

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

FEB 19 2004

Permit Number: 040090

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

This is to certify that Spear Karen J &/Jay Traunig

has permission to Build code compliant stairs to increase storage, modification of trusses

AT 0 Clairmont Ct 125 J009D01

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 when permission is procured before this building or part thereof is placed or closed-in. 24 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

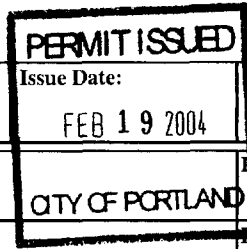
Jeanie Bonke 2/19/04

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: 04-0090	Issue Date: FEB 19 2004	CBL: 125 J009D01
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Location of Construction: 0 Clairmont Ct	Owner Name: Spear Karen J &	Owner Address: D1 Clairmont Ct	Phone: 41-1614
Business Name:	Contractor Name: Jay Traunig	Contractor Address: 27 Stone Drive Cape Elizabeth	Phone: 2076253318
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5

Past Use: Condominium	Proposed Use: Condominium w/alterations to attic	Permit Fee: \$174.00	Cost of Work: \$16,500.00	CEO District: 3
Proposed Project Description: Build code compliant stairs to attic to increase storage, modify roof trusses		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB BOLA 1999	
		Signature: JMB 2/19/04		
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: jmb	Date Applied For: 02/02/2004	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <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"/>	Zoning Appeal <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	Historic Preservation <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: JMB 2/19/04	Date: _____	Date: _____

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

Permit No: 04-0090	Date Applied For: 02/02/2004	CBL: 125 J009D01
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Location of Construction: 0 Clairmont Ct	Owner Name: Spear Karen J &	Owner Address: D1 Clairmont Ct	Phone: () 541-1614
Business Name:	Contractor Name: Jay Traunig	Contractor Address: 27 Stone Drive Cape Elizabeth	Phone (207) 625-3318
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Condominium w/alterations to attic	Proposed Project Description: Build code compliant stairs to attic to increase storage, modify roof trusses
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 02/19/2004

Note: **Ok to Issue:**

- 1) This property shall remain a single family condominium. Any change of use shall require a separate permit application for review and approval.
- 2) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 02/19/2004

Note: **Ok to Issue:**

- 1) The use of the attic is limited to storage space only.
- 2) See the stamped structural plans for the modification of the roof trusses.
- 3) Separate permits are required for any electrical or plumbing work.

All Purpose 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>Clairmont Court Unit D-1, ¹¹⁴⁻¹⁷⁶ Coyle St, Portland 04103</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>125 J9 D01</u>	Owner: <u>William + Karen Spear</u>	Telephone: <u>207-541-1614</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Clairmont Court Unit D-1 Portland ME 04103 207-541-1914</u>	Cost Of Work: <u>\$16,500[±]</u> Fee: \$ <u>174.00</u>
Current use: <u>Single Family Residence</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>No Change - Still Single Family Residence</u>		
Project description: <u>Interior renovation: construction of a new hallway and stairwell and creation of a semi-finished storage attic.</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Jay S. Traunig</u> Mailing address: <u>27 Stone Drive Cape Elizabeth ME 04107</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-799-3141 207-653-7123</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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><i>William Spear</i></u>	Date: <u>February 1 2004</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 125 J009D01
Location CLAIRMONT CT
Land Use RESIDENTIAL CONDO

Owner Address SPEAR KAREN J & WILLIAM T JTS
 D1 CLAIRMONT CT
 PORTLAND ME 04103

Book/Page 14870/172
Legal 125-J-9 ASHMONT ST 63-
 71 COYLE ST 114-124
 UNIT D-1
 CLAIRMONT COURT CONDO

915 2/2
 04-0090
 William
 2/19 130

Valuation Information

Land	Building	Total
\$6,720	\$60,170	\$66,890

Property Information

Year Built 1979	Style Condo	Story Height 2	Sq. Ft. 520	Total Acres 0	
Bedrooms 2	Full Baths 1	Half Baths 1	Total Rooms 4	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 06/01/1999	Type LAND + BLDING	Price \$77,000	Book/Page 14870-172
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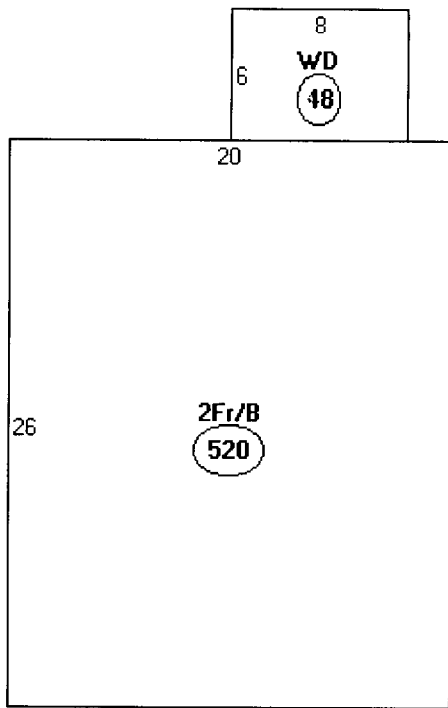
Picture and Sketch

[Picture](#)
[Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

A: 2Fr/B
520 sqft

B: WD
48 sqft

BUILDING PLANS FOR CLAIRMONT COURT UNIT D-1

The Project

Add Stairwell and create semi-finished storage room in the attic.

Phase 1: Create second floor hallway and open up existing stairwell.

Plan "A" shows the existing master bedroom and current stairwell. The project is to add a new wall as per Plan "B" cutting three feet off the master bedroom to create a hallway from the existing landing to the foot of the proposed new stairwell to the attic. At the same time, in order to get more light into the existing stairwell, the current bedroom end wall will be opened up as per drawing # 1.

The new wall is to be standard 2 x 4 and sheet rock construction mudded and sanded for painting. The baseboard is to match that on the existing walls. The existing bedroom door is to be placed in the new wall 6" from the interior end, adjacent to the light switch.

The new wall is to be painted HQ Antique White or equivalent and the remainder of the bedroom walls will be re-painted with the same color.

Two existing electrical outlets by the window will be eliminated and the existing cable jack will be re-located as per Plan "B." Two new outlets will be located in the new wall as per the plan, and the one nearer the outside wall will be connected to the wall light switch. The existing outlet connected to the wall switch will be retained as a standard outlet.

The modification of the existing bedroom end wall will require the cutting of two triangular openings in the wall to allow light into the stairwells. At each end of the wall the doubled up 2 x 4 supporting columns will be sheathed in red oak planed down to ½". The upper side of each opening will be similarly sheathed and will be trimmed with 2" red oak also planed to ½". The lower side of each opening will be covered with red oak of at least 1", but not more than 1 ¼". The top and bottom of the column will be trimmed with ½" oak cove molding and the underside of the bottom board will be trimmed with ¾" oak cove molding. All of the oak trim will be stained with two coats of Minwax Natural Stain #209, (or equivalent,) and sealed with one coat of polyurethane. The wall is to be re-painted antique white to match. (See Drawing #1.)

The existing light at the top of the stairs will be relocated to the center of the space, currently occupied by the smoke alarm.

Phase 2: Installation of stairwell, window, and reconstruction of roof truss system.

The new stairwell will start from the existing small bedroom closet and rise up mirroring the existing stairwell from the first to the second floor. The closet door and the cedar lining of the closet will be saved for use in a finished closet in the attic. The sides of the stairwell will be sheet rocked and prepped for painting and then painted antique white. The stair treads will be 10" red oak stained with two coats of Minwax Natural Stain #209, (or equivalent,) and sealed with at least two coats of a suitable floor sealer. The risers will be made of clear white pine stained with one coat of Minwax Puritan Pine #218, (or equivalent,) and sealed with two coats of sealer. The lower landing will be finished with red oak flooring. A hardwood handrail, either maple or oak, finished with a natural stain will be installed on the right hand wall (looking up,) and run from the first step above the lower landing to the very top of the stairs.

A light fixture matching the existing fixture at the foot of the existing stairs will be mounted in the same spot at the foot of the new stairwell. A double light switch will be installed with one switch to control each of the lights at the bottom and the top of the stairwell. A similar double switch will be installed on the new landing at the top of the stairs.

The existing truss system, (See Drawing #2,) will be modified to create a useable attic space 8 feet wide by 19 ½ feet long. A new truss system will be constructed as per Drawings prepared by Shelley Engineering

A casement window, approximately 2' by 4' will be installed in the gable end of the attic. The existing vent will be removed and replaced by a small triangular vent tucked under the top of the eaves.

The truss system will be modified and strengthened according to the engineer's drawings to create a room 19 ½ feet long by 8 feet wide by 6 ½ feet high. Except at the top of the stairs where all of the existing truss work will be replaced by two 2 x 8 rafters sistered to the existing truss rafters and the ceiling height will be 7 feet, (See drawing #3.) 6 inches of fiberglass insulation will be placed between the rafters, in the gable end, in the new interior walls.

Phase 3: Finishing the attic.

The attic space will consist of two rooms, a finished 4' x 4' foyer at the top of the stairs, and a semi-finished storage room, (See Plan "C"). The foyer will be sheet rocked, mudded, sanded and painted antique white. The Storage space will only be sheet rocked mudded and sanded.

The foyer will have a red oak floor with natural stain. At the back of the room will be a closet approximately 2 – ½' deep. The closet floor will be oak extended from the foyer. The wall will be left as unfinished ½" OSB. Access will be through two, 18" 3 panel pine doors stained with two coats of Puritan Pine and one coat of polyurethane. Access to the storage room will be through a 30" 6 panel pine door also stained with Puritan Pine and finished with one coat of polyurethane. All door casings are to be painted white to match the walls.

In the storage room, the floor will be ¾" plywood left unfinished. There will be multiple closets as indicated on the plan. These will be lined with OSB. All doors in the storage attic will be louvered pine doors shortened to 6'.

Baseboard in the foyer will be 1 x 4 oak with oak cove molding stained natural with two coats of polyurethane.

Lighting in the foyer will consist of one recessed spotlight, controlled by a double switch, (as described earlier in phase 2). Storage room lighting will be two recessed spot lights controlled by a single switch next to the door. There will be no outlets in the foyer, but one outlet on each side of the storage room and one at each end as per the plan.

Heat will be provided by a three foot length of electric base board heating, removed from the kitchen, and centered under the window in the gable end.

Clairmont Court Unit D-1
Portland, ME 04103
February 2, 2004

Dear CCOA Board members;

Pursuant to the discussion at the Board Meeting on Sunday January 11, this is my formal request for approval of the structural changes that I wish to make to my unit.

As discussed, I would like to make the following modifications:

- Build a partition across the end of the master bedroom to create a hallway at the top of the stairs.
- Construct a permanent stairwell up into the attic space beginning in the small bedroom closet in the master bedroom. This stairwell would rise up above the existing stairwell.
- Modify the existing roof truss system to create an 8' x 20' storage attic.
- Install a 2' x 4' window in the gable end of the unit and adjust the venting accordingly.

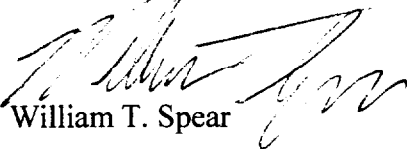
I have already spoken with Colleen Kelly in C-7; since she is the only neighbor who might have any privacy concerns, and have received from her a verbal approval regarding the window.

Prior to construction, a structural engineer will review the truss modifications.

Furthermore, I hereby acknowledge that any structural problems that arise during, or subsequent to, the construction, such as leaks, etc., are solely my responsibility. In the event of a problem arising from the construction it will be up to me, or, in the event of a warranty issue, my contractor, to repair the damage at our expense.

If you have any questions, require further information, or would like to review the plans, please give me a call at 541-1914.

Sincerely yours,


William T. Spear

January 11, 2004 CCOA Board Meeting at Bill Doughty's Unit E1

Present: June Dall-Morris, Bill Spear, Bill Doughty, Alice Cash, Barbara Davis, Rudina Roshi

President June Dall-Morris called the meeting to order at 7:16 PM.

Melissa Kaufman, Unit F4, has a basement leak that may be CCOA responsibility. Alice submitted an estimate from Melissa. June will pass the estimate to Lynn Greene.

Time Warner Cable needs a letter from the Board to fix the cable to the D building.

Bill D. reported that Peter Howe is interested in purchase a second unit if anyone is selling. Bill and Darlene Strube are the new tenants in Unit E2.

Unit Ç6 is being renovated with new hardwood floors. The owner's, Carl and Ann McCann will be moving in to their unit.

Rudina reported the CD has been rolled over for another 6 months.

Old Business: The Jewish Community Center has fixed the fence!

Caron & Waltz has fixed the lighting on Unit E1.

Unit B2 has a lamp out.


Estimates to add light to the corner of A6 will be more expensive because of the cable run from A1.

Approximately \$700 for a double flood, \$1000 for a halogen. Light sensor not working because of the pine tree by the shed shading the sensor. Best solution is to cut back the tree during the spring clean up.

Deck lights. If lighting is not needed or not broken, don't fix it. Sometimes just the photo sensor needs cleaning.

Gutters cleaned? Bill Spear will call to ask about the gutters and ask for the proposal for year maintenance for the next two years.

It was reported that during the last heavy snowstorm, no one shoveled the stoops. This was problematic as previously reported. There is also an ongoing issue with A6 car not being moved for plowing. It continues to be a problem the Board secretary will write a letter to the owner about the problem. Possible solution would be towing.

 New Business

Bill Spear made a proposal to the Board for a physical change to his Unit (D1). He proposed to open the attic for storage and ~~play area~~ and to add a window in the gable end under the eaves. The window would be the same type and size as the second floor windows. The Board advised Bill to write a letter to the Board requesting permission and assuming responsibility. The Board secretary will then write a letter of permission. The Board secretary will also write a letter of waiver of occupancy for Bill Spear based on the Board's permission to allow Bill's family to stay with the additional child. A motion was made to approve Bill Spear's request for expansion on a one time basis only with all the assumptions that Bill Spear is responsible for all expenses (similar to the additional deck permission granted for B1 a few years ago). The motion carried unanimously.

The poor condition of the paint of the units was discussed. The last paint job was not done as well as it might have been. The painting is not on the schedule for another 3 years. The Board discussed a mortgage loan to do the painting sooner. June will ask Lynn to get an estimate on painting all the units. Alice will look up the particulars of a special vote of the owners about the loan in the bylaws. Rudina will check on the loan.

The next Board meeting will be February 8 at Alice Cash's Unit C3 at 7 PM. The Board adjourned at 8:40 PM.

Respectfully submitted,

Alice Cash, Secretary

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632 must~~ also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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

2/19/04
Date

[Signature]
Signature of Inspections Official

2/19/04
Date

CBL: 125-J-9001 Building Permit #:

04-0090