Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090451

This is to certify that YEE CHEUNGLUI /Robert Ra a

has permission to Remodeling of 1st floor unit in it build

AT 17 CODMAN ST CE 129 G011001

provided that the person or persons, fi or co ion ac pting this permit shall comply with all of the provisions of the Statutes of Ma e and of the nces of the City of Portland regulating the construction, maintenance and use f buildings and stru ures, 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.

Not ation o spectio must b give nd writt permissi procure bef this bu g or p hereof i lath or oth sed-in. 2 HO 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. CAPT. K. Gautreau

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

6/1/09

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:	Issue Date:	CBL:
09-0451		129 G011001

Location of Construction:	Owner Name:	Owner Address:	Phone:
17 CODMAN ST	YEE CHEUNGLUI	17 CODMAN ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Robert Raposa	37 Higgins St Portland	2076504447
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Multi Family	R-3

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
3 Unit Residential	3 Unit Residential - Remodeling of 1st floor unit in 3 unit building	$120.00	$10,000.00	4

FIRE DEPT: ☑ Approved ☐ Denied

* See Conditions

Signature: KG

INSPECTION:
Use Group: R-2 Type: 5B
IBC-2003

Signature: JMB 6/1/09

Proposed Project Description:
Remodeling of 1st floor unit in 3 unit building

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
Ldobson	05/12/2009

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
ok with conditions		
Date: 5/15/09	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

06/30/09

need (2) layers 5/8" type x on ceilings & common areas

Box in recessed lighting

6/24/09 - checked new framing & (2) 5/8 Type x ceilings elastrical plumbing tested & dc - no issues seen

OK to close-in,

7-9-09 OK - rough-in elec 1st floor

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
09-0451	05/12/2009	129 G011001

Location of Construction:	Owner Name:	Owner Address:	Phone:
17 CODMAN ST	YEE CHEUNGLUI	17 CODMAN ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Robert Raposa	37 Higgins St Portland	(207) 650-4447
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Multi Family	

Proposed Use:	Proposed Project Description:
3 Unit Residential - Remodeling of 1st floor unit in 3 unit building	Remodeling of 1st floor unit in 3 unit building

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/15/2009

Note: **Ok to Issue:** ☑

1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
2) 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.
3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
4) 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 with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2009

Note: **Ok to Issue:** ☑

1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
4) 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.
5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/27/2009

Note: **Ok to Issue:** ☑

1) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
2) The entire structure shall comply with NFPA 101 "Existing Apartments"
   Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
3) All construction shall comply with NFPA 101

Comments:

5/29/2009-jmb: Owners # is not in service, left vcmsg with contractor for detail on tub location and if a window is in the surround for tempered glazing. Also have emailed owner. Had several meetings with them at the counter for preliminary review.

Location of Construction:	Owner Name:	Owner Address:	Phone:
17 CODMAN ST	YEE CHEUNGLUI	17 CODMAN ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Robert Raposa	37 Higgins St Portland	(207) 650-4447
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Multi Family	

6/1/2009-jmb: Received email response....per the owner there is no window

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: 1RST Floor 17 Codman St Portland, ME 04103		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories: 3
Tax Assessor's Chart, Block & Lot Chart# 129 Block# G Lot# 11	Applicant *must be owner, Lessee or Buyer* Name Cheunglui Yee Address 17 Codman Street, Y1 City, State & Zip Portland, ME 04103	Telephone: (311) 497 3333
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name SAME Address City, State & Zip	Cost Of Work: $ 10,000 C of O Fee: $ Total Fee: $

MAY 12 2009

Current legal use (i.e. single family) _____ Number of Residential Units 3
If vacant, what was the previous use? _____
Proposed Specific use: _____
Is property part of a subdivision? _____ If yes, please name _____
Project description: Remodeling of 1RST floor unit in 3 unit Building.

Contractor's name: Robert J. Rapcso
Address: 98 Dingley Springs Rd. Gorham ME 04038
City, State & Zip Gorham ME 04038 Telephone: 207-650-4447
Who should we contact when the permit is ready: OWNER Telephone: _____
Mailing address: SAME

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: _____ Date: 5/12/09

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

Revised 9-26-08

KeyBeam ATTN: RON

5-12-09
2:57pm
1 of 1

KeyBeam® 4.504a
kmBeamEngine 4.506k
Materials Database 961

Member Data

Description:

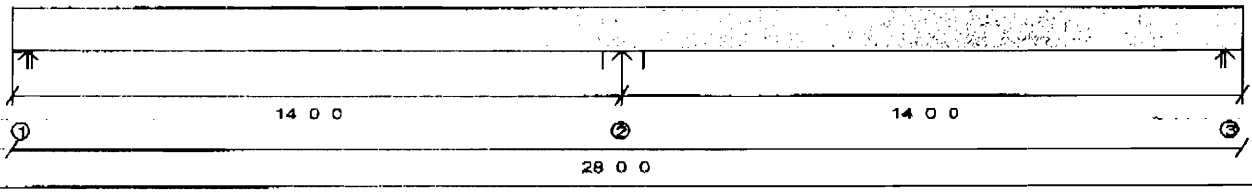
Standard Load:
Dead Load: 260 PLF
Live Load: 1040 PLF

Member Type: Beam
Lateral Bracing: Continuous Top
Moisture Condition: Dry
Deflection Criteria: L/480 live, L/360 total
Deck Connection: Nailed
Filename: KYB1

Application: Floor

Building Code: IBC / IRC

Member Weight: 21.6 PLF



Bearings and Reactions

	Location	Type	Input Length	Min Required	Gravity Reaction	Gravity Uplift
1	0' 0.000"	Wall	5.500"	1.500"	7632#	--
2	13' 7.375"	Wall	11.000"	3.780"	22491#	--
3	27' 2.750"	Wall	5.500"	1.500"	7632#	--

Maximum Load Case Reactions

Used for applying point loads (or line loads) to carrying members

	Dead	Live
1	1438#	6195#
2	4792#	17699#
3	1438#	6195#

Design spans
13' 7.375" 13' 7.375"

Product: 1-3/4 x 11-7/8 x 2.0E CP-Lam LVL 4 ply
Component Member Design has Passed Design Checks.**
Design assumes continuous lateral bracing along the top chord.

Allowable Stress Design

	Actual	Allowable	Capacity	Location	Loading
Positive Moment	21967.'#	44293.'#	49%	21.78'	Even Spans D+L
Negative Moment	30621.'#	44035.'#	69%	13.61'	Total load D+L
Negative Unbrcd	30621.'#	44035.'#	69%	13.61'	Total load D+L
Shear	9938.#	15794.#	62%	13.62'	Total load D+L
Max. Reaction	22491.#	65450.#	34%	13.61'	Total load D+L
TL Deflection	0.3345"	0.4538"	L/488	21.1'	Even Spans D+L
LL Deflection	0.2884"	0.3404"	L/566	21.1'	Even Spans L

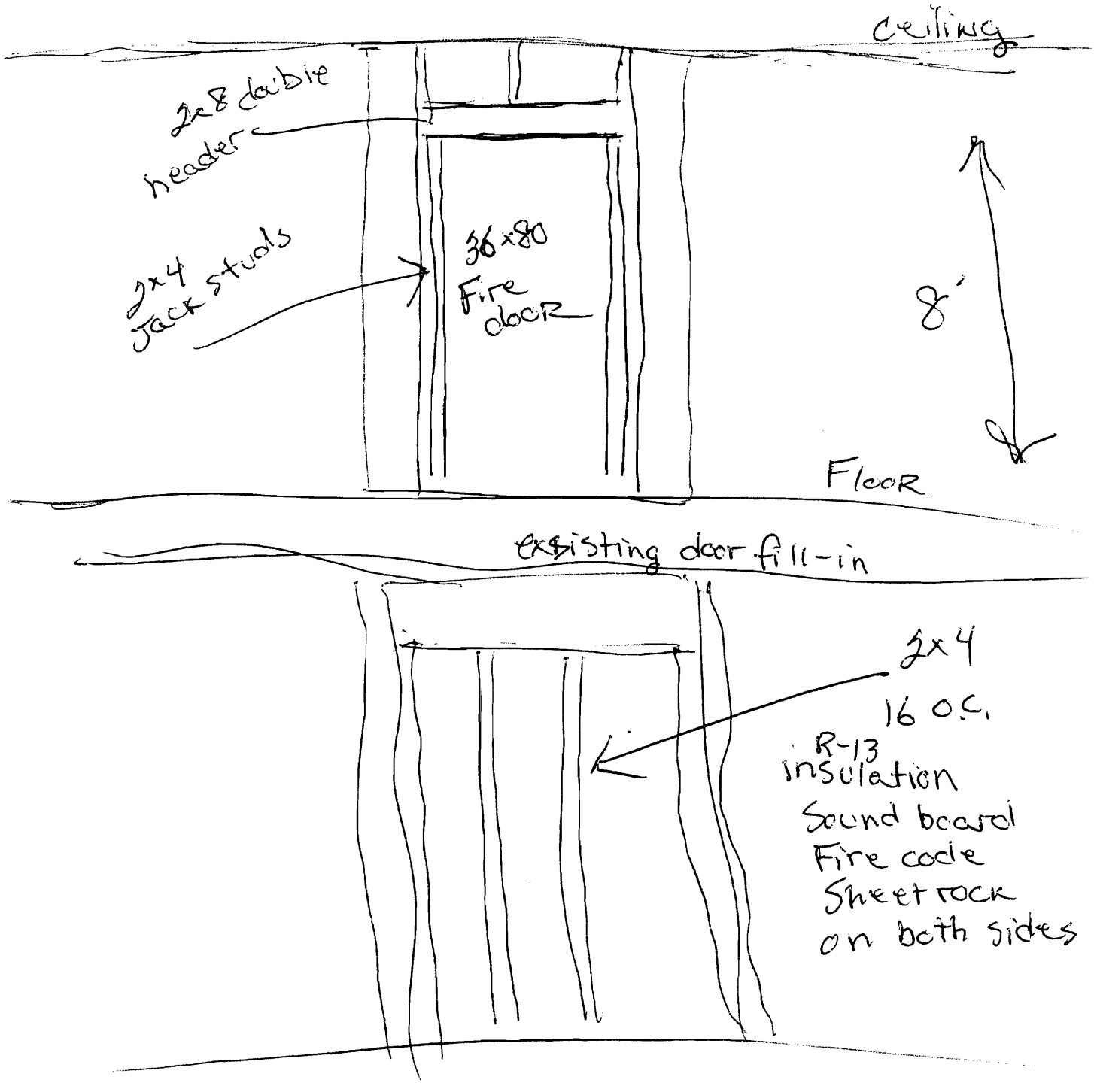
Control: LL Deflection
DOLs: Live=100% Snow=115% Roof=125% Wind=133%
Design assumes a repetitive member use increase in bending stress: 4 %
Manufacturer's installation guide MUST be consulted for multi-ply connection details and alternatives

17 Continue
PM
MAY 12 2009

*Passing is defined as when the member, floor joist, beam or girder, shown on this drawing meets applicable design criteria for Loads, Loading Conditions, and Spans listed on this sheet. The design must be reviewed by a qualified designer or design professional as required for approval. This design assumes product installation according to the manufacturer's specifications.

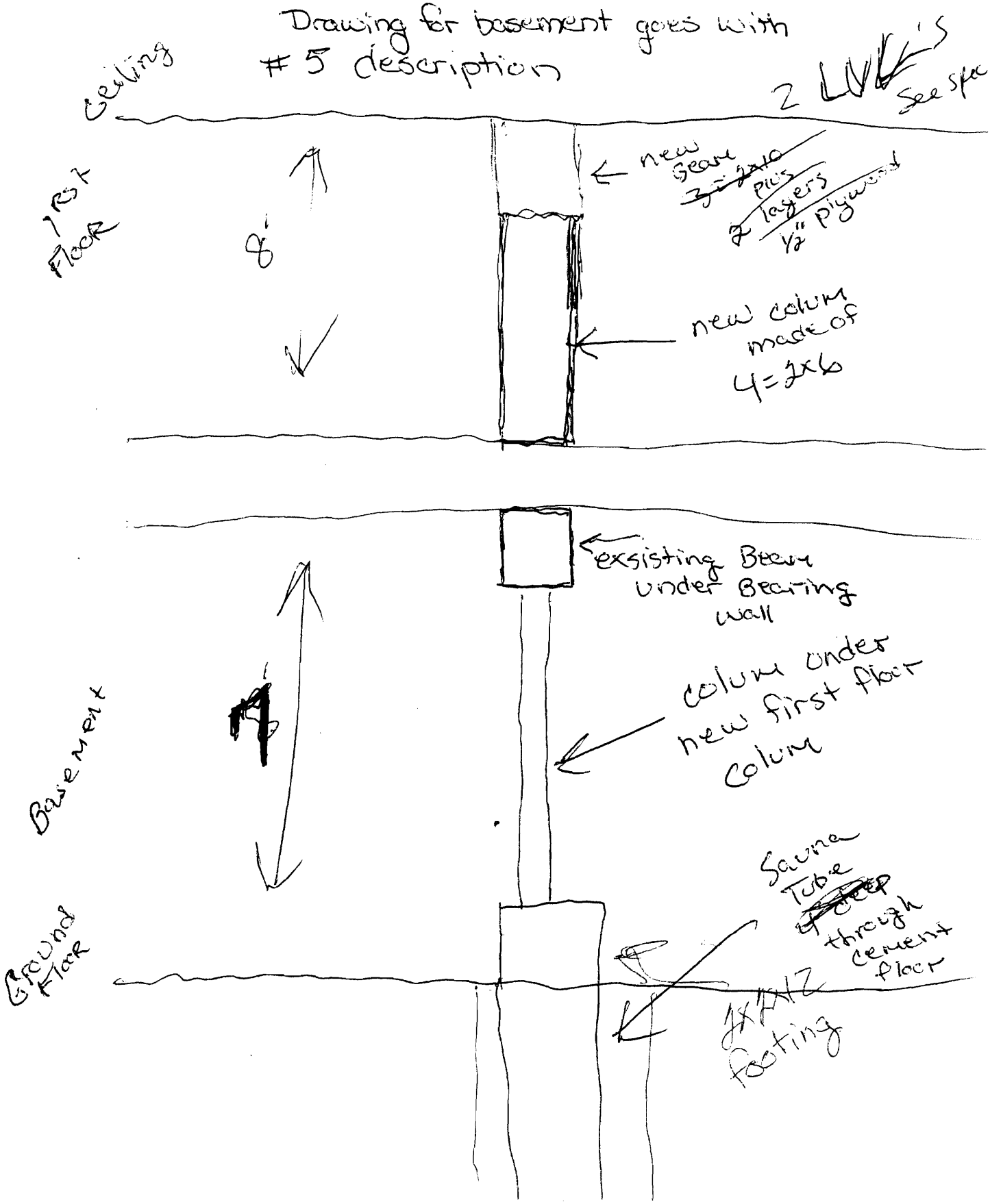
Page 4

Details on new door opening
goes with #3 Details



Page 3

Drawing for basement goes with #5 description



and set new colum under the 2 x 6 colum to facting in basement. (See drawing #5)

No Phaster will be removed from ceilings [redacted] or walls around perimeter including walls to common areas.

Will be removing minor plaster to install Electrical [redacted] on exterior walls and we will patch all with 5/8 Fire code sheetrock.

We will also patch any other holes in ceilings and/or exterior walls or to common areas with 5/8

New bath tub, sink + toillete
New kitchen sink

New framing details

Page (1)

1. level exsisting floors from entry to dining area with 2x4 sleepers and 3/4 inch advantec sheathing. (see shaded area on drawing.)
2. Remove Plaster and wood lath on interior walls. replace with 1/2 inch Sheetrock.
3. stud in front egress entry door and frame a New one using 2x4 jack studs w/ 2x8 header doubled (see drawing) #3
4. remove one 7' section of interior non-bearing wall and patch ceiling with R-30 insulation/sound board and fire code sheetrock. (see drawing) #4
5. remove 2 Bearing walls and replace with ~~3=2x10 spiked together~~ plus 2 layers of 1/2" Plywood beam 28' long with double 2x6 Jack studs set into exterior walls and 4=2x6 Jacks as colum carrying the center. will wrap all with fire code sheetrock 5/8" will also dig ~~3~~ deep footings under colum in Basem

See LVL Spec

17 CODMAN STREET

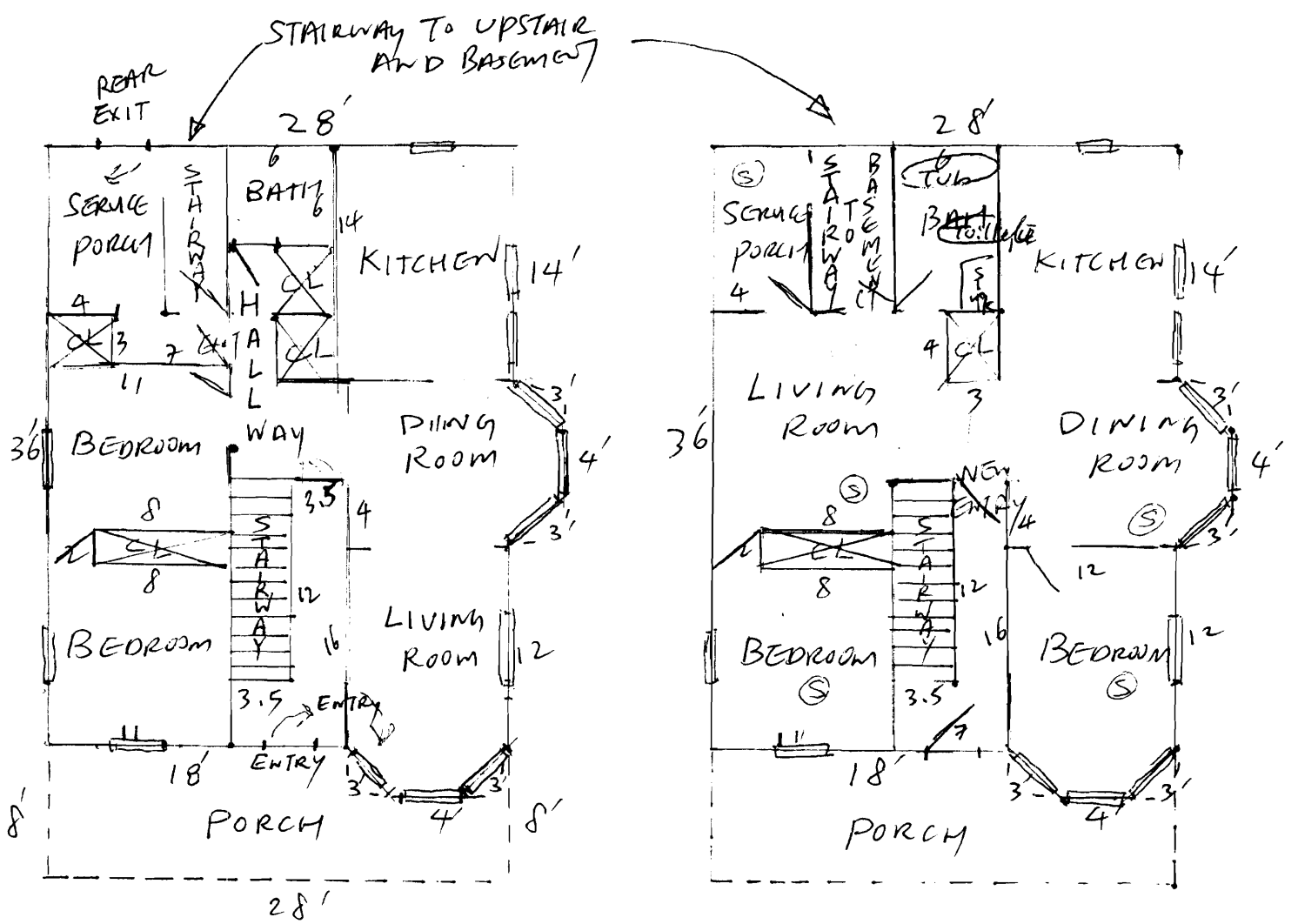
EACH BOX = 1 sq ft.

FIRST FLOOR

1,050 S.F.

RED COLOR: PROPOSED CHANGES

RED COLOR: PROPOSED CHANGES



EXISTING

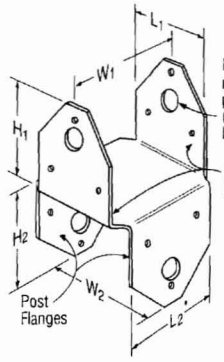
PROPOSED

SIMPSON Strong-Tie®

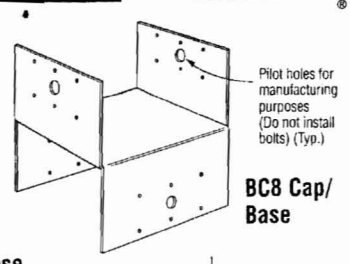
C/BCS Post Caps

e BCS allows for the connection of 2-2x's to a 4x post or 3-2x's to a 6x
louble shear nailing between beam and post gives added strength! The
ies offers dual purpose post cap/base for light cap or base connections.
RIAL: 18 gauge
H: Galvanized. Some products available in ZMAX® coating;
see Corrosion Information, page 10-11.
LLATION: • Use all specified fasteners. See General Notes.
Do not install bolts into pilot holes.
BCS: install dome nails on beam; drive nails at an angle through
the beam into the post below to achieve the table loads
BC: install with 16d commons or 16dx2½" joist hanger nails.
Post bases do not provide adequate resistance to prevent members
from rotating about the base and therefore are not recommended for
non top-supported installations *(such as fences or unbraced carports)*.
To tie multiple 2x members together, the Designer must determine
the fasteners required to join members to act as one unit without
splitting the wood.
:S: See page 12 for Code Reference Key Chart.

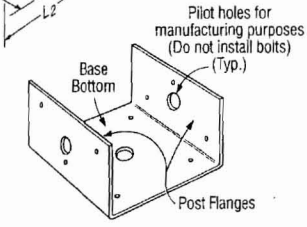
These products are available with additional corrosion protection. Additional products on his page may also be available with this option, check with Simpson Strong-Tie for details.



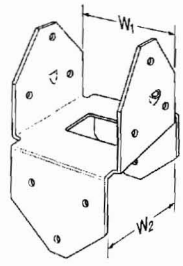
BC4 Cap/Base
(BC6 similar)



BC8 Cap/ Base



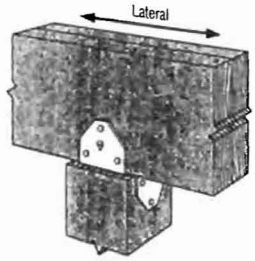
BC60 Half Base
(other similar)



BCS2-2/4
U.S. Patent 5,603,580

Model No.	Dimensions						Fasteners			Allowable Loads (160)[1]		Code Ref.
	W_1	W_2	L_1	L_2	H_1	H_2	Beam Flange	Post Flange	Base Bottom	Uplift	Lateral	
CAPS												
BC4	3⁹⁄₁₆	3⁹⁄₁₆	2⅞	2⅞	3	3	6-16d	6-16d	—	980	1000	I12, L20, F11
BC46	3⁹⁄₁₆	5½	4⅞	2⅞	3½	2½	12-16d	6-16d	—	980	1000	
BC4R	4	4	4	4	3	3	12-16d	12-16d	—	980	1000	
BC6	5½	5½	4⅜	4⅜	3⅜	3⅜	12-16d	12-16d	—	1050	2000	
BC6R	6	6	6	6	3	3	12-16d	12-16d	—	1050	2000	
BC8	7½	7½	7½	7½	4	4	12-16d	12-16d	—	1800	2000	
BCS2-2/4	3⅛	3⁹⁄₁₆	2⅞	2⅞	2¹⁵⁄₁₆	2¹⁵⁄₁₆	8-10d	6-10d	—	780	1025	
BCS2-3/6	4⅝	5⁹⁄₁₆	4⅜	2⅞	3⁵⁄₁₆	2¹⁵⁄₁₆	12-16d	6-16d	—	800	1495	
BASES												
BC40	3⁹⁄₁₆	—	3¼	—	2¼	—	—	6-16d	4-16d	510	735	170
BC40R	4	—	4	—	3	—	—	6-16d	4-16d	510	735	
BC460	5½	—	3⅜	—	3	—	—	6-16d	4-16d	450	735	
BC60	5½	—	5½	—	3	—	—	6-16d	4-16d	450	735	
BC60R	6	—	6	—	3	—	—	6-16d	4-16d	450	735	
BC80	7½	—	7½	—	4	—	—	6-16d	4-16d	450	735	
BC80R	8	—	8	—	4	—	—	6-16d	4-16d	450	735	

1. Allowable loads have been increased 60% for wind or earthquake loading with no further increase allowed; reduce where other loads govern.
2. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. Values in the tables reflect installation into the wide face. See technical bulletin T-SCLCOLUMN for values on the narrow face (edge) *(see page 191 for details)*.
3. Base allowable loads assumes nails have full penetration into supporting member. Loads do not apply to end grain post installations.
4. **NAILS:** 16d = 0.162" dia. x 3½" long, 10d = 0.148" dia. x 3" long. See page 16-17 for other nail sizes and information.



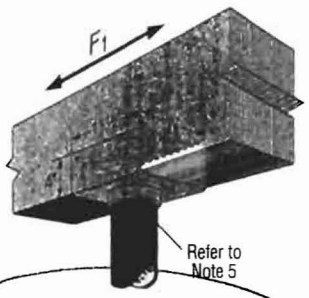
Typical BCS Installation

LCC Lally Column Caps / CCOS Steel Column Caps

Lally column caps and steel column caps provide adequate bearing length for larger girder reactions.
ATERIAL: LCC—12 gauge; CCOS—7 gauge **FINISH**: LCC—Simpson Strong-Tie® gray paint; CCOS—G90 Galvanized
STALLATION: • Use all specified fasteners. See General Notes.
• LCC—Fit the lally column cap over the lally column and attach to the girder.
• **CCOS—Attach steel column cap to column end plate with (4) Simpson Strong-Tie Quik Drive® self-tapping screws *(provided)* and attach to girder.**
IDES: See page 12 for Code Reference Key Chart.

Model No.	W	Girder	Nails[7]	Lally Column Outside Diameter	Allowable Loads				Code Ref.
					Download[1,2,3,4]		Uplift	F_1[5]	
					DF/SP/SPF	LVL/PSL/LSL	(160)	(160)	
LCC4.5-3.5	4⅝	Triple 2x10/12	8-16d	3½	15820	—	—	1615	170
CCOS3.12	3⅛	Double 2x10/12	10-10d	—	10200	—	1020	2200	
LCC3.5-3.5	3⅝	3.5 LVL/PSL/LSL	8-16d	3½	—	15820	—	1615	
LCC3.5-4	3⅝	3.5 LVL/PSL/LSL	8-16d	4	—	20670	—	1615	
CCOS3.62	3⅝	3.5 LVL/PSL/LSL	10-10d	—	—	16665	1020	2200	
LCC4.5-4	4⅝	Triple 2x10/12	8-16d	4	20670	—	—	1615	
CCOS4.62	4⅝	Triple 2x10/12	10-10d	—	15300	—	1020	2200	
LCC5.25-3.5	5⅜	5.25 LVL/PSL/LSL	8-16d	3½	—	15820	—	1615	
LCC5.25-4	5⅜	5.25 LVL/PSL/LSL	8-16d	4	—	20670	—	1615	
CCOS5.50	5½	5.25 LVL/PSL/LSL	10-10d	—	—	22100	1020	2200	
LCC6-3.5	6⅛	Quad 2x10/12	8-16d	3½	15820	—	—	1615	
LCC6-4	6⅛	Quad 2x10/12	8-16d	4	20670	—	—	1615	
LCC7-3.5	7⅛	7 LVL/PSL/LSL	8-16d	3½	—	15820	—	1615	
LCC7-4	7⅛	7 LVL/PSL/LSL	8-16d	4	—	20670	—	1615	
CCOS7.25	7¼	7 LVL/PSL/LSL	10-10d	—	—	27525	1020	2200	

. Loads may not be increased for short-term loading.
. Allowable loads are determined using the lowest of the bearing loads using $F_{C\text{-perp}}$ equal to 425 psi for SPF, 625 psi for DF and 700 psi for LVL/PSL/LSL.
3. Loads are for a continuous beam.
4. Spliced conditions for the LCC must be detailed by the Designer to transfer tension loads between spliced members by means other than the lally column. The splice condition load is 6750 lbs per beam side for LCC must be evenly loaded.
5. To achieve lateral loads, the LCC pipe must be welded to the column with an ⅛" fillet weld around the entire pipe.
6. The CCOS must be attached to end plate of the column with (4) Quik Drive XQ112S1224 self-tapping screws through the end plate and into the bottom of the CCOS.
7. All pipe columns need to be designed by a qualified Designer. CCOS minimum column diameter is 3".
8. CCOS caps can resist out-of-plane (F_2) forces up to 2200 lbs. provided the beam is braced to resist torsional rotation.
9. **NAILS:** 16d = 0.162" dia. x 3½" long, 10d = 0.148" dia. x 3" long. See page 16-17 for other nail sizes and information.



Typical LCC5.25-3.5 Installation connecting a 3-ply LVL and a 3½" diameter (O.D.) steel column

Typical CCOS5.50 Installation connecting a 3-ply LVL and a steel column