

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MATIE ENTERPRISES LLC /Village Builders

**Located at**

210 VALLEY ST

**PERMIT ID:** 2012-65554

**CBL:** 064 F007001

has permission to **Buildout basement - Adding two bedrooms**

provided that the person or persons, firm or corporation 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 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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*JR* 01/14/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*closed*  
**SCANNED**

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

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

Permit No: 2012-65554	Issue Date:	CBL: 064 F007001
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Location of Construction: 210 VALLEY ST	Owner Name: MATIE ENTERPRISES LLC	Owner Address: 2 CHESTER ST	Phone: (207) 807-4062
Business Name:	Contractor Name: Village Builders	Contractor Address: 21 New Portland Rd Portland	Phone: (207) 839-6072
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B2
Past Use: Residential, two unit dwelling	Proposed Use: two unit	Permit Fee: \$610.00	Cost of Work: \$59,000.00
Proposed Project Description: Buildout basement		FIRE DEPT: Per Capl. Private.	INSPECTION: Use Group: R3 Type: S13 IRC, 2009 (NUDEC)
		Signature:	Signature:
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: gg	Date Applied For: 12/07/2012	<b>Zoning Approval</b>
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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>	<b>Special Zone or Reviews</b> <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"/> <i>ok with conditions</i> Date: <i>12/10/12</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 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:
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SCANNED

### 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 \_\_\_\_\_

1-15-13 DWM Andrew 939-6406 Basement slab + footings poured w/o inspection.

1-24-13

1-25-13 DWM close-in plumbing <sup>framing</sup> throughout OK

~~Frame Basement +~~ Provide details for 1hr assembly

2/5/13 - Mike Mason Requested meeting - code? on Fire blocking + rated ceiling - Advised to apply for an amendment to include 1st + 2nd Floor work - plans photos and details on scope of work. JMR

2-28-13 DWM/BKL Andrew Final OK

## Donald McPherson - Fwd: 210 Valley St. - Stair dimensions

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**From:** Donald McPherson  
**To:** AndrewTCollins@Yahoo.Com  
**Date:** 1/24/2013 1:40 PM  
**Subject:** Fwd: 210 Valley St. - Stair dimensions  
**CC:** CoachMChase@HotMail.Com

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>>> Donald McPherson 1/24/2013 1:36 PM >>>

Andrew,

I met with Mike on the site today regarding the existing stair to the basement. In your e-mail of 1-7-2013 you state: "There current dimensions are 8 feet of stairwell at 3'2" wide". This was taken as headroom of 8' and stair width of 3'2". I don't believe that either of this is accurate. Please verify the headroom and width and provide those numbers to the Plan Reviewer. Existing conditions may be allowed to remain, however, the records must be accurate.

Don

Don McPherson  
Code Enforcement Officer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8705  
Support Staff: 207.874.8701  
[DMcPherson@portlandmaine.gov](mailto:DMcPherson@portlandmaine.gov)

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Close-in/Elec./Plmb./Framing  
Final Inspection

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.

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

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

<b>Permit No:</b> 2012-65554	<b>Date Applied For:</b> 12/07/2012	<b>CBL:</b> 064 F007001
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<b>Business Name:</b>	<b>Contractor Name:</b> Village Builders	<b>Contractor Address:</b> 21 New Portland Rd Portland	<b>Phone:</b> (207) 839-6072
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Same: two residential dwelling units	<b>Proposed Project Description:</b> Buildout basement - Adding two bedrooms
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/10/2012

**Note:** **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit or rooming units. 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) The basement bedrooms are part of the first floor dwelling units and shall not be leased out separately from the first floor dwelling unit.
- 4) This permit is being approved on the basis of plans submitted and subsequent e-mail information. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 01/09/2013

**Note:** **Ok to Issue:**

- 1) Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
- 2) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
- 3) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.
- 4) R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
- 5) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
- 6) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 7) A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- 8) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 9) R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
- 10) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

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<b>Business Name:</b>	<b>Contractor Name:</b> Village Builders	<b>Contractor Address:</b> 21 New Portland Rd Portland	<b>Phone:</b> (207) 839-6072
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

11 R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6  
Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.

12 A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

**Dept:** Fire                      **Status:** Approved w/Conditions                      **Reviewer:** Chris Pirone                      **Approval Date:** 01/14/2013

**Note:** Approved per Capt. Pirone and email from Contractor, JGR.

**Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.  
All smoke detectors and smoke alarms shall be photoelectric.  
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.  
A sprinkler system is recommended but not required based on the following:  
Plans indicate the repairs will not exceed \_50\_% of the total completed structure.



# 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>210 VALLEY ST, PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>MAP 64      F      157 7</u>	Applicant: (must be owner, lessee or buyer) Name <u>MIKE FRAISER/MATTIE ENTERPRISES</u> Address <u>210 VALLEY ST</u> City, State & Zip <u>PTLD, ME 04103</u>	Telephone: <u>207-807-4062</u>
Lessee/DBA  <b>RECEIVED</b>  <b>DEC 07 2012</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>53,892.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>58,578</u>
Current legal use (i.e. single family) <u>2 UNIT</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>4 UNIT</u> Proposed Specific use: <u>2 UNIT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILDOUT OF BASEMENT</u>		
Contractor's name: <u>VILLAGE BUILDERS</u> <u>807-8396029</u> Email: <u>andrewcollins@yahoo.com</u> Address: <u>21 NEW PORTLAND RD</u> City, State & Zip <u>GORHAM ME 04038</u> Telephone: _____ Who should we contact when the permit is ready: <u>ANDREW COLLINS</u> Telephone: <u>939-6406</u> Mailing address: <u>SAME AS ABOVE</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: DEC

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





# 11180

# PLUMBING PERMIT APPLICATION

## PROPER

Street: 210 Valley St

CBL: Portland Me. 04105

### PROPERTY OWNER(S) NAME

NAME: Robert Fraser

Applicant Name: Craig Douglas

Mailing Address of Owner/Applicant (if Different): PO Box 531 Cumberland Me

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

[Signature] /15/2013  
Signature of Owner/Applicant Date

Town/City PORTLAND Permit # 201300088

Date Permit Issued 1/15/13 Fee: \$ 110 Double Fee Charged [ ]

[Signature] L.P.I. # 360  
Local Plumbing Inspector Signature

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

[Signature] Date Approved (Rough-in)  
LPI Signature Date Approved (Final)

## PERMIT INFORMATION

### This Application is for

- 1.  NEW PLUMBING
- 2.  RELOCATED PLUMBING

### Type of Structure to be Served

- 1.  SINGLE FAMILY RESIDENCE
- 2.  MODULAR OR MOBILE HOME
- 3.  MULTIPLE FAMILY DWELLING
- 4.  OTHER-SPECIFY \_\_\_\_\_

### Plumbing to be Installed by:

NAME: Craig Douglas

- 1.  MASTER PLUMBER
- 2.  OIL BURNERMAN
- 3.  MFG'D HOUSING DEALER / MECHANIC
- 4.  PUBLIC UTILITY EMPLOYEE
- 5.  PROPERTY OWNER

LICENSE # 8167

FOOD  
HMO

RECEIVED  
JAN 15 2013  
Dept. of Building Inspections  
City of Portland Maine

**Please call 874-8703 with your permit # to schedule inspections!**

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<input type="checkbox"/>	Hosebib / Sillcock	<input type="checkbox"/>	Bathtub (and Shower)
	<input type="checkbox"/>	Floor Drain	<input type="checkbox"/>	Shower (separate)
	<input type="checkbox"/>	Urinal	<input type="checkbox"/>	Sink
	<input type="checkbox"/>	Drinking Fountain	<input type="checkbox"/>	Wash Basin
	<input type="checkbox"/>	Indirect Waste	<input type="checkbox"/>	Water Closet (Toilet)
	<input type="checkbox"/>	Water Treatment Softener, Filter, Etc.	<input type="checkbox"/>	Clothes Washer
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system	<input type="checkbox"/>	Grease / Oil Separator	<input type="checkbox"/>	Dish Washer
	<input type="checkbox"/>	Roof Drain	<input type="checkbox"/>	Garbage Disposal
	<input type="checkbox"/>	Bidet	<input type="checkbox"/>	Laundry Tub
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Water Heater
	<b>Fixtures (Subtotal) Column 2</b>		<b>Fixtures (Subtotal) Column 1</b>	
<b>OR</b>		<b>110</b>		<b>TOTAL FIXTURES</b>
<input type="checkbox"/> TRANSFER FEE [\$10.00]	Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge		<input type="checkbox"/>	Fixture Fee
			<input type="checkbox"/>	Transfer Fee
			<input type="checkbox"/>	Hook-Up & Relocation Fee

**Please call 874-8703 with your permit # to schedule inspections!** 110.00 PERMIT FEE (TOTAL)

**Jonathan Rioux - Re: 210 Valley St.**

---

**From:** <dgengineering@aol.com>  
**To:** <andrewtcollins@yahoo.com>, <JRIOUX@portlandmaine.gov>  
**Date:** 1/7/2013 10:01 AM  
**Subject:** Re: 210 Valley St.

---

Hello, Gentlemen

This is Dan Grant, Village Builders. I would add a few things here.

The basement windows are not in wells. They are above grade.

The ceiling in basement is a drop ceiling. The intent is to use fire code ceiling tiles (ceiling by owner).

Unless there is some reason to use all PT framing that I am not aware of, we would frame the 2 x 6 walls in the basement using KD lumber, with PT for the sill plates only.

Best Regards,

Dan Grant

-----Original Message-----

From: Andrew Collins <andrewtcollins@yahoo.com>  
 To: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
 Cc: Dan Grant <dgengineering@aol.com>  
 Sent: Mon, Jan 7, 2013 9:50 am  
 Subject: Re: 210 Valley St.

Morning Jonathan Rioux,

I have supplied answers to your questions below. I will clean up my drawings and email an update with additions where quotes of material and specs are concerned. Thank you for your time. If its OK with you I will follow up to confirm that you receive everything that you would need. Updated sketch to follow.

Feel free to call me anytime or email.

Andrew Collins

207-939-6406

- What is the proposed finish headroom of the basement? **7'11**
- What is the basement ceiling constructed with? **Open floor joist TBD by homeowner Possible drop ceiling, not contracted**
- How is this space separated from the second unit? **The 1<sup>st</sup> and second units are separated by a stairwell and separate entrances. These are areas that we have not been contracted to work on.**
- What is the rise/run and headroom for the interior stairwell? **We are not changing stairs or**

addressing them. Their current dimensions are 8 feet of stairwell at 3'2" wide. Please let me know if we are required to bring them to a proper code as it will drastically effect our scope of work.

- Is the egress casements window well(s)? What is the finish height from grade? **Low E Vinyl Casement windows RO 31.75 x 54.75 per Harvey Building quote supplied. Sill heights are 38" from floor grade.**
- Where are the doors for each proposed bedroom located? **Corrected drawing submitted**
- What is the "Deadspace" build-out in bedroom 2? **There is a non-working chimney in the basement**
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). **Submitting quote from Casco Bay Insulation. The exterior walls will be studded out with 2x6 PT framework. There will be a variance of 1 to 3 inches of foam sealing stud work to exterior walls and a minimum of 1 inch spray foam between studs. The bays will have added R21 to both meet and exceed current code requirements.**

Andrew

--- On Fri, 1/4/13, Jonathan Rioux <[JRIOMUX@portlandmaine.gov](mailto:JRIOMUX@portlandmaine.gov)> wrote:

From: Jonathan Rioux <[JRIOMUX@portlandmaine.gov](mailto:JRIOMUX@portlandmaine.gov)>  
 Subject: 210 Valley St.  
 To: [andrewtcollins@yahoo.com](mailto:andrewtcollins@yahoo.com)  
 Date: Friday, January 4, 2013, 3:24 PM

Andrew,

Prior to building permit issuance, our office needs a cross section of the typical wall detail, columns, and concrete work. Below are items that need to be identified on the plan.

- What is the proposed finish headroom of the basement?
- What is the basement ceiling constructed with?
- How is this space separated from the second unit?
- What is the rise/run and headroom for the interior stairwell?
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If it helps, you can schedule a plan review meeting by calling 207.874.8703, JGR.

**Jonathan Rioux - Re: 210 Valley St.**

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**From:** Andrew Collins <andrewcollins@yahoo.com>  
**To:** Jonathan Rioux <JRIOMUX@portlandmaine.gov>  
**Date:** 1/7/2013 9:50 AM  
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**CC:** Dan Grant <dgengineering@aol.com>

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Subject: 210 Valley St.  
To: andrewtcollins@yahoo.com  
Date: Friday, January 4, 2013, 3:24 PM

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Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703

[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

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.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
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## Jonathan Rioux - 210 Valley St.

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Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)





# HARVEY

BUILDING PRODUCTS

Harvey Industries, Inc.  
1400 Main Street, Waltham, MA 02451-1689  
(781) 899-3500 harveybp.com

RECEIVED

DEC 10 2012

Manufacturing  
ACKNOWLEDGEMENT

**BILL TO:**

VILLAGE BUILDERS  
21 NEW PORTLAND RD  
GORHAM, ME 04038-0000

Phone: 207-318-2858 Fax: 207 839 3622

**SHIP TO:** Dept. of Building Inspections  
City of Portland Maine

Portland  
401 Riverside St.  
PORTLAND, ME 04103  
Phone: 2077979345 Fax: 2077970199

VILLAGE BUILDERS  
21 NEW PORTLAND RD

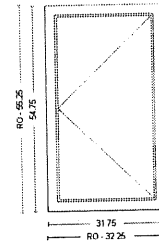
GORHAM ME 04038-0000  
Phone: Fax:



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
3347011	1040627 - 0	210 VALLEY ST	12/10/2012	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
ANDREW	None	Whse Pickup	PORTLAND WAREHOUSE		
CLERK		JOB NAME	COUPON		
lpc - Leighton Clark		VALLEY ST			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Product: Vinyl Casement , Unit Size 31.75 x 54.75, RO 32.25 x 55.25	2	\$298.60	\$597.20

Screen: Fiberglass Mesh  
Glass: Double Glazed, Low E, Argon Filled  
Hardware: Sash Limit Devices = None, Egress Hardware, Operator Arm = Double  
Performance Ratings: Energy Star  
Unit Type: U-Factor = 0.3, SHGC = 0.23, VT = 0.42, AL -, Replacement, Hinge Left  
Color: White  
Wrapping - Overall Dimensions: Overall Rough Opening Width = 32.25, Overall Rough Opening Height = 55.25  
Wrapping - Exterior Options: Head Expander = Yes



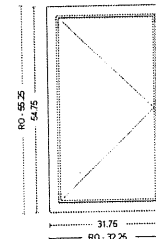
Room Location: None Assigned

**Pricing Details**

Egress Hardware Add-On	\$7.00
Low-E Argon Add-On	\$17.00
Vinyl Casement Base Charge	\$274.60

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
11000-1	Product: Vinyl Casement , Unit Size 31.75 x 54.75, RO 32.25 x 55.25	1	\$298.60	\$298.60

Screen: Fiberglass Mesh  
Glass: Double Glazed, Low E, Argon Filled  
Hardware: Sash Limit Devices = None, Egress Hardware, Operator Arm = Double  
Performance Ratings: Energy Star  
Unit Type: U-Factor = 0.3, SHGC = 0.23, VT = 0.42, AL -, Replacement, Hinge Right  
Color: White  
Wrapping - Overall Dimensions: Overall Rough Opening Width = 32.25, Overall Rough Opening Height = 55.25  
Wrapping - Exterior Options: Head Expander = Yes



Room Location: None Assigned

**Pricing Details**

Egress Hardware Add-On	\$7.00
Low-E Argon Add-On	\$17.00

<b>QUOTE NBR</b>	<b>CUST NBR</b>	<b>CUSTOMER PO</b>	<b>DATE CREATED</b>	<b>DATE ORDERED</b>	<b>ORDER TYPE</b>
3347011	1040627 - 0	210 VALLEY ST	12/10/2012	Quote Not Ordered	Charge
<b>ORDERED BY</b>	<b>STATUS</b>	<b>SHIP VIA</b>	<b>DELIVERY AREA</b>		
ANDREW	None	Whse Pickup	PORTLAND WAREHOUSE		
<b>CLERK</b>		<b>JOB NAME</b>	<b>COUPON</b>		
lpc -Leighton Clark		VALLEY ST			

Vinyl Casement Base Charge \$274.60

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12000-1	Product: Steel 90 Minute Fire Doors , Unit Size 33.625 x 82, RO 33.0625 x 81.625 Dimensions: *28, Call Height = 68 Therma-Tru Hardware & Prep: Bore Lockset Only Therma-Tru Frame Options: Steel, 6 1/2" - 7 1/2", Standard Therma-Tru Door Options: Hinge Direction (As Viewed From the Outside) = Hinge Left, In-Swing TT Performance Ratings: Fire Rating = 90 Minute Rating Therma-Tru Door Style: SE210	1	\$360.00	\$360.00



Room Location: None Assigned

**Pricing Details**

Therma-Tru Base Charge	\$167.00
Wrapping Therma-Tru Frame	\$193.00

**\*\*Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 90 days from the date of the quotation. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

<b>SUBTOTAL:</b>	\$1,255.80
<b>TAX:</b>	\$62.79
<b>ORDER TOTAL:</b>	\$1,318.59

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that MATTIE ENTERPRISES LLC. Located At 210 VALLEY ST

Job ID: 2012-10-5303-CH OF USE

CBL: 064- F-007-001

has permission to Change of use; from 4 family to two family 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.

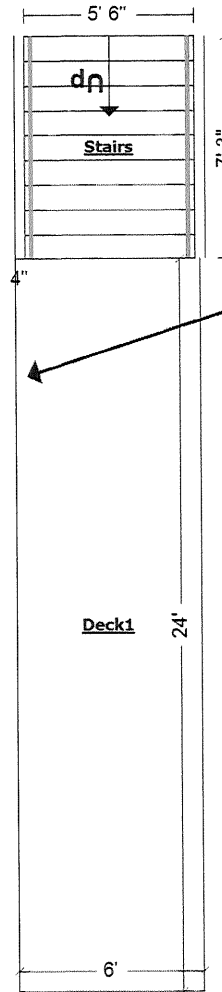
Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

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 CARD

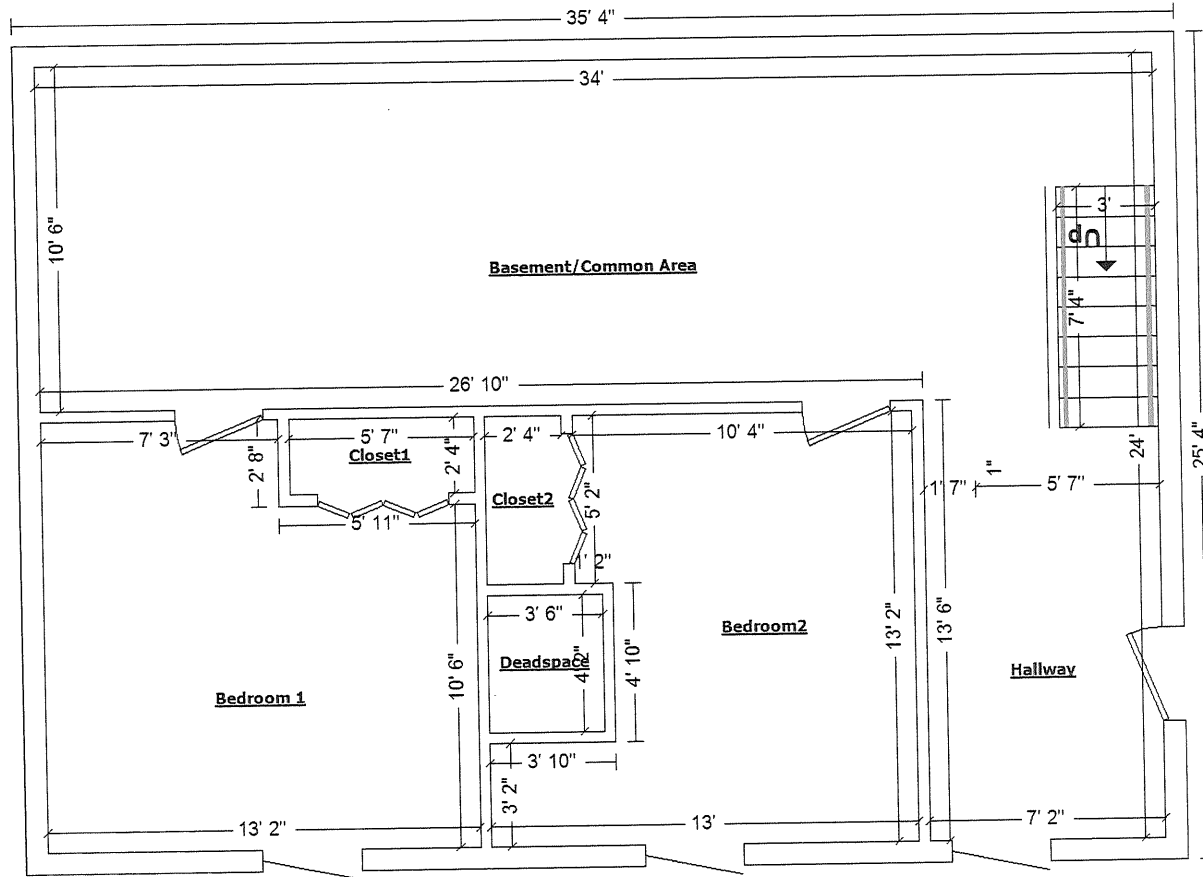


Improve the level condition to approx 2" of slope.

This edge to be examined for broken or rotted mater where necessary.



**UNIT 1 additional 2 rooms in basement**



Not disturbing stairs

Percent of work within unit is 43% to entire unit.

Fire rated ceill tiles supplied by homeowner





## Village Builders

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com    sales@villagebuildersmaine

Client: Micheal Fraser  
Property: 210 Valley Street  
Portland, ME 04102

**Operator Info:**

Operator: ANDREW1

Estimator: Village Builders

Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

ANDREW COLLINS  
207-939-6406  
Business: ~~(207) 839-6072~~  
E-mail: sales@villagebuildersmaine.com

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012      Date Job Completed:

Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: 2012-12-06-0918

**Scope of work is as follows.**

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
- d. Replace current windows in basement with proper egress casement windows. (Low E Anderson Casement meeting egress requirements)
- e. Finish basement with 2 additional bedrooms with closets.
- f. Build dam around scuttle, install code dam and air seal around chimney, R-49 cap in attic.
- g. Bring electrical to code. Per Sanderson Electric Quote (will pull additional permit)
- h. Bring plumbing and heating to code. Per Douglas Heating quote (will pull additional permit)
- i. Remove trash left by previous owners.

**Exterior**

- a. Reinforce deck where the slope has become excessive.

Total price to perform work is \$58,898.00



## Village Builders

---

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com    sales@villagebuildersmaine

Client: Micheal Fraser  
Property: 210 Valley Street  
Portland, ME 04102

Operator Info:  
Operator: ANDREW1

Estimator: Village Builders

Business: (207) 839-6072  
E-mail: sales@villagebuildersmaine.com

Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012              Date Job Completed:

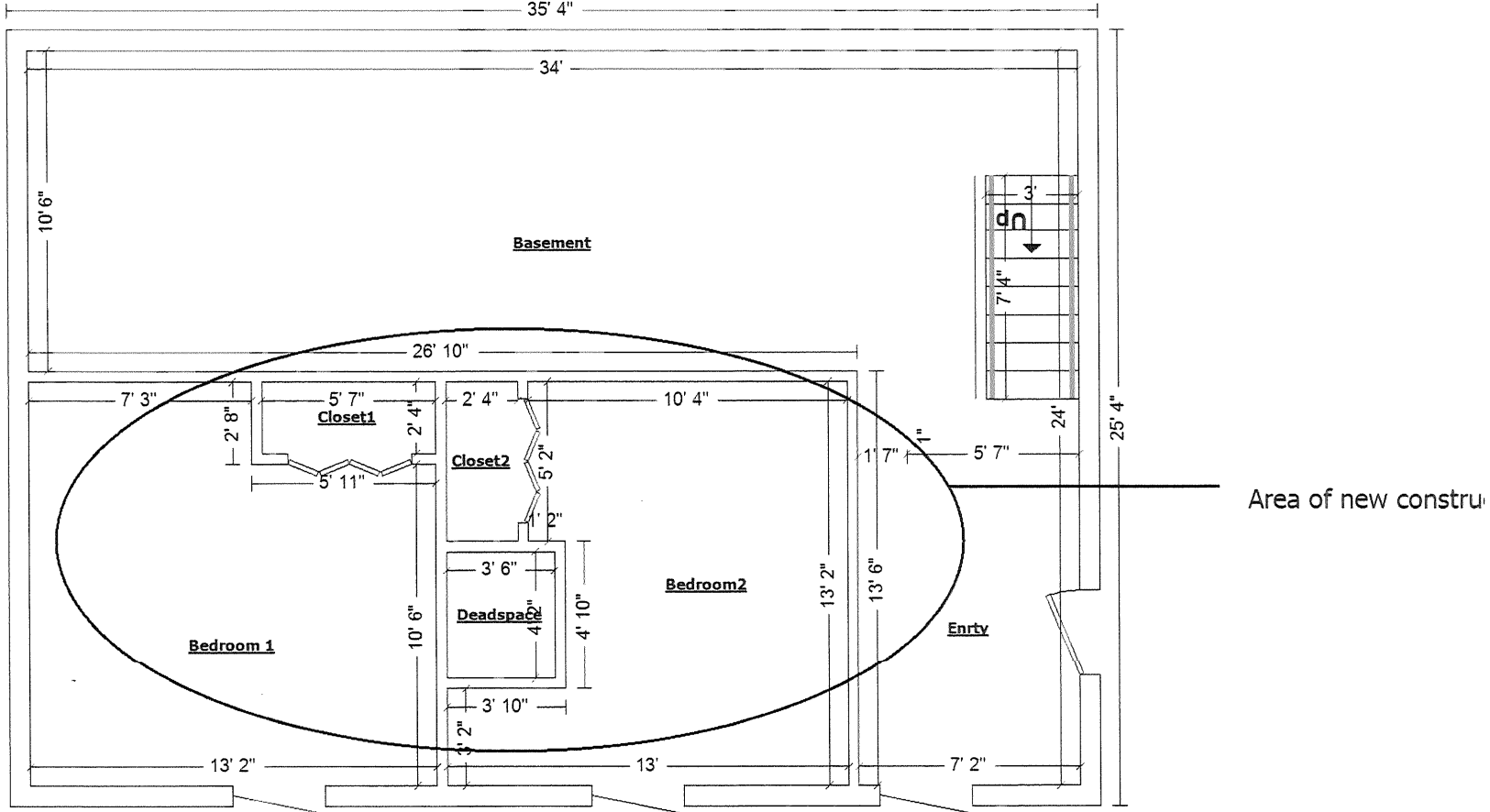
Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: BSMNT210

### Scope of work is as follows.

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
- d. Replace current windows in basement with proper egress casement windows. (Low E Anderson Casement meeting egress requirements)
- e. Finish basement with 2 additional bedrooms with closets.
- f. Build dam around scuttle, install code dam and air seal around chimney, R-49 cap in attic.
- g. Bring electrical to code. Per Sanderson Electric Quote (will pull additional permit)
- h. Bring plumbing and heating to code. Per Douglas Heating quote (will pull additional permit)
- i. Remove trash left by previous owners.

Total price to perform work is \$58,898.00

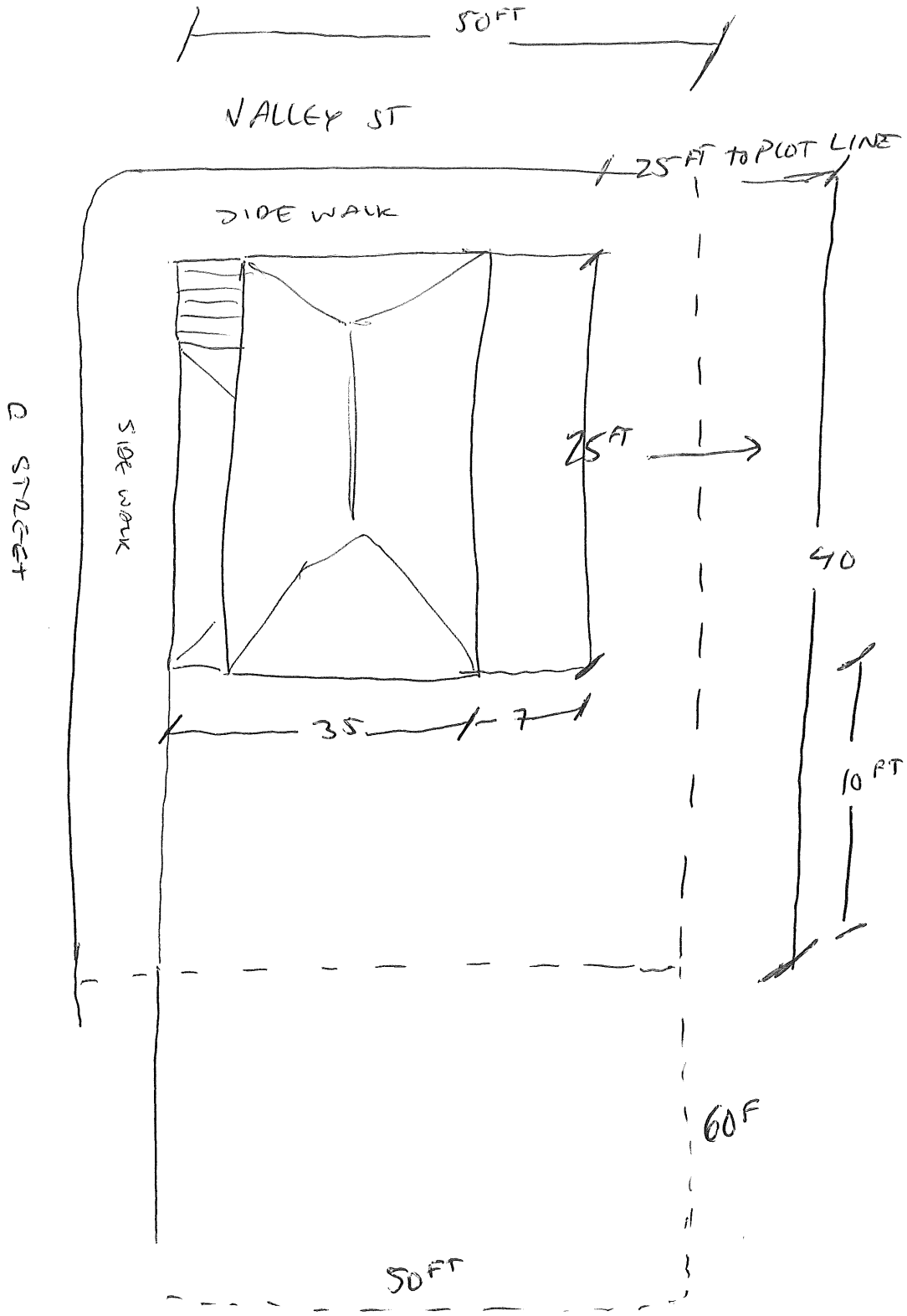
Currently empty basement with concrete and brick walls at @ 8".  
All interior walls will be 2\*4 studs, 16" on center.  
New Exterior Steel fire rated door with self-closing hinges.  
Install 3 new casement replacement windows meeting egress requirements.





# PLOT PLAN

NOT TO SCALE





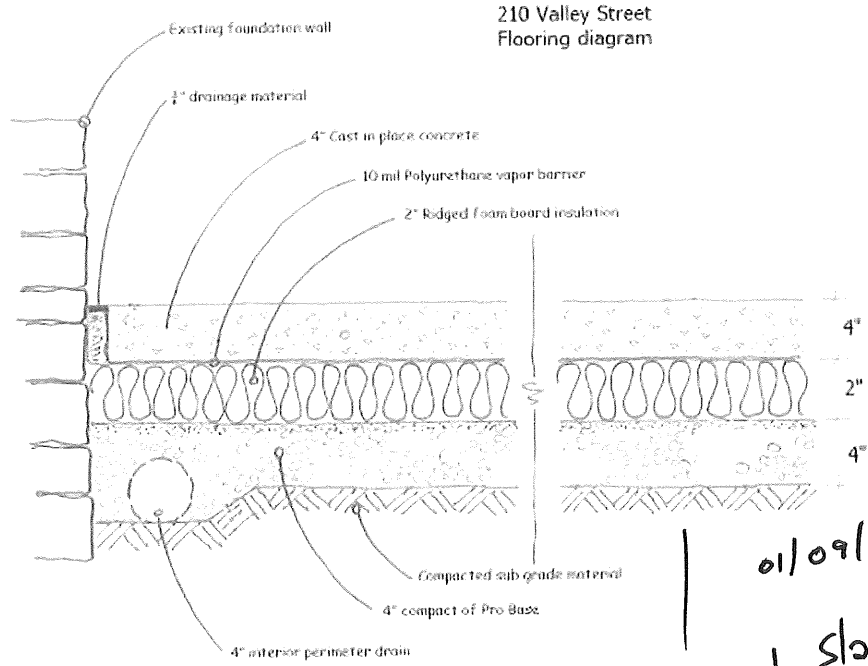
**Village Builders**

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com sales@villagebuildersmaine

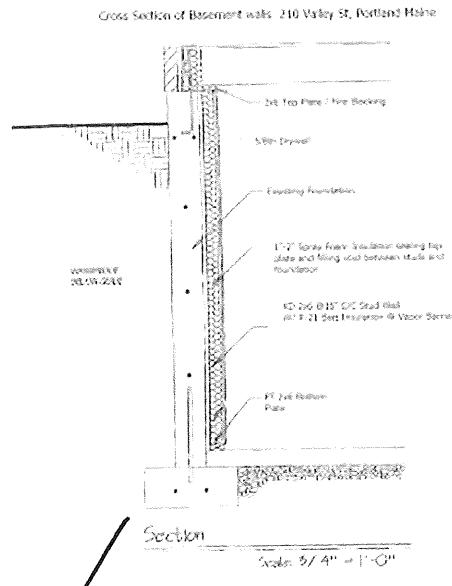
- 1 basement-floor-210 V  
Date Taken: 12/6/2012  
Taken By: Village Builders



210 Valley Street  
Flooring diagram

*01/09/13*  
*Proposed slab*  
*4" slab*

- 2 Valley St 2x6 Cross  
Date Taken: 12/6/2012  
Taken By: Village Builders



RECEIVED

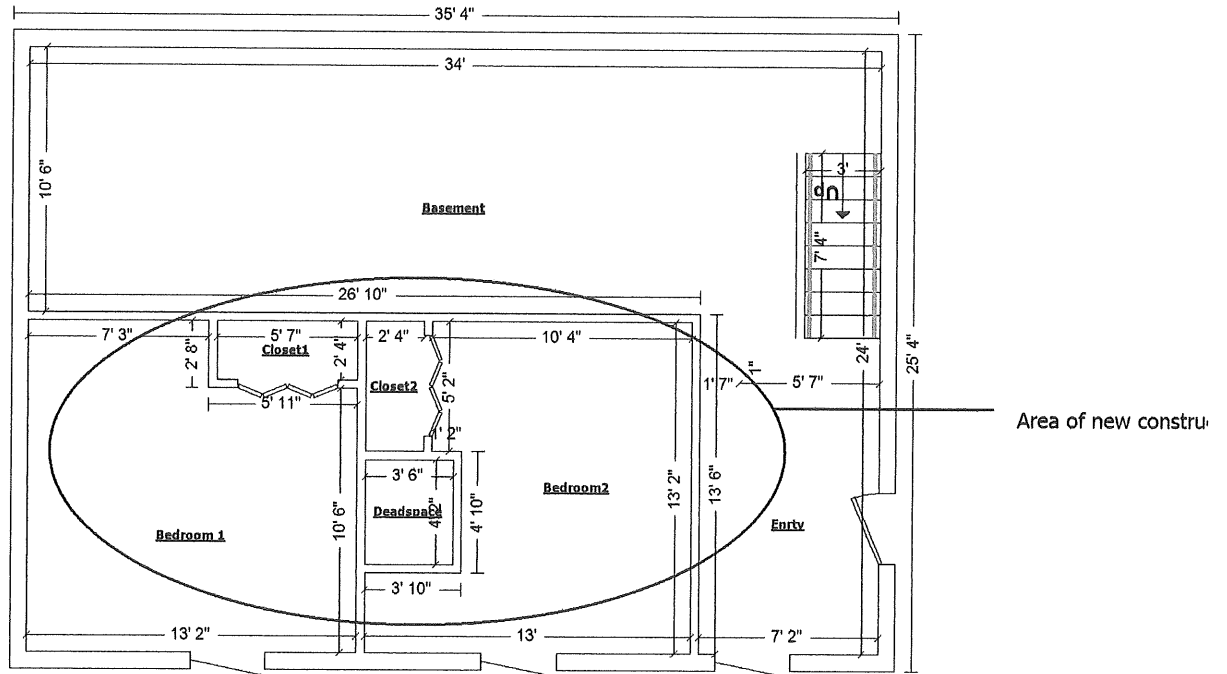
JAN 09 2013

Dept. of Building Inspections  
City of Portland Maine

*existing Footing*  
*01/09/12*

Basement

Currently empty basement with concrete and brick walls at @ 8".  
All interior walls will be 2\*4 studs, 16" on center.  
New Exterior Steel fire rated door with self-closing hinges.  
Install 3 new casement replacement windows meeting egress requirements.







## Village Builders

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com sales@villagebuildersmaine

Client: Micheal Fraser  
Property: 210 Valley Street  
Portland, ME 04102

Operator Info:  
Operator: ANDREW1

Estimator: Village Builders

Business: (207) 839-6072  
E-mail: sales@villagebuildersmaine.com

Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012      Date Job Completed:

Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: 2012-12-06-0918

### Scope of work is as follows.

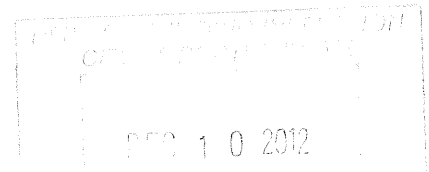
#### Adding 2 additional rooms to first floor unit.

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
- d. Replace current windows in basement with proper egress casement windows. (Low E Anderson Casement meeting egress requirements)
- e. Finish basement with 2 additional bedrooms with closets.
- f. Build dam around scuttle, install code dam and air seal around chimney, R-49 cap in attic.
- g. Bring electrical to code. Per Sanderson Electric Quote (will pull additional permit)
- h. Bring plumbing and heating to code. Per Douglas Heating quote (will pull additional permit)
- i. Remove trash left by previous owners.

#### Exterior

- a. Reinforce deck where the slope has become excessive.

Total price to perform work is \$\$58,898.00



# Quotation

Deering Lumber

United States

Quote ID SQJ000129

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	489.33	489.33

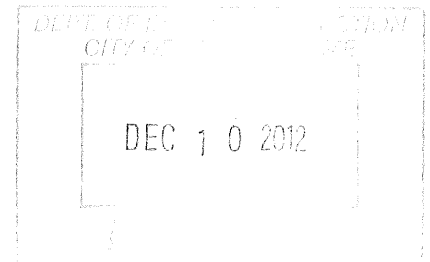


2-8 X 6-8, Left Hand Inswing, Therma-Tru 90 Min Firedoor (TR 12-24)  
Embossed/Molded Open, No glass, SE210HD, Single Door, Double Bore, 2-3/8"  
Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center,  
Expandable Steel Jamb, 6-1/2 to 7-1/2", No Casing, Inswing Sill Split Steel  
Jamb, Sill Finish Mill, 3 Spring Hinges - Split Steel Frame, Satin Brass (Zinc  
Dichromate) - US2D, Brz Comp Weatherstrip,

Comments

All prices are in USD

<b>Adjusted Subtotal (Discounted)</b>		<b>489.33</b>
Tax	5.00%	24.47
Shipping and Handling	0.00	0.00
Other Charges	0.00	0.00
<b>Total Quote Value</b>		<b>513.80</b>



# Quotation

Deering Lumber

United States

Quote ID SQJ000129

P.O. Number

Quoted for Contractor Ship-to Same as Bill-to

United States

United States

Prepared by Sylvain, Richard  
207-283-3621  
rsylvain@deeringlumber.com

Prepared on 12/7/2012  
Available to 1/6/2013

## Quote Information

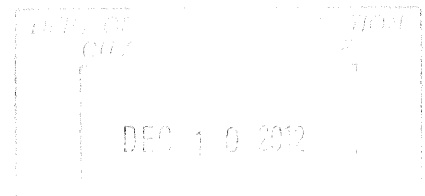
Quote ID	SQJ000129	Quote Name	VillageBlder-Andrew-19		
Total Lines	1	Total Value	513.80	Status	Open
Freight Terms	All prices are in USD				

## Comments

## Header

## Terms

## Pricing



All units, quantities and accessories have been verified and accepted by the undersigned for purchase.

Accepted by \_\_\_\_\_

Date \_\_\_\_\_

Application version 7.0.0.48

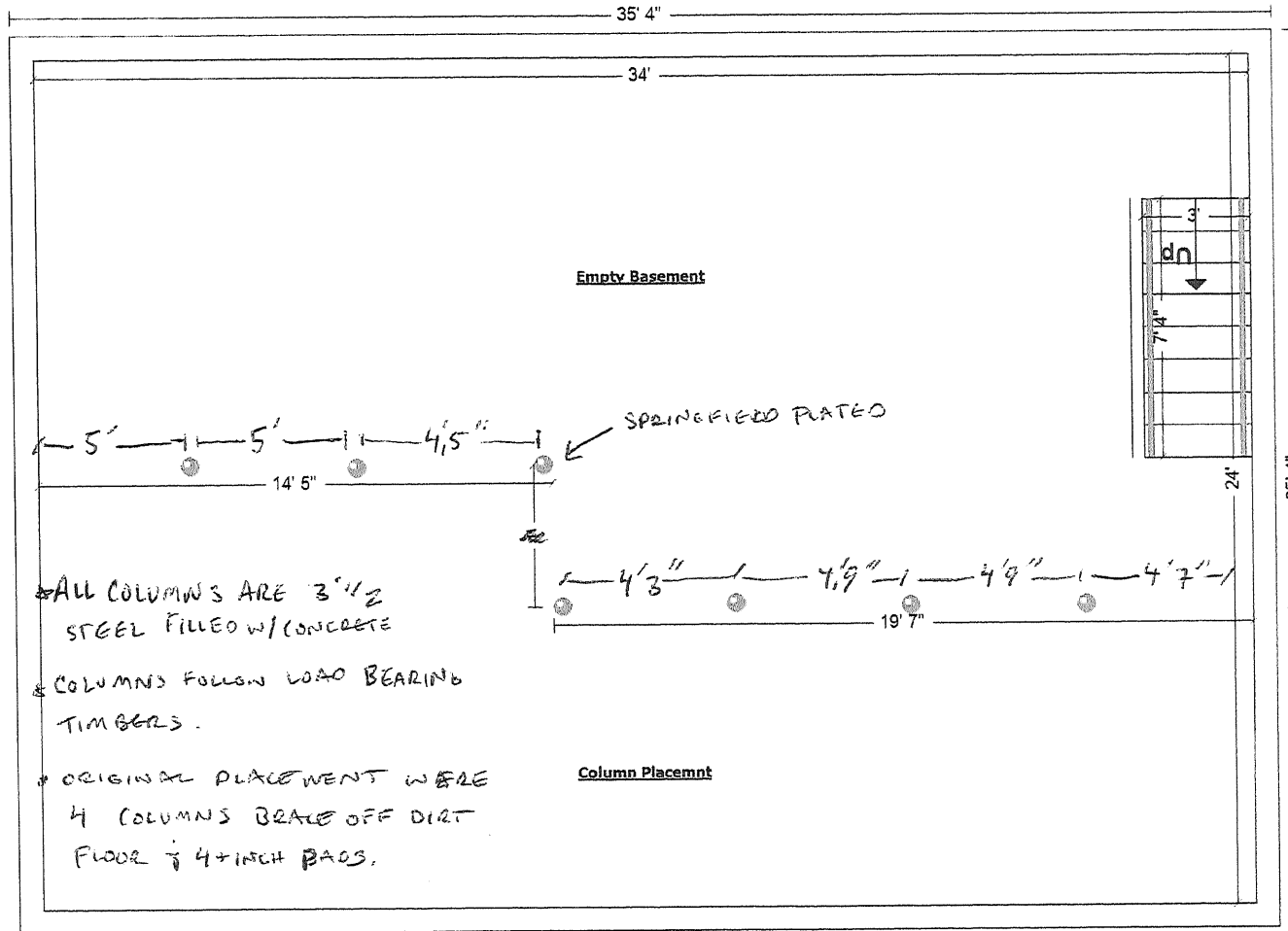
Printed on 12/7/2012

Content Version 1.0.0.0

Page 1 of 2

# 210 VALLEY ST UNIT 1 additional 2 rooms in basement

ATTN: JONATHAN RIOUX



01/14/13  
 "Existing" location added Lally's  
 JGR

• 18" precast 6" thick discs with  
 18" precrushed ~~the~~ material, compacted every  
 6" lift. ~~at~~ (before 6" precast disc)

B  
 T  
 Basement



**Jonathan Rioux - Re: 210 Valley St.**

---

**From:** Andrew <[andrewtcollins@yahoo.com](mailto:andrewtcollins@yahoo.com)>  
**To:** Jonathan Rioux <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)>  
**Date:** 1/14/2013 9:28 AM  
**Subject:** Re: 210 Valley St.

---

Thank you. We did not move anything. This is the layout of the girder system and nothing was moved. A Springfield plate was installed with column were there wasn't any support. Originally there were only 4 post and not one was sufficient for it's intended purpose. My boss who is an engineer decided we need to add more than typical do to the girder system.  
Thanks again. Feel free to call or email with any questions or concerns.

Sent from iPhone with mini keyboard. Please excuse typos  
Cheers  
Andrew

On Jan 14, 2013, at 9:05 AM, "Jonathan Rioux" <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)> wrote:

Andrew,

I moved (approved) your permit forward to fire prevention on the 9th for their review.

I received your attachment.

Are the columns in the existing location or did you move the Girder at the half-way point? If the Girder was moved we need to make sure the floor joist above are spanned adequately.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703

[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> Andrew <[andrewtcollins@yahoo.com](mailto:andrewtcollins@yahoo.com)> 1/11/2013 2:13 PM >>>

Hello John.

Did you receive my email that had the columns? Please call if you have any questions.

Sent from iPhone with mini keyboard. Please excuse typos  
Cheers

Andrew

On Jan 4, 2013, at 3:24 PM, "Jonathan Rioux" <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)> wrote:

Andrew,

Prior to building permit issuance, our office needs a cross section of the typical wall detail, columns, and concrete work. Below are items that need to be identified on the plan.

- What is the proposed finish headroom of the basement?
- What is the basement ceiling constructed with?
- How is this space separated from the second unit?
- What is the rise/run and headroom for the interior stairwell?
- Is the egress casements window well(s)? What is the finish height from grade?
- Where are the doors for each proposed bedroom located?
- What is the "Deadspace" build-out in bedroom 2?
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).

If it helps, you can schedule a plan review meeting by calling 207.874.8703, JGR.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

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.

**From:** Andrew <andrewtcollins@yahoo.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 1/14/2013 10:34 AM  
**Subject:** 210 Valley St.

Morning Johnathan,

Per your request I'm emailing the total square footage ratio out what were working on. We are at just under 867 sqft of 1779 total square footage of the unit.

Let me know if you need anything else.

Sent from iPhone with mini keyboard. Please excuse typos

Cheers

Andrew

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FRASER ROBERT H & MICHAEL B FRASER  
JTS/Village Builders

**PERMIT ID:** 2013-00327

**Located at**

210 VALLEY ST

**CBL:** 064 F007001

has permission to **Amendment to permit # 2012-65554 to buildout 2 bathrooms (after-the-fact)** provided that the person or persons, firm or corporation 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 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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 02/27/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

cl

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

Final Inspection

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.

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

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

<b>Permit No:</b> 2013-00327	<b>Date Applied For:</b> 02/19/2013	<b>CBL:</b> 064 F007001
---------------------------------	--	----------------------------

<b>Location of Construction:</b> 210 VALLEY ST	<b>Owner Name:</b> FRASER ROBERT H & MICHAEL	<b>Owner Address:</b> 210 VALLEY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Village Builders	<b>Contractor Address:</b> 21 New Portland Rd Portland	<b>Phone</b> (207) 839-6072
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Duplex	

<b>Proposed Use:</b> Same: 2 Family	<b>Proposed Project Description:</b> Amendment to permit # 2012-65554 to buildout 2 bathrooms (after-the-fact)
--	---

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/20/2013  
**Note:**      **Ok to Issue:**

- 1) All previous conditions on the oriiginal permit are still in force.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 02/27/2013  
**Note:**      **Ok to Issue:**

- 1) This is an after-the-fact permit modifications may be required pending a field inspection.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
- 3) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

- 4) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
- 5) Mechanical or natural ventilation is required in the bathroom.

See attached documentation for bathroom fixtures clearance and headroom requirements. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.

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

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

Permit No: 2013-00327	Issue Date:	CBL: 064 F007001
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Location of Construction: 210 VALLEY ST	Owner Name: FRASER ROBERT H & MICHAEL B FRASER JTS	Owner Address: 210 VALLEY ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Village Builders	Contractor Address: 21 New Portland Rd Portland ME	Phone (207) 839-6072
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	Zone: B2
Past Use: 2 Family	Proposed Use: 2 Family	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: Amendment to permit # 2012-65554 to buildout 2 bathrooms		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>R3</i> Type: <i>S13</i> <i>FRC, 2009</i> <i>(MURFC)</i>
		Signature:	Signature: <i>JR</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: gg	Date Applied For: 02/19/2013	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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"/> <input type="checkbox"/> Denied Date: <i>2/20/13</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 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: _____
		Signature: <i>of w/conditions</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	PHONE



# AMENDMENT TO PERMIT 2012-65554

## 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>210 VALLEY ST PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>1,785</u>	Square Footage of Lot <u>0.0459 ACRES</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>064 F007001</u>	Applicant: (must be owner, lessee or buyer) Name <u>MATTE ENDRICES</u> <u>MILHEAP FRASER</u> Address City, State & Zip	Telephone:
Lessee/DBA  <b>RECEIVED</b>  <b>FEB 19 2013</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>5000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____  Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>2 FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>4 UNIT</u> Proposed Specific use: <u>2 UNIT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILDOUT OF 2 BATHROOM 1 IN EACH UNIT</u> <u>AMEND C MEND TO PERMIT # 201265554</u>		
Contractor's name: <u>VILLAGE BUILDERS</u> Email: _____		
Address: <u>21 NEW PORTLAND RD</u> <u>andrew</u>		Email: <u>andrew@villagebuilders.com</u> <u>94600</u>
City, State & Zip: <u>GORHAM, ME 04038</u>		Telephone: <u>207-939-6906</u>
Who should we contact when the permit is ready: _____		Telephone: <u>"</u>
Mailing address: <u>21 NEW PORTLAND RD, GORHAM, ME 04038</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](http://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: 2-19-2012

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





## Village Builders

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com    sales@villagebuildersmaine



1

1st Floor Bath

Date Taken: 2/18/2013

Taken By: ANDREW1

Unit 1 bathroom looking at toilet and vanity on first floor.



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2

1st Floor Bath2

Date Taken: 2/18/2013

Taken By: ANDREW1

Unit 1 bathroom looking at vanity on first floor.



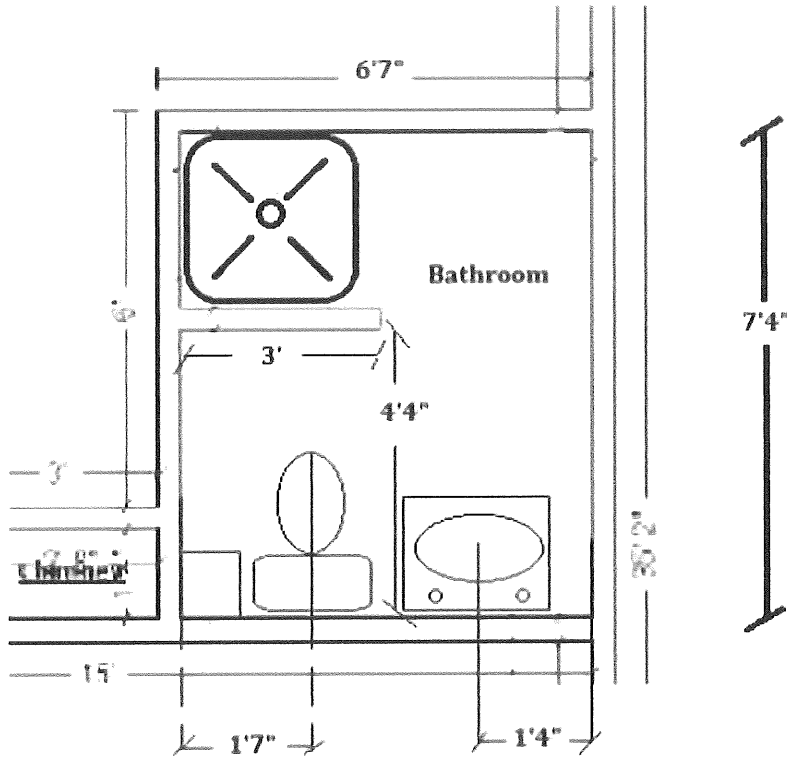
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### 210 Valley Unit 1 Bathroom layout



3

Unit 1 Bathroom Layo

Date Taken: 2/18/2013

Taken By: ANDREW1

Layout of bathroom of Unit 1.

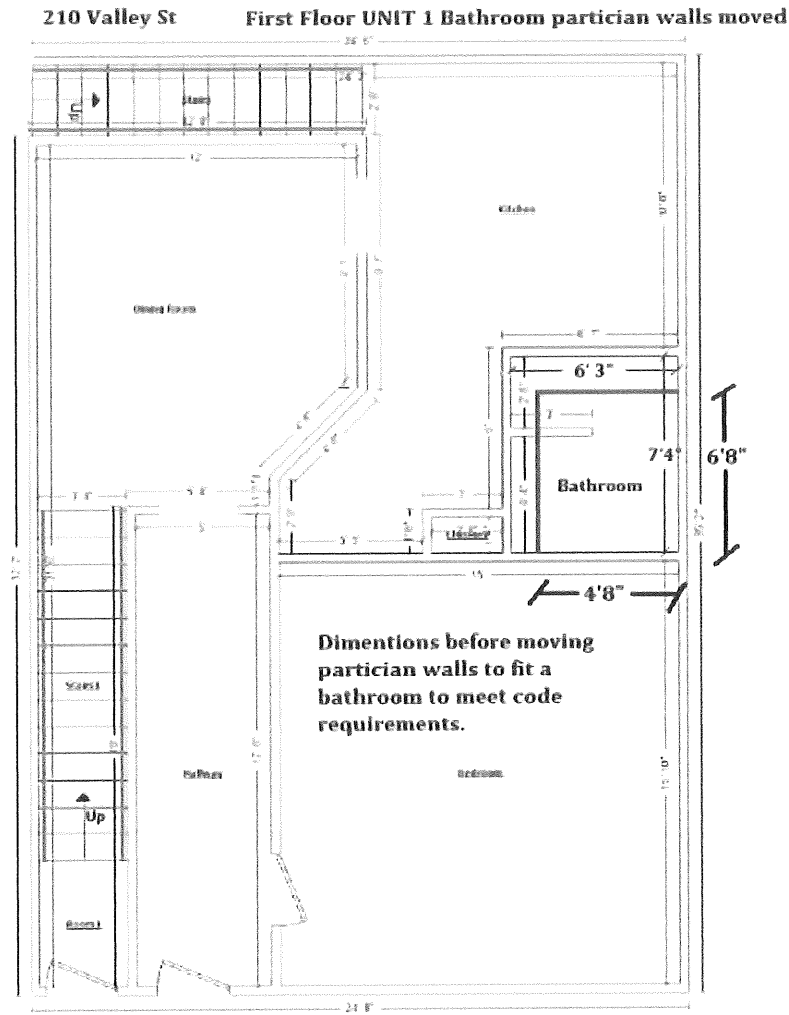


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4

Unit 1 First Floor W

Date Taken: 2/18/2013

Taken By: ANDREW1

Partisan wall moved to accommodate new bathroom to meet code.



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5

Unit 2 bathroom 1

Date Taken: 2/18/2013

Taken By: ANDREW1

Unit 2 Bathroom Vanity and toilet.



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6

Unit 2 bathroom 2  
New shower stall in Unit 2

Date Taken: 2/18/2013

Taken By: ANDREW1



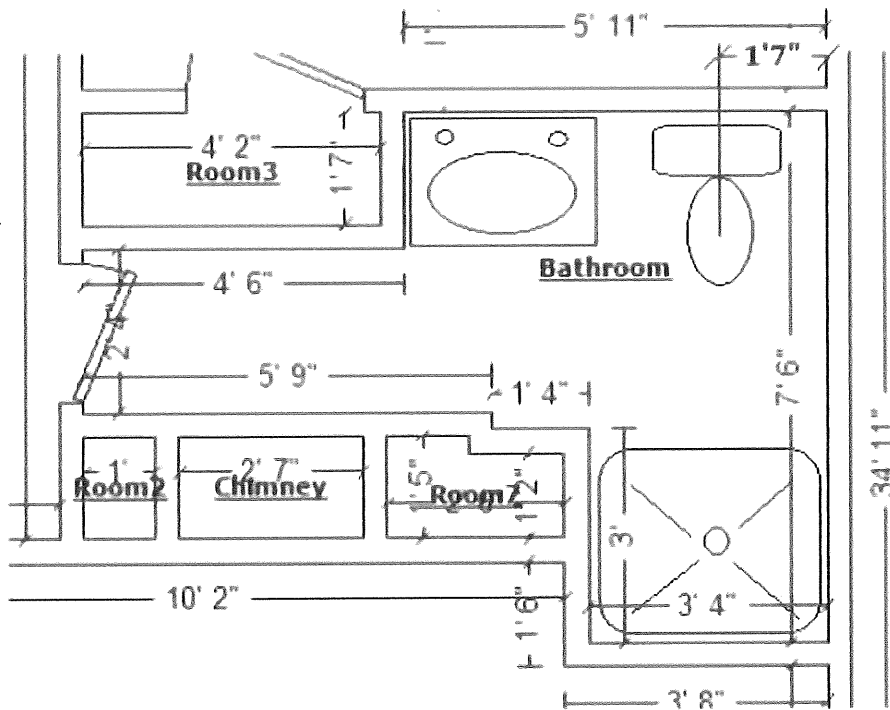


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7

Unit 2 Bathroom layo  
Layout of bathroom in Unit 2.

Date Taken: 2/18/2013

Taken By: ANDREW1



## Village Builders

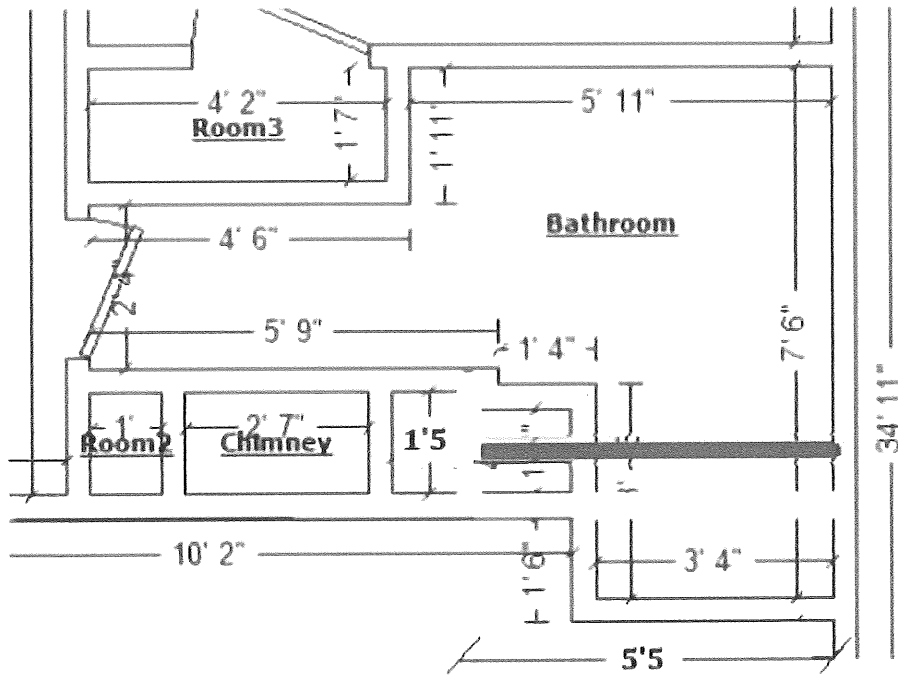
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### 210 Valley St

#### UNIT 2 Bathroom Walls moved



**Dimensions before moving walls to  
require bathroom to meet code  
requirements.**

8

Unit 2 Bathroom wall

Date Taken: 2/18/2013

Taken By: ANDREW1

Wall moved to accommodate new bathroom to meet code.



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9 Unit 2 bathroom Fire Date Taken: 2/18/2013 Taken By: ANDREW1

Unit 2 bathroom. After walk through with inspector it was pointed out that these holes needed to be filled with fire rated foam.



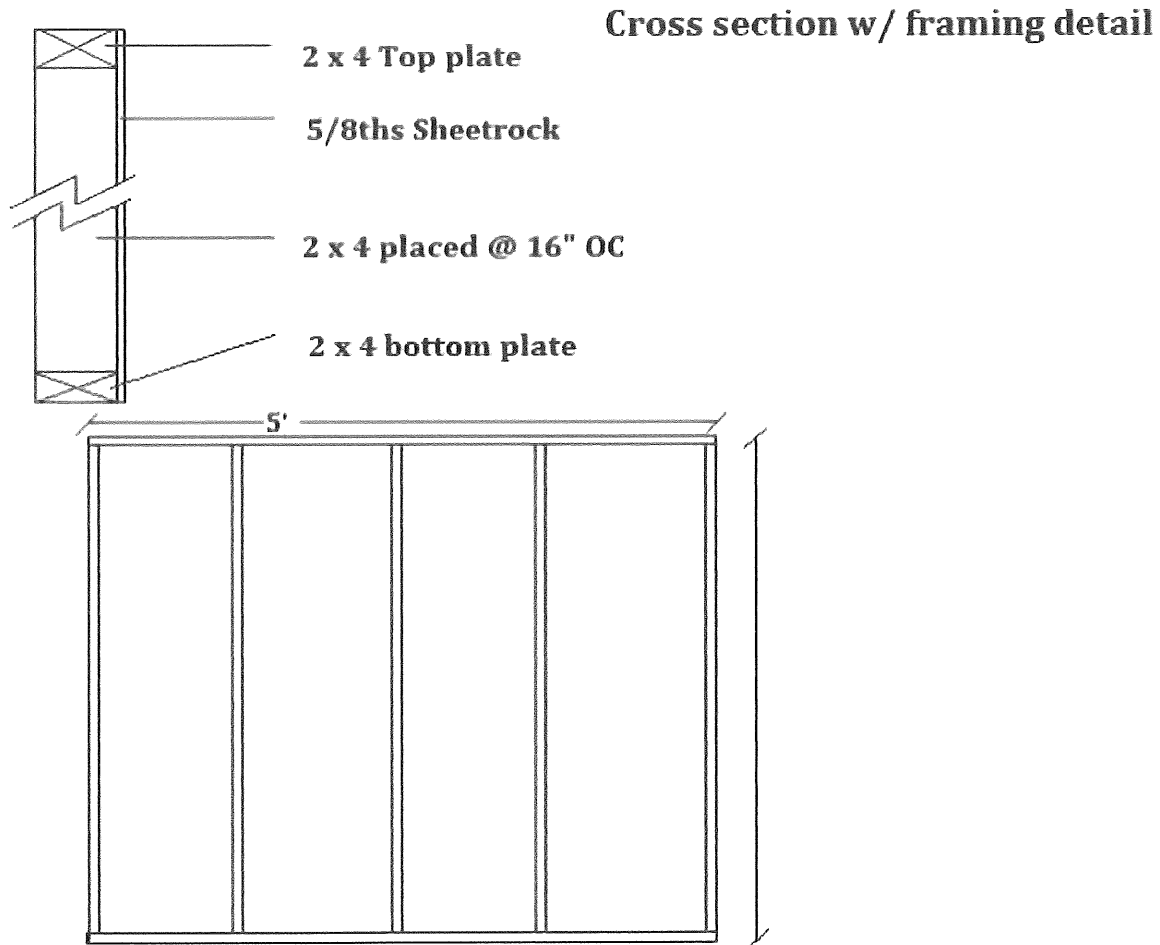
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### 210 Valley St Amendment Permit # 2012-65554



10 210 Valley Street Wa Date Taken: 2/18/2013 Taken By: ANDREW1  
Cross section of framing for and walls within 210 Valley Street.

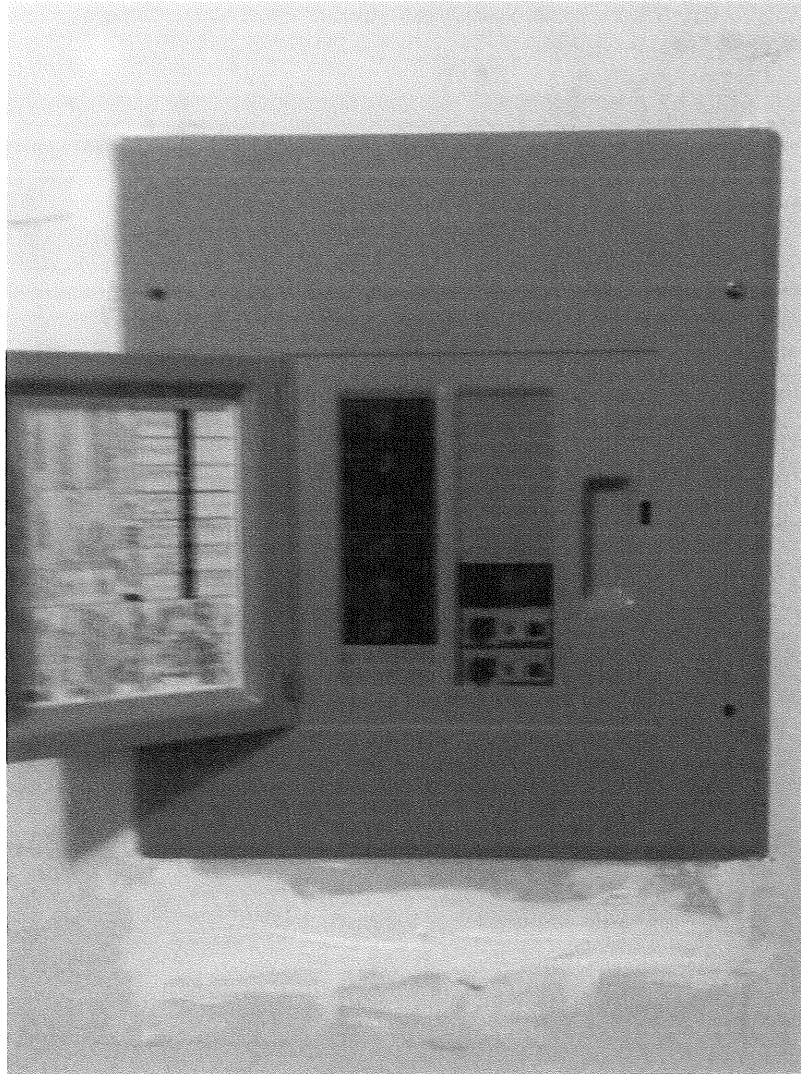


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11      2 Unit Elec Panel 2      Date Taken: 2/18/2013      Taken By: ANDREW1  
Electrical panel on second floor belonging to Unit 2.



## Village Builders

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12    2 Unit Elec Panel 1    Date Taken: 2/18/2013    Taken By: ANDREW1  
Electrical panel on second floor belonging to Unit 2.



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13 Bdrm closet Fire foa Date Taken: 2/18/2013 Taken By: ANDREW1

Closet in Unit 2. After walk through with inspector it was pointed out that these holes needed to be filled with fire rated foam.

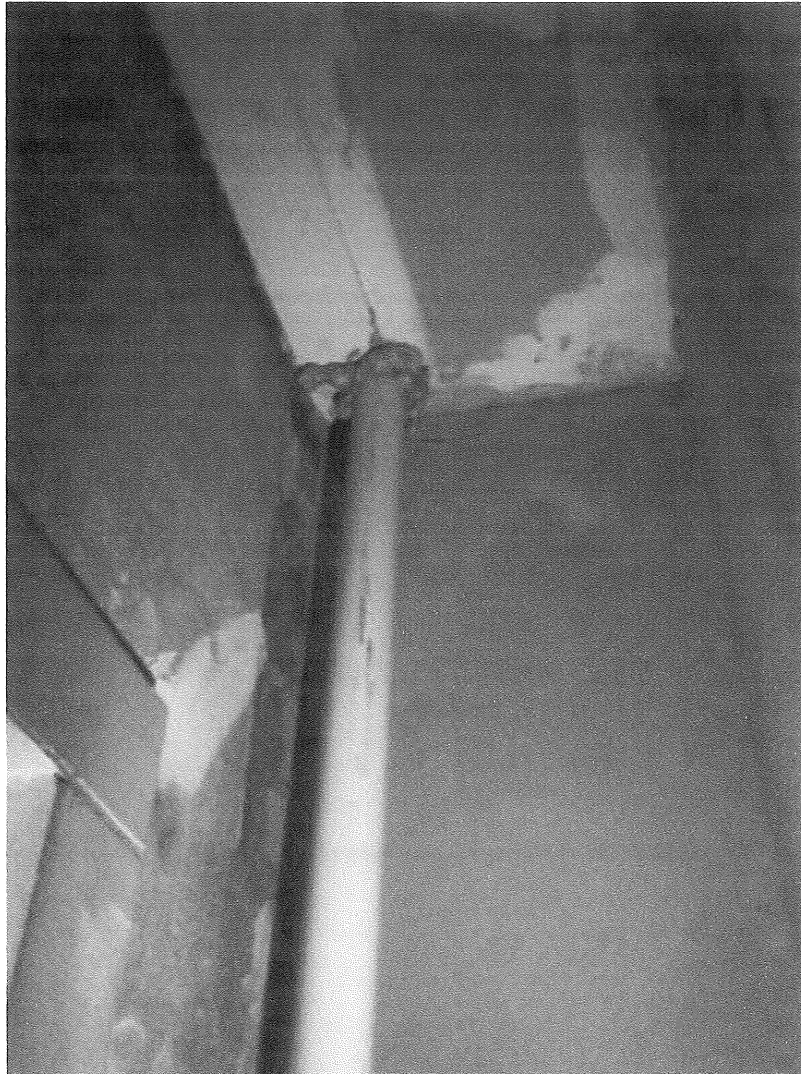


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14      Bdrm closet Fire foa                      Date Taken: 2/18/2013                      Taken By: ANDREW1

Top of closet in Unit 2. After walk through with inspector it was pointed out that these holes needed to be filled with fire rated foam.



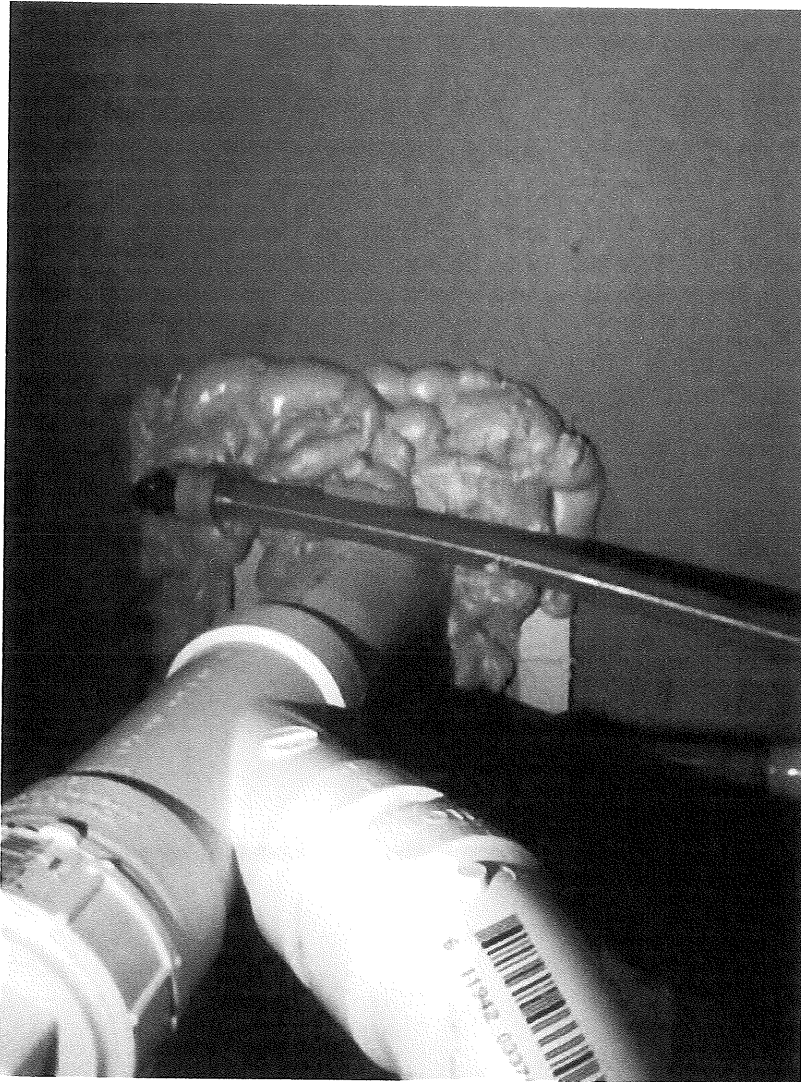


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15      Unit 2 Kitchen Fire      Date Taken: 2/18/2013      Taken By: ANDREW1

Unit 2 under kitchen sink. After walk through with inspector it was pointed out that these holes needed to be filled with fire rated foam.

