

**PERMIT ISSUED**

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

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

Permit No: 03-1306	Issue Date: <b>OCT 22 2003</b>	CBL: 131 J009001
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Location of Construction: 90 Concord St	Owner Name: Thompson James J	Owner Address: 92 Concord St <b>CITY OF PORTLAND</b>	Phone: 253-1851
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: <b>RS</b>

Past Use: Two Family	Proposed Use: Two Family w/interior renovations	Permit Fee:	Cost of Work: <b>8000, \$0.00</b>	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <b>R3 BOCA 1999 SB</b>	

Proposed Project Description:  
Renovate for a 1 bedroom unit on the 1st floor and the 2nd unit to occupy the 1st fl rear and 2nd floor

Signature: \_\_\_\_\_ Date: **10/22/03**

Signature: **JMB 10/22/03**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 10/22/2003	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved w/conditions</i> <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"/> Date: <b>JMB 10/22/03</b>	<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 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: <b>JMB</b>
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**PERMIT ISSUED**  
**OCT 22 2003**  
**CITY OF PORTLAND**

**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

<b>Permit No:</b> 03-1306	<b>Date Applied For:</b> 10/22/2003	<b>CBL:</b> 131 J009001
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<b>Location of Construction:</b> 90 Concord St	<b>Owner Name:</b> Thompson James J	<b>Owner Address:</b> 92 Concord St	<b>Phone:</b> ( ) 253-1851
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Two Family w/interior renovations	<b>Proposed Project Description:</b> Renovate for a 1 bedroom unit on the 1st floor and the 2nd unit to occupy the 1st fl rear and 2nd floor
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/22/2003

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

- 1) The existing second floor kitchen must be removed prior to completion of this job and as a requirement of this permit.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/22/2003

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

- 1) A drawn section of the existing plaster wall must be submitted to determine the potential rating of the party wall. From this information an assembly option can be chosen.
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# Residential 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>90-92 CONCORD ST, 04103</u>		
Total Square Footage of Proposed Structure <u>42</u>	Square Footage of Lot <u>5,700</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>131-J-9</u>	Owner: <u>James Thompson</u>	Telephone: <u>207 253 1951</u>
Lessee/ Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James Thompson</u> <u>92 concord</u> <u>Portland, ME 253-1951</u>	Cost Of Work: \$ <u>8000.</u> Fee: \$ <u>93.00</u>
Current Specific use: <u>2 Family</u>		
Proposed Specific use: <u>2 Family</u>		
Project description: <u>Interior Renovation - create 1 one Bedroom unit on 1st FL and 2nd Unit ON Rear of First Floor &amp; all of second.</u>		
Contractor's name, address & telephone: <u>same as applicant</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
Phone: _____		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

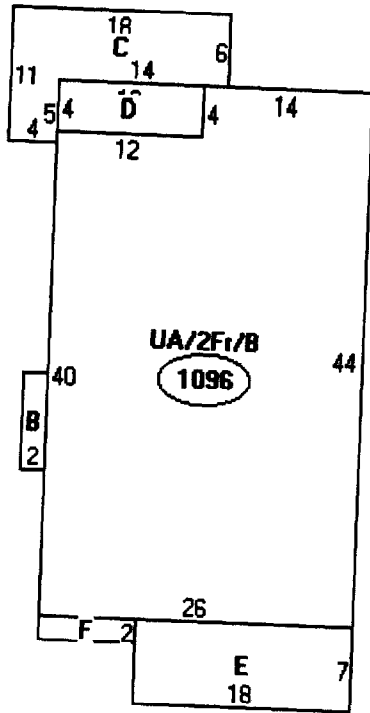
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: 	Date: <u>1st 22, 2003</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



Descriptor/Area

- A: UA/2F1/B  
1096 sqft
- B: 2FBAY/B  
16 sqft
- C: OP/OP  
128 sqft
- D: EP/B  
48 sqft
- E: OFF  
126 sqft
- F: 2FBAY/B  
16 sqft

1430 SF  
360 garage

1,790  
42 new

1832

OK

Lot 5800 SF  
x.40%

2320

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.

10/22  
3PM  
Jessie  
#1306  
RS

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	131 J009001
<b>Location</b>	90 CONCORD ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	THOMPSON JAMES J 92 CONCORD ST PORTLAND ME 04103
<b>Book/Page</b>	15943/085
<b>Legal</b>	131-J-9 CONCORD ST 90-92 5800 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$30,770	\$114,240	\$145,010

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>		
1920	Old Style	2	2256	0.133		
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>	
5	2		12	Unfin	Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1920	18X20	C	A

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
01/05/2001	LAND + BLDING	\$190,000	15943-085
07/23/1994	LAND + BLDING	\$133,650	11641-092

**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.





Need to determine  
Lath & plaster Thickness

**GYPSON WALLBOARD, RESILIENT CHANNELS,  
MINERAL FIBER INSULATION, WOOD STUDS**



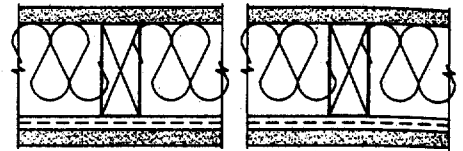
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

**PROPRIETARY GYPSUM BOARD**

United States Gypsum Company - 5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core



Thickness: 5 3/8"  
Approx. Weight: 7 psf  
Fire Test: UL R1319-93, 94, 129;  
8-10-86;  
UL Design U311;  
ULC Design U311  
Field Sound Test: BBN 760903, 9-17-76

**GYPSON WALLBOARD, RESILIENT CHANNELS,  
MINERAL FIBER INSULATION, WOOD STUDS**

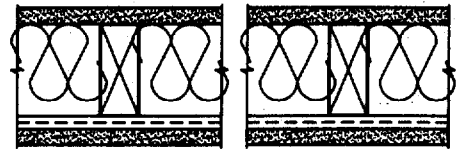
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

**PROPRIETARY GYPSUM BOARD**

American Gypsum Company	-	5/8" FIREBLOC TYPE C
Celotex Corporation	-	5/8" FI-ROK PLUS™
Continental Gypsum	-	5/8" MoreRock® FireBar® Type C (CGTC-C)
G-P Gypsum	-	5/8" GyProc® Fireguard® C
James Hardie Gypsum	-	5/8" HardiRock® Brand Max "C"™ Gypsum Panels
Lafarge Gypsum	-	5/8" Firecheck® Type C
Pabco Gypsum	-	5/8" FLAME CURB® Super 'C'
Republic Gypsum	-	5/8" FIRE-ROC RG-C
Temple-Inland Forest Products Corporation	-	5/8" TG-C



Thickness: 5 3/8"  
Approx. Weight: 7 psf  
Fire Test: Based on UL R3680-7,  
11-12-87; UL R2717-61,  
8-18-87; UL R7094,  
10-24-90;  
UL Design U 311  
Sound Test: Estimated

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# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8699~~ 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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A 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.

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 131-J-9 Building Permit #: 03-1306



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031306  
OCT 22 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Thompson James J /self  
has permission to Renovate for a 1 bedroom unit on the 1st floor of the 2nd unit to occupy the 1st fl rear and 2nd floor  
AT 90 Concord St Call 131 J009001

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 written permission procured before this building or part thereof is leased or otherwise used-in. **HOURLY NOTICES 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

*Debbie Bouke* 10/22/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

TRANSMITTAL

PROJECT: *Jesse Thompson / 90-92 Concord*  
TO: *Jeanie Bourke*

ATTENTION: *Jeanie Bourke*  
Phone: *874 8715*  
Fax: *874 8716*

We are Transmitting:

Herewith       Under Separate Cover

ISSUED FOR:     Information       Construction       Approval  
                   Estimate           Record             Review

VIA:             Mail                 Courier             Overnight  
                   Fax                  By Hand

Quantity	Identification	Description
	<i>Beam Sizing</i>	

REMARKS: *Jeanie I reran the calcs on the Beam, looks like a 5 1/4 x 14". Hope this helps,*

CC: *Jesse Thompson*

P.S. My work number is 772-4656 if you have any questions.

Sent by:



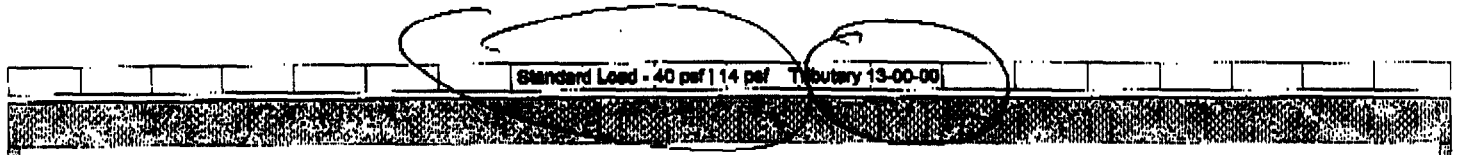
BC CALC® 2003 DESIGN REPORT - US

Monday, October 27, 2003 09:07

Single 5 1/4" x 14" VERSA-LAM® 3080 DF

Job Name:  
 Address:  
 City, State, Zip:  
 Customer:  
 Code reports: ICBO 5063, NER 442

File Name: BC CALC Project : FB01  
 Description:  
 Specifier:  
 Designer:  
 Company:  
 Misc:



B0, 5-1/8"  
 4550 lbs LL  
 1758 lbs DL

B1, 5-1/8"  
 4550 lbs LL  
 1758 lbs DL

Total Horizontal Length - 17-06-00

General Data

Version: US Imperial  
 Member Type: Floor Beam  
 Number of Spans: 1  
 Left Cantilever: No  
 Right Cantilever: No  
 Slope: 0/12  
 Tributary: 13-00-00

Live Load: 40 psf  
 Dead Load: 14 psf  
 Partition Load: 0 psf  
 Duration: 100

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	17-06-00	Live	40 psf	13-00-00	100%
						Dead	14 psf	13-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	27598 ft-lbs	63.8%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	5467 lbs	39.1%	100%	2	1 - Left
Total Load Defl.	L/331 (0.634")	72.4%		2	1
Live Load Defl.	L/489 (0.457")	104.6%		2	1
Max Defl.	0.634"	63.4%		2	1

Bearing Supports

Name	Type	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post	5-1/8" x 5-1/4"	6308 lbs	7.6%	26.0%	Versa-Lam DF
B1	Post	5-1/8" x 5-1/4"	6308 lbs	7.6%	26.0%	Versa-Lam DF

Cautions

Post at Bearing B0 analyzed for bearing only, column analysis has not been performed.  
 Post at Bearing B1 analyzed for bearing only, column analysis has not been performed.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.  
 Design meets (L/360) but not (L/480) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum load deflection criteria.  
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing