

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING INSPECTION

PERMIT

Permit Number: 101076
SEP 20 2010

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Bracklow Kristen C/Jim Roy

has permission to Egress window in the basement City of Portland

AT 14 Torrey St CBL 156 C005001

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 closed-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. _____

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1076	Issue Date:	CBL: 156 C005001
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Location of Construction: 14 Torrey St	Owner Name: Bracklow Kristen C	Owner Address: 14 Torrey St	Phone: 207-774-8701
Business Name:	Contractor Name: Jim Roy	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Egress window in the basement	Permit Fee: \$50.00	Cost of Work: \$2,200.00	CEO District: 4
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2003	

Proposed Project Description: Egress window in the basement	Signature:	Signature:
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: 08/31/2010	Zoning Approval	
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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>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok with conditions Date: 9/3/10</p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>Date:</p>
	<p>PERMIT ISSUED</p> <p>SEP 20 2010</p> <p>City of Portland</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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1076	Date Applied For: 08/31/2010	CBL: 156 C005001
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Business Name:	Contractor Name: Jim Roy	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Egress window in the basement	Proposed Project Description: Egress window in the basement
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/03/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) AGAIN it is reiterated that this area in the basement is NOT PERMITTED for an additional dwelling unit. You may not wire or plumb up for future kitchen appliances.</p> <p>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/20/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Snow maintenance plan must be in place for egress (well) window in bedroom.</p> <p>2) Hardwired interconnected battery backup smoke detector and CO detector shall be installed in the area giving access to the bedroom.</p> <p>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Comments:
9/8/2010-jrioux: Spoke with owner she would like to ammend the permit to include a basement bedroom.
9/20/2010-jrioux: Met with Owner @ counter Permit # 06-1126 was used to convert basement to living space in '06.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 Inspection 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 with construction.**

 X **Framing and final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

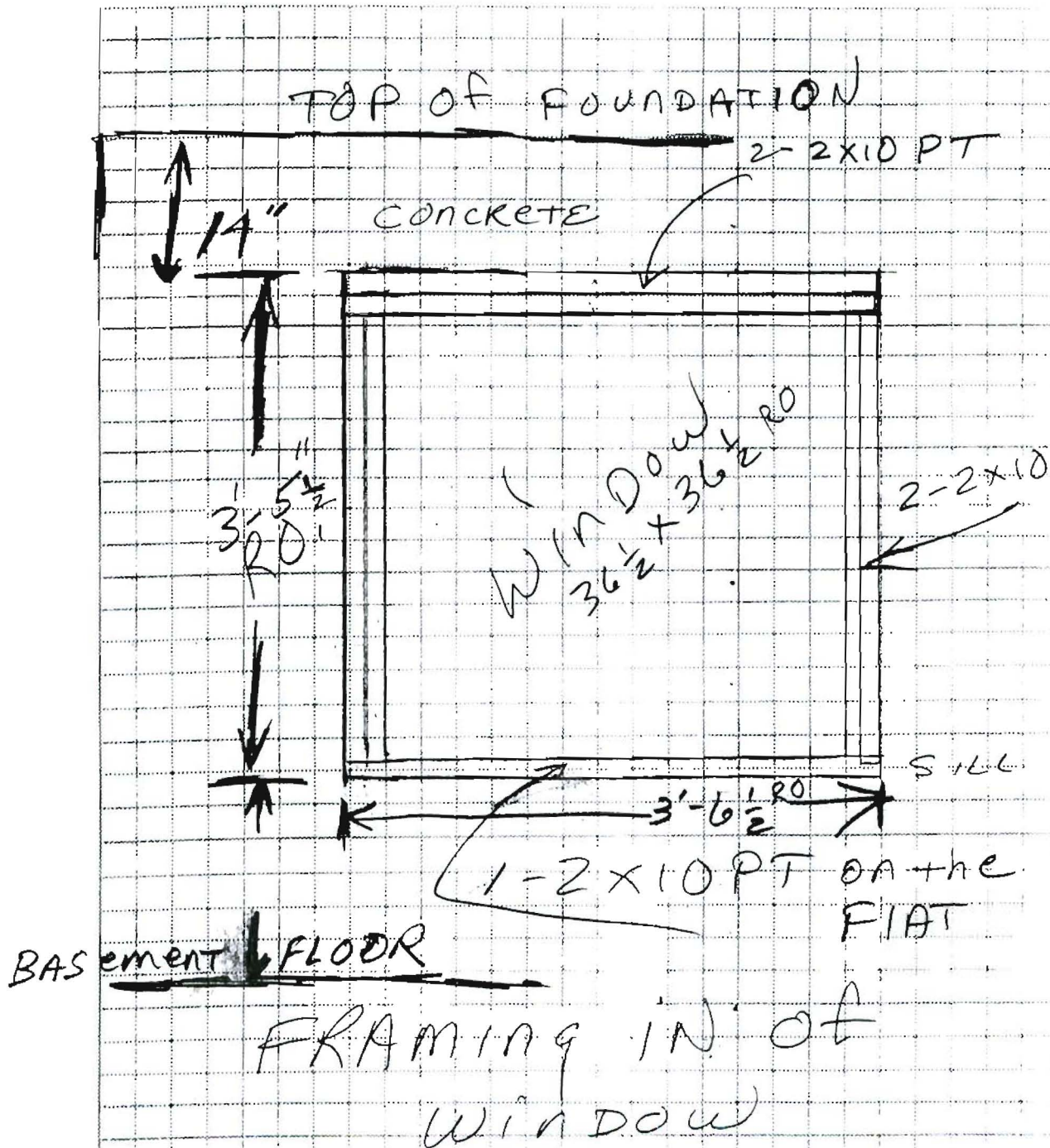
FOUNDATION CUT OUT

Date _____

Assignment: _____

From: _____ To: _____

Page No. _____





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

August 31 20 10

Received from Kristen Backlow

Location of Work 14 Trolley St

Cost of Construction \$ 2,200 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 50.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 156-c-5

Check #: cc Total Collected \$ 50.00

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

Taken by: AKY

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



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>14 Torrey St Portland ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>156 C 5</u>	Applicant "must be owner, Lessee or Buyer" Name <u>Kristen Bracklow</u> Telephone: <u>207</u> Address <u>14 Torrey St</u> <u>774-8701</u> City, State & Zip <u>Portland ME 04103</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,200.5</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u>
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? _____ If yes, please name _____ Project description: _____		
Contractor's name: <u>Jim Roy</u> Address: _____ City, State & Zip: _____ Telephone: _____		RECEIVED AUG 31 2010 Dept. of Building Inspections City of Portland Maine
Who should we contact when the permit is ready: <u>Kris Bracklow</u> Telephone: <u>774-8701</u>		
Mailing address: <u>14 Torrey St, Portland ME 04103</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, 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: Kristen Bracklow Date: 8/31/10

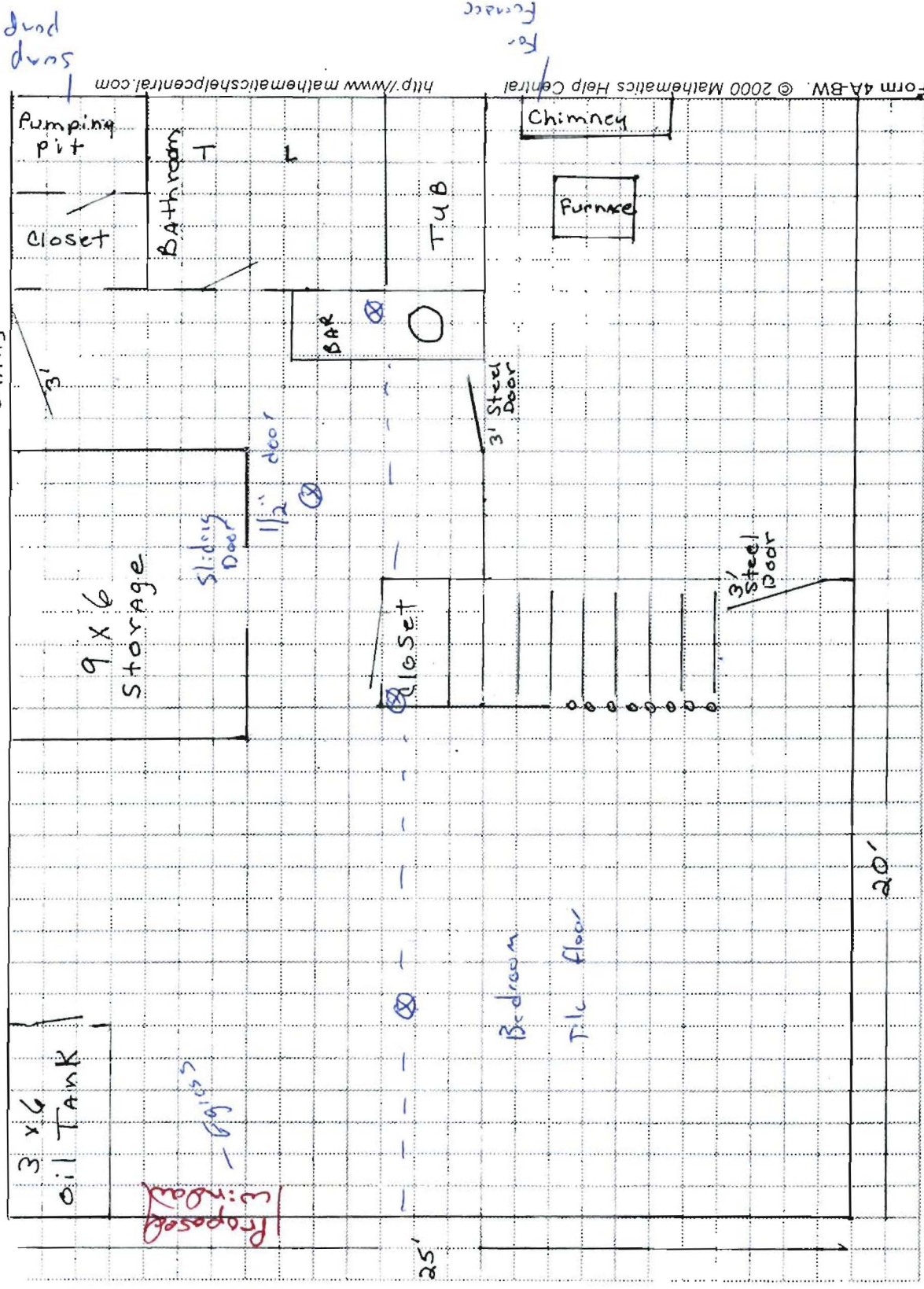
This is not a permit; you may not commence ANY work until the permit is issued

BAY ST

29'

Steps

STAIRS 3' 3' 3'



Form 4A-BW © 2000 Mathematics Help Central http://www.mathematicshelpcentral.com

Sand pond

Furnace

Insulation & hung ceiling

Heat - furnace

hard-wire smoke

Torrey St

Date: _____

Assignment: _____

From: _____ To: _____

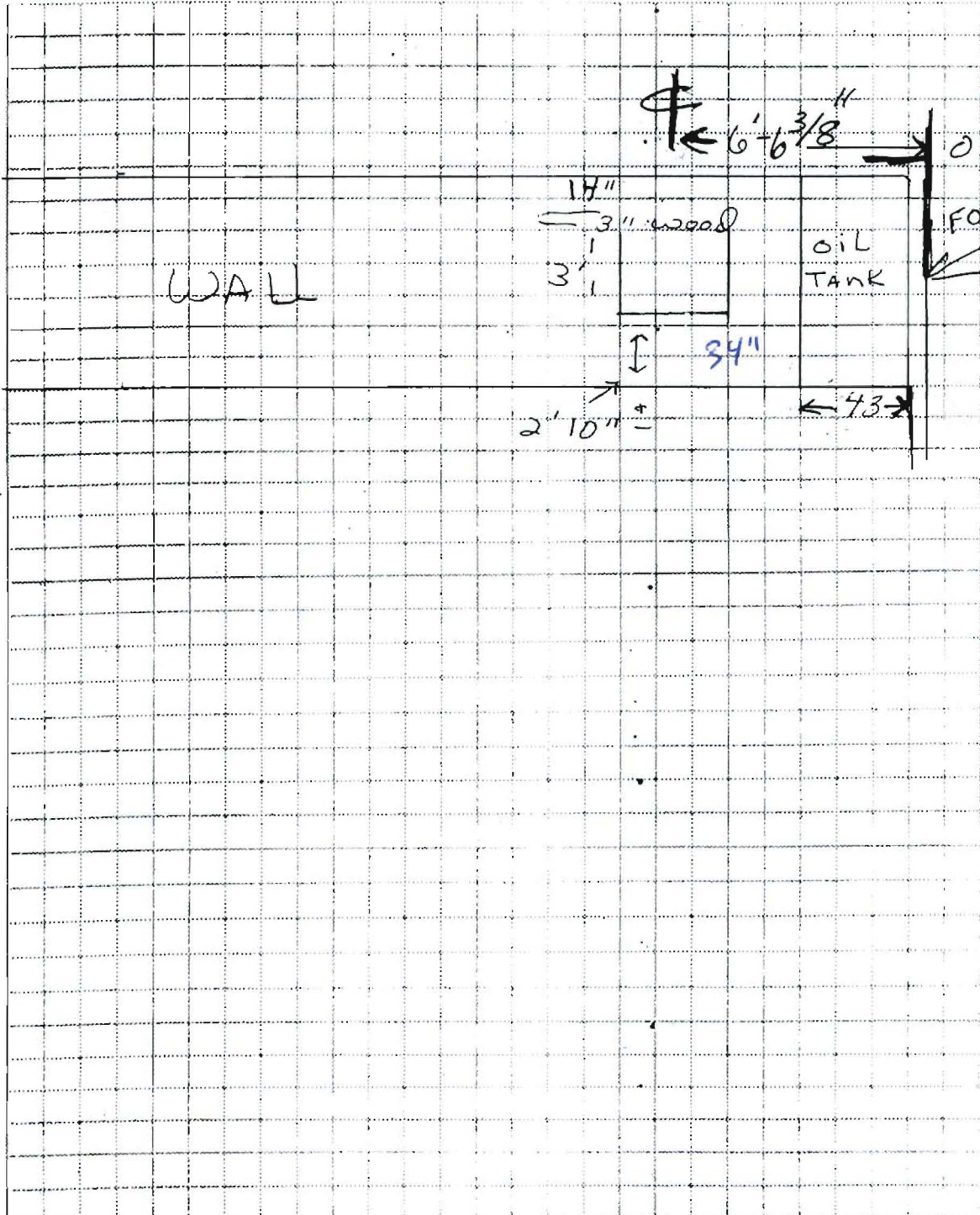
Page No _____

Top
of
Foundation
7'3"
Ceiling

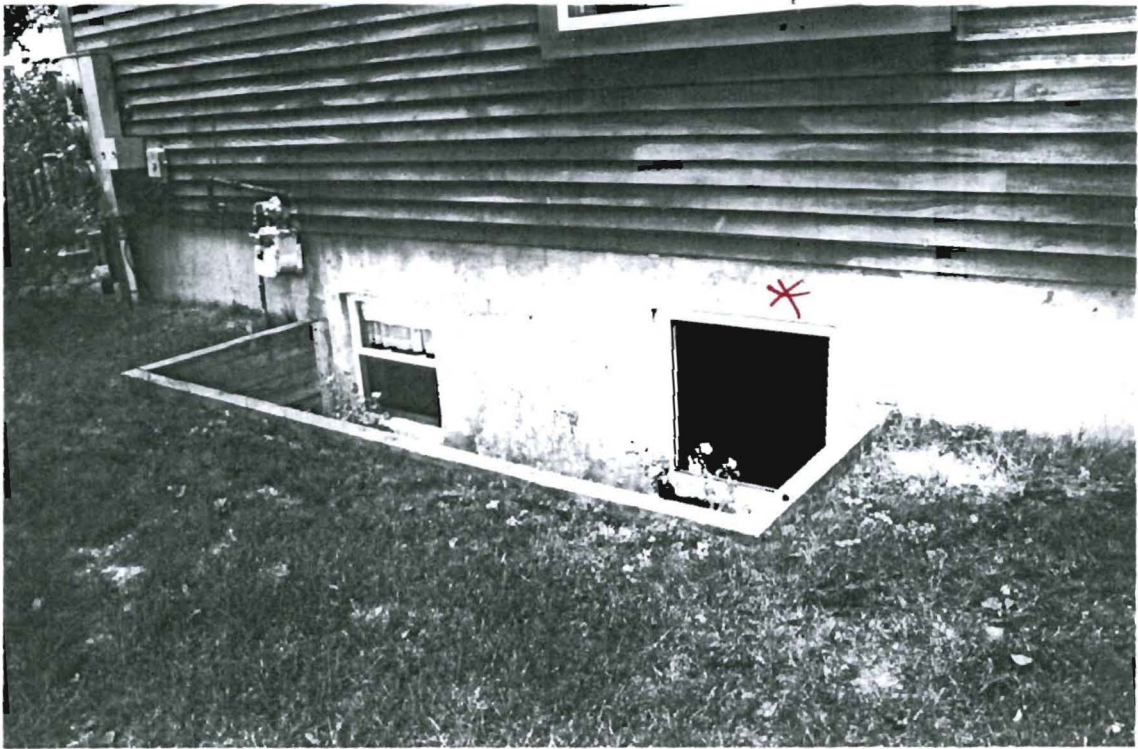
6'10"

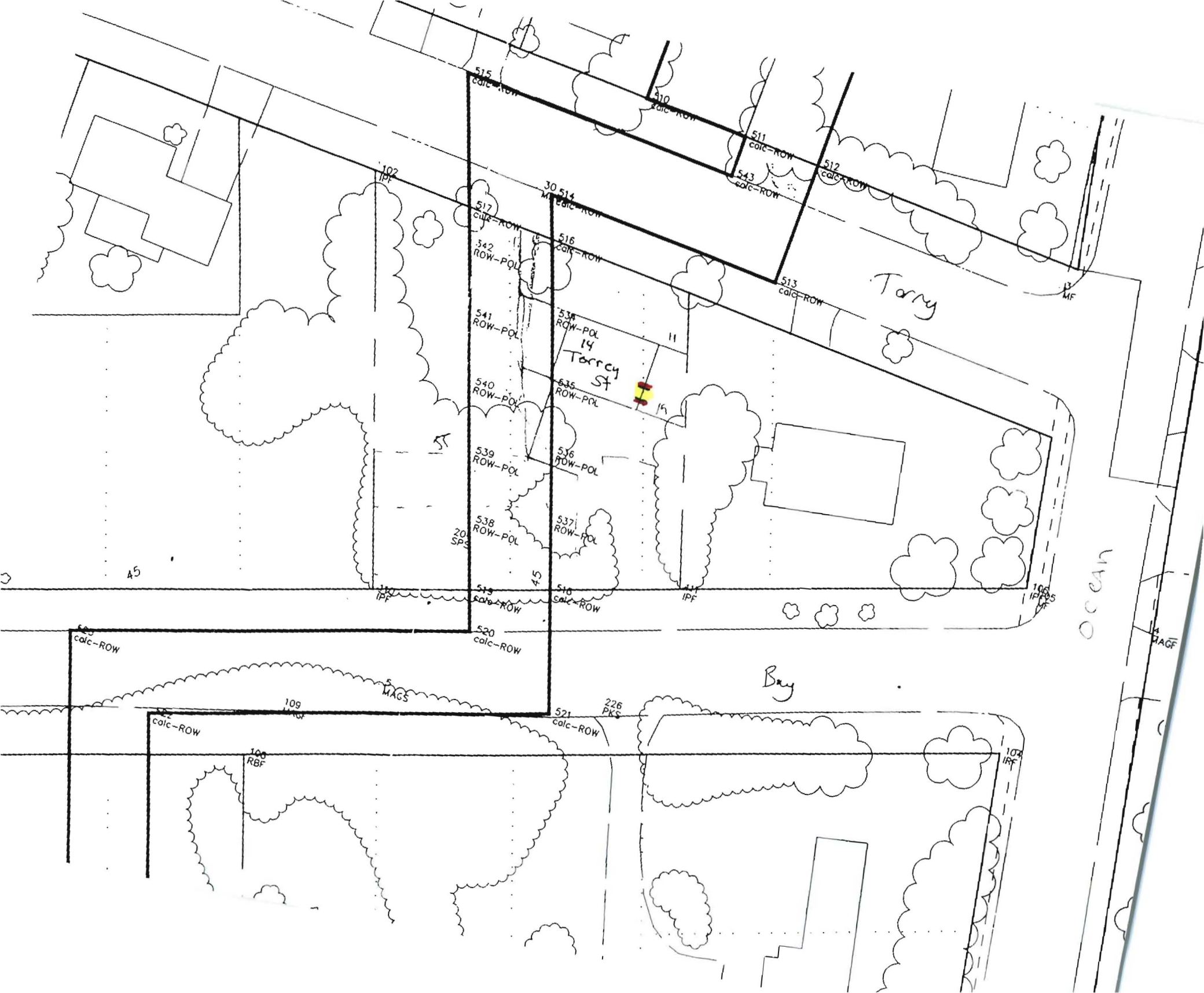
Floor

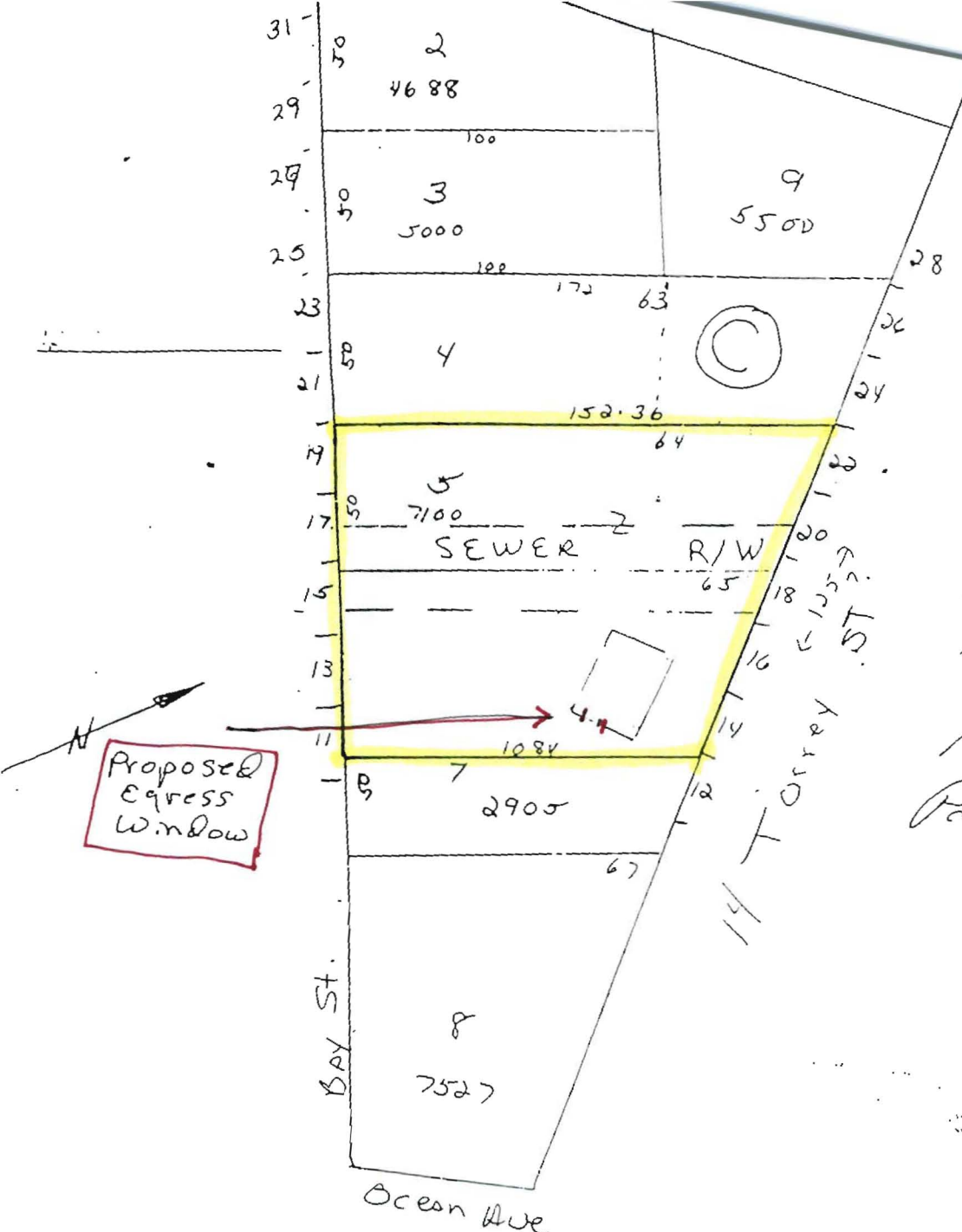
1/2" Sheet rock











Proposed Egress Window

SCALE 1" = 50'
 KEISBERG LAW
 774-3068
 14 TORREY ST
 PORTLAND, ME

MAP 156 - C - 005 - 00
 lots # 64, 65 AND
 a portion of lot # 66

Re siting
 of house

- 282 POLAND RD
AUBURN, ME 04210
207-784-4009 • Fax: 207-782-7780
- 1087 HAMMOND ST
BANGOR, ME 04401
207-945-9416 • Fax: 207-947-4980
- 20 SPRING ST
BRUNSWICK, ME 04011
207-729-9924 • Fax: 207-798-5674
- 5 SUMMIT ST
FAIRFIELD, ME 04937
207-453-7322 • Fax: 207-453-9493



MAIN OFFICE
2 HAMMOND DRIVE • PO BOX 500
BELGRADE, MAINE 04917
207-495-3303 • FAX: 207-495-2304
www.hammondlumber.com

- 389 FARMINGTON FALLS RD
FARMINGTON, ME 04938
207-778-3518 • Fax: 207-778-3283
- 17 MINDEN ST
GREENVILLE, ME 04441
207-695-4583 • Fax: 207-695-3977
- 300 RIVERSIDE ST
PORTLAND, ME 04103
207-771-8880 • Fax: 207-771-8882
- 34 PENNELL ST
SKOWHEGAN, ME 04976
207-474-8122 • Fax: 207-474-6504

To: Kris Bracklow

Company: _____

From:

HAMMOND LUMBER COMPANY
282 Poland Road
Auburn, Maine 04210
Phone: (207)784-4009 FAX: (207)782-7780
Toll Free: 800-HEY-AUBN (800-439-2826)
Email: mducharme@hammondlumber.com

Date: August 25, 2010

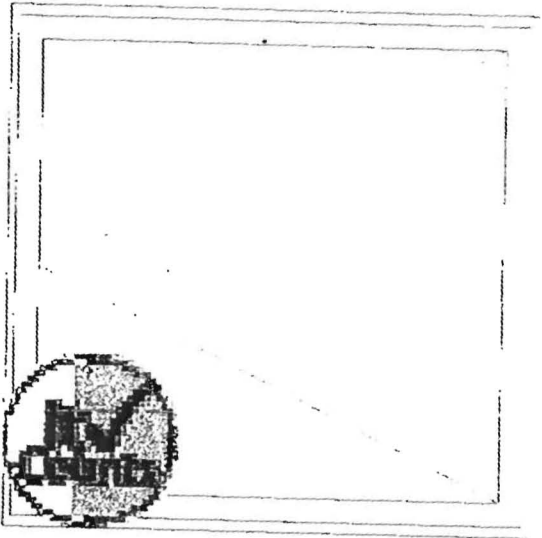
Number of Pages: 3 (including cover page)

Comments:

Any questions please give me a call

Customer:		UNIT SPEC REPORT	Project:	jim roy	
Salesperson:	SPR		iQ Version:	10.1	
Report:	Andersen Unit Spec Report	Today's Date:	08/25/2010	Quote No:	6201
		Date Quoted:	08/24/2010	Page:	1 Of 2

Disclaimer/Notes

Item 0001 Unit Size CXW13 Unit Operation L Dimensions: <table border="1"> <thead> <tr> <th></th> <th>Width</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>Unit.</td> <td>2' 11 15/16"</td> <td>2' 11 15/16"</td> </tr> <tr> <td>Rough Opening.</td> <td>3' 0 1/2"</td> <td>3' 0 1/2"</td> </tr> <tr> <td>Max. Clr. Open:</td> <td>2' 6 1/8"</td> <td>2' 7 1/16"</td> </tr> <tr> <td>Subfloor to Sill Stop:</td> <td>4' 0 3/4"</td> <td></td> </tr> <tr> <td>Projection:</td> <td>n/a</td> <td></td> </tr> </tbody> </table> Operating Specifications: Glass Area: 6.80 SQ FEET Vent Area: 6.50 SQ FEET Max. Clr. Open: 6.50 SQ FEET Extension Jamb: None <i>Vinyl clad exterior Low E</i>			Width	Height	Unit.	2' 11 15/16"	2' 11 15/16"	Rough Opening.	3' 0 1/2"	3' 0 1/2"	Max. Clr. Open:	2' 6 1/8"	2' 7 1/16"	Subfloor to Sill Stop:	4' 0 3/4"		Projection:	n/a		
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Subfloor to Sill Stop:	4' 0 3/4"																			
Projection:	n/a																			

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



= EcoExcel Package



= Other Tax Credit Eligible Products