

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JONATHAN A BLOCK

Located At 96 LINCOLN ST

Job ID: 2012-05-4076-ALTCOMM

CBL: 124- H-007-001

has permission to Build a dormer & new steps to connect exist rear interior stairs & exterior egress, widen interior front stairs 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

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

7/20/12

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|--|--|---|
| Job No: 2012-05-4076-ALTCOMM | Date Applied: 5/23/2012 | CBL: 124- H-007-001 | |
| Location of Construction: 96 LINCOLN ST | Owner Name: JONATHAN A BLOCK | Owner Address: 91 LINCOLN ST PORTLAND, ME 04103 | Phone: 207-653-5811 |
| Business Name: | Contractor Name: General Contrating Services, Inc. | Contractor Address: PO Box 857, Portland, ME 04104 | Phone: (207) 776-3073 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: R-5 |
| Past Use: Three dwelling units (two legal & one illegal) & one illegal dwelling unit 2012-06-4192 b legalize nonconforming unit | Proposed Use: Same - add 6.5' dormer in third floor apartment to allow for proper fire door installation Widen interior front stairs | Cost of Work: 17000.00 | CEO District: |
| Proposed Project Description: install dormer & fire door | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: R-2 Type: SB JTB 2009 Signature: JTB 1/20/12 |
| Permit Taken By: Gayle | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|---|---|--|---|
| <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 informatin may invalidate a building permit and stop all work.</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK w/conditions 6/14/12 ABK</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:</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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: JTB</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 (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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final 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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4076-ALTCOMM

Located At: 96 LINCOLN ST

CBL: 124- H-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The use of this property is presently nonconforming. There are two legal units and one illegal unit. Permit #2012-06-4192 has been applied for to legalize the nonconforming unit for a total of three legal dwelling units.
3. This permit is being issued using section 14-436(a). The first floor footprint is 1892 sf. The dormer is adding 35.75 sf which is a 2% increase of the first floor area, well below the 50% that is allowed.

Building

1. Application approval based upon information provided by the applicant or design professional including revisions submitted dated 6/29/12. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. 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.
4. A new exhaust fan to be installed in the separate toilet/sink area.
5. A handrail to be installed on the stairs at 34"-38" off the nosing

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
6. All smoke detectors and smoke alarms shall be photoelectric.
7. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
8. Notification: Two means of egress are required from every story. "MRSa Title 25 § 2453"
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

25

Legalization - 2012-06-11A2

2012 05 4076

60



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>91 Lincoln St.</u> | | |
| Total Square Footage of Proposed Structure/Area <u>Please see attached plan.</u> | | Square Footage of Lot <u>0.139 acres</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>124 - 4 - 7</u> <u>124 H00 7001</u> | Applicant * must be owner, Lessee or Buyer* Name <u>Jonathan A. Bloch</u> Address <u>91 Lincoln St.</u> City, State & Zip <u>Portland ME 04103</u> | Telephone: <u>207-653-5811</u> <u>207-791-1173</u> |
| Lessee/DBA (If Applicable) <u>N/A</u> | Owner (if different from Applicant) Name <u>Same</u> Address _____ City, State & Zip _____ | Cost Of Work: <u>\$16,500</u> C of O Fee: <u>\$180.00</u> Total Fee: <u>180 190.00</u> |
| Current legal use (i.e. single family) <u>Three family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same Three Family</u> Is property part of a subdivision? <u>NO.</u> If yes, please name _____ Project description: <u>Installation of new fire-rated rear exit door for 3rd Floor Apartment by installing a new dormer to allow for the correct height of the fire-rated door. This work is being done at the request of Portland Fire Dept. - John Martel.</u> | | |
| Contractor's name: <u>General Contracting Services, Inc.</u> | | |
| Address: <u>P.O. Box 857</u> | | |
| City, State & Zip: <u>Portland ME 04104</u> | | Telephone: <u>776-3073</u> <u>769-3073</u> |
| Who should we contact when the permit is ready: <u>Jonathan Bloch</u> | | Telephone: <u>653-5811</u> |
| Mailing address: <u>91 Lincoln St, 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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

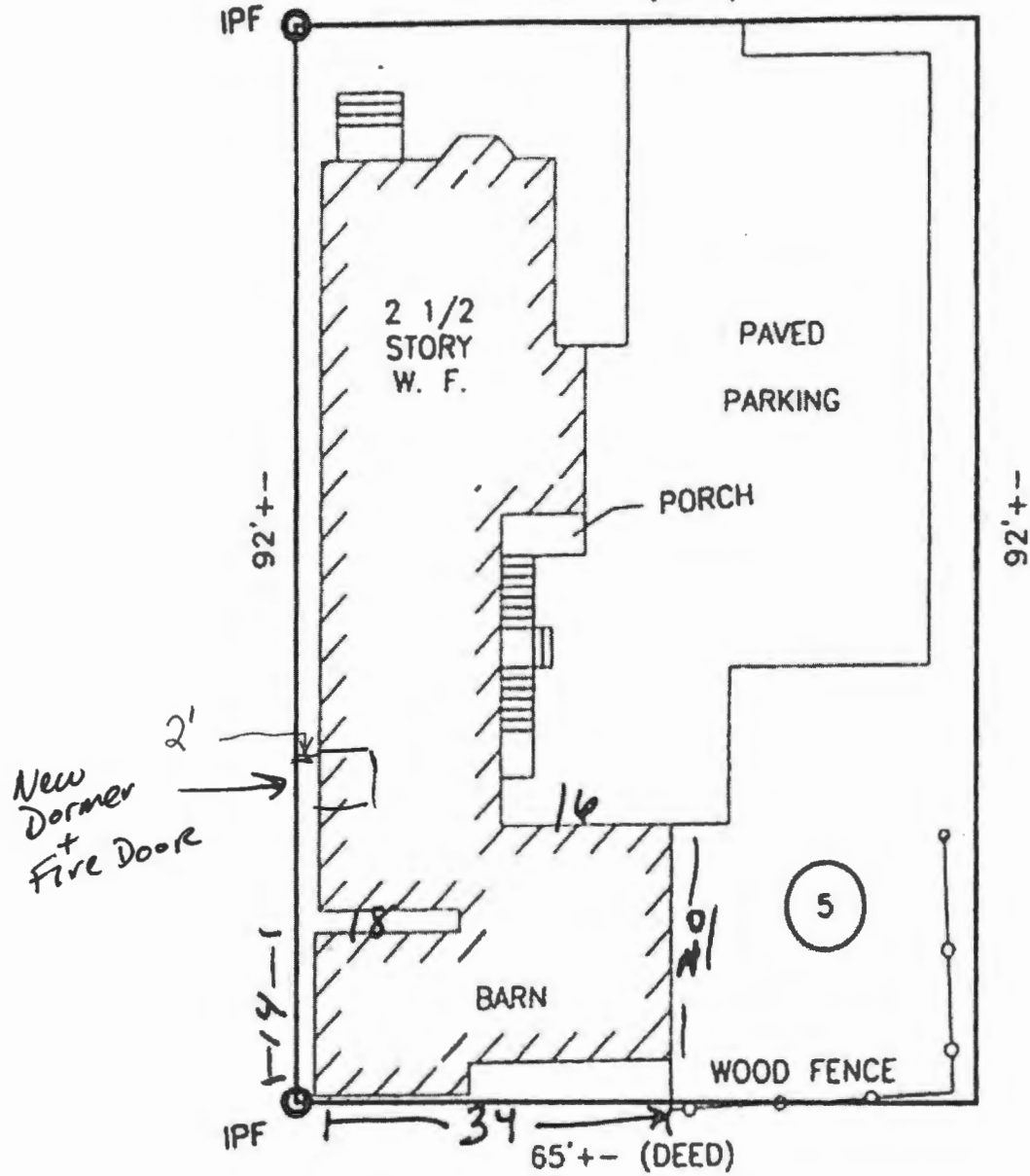
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 5/18/12

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

96 LINCOLN STREET
(PAVED)

65'+- (PLAN)



P.S

Re not meeting rear side setbacks.

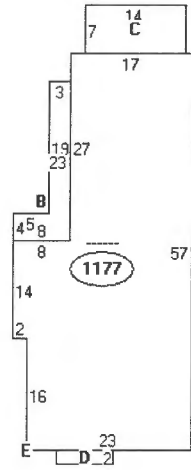
Using Section 14-43(a)

1st floor footprint

1892

adding 35.75'

$$\frac{35.75}{1892} = 1.88\%$$



Descriptor/Area

- A: -----
1177 sqft
- B: W/D
89 sqft
- C: ~~2E/B~~
~~98 sqft~~
- D: FBAY/B
16 sqft
- E: AB1
610 sqft

= 1892

96 Lincoln



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Receipts Details:

Tender Information: Check , BusinessName: Jonathan A. Block, Check Number: 5386

Tender Amount: 190.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 5/23/2012

Receipt Number: 44262

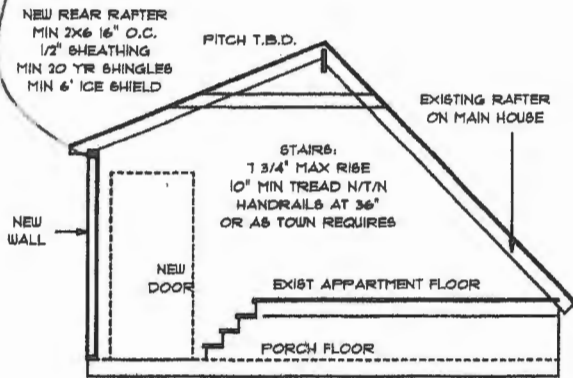
Receipt Details:

| | | | |
|---|--------|----------------|-----------|
| Referance ID: | 6645 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 190.00 | Charge Amount: | 190.00 |
| Job ID: Job ID: 2012-05-4076-ALTCOMM - install dormer & fire door | | | |
| Additional Comments: Jonathan Black | | | |

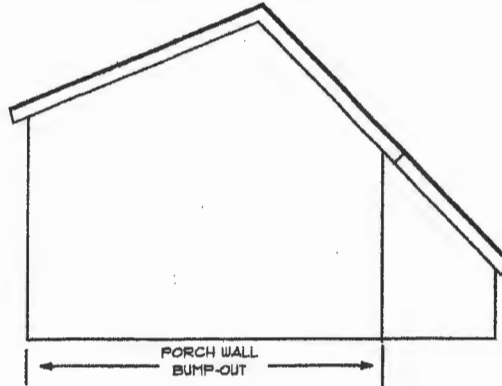
Thank You for your Payment!

6/25/12
 Hurricane
 brackets
 per Son B.

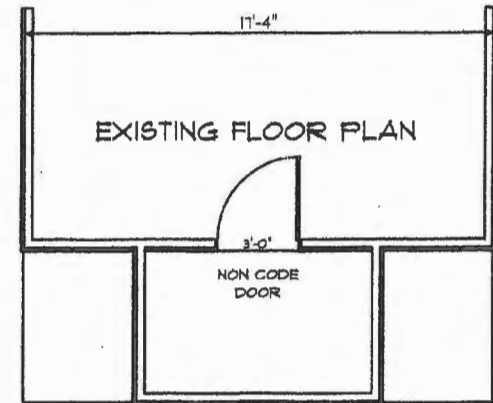
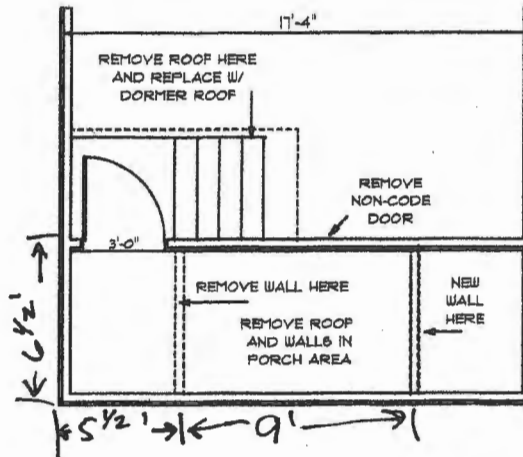
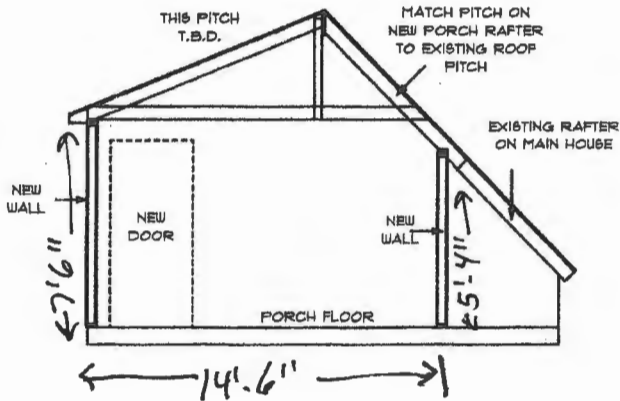
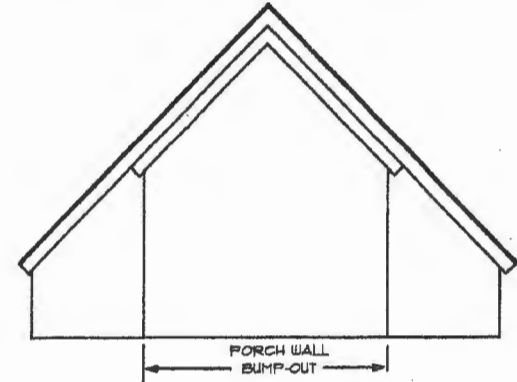
96 Lincoln St.



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



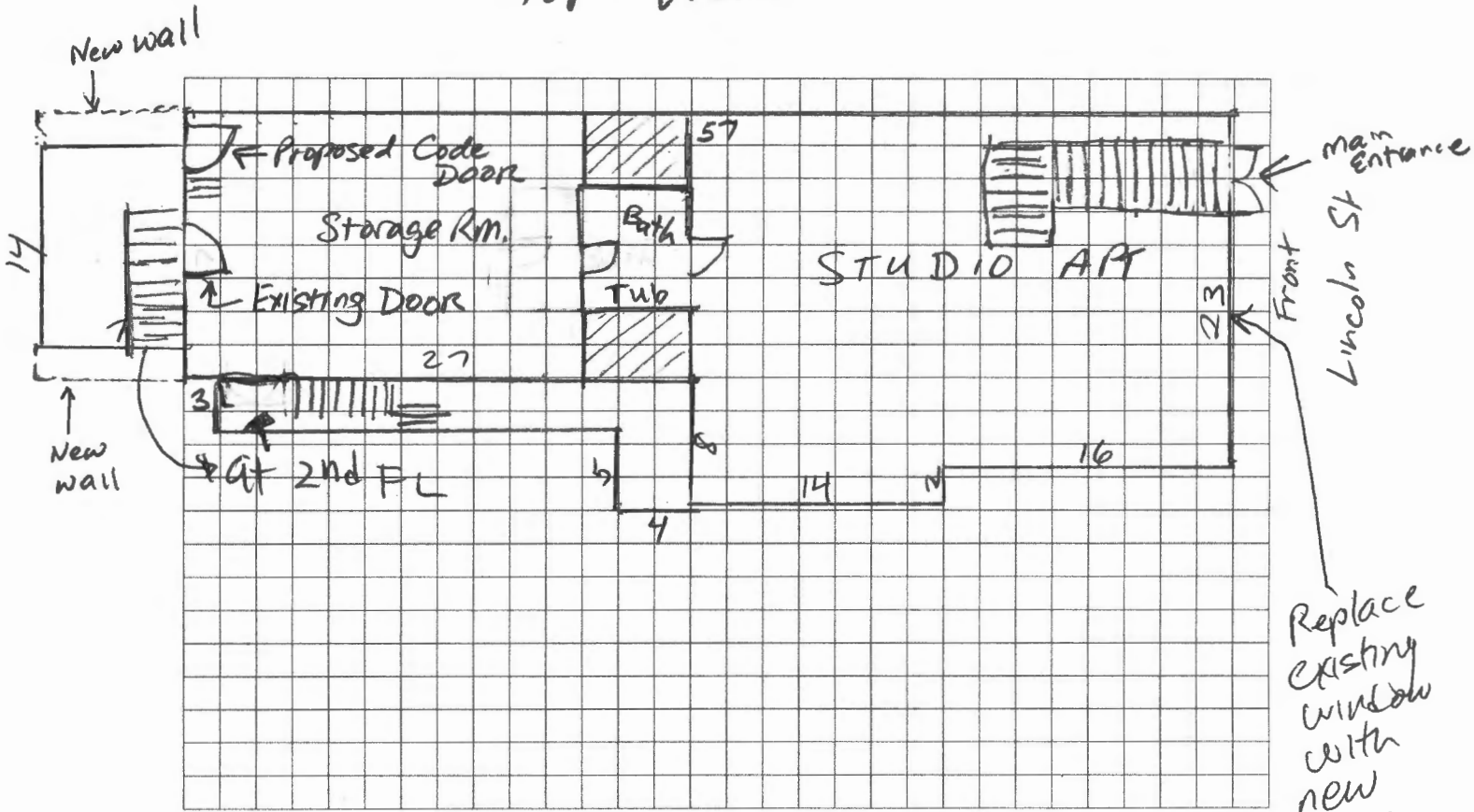
add. y. $6.5 \times 5.5 = 35.75 \phi$

RECEIVED

JUN 14 2012

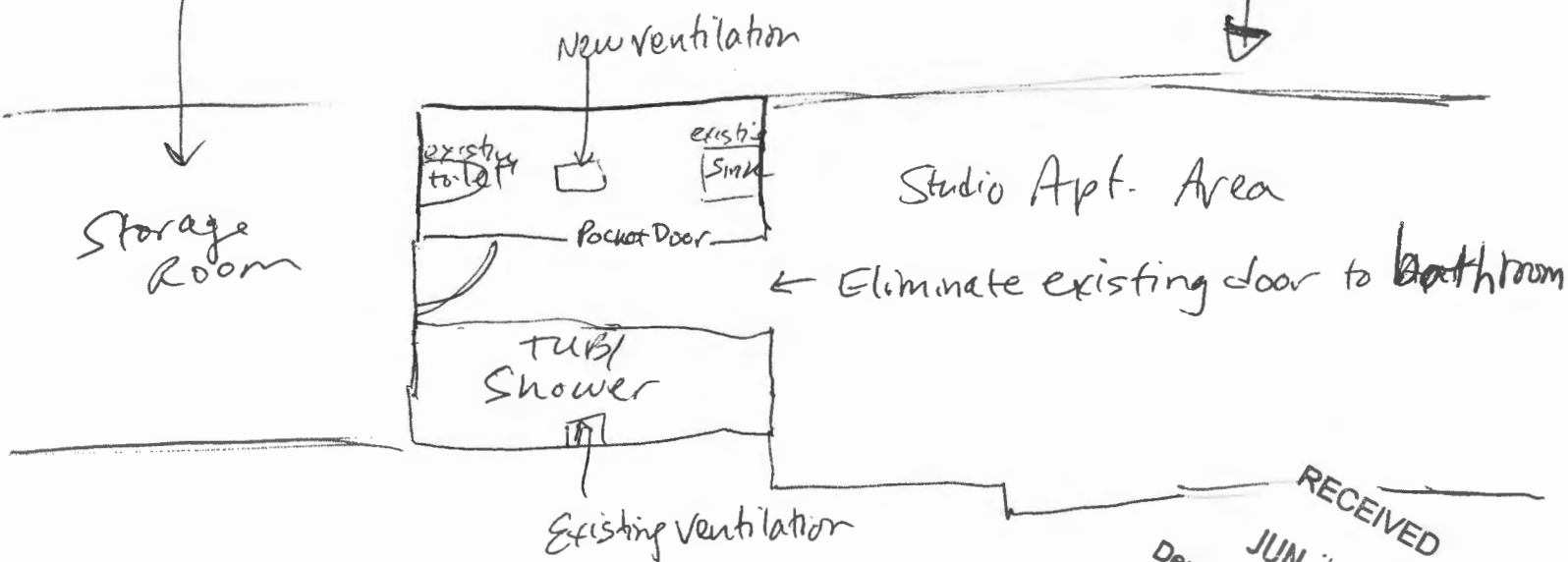
Dept. of Building Inspections
 City of Portland Maine

96 Lincoln 3rd Floor.
Top View



6/29/12 Notes by Jon B.

Storage room will have fire-rated sheet-rock throughout.



Redesigned Bath Room

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JUN 29 2012
Dept. of Building Inspections
City of Portland Maine

Jonathan Bloch

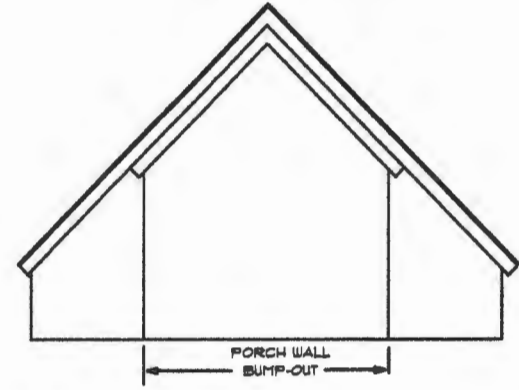
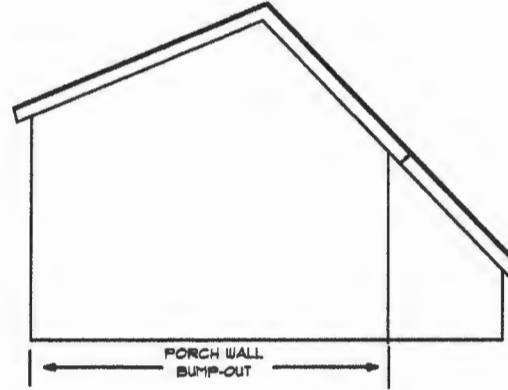
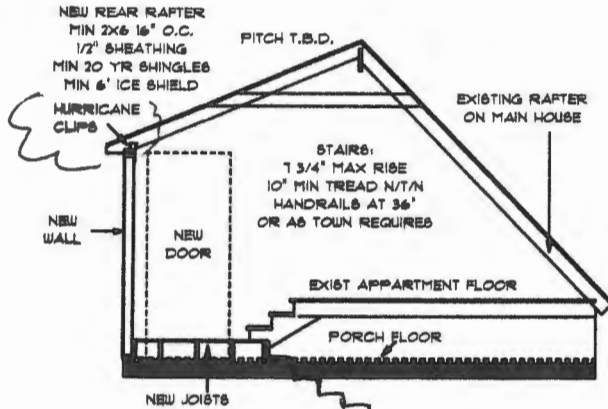
96 Lincoln St.

Revised Drawings - per ~~Gene Buzquet~~ Jeanie Bourke's request

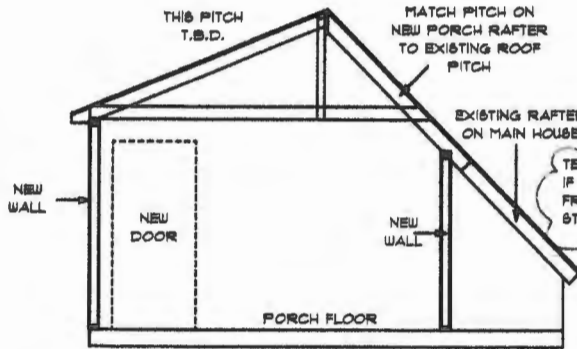
6/28/12

PROPOSED REAR ELEVATION

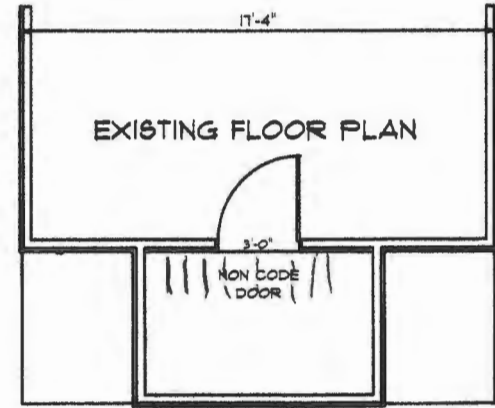
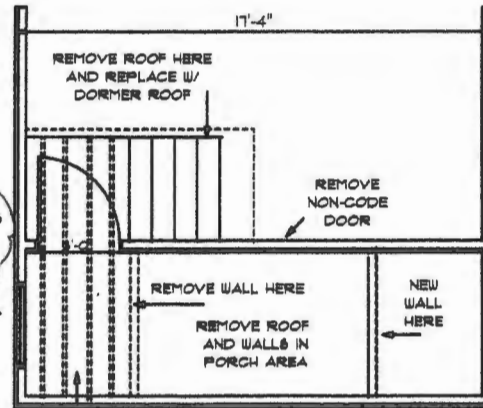
EXISTING REAR ELEVATION



R 21 INSULATION IN ALL NEW WALLS
R 30 INSULATION IN ALL NEW CEILING



TEMPERED GLASS IF LESS THAN 3' FROM END OF STAIRS



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City of Portland Maine

