

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND****BUILDING INSPECTION****PERMIT**

Permit Number: 080708

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that KEOGH MEGAN C /property owner  
has permission to Structural work on attic roof adding soffit walls in the attic, converting existing room on second floor to bathro  
AT 821 WASHINGTON AVE 163 B001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 when permission is procured before this building or part thereof is altered or service is closed-in. 4 HOUR NOTICE 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 \_\_\_\_\_

SEP 3 2008

CITY OF PORTLAND

8/29/08 *Chen*

Director - Building &amp; Inspection Services

**PENALTY FOR REMOVING THIS CARD**

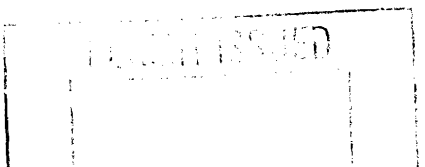
# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0708	Issue Date: 8/21/08	CBL: 163 B001001
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Location of Construction: 821 WASHINGTON AVE	Owner Name: KEOGH MEGAN C	Owner Address: 821 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - All work within the existing footprint - Structural work on attic roof & adding some walls in the attic, converting existing room on second floor to bathroom, rehabilitating	Permit Fee: \$210.00	Cost of Work: \$19,000.00	CEO District: 4
Proposed Project Description: Structural work on attic roof & adding some walls in the attic, converting existing room on second floor to bathroom, rehabilitating rear 15' x 12' room including replacing an exterior door		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-5 Type: 5B IRL-2003
		Signature:		Signature: <i>CLM 8/21/08</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: Idobson	Date Applied For: 06/17/2008	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		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"/> Date: 6/24/08	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 Date:	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:
				

## 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

Permit No:	Date Applied For:	CBL:
08-0708	06/17/2008	163 B001001

Location of Construction: 821 WASHINGTON AVE	Owner Name: KEOGH MEGAN C	Owner Address: 821 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - All work within the existing footprint - Structural work on attic roof & adding some walls in the attic, converting existing room on second floor to bathroom, rehabilitating rear 15' x 12' room including replacing an exterior door	Proposed Project Description: Structural work on attic roof & adding some walls in the attic, converting existing room on second floor to bathroom, rehabilitating rear 15' x 12' room including replacing an exterior door
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 06/24/2008  
Note:      Ok to Issue: ☒

- 1) This permit is being issued with the condition that all the work is taking place with the existing footprint.
- 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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: Chris Hanson      Approval Date: 08/21/2008  
Note:      Ok to Issue: ☒

- 1) This permit is approved, all of the review questions/comments have been responded to and adequately satisfy code compliance of this project.
- 2) Fastener schedule per the IRC 2003
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems.  
Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

7/18/2008-tm: spoke to Aaron who says that Chris was out to do a visual inspection before issuance of permit. Chris does not remember it and wants to set up another inspection to look over the situation. Called Aaron and left a message to call me to set up an appointment.

8/1/2008-tm: went to site with Chris Hanson and spoke to Aaron about the need to have an engineer verify load sufficiency of beams in attic for roof. Also did some drywalling without benefit of inspections for electric and plumbing which will need to be code compliant and opened up to observe work.

6/24/2008-amachado: Left message for Megan on her cell phone. Questions about details of the project. Can't accept site plan that shows a lot split. Need plot plan to reflect the existing conditions.

6/24/2008-amachado: Received plot plan from Aaron. We also went over all the details of the project.



# 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>821 Wash. Ave, Portland, ME, 04103</u>		
Total Square Footage of Proposed Structure <u>2504 SF</u>		Square Footage of Lot <u>14850 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>163</u> Block# <u>13</u> Lot# <u>001</u>	Owner: <u>Megan Keogh</u> <u>Aaron Krajewski - Joint</u> <u>Married</u>	Telephone: Cell: <u>401-286-2691</u> HS: <u>207-999-2613</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Aaron Krajewski and</u> <u>Megan Keogh</u>	Cost Of Work: \$ <u>19,504.80</u> Fee: \$ <u>410.00</u> C of O Fee: \$ <u>19,914.80</u>
Current legal use (i.e. single family) <u>SF</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>Remain SF</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>NA</u> Project description: <u>Interior Renovations; added exterior door, window - see attached</u> <u>Added 3rd floor Master bedroom &amp; Bath - existing framing - see attached</u> <u>between 1100 &amp; 1101 Add.</u>		
Contractor's name, address & telephone: <u>Megan Keogh</u> <u>Aaron Krajewski</u> Who should we contact when the permit is ready: <u>Aaron Krajewski</u> Mailing address: <u>821 Wash. Ave</u> Phone: <u>207-999-2613</u> <u>207-409-9299</u> <u>Portland, ME 04103</u> <u>401-286-2691</u> <u>cell # (Aaron)</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>A. Krajewski</u>	Date: <u>6/4/2008</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	163 B001001
<b>Location</b>	821 WASHINGTON AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	KEOGH MEGAN C 821 WASHINGTON AVE PORTLAND ME 04103
<b>Book/Page</b>	22597/232
<b>Legal</b>	163-B-1 170-E-11 WASHINGTON AVE 815-825  14850 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$72,400	\$174,000	\$246,400

### Property Information

<b>Year Built</b> 1898	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2504	<b>Total Acres</b> 0.253	
<b>Bedrooms</b> 5	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 10	<b>Attic</b> Unfin	<b>Basement</b> Full

### Outbuildings

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1960	<b>Size</b> 12X18	<b>Grade</b> C	<b>Condition</b> A
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/04/2005	LAND + BLDING	\$276,000	22597-232
10/01/2002	LAND + BLDING	\$223,000	18231-197
04/12/1999	LAND + BLDING	\$128,898	14675-133

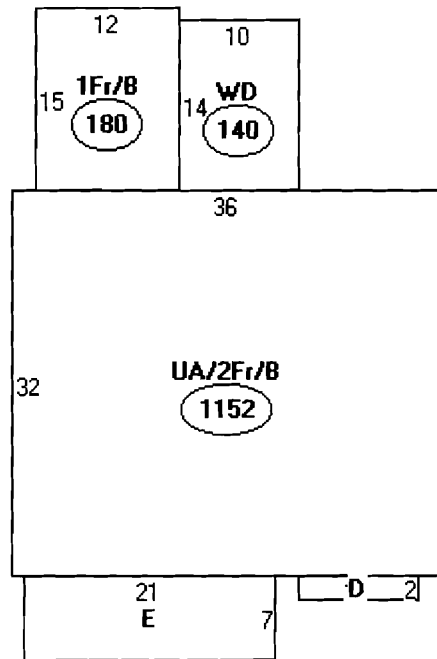
### Picture and Sketch

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
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[Click here](#) to view Tax Roll Information.

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

**New Search!**



Descriptor/Area

A: UA/2Fr/B  
1152 sqft

B: 1Fr/B  
180 sqft

C: WD  
140 sqft

D: FBAY/B  
20 sqft

E: EP  
147 sqft



# Structural Integrity

Consulting Engineers, Inc.

July 19, 2008

Mr. Aaron H. Krajewski  
821 Washington Ave.  
Portland, ME

Reference:  
Attic Renovations at Washington Ave.  
Portland, ME  
Structural Integrity Job: #08-0053

Dear Aaron,

As requested I am writing this memo regarding the attic renovation framing at 821 Washington Ave. Based on my observations, it is my opinion that the load path for the framing is justifiable and would prove adequate to resist the loads per the 2003 IBC.

The opinions and comments contained in this report are based on limited visual observations made on Friday August 15, 2008. No calculations or physical testing were performed to determine the adequacy of the complete structural systems. Architectural, mechanical, electrical, and plumbing conditions are not included in this report.

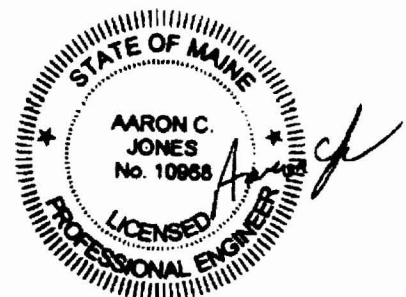
We suggest that the following enhancements are made. At each truss we suggest a TP57 is added to the bottom of the (3) 2x12 member and attached to the multiple 2x10 footer. Also at the upper panel point where the in place "collar tie" connects to the (3) 2x12 truss legs add (3) 5" wood screws to each face.

Please do not hesitate to call with any questions or concerns.

Sincerely,



Aaron C. Jones, P.E. President



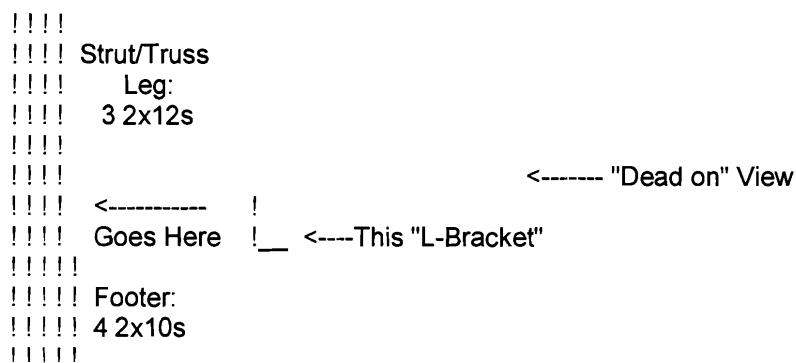
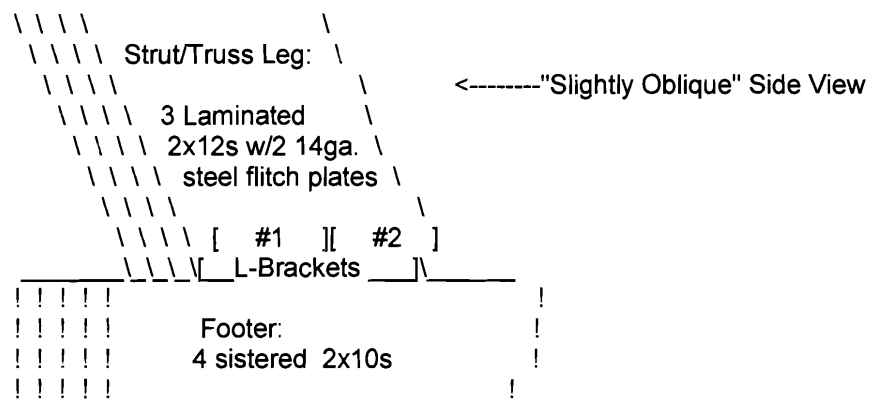


**From:** "Aaron Krajewski" <ahk@branchmills.com>  
**To:** <csh@portlandmaine.gov>  
**Date:** 8/20/2008 3:49:13 PM  
**Subject:** Mr. Aaron Jones, SI -- His Opinion Memo as a PDF.

Mr. Hanson,

I have added most of the hardware per our discussion and Mr. Jones recommendations: Specifically the plates on both sides of the 2x12 leg and footer junction (TP57s) and multiple lag screws through the upper junctions of the main "struts" and "spreaders." This was done with the exact hardware that he examined with me on site just after you left on Thursday (8-14-2008). One exception to the "TP57" type plate was required for one side of a "strut-footer" junction which was offset by the width of a single 2x10 (1.5 inches exactly).

For this junction two (2) ribbed-reinforced, 12 Gauge (Exactly 75/1000ths of an inch as measured with micrometer), light-gauge steel structural "L-Angle" brackets were used with the S.I. approved 3" self-drilling wood screws and 5" self-drilling "Timberlock" type lag screws. This necessary modification was lightly touched on at the time of my interview with S.I. Aaron Jones as the TP57 plate simply wouldn't fit on this one location. I am only going into so much detail because he did not mention this "offset" in his opinion letter.



P.S. I have tried to attach the rafter-tail-ties per our discussion and there is very, very little room to maneuver and attach the Simpson Strong Tie "H2.5AZ" offset/bent Z ties. Board sheathing is also in the way on occasion. However, having examined the problem in some detail, I have two possible and perhaps stronger solutions.

1) Right angle L-brackets (like the shape for hanging quick shelving. . .) would lag into the rafter tails perpendicular to the grain and attach nicely to the top plate on the outside of the house under the soffits.  
 Or --

2) Simpson "HRS8"s Lagged through the 6" rafters on the inside with 3- 5 inch "Timberlock" type lag bolts and then coming down and perpendicular to the top plate which could in turn take 3 traditional fasteners into its edge. I find the ease and potential strength of this plan preferable. The HRS8s appear to be almost 1/8 of an inch of steel vs. the 1/16" H2.5AZ.

I look forward to receiving your callback.

Sincerely,

Aaron H. Krajewski

821 Washington Ave.  
Portland, Maine 04103  
ahk@branchmills.com  
land: 207-899-2613  
fax: 207-899-2613  
cell: 207-409-9299

June 17th, 2008

For the property of:  
**Megan C. Keogh and Aaron H. Krajewski**

At address:  
**821 Washington Avenue  
Portland, Maine 04103**

We are applying for this "General Building Permit" in order to complete construction on three specific projects for our home on 821 Washington Ave. in Portland, Maine.

First, we have decided to improve the attic space. We will not need to remove any existing walls or structural elements in order to achieve this. In fact, we have designed two "scissor" type struts with supporting purlins in order to add additional rigidity and strength to the existing decking on both sides of the roughly 12/12 pitched roof. Seven and one-half inches of rigid polyisocyanurate foam insulation with an R-Value of 6-7 per inch of thickness will be placed between and over existing rafters leaving a 1.5" chase for air flow between the roof and the insulation from the bottom to the top of all rafter bays -- entering through the soffits and exiting through a central ridge vent. A durable finish will be achieved through both veneer plaster and traditional gypsum board.

The second goal of this building project is the completion of a second bathroom on the second floor on the northwest/street side of the property. We anticipate installing a refurbished clawfoot bathtub and a non-traditional wooden vanity while retaining the original hardwood floors.

*existing room  
putting in  
plumbing.*

The final project is the rehabilitation of an existing 12'X15' addition built just after the original house construction, circa 1900, as an outhouse. We have replaced a sided-over and previously "rotted out" exterior door on the easterly/driveway side of the building. Also installed is a small window in the same wall. The bottom of the existing staircase access to the room has been repaired to reflect the exact same rise, run, and nosing as the top 8 steps for safety and convenience. The transitioning doorway over the same stairway was opened up for much the same reasons. New structural headers were necessary for both this doorway and the previously mentioned east window.

Sincerely,

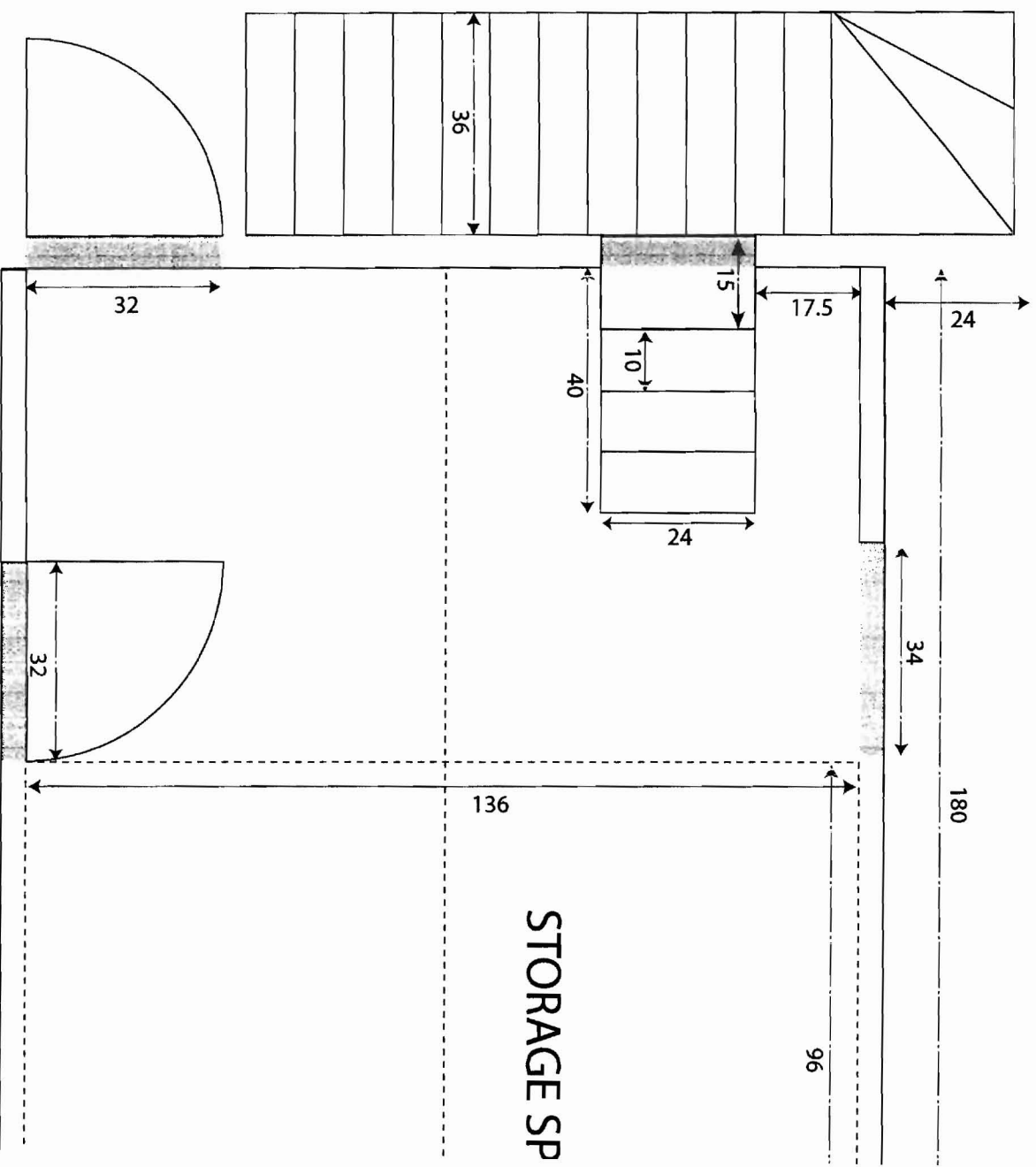
Megan C. Keogh

Aaron H. Krajewski

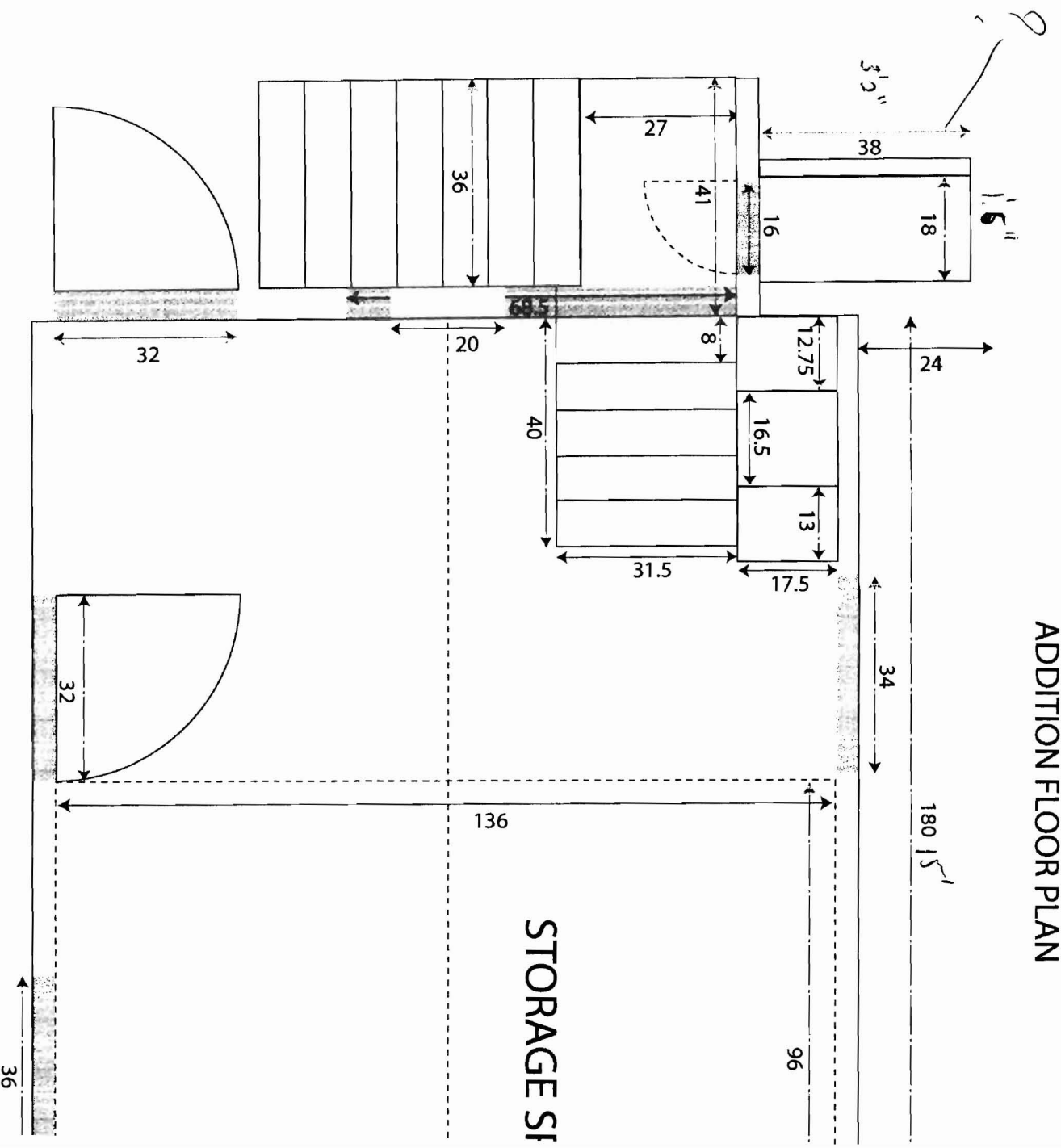
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1

# ADDITION FLOOR PLAN (ORIGINAL)

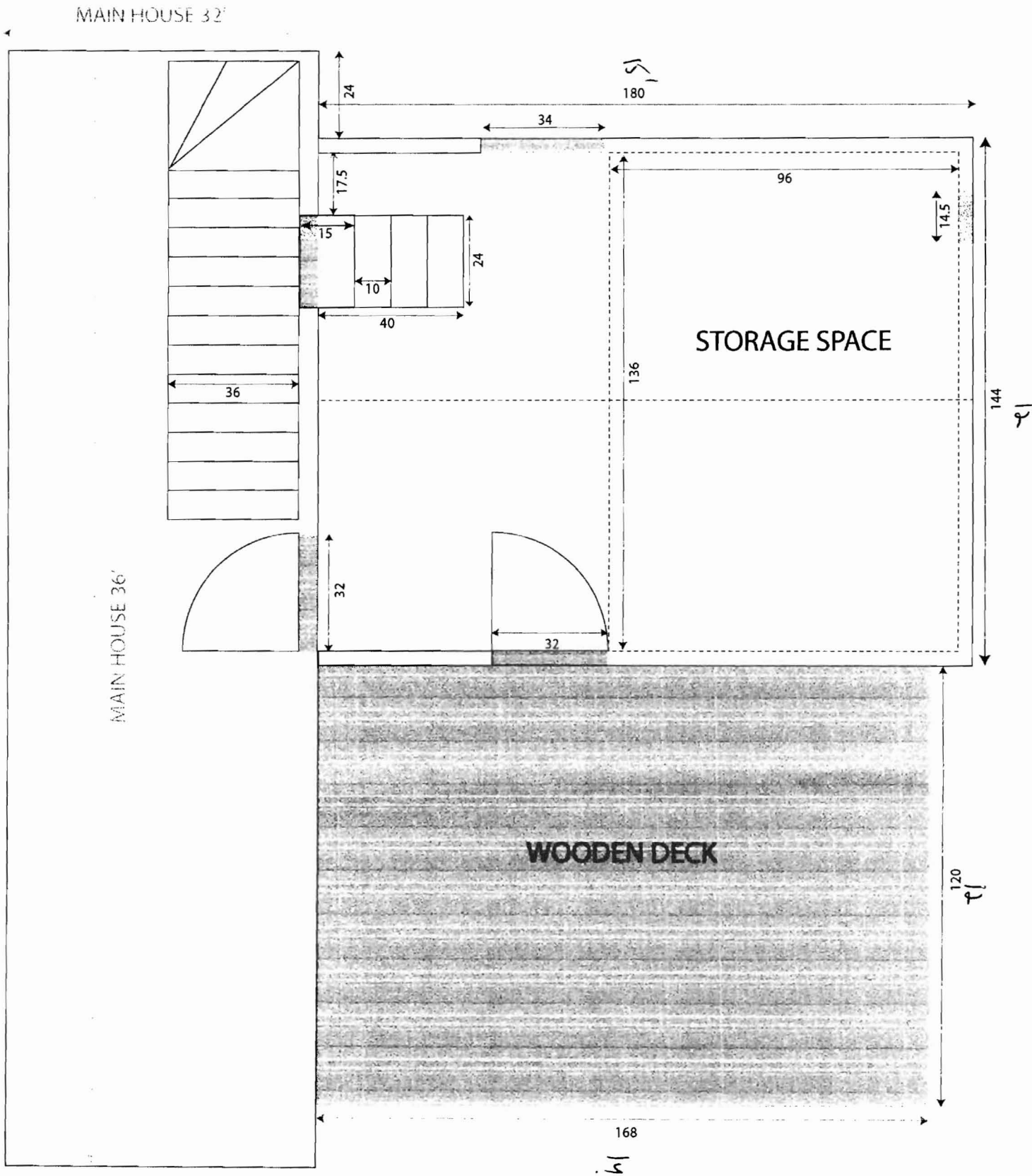


# ADDITION FLOOR PLAN



MEASUREMENTS IN INCHES

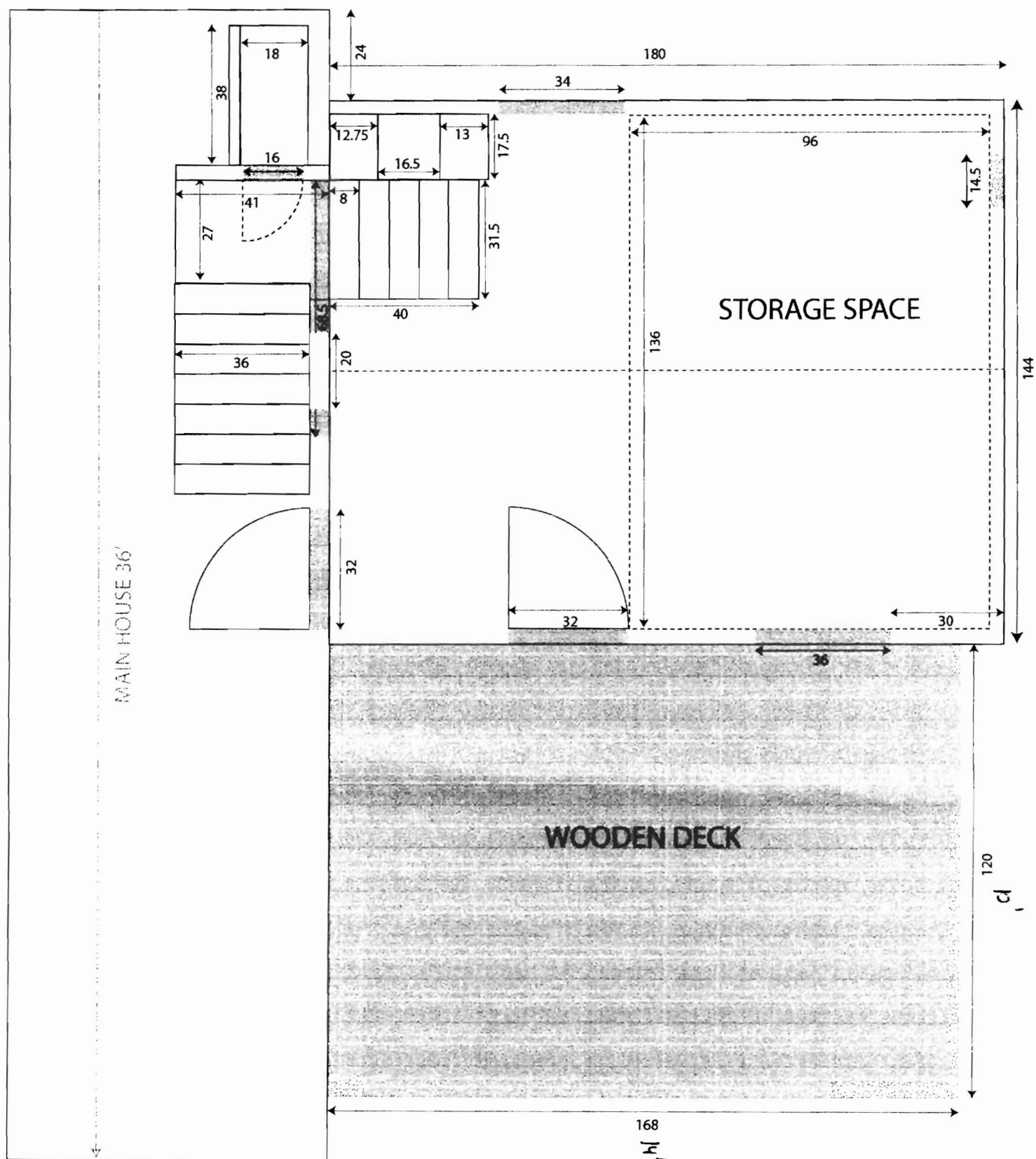
ADDITION FLOOR PLAN (ORIGINAL)



MEASUREMENTS IN INCHES UNLESS OTHERWISE SPECIFIED

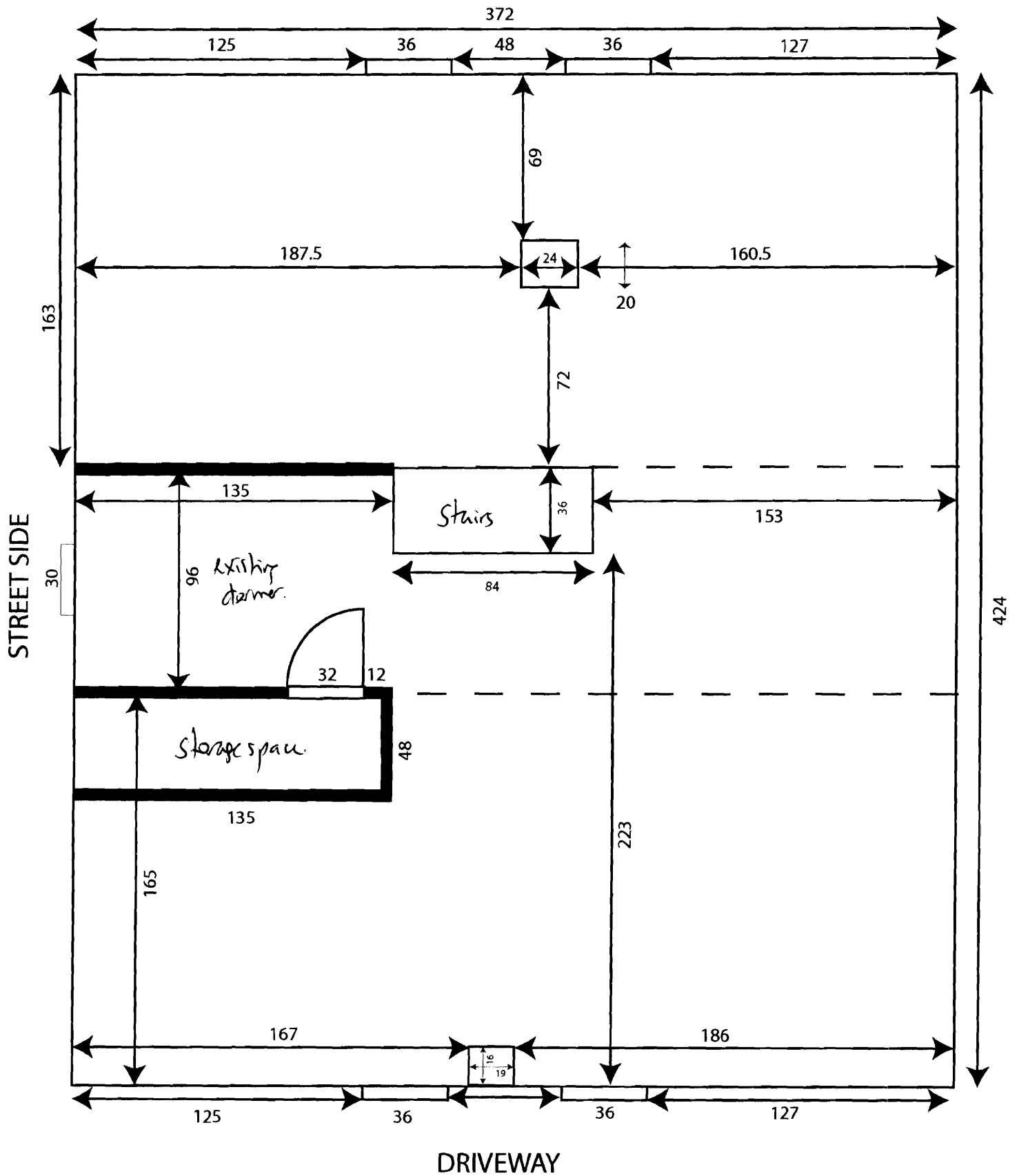
### ADDITION FLOOR PLAN

MAIN HOUSE 32'



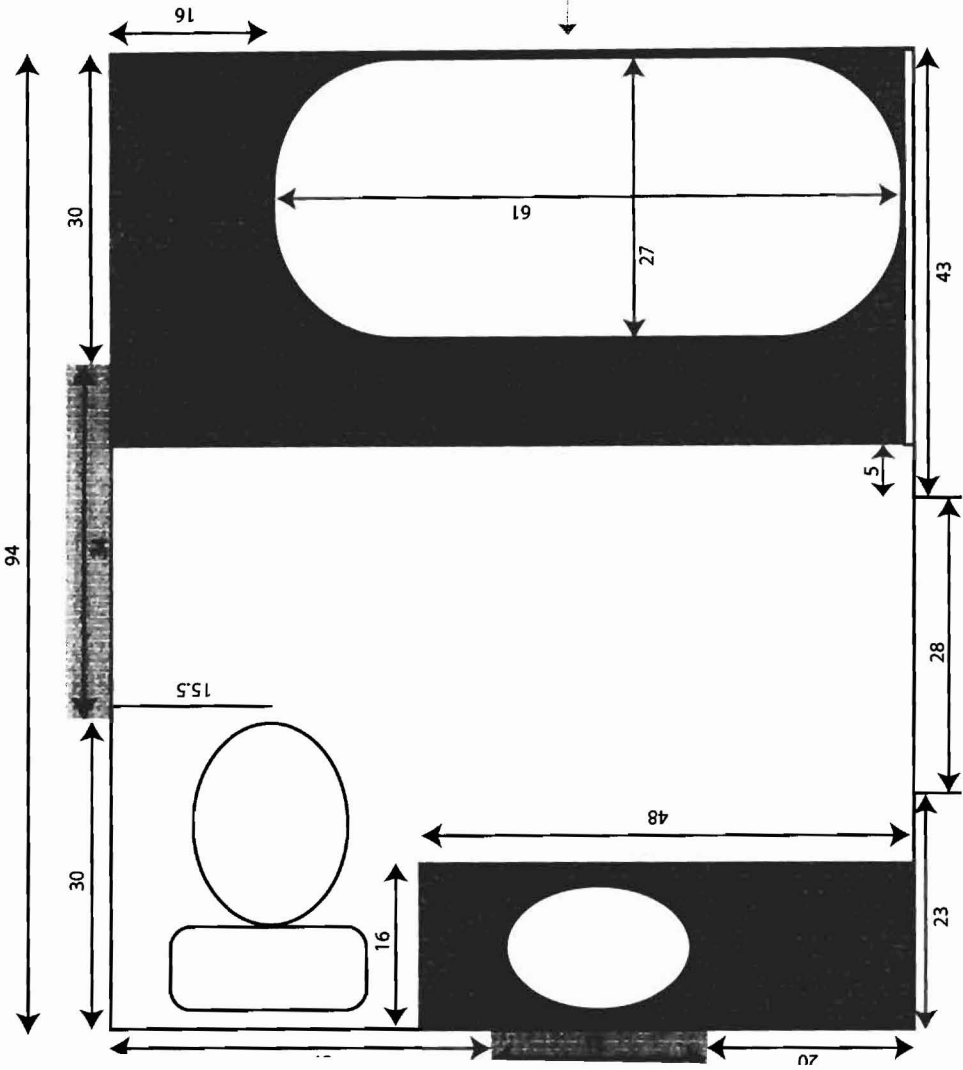
MEASUREMENTS IN INCHES UNLESS OTHERWISE SPECIFIED





NEW FLOORPLAN (A11c)  
MEASUREMENTS IN INCHES

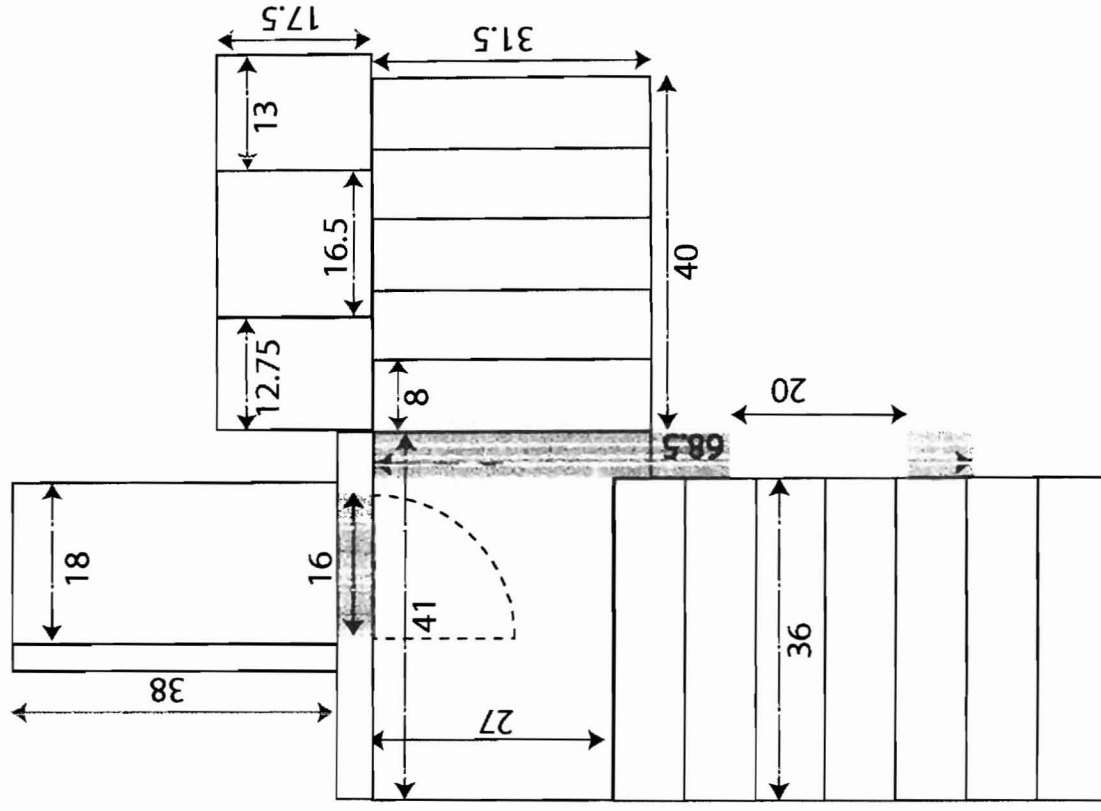
# 2ND FLOOR BATHROOM (in existing room)



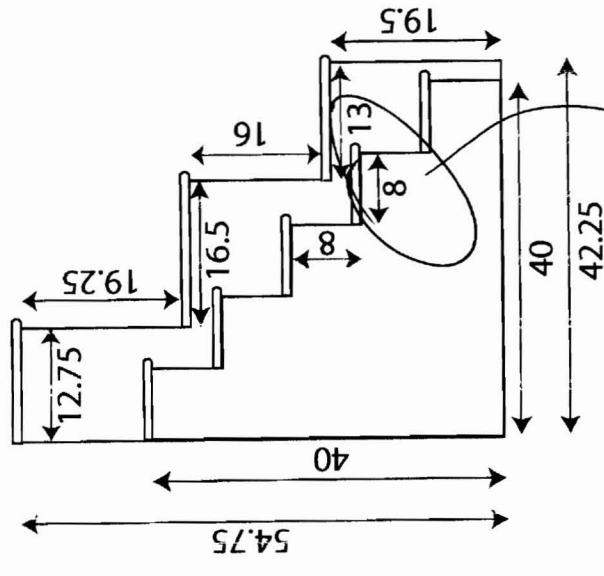
New Insulation  
CLAWFOOTTUB

MEASUREMENTS IN INCHES

## ADDITION STAIRS



## STAIRS AND SHELVES DETAIL



7314NAX

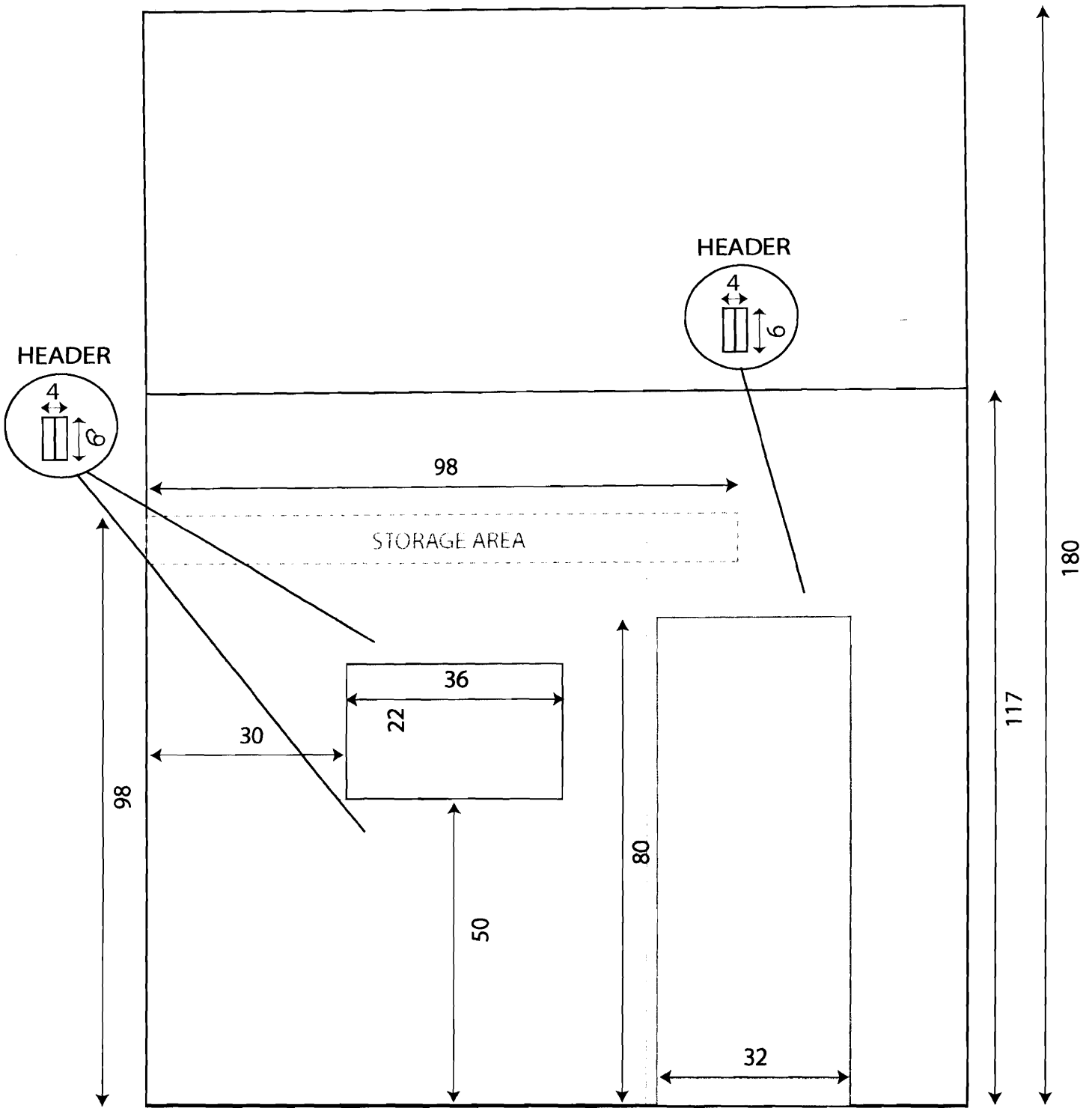
## Rise to Stay

Complete as is 8" rise

for

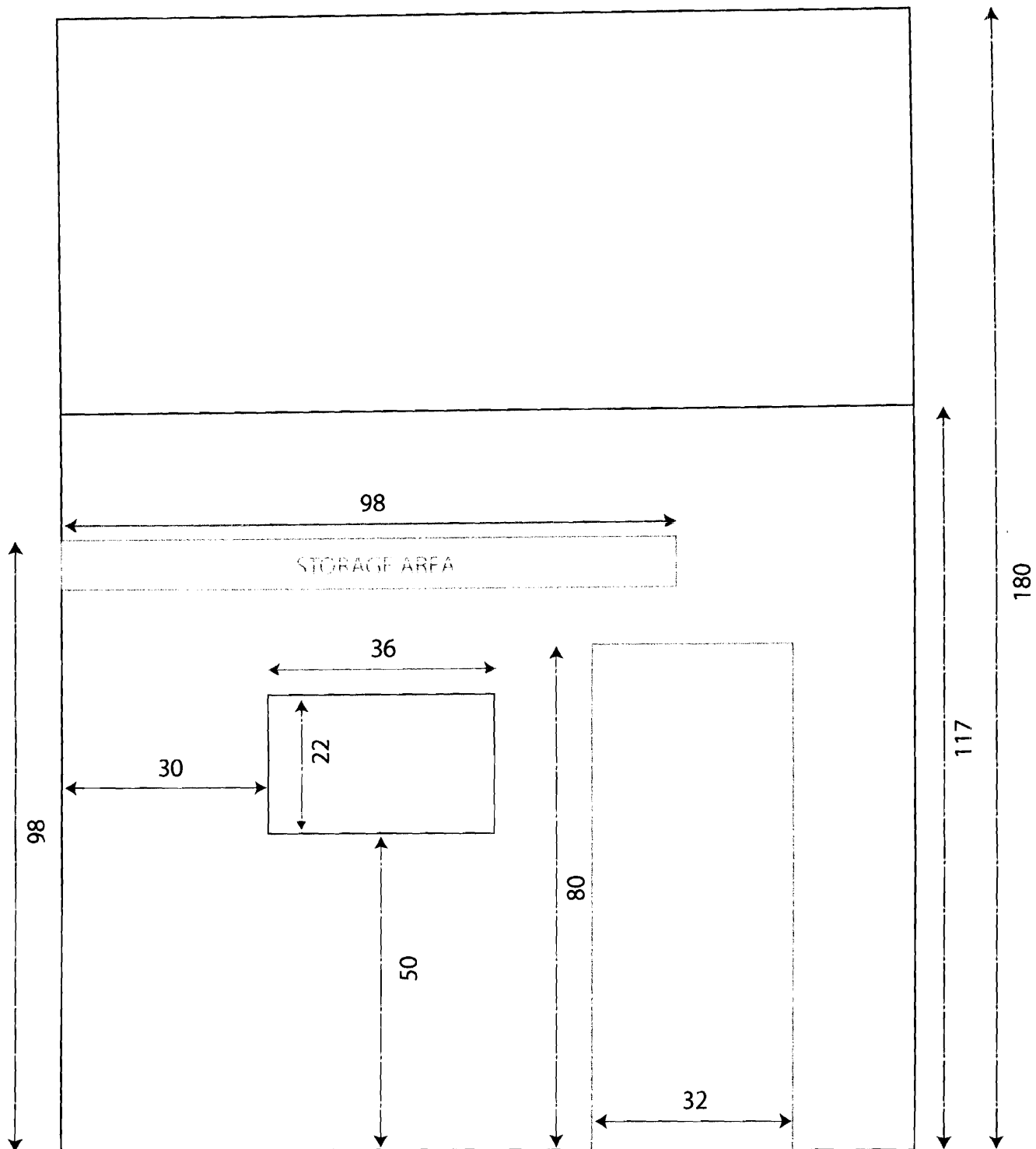
MEASUREMENTS IN INCHES

ADDITION SOUTH WALL



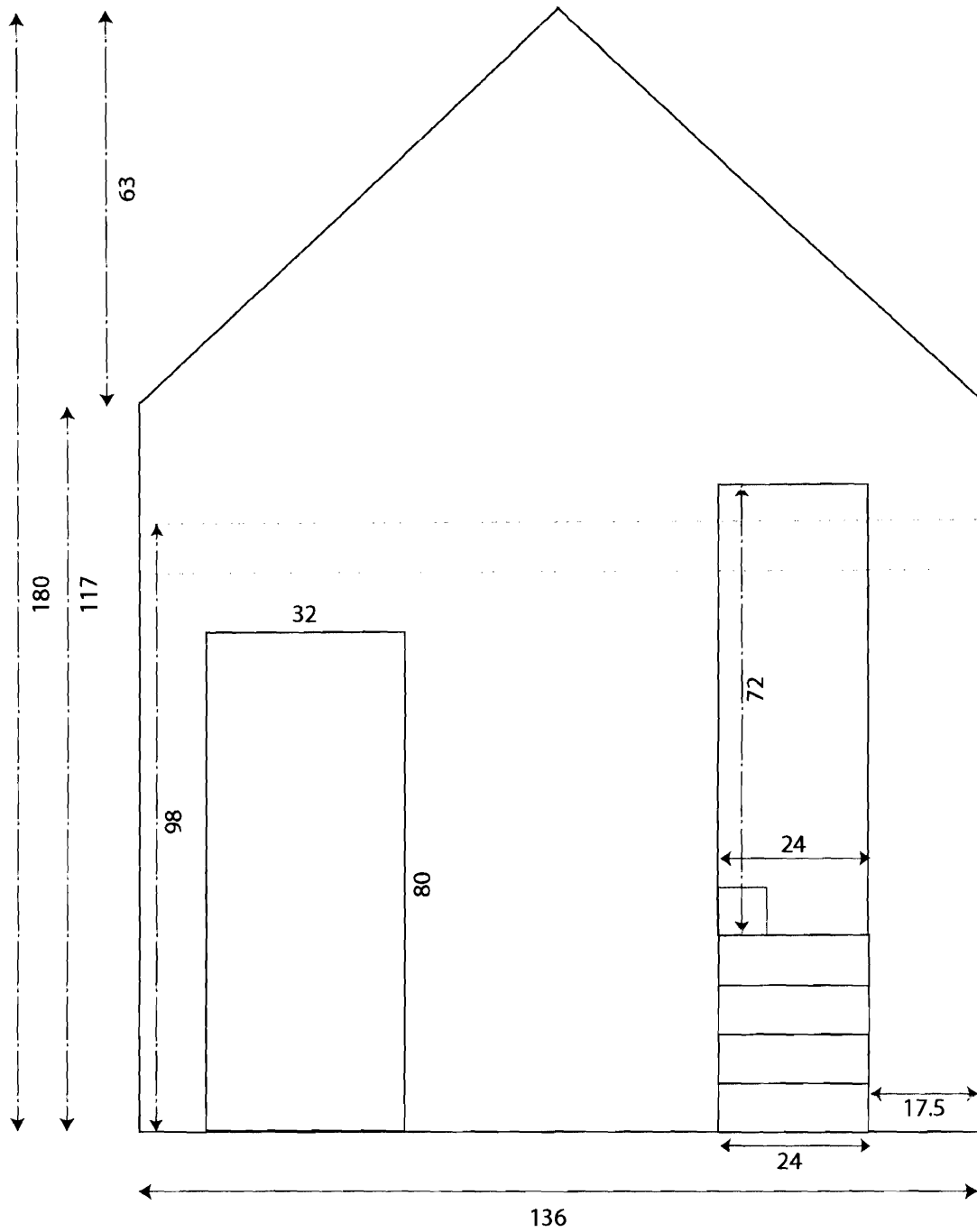
MEASUREMENTS ARE IN INCHES

*left side? connected to house?*  
ADDITION SOUTH WALL



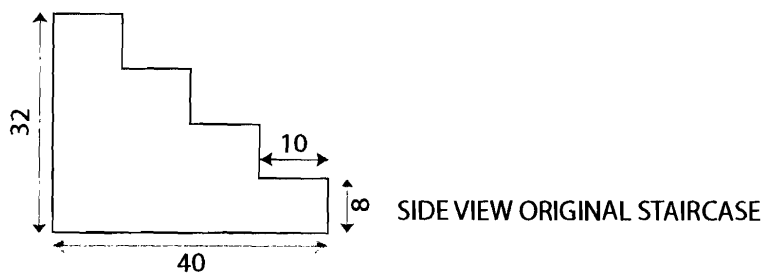
MEASUREMENTS ARE IN INCHES

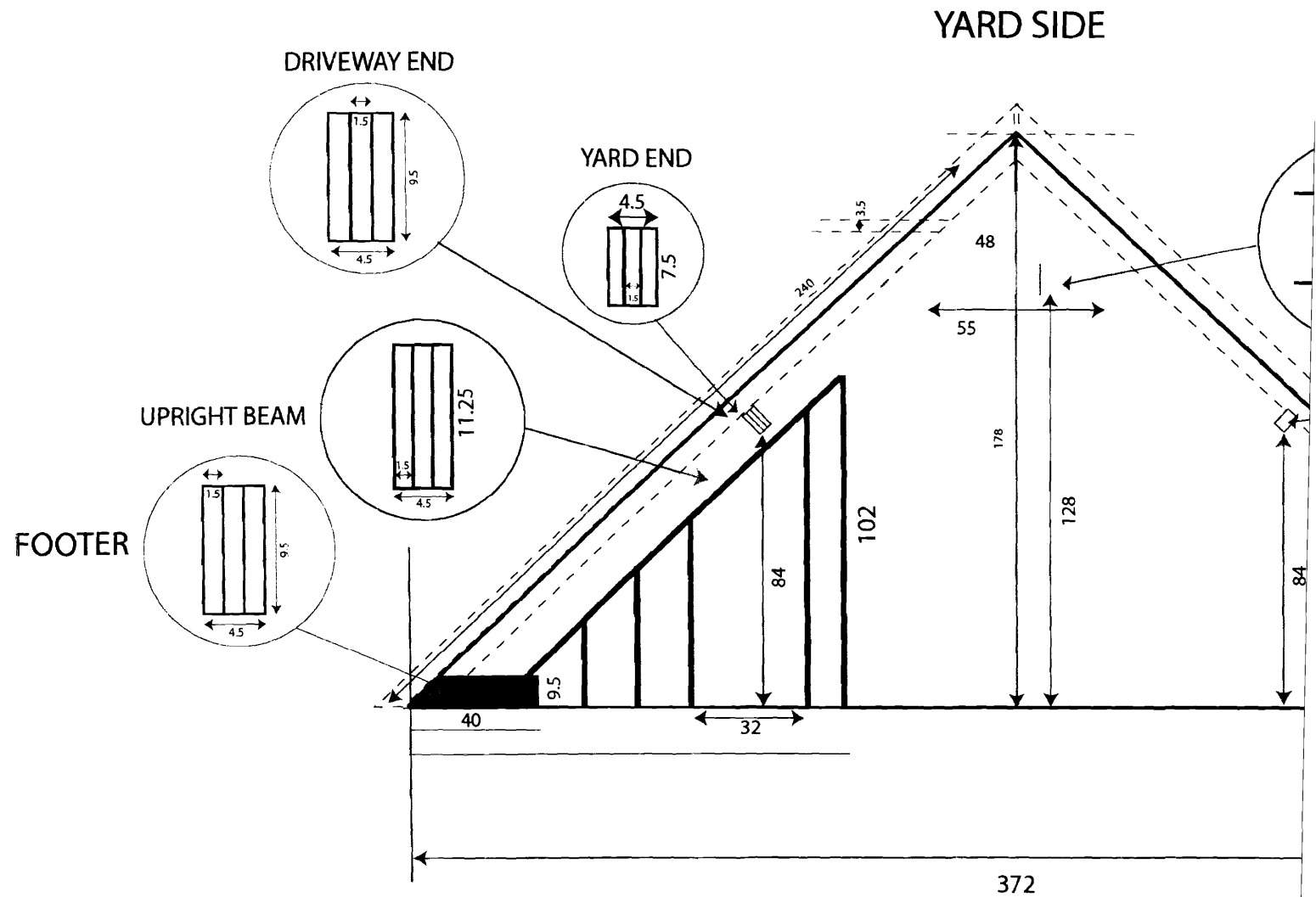
# ADDITION WEST WALL ORIGINAL (left side?)



MEASUREMENTS ARE IN INCHES

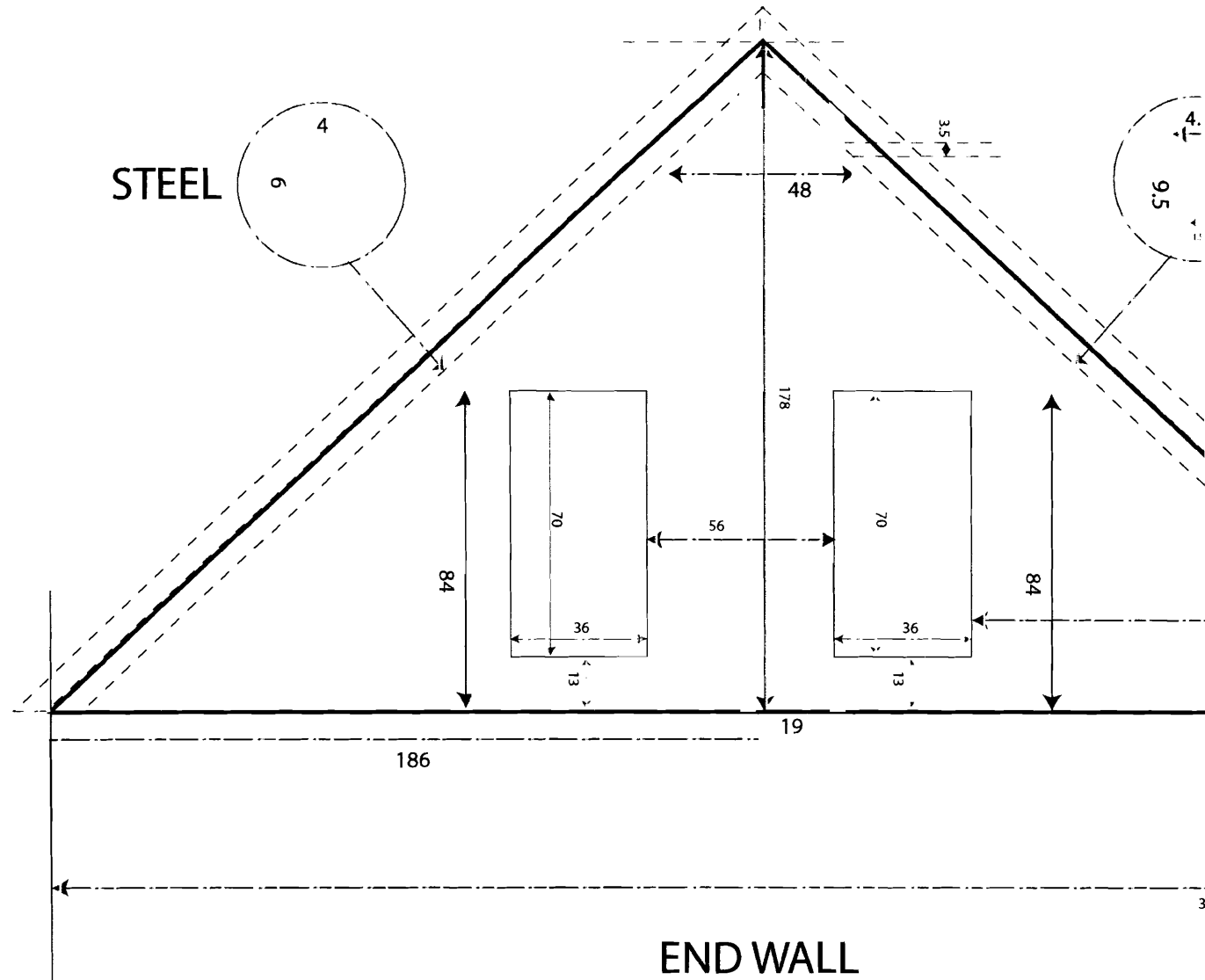
INDICATES PROFILE OF STORAGE SPACE ON OPPOSING WALL





BEAM CONSTRUCTION AND TRIANGULAR WALL CONSTRUCTION  
 MEASUREMENTS IN INCHES  
 NEW WALL 2x4 16" OC CONSTRUCTION

DRIVEWAY END



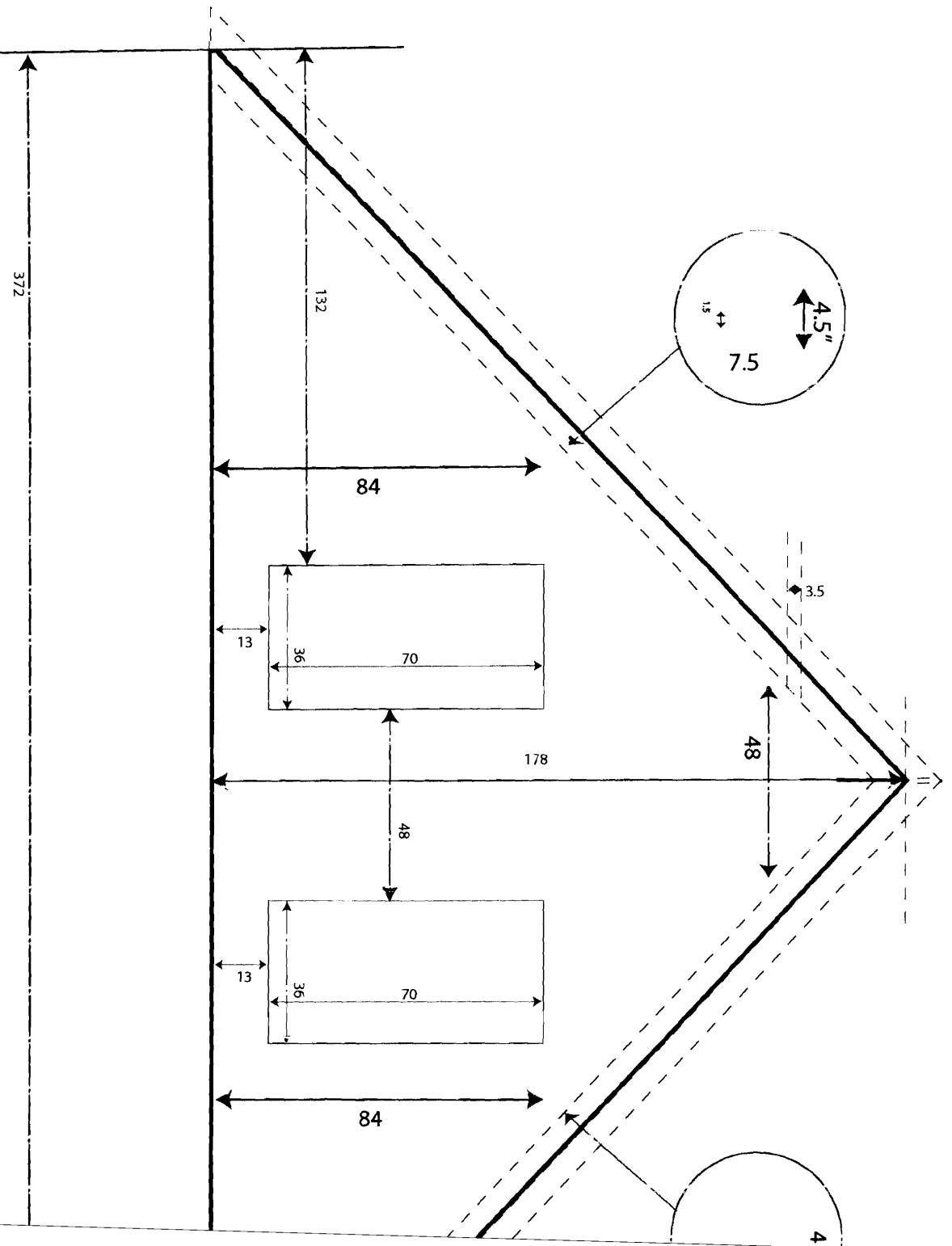
END WALL  
MEASUREMENTS ARE IN INCHES

CHIMNEY

4" NON FLAMMABLE BARRIER AROUND CHIMNEY, FIRE RATED SHEETROCK, FIRE RAT  
BOTTOM SEALED WITH ALUMINUM FLASHING



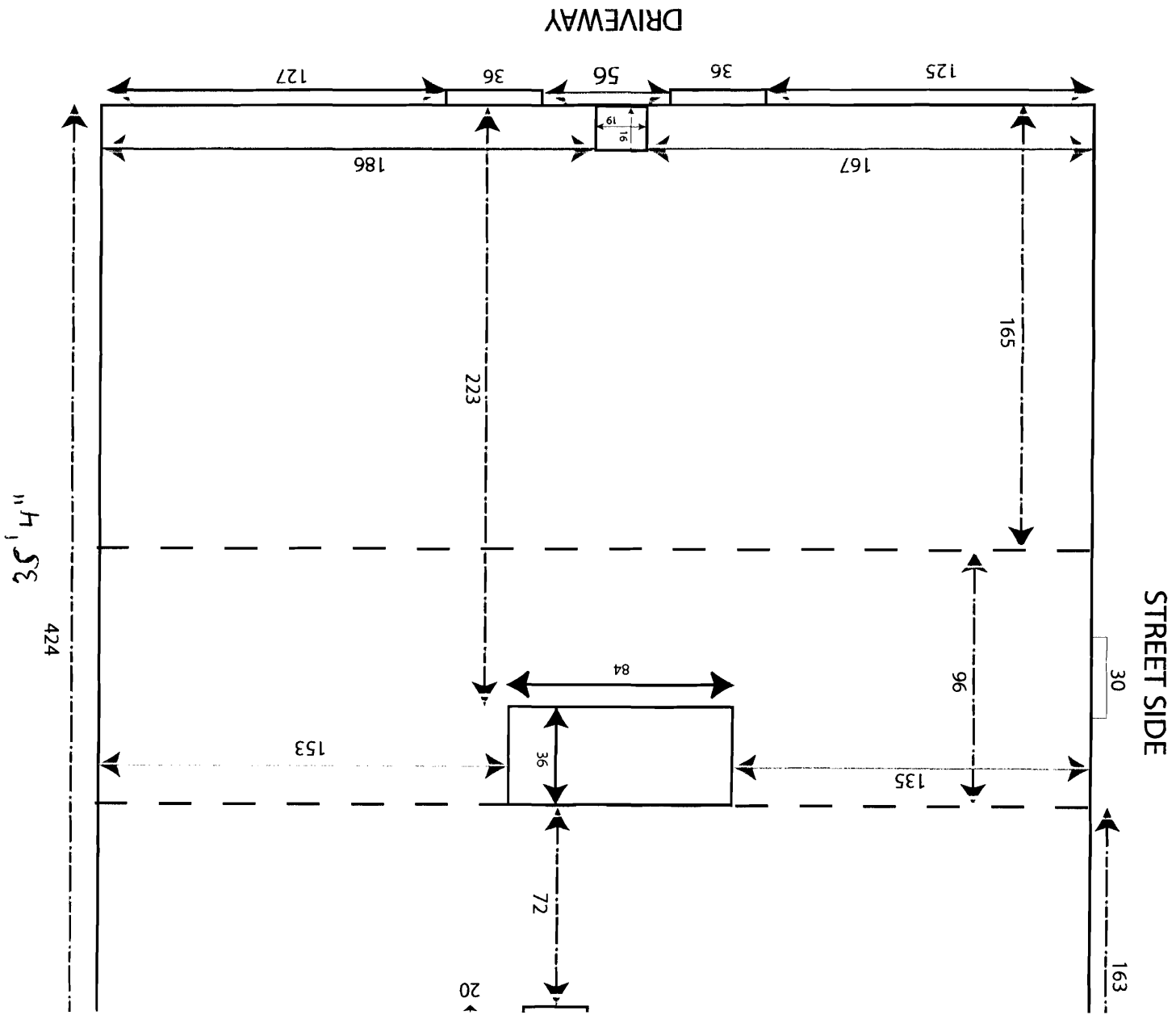
YARD SIDE



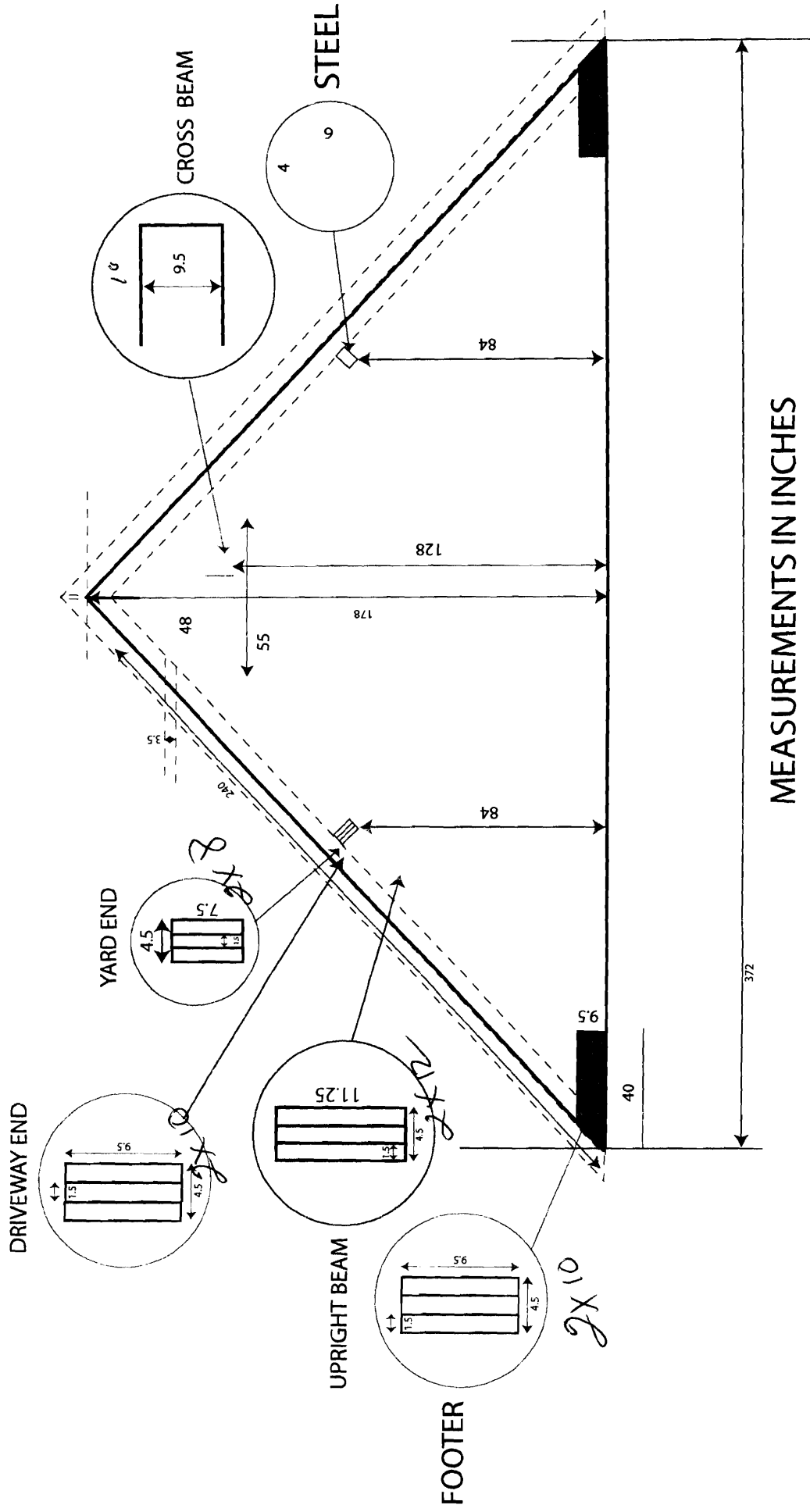
END WALL

MEASUREMENTS ARE IN INCHES

ORIGINAL FLOORPLAN - 11/5/20  
MEASUREMENTS IN INCHES

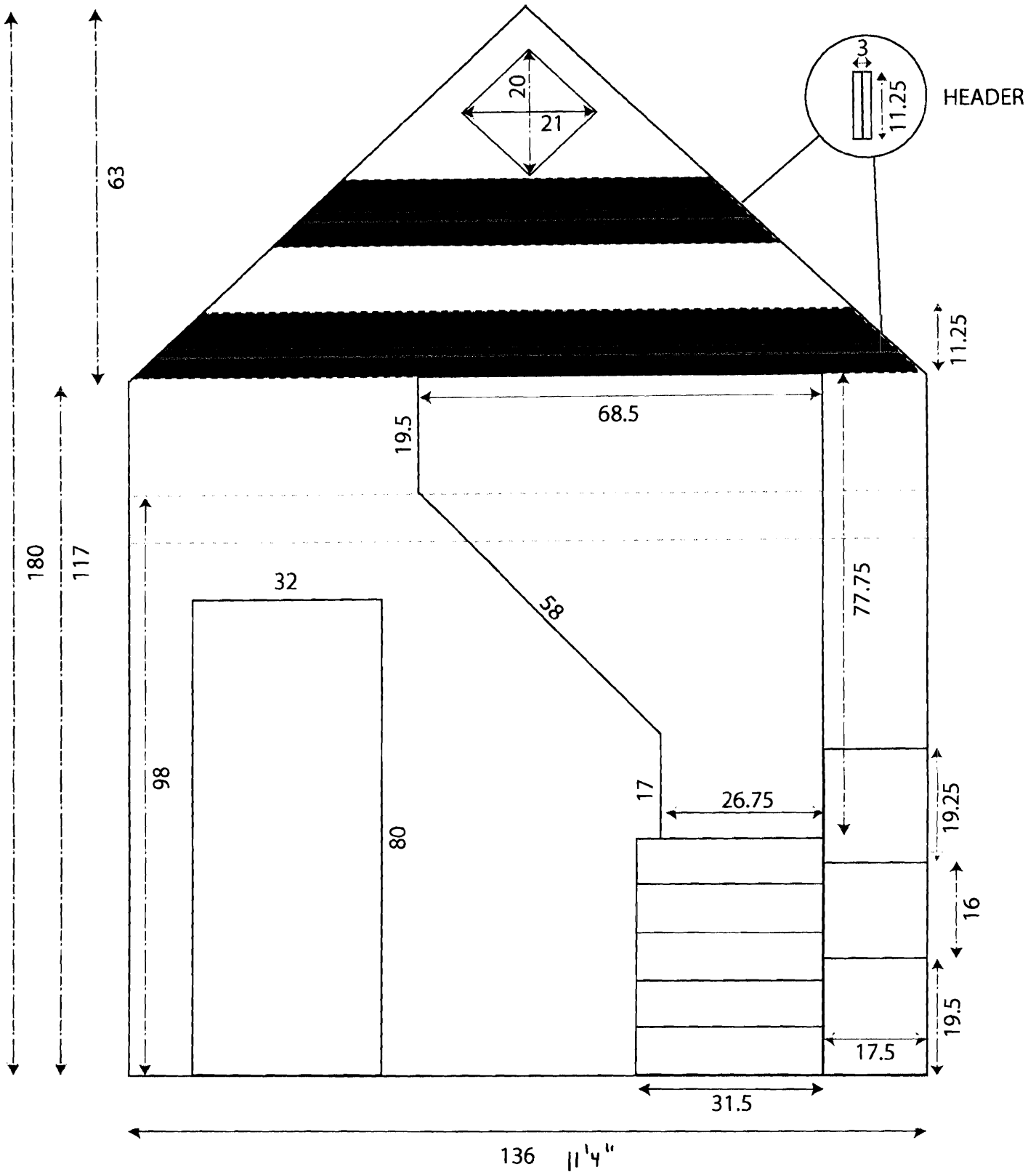


# NEW BEAM CONSTRUCTION CROSS SECTION



# ADDITION WEST WALL

left side?



MEASUREMENTS ARE IN INCHES

INDICATES PROFILE OF STORAGE SPACE ON OPPOSING WALL

