

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that SAMANTHA C & TIMMONS

Located At 85 FESSENDEN ST.

Job ID: 2010-12-93-ALTR

CBL: 117 - - B - 014 - 001 - - - -

has permission to Change Use from a Two to a Single Family Residence/ Exterior Deck Construction.
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

04/13/2011

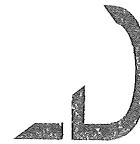
Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

closed

SC CO has been sent





Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 85 FESSENDEN ST

CBL: 117- B-014-001

Issued to: SAMANTHA C TIMMONS & MARK A SMITH JTS

Date Issued: 11-9-2011

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2010-12-93-ALTR, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R-3, Type 5B, IRC 2009

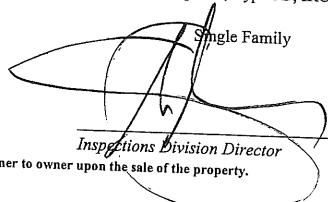
Single Family

Approved:

11-9-2011

(Date)


Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

**City of Portland, Maine - Building or
Use Permit Application**

89 Congress Street, 04101

tel: (207) 874-8703, FAX: (207) 8716

Job No: 2010-12-93-ALTR	Applicatin Date: 12/17/2010	CBL: 117 - - B - 014 - 001 - - - - -
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Location of Construction: 85 FESSENDEN	Owner Name: SAMANTHA C & TIMMONS	Owner Address: 85 FESSENDEN ST PORTLAND, ME - MAINE 04103	Phone: 207-232-4846
Business Name:	Contractor Name:	Contractor Address: Owner	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of use	Zone: R-5
Past Use: 2 units	Proposed Use: Single family	Permit Fee:	Cost of Work: 17,600.00
Proposed Project Description: Change of Use from 2 units to a single family Eplace Rear Deck		Kitchen to be removed on the second floor	
Permit Taken By: Gg	Date Applied For: 12-13-2010		

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.**
1. Deck Location/ Footings
 2. Close-In (Electrical, Plumbing, Framing)
 3. Final Inspection/ Certificate of Occupancy.

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2010-12-93-ALTR

Located At: 85 FESSENDEN

CBL: 117 - - B - 014 - 001 - - - -

Conditions of Approval:

Zoning

1. Separate permits shall be required for future decks, sheds, pools, and/ or garages.
2. This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. 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.
4. It is understood that the kitchen on the 2nd floor will be removed in its entirety.
5. It is further understood that the rear deck will be replaced in the footprint area shown on your submitted plans.

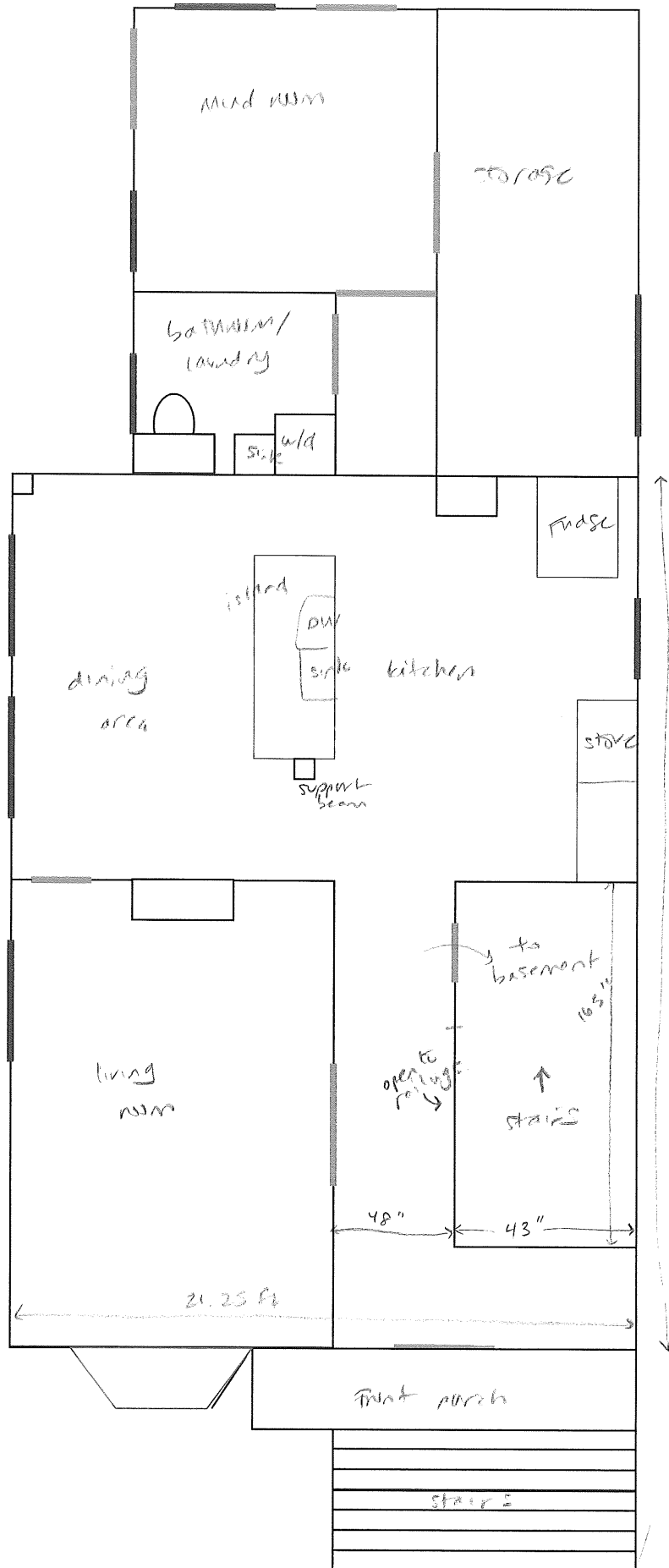
Building

1. With the exception of the deck construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.
2. The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
3. The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required.
4. 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.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
8. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
9. A field inspection will verify compliance with our minimal Housing and Life Safety (Fire) codes.
10. A Code Complaint Egress Window is required in "New Bedroom" locations. Note: Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

85 Resenden St

First Floor

After



33.75 ft

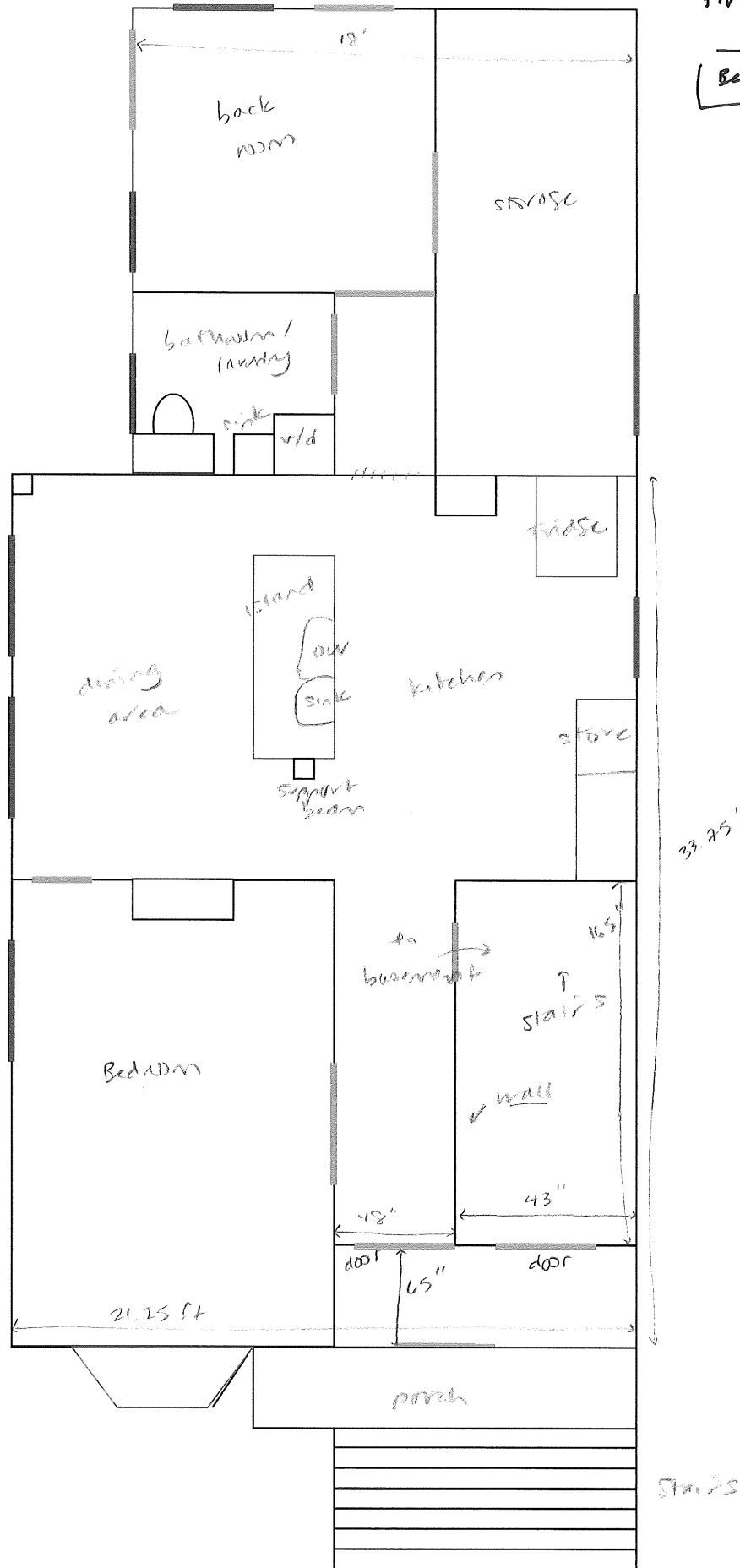
STAIRS
 STAIR TREADS
 40" W x 10.5" deep x
 8" height

RAILINGS
 SQUARE 1 3/8
 28" LONG
 3" apart
 handrail = 2 5/8"

85 Resenden St

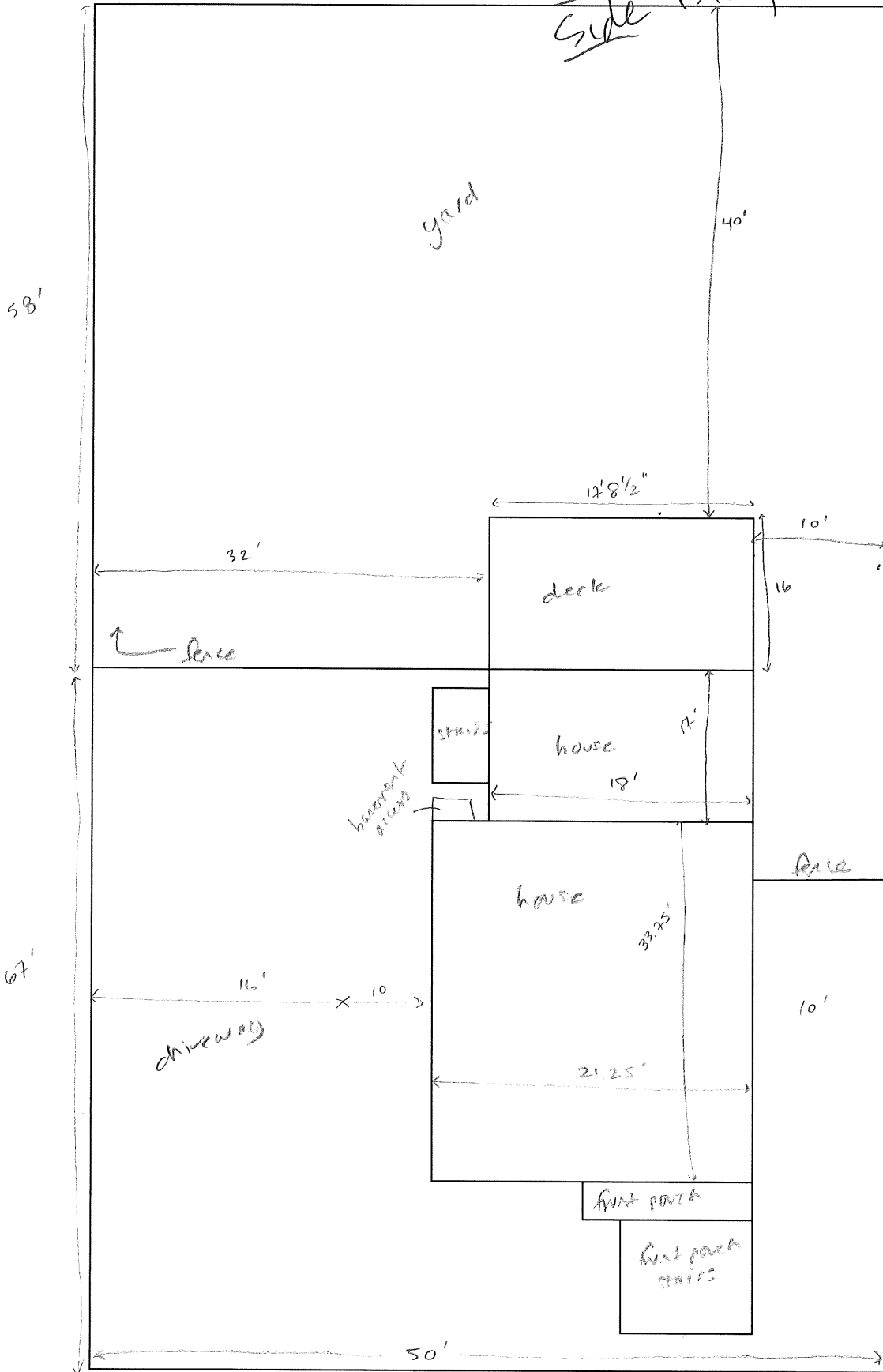
First floor

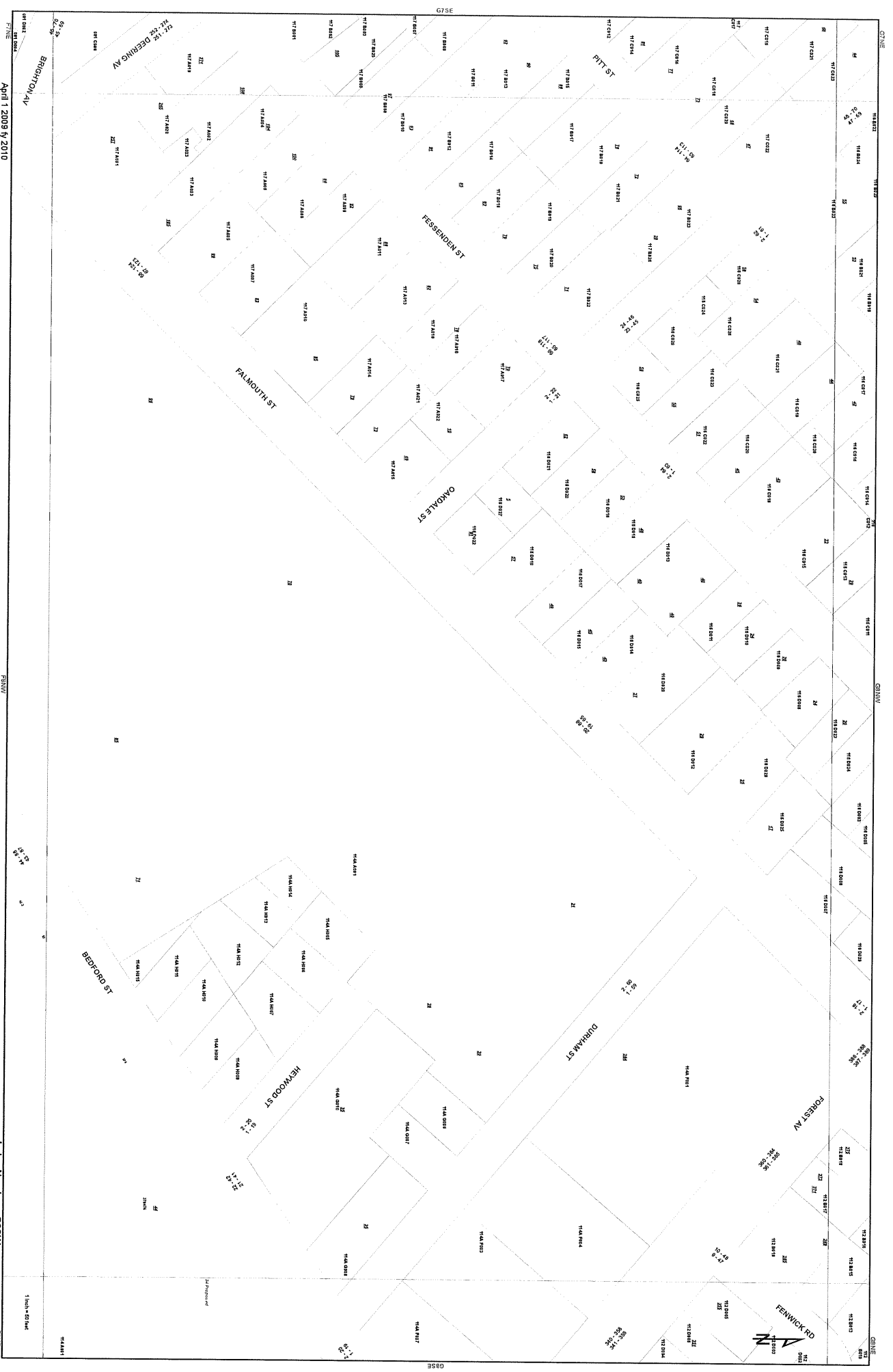
Before



Site plan, 85 Fessenden street

R-5
REAR 20' Reg - 40' show
FRONT - N/A
Side 1 story 8' min - 10' given
OK





April 1 2009 by 2010

Index Number - GSSW

1 inch = 50 feet



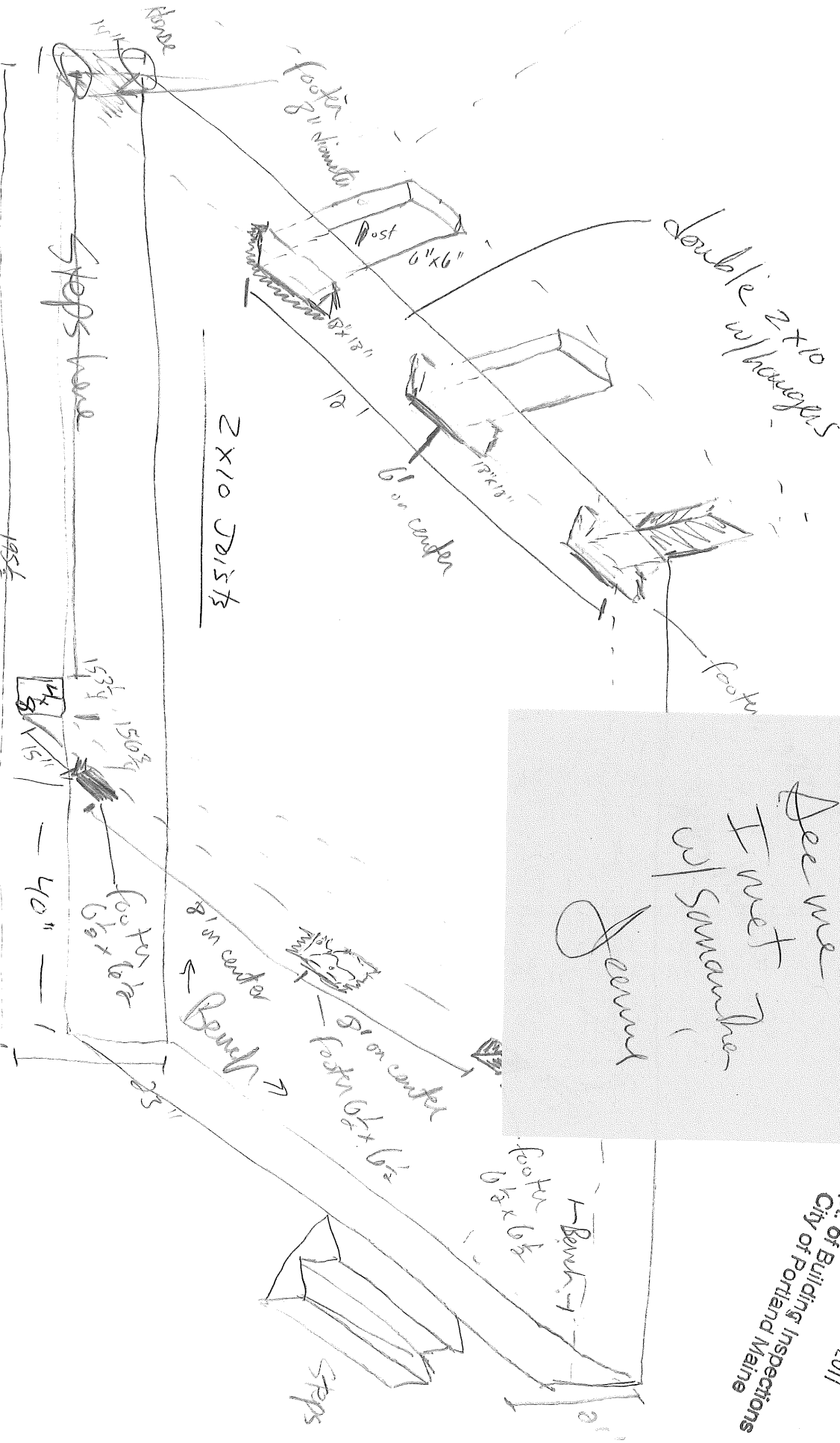
85 Emerald St
Portland

Samuel Reed Smith

RECEIVED
APR 12 2011

Dept. of Building Inspections
City of Portland Maine

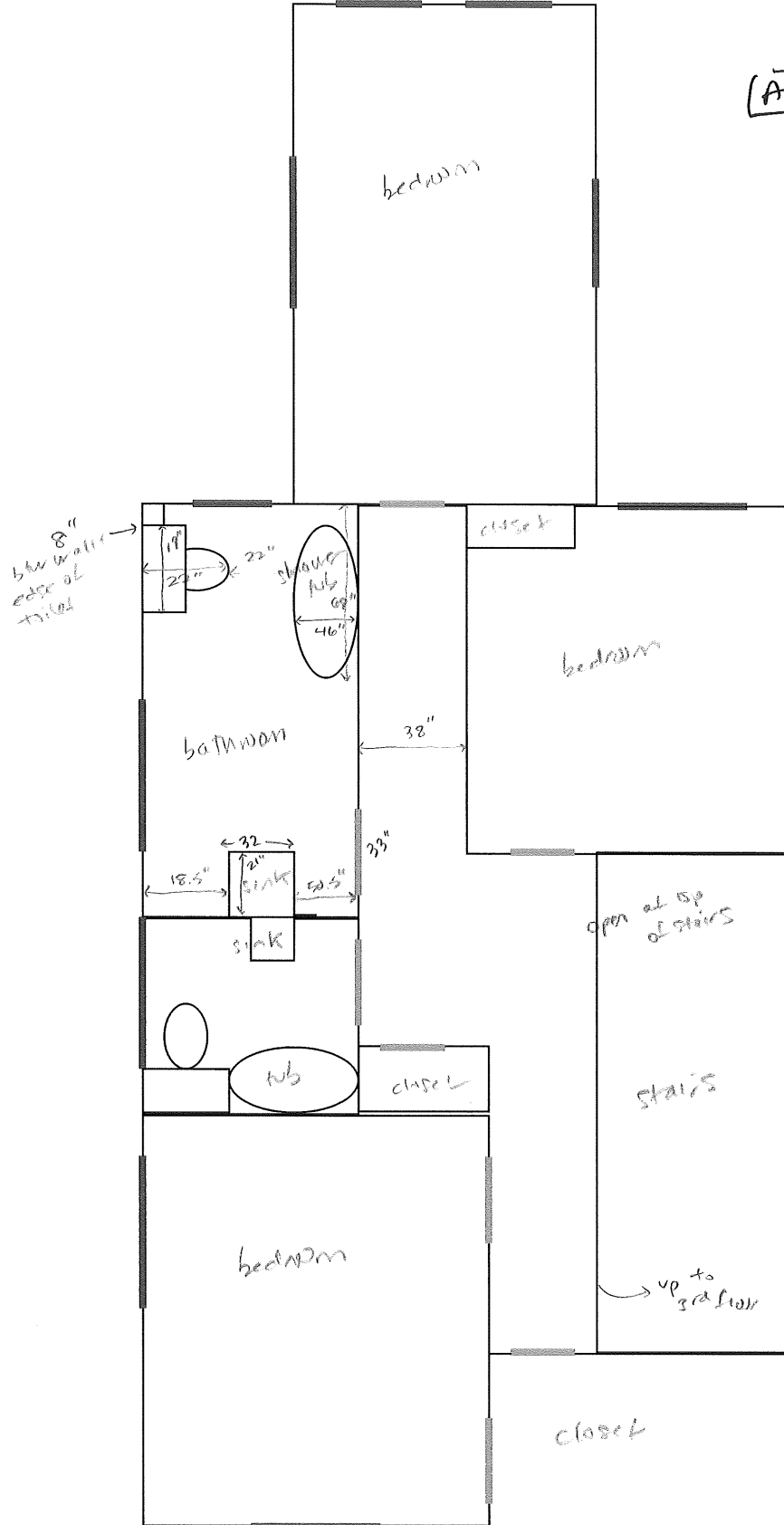
I am,
Dee we
I met
w/ Sammie
Dennis



85 Fessenden St

Second floor

APR 2012

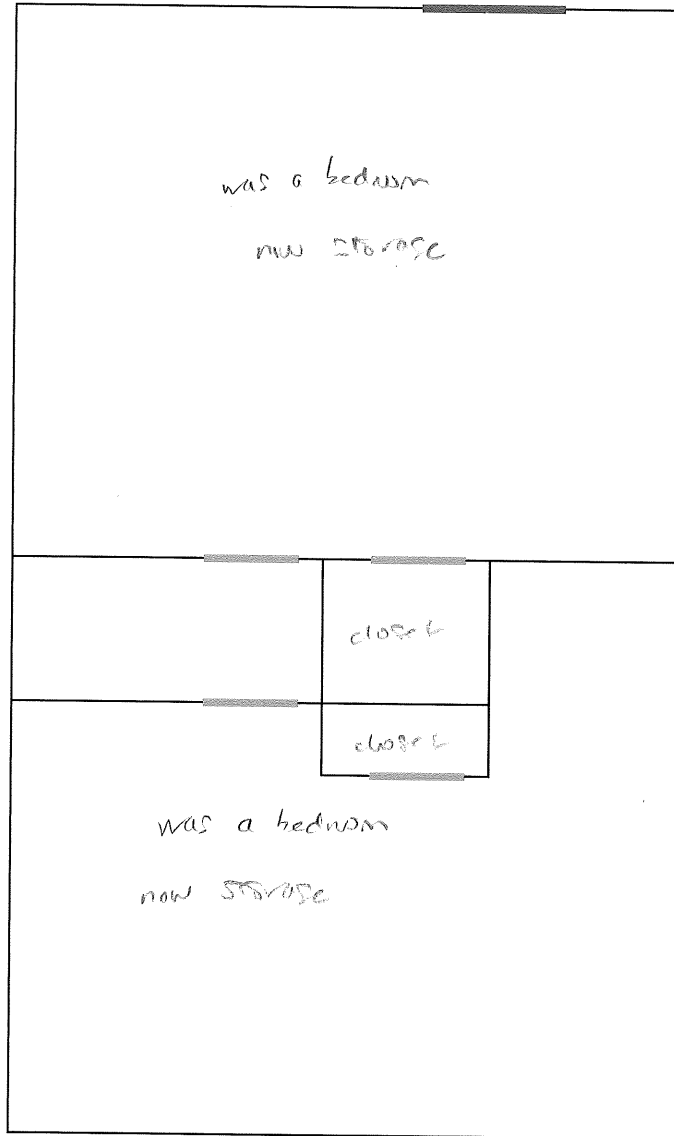


street

85 Rossden St

Third floor

street



Before and
After
(no changes)



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.

12/13/10 ~~10 1508~~

Location/Address of Construction: <u>85 Fessenden St Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>2196</u>		Square Footage of Lot <u>0.142 acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Samantha Reed Smith</u> Address <u>85 Fessenden St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 232 4846</u>
Lessee/DBA (If Applicable) <u>DEC 13 2010</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>17,600.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>two unit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>see attached. Change of use from 2 units to single family</u>		
Contractor's name: <u>Ken Kohl, carpenter ; Mark Reed Smith</u> Address: _____ City, State & Zip <u>Portland ME</u> Telephone: <u>207 415 2177</u> Who should we contact when the permit is ready: <u>Samantha Reed Smith</u> Telephone: <u>207 232 4846</u> 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: S. Reed Smith

Date: 12/10/10

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

Zhang

2/22/10

1. Separate permits shall be required for future decks, sheds, pools, and/or garages.
2. This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. 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.
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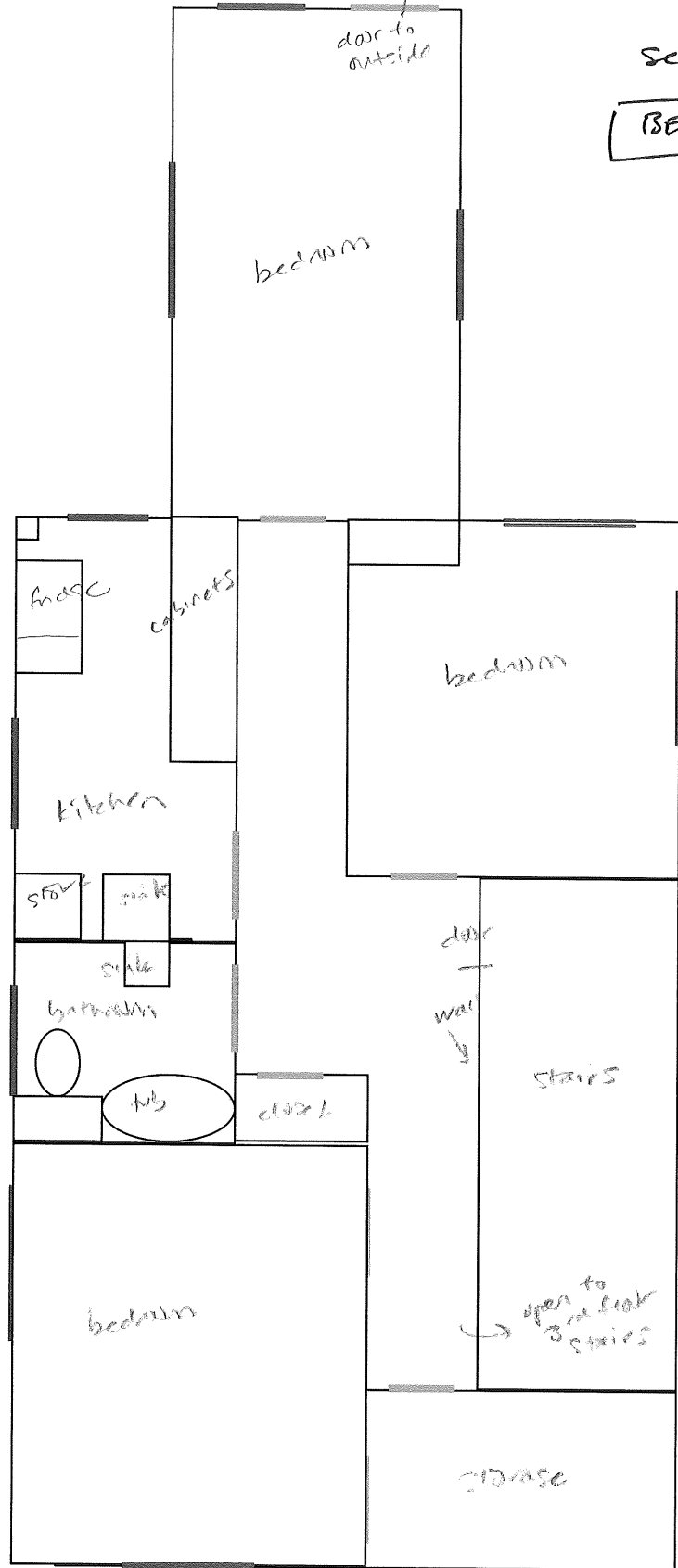
85 Pasadena St.

stairs to deck

door to outside

Second Floor

BERNE



street

Thank You for your Payment!



PORTLAND MAINE

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Tender Details:

Tender Information: Check , Check Number: 2220

Tender Type: CK

Tender Amount: 275.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 12/17/2010 12:00:00 AM

Receipt Number: 268

Receipt Details:

Reference ID:	40	Fee Code Version:	
Originator Receipt Number:	0	Originator Payment Date:	
Payment Type:	PP	Is Waiver in Percentage:	True
Waiver Amount:	0		
Transaction Amount:	75.00	Charge Amount:	75.00
Additional Comments:			

Reference ID:	43	Fee Code Version:	
Originator Receipt Number:	0	Originator Payment Date:	
Payment Type:	PP	Is Waiver in Percentage:	True
Waiver Amount:	0		
Transaction Amount:	200.00	Charge Amount:	200.00
Additional Comments:			

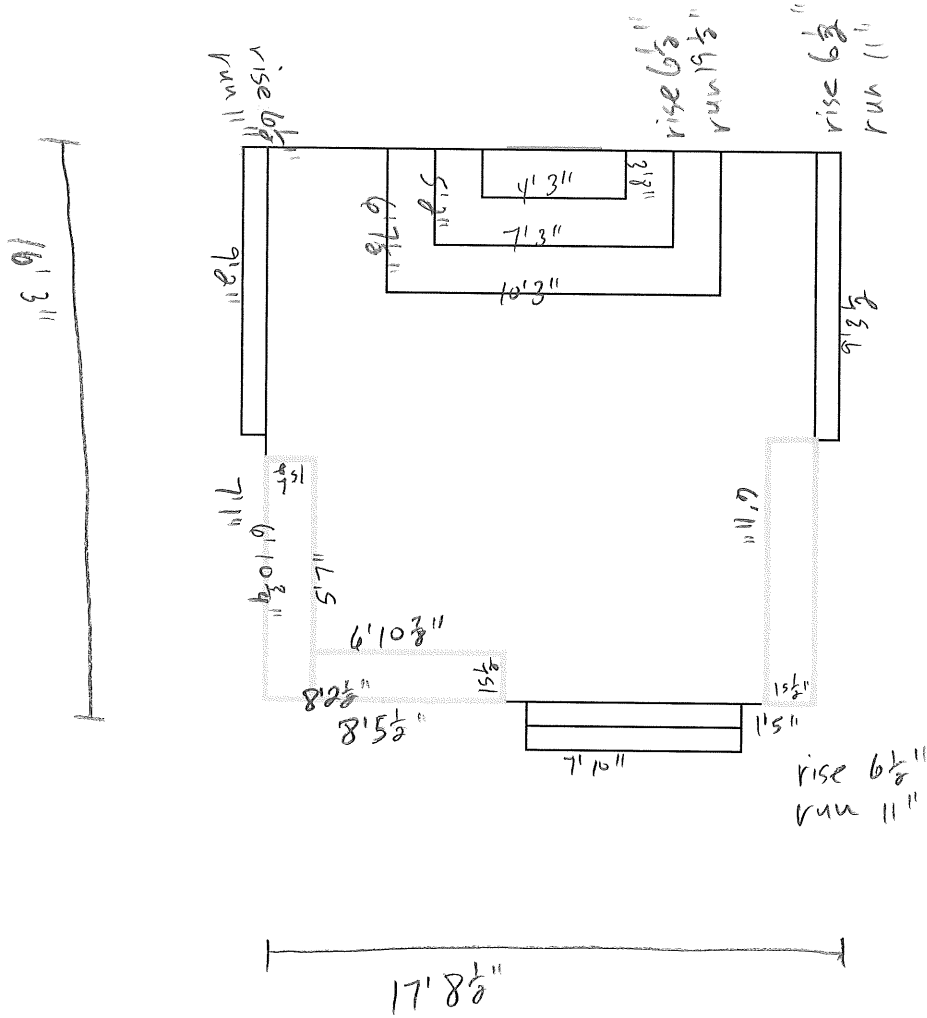
85 Fessenden St
Change of Use: 2 unit to single family

Changes to house:

1. Removal of wall next to the first floor stairs and replacement of railings and stair treads
Estimated cost: \$3500
2. Replacement (putting back in) toilet and shower in second floor bathroom, re-flooring the room, and replacing sink. This area being was being used as the second floor kitchen when we moved in.
 - a. estimated cost: \$5500
3. Removal of stairs and deck on the exterior at the back of the house, and removal of door at the back of the house on the second floor (which was the second floor egress) with window put in to replace the door
 - a. Estimated cost: \$1500
4. Re-building deck on the back of the house, using pre-existing footprint
 - a. cost: \$7,100

TOTAL COST: \$17,600

Back deck - Replaced old structure, same footprint



Bench height 16"