

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061806

Please Read
Application And
Notes, If Any,
Attached

This is to certify that HOAG THOMAS D & ELIZABETH A HOAG JTS/Joe Luc
has permission to Renovate attic for bedroom/bathroom at new owner
AT 128 BRENTWOOD ST 179 H027001

PERMIT ISSUED
JAN 22 2007
CITY OF PORTLAND

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 when permission is procured before this building or part thereof is closed or services 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

1/9/07 *Charles S. [Signature]*
Director - Building & 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: 06-1806	Issue Date:	CBL: 179 H027001
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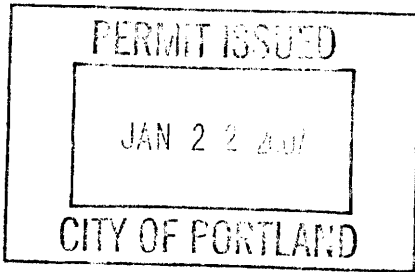
Location of Construction: 128 BRENTWOOD ST	Owner Name: HOAG THOMAS D & ELIZABET	Owner Address: 128 BRENTWOOD ST	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone 2076714249
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family Renovate attic for bedroom/bathroom and new dormer	Permit Fee: \$310.00	Cost of Work: \$28,500.00	CEO District: 5
Proposed Project Description: Renovate attic for bedroom/bathroom and new dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB <i>IRC-2003</i>	
		Signature: <i>CSA 1/4/07</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: dmartin	Date Applied For: 12/15/2006	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> <i>OK section 14-43 f(a) up to 8' b of allowable S/B.</i> Date: <i>12/20/06</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 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 <i>APR</i> 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

X SL If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X [Signature] 1/22/07
Signature of Applicant/Designee Date
Donna Martin Admin 1-22-07
Signature of Inspections Official Date

CBL: 179 H 027 Building Permit #: 06-1806

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1806	Date Applied For: 12/15/2006	CBL: 179 H027001
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Location of Construction: 128 BRENTWOOD ST	Owner Name: HOAG THOMAS D & ELIZABET	Owner Address: 128 BRENTWOOD ST	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone (207) 671-4249
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Renovate attic for bedroom/bathroom and new dormer	Proposed Project Description: Renovate attic for bedroom/bathroom and new dormer
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Dept: Zoning **Status:** Pending **Reviewer:** Ann Machado **Approval Date:** 12/20/2006

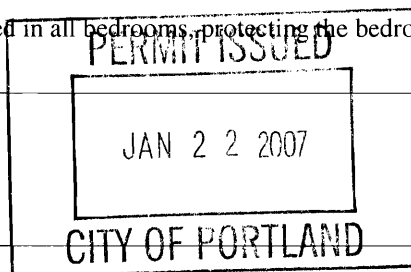
Note: Using section 14-436(a). 50% of the first floor footprint is 743.5 s.f. Dormer is adding 56 s.f. of living space which is 8% of allowable 50%. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 01/09/2007

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) The attic scuttle opening must be 22" x 30".
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 5) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 6) 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.
- 7) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 9) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.



Comments:

1/9/2007-csh: talked w/ Joe Lucey about tempered glazing in stairways per R308.4.10 Sheathing to be 1/2" CDX need LVL spec's Headers to be 3/2x8' egress windows in bedrooms Smokes in bedroom and hallway

1/9/07



128 Brentwood St.
Staff Review Checklist

179 - H - 027

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	↑	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		} Attic space only
Anchor Bolts/Straps, Spacing (Section R403.1.6)	N/A	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	↓	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing 2x8's	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	"	

LVL - Header

Need specs

<p>Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p>	<p>existing 2x8 rafters 16 o.c 7/12 pitch existing. 5/12 dormer 2x8 rafters (span 11')</p>	<p>O.K. ✓ span up to 12'-4"</p>
<p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>roof 5/8" wall 1/2"</p>	
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>IRC 2003</p>	
<p>Private Garage (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2)</p>	<p>N/A</p>	
<p>Opening Protection (Section R309.1)</p>		
<p>Emergency Escape and Rescue Openings (Section R310)</p>	<p>Egress Windows in Bedroom. 5.7' min.</p>	
<p>Roof Covering (Chapter 9)</p>	<p>Asphalt/existing.</p>	
<p>Safety Glazing (Section R308)</p>	<p>Tempered in stair area.</p>	<p>?</p>
<p>Attic Access (Section R807)</p>	<p>22x30"</p>	<p>?</p>
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>2"</p>	
<p>Header Schedule (Section 502.5(1) & (2))</p>		<p>?</p>
<p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>R-19 walls R-38 Ceiling. U = .35</p>	
<p>Type of Heating System</p>	<p>existing.</p>	

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement</p> <p>Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>N/A</p> <p>1</p> <p>1</p> <p>N/A</p> <p>existing</p>	
<p>Smoke Detectors (Section R313)</p> <p>Location and Type/Interconnected</p>	<p>Bedroom + Hall</p>	
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>	<p>N/A.</p>	
<p>Deck Construction (Section R502.2.1)</p>	<p>N/A.</p>	



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>128 Brentwood St.</u>		
Total Square Footage of Proposed Structure <u>500 SF Attic Reno</u>	Square Footage of Lot <u>5000 SF .115 Ac.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>179</u> Block# <u>14</u> Lot# <u>27</u>	Owner: <u>Tom Hoag</u>	Telephone: <u>229 0579</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joe Lucey Carpentry Inc.</u> <u>482 Walnut Hill Rd.</u> <u>N. Yarmouth, ME</u> <u>671-4249 04097</u>	Cost Of Work: \$ <u>28,500</u> Fee: \$ <u>305 310.00</u> C of O Fee: \$ <u>310.00</u>
Current Specific use: <u>Attic space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Bedroom / Bath</u>		
Project description: <u>Renovate Existing Attic to Bed / Bath.</u> <u>new dormer</u>		
Contractor's name, address & telephone: <u>Joe Lucey</u> <u>482 Walnut Hill Rd. No. Yarmouth 04097</u>		
Who should we contact when the permit is ready: <u>Joe Lucey</u>		
Mailing address: _____ Phone: <u>671-4249</u> <u>self</u>		

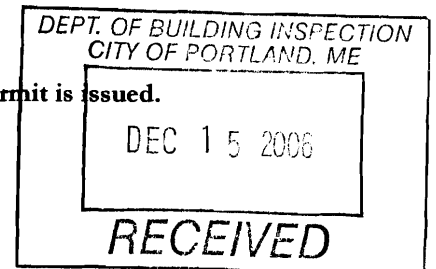
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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:	Date: <u>12/15/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



INSPECTION OF PREMISES

HEREBY CERTIFY TO Old Port Title Co.

Mortgage Network, Inc. and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description. *Plan & Monumentation are Vague*

The building setbacks are ~~not~~ in conformity with town zoning requirements. *"Grandfathered"*

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0007 C.

128 Brentwood Street
Portland, Maine

Job Number: 390-71
Inspection Date: 06-01-06

Scale: 1" = 20'

BUYER: Thomas &
Elizabeth Hoag
SELLER: Geoffrey W. T. Cartmell

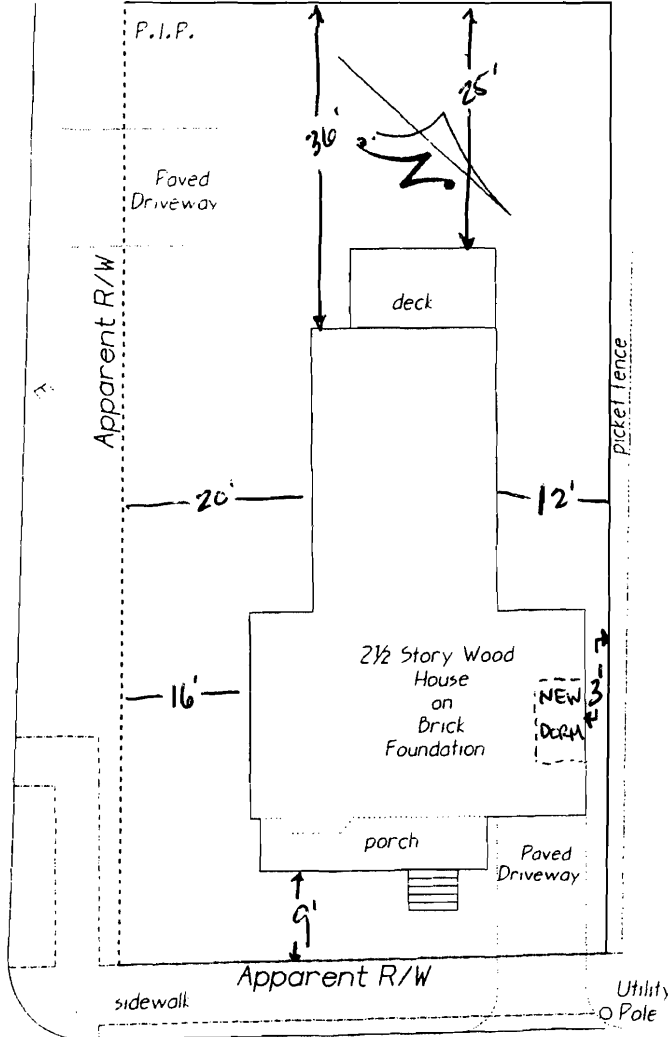
Utility Pole

R3

lot size = 5,200 sq ft
land area per du 6,500 sq ft
front 25' min - 9'
rear 25' min - 25'
side 2 14' - 3 1/2 16'

needs section 14-436 (a)
50% = 743.5 sq ft
addition 56 sq ft

Best Street
(bituminous)



Brentwood Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. EASEMENTS THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJACENT DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Sebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 8 PAGE 7 LOT 7
DEED BOOK 8878 PAGE 97 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

[Handwritten signature]

No 179

SHEET 897-C

(D)

50
28-0388

BRENTWOOD STREET

SHEET 194-C

STREET

ALBA STREET

SHEET 194 INBERT

STREET

SHEET 190-A

MABEL STREET

HAMBLET AVENUE

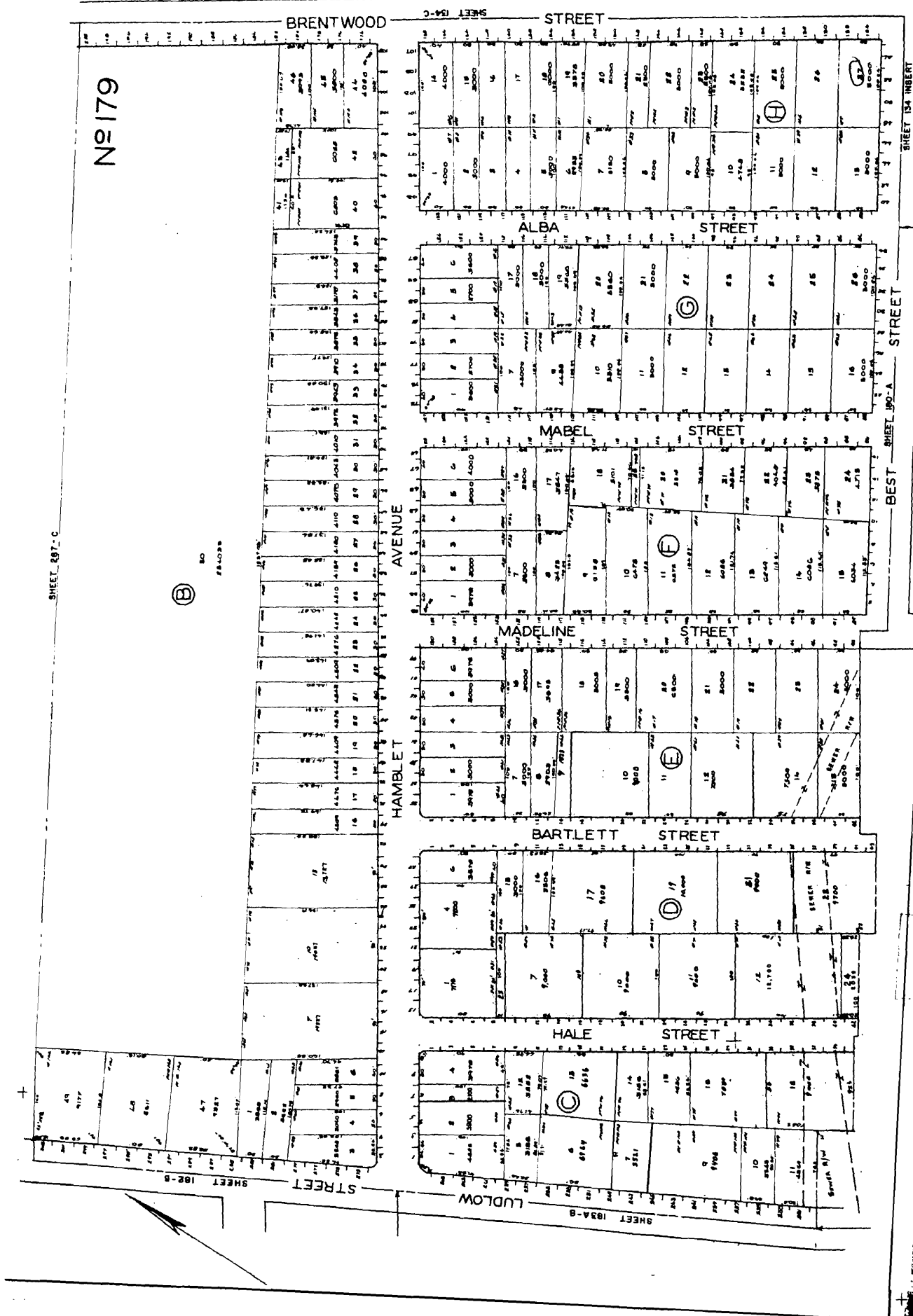
MADLINE STREET

BARTLETT STREET

HALE STREET

LUDLOW STREET

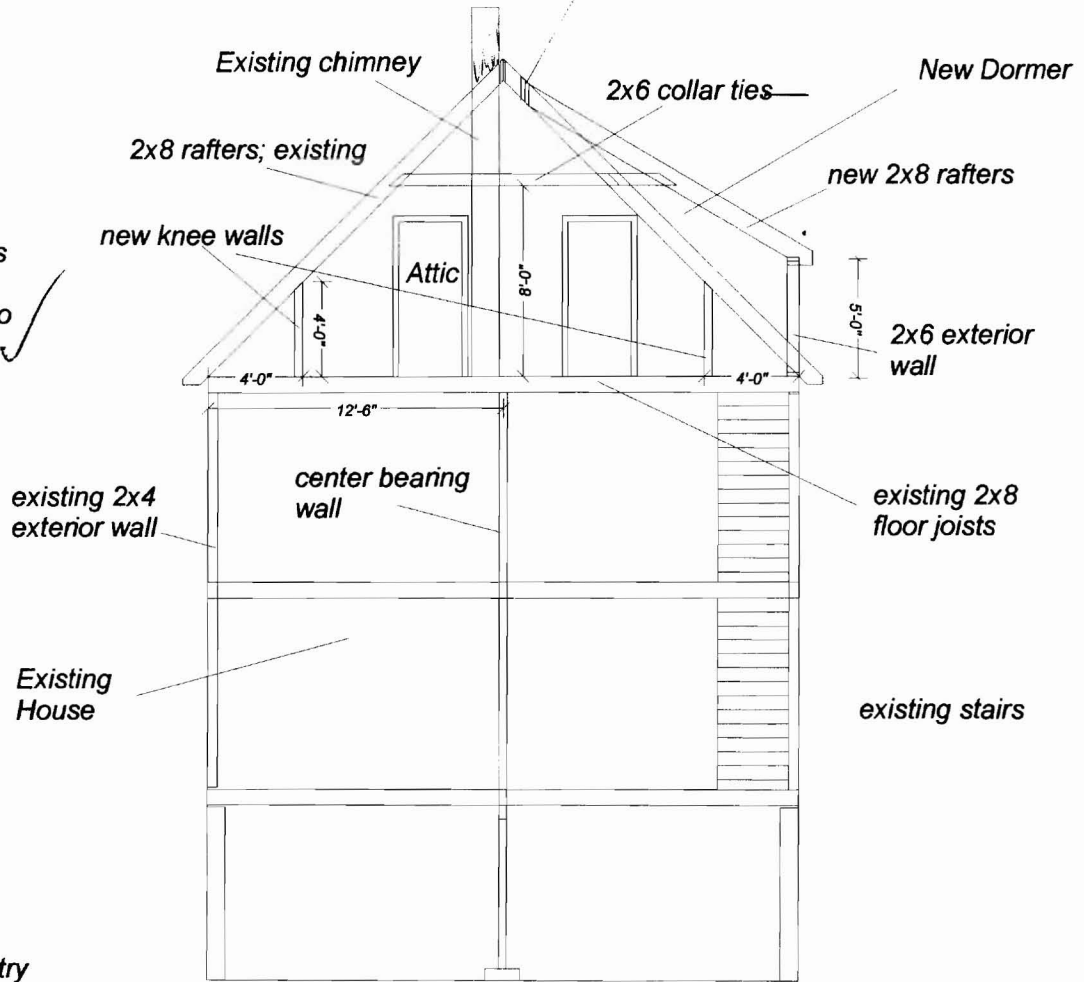
CITY OF PORTLAND
ASSESSORS' PLAN
SCALE 1"=50'



Plans for:
 Tom Hoag and Liz Coomb
 128 Brentwood St.
 Portland, ME 04103

New 3" x 11 7/8" LVL header
 attached to double up rafters.

Framing Specs:
 -All rafters, wall studs and collar ties to be 16" O.C.
 -New exterior wall to be 2x6 to provide proper depth for insulation.



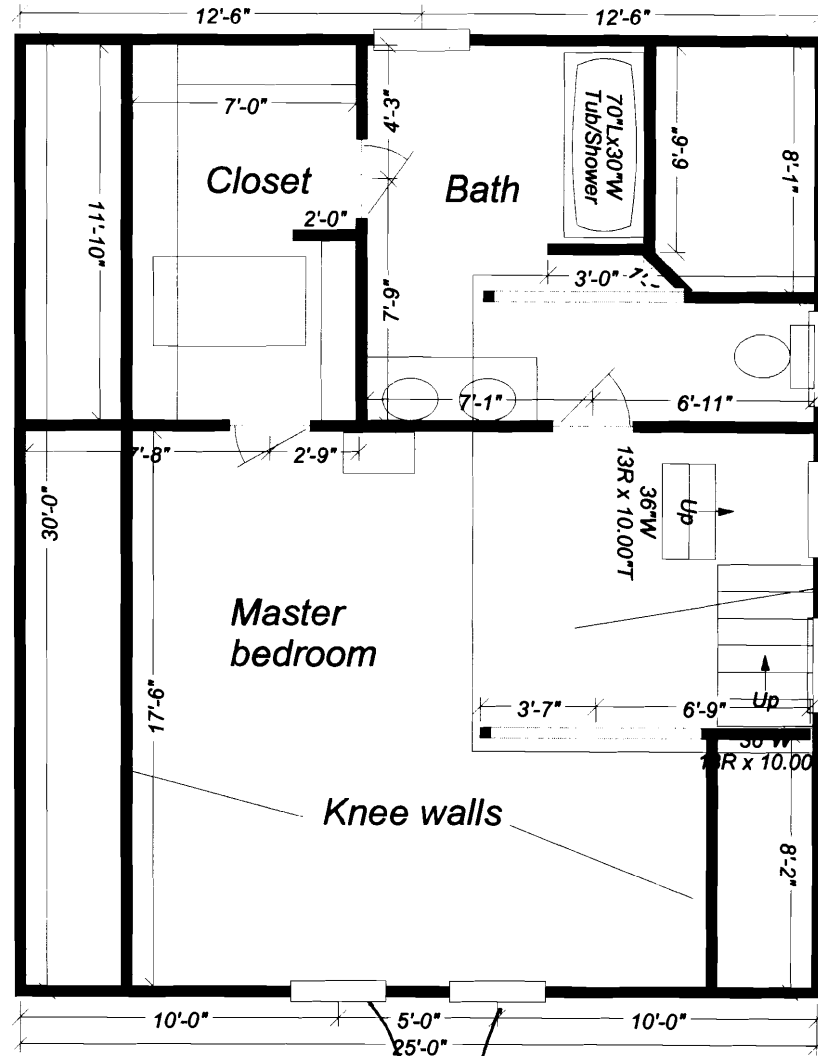
Joe Lucey Carpentry
 482 Walnut Hill Rd.
 No. Yarmouth, ME 04097

FRAMING ELEVATION

dormer = 14'
 adding 14 x 4 = 56 sq ft
 8% of allowable increase.

Tom and Liz Hoag
128 Brentwood St.
Portland, ME 04103

Joe Lucey Carpentry
482 Walnut Hill Rd.
No. Yarmouth, ME
04097



Window will be at
30" elevation to
be higher than
back of toilet

Tempered (?)

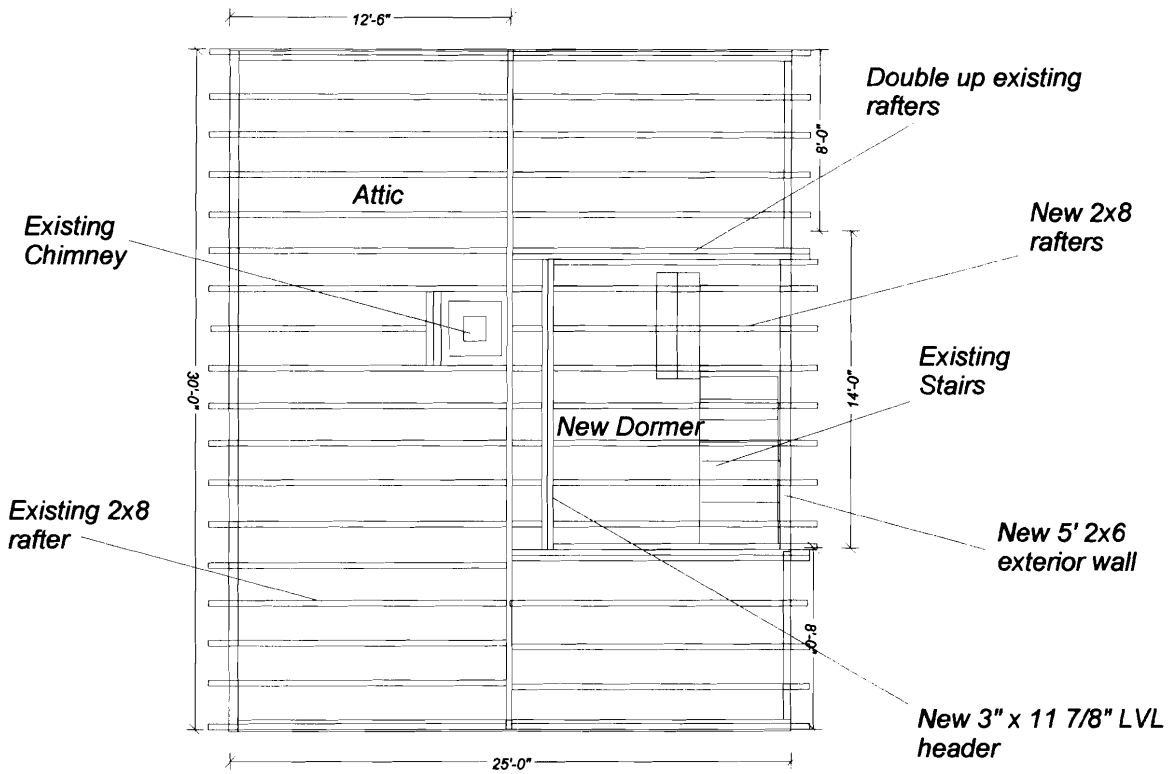
New dormered
area

Knee walls

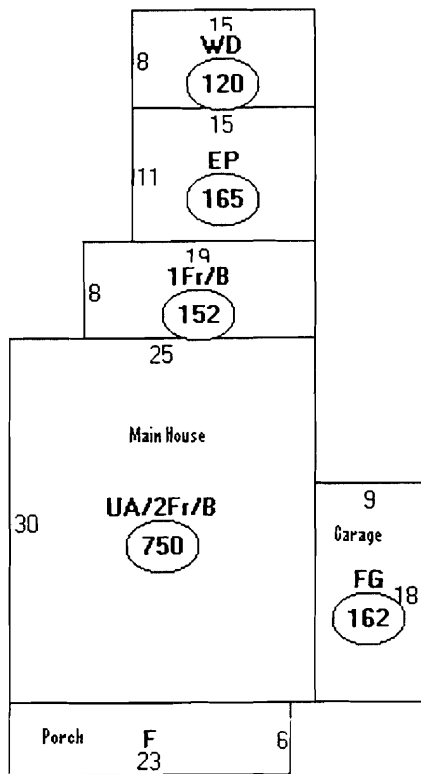
egress
windows

Plans for:
Tom Hoag and Liz Coomb
128 Brentwood St.
Portland, ME 04103

Joe Lucey Carpentry
482 Walnut Hill Rd.
No. Yarmouth, ME 04097



FRAMING FOOTPRINT



Descriptor/Area

A: UA/2Fr/B
750 sqft

B: 1Fr/B
152 sqft

C: EP
165 sqft

D: WD
120 sqft

E: FG
162 sqft

F: OFP
138 sqft

1487