

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

PERMIT

Permit Number: 100154

Please Read Application And Notes, If Any, Attached

This is to certify that Allen Diana B & Thomas H Its/ A. Mons Company

has permission to Convert pantry & laundry room 1/2 bath laundry room

AT 17 Fairmount St CB 124 C005001

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 work is set-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. MAR 30 2010
Health Dept.
Appeal Board
Other
CITY OF PORTLAND

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: 10-0154	Issue Date:	CBL: 124 C005001
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Location of Construction: 17 Fairmount St	Owner Name: Allen Diana B & Thomas H Jts	Owner Address: 17 Fairmount St	Phone: 207-772-2922
Business Name:	Contractor Name: C. A. Monsell & Company	Contractor Address: 23 Glenwood Avenue Portland	Phone: 2077753984
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

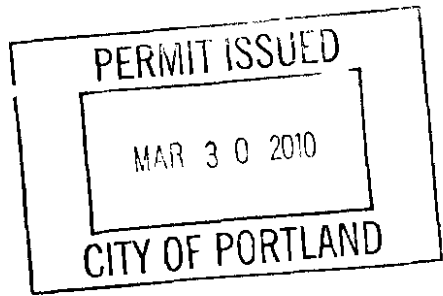
Past Use: Single Family	Proposed Use: Single Family / Convert pantry & laundry room to 1/2 bath & laundry room.	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 3	Principal R-5 secondary 5B 12,000 sq ft
Proposed Project Description: Convert pantry & laundry room to 1/2 bath & laundry room.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B Signature: <i>IRC 2003</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: 02/22/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <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"/> Date: <i>2/22/10</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
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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

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

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

<b>Permit No:</b> 10-0154	<b>Date Applied For:</b> 02/22/2010	<b>CBL:</b> 124 C005001
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<b>Location of Construction:</b> 17 Fairmount St	<b>Owner Name:</b> Allen Diana B & Thomas H Jts	<b>Owner Address:</b> 17 Fairmount St	<b>Phone:</b> 207-772-2922
<b>Business Name:</b>	<b>Contractor Name:</b> C. A. Monsell & Company	<b>Contractor Address:</b> 23 Glenwood Avenue Portland	<b>Phone:</b> (207) 775-3984
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / Convert pantry & laundry room to 1/2 bath & laundry room.	<b>Proposed Project Description:</b> Convert pantry & laundry room to 1/2 bath & laundry room.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/22/2010

**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 single 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. It is understood that all work proposed is interior. If there is any change to this understanding, please contact this office PRIOR to that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 03/02/2010

**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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## 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.**

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

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.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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>17 Fairmont St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>40 sq ft</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>C</u> Lot# <u>005</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Tom &amp; Diana Allen</u> Address <u>17 Fairmont St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>772-2922</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
<b>RECEIVED</b> <b>FEB 22 2010</b> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>		
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: <u>1/2 bath and laundry room</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>converting pantry and laundry area into 1/2 bath and laundry room</u>		
Contractor's name: <u>C.A. Mansell &amp; Co</u>		
Address: <u>23 Glenwood Ave Portland, ME</u> <del>XX MA</del>		
City, State & Zip <u>04103</u>		Telephone: <u>207-775-3984</u>
Who should we contact when the permit is ready: <u>Carey Mansell</u>		Telephone: <u>207-671-5091</u>
Mailing address: <u>23 Glenwood Ave. Portland, ME, 04103</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](http://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.

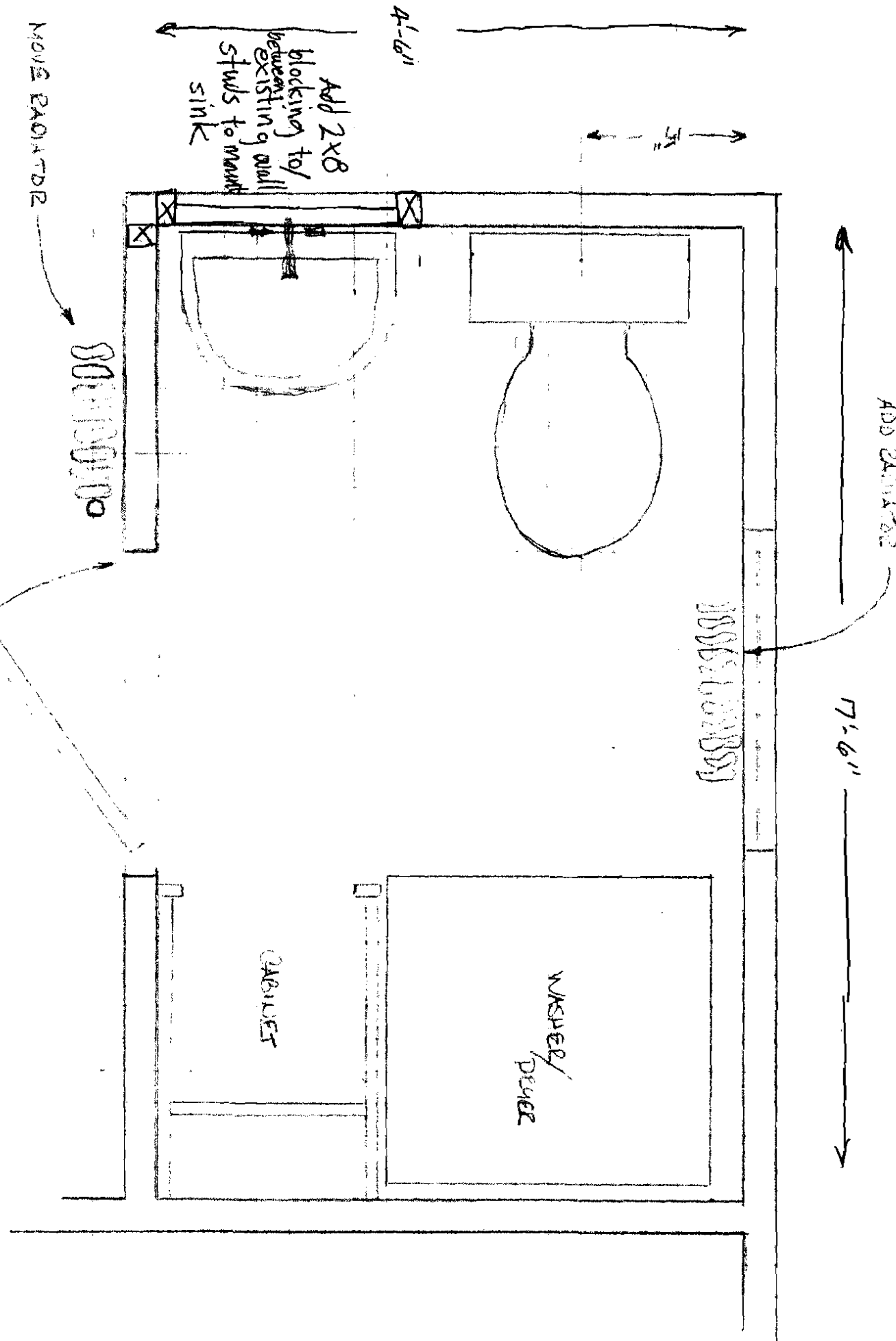
Signature: 

Date: 2/22/10

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

C.A. MOUSELL #60.  
775-3984

ALFED 508  
FLOOR PLAN 1/4" = 1'0"



**Carey A. Monsell**  
23 Glenwood Ave. Portland Maine 04103  
775-3984

2/16/10

Thomas & Diana Allen  
17 Fairmont St.  
Portland, Maine 04103

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New 1<sup>st</sup> Floor Bath

1). Demolition

- Move washer and dryer from the space.
- Remove the existing cabinetry and trim.
- Completely remove ceiling and wall surfaces to the framing.
- Remove the flooring and underlayment to the subfloor.
- Dispose of the resulting debris.

2). Carpentry

- Add the necessary framing to close the radiator box.
- Add blocking for mounting the sink and accessories.
- Install a fan light ceiling unit and duct to the outside.
- Insulate the walls and ceiling with fiberglass. Install a vapor barrier.
- Strap the ceiling. Install and finish sheetrock.
- Install underlayment for new flooring.
- Apply window and door trim. Install baseboards.
- Install a new dryer vent and patch where the existing vent exited.
- Install the roof boot on the plumbing vent stack. Patch shingles.
- Install accessories provided by owner.

*All interior*