

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that PETER G RASZMANN

Located At 120 PLEASANT AVE

Job ID: 2012-04-3726-ALTR

CBL: 131-K-002-001

has permission to Reissue UI permit #06-0724, to construct a 5.5'x16' 3 story addition with stair, bath and 3<sup>rd</sup> fl bedroom 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**

*[Signature]* *5/1/12*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**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: 2012-04-3726-ALTR	Date Applied: 4/9/2012	CBL: 131- K-002-001	
Location of Construction: 120 PLEASANT AVE	Owner Name: PETER G. RASZMANN	Owner Address: 120 PLEASANT AVE PORTLAND, ME 04103	Phone: 775-5141 329-8117 (e)
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Addition re-issue	Zone: R-5
Past Use: <b>Three Residential Dwelling Units</b>	Proposed Use: <b>Same: Three Residential Dwelling Units – to re-activate permit #06-0724 for a one story addition on side of building – currently partially built</b>	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Riviere 4/12/12</i>	Inspection: Use Group: R-2 Type: SB Signature: <i>JMB</i>
Proposed Project Description: reissue UI permit #06-0724; Continue work as pmt		Pedestrian Activities District (P.A.D.) <i>5/1/12</i>	
Permit Taken By: Brad		<b>Zoning Approval</b>	

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.	<b>Special Zone or Reviews</b> <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"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>4/10/12</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>[Signature]</i>
	<b>CERTIFICATION</b>		

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 appication 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



# General Building Permit Application

"New" ID 2012-04-3726-ALDR

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.

R-5

Location/Address of Construction:		
Total Square Footage of Proposed Structure/Area 9x10' x 3 floors = 432 SF	Square Footage of Lot 6300	Number of Stories 2 1/2
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  131      K002001	Applicant *must be owner, Lessee or Buyer* Name Peter Raszmann Address 120 Pheasant Ave City, State & Zip Portland, ME 04103	Telephone: 207 775-5141 Cell 329-8117
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ C of O Fee: \$ Total Fee: \$ 30.00
Current legal use (i.e. single family) <u>3</u>	Number of Residential Units <u>3</u>	
If vacant, what was the previous use?	Proposed Specific use: <u>same</u>	
Is property part of a subdivision? <u>NO.</u>	If yes, please name	
Project description: <u>re-issue permit # 06-0724 to proceed with work as previously approved plans</u>		
Contractor's name: <u>Peter Raszmann</u>		
Address: <u>120 Pheasant Ave</u>		
City, State & Zip <u>Portland, ME 04103</u>		Telephone: <u>775-5141</u>
Who should we contact when the permit is ready: <u>Peter</u>		Telephone: <u>329-8117</u>
Mailing address:		

RECEIVED  
APR 09 2012  
Dept. of Building Inspections  
City of Portland Maine

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](http://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: Peter S. Raszmann Date: 4/9/12

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

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 1-27-06. Reproduction and/or dissemination after this date is unauthorized.  
 MORTGAGE INSPECTION OF: DEED BOOK 9053 PAGE 283 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 120 Pleasant Avenue, Portland, Maine

Job Number: 532-78

Inspection Date: 10-27-05

Buyer: Peter G. Raszmann

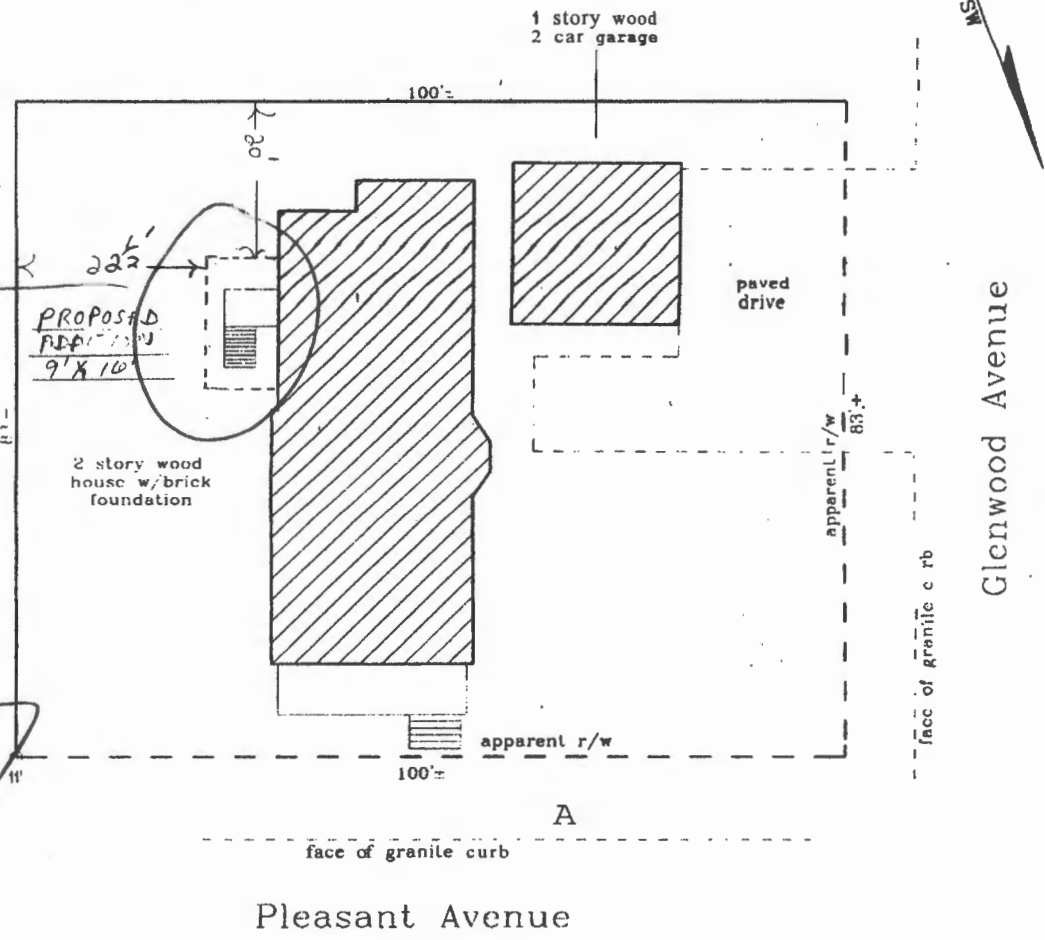
Scale: 1" = 20'

Sellers: Richard D. & Susan G. Knedler

Client File #: R-RASZMANN

Scale 1" = 10'

*Foundation  
& Framing  
w/ps of  
4/19/12  
[Signature]*



As delineated on the Federal Emergency Management Agency Community Flood Hazard Map, the structure does not fall within the special flood hazard zone. The land does not fall within the special flood hazard zone. A wetlands study has not been performed.

**Livingston - Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone 207-967-4831 fax  
[www.livingston-hughessurveyors.com](http://www.livingston-hughessurveyors.com)



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 2723

**Tender Amount:** 30.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/9/2012

**Receipt Number:** 42671

## Receipt Details:

Referance ID:	6000	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-04-3726-ALTR - reissue UI permit #06-0724; Continue work as pmt			
Additional Comments: 120 Pleasant			

Thank You for your Payment!

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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: 2012-04-3726-ALTR

Located At: 120 PLEASANT AVE CBL: 131- K-002-001

## **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. It is understood that only a portion of the original work has been completed, including the foundation and partial framing.
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 family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All outstanding code violations shall be corrected prior to final inspection.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.

### **Building**

1. Application approval based upon information provided by applicant. 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. All previous conditions from the approved permit remain in effect, see attached.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0724	<b>Date Applied For:</b> 05/16/2006	<b>CBL:</b> 131 K002001
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<b>Location of Construction:</b> 120 PLEASANT AVE	<b>Owner Name:</b> RASZMANN PETER G	<b>Owner Address:</b> 120 PLEASANT AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

<b>Proposed Use:</b> 3 unit residential/ Addition to add bath & Laundry room, extend existing rear stairs, add bedroom 3rd floor	<b>Proposed Project Description:</b> Addition to add bath & Laundry room, extend existing rear stairs, add bedroom 3rd floor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/02/2006

**Note:** **Ok to Issue:**

- 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 three family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/25/2006

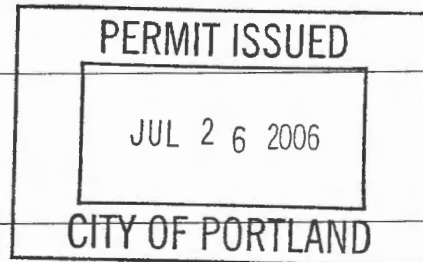
**Note:** **Ok to Issue:**

- 1) Walls surrounding the new stairway must be constructed of materials that provide a 1 hour fire rating and all doors must be rated as well. The fire Dept. Has mandated 1 hour doors. The windows on the third floor landing must be eliminated.
- 2) This is an existing occupied third floor unit extending into the attic portion to the rear.
- 3) 1) Basement Girder must be two (2) 2" x 10" members with an additional post mid span.  
2) Footing must have a perimeter drain /sone /filter fabric as required by Section 1807.4 of the IBC  
3) Stairs must be 36 inches in width, with a maximum rise of 7 inches and a minimum tread of 11 inches, NO CONVENTIONAL NOSINGS. Headroom must be 80 inches as measured straight up from the leading edge of the stair tread. Hand rails must be installed on both sides of the stairs.
- 4) The floor/ceiling assembly between the second floor and new third floor area must be constructed of materials that provide a 1 hour fire resistance rating and a sound transmission classification of 50. All penetrations must be protected in accordance with Chapter 7 of the IBC.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 06/05/2006

**Note:** **Ok to Issue:**

- 1) Doors to all common areas shall be fire rated to one hour
- 2) Fire Alarm system required per NFPA 72



**Comments:**

- 5/30/2006-GG: received granted site plan exemption. /gg  
 6/8/2006-mjn: Left message with owner, have framing and stairway questions.  
 7/14/2006-gg: received additional plans, routed back to Mike Nugent. /gg