

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1622	Issue Date:	CBL: 087 W006001
-----------------------	-------------	---------------------

Location of Construction: 242 ISLAND AVE, Peaks Is.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: Jon Larson	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IR-2

Past Use: Residential 4 unit	Proposed Use: Residential 4 unit Interior and exterior renovations - to add exterior stairway	Permit Fee: \$300.00	Cost of Work: \$28,000.00	CEO District: 2
---------------------------------	--	-------------------------	------------------------------	--------------------

Proposed Project Description: Interior and exterior renovations - to add an exterior stairway	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC-2003
	Signature: JCC P.F.D. 11/14/06	Signature: AMB 12/8/06

Legal Use: 4 Res. dwelling units.

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: dmartin	Date Applied For: 11/06/2006	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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>using 14-136</i></p> <p><input type="checkbox"/> Flood Zone <i>50' 6" Allowed</i></p> <p><input type="checkbox"/> Subdivision <i>50' 6" Allowed</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/14/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>11/14/06</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9</i></p>
---	---	--	--



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

BUILDING PERMIT INSPECTION PROCEDURES

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.

- | | | |
|-------------------------------------|--|---|
| <u>NA</u> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <u>NA</u> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <u>NA</u> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | 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.

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

[Signature]
Signature of Applicant/Designee

12-8-06
Date

[Signature]
Signature of Inspections Official

12/8/06
Date

CBL: 87-W-6

Building Permit #: 06-1622

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 061622
DEC - 8 2006
CITY OF PORTLAND

This is to certify that TWIN PEAKS LLC / Ion L...

has permission to Interior renovations

AT 242 ISLAND AVE

087 W006001

provided that the person or persons in firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 procedure before this building or part thereof is altered or closed-in. 4 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. Joy Kelley PFD 11/14/06
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Jamie Foulke 12/8/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1622	Date Applied For: 11/06/2006	CBL: 087 W006001
-----------------------	---------------------------------	---------------------

Location of Construction: 242 ISLAND AVE, Peaks Is.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: Jon Larson	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 4 unit Interior and exterior renovations - to add exterior stairway	Proposed Project Description: Interior and exterior renovations - to add an exterior stairway
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/14/2006

Note: **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/08/2006

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 50 STC.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 11/14/2006

Note: **Ok to Issue:**

- 1) Renovate according to plan, maintain all life safety devices.

Comments:

11/14/2006-mes: 11/13/06 received the required site plan and other info - using 14-436 which allows a 50% expansion - using 5.8% of the 50% allowed for the new dormer/decks

11/9/2006-mes: front staff did not get a plot plan - exterior work being done - called applicant - can't finish review.

Location of Construction: 242 ISLAND AVE, Peaks Is.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: Jon Larson	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

12/7/2006-jmb: Contacted Alan S. For details on interior stair layout, loft area/attic steps, sinks in 3rd floor areas, structural info for deck & roof. He will revise and meet on 12/8.



Amendment to Permit # 06-0833 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>242 Island Ave, Peaks Island</u>		
Total Square Footage of Proposed Structure <u>N/A Existing Structure</u>		Square Footage of Lot <u>5619</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 W 6</u>	Owner: <u>Twin Peaks, LLC</u>	Telephone: <u>615-289-0871</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Twin Peaks, LLC 909 Seashore Ave Peaks Island, ME 04108</u>	Cost Of Work: \$ <u>28,000.00</u> Fee: \$ <u>300.00</u> C of O Fee: \$ _____
Current Specific use: <u>4 unit Apartments</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>No change</u> <u>ADD EXT. STAIRS</u>		
Project description: <u>General updating, remodeling and use of 3rd Floor. See work schedule in cover letter.</u>		
Contractor's name, address & telephone: <u>Jon Larson/Alan Siefker 909 Seashore Ave Peaks Island, ME 04108</u>		
Who should we contact when the permit is ready: <u>Alan Siefker</u> Mailing address: _____ Phone: <u>615-289-0871</u>		

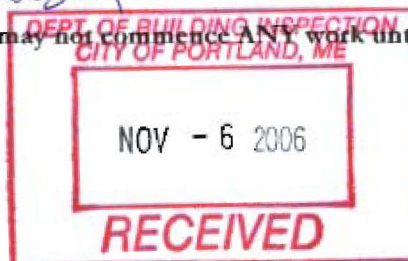
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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>Jon Larson</u>	Date: <u>11/5/06</u>
---	----------------------

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





CITY OF PORTLAND, MAINE
Department of Building Inspections

1000 0 20 000

Received from Twin Peaks LLC

Location of Work 242 Island Ave

Cost of Construction \$ 28,000.00

Permit Fee \$ 300.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 87 W 0

Check #: 1060

Total Collected \$ 300.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Donna
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy