

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CITY OF PORTLAND

Located At 129 ISLAND AVE

Job ID: 2011-12-2986-ALTCOMM

CBL: 087- E-024-001

has permission to Do Interior Renovations to the Police/ Fire Living Quarters, replace kitchen with bedroom on 2nd floor 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

[Signature] 1/4/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2986-ALTCOMM	Date Applied: 12/28/2011	CBL: 087- E-024-001	
Location of Construction: 129 ISLAND AVE - PEAKS ISLAND	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, ME 04101	Phone:
Business Name: Peaks Island Public Safety Building	Contractor Name: City of Portland - Public Buildings Crew - Aaron Shields	Contractor Address: 99 Hanover St. Portland, ME 04101	Phone: 756-8292
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: I-B
Past Use: Governmental Uses - Police, Fire, Library	Proposed Use: Same: Governmental Uses - to remodel police and fire living quarters - new bdrm on 2 nd flr, relocate kitchen from 2 nd flr to 1 st flr- created new private baths on 1 st & 2 nd flrs	Cost of Work: \$25,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R/B/A Type: 5B IBC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Int Renovations Police/ Fire Living Quarters		Pedestrian Activities District (P.A.D.) 1/4/12	

Permit Taken By: Lannie	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>12/30/11</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 Dist 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: <i>[Signature]</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 appication 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

1-12-12 DWM/BKL Close-in OK pending review of new Bedroom
egress window.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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.

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LUTHER ST

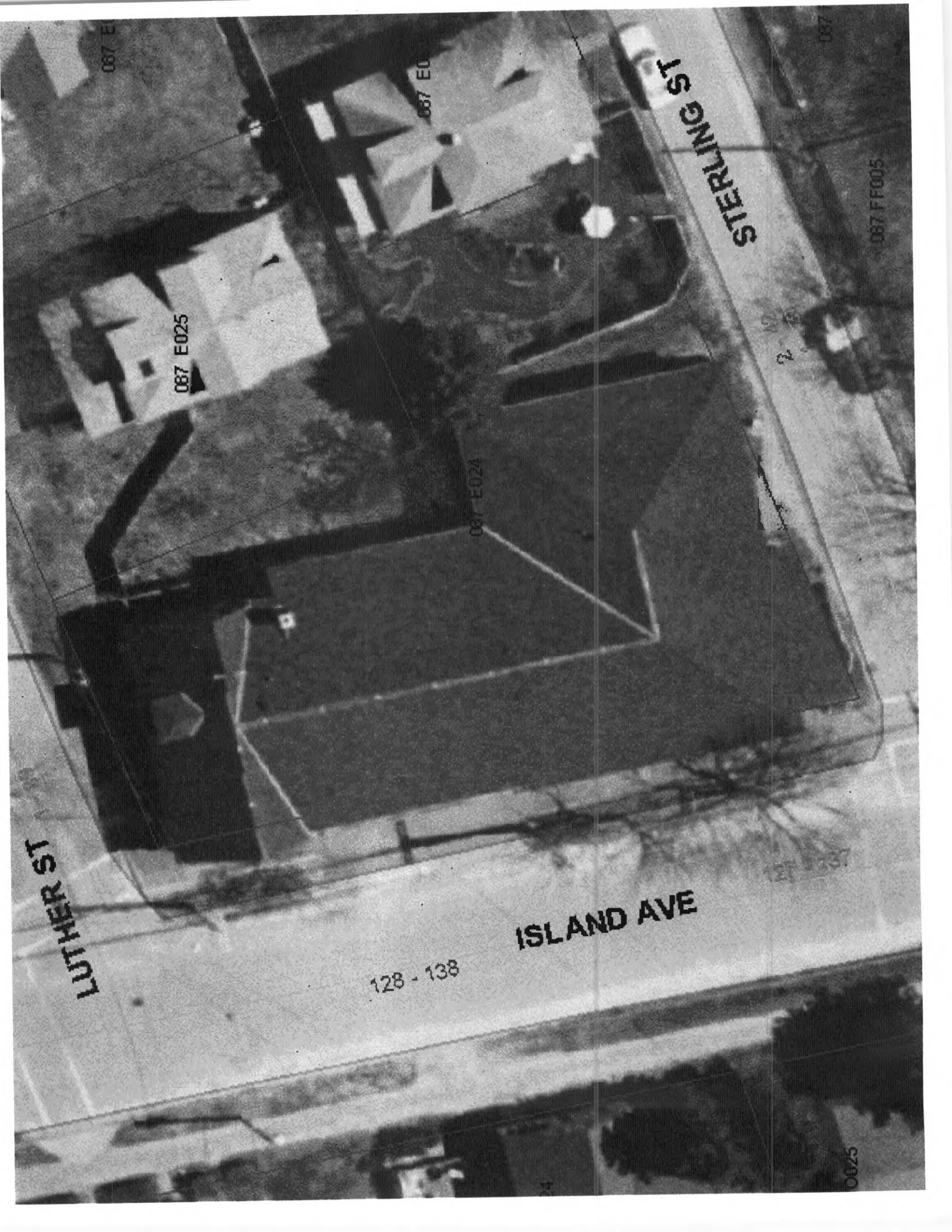
STERLING ST

128 - 138

ISLAND AVE

127 - 137

0025





PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2986-ALTCOMM

Located At: 129 ISLAND AVE

CBL: 087- E-024-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
5. All smoke detectors shall be photoelectric.
6. This space uses and shall continue to use system smoke detectors.
7. Smoke detectors are required in each bedroom, in the second floor hallway, and in the day room. Smoke detectors shall not be located closer than 10 feet from a cooking appliance, 3 feet from a bathroom door, or 3 feet from a the tips of a ceiling fan.
8. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition. 120 volt, battery backup, multiple-station CO alarms shall be installed: one in the day room; one in the second floor hallway; and interconnected.
9. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
10. Each bedroom shall have an egress window. Existing, approved egress windows shall be a minimum 4.6 ft/sq. opening, no less than 20" wide and 24" high clear.
11. A Knox Box is required.
12. Fire extinguishers are required per NFPA 10.
13. Any cutting and welding done will require a Hot Work Permit from Fire Department.
14. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.



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>129 Island Avenue</u> <i>PI IB Zone</i>		
Total Square Footage of Proposed Structure/Area <u>Existing Building - 7768 S.F.</u>	Square Footage of Lot <u>.191 acres / 8326 SF</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>E</u> Lot# <u>24</u>	Applicant *must be owner, Lessee or Buyer* Name <u>City of Portland</u> Address <u>389 Congress St.</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>756-8292</u> <u>Arnon Shields</u> <u>Project Manager</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000.00</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>N/A</u>
Current legal use (i.e. single family) <u>Police - Fire - Library</u>	Number of Residential Units <u>overnight guests</u>	
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>see above</u>		
Is property part of a subdivision? <u>NO</u>	If yes, please name	
Project description: <u>Remodel Police - Fire living quarters, create new bedroom on 2nd floor, relocate kitchen from 2nd floor to 1st floor, create new private baths on 2nd & 1st floor.</u>		
Contractor's name: <u>City of Portland - Public Buildings</u>		
Address: <u>99 Havener Street</u>		
City, State & Zip: <u>Portland, Me 04101</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Arnon Shields</u>		Telephone: <u>756-8292</u>
Mailing address: <u>Hold Permit For Pick-up</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.

RECEIVED

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, Dept. of Building Inspections, Division office, room 315 City Hall or call 874-8703.

DEC 28 2011

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: Arnon D. Shields Date: 12/27/11

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



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Executive Department
Anita R Lachance, Assistant City Manager

Public Buildings Division
Robert D Leeman, Director

To: City of Portland – Building Inspections / Permits
Fm: Aaron D. Shields – Public Buildings
Date: 12/27/11
Re: 129 Island Avenue – Remodel

Below find a general description of the work being applied for at the Peaks Island Public Safety Building. All work will be General Contracted by the City of Portland, Public Buildings Division; plumbing and electrical permits will be applied for by others. All work will be completed inside the existing building and living quarters.

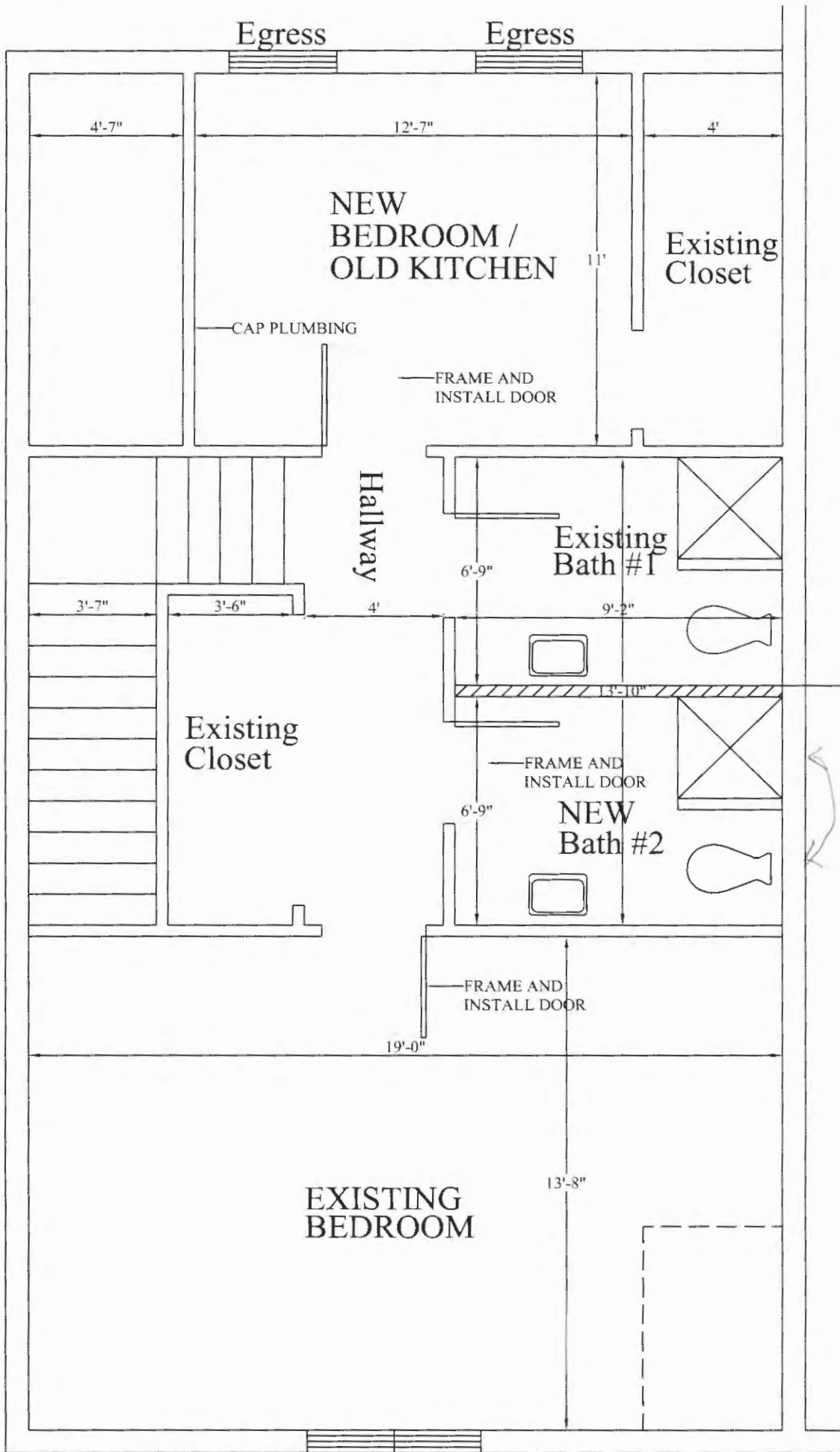
First Floor –

- Remove existing common wall between rear storage and day room.
- Remove suspended ceiling (re-install at end of project)
- Construct new walls, relocate kitchen from second floor to first floor, and install new bathroom for private use of employees.
- Wire and plumb for work above.
- Sheetrock, insulate interior walls, paint and finish interior space.

Second Floor –

- Remove existing kitchen and relocate / reinstall on first floor.
- Convert old kitchen space into new bedroom; install egress windows, smoke / carbon monoxide detectors, privacy door, paint and finish.
- Construct new wall in existing bathroom to create 2 separate bathrooms for private use of employees.
- Wire and plumb for work above.
- Sheetrock, insulate interior walls, paint and finish interior space.

Second Floor



First Floor

