

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND



BUILDING PERMIT

This is to certify that KATHLEEN REYERIN

Located At 17 COYLE ST

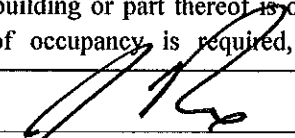
Job ID: 2011-11-2659-ALTR

CBL: 126-H-012-001

has permission for installation of an Elevator and Interior Renovations (Single 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

 01/20/2012

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. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. 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

Job ID: 2011-11-2659-ALTR

Located At: 17 COYLE ST

CBL: 126- H-012-001

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. 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 issued with the condition that all the work is taking place within the existing footprint

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

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. R321.1 Elevators. Where provided, passenger elevators, limited-use/limited-application elevators or private residence elevators shall comply with ASME A17.1.
3. 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. **Note Drawing "A-1.1" Window Schedule for first floor only; See the condition(s) below for any change (additions or enlargement) to the existing bedrooms.**
 - a. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A Carbon Monoxide (CO) alarms 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.

Job ID: 2011-11-2659-ALTR Located At: 17 COYLE ST CBL: 126- H-012-001

5. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
6. Submit specifications for Engineered Girders; Girders and Headers must comply with Table R502.5(1) of MUBEC.
7. Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
8. See attached documentation for bathroom fixtures clearance and headroom requirements; Ventilation of this space is required per ASRAE 62.2 , 2007 edition.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2659-ALTR	Date Applied: 11/1/2011	CBL: 126- H-012-001	
Location of Construction: 17 COYLE ST	Owner Name: KATHLEEN REYERING & LARRY GIDDING	Owner Address: 17 COYLE ST PORTLAND, ME 04101	Phone: 207-712-1155
Business Name:	Contractor Name: Cape Construction, Jeremy	Contractor Address: 777 Cape RD EAST LIMINGTON ME 04049	Phone: (207) 807-2070
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - interior alterations - adding elevator & remodeling kitchen & bathroom - new exterior door on rear & removing exterior side door	Cost of Work: 65000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. P. L. ... 11/21/11</i>	Inspection: Use Group: R3 Type: SB MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: Interior alterations, add new exterior door		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 information may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>- all work w/ in existing footprint.</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ condition 11/20/11 ARU</i>	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: <i>ARU</i>
	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

R-3

2011-11-26/11



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: 17 COYLE		
Total Square Footage of Proposed Structure/Area NO CHANGE TO EXISTING, 2168	Square Footage of Lot 11128	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 126 H 11,12	Applicant: (must be owner, lessee or buyer) Name KATHY REYERING/LARRY GIDDING 17 COYLE ST Address PORTLAND, ME 04101 City, State & Zip	Telephone: 207-712-1155
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>65,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>670</u>
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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: ADDITION OF ACCESSIBLE FEATURES TO EXISTING HOME INCLUDING ELEVATOR AND REMODEL OF KITCHEN AND BATH		
Contractor's name: _____ Email: _____ CAPE CONSTRUCTION AND RENOVATION		
Address: _____ LIMINGTON, ME		
City, State & Zip _____		Telephone: 207-807-2070
Who should we contact when the permit is ready: KATHY REYERING 17 COYLE ST.		Telephone: 207-712-1155
Mailing address: _____		

11-8-11

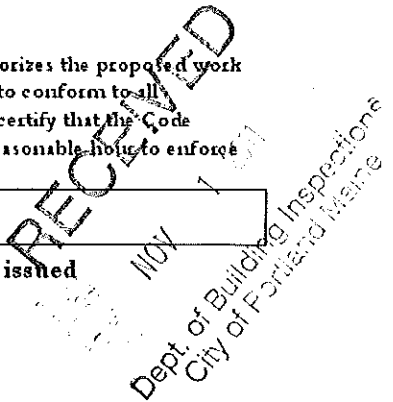
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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: Kathy Reyer Date: 10/24/2011

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



Jonathan Rioux - Re: Re: 17 Coyle

From: Brewster Buttfield <brewster@prospectdesign.me>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 1/19/2012 10:19 PM
Subject: Re: Re: 17 Coyle
CC: Jeremy Lawrence <capeconstruction@fairpoint.net>, Kathy Reyerling <kthyry...>
Attachments: A-1.1 FIRST FLOOR PLAN.pdf; A-1.3.3 SECTION.pdf

Jonathan

I drafted the section that illustrates what was already noted on the plan. Specifically, how the elevator shaft walls bear down to the basement slab or existing basement girder. The joists that are cut for the shaft bear on these walls. The only new girder bears on a post (also shown in the section) that bears to an existing interior foundation wall. I added a detail of the additional framing in the elevator wall where the rail is attached. This detail is per manufacturer's specification.

Finished bathroom ceiling is dimensioned at 7'-6". This is the same ceiling as the existing bedroom currently in that space.

We are not creating a new stair. We removed an existing steep secondary stair. The remaining existing stair is conforming.

Brewster

On Thu, Jan 19, 2012 at 2:30 PM, Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

Jermery,

If it helps you can schedule a plan review meeting by calling 207.874.8703. We can review the information and issue the permit if all the requirements are met. JGR.

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

>>> Jonathan Rioux 1/17/2012 3:02 PM >>>

Brewster,

If all four walls of the Elevator shaft are being framed alike, a typical cross-section (from the second floor to foundation) of how the elevator shaft is framed (showing how the existing floor joist meet with the elevator shaft).

What is the rise/ run and headroom of the remaining existing stairwell?

1. Cross section of all new Girders & how they are posted down to foundation.
2. Cross section/ framing detail for elevator shaft.
3. Finish Ceiling Height in the Bathroom
4. Section "A-1.1" indicated that the existing stairs was removed, if a new stairwell is created/

alter a cross-section (Rise, Run, Headroom, and Handrails) must be submitted for review.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
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Brewster Butfield | Prospect Design | 207.749.7400
www.prospectdesign.me
http://www.flickr.com/photos/prospect_design/

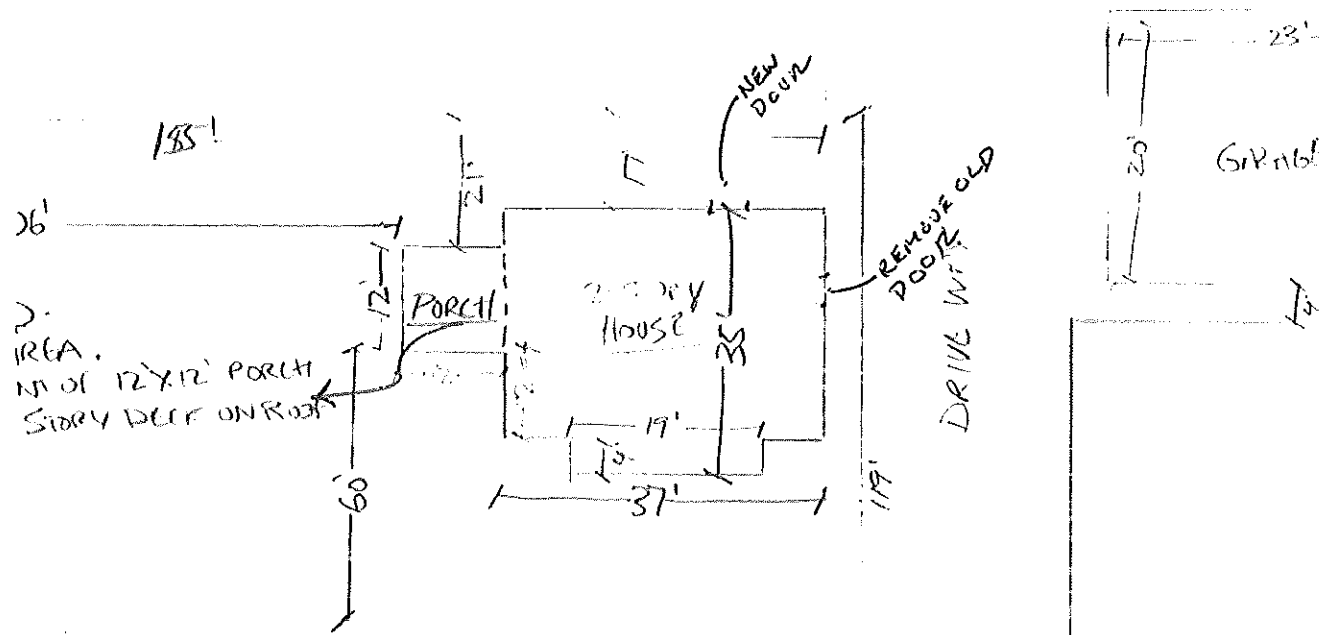
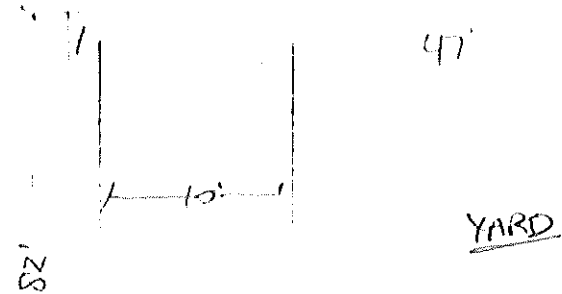
Dept. of Building Inspections
 City of Portland Maine
 NOV 1 2011
RECEIVED

Partial Plot Plan from Permit # 2011-06-1237

#17 518 ST. GIDDINGS RESIDENCE
 - PLOT PLAN -

5/29/11
 (COURT ST.)

E ON APP. PROJECT DESCRIPTION,
 TING 12' X 12' PORCH WITH SOME
 SW CONSTRUCTION OF 2ND STORY
 PORCH ROOF WITH ACCESS FROM
 SR.

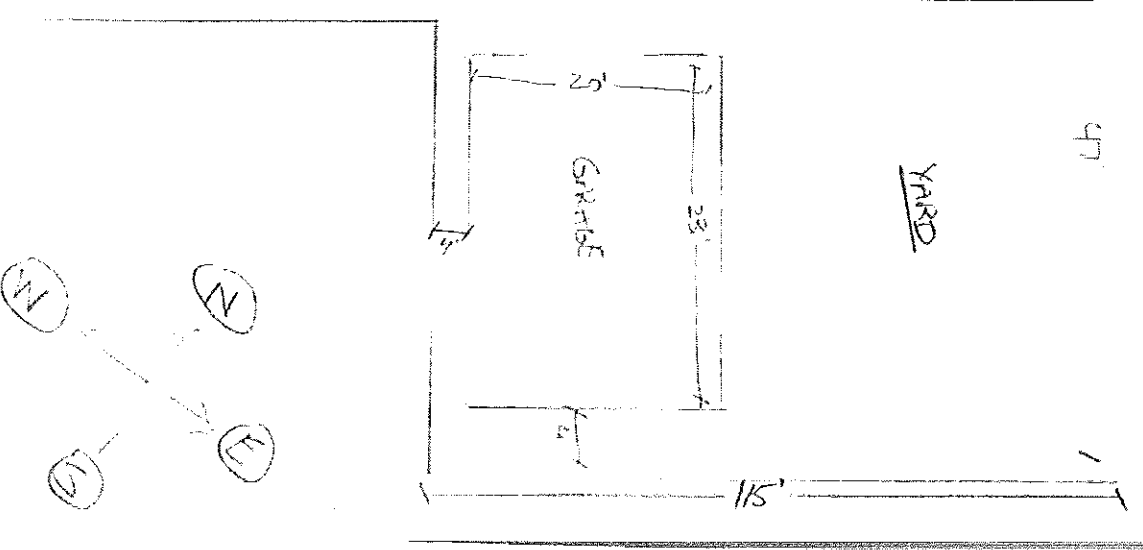
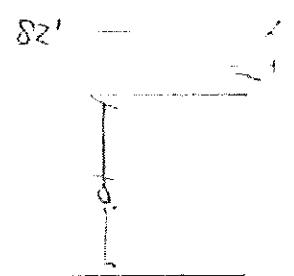
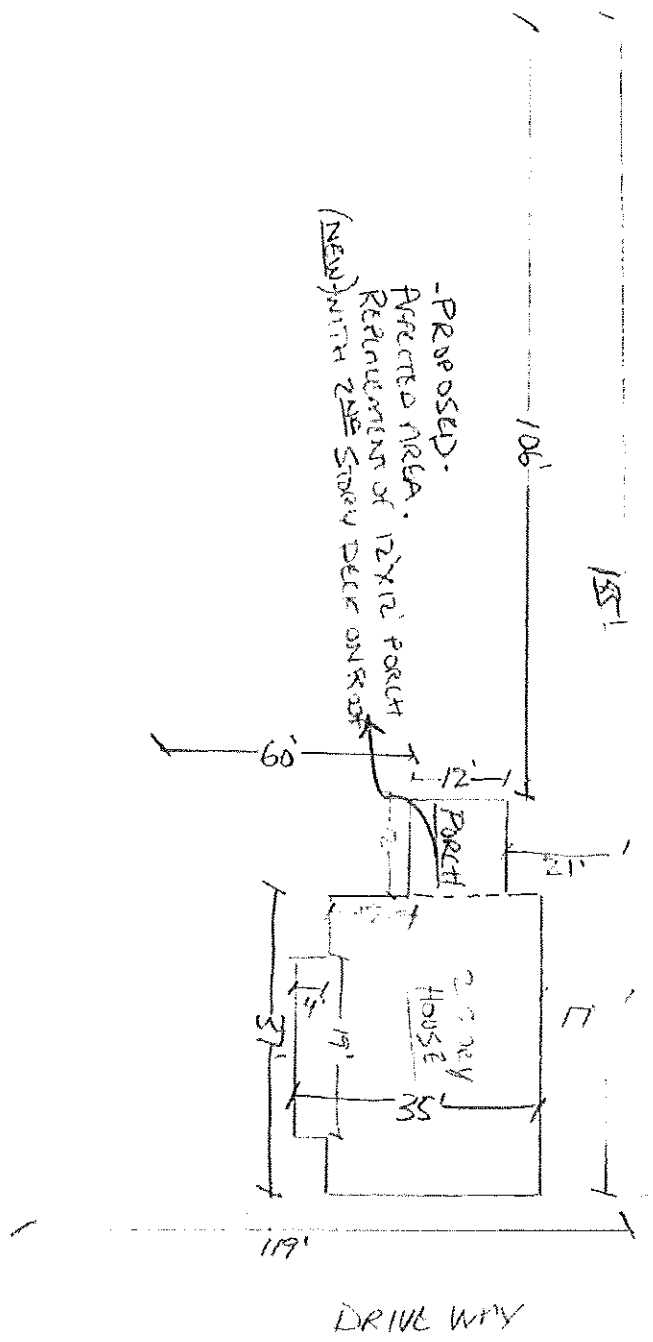


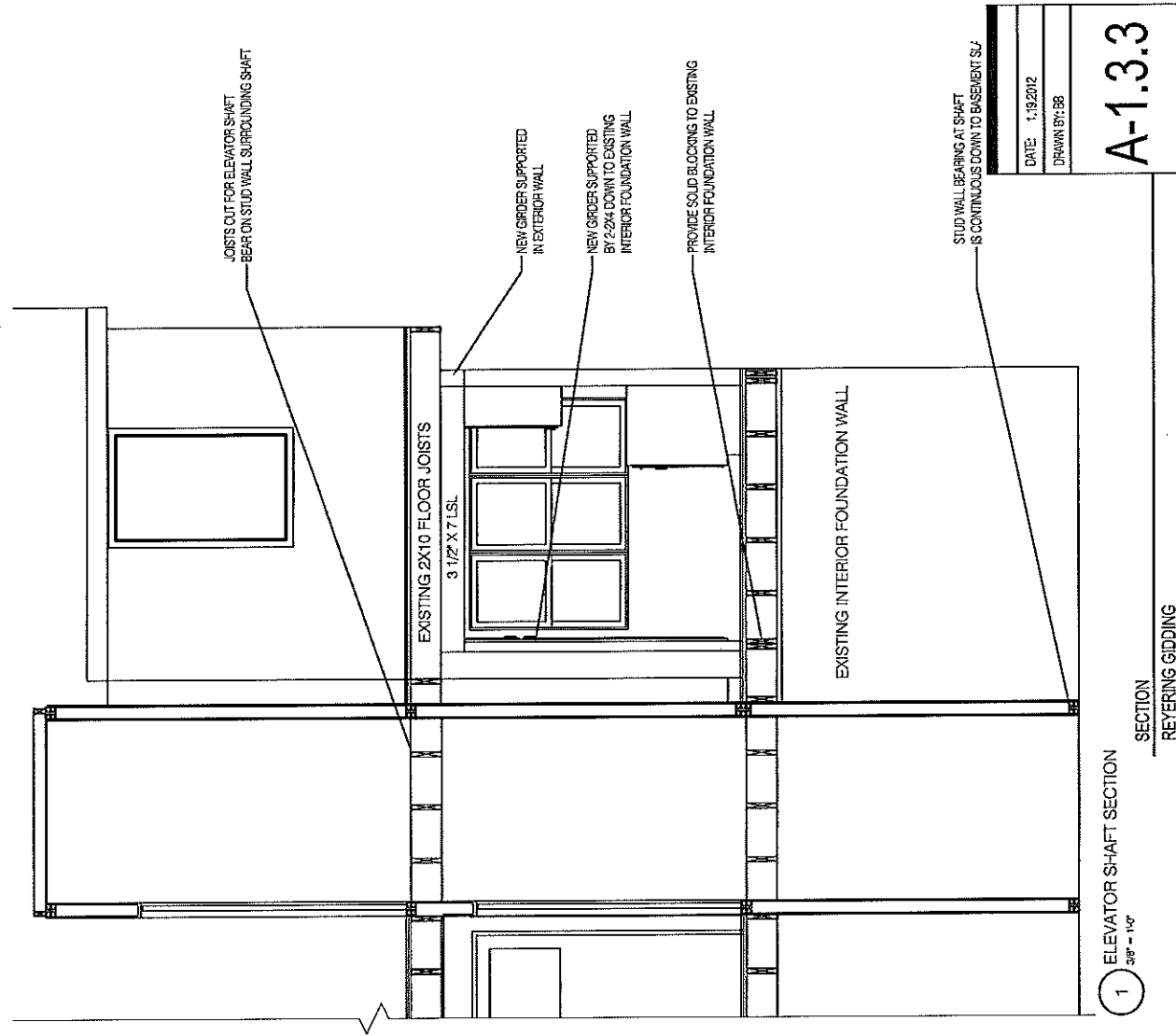
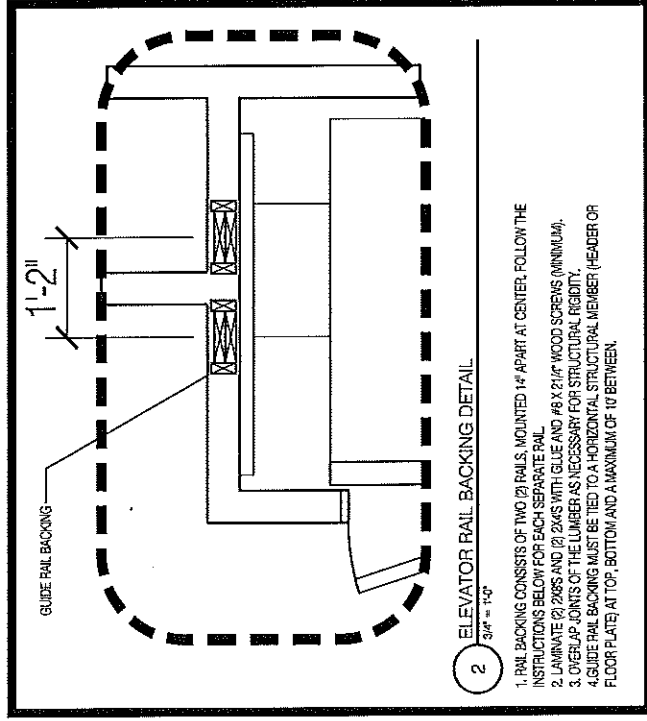
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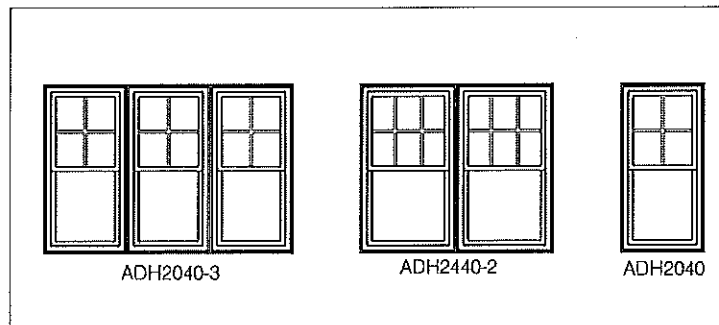
#17 CYLE ST. GIDDINGS RESIDENCE
 - PLOT PLAN -

Plot Plan from
 5/29/11
 Permit # 2011-06-1237
 (corner st.)

• TO CLARIFY SCRIBBLE ON APP. PROJECT DESCRIPTION,
 REPAIRMENT OF EXISTING 12'x12' PORCH WITH SAME
 FOOTPRINT AS NOW. NEW CONSTRUCTION OF 2ND STORY
 DECK TO SLEEP ON PORCH ROOF WITH ACCESS FROM
 MASTER BEDROOM DOOR.





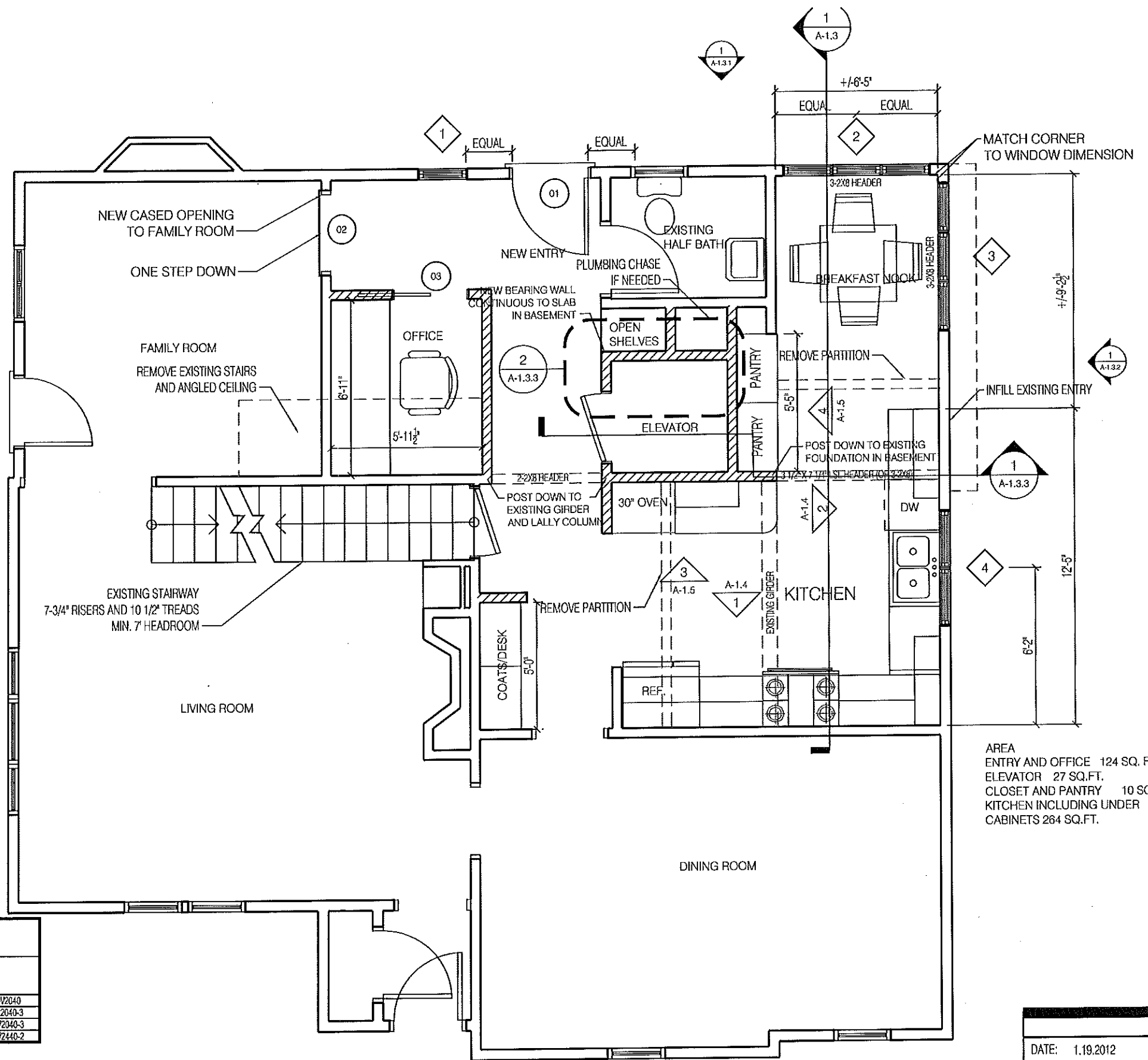


DOOR AND FRAME SCHEDULE					
MARK	SIZE		MATL	GLAZING	NOTES
	WD	HGT			
1	3'-0"	6'-8"	FIBERGLASS	1" INSULATING, LOW E	Thermatnu classic craft cca230
2	3'-0"	6'-8"	-	-	Cased opening
3	6'-0"	6'-8"	-	-	Match existing style
4	1'-8"	6'-8"	-	-	Match existing style
5	1'-8"	6'-8"	-	-	Use cabinet style door

NOTE:
ENTRY DOOR TO HAVE A U-FACTOR RATING OF U0.21

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	1'-11 1/4"	3'-11"	CASEMENT	WOOD INTERIOR/FIBERGLASS-FIBREX EXTERIOR	ANDERSEN A-SERIES ACW2040
2	5'-9 3/4"	3'-11"	DOUBLE HUNG	WOOD INTERIOR/FIBERGLASS-FIBREX EXTERIOR	ANDERSEN A-SERIES ADH2040-3
3	5'-9 3/4"	3'-11"	DOUBLE HUNG	WOOD INTERIOR/FIBERGLASS-FIBREX EXTERIOR	ANDERSEN A-SERIES ACW2040-3
4	4'-8 1/2"	3'-11"	CASEMENT	WOOD INTERIOR/FIBERGLASS-FIBREX EXTERIOR	ANDERSEN A-SERIES ACV2440-2

FIRST FLOOR
1/4" = 1'-0"



AREA
ENTRY AND OFFICE 124 SQ. FT.
ELEVATOR 27 SQ. FT.
CLOSET AND PANTRY 10 SQ. FT.
KITCHEN INCLUDING UNDER CABINETS 264 SQ. FT.



FIRST FLOOR PLAN
REYER GIDDING 17 COYLE STREET

DATE: 1.19.2012
DRAWN BY: BB
A-1.1