

Form # P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 051543
NOV 3 2005
CITY OF PORTLAND

This is to certify that Manning Peter J /Mark Rains
has permission to adding Bath to existing Home
AT 108 Brighton Ave 080 g002

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 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in.
24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
11/3/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1543	Issue Date: NOV 2005	PERMIT ISSUED	LBL: 080 g002
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Location of Construction: 108 Brighton Ave	Owner Name: Manning Peter J	Owner Address: 108 Brighton Ave	Phone:
Business Name:	Contractor Name: Mark Rainsford	Contractor Address: 11 Pierce Street South Portland	Phone: 207-998647
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home/ adding Bath to existing Home	Permit Fee: \$516.00	Cost of Work: \$55,000.00	CEO District: 3
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Proposed Project Description: adding Bath to existing Home	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003
	Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 10/21/2005	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: 11/3/05	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 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: 11/3/05
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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.

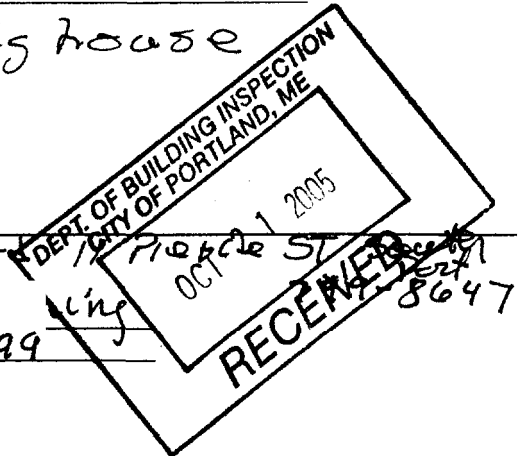
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

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

<u>108 Brighton Ave</u>	
Total Square Footage of Proposed Structure <u>154</u>	Square Footage of Lot <u>4500</u>
Owner: <u>Peter Manning 108 Brighton Ave</u>	
Applicant name, address & telephone: <u>Peter Manning 108 Brighton Ave Tel 871-1599</u>	Cost Of Work: \$ <u>55,000.00</u> Fee: \$ <u>516.00</u> C of O Fee: \$ _____
Current Specific use: <u>Residential Ho</u>	
Proposed Specific use: <u>Same</u>	
Project description: <u>Adding Bath to existing house 154 sq ft.</u>	
Contractor's name, address & telephone: <u>Mark Rainfort</u>	
Mailing address:	Phone: <u>871-1599</u>



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Peter Manning</u>	Date: <u>10-21-05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1543	Date Applied For: 10/21/2005	CBL: 080 G002001
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Location of Construction: 108 Brighton Ave	Owner Name: Manning Peter J	Owner Address: 108 Brighton Ave	Phone:
Business Name:	Contractor Name: Mark Rainsford	Contractor Address: 11 Pierce Street South Portland	Phone (207) 799-8647
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:	Proposed Project Description: adding Bath to existing Home
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Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 11/03/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/04/2005
Note: **Ok to Issue:**

- 1) The rigid insulation shall be covered per section R3 14 and the enclosed detail.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.

1/4-inch (6.4 mm) hardboard, 3/8-inch (9.5 mm) gypsum board, or corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).

❖ See Commentary Figure R314.2.3. This section describes specific methods used to protect foam plastics located within attics and crawl spaces in lieu of the normal thermal barrier specified in Section R314.1.2. These described methods of protection are acceptable where entry is provided to the attic or crawl space only for the service of utilities. The phrase "where entry is made only for service of utilities" restricts these reduced requirements for a thermal barrier to those areas that contain mechanical equipment, electrical wiring, fans, plumbing, etc. that might require service and the areas have no other uses, such as storage. Thus, the reduced provisions provide a barrier whose only purpose is to prevent the direct impingement of flame on the foam plastic.

R314.2.4 Foam-filled doors. Foam-filled doors are exempt from the requirements of Section R314.1.

❖ This section exempts any door that encapsulates a foam plastic material from both the surface-burning characteristics as well as the thermal barrier requirements of Section R314.1. These requirements differ from the provisions contained in the International Building Code, which address doors in three specific situations. The IRC provisions exempt all foam-filled doors regardless of their location.

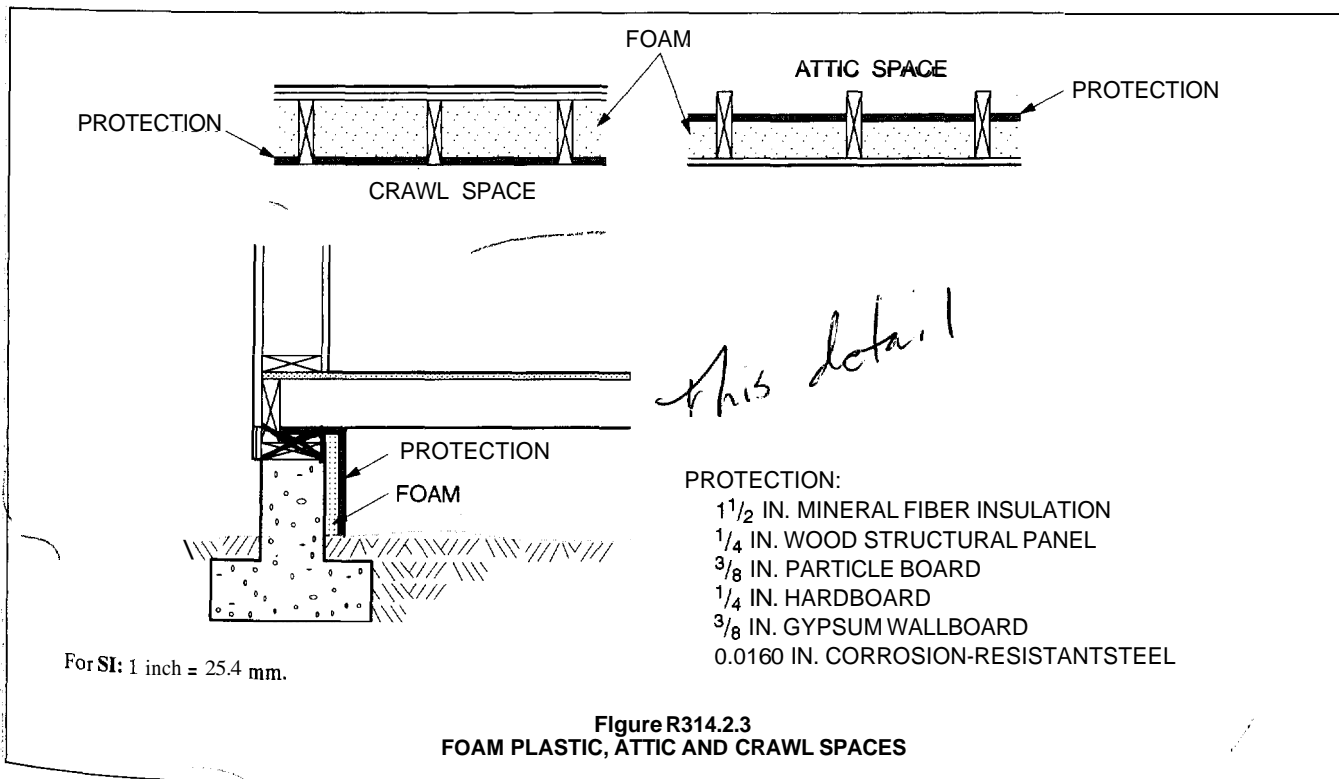
R314.2.5 Siding backer board. Foam plastic board of not more than 1/2-inch (12.7 mm) thickness may be used as siding backer board when separated from interior spaces by not less than 2 inches (51 mm) of mineral fiber insulation or 1/2-inch (12.7 mm) gypsum wallboard or installed over existing exterior wall finish in conjunction with re-siding, providing the plastic board does not have a potential heat of more than 2,000 Btu per square foot (22 720 kJ/m²) when tested in accordance with NFPA 259.

❖ The code permits up to a 1/2-inch (12.7 mm) thickness of foam plastic to be used as a backer board to insulate exterior walls under exterior siding, provided the insulation has a potential heat of not more than 2,000 Btu per square foot (22 720 kJ/m²). The thermal barrier is not required under these circumstances as long as the siding backer board is separated from the interior of the building by not less than 2 inches (51 mm) of mineral-fiber insulation or 1/2-inch (12.7 mm) gypsum wallboard.

The code also permits the siding backer board to be installed without a thermal barrier when the siding is applied as part of a re-siding over existing wall construction. This is reasonable considering the separation provided by the existing construction and the limitations on the potential heat imposed by the code.

R314.2.6 Interior trim. Foam plastic trim defined as picture molds, chair rails, baseboards, handrails, ceiling beams, door trim and window trim may be installed, provided:

1. The minimum density is 20 pounds per cubic foot (3.1 kg/m³).



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.

Current Owner Information

Card Number	1 of 1
Parcel ID	080 G002001
Location	108 BRIGHTON AVE
Land Use	SINGLE FAMILY
Owner Address	MANNING PETER J 108 BRIGHTON AVE PORTLAND ME 04102
Book/Page	22243/293
Legal	80-6-2 BRIGHTON AVE 108-110
	4500 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$56,730	\$1317110	\$187,840

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$85,100	\$165,400	\$250,500

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1925	Old Style	2	1632	0.103	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		7	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1925	12X20	C	A

Sales Information

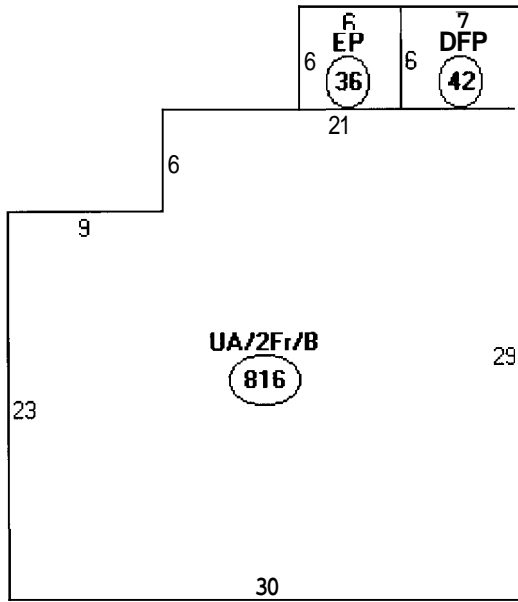
Date	Type	Price	Book/Page
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Picture and Sketch

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

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



Descriptor/Area

A: UA/2Fr/B
816 sqft

B: EP
36 sqft

C: OFP
42 sqft

894 SF

4500
- 6.35
1575 Allowed

1575
- 894 Garage
240
441 left
255 proposed
186 left

Please call 874-8703 or 874-8693 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,

- Footings/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point,

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,

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X John Manning
Signature of Applicant/Designee

11-3-05
Date

Signature of Inspections Official

11/3/05
Date

CBL: 0806008 Building Permit #:

051543