

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091079

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that BRACKETT MEMORIAL METHODIST CHURCH OFFICE/

has permission to Roof Replacement

AT 25 Church Ave, Peaks Island

CPD 087 M009001

OCT 28 2009

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 written permission procured before this building or part thereof is lath or other closed-in. 2 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. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____
Department Name

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: 09-1079	Issue Date:	CBL: 087 M009001
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Location of Construction: 25 Church Ave, Peaks Island	Owner Name: BRACKETT MEMORIAL METHO	Owner Address: 9 CHURCH AVE	Phone:
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone 2076328229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IR-2

Past Use: Commercial - Church	Proposed Use: Commercial - Church - Replace roof <i>changing the pitch over part of it.</i>	Permit Fee: \$180.00	Cost of Work: \$16,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Condition</i>	INSPECTION: Use Group: <i>A</i> Type: <i>SB</i> <i>TBC 2003</i>	

Proposed Project Description: Roof Replacement - <i>changing the pitch over part of it</i>	Signature: <i>(KG)</i>	Signature: <i>[Signature]</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: Ldobson	Date Applied For: 09/28/2009	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>NA</i> <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 w/ conditions</i> Date: <i>9/30/09 JGM</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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 <i>Apn</i> Date:
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PERMIT ISSUED

OCT 28 2009

City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1079	Date Applied For: 09/28/2009	CBL: 087 M009001
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Location of Construction: 25 Church Ave, Peaks Island	Owner Name: BRACKETT MEMORIAL METHO	Owner Address: 9 CHURCH AVE	Phone:
Business Name:	Contractor Name: Michael Langella	Contractor Address: 382 Pleasant Ave Peaks Island	Phone: (207) 632-8229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Church - Replace roof changing the pitch over part of it from 3/12 to 6/12.	Proposed Project Description: Replace roof changing the pitch over part of it from 3/12 to 6/12.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/30/2009

Note: Property is 87-M-006, 007, 008 & 009. **Ok to Issue:**

Section 14-436(b) would allow for an increase in floor area but this change in the pitch is not creating anymore floor area so it is not being used.

- 1) The permit is being issued with the condition that all the work is taking place within the existing footprint and there will be no additional floor area created with the change in the pitch of the roof.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/28/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/06/2009

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

9/30/2009-amachado: Spoke to Michael Langella. He said that there will be no increase in floor area with the change in the pitch of the roof. It is just dead space.

PERMIT ISSUED

OCT 28 2009

City of Portland

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 **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 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.

 x Michael Sargella
Signature of Applicant/Designee

 10.29.09
Date

 S. J. D.
Signature of Inspections Official

 10.29.09
Date

87M9



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>25 Church St Ave Peaks Island</u>		
Total Square Footage of Proposed Structure/Area <u>900 - 1000 ft²</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>M</u> Lot# <u>9</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Brackett Memorial United Methodist Church</u> Address <u>Church St.</u> City, State & Zip <u>Peaks Island</u>	Telephone: <u>766-5013</u> <u>632-8229 (cell)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>not greater than \$16,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>180</u>
Current legal use (i.e. single family) <u>Check</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Replace Roof</u>		
RECEIVED SEP 28 2009		
Contractor's name: <u>Michael Langella</u>		
Address: <u>382 Pleasant Ave</u>		Dept. of Building Inspections City of Portland Maine <u>7632-8229</u>
City, State & Zip: <u>Peaks Island Me 04108</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Same</u>		Telephone: _____
Mailing address: _____		

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: Michael Langella Date: 9/27/09

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

Mike Langella
207 632-8229

Narrative of Proposed Work
Brackett Memorial United Methodist Church
Roof Repairs

Problem.

The existing kitchen roof (~14' x 30') and back hall roof (~14' x 30') of the Church have 3/12 pitches. See attached roof map. Both roofs are lower than the Fellowship Hall roof and the Vestry and Sanctuary roofs creating a deep valley where significant snow loads accumulate during the winter. The kitchen roof and the back hall roof do not have a soffit and now meet at the top of the back church wall. Significant ice build-up and water damage has occurred.

Scope of Work:

The construction of a new 6/12 pitch roof which will extend the present Fellowship Hall roof northward to meet the present Vestry roof and conclude at the Nave roof.

Two new double laminate beams (9 and 1/4" x 1 and 3/4") will be added to connect the Fellowship Hall roof (6/12 pitch) to the Vestry roof (12/12 pitch). Three series of 2 x 8's will be placed on top of the laminate beams to construct a new kitchen roof. 5/8" Advantec plywood will be installed on the new rafters. The laminate beams will be anchored on top the existing Fellowship Hall roof and extend ~16" above the present roof line so that the new roof rafters can align with the Vestry roof. Each laminate beam will be attached to the Vestry roof wall with a double hanger and be supported by a vertical beam attached to the wall.

The new rafters will be attached to a new ~16" knee wall which will be installed on top of the existing east back wall of the kitchen and hall way roofs. This is needed to provide a seat for the new rafters so that the same 6/12 pitch can be extended off the Fellowship Hall.

The same 2 x 8 rafters will continue attached to the Vestry roof by a ledger running parallel and above the existing Vestry roof gutter to the end at the Nave wall. 5/8" Advantec plywood will be installed on the new rafters.

A 12" soffit and fascia will be installed at the end of all the new rafters. The new soffit will contain vents for air circulation.

A new knee wall will be constructed on the west side of the kitchen roof to extend the present Fellowship Hall roof along the west side of the roof to enclose and meet the new roof proceeding eastward to the Church kitchen and hall way back wall.

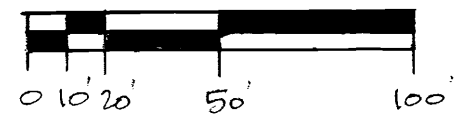
Water and ice shield will be installed on all the new roof sections and on those old roof sections be re-shingled.

30 year architectural shingles will be installed on the new roof sections and on those old roof sections being re-shingled.

Location of new roof

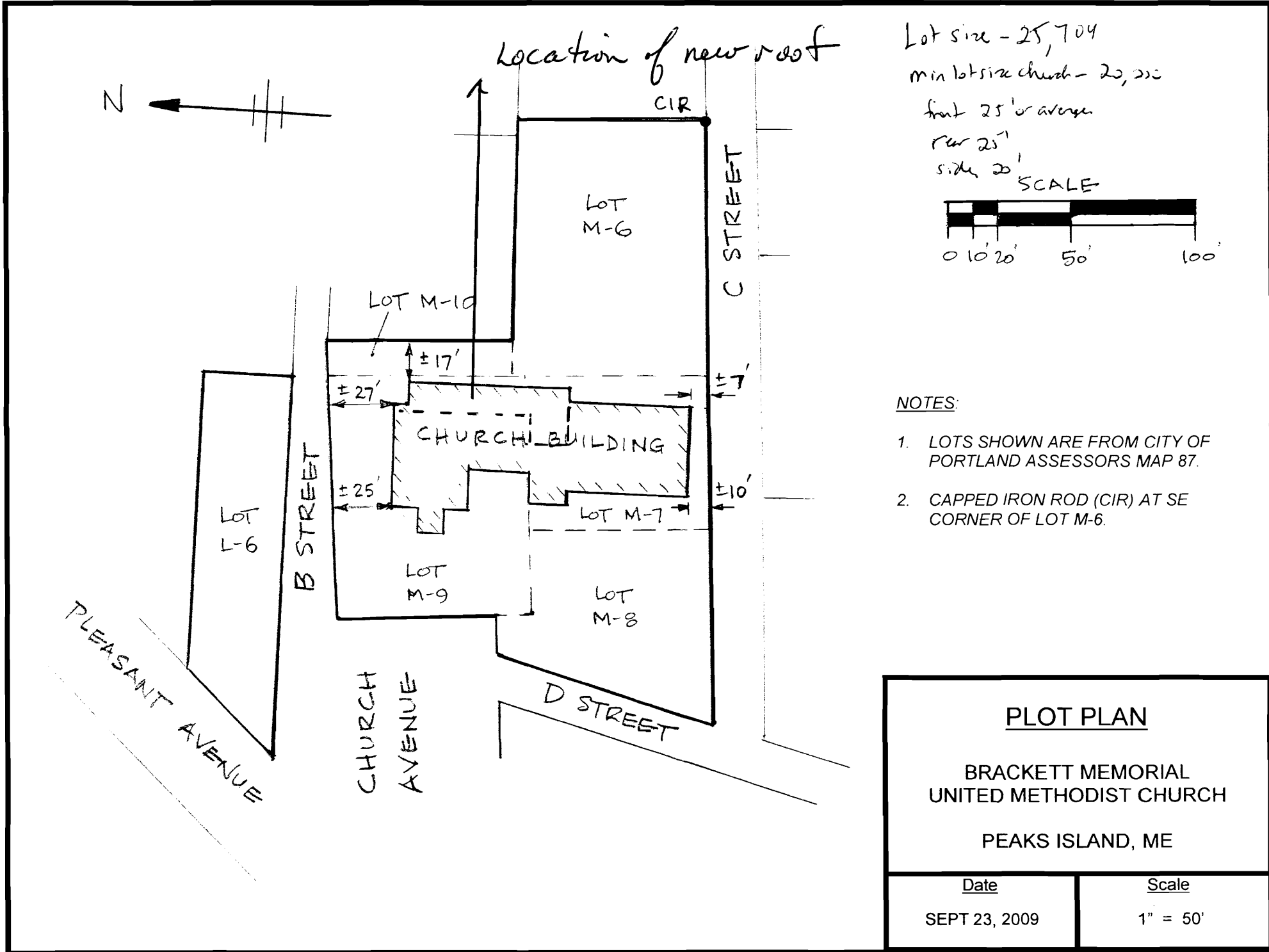


Lot size - 25,704
min lot size church - 20,000
front 25' or average
rear 25'
side 20'
SCALE



NOTES:

1. LOTS SHOWN ARE FROM CITY OF PORTLAND ASSESSORS MAP 87.
2. CAPPED IRON ROD (CIR) AT SE CORNER OF LOT M-6.



PLOT PLAN

BRACKETT MEMORIAL
UNITED METHODIST CHURCH

PEAKS ISLAND, ME

Date

SEPT 23, 2009

Scale

1" = 50'



**RUFUS DEERING COMPANY
 383 COMMERCIAL STREET
 P.O. BOX 880
 PORTLAND, ME. 04104-0880
 PHONE: (207) 772-6505**

PLEASE BE SURE TO RETURN TO THE STORE
 WITH ANY CHANGES YOU MAY HAVE MADE.

OPEN QUOTE PARKING

BRACKETT MEMORIAL
 UNITED METHODIST CHURCH
 ROOF MATERIAL

CUST#: *7
 TERMS: CASH/CHECK/BANKCARD

DOC #: 912966/1
 DATE : 9/11/09 TIME : 3:53
 CLERK: RRM TERM#554

EXP. DATE: 10/16/09

TAX : 001 ME SALES TAX

EST.#: 912966

 * ESTIMATE *

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE/PER	EXTENSION
60	BL	DUR30D	BDL OC DURATION 30 DRIFTWOOD	60	36.30	29.242/BL	1,754.52
56	LF	912LVL	LIN 1 3/4 X 9 1/2 LVL 56/ 1.00	56	3.949	3.148/LF	176.29
3	PC	12CD	PCS 4X8 1/2" CDX FIR PLY. 4/5PLY	3	21.19	17.673/PC	53.02
30	PC	58TGADV	PCS. 4X8 5/8 T&G HUBER ADVANTECH	30	25.977	21.246/PC	637.38
36	PC	2812	12' PCS 2X8 KD SPRUCE	576	476.289	389.559/MF	224.39
30	PC	2814	14' PCS 2X8 KD SPRUCE	559.99	433.389	354.086/MF	198.29
30	PC	268	8' PCS 2X6 KD SPRUCE STUD	240	477.389	417.994/MF	100.32
30	PC	248	8' PCS 2X4 KD SPRUCE STUD	159.99	474.089	415.378/MF	66.46
8	RL	IWS75	ROLLS 3'X75' ICE & WATER SHIELD	8	146.949	133.313/RL	1,066.50
5	PC	8WADE	10' PCS WHITE ALUMINUM DRIP EDGE	5	7.579	5.144/PC	25.72
48	LF	1122PP	LIN 1X12 #2 FINISH PRIMED PINE 3/16.00	48	2.966	2.349/LF	112.75
48	LF	1102PP	LIN 1X10 #2 FINISH PRIMED PINE 3/16.00	48	2.482	1.966/LF	94.37
48	LF	162PP	LIN 1X6 #2 FINISH PRIMED PINE 3/16.00	48	1.47	1.164/LF	55.87
1	BX	8GB	BX BOS S8DGAL 8D GAL (2M)	1	62.689	46.938/BX	46.94
1	BX	16GB	BX BOS S16DGAL 3-1/2 GALV STICK	1	81.389	64.919/BX	64.92
1	BX	134RB	BOS CR5DGA 1 3/4 ROOF NAILS 7.2M	1	89.925	68.183/BX	68.18

CONT'D

X

Received By _____

**RUFUS DEERING COMPANY
 383 COMMERCIAL STREET
 P.O. BOX 880
 PORTLAND, ME. 04104-0880
 PHONE: (207) 772-6505**

PLEASE BE SURE TO RETURN TO THE STORE
 WITH ANY CHANGES YOU MAY HAVE MADE.

OPEN QUOTE PARKING
BRACKETT MEMORIAL UNITED METHODIST CHURCH ROOF MATERIAL

CUST#: *7
 TERMS: CASH/CHECK/BANKCARD

DOC #: 912966/1
 DATE : 9/11/09 TIME : 3:53
 CLERK: RRM TERM#554

EXP. DATE: 10/16/09

TAX : 001 ME SALES TAX

EST.#: 912966

 * ESTIMATE *

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE/PER	EXTENSION	
5	PC	VSDFW	8' PCS #201 VENT-A-STRIP DF WHITE	5	6.369	3.912/PC	19.56	
							TAXABLE	4765.48
							NON-TAXABLE	0.00
							SUBTOTAL	4765.48
							TAX AMOUNT	238.27
							TOTAL AMOUNT	5003.75

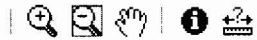
** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **

X _____
 Received By

City of Portland GIS Viewer

HELP

100,000



Quick Tools: Select Quick Tool

Select Property by:

Address
Account Number
CBL

Parcels

Rec	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	ACCOUNT_NO	METHO
1	4438	0	087 M009	087 M009	cbl	355.6832578	0	355.6832578	087 M009001	METHO

Export Records To Excel

SWITCH TO LEGEND
LAYERS

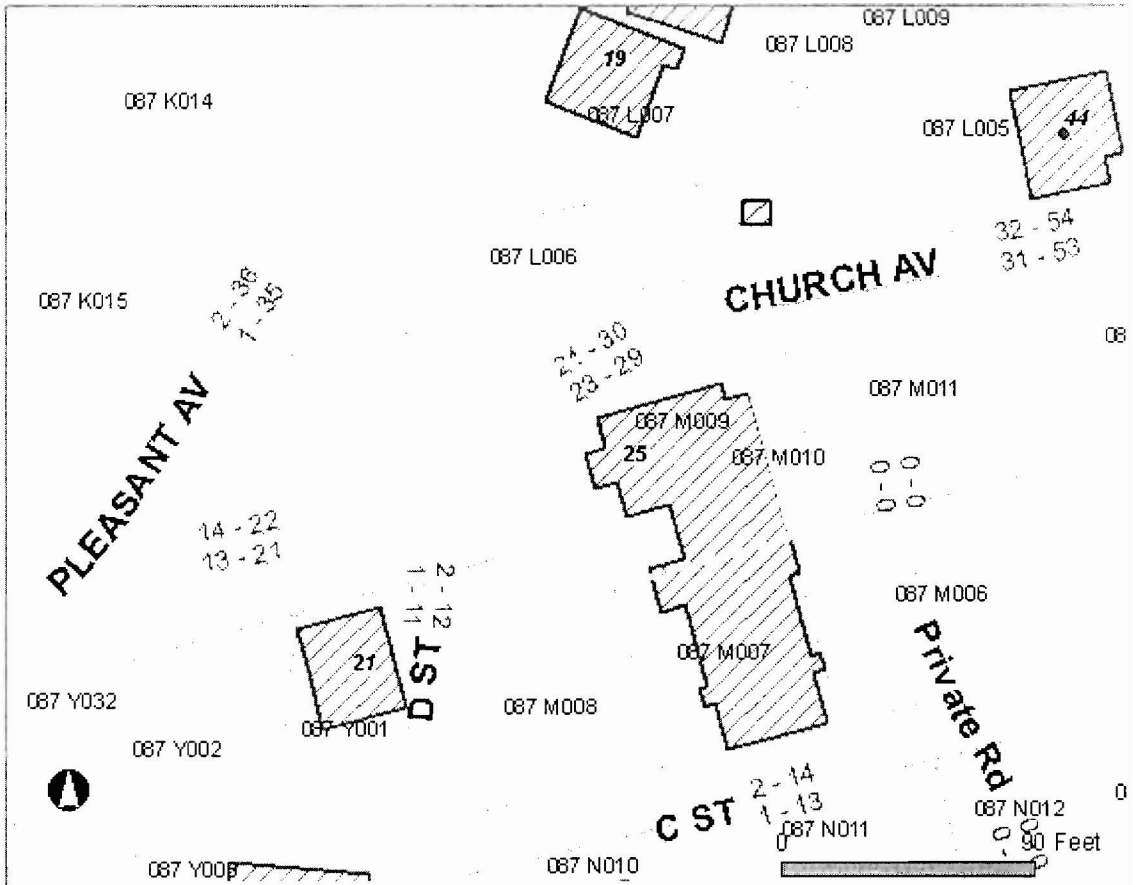
- All Layers
- House Number
- Major Roads
- Interstate
- Unit Lines
- Utilities
- Streets
- Tax Acquired Property
- Parcels**
- Buildings
- Fire Zones
- Traveled Ways
- Stream
- Coastal Bluff
- Wetland
- Lake/Pond
- Jetport
- Neighborhoods
- Land Bank
- Open Space
- FEMA Flood Zones
- Mean High Tide Inund
- Overlay Zones
- Shoreland Overlay Zor
- Stream Overlay Zone
- Island Zoning
- Zoning
- Historic
- Political Districts
- School Districts
- Parking Districts
- Zip Codes
- Assessor Chart
- Topography
- Photos 2006 (peninsula)
- Photos 2006 (islands)
- Photos 2006
- Photos 2001

Refresh Map

Auto Refresh

Help:

A closed group, click to open.



Roof Addition: Kitchen Roof
Back Wall

Bracelett Memorial United Methodist Church
Church St. Fisher Island Ave 09138

6/12 pitch

Fellowship Hall

Roof

New Kitchen

Roof Rafter's 2x8's

16" OC

30'

New rafters will sit on a 2x6 beam all which will sit on top of present back wall.

Kitchen Roof

↓ ≈ 14'

double run 2x4 x 3/4" attached with hanger

12/12 pitch

Existing

Vestry Room - Re-Shingled

New Roof Section 30' x 14'

New Rafters 2x8 - 16" OC attached to present roof by ledger

Back Wall Roof

new soffit and fascia - not to exceed 12' in width

12/12 pitch

Existing

Sanctuary Room

Re-Shingled

12/12 Existing Roof Re-Shingled