

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **VACCA, THOMAS M**

Located At **94 WALTON ST**

Job ID: 2012-09-4993-CH OF USE

CBL: 142- H-004-001

has permission to **Change of Use, one family to two family**

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 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**

  
**Code Enforcement Officer / Plan Reviewer**

11/09/2012

**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:<br>2012-09-4993-CH OF USE  | Date Applied:<br>9/19/2012  | CBL:<br>142- H-004-001   |   |
| Location of Construction:<br>94 WALTON ST                                | Owner Name:<br>THOMAS M VACCA   | Owner Address:<br>94 WALTON ST<br>PORTLAND, ME 04103   | Phone:<br>712-5052 -c<br>773-3321 -h  |
| Business Name:   | Contractor Name:<br>MacDonald Excavation  | Contractor Address:<br>169 Portland Ave, Old Orchard Beach, ME 04064   | Phone:<br>468-8881  |
| Lessee/Buyer's Name:   | Phone:  | Permit Type:<br>BLDG CH OF USE   | Zone:<br>R-5  |
| Past Use:<br>Single Family Dwelling                                      | Proposed Use:<br>To change the use from single family dwelling to two family dwelling | Cost of Work:<br>\$14,000.00   | CEO District:   |
|  |   | Fire Dept:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A | Inspection:<br>Use Group: <i>RS</i><br>Type: <i>SB</i><br><i>IRC 2009</i><br><i>(w/SGC)</i> |
| Proposed Project Description:<br>Change of Use, one family to two family |   | Pedestrian Activities District (P.A.D.)  |   |
| Permit Taken By: Gayle   |   | <b>Zoning Approval</b>   |   |

| Special Zone or Reviews                       | Zoning Appeal                            | Historic Preservation                                       |
|---|--|---|
| <input type="checkbox"/> Shoreland            | <input type="checkbox"/> Variance        | <input checked="" type="checkbox"/> Not in Dist or Landmark |
| <input type="checkbox"/> Wetlands             | <input type="checkbox"/> Miscellaneous   | <input type="checkbox"/> Does not Require Review            |
| <input type="checkbox"/> Flood Zone           | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review                    |
| <input type="checkbox"/> Subdivision          | <input type="checkbox"/> Interpretation  | <input type="checkbox"/> Approved                           |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Approved        | <input type="checkbox"/> Approved w/Conditions              |
| <i>Admin Authorization Applied for</i>        | <input type="checkbox"/> Denied          | <input type="checkbox"/> Denied                             |
| <i>OK with cond</i>                           | Date:                                    | Date: <i>[Signature]</i>                                    |
| <i>Maj _ Min _ MM</i>                         |  |   |
| Date: <i>9/20/12</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 |

## 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.**

Footings/Setbacks prior to pouring concrete

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

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4993-CH OF USE

Located At: 94 WALTON ST

CBL: 142- H-004-001

## 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.
2. This property shall remain a two family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

### Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
5. **Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).**
6. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
8. Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
9. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

10. Note: Repairs are for nonbearing (wall which does not support vertical loads other than its own weight) walls only. Owner will submit specifications for 1 hour fire resistance rated ceiling prior to construction.

**R302.3 Two-family dwellings.** *Dwelling units* in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

**Exceptions:**

1. A fire-resistance rating of  $\frac{1}{2}$  hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than  $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than  $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.

**R302.3.1 Supporting construction.** When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

**R302.4 Dwelling unit rated penetrations.** Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

**Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Plans indicate the addition will not exceed 50% of the total completed structure.

2012 - 09 4993

R-5



# 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>94 Walton</u>   |   |  |
| Total Square Footage of Proposed Structure/Area<br><u>945</u>  | Square Footage of Lot<br><u>15225</u>   | Number of Stories<br><u>2</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>142</u> Block# <u>H</u> Lot# <u>4</u>   | Applicant: (must be owner, lessee or buyer)<br>Name <u>Thomas, Joyce Vacca</u><br>Address <u>94 WALTON ST</u><br>City, State & Zip <u>PORTLAND, ME. 04103</u>   | Telephone:<br><u>Cell 712-5052</u><br><u>Home 773-3321</u>   |
| RECEIVED<br>SEP 19 2012<br>Dept. of Building Inspections<br>City of Portland Maine   | Owner: (if different from applicant)<br>Name<br>Address<br>City, State & Zip  | Cost of Work: <u>\$13,580</u><br>C of O Fee: \$<br>Historic Review: \$<br>Planning Amin.: \$<br>Total Fee: \$ <u>2600</u>                                    |
|  | Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u><br>If vacant, what was the previous use? <u>NA</u><br>Proposed Specific use: <u>Two Family</u><br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description:<br><u>Want to make an apartment in Basement</u> | Cost of Work: <u>6090</u> 75.00<br>C of O Fee: _____<br>Historic Review: _____<br>Planning Amin.: _____<br>Total Fee: \$ <u>2600</u> 160.00<br><u>235.00</u> |
| Contractor's name: <u>MAC DONALD EXCAVATION, CON</u> Email: <u>MACDONALD@EXCAVAT.COM</u><br>Address: <u>169 PORTLAND AVE</u><br>City, State & Zip: <u>PORT ME 04104</u> Telephone: <u>462-2891</u><br>Who should we contact when the permit is ready: <u>Thomas Vacca</u> Telephone: <u>712-5052</u><br>Mailing address: <u>94 WALTON ST PORTLAND, ME 04103</u> <u>Call to</u> |   |  |

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.

and 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: 9-19-12

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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.

**Current Owner Information:**

**CBL** 142 H004001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 94 WALTON ST  
**Owner Information** VACCA THOMAS M  
 94 WALTON ST  
 PORTLAND ME 04103  
**Book and Page**  
**Legal Description** 142-H-4  
 WALTON ST 88-94  
 15225 SF  
**Acres** 0.3495

*6000# min req*

**Current Assessed Valuation:**

|                                  |               |   |
|----------------------------------|---------------|---|
| <b>TAX ACCT NO.</b>              | 21214         | <b>OWNER OF RECORD AS OF APRIL 2012</b> |
|                                  |               | VACCA THOMAS M                          |
| <b>LAND VALUE</b>                | \$75,900.00   | 94 WALTON ST                            |
| <b>BUILDING VALUE</b>            | \$144,300.00  | PORTLAND ME 04103                       |
| <b>HOMESTEAD EXEMPTION</b>       | (\$10,000.00) |   |
| <b>NET TAXABLE - REAL ESTATE</b> | \$210,200.00  |   |
| <b>TAX AMOUNT</b>                | \$3,955.96    |   |

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**

**Building 1**  
**Year Built** 1901  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**# Units** 1  
**Bedrooms** 4  
**Full Baths** 2  
**Total Rooms** 7  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1749

[View Sketch](#)      [View Map](#)      [View Picture](#)



**Outbuildings/Yard Improvements:**

**Building 1**  
**Year Built** 1986  
**Structure** SHED-FRAME  
**Size** 12X10  
**Units** 1  
**Grade** D  
**Condition** A

**Building 1**  
**Year Built** 1985  
**Structure** POOL-PREFAB PLASTIC LINER  
**Size** 18X36  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

|                  |                 |              |                  |
|------------------|-----------------|--------------|------------------|
| <b>Sale Date</b> | <b>Type</b>     | <b>Price</b> | <b>Book/Page</b> |
| 10/6/2000        | LAND + BUILDING | \$0.00       | /                |

[New Search!](#)

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

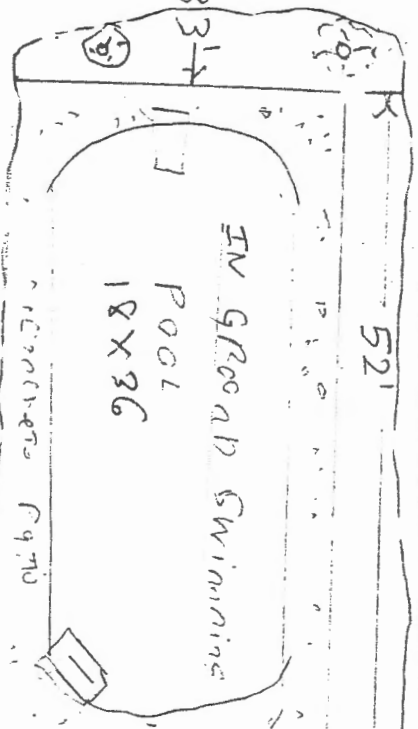
DITE Plan 94 Walton St

100' ±

Tom Varea

Chain Link Fence

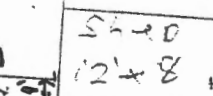
RECEIVED  
SEP 20 2012  
Dept of Building Inspections  
City of Portland Maine



521

Chain Link Fence

152.50 ±



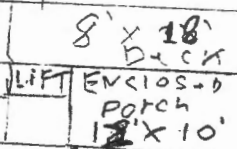
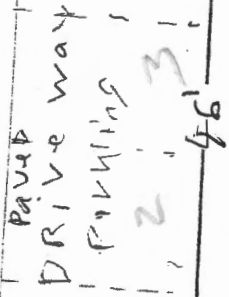
33'

4

33'

18

see website  
Shot showing  
4 cars parking  
there now.



FOUNDATION ADDITION

27' x 33'

HOUSE  
REPLACE ALL FOUNDATION AND FLOOR

DOOR TO BASEMENT

paved DRIVEWAY

16'

24'

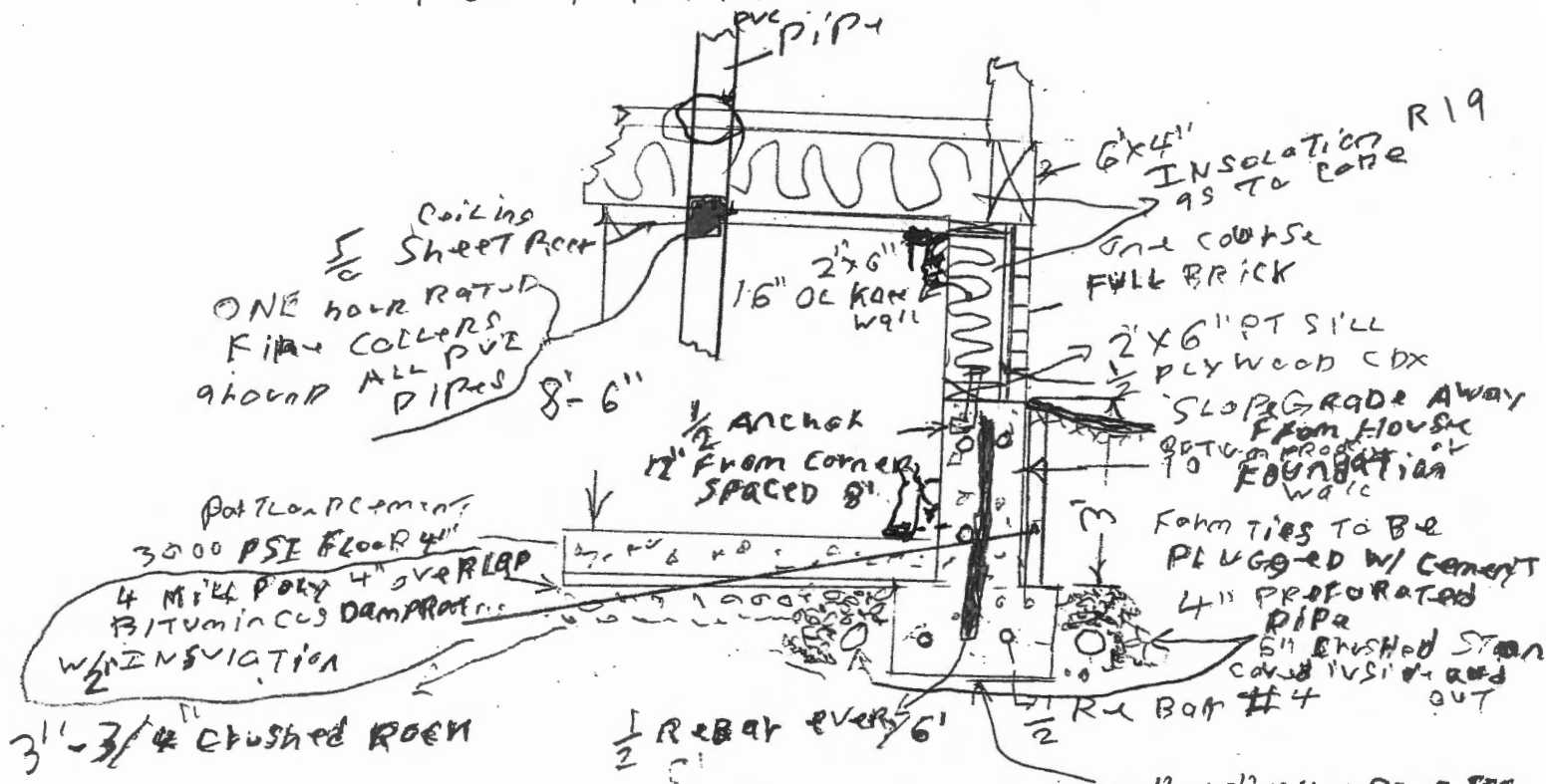
STONE RETAINING WALL

SIDEWALK

WALTON ST

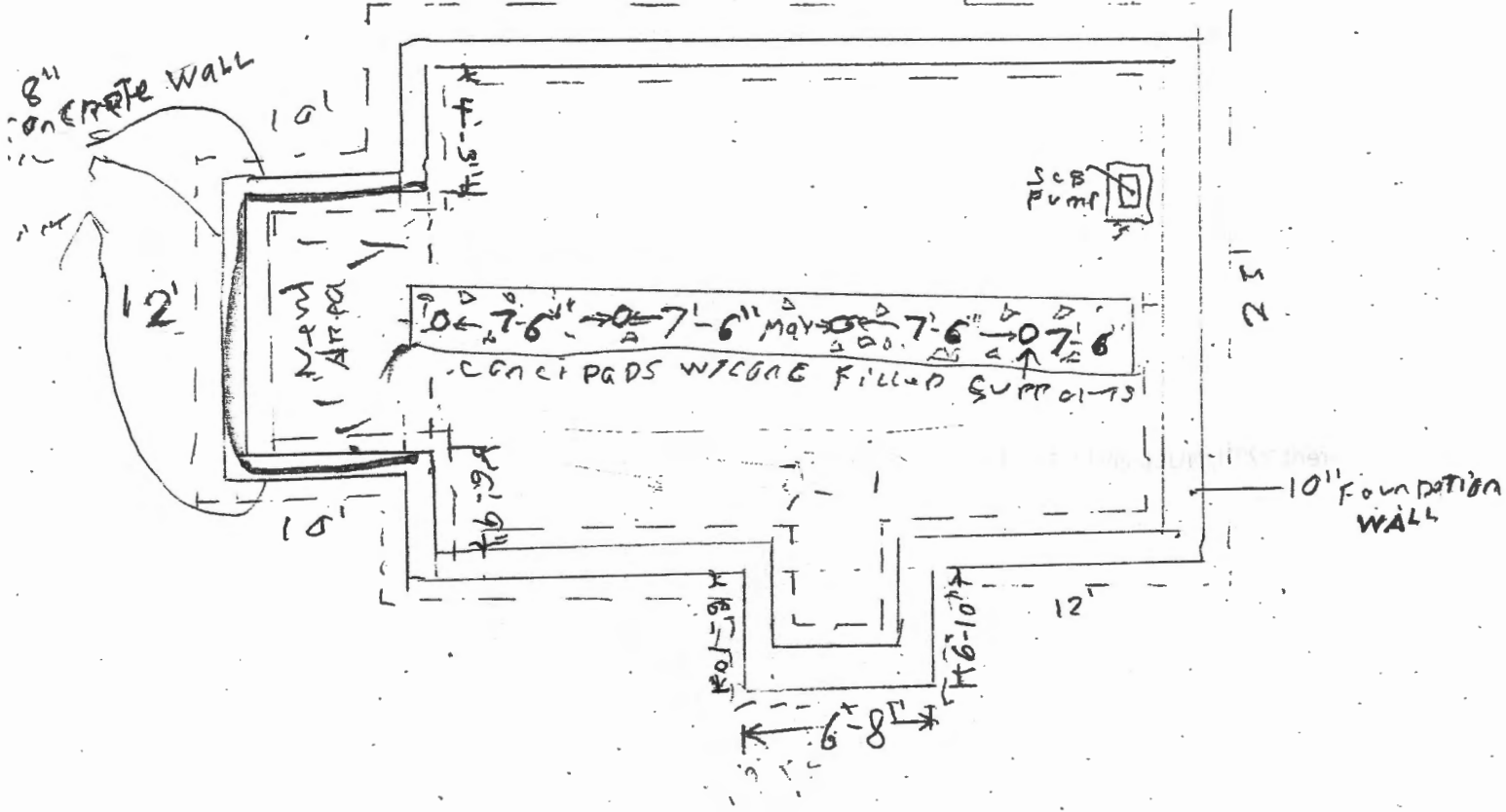


# FOUNDATION and WALL PLAN



## FOUNDATION PLAN

33'





# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: mastercard, Check Number: 4980

**Tender Amount:** 235.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 9/19/2012

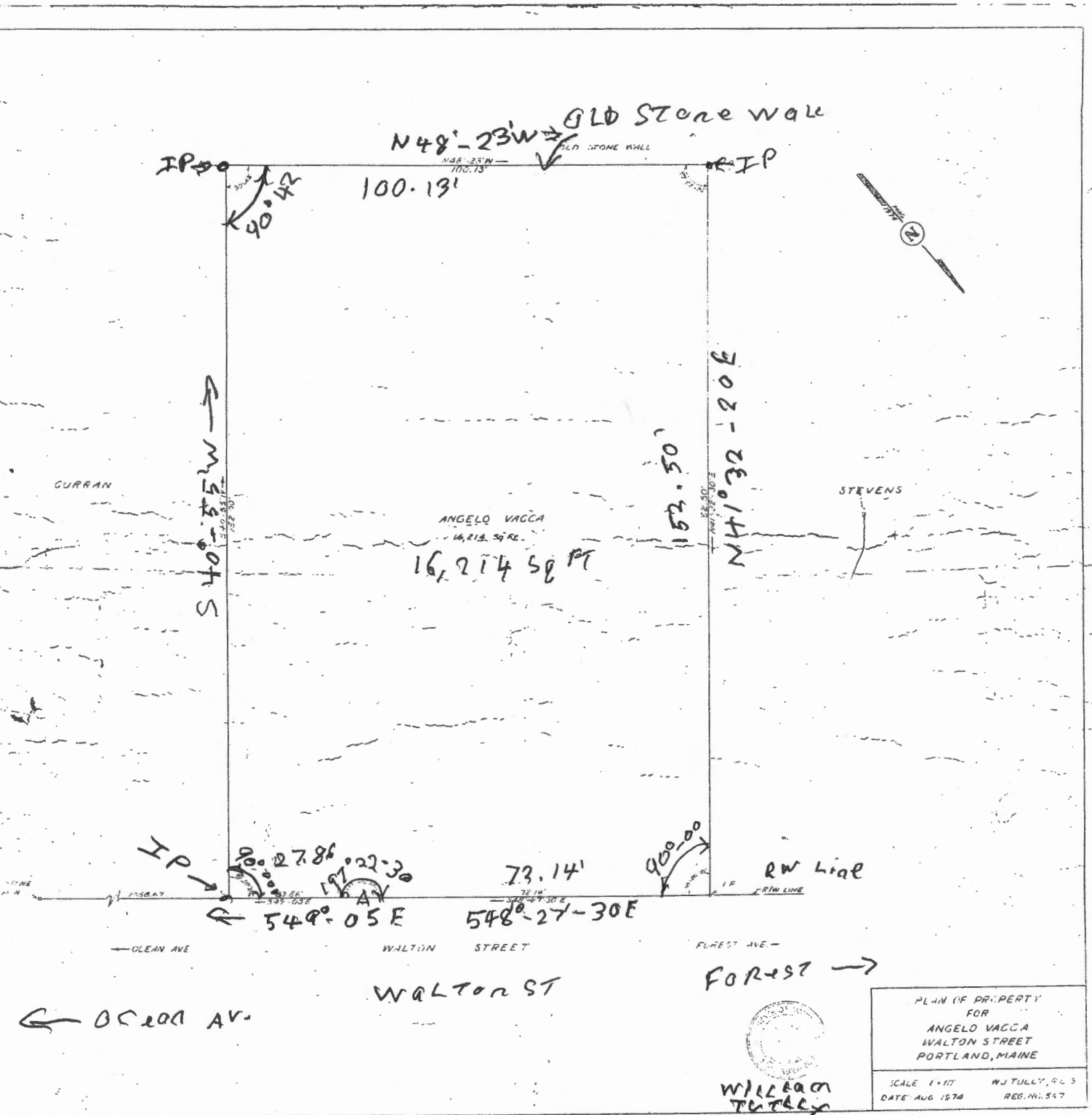
**Receipt Number:** 48383

## Receipt Details:

|  |       |                |           |
|--|-------|----------------|-----------|
| Referance ID:  | 8066  | Fee Type:      | BP-C of O |
| Receipt Number:  | 0     | Payment Date:  |           |
| Transaction Amount:  | 75.00 | Charge Amount: | 75.00     |
| Job ID: Job ID: 2012-09-4993-CH OF USE - Change of Use, one family to two family |       |                |           |
| Additional Comments: 94 Walton St., Thomas Vacca                                 |       |                |           |

|  |        |                |           |
|--|--------|----------------|-----------|
| Referance ID:  | 8068   | Fee Type:      | BP-Constr |
| Receipt Number:  | 0      | Payment Date:  |           |
| Transaction Amount:  | 160.00 | Charge Amount: | 160.00    |
| Job ID: Job ID: 2012-09-4993-CH OF USE - Change of Use, one family to two family |        |                |           |

# SURVEY PLAN



PLAN OF PROPERTY  
 FOR  
 ANGELO VACCA  
 WALTON STREET  
 PORTLAND, MAINE  
 SCALE 1" = 10' WJ TULLY, P.L.S.  
 DATE AUG 1974 REG. NO. 547

AUG 1974  
 SCALE = 1" = 10'

