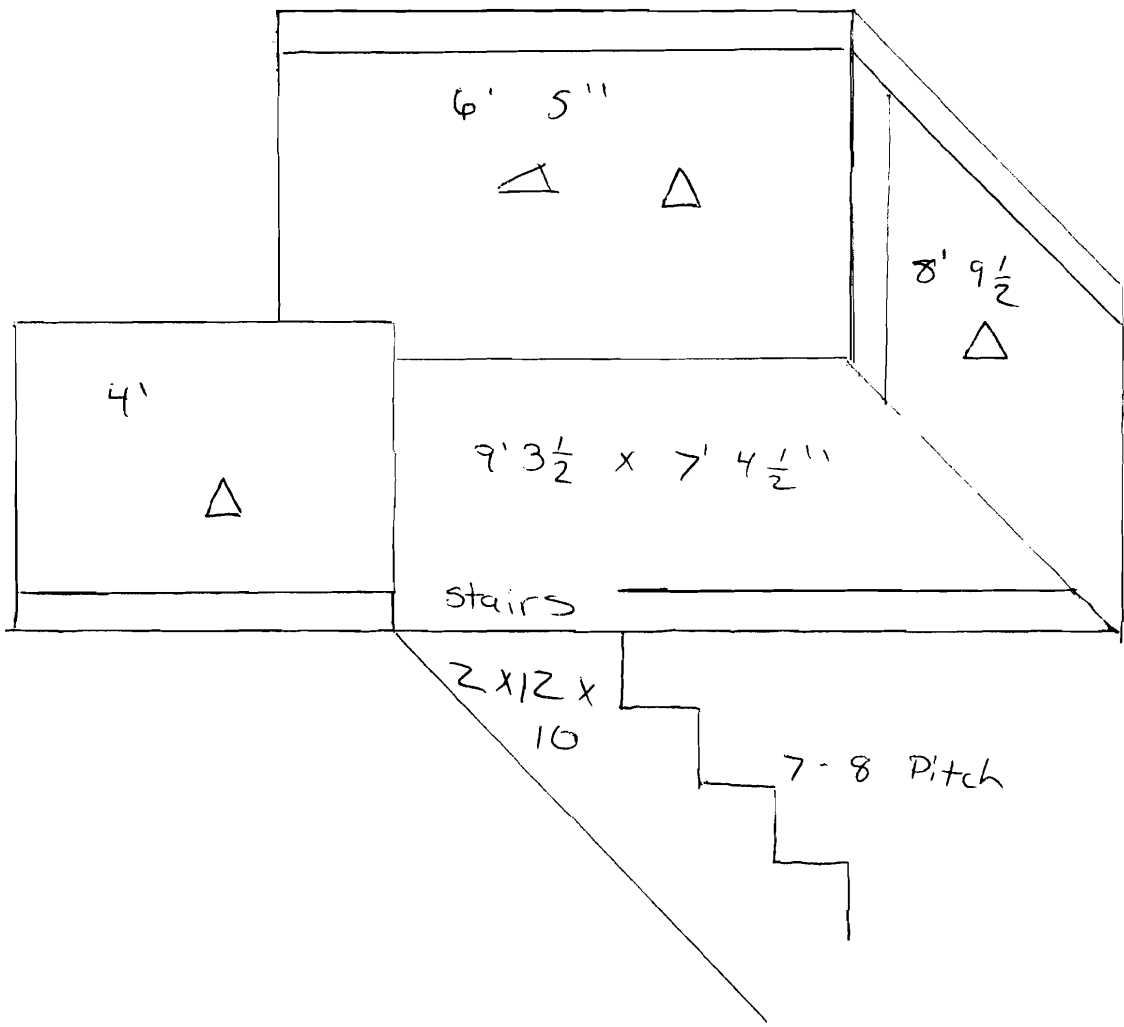
8"
7"

B/ our plans with this is to remove all rotten wood replace with extended ledge at 8' long with 3 lag screws every 16 inches. We also plan to extend a 6' rim board to rear of building. Last we will install a 14' 4x4 set into a concrete tube 4' into soil.

4" Filler Tube

C





C/ this section we plan to replace all sections of plywood with guardrails and hand rails

6'5" rear side

8'9 1/2" side facing 16 Gilman

4' section facing building

10'5" down stairs

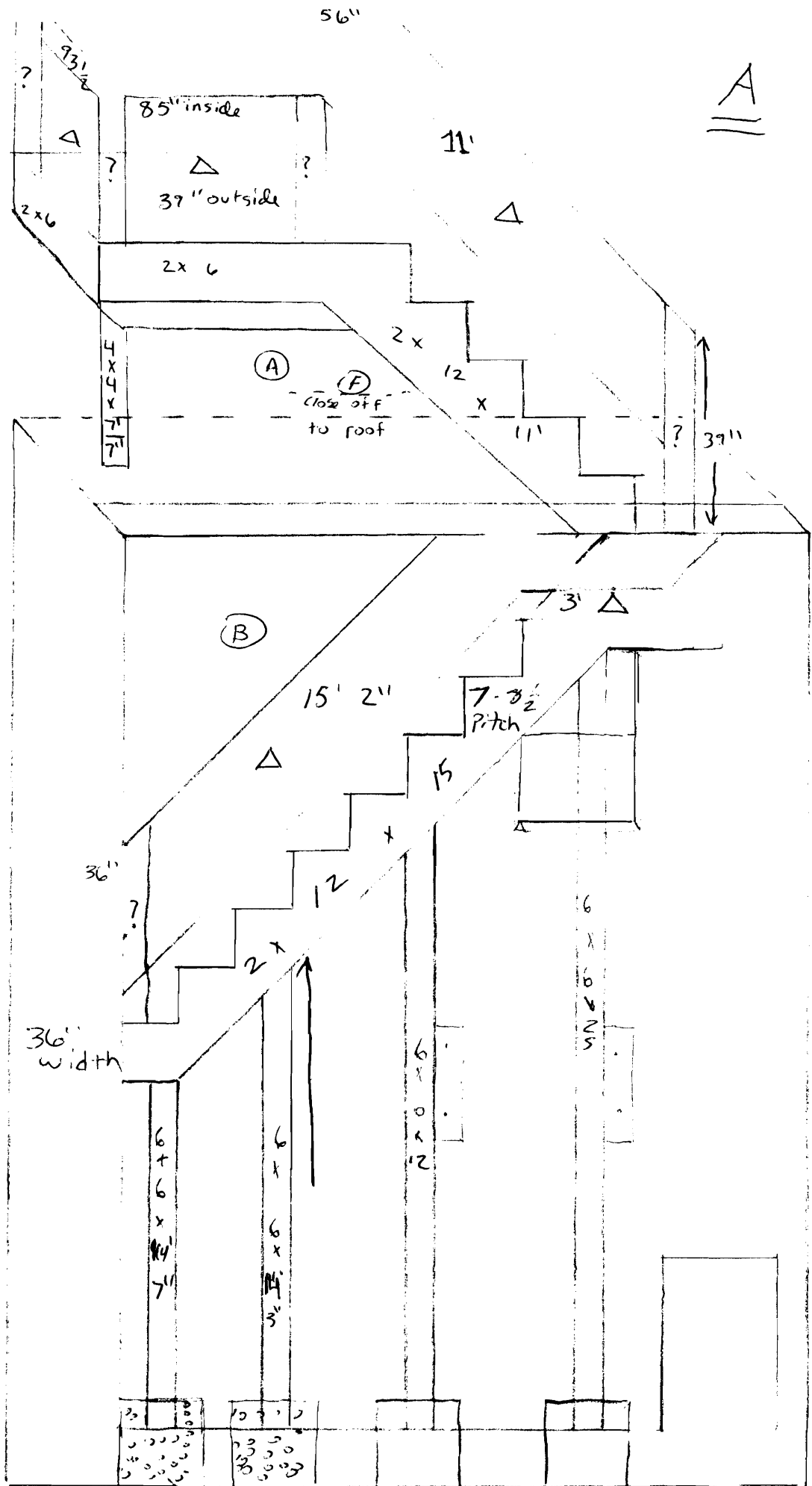
7'7" side facing 16 Gilman

8' 9" down rear stairs to ground level

(I) remove poorly built left side going to ground level, with guardrails and handrails.

-replace broken treads 3 1/2"x35"

-replace 2x4 with 4x4 at bottom at ground level



- A / Replace all 2 x 4 with 4 x 4 lag in with 4" x ½ " lag bolts.
- B/ replace all plywood sections with guardrails and handrails.
 - 93" ½ 16 gilman side
 - 56" ½ 12 gilman side
 - 85" inside
 - 39" handrail section
 - 36" outside section
 - 11' section down from top plat form
 - 15' 2" section down off roof
- (F) close off section to roof