Portland, Maine | Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munso
Inspection

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Residential Additions/Alterations Permit Application Checklist

Date: 08/26/15

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than $3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- ☐ Cross sections w/framing details
- ☐ Floor plans and elevations existing & proposed
- ☐ Detail removal of all partitions & any new structural beams
- ☐ Detail any new walls or permanent partitions
- ☐ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☐ Window and door schedules
- ☐ Foundation plans w/required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- ☐ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- ☐ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☐ Electronic files in pdf format are also required
- ☐ Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- ☐ Location and dimensions of parking areas and driveways
- ☐ A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: $25.00 for the first $1000.00 construction cost, $11.00 per additional $1000.00 cost

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

*389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716*
http://www.portlandmaine.gov/planning/buildinsp.asp * E-Mail: buildinginspections@portlandmaine.gov

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Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- [ ] provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- [ ] call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- [ ] hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- [ ] deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland, Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: _____ Date: 8-12-15

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov ✓ or by physical means ie; a thumb drive or CD to the office.

General Building Permit Applicatic

If you or the property owner owes real estate or personal property taxes or user cl
within the City, payment arrangements must be made before permits of any l

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Address/Location of Construction: 48 Austin Street		
Total Square Footage of Proposed Structure: appx. 306 sq. ft.		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 140 F013001 Book/Page - 29809/288	**Applicant Name:** Mike Bobinsky Address 48 Austin Street City, State & Zip Portland, ME 04103	Telephone: (207) 775-3663; 207-232-7011-cell Email: mbobinsky@portlandmaine.gov
Lessee/Owner Name: (if different than applicant) Address: City, State & Zip: Telephone E-mail:	**Contractor Name:** MTF Const. (if different from Applicant) Address: City, State & Zip: Telephone 207-522-4450 E-mail: thorenterprises20@yahoo.com	Cost Of Work: $9634 C of O Fee: $ Historic Rev $ **Total Fees : $**

Current use (i.e. single family) Single Family
If vacant, what was the previous use?
Proposed Specific use:
Is property part of a subdivision? ___ If yes, please name
Project description:

Who should we contact when the permit is ready:	Mike or Lori Bobinsky
Address:	48 Austin St.
City, State & Zip:	Portland, Maine 04103
E-mail Address:	mbobinsky@portland, Maine 04103
Telephone:	(207) 775-3663; 207-232-7011 - cell Phone (Mike's)

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 http://www.portlandmaine.gov/754/Applications-Fees 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: [signature] Date: 8-12-15

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

Acknowledgment of Code Compliance Responsibility- Fast Trac

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/26/15

I, Michael Bobinsky am the owner or duly **authorized owner's agent** of the property listed below
Print Legal Name

48 Austin Street, Portland Maine
Physical Address

I am seeking a permit for the construction or installation of:

One Basement Room, creating a family room of 17'x18' to include 3 door accesses to unfinished areas of the basement, frame walls to create the 17'x18' room with a 6'x7.6' landing, insulation and electrical outlets.

Construction of one (1) family room in the basement of the residence.
Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions**. I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained**. I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 *et seq*. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owner of the below listed property and by so doing will assume
Owner or Owner's Agent

responsibility for compliance with all applicable codes, bylaws, rules and regulations.

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. MJB *INITIAL HERE*

Sign Here: Michael J. Bobinsky
Owner or Owner's Authorized Agent

Date: 08-07-15

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

Acknowledgment of Code Compliance Responsibility- Fast Trac

Office Use Only

Permit # _____

CBL # _____

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THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- [ ] One/Two Family Swimming Pools, Spas or Hot Tubs
- [ ] One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- [ ] One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- [ ] Home Occupations (excluding day cares)
- [x] One/Two Family Renovation/Rehabilitation (within the existing shell)
- [ ] Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- [ ] New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – ***MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING***
- [ ] One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- [ ] Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible)bearing the seal of a licensed design professional stating code compliance
- [ ] Interior Demolition with no load bearing demolition
- [x] Amendments to existing permits
- [ ] Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- [ ] Commercial HVAC for Boilers/Furnaces/Heating Appliances
- [ ] Commercial Signs or Awnings
- [ ] Exterior Propane Tanks
- [ ] Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- [ ] Renewal of Outdoor Dining Areas
- [ ] Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- [ ] Fire Suppression Systems (Both non-water and water based installations)
- [ ] Fences over 6'-0" in height
- [ ] Site work only
- [ ] Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: Michael J. Bobinsky
Owner or Owner's Authorized Agent

Date: 08-07-15

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EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, on the northeast Austin Street, bounded and described as follows:

Beginning at an iron on the northeasterly side of Austin Street distant N 51° 03' W, 445 feet from the intersection of the northeasterly side of Austin Street with the northwesterly side of Clifton Street; thence by said Austin Street N 51° 03' W, 155 feet to a point and land conveyed by Abraham B. Elowitch, et al. to Hubert N. Reali by deed dated September 6, 1969 and recorded in Cumberland County Registry of Deeds in Book 3100, Page 659; thence N 38° 57' E by said Reali land 110.10 feet to a point; thence S 50° 52' E, 155 feet to a point; thence S 38° 57' W, 109.39 feet to the northeasterly sideline of Austin Street to the point of beginning.

Subject to easements and restrictions of record, if any.

CITY OF PORTLAND, MAINE
Department of Public Services
Engineering Division
55 Portland Street, Portland, Maine 04101
(207) 874-8846 Fax (207) 874-8852

Strengthening A Remarkable City - Building

Project:
Sheet No.:
Calculated By:
Checked By:
Scale:

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Date: 08/26/15

39" X 80"

FLOORPLAN SKETCH

Borrower: Michael Bobinsky	File No.: 63884086
Property Address: 48 Austin St	Case No.:
City: Portland	State: ME Zip: 0410
Lender: WellsFargo	

RESURGAM CITY OF PORTLAND, MAINE

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Sketch by /pack™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1924.00	1924.00
P/P	Deck	192.00	192.00
GAR	Garage	675.00	675.00
TOTAL LIVABLE	(rounded)		1924

LIVING AREA BREAKDOWN				
Breakdown				Subtotals
First Floor				
29.0	x	59.0		1711.00
5.0	x	27.0		135.00
2.0	x	39.0		78.00
3 Calculations Total (rounded)				1924

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Michael Bobinsky		File No.: 63884086
Property Address: 48 Austin St		Case No.:
City: Portland	State: ME	Zip: 04103-
Lender: WellsFargo		

RESURGAM CITY OF PORTLAND, MAINE

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FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 20, 2
Appraised Value: $ 395,000

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE

Borrower: Michael Bobinsky		File No.: 63884086
Property Address: 48 Austin St		Case No.:
City: Portland	State: ME	Zip: 04103
Lender: WellsFargo		

RESURGAM CITY OF PORTLAND, MAINE

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Flood Map

Borrower: Michael Bobinsky		File No.: 63884086
Property Address: 48 Austin St		Case No.:
City: Portland	State: ME	Zip: 0410
Lender: WellsFargo		

FloodMap Legend

Flood Zones:

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Information

Community: 230051 - PORTLAND, CITY OF

Property is not in a FEMA special flood hazard area.

Map Number: 23005100 07G
Panel: 0007G
Zone: X

Map Date: 12/08/1998
FIPS: 23005

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

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MTF CONSTRUCTION

thorenterprises20@yahoo.com

(207) 522-4450

Mike and Lori Bobinsky

Portland, ME

Basement

Description	Rate
Prep	$140
Frame Walls	$560
Install Beam	$280
Insulate	$140
Materials	$2840
Mud	$560
Install Doors, Trim	$560
Electrical	$560
Plumbing	$600
Living Room Ceiling, Move Electrical, Re-Mud Ceiling, Paint	$2000
Subtotal	$8940
10% Contractor Fee	$694
Total	$9634

****Carpet and pad installation and waste removal, to be done by another party hired by homeowner-$1200 (MTF Construction not liable for this transaction)****

SIGNATURE **DATE**

Any other work not specified will be an extra charge