

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SHANNON DWYER

Located At 93 ILLSLEY ST

Job ID: 2012-08-4758-ALTCOMM

CBL: 167- F-019-001

has permission to kitchen renovations, 3rd floor apt
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 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

A handwritten signature in black ink, appearing to read "Jamie Bontk".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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 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.**

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4758-ALTCOMM

Located At: 93 ILLSLEY ST

CBL: 167- F-019-001

Conditions of Approval:

Building

1. 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.
2. 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.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. 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.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 for an existing apartment building upon inspection.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. All renovation shall take place within the dwelling unit. The common areas shall not be affected.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4758-ALTCOMM	Date Applied: 8/17/2012	CBL: 167- F-019-001	
Location of Construction: 93 ILLSLEY ST	Owner Name: CHRISTINE BABB	Owner Address: 53A DURHAM ROAD, NEW GLOUCESTER, ME 04260	Phone: 449-9508 -C 926-4954 - H
Business Name:	Contractor Name: Anne Perron	Contractor Address: 40 JACKSON ROAD, POLAND, ME 04274	Phone: 577-1824
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-5
Past Use: Three family Dwelling	Proposed Use: Same: Three Family Dwelling - alterations to kitchen and bedroom in 3 rd floor unit as per plans	Cost of Work: \$6,000.00	CEO District:
		Fire Dept: 9/20/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. Perron</i> (SB)	Inspection: Use Group R-2 Type: SB MUBEC '09 Signature: <i>MUB</i> 9/20/12
Proposed Project Description: kitchen renovations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>9/24/12</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>S</i></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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2012 04 2 294 GB



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>93 Illsley Street 3rd Floor</u>		
Total Square Footage of Proposed Structure/Area <u>1200 sq. ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>167</u> Block# <u>F019001</u> Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>Christine Babb</u> Address <u>53A Durham Road</u> City, State & Zip <u>New Gloucester, ME 04260</u>	Telephone: <u>449-9508 (cell)</u> <u>926-4954 (home)</u>
Lessee/DBA (If Applicable) RECEIVED AUG 17 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5900</u> C of O Fee: \$ Total Fee: \$ <u>80.00</u>
Current legal use (i.e. single family) <u>Multi-family (3-units) legal 3 DU</u> If vacant, what was the previous use? <u>Rental apartment</u> Proposed Specific use: <u>Rental apartment</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Kitchen renovation: replace cabinetry, add dishwasher, change pantry closet to bedroom closet, add outlets + plumbing as needed for dishwasher</u>		
Contractor's name: <u>Anne Perron</u> Address: <u>40 Jackson Road</u> City, State & Zip <u>Poland, ME 04274</u> Telephone: <u>577-1824</u> Who should we contact when the permit is ready: <u>Christine Babb</u> Telephone: <u>449-9508</u> Mailing address: <u>53A Durham Road, New Gloucester, ME 04260</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: Christine M Babb Date: 8/15/2012

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

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:

<p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> <p>browse city services a-z</p> <p>browse facts and links a-z</p>	<p>CBL 167 F019001</p> <p>Land Use Type THREE FAMILY</p> <p>Property Location 93 ILLSLEY ST</p> <p>Owner Information DWYER SHANNON & SANDI DWYER JTS 18 JENNY DR GRAY ME 04039</p> <p>Book and Page 25165/266</p> <p>Legal Description 167-F-19 ILLSLEY ST 93-95 CUMMINGS ST 12-16 4400 SF</p> <p>Acres 0.101</p>
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(As of 7/13/2012)
Christine + Nathan Babb
JTS
53A Durham Road
New Gloucester, ME
04260

Current Assessed Valuation:

TAX ACCT NO.	23398	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$65,100.00	DWYER SHANNON & SANDI DWYER JTS
BUILDING VALUE	\$267,600.00	18 JENNY DR
NET TAXABLE - REAL ESTATE	\$332,700.00	GRAY ME 04039
TAX AMOUNT	\$6,261.42	

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

Building Information:

Building 1	
Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	3
# Units	3
Bedrooms	6
Full Baths	3
Total Rooms	15
Attic	NONE
Basement	FULL
Square Feet	3684

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

(attached)

Outbuildings/Yard Improvements:

Building 1	
Year Built	1993
Structure	GARAGE-WD/CB
Size	11X24
Units	1
Grade	C
Condition	A

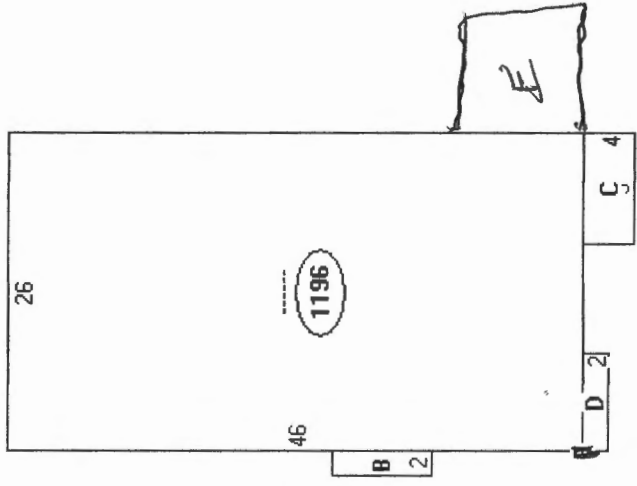


Best viewed at 800x600, with Internet Explorer

Footprint of
93-85 Jillsley
property

Descriptor/Area

- A: 1196 sqft
- B: 3FBAY/B 16 sqft
- C: OFF 36 sqft
- D: 3FBAY/B 16 sqft
- E: RG1 264 sqft (Garage)

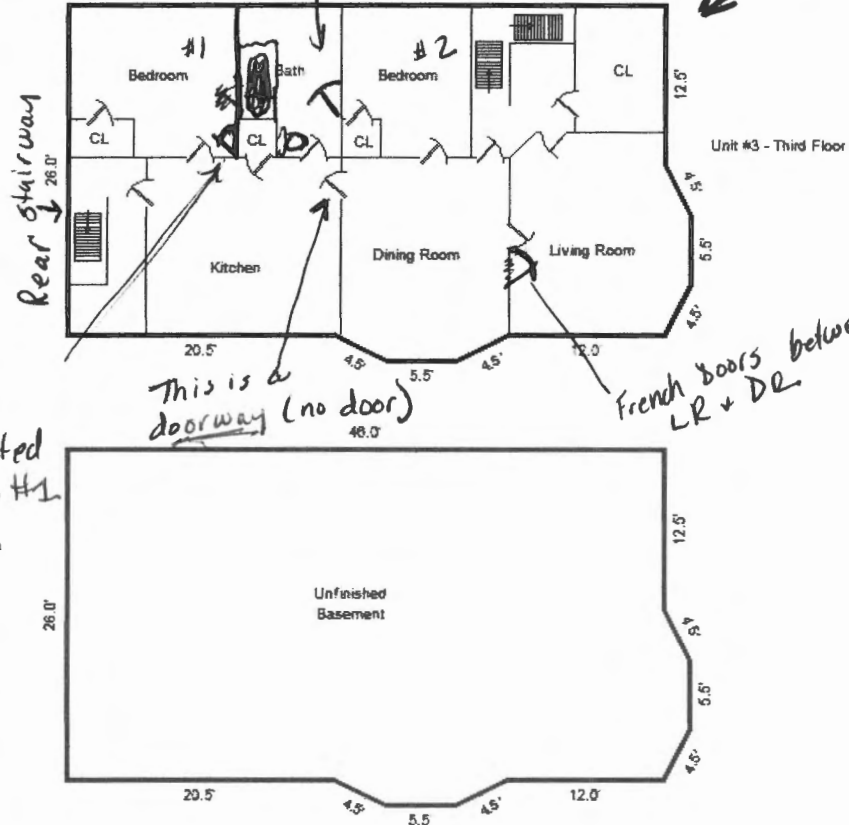


SKETCH ADDENDUM

File No. 12-060

Borrower/Client Nathan D. Babb
 Property Address 93 Halsey Street
 City Portland County Cumberland State ME Zip Code 04103-4942
 Lender Landsafe Appraisal Services Bank of America, N.A.

Current Floor Plan



3rd Floor Unit

Door to pantry to be relocated to Bedroom #1 as shown (creating additional Bedroom closet)

This is a doorway (no door)

French doors between LR + DR

Drawn by Agneta

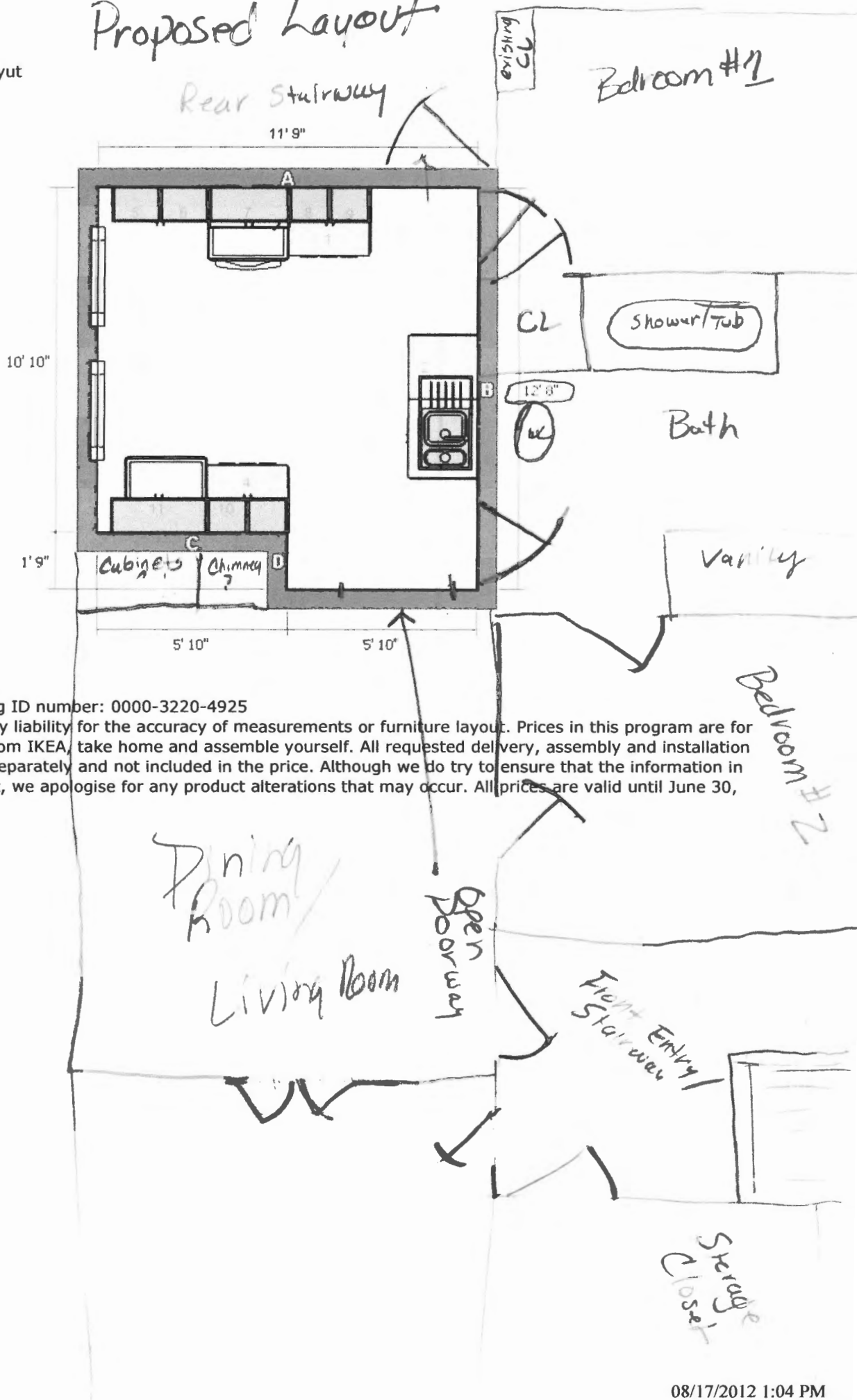
Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA3	Third Floor	1234.0	1234.0
BSPT	Basement	1234.0	1234.0
Net LIVABLE Area		(Rounded)	1234

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
Third Floor		
	13.5 x 13.5	182.3
	2.0 x 5.5	11.0
	0.5 x 4.0 x 2.0	4.0
	0.5 x 4.0 x 2.0	4.0
	13.5 x 20.5	276.8
	12.0 x 13.5	162.0
	2.0 x 5.5	11.0
	0.5 x 4.0 x 2.0	4.0
	0.5 x 4.0 x 2.0	4.0
	12.5 x 46.0	575.0
10 Items	(Rounded)	1234

Proposed Layout

Name: Proposed layout



Current design drawing ID number: 0000-3220-4925

IKEA cannot accept any liability for the accuracy of measurements or furniture layout. Prices in this program are for products you collect from IKEA, take home and assemble yourself. All requested delivery, assembly and installation services are charged separately and not included in the price. Although we do try to ensure that the information in this program is correct, we apologise for any product alterations that may occur. All prices are valid until June 30, 2013

Name: Current floor plan



Current design drawing ID number: 0000-3152-9763

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Current layout:

- Range extends past edge of wall by several inches
- Not enough countertop/workspace between range + refrigerator

Proposed Layout

Name: Proposed layout



Current design drawing ID number: 0000-3220-4925

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Proposed:

Use smaller sink base
↓ install DW after removing
pantry door + repairing
wall. Need plumbing
work for DW; also,
GFCI outlets (current
outlets are not) near sink/DW

Name: Current floor plan



Current design drawing ID number: 0000-3152-9763

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Current Layout

Proposed Layout

Name: Proposed layout

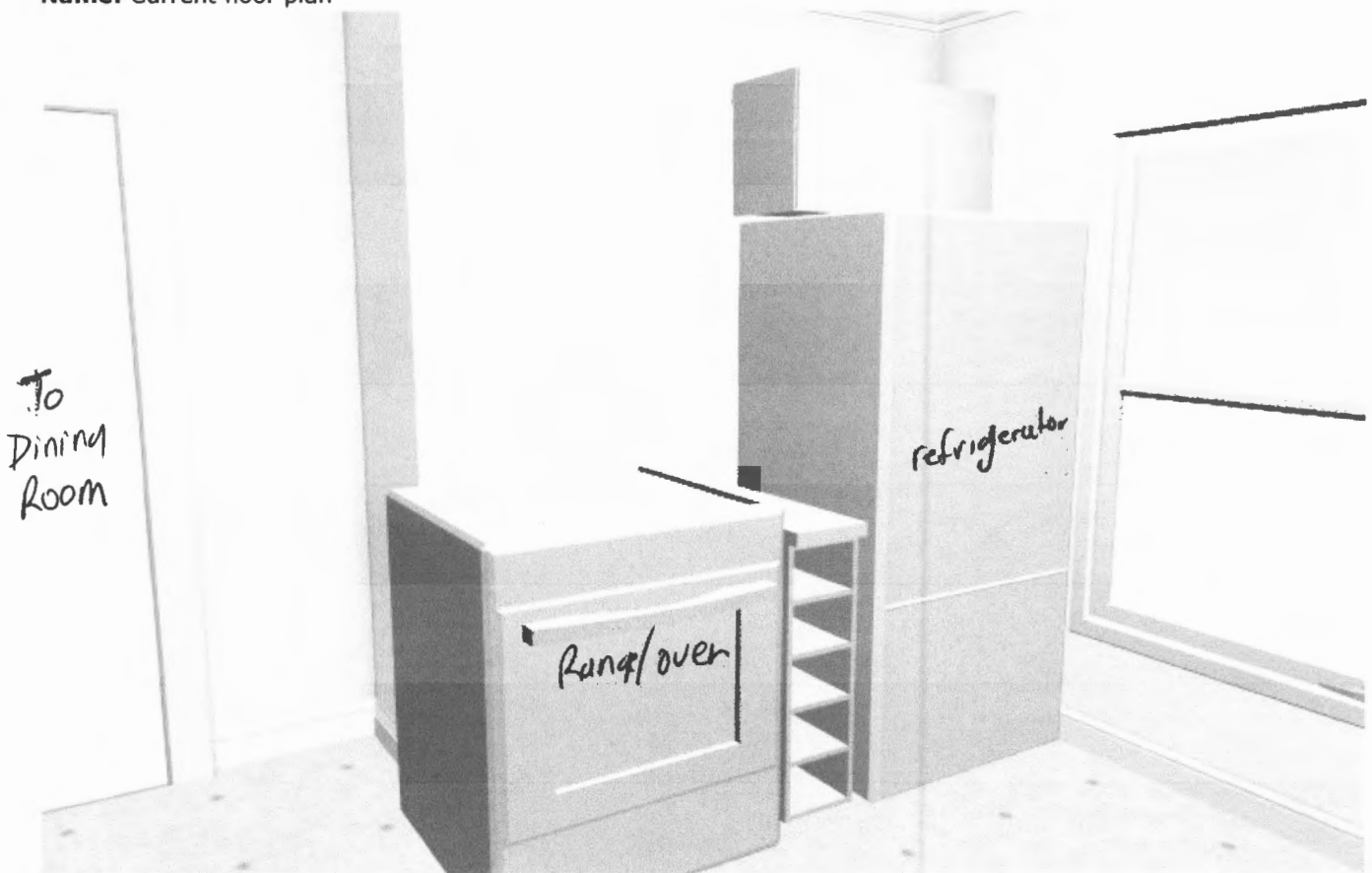


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Existing pantry door to be removed + wall to be closed off with 2x4 framing, sheetrock + paneling to match existing kitchen wall surface. ~~Pantry~~ Pantry door will be relocated to Bedroom #1 to convert pantry to additional bedroom closet.

Name: Current floor plan



Current design drawing ID number: 0000-3152-9763

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Current Layout

Proposed Layout

Name: Proposed layout



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Proposed:
move range to opp. wall
30" drawer base
move fridge away from
window (+ repair/replace
moulding that was cut
so fridge could be
opened)

Name: Current floor plan



Current design drawing ID number: 0000-3152-9763

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Current layout

Range & refrigerator currently located on same wall with only 9" countertop/cabinet between them.

Proposed layout

Name: Proposed layout



Current design drawing ID number: 0000-3220-4925

IKEA cannot accept any liability for the accuracy of measurements or furniture layout. Prices in this program are for products you collect from IKEA, take home and assemble yourself. All requested delivery, assembly and installation services are charged separately and not included in the price. Although we do try to ensure that the information in this program is correct, we apologise for any product alterations that may occur. All prices are valid until June 30, 2013

Proposed:

Moving (electric) range to opposite wall; electrical work to accomodate range, new microwave (built-in hood) & outlets.

August 17, 2012

Ms. Jeanie Bourke
Code Enforcement Officer
Planning and Urban Development Department
389 Congress Street
Portland, ME 04101-3509

Jeanie,

Thank you for taking the time to sit down with me this past Wednesday to discuss my kitchen remodeling project at 93 Illsley Street. I have completed the permit application and have tried to provide you with the information you requested. I have attached a site plan sketch (taken from Assessor's Office online records), a floor plan of the 3rd floor unit (prepared as part of the property appraisal we had done in June), and current/proposed sketches of the kitchen renovation, with notations of the specific work to be performed. I hope this information is sufficient to obtain a permit; if not, please contact me at 449-9508 as soon as possible so I can provide you with additional information.

I have also included an Electrical Permit application with my contractor's information, as well as a Plumbing Permit application. I do not know who will be doing the plumbing work yet, but expect it will be a licensed master plumber.

Also, I spoke with John Martell at the Portland Fire Department on August 15. He will be inspecting the property on September 4th at my request, and will advise as to any requirements for fire doors, smoke detectors and CO detectors at that time. (We reviewed previous inspection records of the property together; the last "annual" inspection was done in 2003 and no violations were noted.)

Thank you again for your time!

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Babb", written in a cursive style.

Christine Babb
53A Durham Road
New Gloucester, ME 04260
207-449-9508 (cell)
207-926-4954 (home)

Project description:

Interior remodeling: Renovation of third floor apartment kitchen, including replacing cabinets, moving existing range, adding dishwasher and microwave oven, and converting the existing pantry/closet into an additional closet for Bedroom #1. The pantry door will be removed, and the resulting opening will be framed with standard 2x4 framing, covered with sheetrock and paneling to match existing kitchen walls. The door will be moved to Bedroom #1 (framed with 2x4s) to allow access to that closet from the bedroom.

Electrical: Work to be performed includes wiring for range, microwave and dishwasher, as well as additional outlets required by code.

Plumbing: Work to be performed to allow for proper installation of dishwasher.



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Nathan Babb, Check Number: 438

Tender Amount: 80.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 8/20/2012

Receipt Number: 47295

Receipt Details:

Referance ID:	7713	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-08-4758-ALTCOMM - kitchen renovations			
Additional Comments: Nathan D. Babb			

Thank You for your Payment!