

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GUNHILD E GROSS

Located At 9 LONGFELLOW ST

Job ID: 2012-08-4654-DRG

CBL: 126- B-001-001

has permission to Demolish and rebuild a 21 by 18 foot 4 inch garage (Two Family Residence).
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

08/29/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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. Pre-Demolition
 2. Footings/Setbacks prior to pouring concrete
 3. Close In Elec/Plmb/Frame prior to insulate or gyp
 4. 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

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4654-DRG

Located At: 9 LONGFELLOW ST CBL: 126- B-001-001

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a two family condo building. Any change of use shall require a separate permit application for review and approval.
4. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Building

1. 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.
2. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
3. Note: FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:
 1. **To the closest interior lot line;**

**TABLE R302.1
EXTERIOR WALLS**

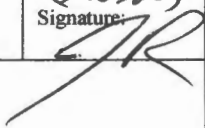
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

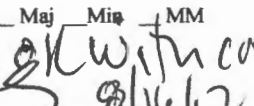


For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4654-DRG	Date Applied: 8/8/2012	CBL: 126- B-001-001	
Location of Construction: 9 LONGFELLOW ST	Owner Name: GUNHILD E GROSS	Owner Address: 11 LONGFELLOW ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Start to Finish Remodeling Inc - Matt Peirsol	Contractor Address: 22 SARGEANT ST WESTBROOK MAINE 04092	Phone: (207) 893-3441
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO & REBUILD	Zone: R-5
Past Use: Two Residential Condos	Proposed Use: Same: Two Residential Condos - to tear down 18'4" x 21' detached garage and rebuild within the same footprint and envelope	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: iR3 Type: SB ERC, 2009 (MUBR) Signature: 
Proposed Project Description: Demo and reconstruct garage; same location		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Mid <input type="checkbox"/> MM Date:  8/14/12	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 Date: 	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: 
	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

8-22-12 DWM Matt 831-3441 Pre Demo OK

See plan for dimensions



General Building Permit Application

Entered 8/18/12

155
R-5

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.

2012-08-4654-DRG

Location/Address of Construction: <u>9-11 Longfellow Street Portland</u>		
Total Square Footage of Proposed Structure/Area <u>360 Sq-Ft</u>	Square Footage of Lot <u>6,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>B</u> Lot# <u>1</u>	Applicant: (must be owner, lessee or buyer) Name <u>Gunhild Gross</u> Address <u>9-Longfellow St Portland ME</u> City, State & Zip <u>04103</u>	Telephone: <u>30000</u>
	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$29,921</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>320</u>
	Current legal use (i.e. single family) <u>2 Family</u> Number of Residential Units <u>2 Res. Condos</u> If vacant, what was the previous use? Proposed Specific use: <u>N/A</u> Is property part of a subdivision? If yes, please name Project description: <u>Tear Down and Rebuild existing Garage Same location 21' 18x20</u>	
Contractor's name: <u>START to Finish Remodeling Inc</u> Email: <u>mat@STAR2.net</u> Address: <u>22 SARGENT ST</u> City, State & Zip: <u>Westbrook ME .04092</u> Telephone: <u>207-831-3441</u> Who should we contact when the permit is ready: <u>Mat Piersol</u> Telephone: <u>207-831-3441</u> Mailing address: <u>Same</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.

and 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: 8/16/12

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

Not set up
Gave to Vicki

MORTGAGE LENDER USE ONLY

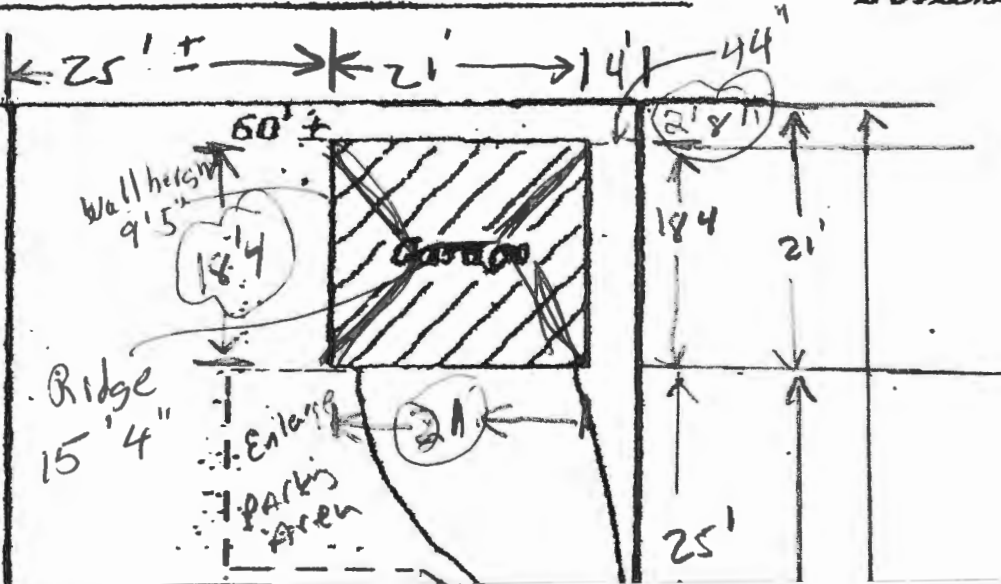
ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS IS AS FOLLOWS: A) DETERMINING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF SURVEYORS (1) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER TITLE ATTORNEY OR BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. NOT TO BE USED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJACENT'S DEEDS.

USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

Street

INSP. DATE: 9/12/2008

SCALE: 1"=25'



R-5 Zone

Marge Schmuckal - Demo Permits

From: Tammy Munson
To: Zoning
Date: 8/1/2012 9:27 AM
Subject: Demo Permits
CC: CEO's; support staff

Marge & Ann, after you sign off on a demo permit, can you return the permit to the front staff so they can schedule a pre-demolition inspection prior to building sign off?



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Receipts Details:

Tender Information: Check , Check Number: 3353

Tender Amount: 320.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/8/2012

Receipt Number: 46850

Receipt Details:

Referance ID:	7552	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	320.00	Charge Amount:	320.00
Job ID: Job ID: 2012-08-4654-DRG - Demo and reconstruct garage; same location			
Additional Comments: 9-11 Longfellow			

Thank You for your Payment!



Demolition of a Structure 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>9-11 Longfellow Street Portland</u>		
Total Square Footage of Proposed Structure <u>360 sqft</u>		Square Footage of Lot: <u>6,000</u>
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>126 13 1</u>	Owner: <u>GunHild Gross</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>GunHild Gross</u> <u>11- Longfellow St.</u> <u>Portland ME.</u>	Cost Of Work: \$ <u>29,921</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Garage</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>Demolish and dispose of existing 18x206 garage - + Rebuild</u>		
Contractor's name, address & telephone: <u>START TO finish remodel Inc.</u> <u>22 Sargent St. Westbrook ME 04092 - 207 831-3441</u>		
Who should we contact when the permit is ready: <u>Matt Piersu</u>		
Mailing address: <u>Same</u> Telephone: <u>207-831-3441</u>		

Electronic files in pdf format are also required

Please submit all of the information outlined in the Demolition call list. 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 of applicant: <u>[Signature]</u>	Date: <u>8/6/12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 11 Longfellow St

Owner: GunHild Gross

Structure Type: Garage

Contractor: START to Finish Remodeling

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Ben 8/7/12</u>
Unitil	1-207-541-2533	<u>Barbara Missig 8/7/12</u>
Portland Water District	761-8310	<u>Heather Fields 8/7/12</u>
Dig Safe	1-888-344-7233	<u>Carol 8/7/12</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division	874-8891	<u>Jeremiah Baxley 8/7/12</u>
DPW/ Sealed Drain Permit	874-8822	<u>Carol Meritt 8/7/12</u>
Historic Preservation	874-8726	<u>Deb Andrews 8/7/12</u>
DEP – Environmental (Augusta)	287-2651	<u>Steve Zayszly 8/7/12</u>

Additional Requirements

Ticket # 2012304258

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company N/A
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information call @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

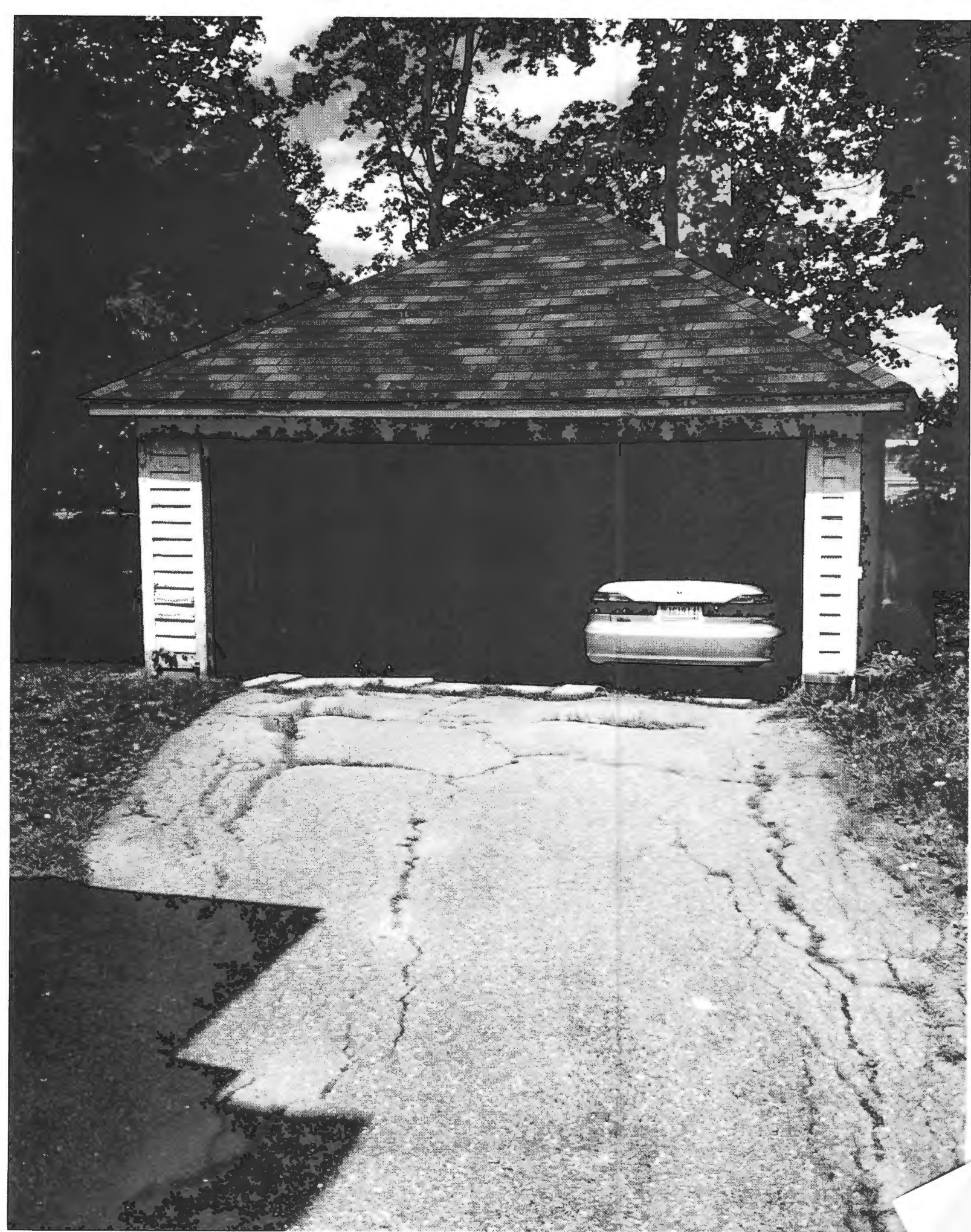
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 8/7/12

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



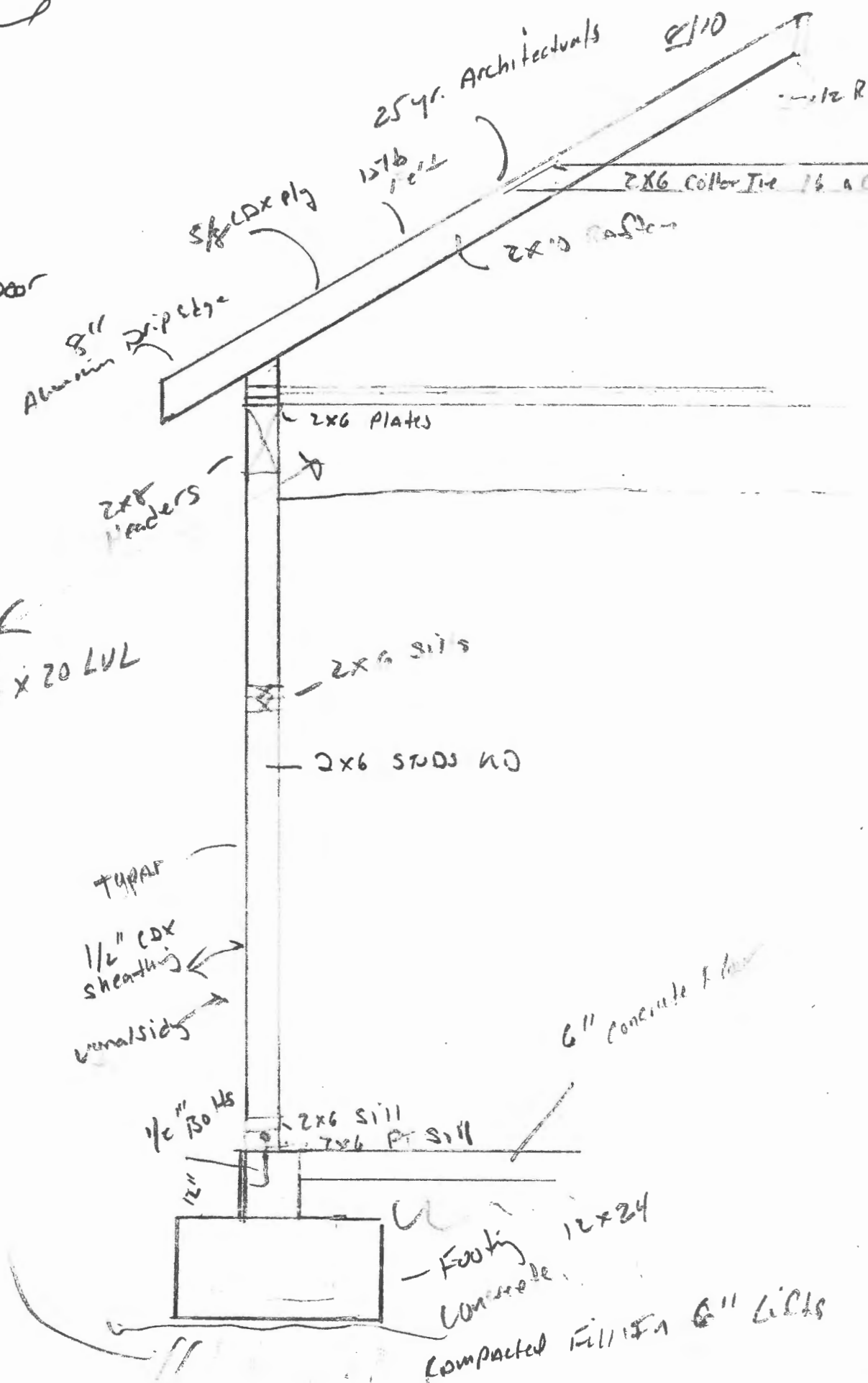


GROSS GARAGE
9 Longfellow ST
Portland

2 windows

1 man door

1 16' Garage Door



Garage Door
Header
1 1/2" x 11" x 20 LVL
Tripple

12x24
concrete
Compacted fill with 6" lifts

Jonathan Rioux - Re: 9 Longfellow St.

From: Matt Piersol <matt@stfr.net>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 8/28/2012 7:35 PM
Subject: Re: 9 Longfellow St.

John I plan on using 1/2" green board Osb on the exterior walls and 5/8" red Osb on the roof sheathing. It was explained to me that I need to sheet rock the rear wall on the interior because it is less than 4' from the property line. I will do that if the city requires but it's the first I've heard of that in the IRC codes. I believe it is not necessary given this is a free standing garage and the closest building is the house which is 25' away. Please let me know if you need more information. Awaiting permits. Regards matt

Sent from my iPhone

On Aug 28, 2012, at 3:03 PM, "Jonathan Rioux" <JRIOUX@portlandmaine.gov> wrote:

Matt,

Can you fill in the blank ___ section(s) below? What are you proposing to use for the exterior sheathing for the one hour fire separation(s)?

<(null)>

Jonathan Rioux
 Code Enforcement Officer/ Plan Reviewer

City of Portland
 Planning and Urban Development Department
 Inspection Services Division
 389 Congress St. Rm 315
 Portland, ME 04101
 Office: 207.874.8702
 Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Matt Piersol <matt@stfr.net> 8/22/2012 3:07 PM >>>

John. The overhangs will be 8 to 10 inches since we can't alter the size of the building. They currently are 12" on the existing building. We also plan on changing the roof line from a hip style roof to a gable leaving the ridge height at the original 15'4" off the slab. The garage door will be on the gable side with a span of 16 ft or so. The header will be 11 7/8" tripped up. Regards. Matt

Sent from my iPhone

On Aug 22, 2012, at 1:44 PM, "Jonathan Rioux" <JRIOUX@portlandmaine.gov> wrote:

Roof Framing (Style) and Connections

Roof Rafter: 2 X 10" @ 16" OC
Rafter Ties: 2x6 @ 16"
Collar Ties: 2 X 6" @ 16" OC

Sheathing: Wall 1/2" CDX, Floor: Slab, Roof: 5/8"
25 Yr. Arch. Asphalt

What is the eave over-hang? 6"

And is the garage door opening on the load-side, is so Header Spans?
no

Enclosed attic space, or open with access/ light storage? open.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
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