

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

George Reiche/self

**Located at**

107 BRADLEY ST

**PERMIT ID:** 2013-00049

**CBL:** 178 G003001

has permission to **Add wall in bathroom**

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 procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*JR* 01/07/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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.**

**REQUIRED INSPECTIONS:**

Close-in/Elec./Plmb./Framing

Fire 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.

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

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

<b>Permit No:</b> 201300049	<b>Date Applied For:</b> 01/08/2013	<b>CBL:</b> 178 G003001
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<b>Location of Construction:</b> 107 BRADLEY ST	<b>Owner Name:</b> George Reiche	<b>Owner Address:</b> 100 Middle Road	<b>Phone:</b> (207) 939-5094
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b> (207) 939-5094
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / Alterations	<b>Proposed Project Description:</b> Add wall in bathroom
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/08/2013  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 01/09/2013  
**Note:**      **Ok to Issue:**

- 1) R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.
- 2) Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
- 3) Mechanical or natural ventilation is required in the bathroom. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
- 4) 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.
- 5) 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.

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.

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

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

Permit No: 2013-00049	Issue Date:	CBL: 178 G003001
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Location of Construction: 107 BRADLEY ST	Owner Name: George Reiche	Owner Address: 100 Middle Road Cumberland, ME 04021	Phone: (207) 939-5094
Business Name:	Contractor Name: self	Contractor Address: Portland ME	Phone (207) 939-5094
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3
Past Use: Single Family	Proposed Use: Single Family / Alterations	Permit Fee: \$30.00	Cost of Work: \$300.00
Proposed Project Description: Add wall in bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: SB  IRC, 2009 (MURPHY)
		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: 01/08/2013	<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</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK 1/8/13</i></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 checked="" 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: <i>S</i></p>
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**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



# General Building Permit Application

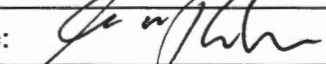
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 107 BRADLEY ST.		
Total Square Footage of Proposed Structure/Area 18 FT <sup>2</sup> (TUB MODIFICATION)	Square Footage of Lot 13,950	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 178 Block# 6 Lot# 003-4	Applicant: (must be owner, lessee or buyer) Name GEORGE REICME Address 100 MIDDLE RD City, State & Zip CUMBERLAND ME 04021	Telephone: 207 939 5094
Lessee/DBA GEORGE REICME RECEIVED JAN 08 2013 Dept. of Building Inspections	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 300 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
City of Portland, Maine		
Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1		
If vacant, what was the previous use?		
Proposed Specific use:		
Is property part of a subdivision? NO If yes, please name		
Project description: I WOULD LIKE TO PUT IN A NEW BATH TUB. I WILL BE USING THE EXISTING PLUMBING AS WELL AS NEW PLUMBING FOR THE SHOWER HEAD.		
Contractor's name: I WILL BE DOING THE WORK Email:		
Address:		
City, State & Zip Telephone:		
Who should we contact when the permit is ready: Telephone:		
Mailing address:		

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.

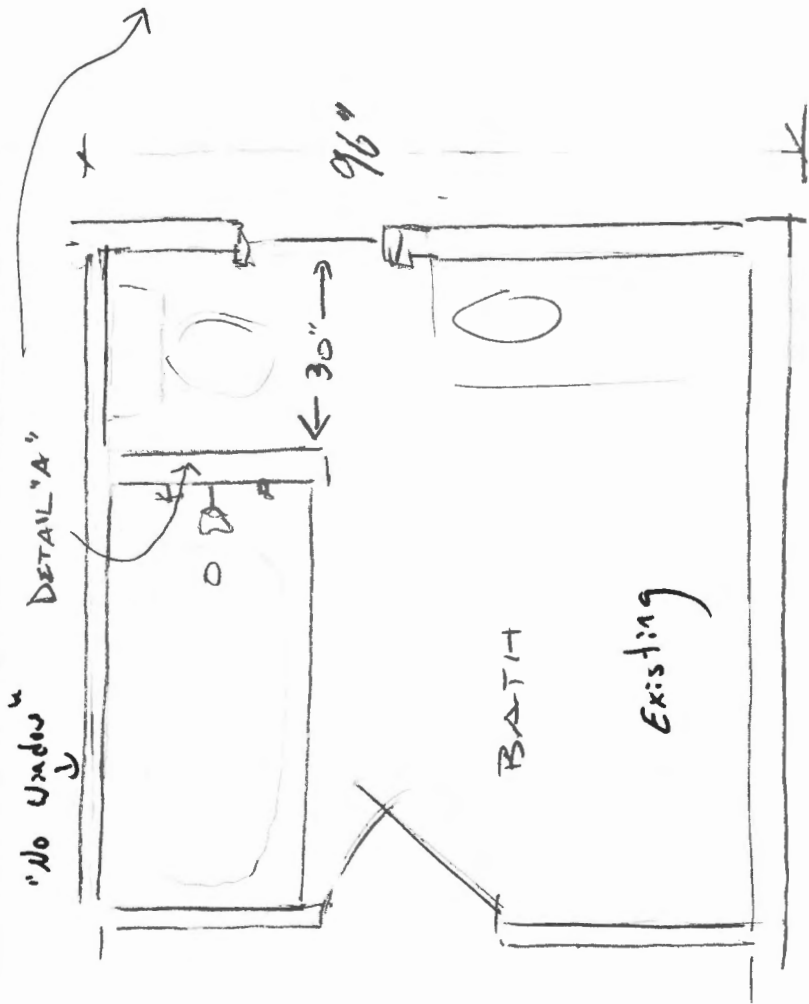
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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:  Date: 1-8-13

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

BATH PROJECT

SIMPLY REMOVING OLD  
CLAWFOOT TUB TO PUT IN  
TUB / SHOWER UNIT. SAME  
WATER FEEDS + DRAIN

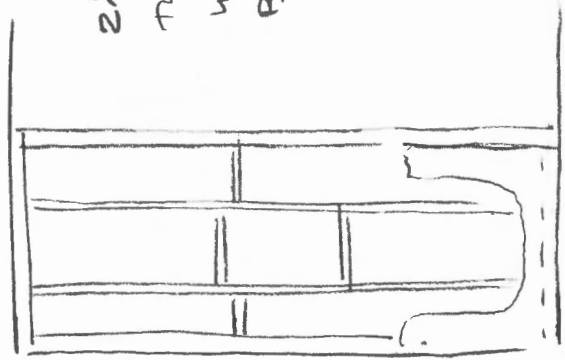


PLAN VIEW

PLAN FOR BATHROOM MODIFICATION

DETAIL "A"

WALL TO ENCLOSE PLUMBING  
FLOOR TO CEILING x 32"



ELEVATION FRAMING DETAIL  
OF 32" WALL

2 1/2 x 1 1/2 STUD WALL  
TO B2 SHEET ROCKED  
WITH ACCESS PANEL ON  
BACK 15" x 20"

01/09/12  
8'-0" Height  
JGR  
"Non-load Bearing"

GEORGE REICHE

1/7/13

107 BRADLEY ST.  
PORTLAND, MAINE

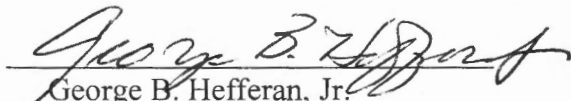
REICHE - GEORGE@YAHOO.COM  
207 939 5094

DEED OF SALE BY PERSONAL REPRESENTATIVE  
Maine Statutory Short Form

I, GEORGE B. HEFFERAN, JR., duly appointed and acting personal representative of the estate of Hazel E. McCrum, deceased (testate), as shown by the probate records of Cumberland County, Maine, having received a written waiver of the notice required by 18-A MRSA §3-711 from the one person succeeding to an interest in the property described below, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to

GEORGE N. REICHE of Cumberland, Maine, whose mailing address is 100 Middle Road, Cumberland, Maine 04021, the real property in Portland, Maine, conveyed by Helen C. McCrum to Hazel Elizabeth McCrum by warranty deed dated December 31, 1975, and recorded in the Cumberland County Registry of Deeds in Book 3790, Page 255, which is more particularly described in Exhibit A attached hereto and made a part hereof.


WITNESS my hand on *December 26*, 2012.

  
George B. Hefferan, Jr.  
Personal Representative of the  
Estate of Hazel E. McCrum, deceased

State of Maine  
Cumberland, ss.

*Dec 26* 2012

Before me personally appeared the above named George B. Hefferan, Jr. in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

  
Notary Public  
Attorney at law  
*Ronald Epstein*  
Print name