

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

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

Permit No: 10-0006	Issue Date:	CR#: 155 E008001
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Location of Construction: 44 Bay St	Owner Name: Mike Wilson	Owner Address: 46 Irving Street	Phone:
Business Name:	Contractor Name: Robie Builders, LLC	Contractor Address: PO Box 1463 Windham	Phone: 2078313582
Lessee/Buyer's Name:	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Amendment to new single family permit # 09124 change of square footage from 2,750 - 2115	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Amendment to new single family permit # 09124 change of square footage from 2,750 - 2115		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 1/15/10	
		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: gg	Date Applied For: 01/06/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetland N/A</p> <p><input type="checkbox"/> Flood Zone parcel 7-200X</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan 2009-0078</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>Date: 1/7/10 ABM</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p><b>PERMIT ISSUED</b></p> <p><b>JAN 15 2010</b></p> <p><b>City of Portland</b></p>		

**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
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2.26.10

EXHAUST REQUIRE IN  $\frac{1}{2}$  BATH 2<sup>nd</sup> floor.  
OK to close SMH

4-12-10

Complete SMH

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 100006

This is to certify that Mike Wilson/Robie Builders, L.P. **PERMIT ISSUED**

has permission to Amendment to new single family permit # 248 change of square footage from 2,750 - 2115 sq. ft.

AT 41 Bay St CR 155 600800 JAN 15 2010

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 lathed or otherwise finished-in. 24 HOUR NOTICE IS 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

*Arnie Banks* 1/15/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED

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

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

Permit No:

10-0006

Date Applied For:

01/06/2010

CBL:

155 E008001

<b>Location of Construction:</b> 44 Bay St	<b>Owner Name:</b> Mike Wilson	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone:</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.	<b>Proposed Project Description:</b> Amendment to new single family permit # 091249 change of square footage from 2,750 - 2115.
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 01/07/2010

Note: Ok to Issue:

- 1) This property shall remain a single 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 with Conditions      Reviewer: Jeanine Bourke      Approval Date: 01/15/2010

Note: Ok to Issue:

- 1) All previous conditions apply
- 2) Approval based on revised plans submitted 1/15/10

Dept: DRC      Status: Approved with Conditions      Reviewer: Philip DiPierro      Approval Date: 12/10/2009

Note: Ok to Issue:

- 1) The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.
- 2) Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.
- 3) Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.
- 4) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 8) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 9) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

<b>Location of Construction:</b> 44 Bay St	<b>Owner Name:</b> Mike Wilson	<b>Owner Address:</b> 46 Irving Street	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robie Builders, LLC	<b>Contractor Address:</b> PO Box 1463 Windham	<b>Phone:</b> (207) 831-3582
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

10 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

11 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

1/7/2010-amachado: Gave Phil a copy of the revised siteplan and elevations for him to check.

1/12/2010-Ldobson: Received Letter from Surveyor BH2M on 01/11/2010 confirming setbacks for 44 Bay St

1/13/2010-jmb: Left vmsg for Jarod R. And the designer for some minor details and corrections. Tempered glazing at MB spa, no door shown at 1st fl. 1/2 bath, elevations are mirror image, baluster spacing stated at min. 4", should be < 4". Both Mike and Peter P. Called to verify the items and will email pdfs.

1/14/2010-jmb: Received email with pdfs, called Peter as the scale is too small, he will deliver tomorrow.

1/15/2010-jmb: Pete emailed a better scaled version, ok to issue.



# 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>44 Bay Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart #      Block#      Lot# <u>155 E 008</u>	Applicant *must be owner, Lessee or Buyer* Name <u>MIKE WILSON (MGW Consulting)</u> Address <u>46 IRVING STREET</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone:
Leasee/DBA (if applicable)  <b>RECEIVED</b> <b>JAN - 6 2010</b> <b>Dept of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Amendment to permit # 09 1249</u> <u>Change of square footage from 2750 - 2115,00</u>		
Contractor's name: <u>Robie Builders LLC</u> <u>Jared Robie</u>		
Address: <u>P.O. Box 1403</u> <u>[Redacted]</u>		
City, State & Zip <u>Windham, ME 04092</u>		Telephone: <u>207 831 3582</u>
Who should we contact when the permit is ready: <u>Jared Robie</u>		Telephone: <u>207 831 3582</u>
Mailing address: <u>P.O. Box 1403 Windham ME 04092</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.

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: Chelsea [Signature]      Date: 1/6/10

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

## **Ann Machado - 44 Bay Street - Amended House/Site Plan #2009-0078**

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**From:** Phillip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 1/8/2010 9:41 AM  
**Subject:** 44 Bay Street - Amended House/Site Plan #2009-0078

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Hi all, this amended site plan meets minimum DRC site plan requirements for the issuance of a building permit. No changes to the original site work are proposed. See UI for sign off.

Thanks.

phil

Applicant: Mike Wilson

Address: 44 Bay St.

\* amendment to permit # 09-1249

Date: 1/7/2010

C.B.L.: 155-E-008

permit # 10-0006  
ORDINANCE

CHECK-LIST AGAINST ZONING

Date - new home

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - 2 story single family home - w/ 2 car garage

Sewage Disposal - city

Lot Street Frontage - 50' min. - 50.99' sited

Front Yard - ~~30' min~~ 25' front - 27' sited

Rear Yard - ~~30' min~~ 25' rear - 65' scaled

Side Yard - 14' 2 stories - right side - 18.5' scaled  
left side - 15.99' sited

Projections -

Width of Lot - 65' min. - 81' scaled

Height - 35' min. - 25' scaled

Lot Area - 6500  $\Phi$  - 12,148  $\Phi$  sited (ok)

Lot Coverage/Impervious Surface - 35% = 4251.8  $\Phi$

Area per Family - 6500  $\Phi$  (ok)

Off-street Parking - 2 off street ~~space~~ parking space  
- 2 car space (ok)

Loading Bays - N/A

Site Plan - minor/minor 2009-0078

Shoreland Zoning/Street Protection - N/A

Flood Plains - ~~Spined~~ 7-zone X

34x34	=	1156
deck 16x12	=	192
breath 11x5	=	55
hollow 6x5	=	30
fridge 2.33x5.25	=	12.23
6x24	=	144
18x8.5	=	153
post 16x6	=	96
slip 5x2	=	10

~~1934.93~~ (ok)  
1848.23



**From:** Jonethan Rioux  
**To:** Barhydt, Barbara; Bourke, Jeanie; DiPierro, Philip; Dobson, Lannie; Guertin, Gayle; Hunt, Suzanne; Littell, Penny; Machado, Ann; Merkley, Tom; Menario, Mike; Munson, Tammy; Schmuckel, Marge  
**Date:** 1/12/2010 8:56:35 AM  
**Subject:** Re: 44 Bay Street - Amended House/Site Plan #2009-0078

RE: Foundation Backfill

Morning,

We received a survey letter Dated 01/11/10 from BH2M st. the foundation meets our Zoning requirements. Mr. Menario is out, however I told them to go ahead and backfill, JGR.

Jon Rioux,  
Code Enforcement Officer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
jrioux@portlandmaine.gov

>>> Philip DiPierro 01/08 9:41 AM >>>

Hi all, this amended site plan meets minimum DRC site plan requirements for the issuance of a building permit. No changes to the original site work are proposed. See UI for sign off.

Thanks.

phil

# 09-1249

44 Bay ST

155-E-008

Amended  
1/6/08 #10-0006

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b>				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	2x10 footing - 8" concrete wall - 4" concrete floor 16x10 footing - 8" from wall (over)	OK	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perforated pipe - 6' crushed stone (in + out) filter fabric Damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 anchor bolts - 12" from corners spaced 6" min	OK		
Lally Column Type (Section R407)	3 1/2 lally	OK		
Girder & Header Spans (Table R 502.5(2))	Per IRC 2003	OK		
Built-Up Wood Center Girder Dimension/Type	3 (2x12's) laminated	OK	Eng beams specs (condition) ✓	
Sill/Band Joist Type & Dimensions	2x10 Box sill 2x6 pt sill	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOISTS 16" oc & 12" o.c	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 JOIST 16" oc	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x12 JOIST 16" oc	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))  
 Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)  
 Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))  
 Fastener Schedule (Table R602.3(1) & (2))

2x12 Rafters 16" oc  
 2x12 Ridge Bs 246 collar  
 1/2" Roof Sheathing 3/4" Floor Sheathing  
 7/16" Wall Sheathing  
 OK

**Private Garage**  
 (Section R309)  
 Living Space ?  
 (Above or below?)  
 Fire separation  
 Opening Protection  
 Emergency Egress  
 (Section R310)  
 Roof Covering  
 Safety Glazing  
 Attic Access (Section R309.10)  
 Chimney Clearance  
 Header Schedule (Section R502.2.1)  
 Energy Efficiency (Section R602.2)  
 Walls, Floors, Ceiling  
 Factor Fenestration

**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections



**Original Receipt**

20 07

Received from Nov 4  
Relia Building Co  
 Location of Work 447 Bay St

Building Fee: 155.00  
 Site Fee: 15.00  
 Cost of Construction: 215.00  
 Permit Fee: 215.00  
 Certificate of Occupancy Fee: 0  
 Total: 215.00

Plumbing (15) \_\_\_\_\_  
 Electrical (12) \_\_\_\_\_  
 Site Plan (12) \_\_\_\_\_

Building (12) \_\_\_\_\_  
 Other 155 E 008  
 Cash 2546  
 Check # \_\_\_\_\_  
 Total Collected \$ 2,115.00


No work is to be started until permit issued.  
 Please keep original receipt for your records.

Taken by: [Signature]

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

Type of Heating System	Forced HOT WATER w/ Power Vent		OK	<i>[Signature]</i>
Means of Egress (Sec R311 & R312)				
Basement	1			
Number of Stairways	2			
Interior	3			
Exterior	1			
Treads and Risers (Section R311.5.3)	7 3/4 max Rise - 10 in tread w/ nosings			
Width (Section R311.5.1)	36 min			
Headroom (Section R311.5.2)	6" 8 min			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Guards 36 min - Han 34			
Smoke Detectors (Section R313)	each bedroom interconnect			
Location and type/Interconnected	hardwired / Battery backup			
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	per IRC 2003			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA			
Deck Construction (Section R502.2.1)	4 Foot Plus. Dist - Trap 2x10 joists - Guards			

NO Door shown into 1st FL 1/2 bath  
Elevations are mirrored



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

### Original Receipt

Received from Chadwick Row 2011

Location of Work 44 Row St

Cost of Construction \$          Building Fee: 0.00

Permit Fee \$          Site Fee:         

Certificate of Occupancy Fee:         

Total:         

Building (UL)          Plumbing (15)          Electrical (12)          Site Plan (02)         

Other Construction to Permit for 10/14/11

081-55-8008

Check # 66 Total Collected \$ 0.00

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy