

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MACCACHRAN BRADFORD J & BARBARA L GINLEY
JTS/Cape Construction & Renovation /Jeremy

PERMIT ID: 2013-00371

Located at

80 WILLIAM ST

CBL: 117 C015001

has permission to **Kitchen and first floor bathe remodel.**

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 cloosed-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

AR 7/22/13

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**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00371	Issue Date:	CBL: 117 C015001
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Location of Construction: 80 WILLIAM ST	Owner Name: MACCACHRAN BRADFORD J & BARBARA L GINLEY JTS	Owner Address: 80 WILLIAM ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Jeremy	Contractor Address: 777 Cape Road Limington ME 04049	Phone (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$170.00	Cost of Work: \$15,000.00
		FIRE DEPT: By Capt. Pirone <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: SB IRC, 2009 (MUGEC)
Proposed Project Description: Kitchen and first floor bathe remodel.		Signature:	Signature: <i>AR</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: 02/25/2013	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 <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>g 2/25/13</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 Date: <i>g</i>
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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

4-1-13 DWM

Footings & close-in OK



General Building Permit Application

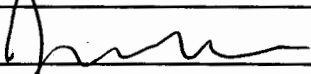
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: #80 WILLIAMS ST		
Total Square Footage of Proposed Structure/Area 4,000 sq'	Square Footage of Lot 8,000	Number of Stories 2 1/2
Tax Assessor's Chart, Block & Lot Chart# 117 Block# C Lot# 15	Applicant: (must be owner, lessee or buyer) Name BARBARA GINLEY Address 80 WILLIAMS ST City, State & Zip PORTLAND, ME 04104	Telephone: 207-867-2670
Lessee/DBA RECEIVED FEB 22 2013 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$15,000- C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>KITCHEN AND 1ST FLOOR BATH REMODEL. 1 NEW WINDOW.</u> <u>NO FOOTPRINT CHANGE.</u>		
Contractor's name: <u>CAPE CONSTRUCTION + RESTORATION</u>		Email: <u>CAPECONSTRUCTION@AOL.COM</u>
Address: <u>777 CAPE RD</u>		Telephone: <u>207-807-2070</u>
City, State & Zip: <u>LIMINGTON, ME 04049</u>		Telephone: <u>207-807-2070</u>
Who should we contact when the permit is ready: <u>JEREMY</u>		Telephone: <u>207-807-2070</u>
Mailing address: <u>777 CAPE RD LIMINGTON, ME 04049</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, 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:  Date: 2/22/13

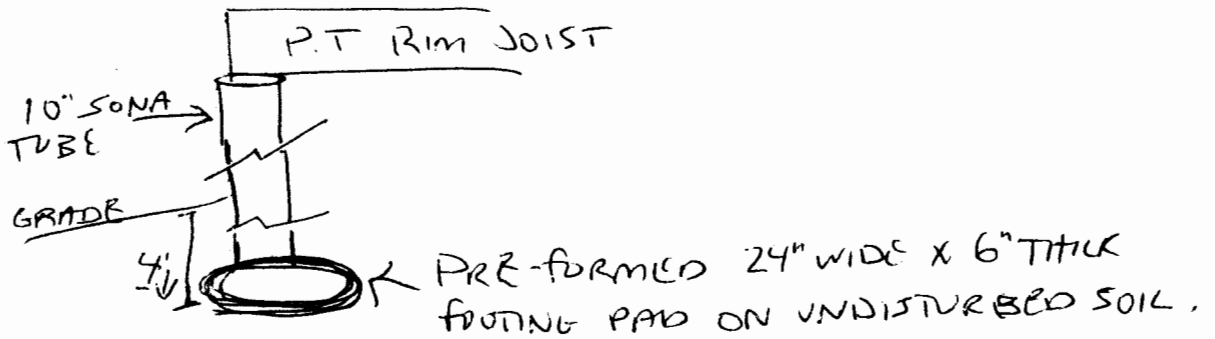
This is not a permit; you may not commence ANY work until the permit is issued

- 80 WILLIAMS ST -

① NEW WINDOW (ALONG WITH EXISTING) ON WALL WITH SET BACK OF 4' FROM PROPERTY LINE WILL NOT EXCEED 25% OF WALL.

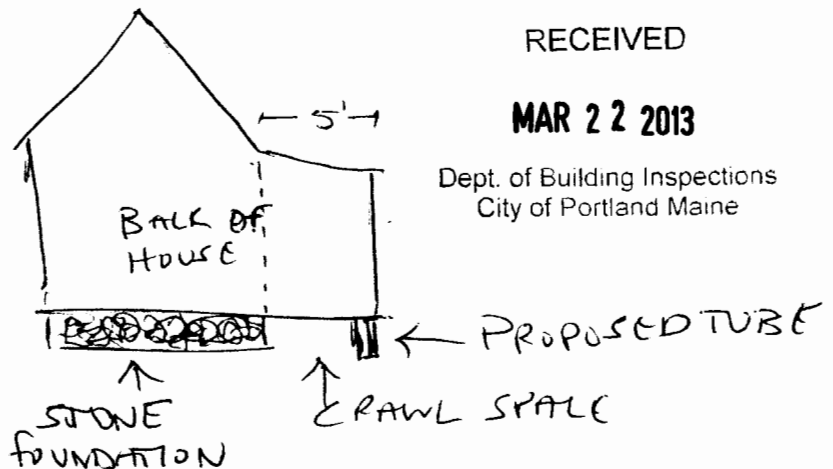
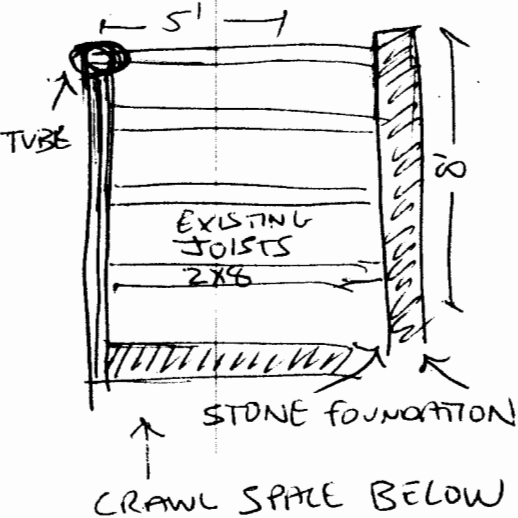
② AREA INVOLVED IN THIS PROJECT DOES NOT EXCEED 50% OF TOTAL HOUSE SQUARE FOOTAGE. (REMODEL AFFECTS 400 SQ', HOUSE TOTAL = 1,800 SQ')

③ NEW (REPLACEMENT) SONA TUBE FOOTING.



- HIGH STRENGTH CONCRETE
- 3, #4 REBAR PLACED VERTICALLY IN TUBE.
- BACK FILLED WITH CRUSHED GRAVEL.

NEW SONA TUBE WILL SUPPORT REMODELED OUTSIDE CORNER (DINING AREA) SINGLE FLOOR + SHORT ROOF LOAD. (SUPPORTING 40 SQ', SINGLE FLOOR / ROOF)



RECEIVED

MAR 22 2013

Dept. of Building Inspections
City of Portland Maine

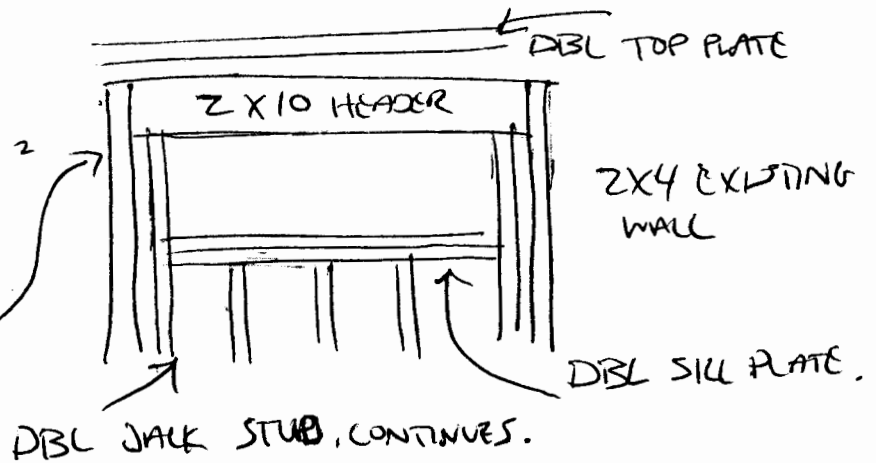
- 80 WILLIAMS ST. KITCHEN REMODEL

FOOTING DETAIL:

REPLACEMENT OF EXISTING STEEL COLUMN WITH
12" SONA TUBE CONCRETE FOOTING 48" BELOW GRADE.

FRAMING DETAIL:

NEW WINDOW FRAMING ²
(WINDOW SIZE = 52" X 20")
2, 2X10 HEADER W/ 1/2 PLY



NEW WALL FRAMING, INTERIOR ²

TYPICAL 16" O.C, SINGLE BOTTOM PLATE, DBL TOP PLATE.
NEW STUD'S TO ALIGN WITH EXISTING JOIST'S.

Cape Construction & Restoration
 777 Cape Rd
 Limington, Me 04049

Estimate

Date
01/14/13

Name/Address
Barbara Ginley & Brad MacCachran 80 Williams St. Portland, Me 04104

Description	Total
<p>Kitchen, first floor bath and entry remodel, to include:</p> <p>Making structural changes, moving wall between entry and bath to increase entry depth to 5' 6" and decrease bath depth to 5' 6". Relocate cloths washer to basement. Create dining corner by using existing storage area, change basement door location, fill existing door. Will require replacing existng outside corner foundation footing under existng storage area and restructuring floor framing.</p> <p>Removal and disposal of chimney from second floor to basement. Will use first floor chimney cavity to recess fridge.</p> <p>Removal and disposal of existng flooring and layers of underlayment to expose orignal subfloor throughout kitchen, bath and entry. Install of new flooring to be chosen by homeowner, (estimate includes material allowance of \$5 square foot x 300 square feet).</p> <p>Drywall finishing and painting of all interrupted wall and ceiling surfaces.</p> <p>Insulating of floor, walls and ceiling in dining corner, also beside basement stairs/exterior wall.</p> <p>Install of new Anderson window (to match existng) where discussed above dining facing neighbor.</p> <p>Construction of two new kitchen cabinets, above fridge and to left of fridge beside pantry. Replacement of two damaged cabinet doors. Reworking fridge wall as discussed. Sanding, priming, painting all exterior cabinet surfaces. Removal of tile backsplash, repair of wall and</p>	
	Total

Cape Construction & Restoration
 777 Cape Rd
 Limington, Me 04049

Estimate

Date
01/14/13

Name/Address
Barbara Ginley & Brad MacCachran 80 Williams St. Portland, Me 04104

Description	Total
<p>install of stainless over range. Install of new range exhaust hood (provided by homeowner). Install of new cabinet hardware, door knobs and drawer handles, (hardware provided by homeowner).</p> <p>Electrical to include, nine recessed lights where discussed, one fixture in entry, one fixture in bath (fixtures provided by homeowner) and two undercabinet lights. New outlet's in bath and dining corner.</p> <p>Plumbing to include, install of new kitchen sink and faucet (to be provided by homeowner). Resetting dishwasher. Changing location of existing bath sink and toilet. Washer hook-up in new location (basement).</p> <p>Heating to include, resetting kitchen radiator on new floor. Install of radiant heat under kitchen and bath floor. NOTE: Radiant heat allowance of \$2,500.00.</p> <p>Estimate includes building permit fee and necessary paper work to submit to city.</p> <p>Estimate does not include counter tops.</p>	27,800.00
Total	\$27,800.00



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Feb. 22 2013

Received from Jeremy Lawrence

Location of Work 80 Williams St.

Cost of Construction \$ 15,000 Building Fee: 170.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: —

Total: \$170.00

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

Other _____

CBL: 117-c 15.

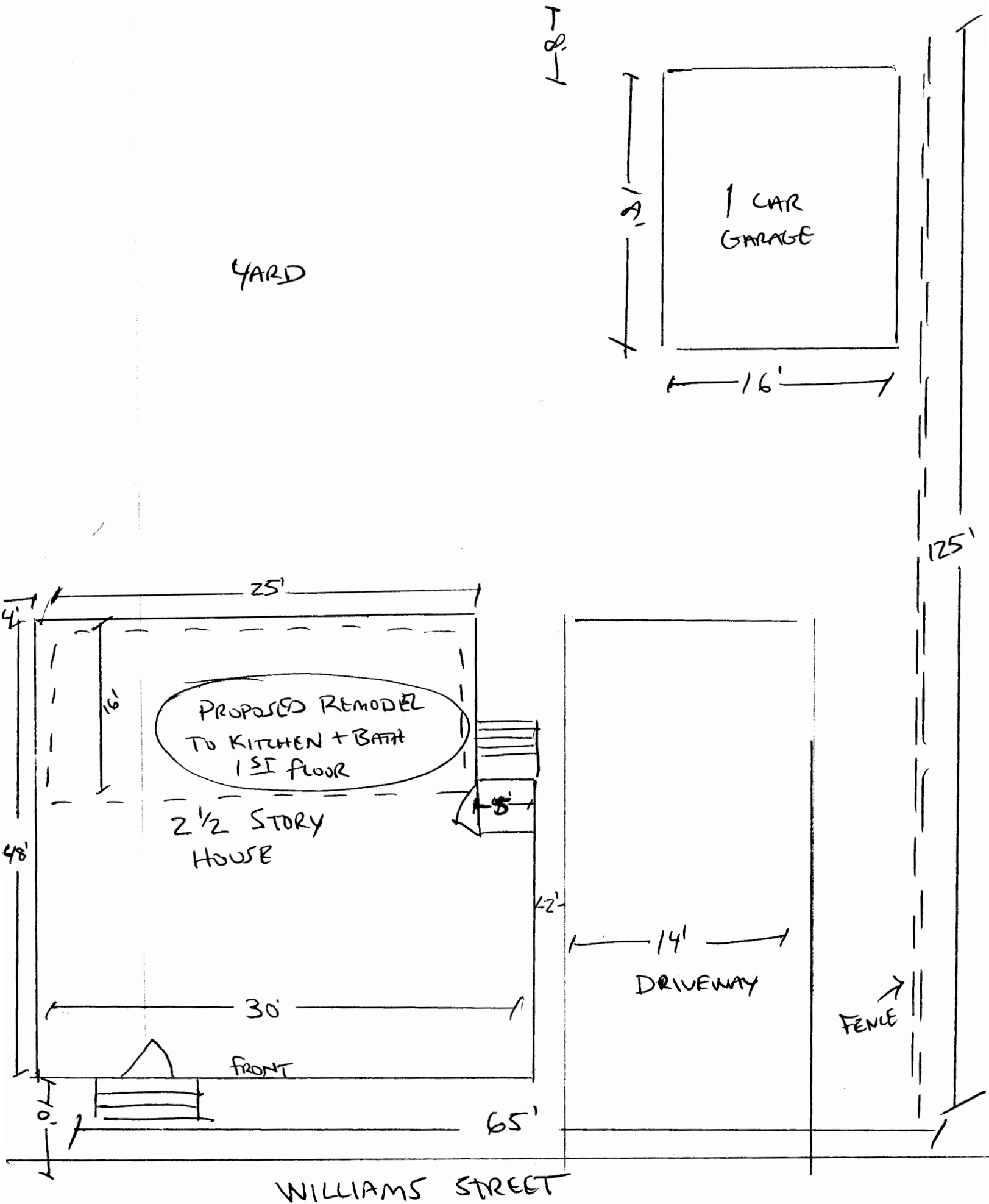
Check #: Credited Total Collected \$ 170.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: ABU

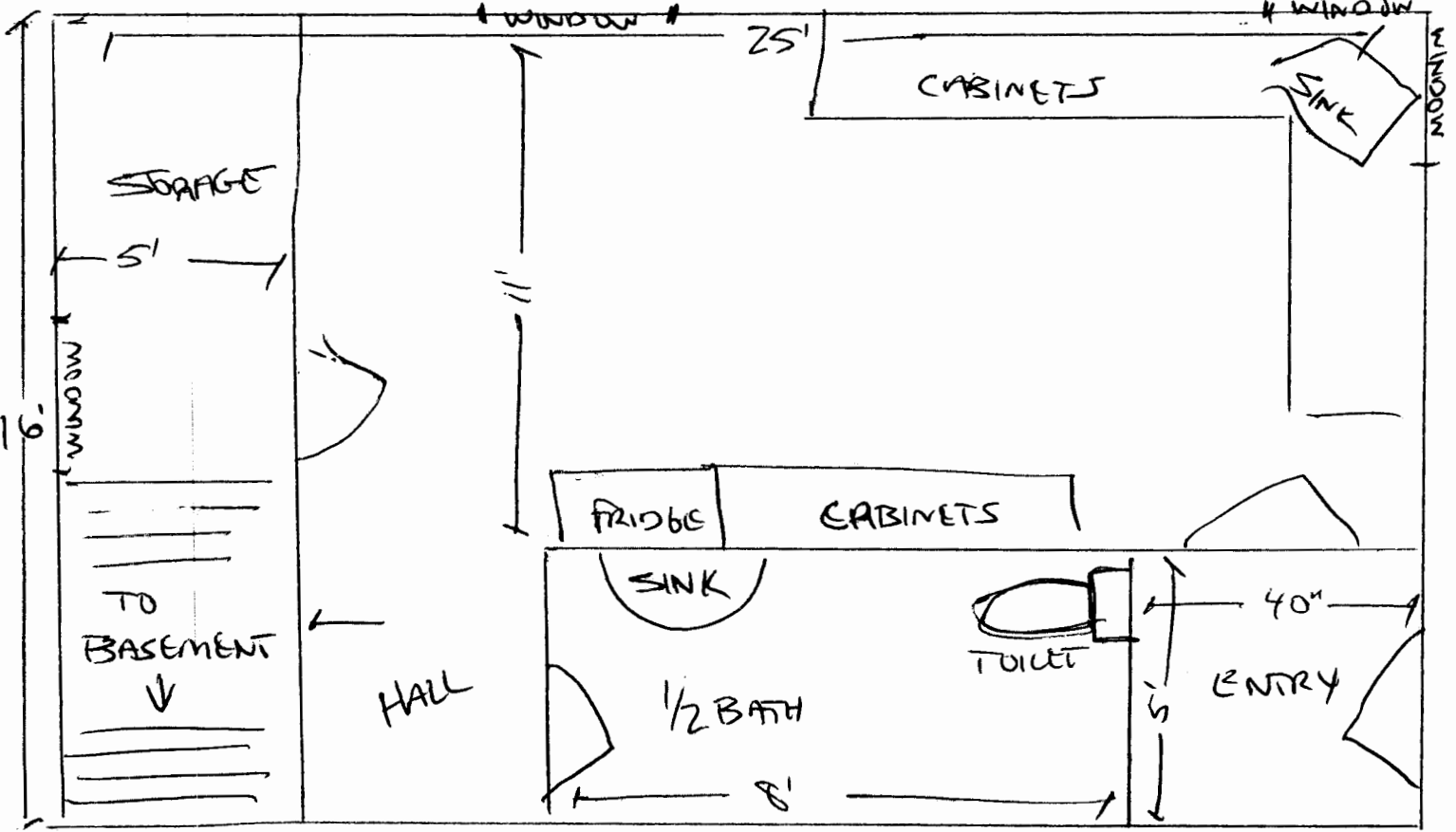
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

- 80 WILLIAMS ST. PLOT PLAN -

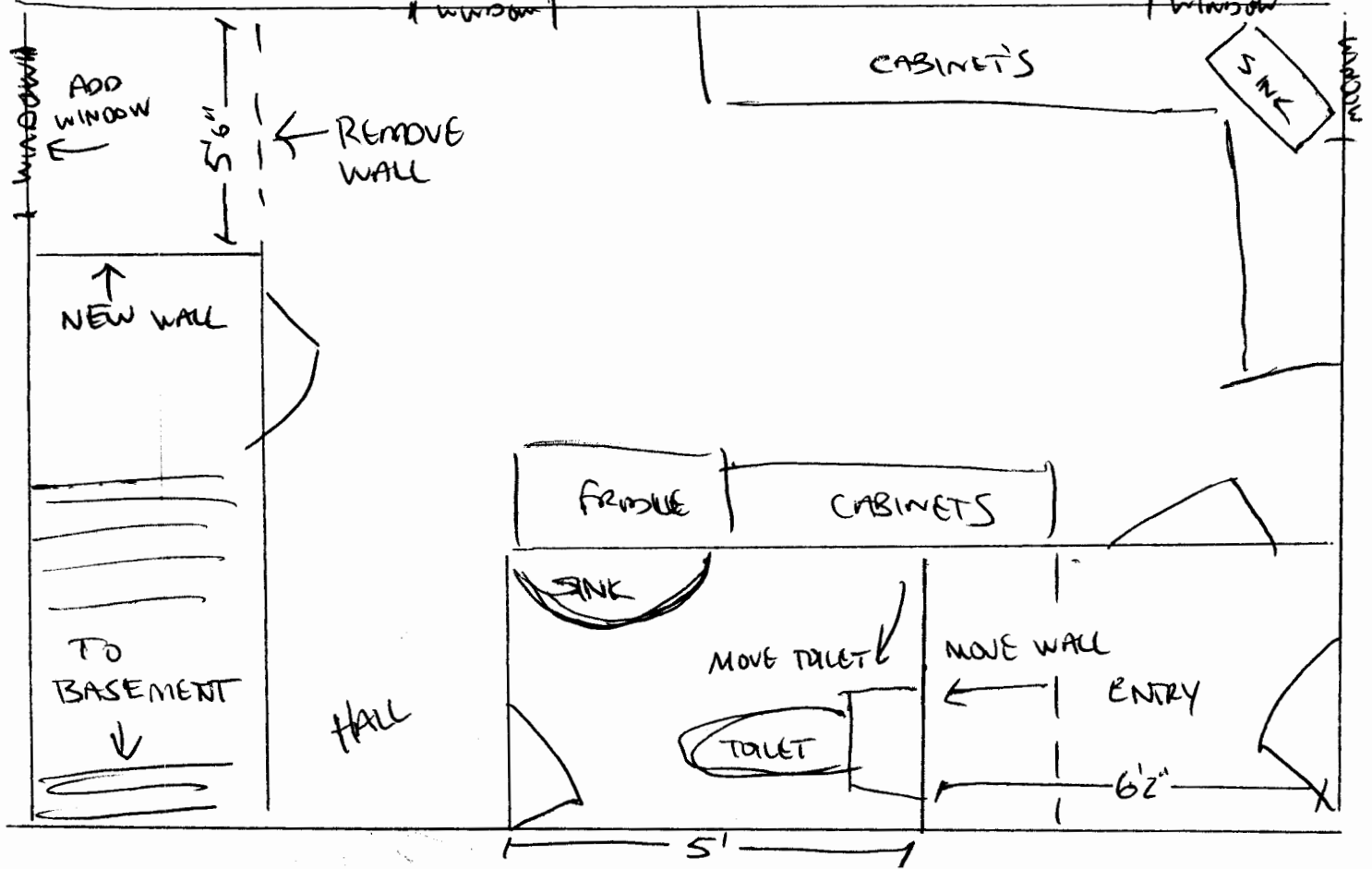


-80 WILLIAMS KITCHEN REMODEL-

EXISTING -



PROPOSED -



- 80 WILLIAMS KITCHEN REMODEL -

SCOPE OF WORK INCLUDES:

1ST FLOOR KITCHEN, BATH AND ENTRY REMODEL,

NOTE: NO CHANGE TO EXISTING FOOTPRINT.

- REPLACING EXISTING STEEL FOOTING ON BACK LEFT CORNER WITH 12" SCHEDULE 40 4/8" BELOW GRADE,
- MOVING INTERIOR WALL (NON BEARING) BETWEEN ENTRY + BATH.
- REMOVING WALL BETWEEN KITCHEN + STORAGE AREA.
- ADDING WINDOW ON LEFT SIDE.
- NEW LIGHTING
- RADIANT HEAT UNDER KITCHEN FLOOR.
- REPLACEMENT OF FLOORING + SOME CABINETS
- MOVING TOILET

Jonathan Rioux - Re: 80 Williams St

From: Jeremy Lawrence <capeconstruction@fairpoint.net>
To: JRIOUX@portlandmaine.gov
Date: 3/6/2013 8:11 PM
Subject: Re: 80 Williams St

Hi Jonathan,

To answer your questions in order,

-Stairwell is not being renovated, storage area is not under second floor stairwell, no second floor over that area.

-Please see provided plot plan to see where the kitchen is in relation to the remainder of building.

-The new window (non-operational) would be four feet from the property line. The four foot header is bearing the weight of only a short roof, no second floor.

-The existing 4" steel tube footing has rusted and sunk, presuming it's not below frost level. New sona tube would be on undisturbed soil 48" below grade, 12" width and will support pressure treated 6"x6" post attached with Simpson post base.

-The head room in bathroom is 96". The exact layout of sink and toilet in the remodeled half bath is still up in the air with homeowner, we will be sure to meet the fixture clearance codes upon layout. The bath is in the middle of house, therefore no window or bath fan. Is ventilation required without shower?

-There are some hardwired smokes, will rework the circuit to be on one, add where necessary and add carbon monoxide detector.

Thanks, Jeremy

Feel free to call if anything is unclear.

On Mar 4, 2013, at 9:47 AM, Jonathan Rioux wrote:

Please provide a response to the questions below:

- Is the existing stairwell being renovated at all; is the storage room under an second floor stairwell?
- Draw a floor plan showing where the kitchen is in relation to the remainder of the building
- How close is the window opening to the property line, is the header on a bearing wall/ how many floors above?
- Draw the existing "steel footing" vs the proposed "Sona tube", why is this being replaced?
- What is the headroom/ fixture clearances in the proposed bathroom; is there a window or ventilation?
- Does the existing structure have smoke and carbon monoxide detectors?

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00371	Date Applied For: 02/25/2013	CBL: 117 C015001
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Location of Construction: 80 WILLIAM ST	Owner Name: MACCACHRAN BRADFORD J &	Owner Address: 80 WILLIAM ST	Phone:
Business Name:	Contractor Name: Cape Construction & Renovation /Je	Contractor Address: 777 Cape Road Limington	Phone (207) 807-2070
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Kitchen and first floor bathe remodel.
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/25/2013**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. This is for the remodel of the existing 1st floor kitchen and bathroom. It is not an approval for an additional kitchen.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 03/22/2013**Note:** **Ok to Issue:**

- 1) 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.
- 2) Note: Window & openings 25% maximum of wall area for less than 5 feet from the property line. Contractor will use (2) 2 x 10 inch for the 48 inch window open (supporting roof and ceiling), and provide mechanical ventilation for the bathroom. Contactor stated that the bathroom fixtures will meet clearance requirements, and he will submit specification for the footing/ pier and rim joist once he assesses the decay.
- 3) 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.
- 4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 03/21/2013**Note:** Approved per Capt. Pirone, 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 backup 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.

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

REQUIRED INSPECTIONS:

Footings/Setbacks
Close-in Plumbing/Framing
Electrical - Residential
Fire 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.