

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SARGENT JOHN P VN VET & CYNTHIA J SARGENT  
JTS

**PERMIT ID:** 2013-00012

**Located at**

103 READ ST

**CBL:** 141 J014001

has permission to **Extended work for remodel after fire on 2nd to 3rd floors.\*\*After the fact\*\* - remodeling front part of 2nd floor to be 3rd apartment, 3rd floor will just be storage (original permit #09-0329)**

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 cloed-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 procured prior to occupancy.

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00012

**Located at:** 103 READ ST

**CBL:** 141 J014001

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

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

Permit No: 2013-00012	Issue Date:	CBL: 141 J014001
--------------------------	-------------	---------------------

Location of Construction: 103 READ ST	Owner Name: SARGENT JOHN P VN VET & CYNTHIA J SARGENT JTS	Owner Address: 103 READ ST PORTLAND, ME 04103	Phone: (207) 518-9216
--	---	---	--------------------------

Business Name:	Contractor Name:	Contractor Address: ME	Phone:
----------------	------------------	---------------------------	--------

Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	Zone: R3
---------------------	--------	--	-------------

Past Use: 3 Family	Proposed Use: 3 Family	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 5
-----------------------	---------------------------	------------------------	-----------------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/21/13		INSPECTION: Use Group: R-2 Type: 5B MUBEC 2009	
---	--	--	--

Proposed Project Description: Extended work for remodel after fire on 2nd to 3rd floors.**After the fact** - remodel front part of 2nd floor w/ 3rd apartment 3rd floor - storage - (original permit 09-0325)	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: bjs	Date Applied For: 01/02/2013	<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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/>	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	Historic Preservation <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: 1/7/13 <i>[Signature]</i>	Date:	Date: <i>[Signature]</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

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

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

<b>Permit No:</b> 2013-00012	<b>Date Applied For:</b> 01/02/2013	<b>CBL:</b> 141 J014001
---------------------------------	--	----------------------------

<b>Location of Construction:</b> 103 READ ST	<b>Owner Name:</b> SARGENT JOHN P VN VET & C	<b>Owner Address:</b> 103 READ ST	<b>Phone:</b> (207) 518-9216
<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> Amendment to Multifamily	

<b>Proposed Use:</b> 3 Family	<b>Proposed Project Description:</b> Extended work for remodel after fire on 2nd to 3rd floors. **After the fact** - remodeling front part of 2nd floor to be 3rd apartment, 3rd floor will just be storage (original permit #09-0329)
----------------------------------	---

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/07/2013  
**Note:** **Ok to Issue:**

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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 w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 02/01/2013  
**Note:** **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Per IBC Sec. 3401 for existing buildings and dwelling units, compliance with smoke, carbon monoxide, fire protection and safety systems and devices shall be per City Ordinance Chapter 10 and NFPA 101
- 4) 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 per Sec. 713 of IBC.
- 5) 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 02/21/2013  
**Note:** **Ok to Issue:**

- 1) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 2) The building shall comply with City Code Chapter 10 upon inspection.
- 3) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 4) All outstanding code violations shall be corrected prior to final inspection.
- 5) All means of egress to remain accessible at all times.
- 6) All electrical shall be certified by a master electrician.
- 7) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

<b>Location of Construction:</b> 103 READ ST	<b>Owner Name:</b> SARGENT JOHN P VN VET & C	<b>Owner Address:</b> 103 READ ST	<b>Phone:</b> (207) 518-9216
<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> Amendment to Multifamily	

- 8) Hardwired single-station smoke alarms are required within the dwelling units. Smoke alarms shall be installed in the following locations:
- (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.
- New smoke alarms shall be photoelectric powered by the building's electrical service with battery backup.
- 9) The interior common exit stair and hallway shall have a 1-hour fire resistance rating with self-closing 1-hour fire door assemblies. The exit stair shall not be used for storage or any purpose that may interfere with its use as an exit.
- 10 Fuel-fired boilers shall be protected in accordance with NFPA 101, Life Safety Code.

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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.**

**REQUIRED INSPECTIONS:**

Close-in Plumbing/Framing  
Electrical Close-in  
Final - Fire  
Final - Commercial

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.



# 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: <u>103 READ ST. PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>466 S.F.</u>	Square Footage of Lot <u>18,800 SF</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>141 J</u> Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>John P SARGENT</u> Address <u>103 READ ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207</u> <u>518 9216</u>
Lessee/DBA <u>As per the fact</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$2650.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: <u>\$50.00</u> <del>\$2650.00</del>
Current legal use (i.e. single family) <u>3 family</u>	Number of Residential Units <u>3</u>	<b>RECEIVED</b> JAN - 2 2013
If vacant, what was the previous use? Proposed Specific use: <u>3 RD APARTMENT - work &amp; family</u>	Is property part of a subdivision? <u>NO</u> If yes, please name	
Project description: <u>REMODEL 2ND FLR IN 3 RD AP</u>		
Contractor's name: <u>JOHN SARGENT</u>		Email:
Address: <u>103 READ ST</u>		
City, State & Zip: <u>PORTLAND ME 04103</u>	Telephone: <u>518 9216</u>	
Who should we contact when the permit is ready: <u>John Sargent</u>		Telephone: <u>518 9216</u>
Mailing address: <u>103 READ ST PORTLAND ME 04103</u>		

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: [Signature] Date: 2 Jan 13

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

Program: FP322L

by Property Report

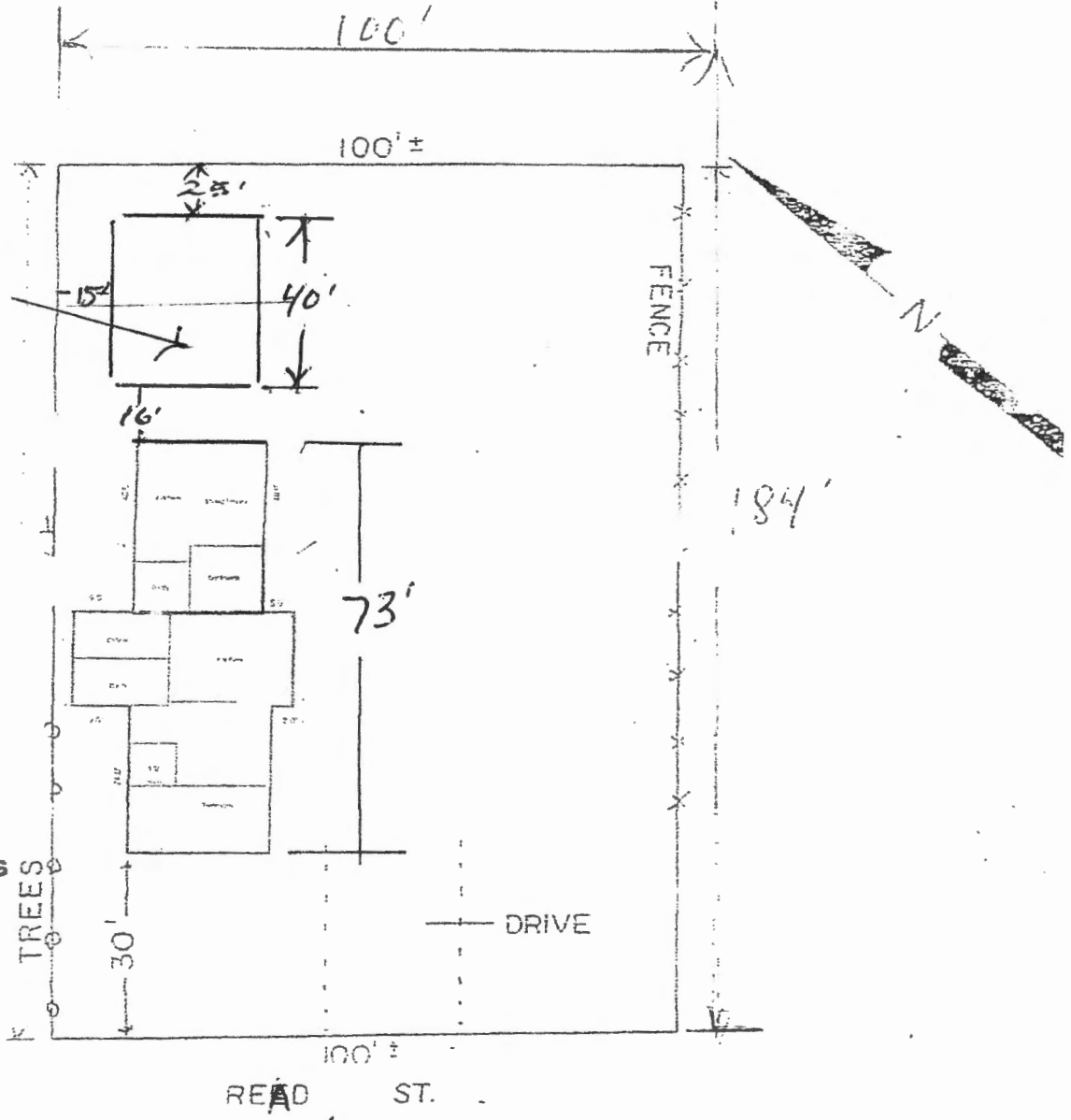
FIRE PREVENTION

Property address		Property name	Property number			
Inspection type	Date	Inspector	Reference	Target date	Actual date	
Seq.	Violation class	Violation type				
	Location(s)					
0103 READ ST, PORTLAND ME 04101		2-3 UNIT	233981-000-000			
	ROUTINE INSPECTION	10/16/08 BENJAMIN WALLACE JR, Fire HQ, Staff 10 hrs				
1	BUILDING CONSTRUCTION VIOLATION REAR DECKS AND STAIRS	STRUCTURE NEEDS REPAIR		0/00/00	0/00/00	
2	APARTMENT BUILDINGS IN AND OUTSIDE OF SLEEPING AREAS; PER DISCUSSION ON SITE THIS DATE.	SMOKE DETECTOR VIOLATION		0/00/00	0/00/00	
4	APARTMENT BUILDINGS DOOR FROM STAIR TO FRONT OFFICE	1-HOUR FIRE RATED EXIT ENCLOSURES A		0/00/00	0/00/00	
7	BUILDING CONSTRUCTION VIOLATION SEAL ALL VERTICAL PENETRATIONS	FIRE RATING NOT MAINTAINED		0/00/00	0/00/00	

Violation Summary:

Open	Closed	Total
4	0	4

PLOT PLAN



RECEIVED

JAN - 2 2013

Dept. of Building Inspections  
City of Portland Maine

RECORD: John & Cynthia Sargent

LOCUS: Portland, Maine

SCALE: 1" = 30'

John Sargent  
103 Read St. #1  
Portland, ME

2075189216

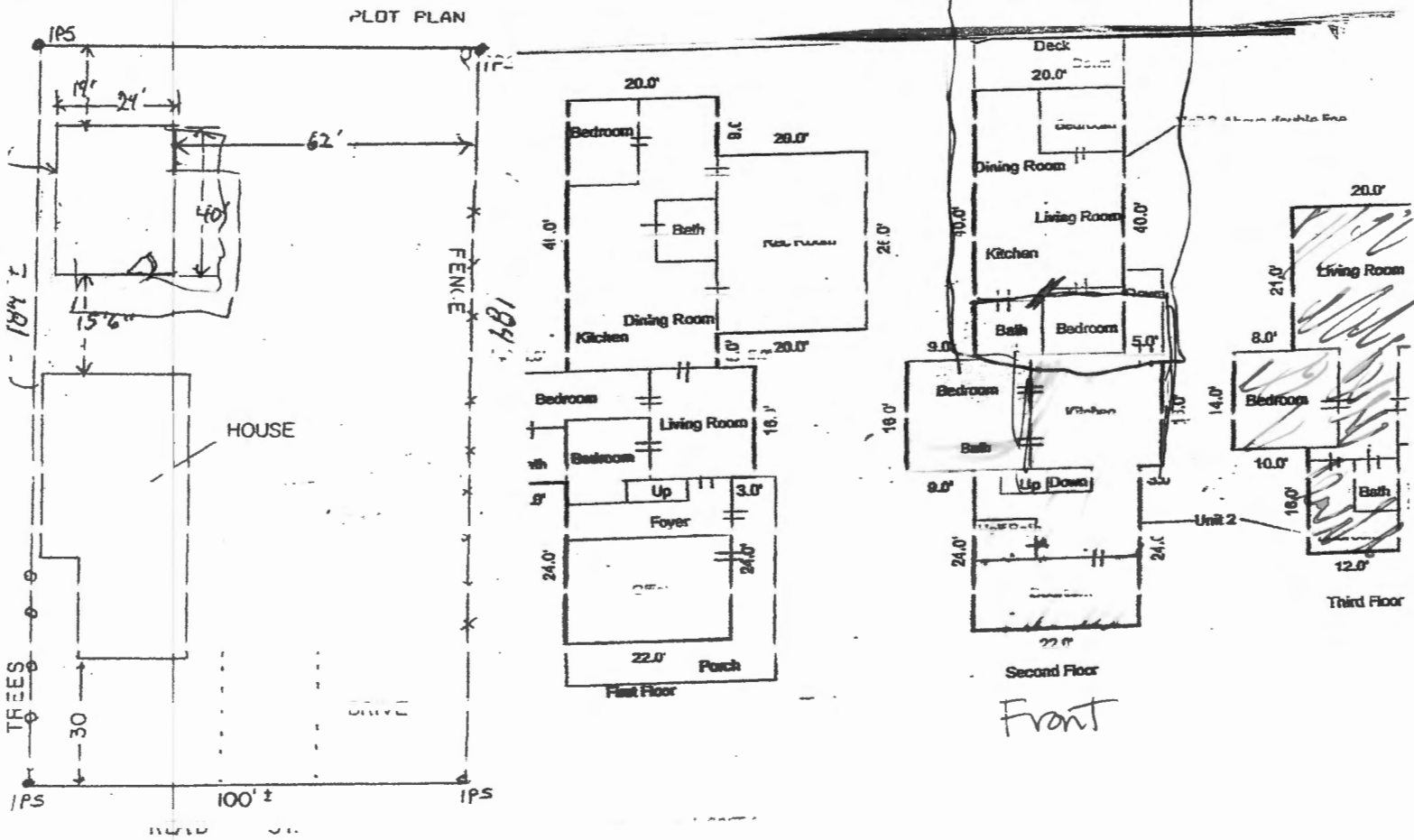
JAN 2 2013  
PLOT PLAN



# RECEIVED

JAN - 2 2013

Dept. of Building Inspections  
City of Portland Maine



AREA CALCULATIONS SUMMARY			
Code	Description	Net Area	Gross Area
GLA1	First Floor	2392.0	2392.0
GLA2	Second Floor	1872.0	1872.0
			5338

LIVING AREA BREAKDOWN			
Floor	Length	Width	Area
First Floor	20.0	26.0	520.0
	16.0	34.0	544.0
	20.0	18.0	360.0
	24.0	48.0	1152.0
	18.0	36.0	648.0
	20.0	40.0	800.0
	20.0	12.0	240.0

60 SF DURNELL RAFTERS



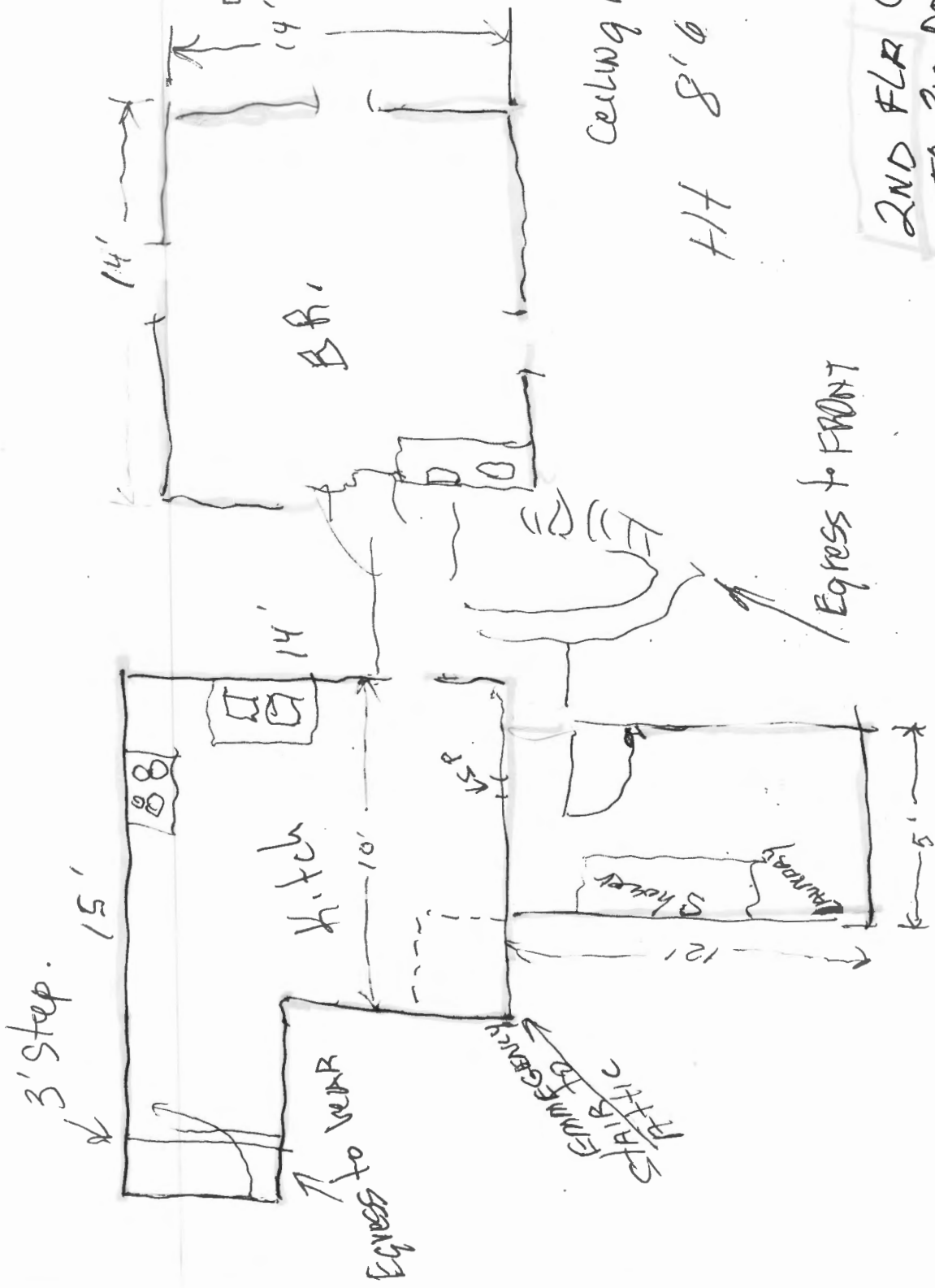
Mr. John Sargent  
103 Read St.  
Portland, ME 04103-3495  
707-518-9210

2 JAN 2013 AREA TO BE  
CONVERTED TO 3RD FLP  
3RD FLP = STORAGE ONLY.

RECEIVED

JAN - 2 2013

Dept. of Building Inspections  
City of Portland Maine



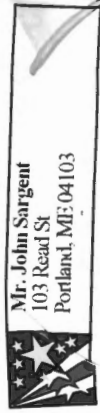
Ceiling ht 8'6"

Ht 8'6"

2ND FLR Conversion  
TO 3RD APT.

ELECTRIC to Profumo.  
 PLUMBING EXISTING (permit #90329)  
 DON McPherson INSPECTED  
 APPROX 10 Dec 12

2 JAN 2013



207 518 9216