

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SHERRIN M LACOURSE & CHRISTOPHER VAIL

Located At 1119 WASHINGTON AVE

CBL: 172- C-009-001

Job ID: 2012-03-3646-ALTR

has permission to interior renovations to an existing breezeway & attached barn (Single Family Residence).
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

05/07/2012

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.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. Insulation prior to close-In.
 3. 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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3646-ALTR

Located At: 1119 WASHINGTON
AVE

CBL: 172- C-009-001

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 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 issued with the condition that all the work will take place within the existing footprint.

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.
 - b. Capt. Pirone did make it clear to the owner and GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

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 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.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

4. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.
5. 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.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition. **New exterior walls in habitable locations insulation shall comply with the IECC, 2009 (Maine State Energy Codes).**
7. Mechanical or natural ventilation is required in the bathroom. See attached documentation for bathroom fixtures clearance and headroom

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2 inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3646-ALTR	Date Applied: 3/30/2012	CBL: 172- C-009-001	
Location of Construction: 1119 WASHINGTON AVE	Owner Name: SHERRIN LACOURSE & CHRISTOPHER VAIL	Owner Address: 1119 WASHINGTON AVE PORTLAND, ME 04103	Phone: 207-807-3507
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – renovations to existing breezeway & attached barn	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Prime 4/16/12</i>	Inspection: Use Group: <i>23</i> Type: <i>5B</i> <i>REQ. 2009</i> <i>(N-96)</i> Signature: <i>[Signature]</i>
Proposed Project Description: renovate existing breezeway & barn		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input checked="" type="checkbox"/> Shoreland Stream Protection <i>400' of property building with a kitchen</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>all work within existing footprint</i> <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 4/13/12 ABN</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>ABN</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 appication 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
---	------	-------



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: 1119 Washington Ave		
Total Square Footage of Proposed Structure/Area All existing footprint	Square Footage of Lot 36893	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# Map: 172 Lot: C-9	Applicant: (must be owner, lessee or buyer) Name Christopher & Sherrin Vail Address 1119 Washington Ave. City, State & Zip Portland, ME, 04103	Telephone: 207-807-3507
Lessee/DBA RECEIVED MAR 30 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$1,000.00 C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: \$ 1,000.00
Current legal use (i.e. single family) Single Family Number of Residential Units If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: renovate / improve / update - breezeway : barn (existing)		
Contractor's name: Home Owner Email: cvail2@maine.rr.com Address: SAME City, State & Zip Telephone: Who should we contact when the permit is ready: Home Owner Telephone: 207-807-3507 Mailing address: SAME		

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.

Christopher Vail

3-28-12

Jonathan Rioux - Re: 119 Washington Ave.

From: Christopher Vail <cvail2@maine.rr.com>
To: Jonathan Rioux <JRIOMUX@portlandmaine.gov>
Date: 5/4/2012 11:40 AM
Subject: Re: 119 Washington Ave.

1. Yes, everything is existing.
2. 36 inches on the pocket door
3. Bathroom ceiling is slopped, 72" on the low side up to 102 on the high side.
4. Yes, water closet 15 plus inches on both sides.
5. The new wall is 2x4 framed, 16 inches on center. Insulated with r-19, faced. I think the plan drawing shows the footage.
6. The space is storage (rakes, shovels, various building construction tools, saws, etc.). Opening and space is all existing and in original condition.

Sent from my iPhone

On Apr 30, 2012, at 9:55 AM, "Jonathan Rioux" <JRIOMUX@portlandmaine.gov> wrote:

Mr. Vail,

If it helps you can schedule by calling 207.874.8703 a (approx. 15 min.) plan review mtg. at City hall.

We/ you can mark the plans and issue the permit within that time frame. Otherwise, please provide a response to the questions below:

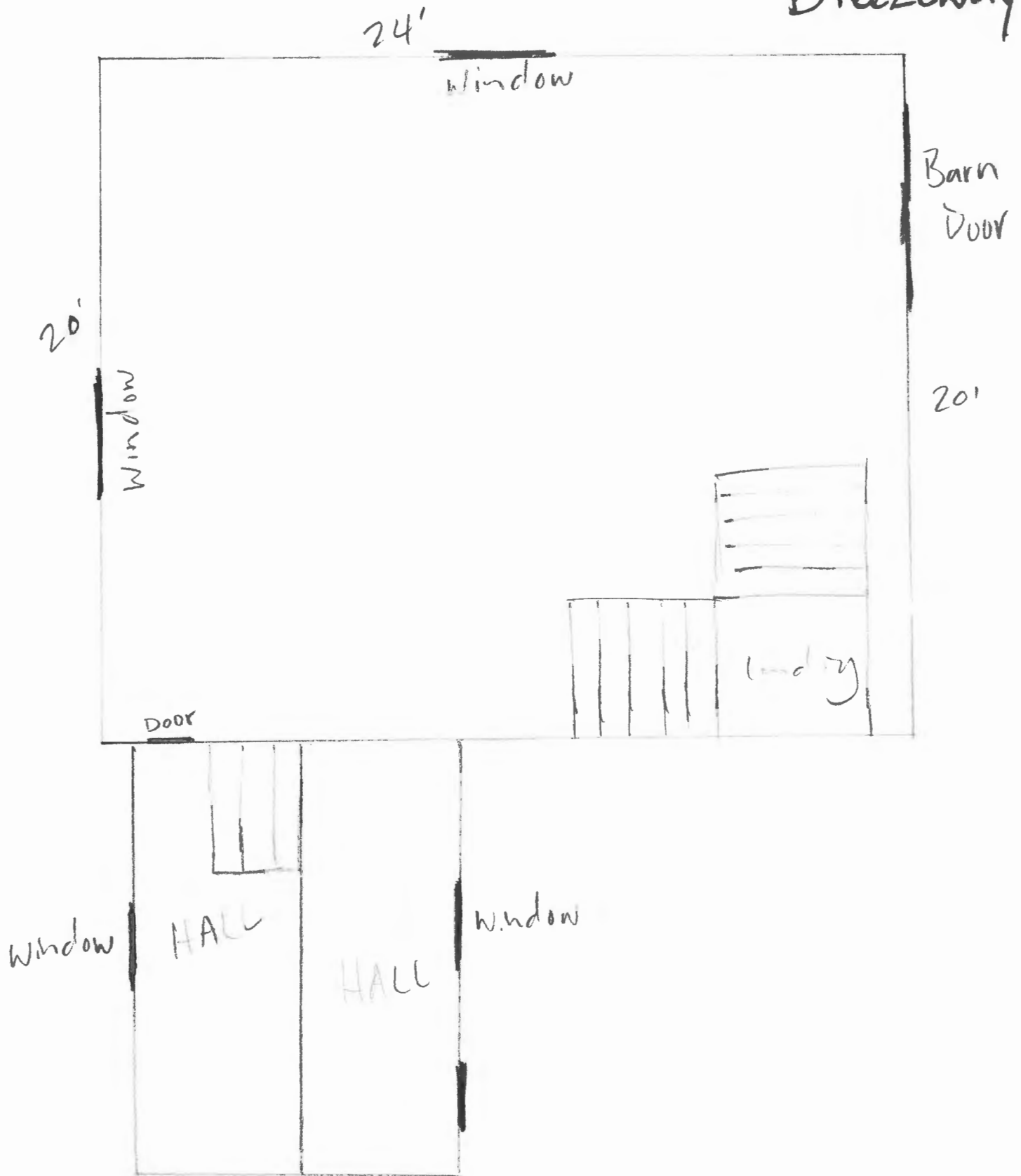
- With the exception of the proposed non-load bearing interior wall, is the remaining construction (stairs, ext.) existing?
- What is the width of the pocket door leading to the bathroom?
- What is the finished ceiling height (is the bathroom ceiling slopped) ?
- The water closet (toilet) clearance is 15 inches from the centerline of the water closet to the wall (both sides).
- Can you provide a cross section of the new wall (framing detail)?
- What is this space separating, existing barn from recreation room?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

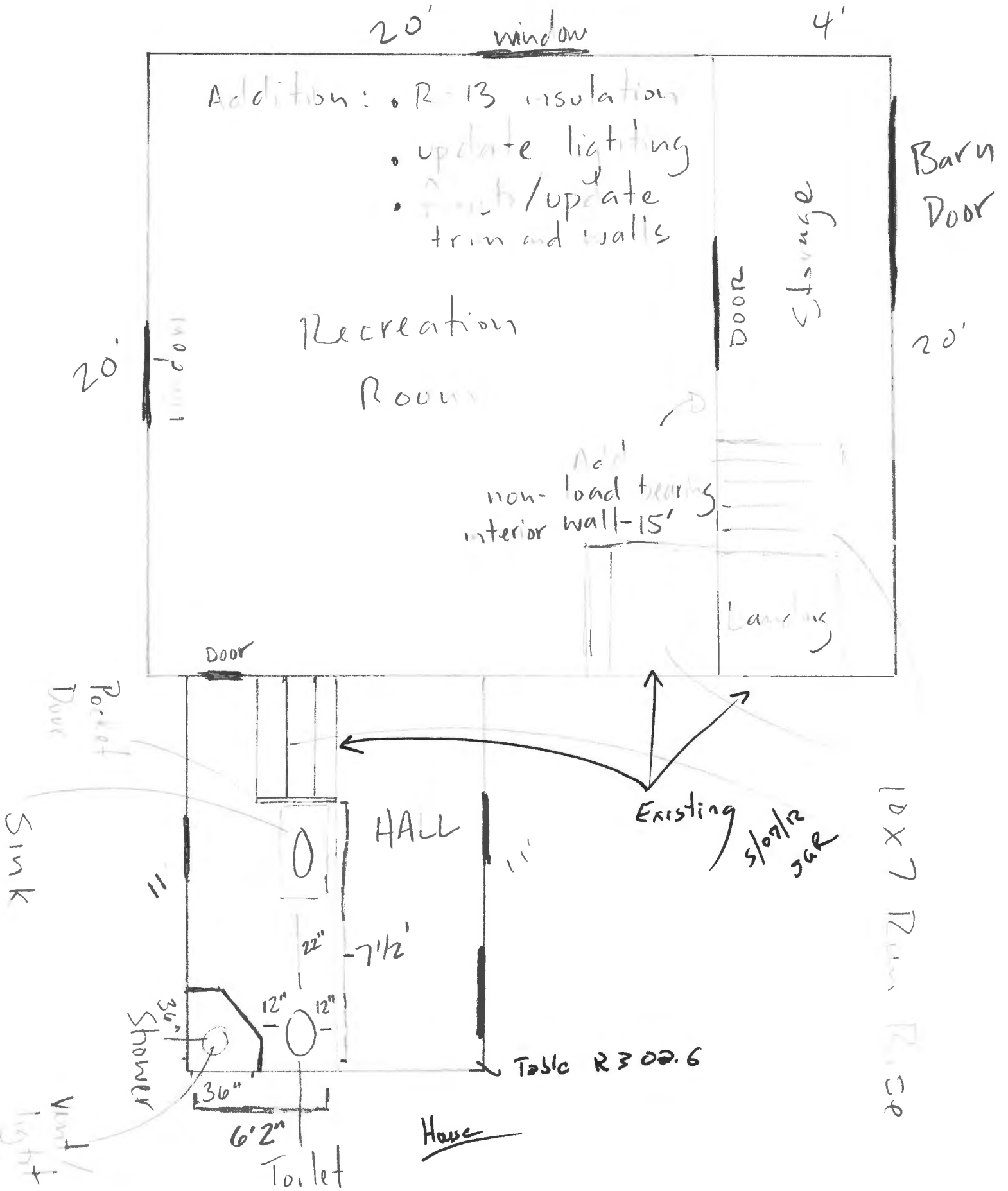
City of Portland

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

Existing Barn & Breezeway



PROPOSED





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Sherrin Vail, Check Number: 530

Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin

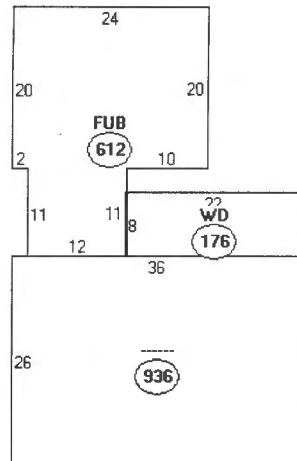
Receipt Date: 3/30/2012

Receipt Number: 42363

Receipt Details:

Referance ID:	5885	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3646-ALTR - renovate existing breezeway			
Additional Comments: 1119 Washington Ave.			

Thank You for your Payment!

Descriptor/Area

A: ---
936 sqft
B: FUB
612 sqft
C: WD
176 sqft

Footprint confirmed on pre-1957 assessor's cad.