

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that THOMAS & KAREN PARADIS

Located At 62 WESTMINSTER AVE

Job ID: 2011-10-2356-ALTR

CBL: 181-A-005-001

2012-14371 AMEND

has permission to (Amend Permit #2011-10-2356) reduce addition to One Story (Single Family w/ Home Occupation), 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

03/14/2012

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

closed

SCANNED

*CO has
been sent*

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2356-ALTR 2012-14371-amend	Date Applied: 12/28/2011	CBL: 181- A-005-001	
Location of Construction: 62 WESTMINSTER AVE	Owner Name: THOMAS & KAREN PARADIS	Owner Address: 62 WESTMINSTER AVE PORTLAND,ME 04103	Phone: 207-318-5986
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family with home occupation	Proposed Use: Same – single family with home occupation – amend permit 2011-10-2356 – change from two story 17' x 35' addition to a one story 17' x 35' addition	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrine 1/16/12</i>	Inspection: Use Group: R3 Type: SB MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: amend 2011-10-2356 –change addition on rear to one story		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	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>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/condition 1/4/12 ABM</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>ABM</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

11-28-11 DWM Sam 671-9570 Footing OK

12-30-11 DWM Tom 318-6986 undar slab plumb OK

2-8-12 DWM/BKL Close-in Fail

3-21-12 DWM TOM Close-in OK

6-7-12 DWM TOM Final Fail

6-13-12 DWM TOM Final OK



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12/28/11 20 11

Received from Tom Perce

Location of Work 62 Westmain Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 181 AS

Check #: 1302

Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: AS

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Permit Copy

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. See Permit # 2011-10-2356-ALTR for Inspection Requirements

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: 2011-10-2356-ALTR

Located At: 62 WESTMINSTER
AVE

CBL: 181- A-005-001

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. All previous conditions from permit #2011-10-2356 are still in effect with the issuance of this permit.

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. All conditions under Building Permit # 2011-10-2653-ALTR apply.
2. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; renovated areas shall comply with IECC.
4. R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides

Original 2011-10-2356

Amend 2012-14371



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>62 Westminister Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>630</u>	Square Footage of Lot <u>4500</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>188 181</u> Block# <u>A</u> Lot# <u>5</u>	Applicant: (must be owner, lessee or buyer) Name <u>Thomas C + Karen L Paradi's</u> Address <u>62 Westminister Ave</u> City, State & Zip <u>Portland ME, 04103</u>	Telephone: <u>207-318-5986</u> <u>H-207-761-9685</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family with home Occupation</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Amend permit # 2011-10-2356.</u> <u>Build 17x35 one story addition modify the 8x12 ell</u>		
Contractor's name: <u>Tom Paradi's</u> Email: <u>Tom327@ymail.net</u> Address: <u>same</u> City, State & Zip _____ Telephone: <u>318-5986</u> Who should we contact when the permit is ready: <u>Tom Paradi's</u> Telephone: _____ Mailing address: <u>same</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.

and 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: Tom Paradi's Date: 12/29/2011

RECEIVED RECEIVED

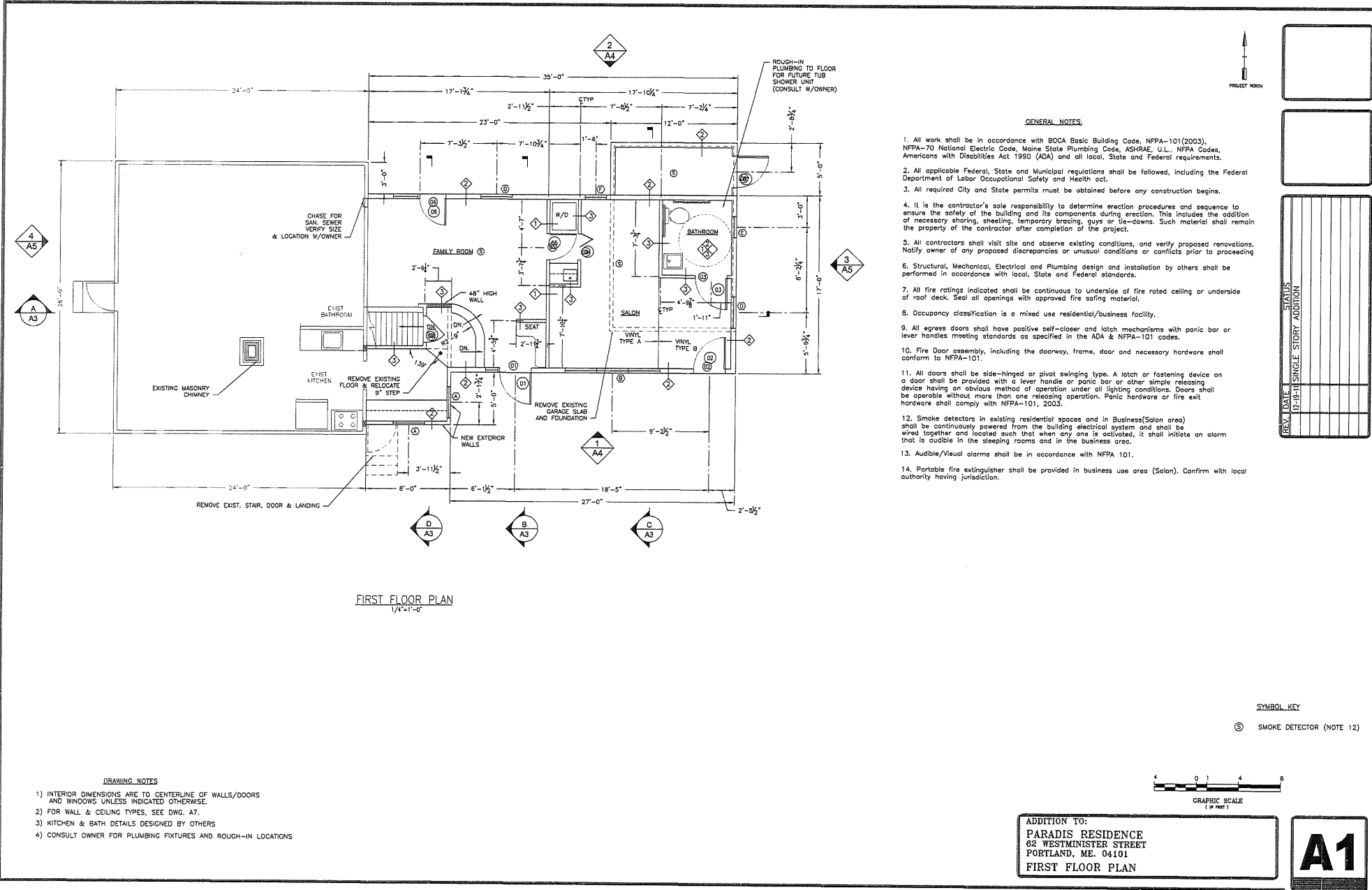
This is not a permit; you may not commence ANY work until the permit is issued

DEC 28 2011

DEC 28 2011

Dept. of Building Inspections
City of Portland Maine

Dept. of Building Inspections
City of Portland Maine



GENERAL NOTES

- All work shall be in accordance with BOCA Basic Building Code, NFPA-101(2003), NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All contractors shall visit site and observe existing conditions, and verify proposed renovations. Notify owner of any proposed discrepancies or unusual conditions or conflicts prior to proceeding.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings with approved fire rating material.
- Occupancy classification is a mixed use residential/business facility.
- All egress doors shall have positive self-closer and latch mechanisms with panic bar or lever handles meeting standards as specified in the ADA & NFPA-101 codes.
- Fire Door assembly, including the doorway, frame, door and necessary hardware shall conform to NFPA-101.
- All doors shall be side-hinged or pivot swinging type. A latch or fastening device on a door shall be provided with a lever handle or panic bar or other simple releasing device having an obvious method of operation under all lighting conditions. Doors shall be operable without more than one releasing operation. Panic hardware or fire exit hardware shall comply with NFPA-101, 2003.
- Smoke detectors in existing residential spaces and in Business(Salon area) shall be continuously powered from the building electrical system and shall be wired together and located such that when any one is activated, it shall initiate an alarm that is audible in the sleeping rooms and in the business area.
- Audible/Visual alarms shall be in accordance with NFPA 101.
- Portable fire extinguisher shall be provided in business use area (Salon). Confirm with local authority having jurisdiction.

PROJECT NORTH	
REVISION	STATUS
1	11-18-11
	SINGLE STORY ADDITION

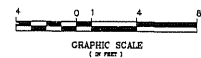
FIRST FLOOR PLAN
1/4"=1'-0"

DRAWING NOTES

- INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.
- FOR WALL & CEILING TYPES, SEE DWG. A7.
- KITCHEN & BATH DETAILS DESIGNED BY OTHERS
- CONSULT OWNER FOR PLUMBING FIXTURES AND ROUGH-IN LOCATIONS

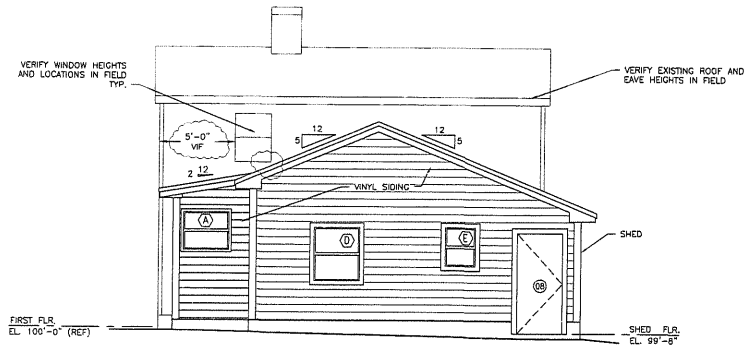
SYMBOL KEY

- ⊙ SMOKE DETECTOR (NOTE 12)

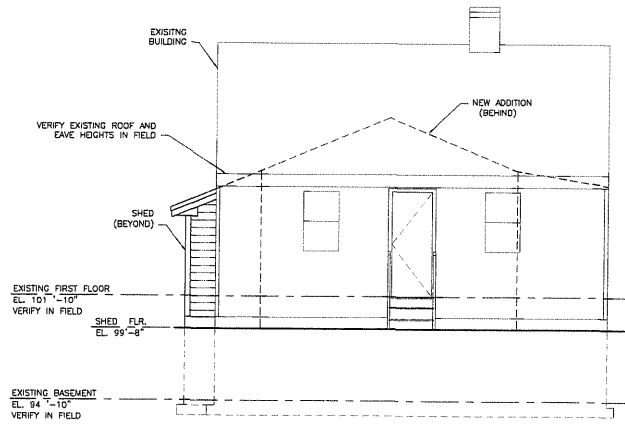


ADDITION TO:
PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
FIRST FLOOR PLAN

A1



3 ELEVATION
SCALE: 1/4"=1'-0"



4 ELEVATION
SCALE: 1/4"=1'-0"



REV.	DATE	STATUS
	12-19-11	SINGLE STORY ADDITION



ADDITION TO:
 PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
 ELEVATIONS

A5

Tom Paradis

From: Joseph Leasure [jleasure@ll-eng.com]
Sent: Thursday, February 09, 2012 4:46 PM
To: 'Tom Paradis'
Subject: RE: A question for structure

Hello Tom,

The header in the schedule (8'-7" to 10'-6" maximum rough opening) is designed for the future expansion (two stories) which includes the weight of the second floor as well as the roof on the header above the bay window. The header required for the two story application is a 5 1/4" x 11 7/8" LVL as stated in the schedule with 3-2x6 jack studs. However, with the single story condition with roof load only on the header (plus the additional dead weight of the second floor joists that are installed) and the rough opening only 9'-0" (please verify) the header is more lightly loaded and only requires a single 2x6 jack stud (marginal).

I assume the appropriate 5 1/4" x 11 7/8" LVL header was installed above the opening. Hence, when the future expansion is implemented (i.e. two stories), the single jack stud will be inadequate to support the intended load. To remedy this issue during the proposed future expansion, an additional header will have to be installed in the second floor wall directly above the first floor header to remove the weight of the roof from the first floor header and the jack studs for the second floor header will have to align with the king studs at both ends of the header on the first floor. This does not mean that a window will have to be installed, only that the second floor wall shall be framed in this manner.

There are concealed flange beam hangers that could have been installed prior to the header installation. Yet that is not a good solution now as it would require the removal of the header to install. In addition, there are "header hangers" that could be installed now without removing the header yet they do not have nearly the capacity required.

Please advise as to what you would like me to do.

Best,
Joe

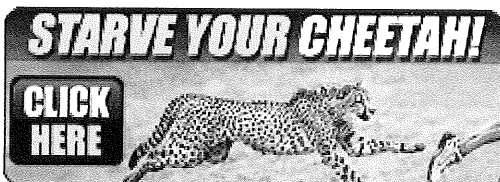
From: Tom Paradis [mailto:tomp327@gwi.net]
Sent: Thursday, February 09, 2012 9:11 AM
To: jleasure@ll-eng.com
Subject: A question for structure

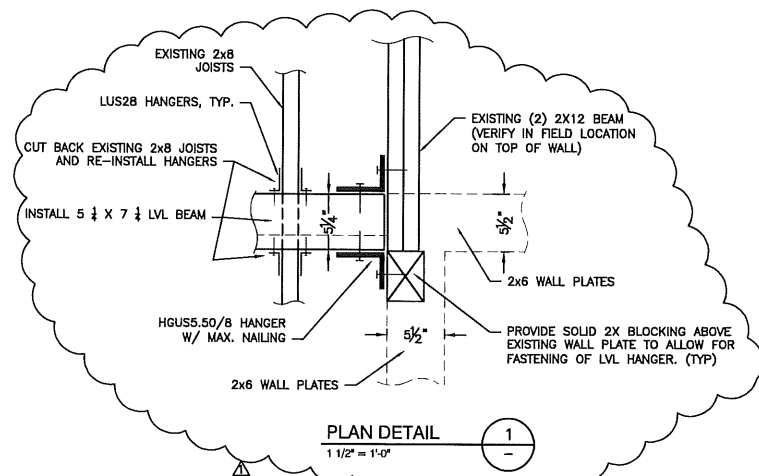
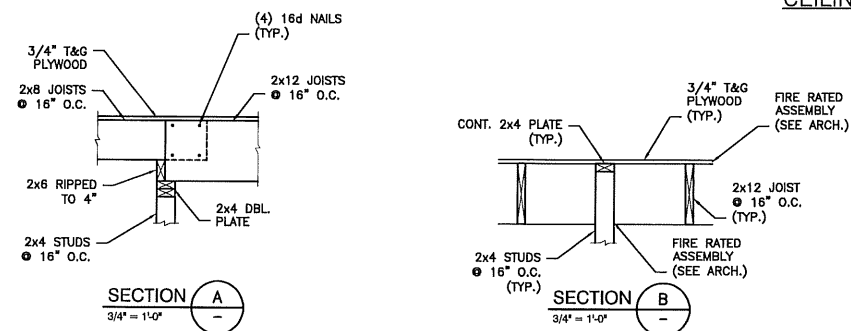
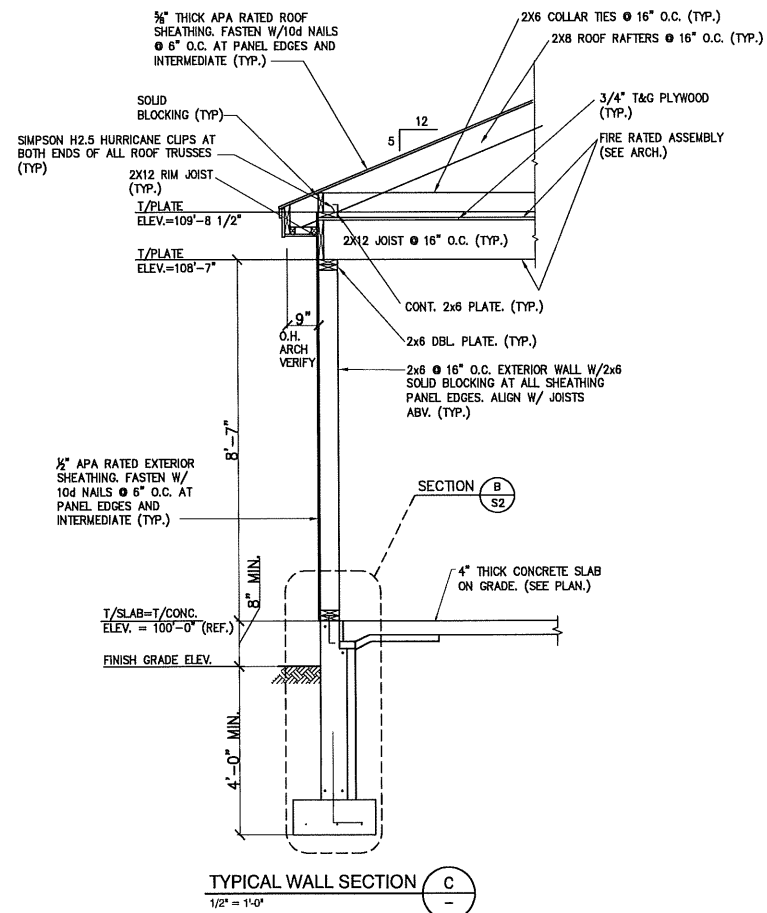
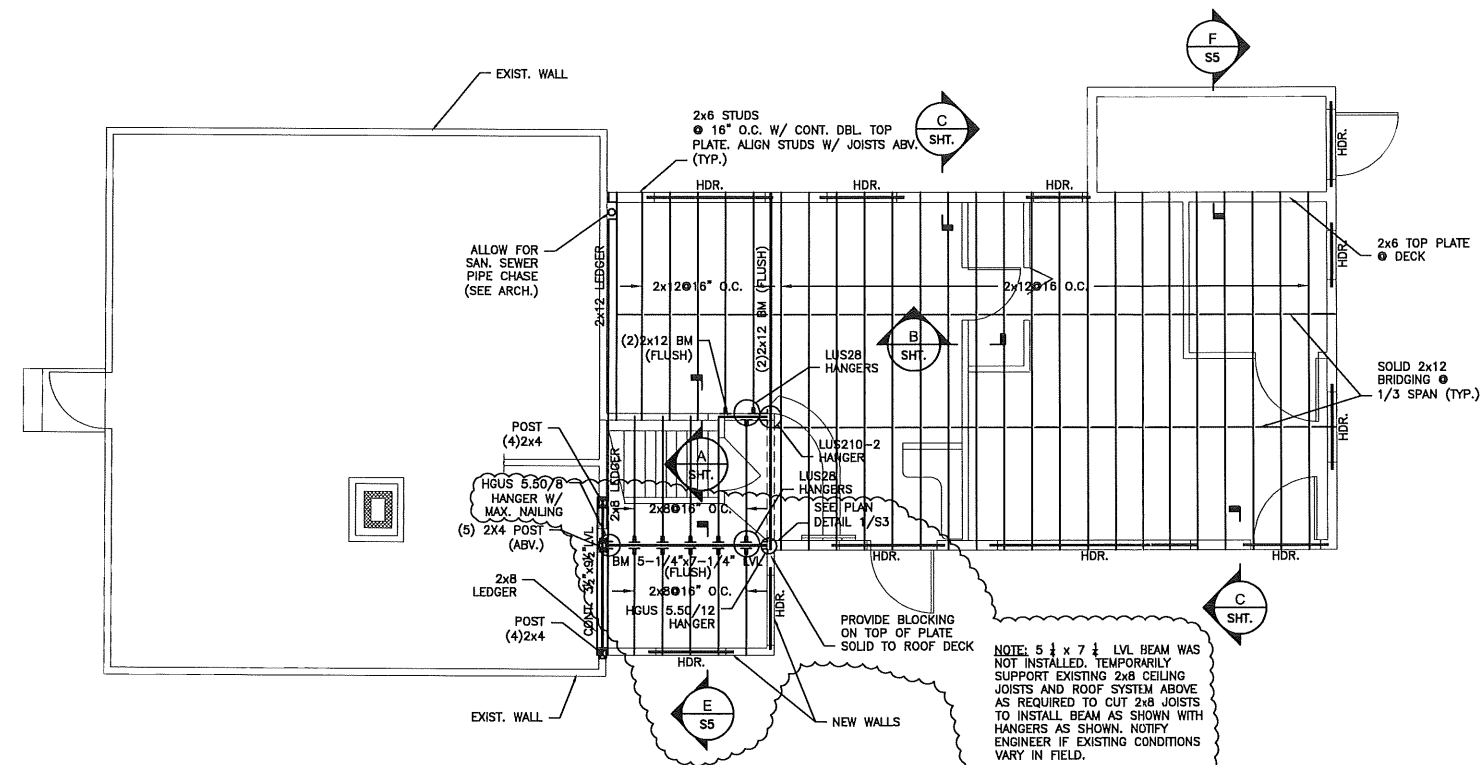
Hi Joe,

Yesterday we had a framing inspection and he noted some differences in the plans and the actual. The only one that is really significant, (not an easy fix) is the header and structure around the 3 bay window in the salon. The header schedule calls for 3 kings and 3 jacks and they only did one jack. The inspector noted that it might be possible for the architect to come up with some type of hanger that would eliminate the need to tear it apart and redo it.

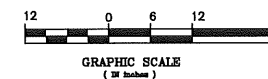
My thoughts are more, can we justify that it meets code as is and submit an amendment to our plans. I just looked for something in the code that defines the header requirements and was not able to find anything.

What are your thoughts?





ROUGH OPENING	HEADER	JAMB (BOTH ENDS OF HEADER)
UP TO 3'-0"	(3) 2x6	2x6 JACK STUDS PLUS 2x6 KING STUDS
3'-1" - 4'-0"	(3) 2x8	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
4'-1" - 5'-0"	(3) 2x10	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
5'-1" - 6'-3"	(3) 2x12	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
6'-4" - 8'-6"	5 1/4" x 9 1/2" LVL	(3)2x6 JACK STUDS PLUS (3)2x6 KING STUDS
8'-7" - 10'-6"	5 1/4" x 11 7/8" LVL	(3)2x6 JACK STUDS PLUS (3)2x6 KING STUDS
10'-7" - 12'-6"	5 1/4" x 14" LVL	(4)2x6 JACK STUDS PLUS (4)2x6 KING STUDS
12'-7" - 14'-6"	5 1/4" x 16" LVL	(4)2x6 JACK STUDS PLUS (4)2x6 KING STUDS
14'-7" - 16'-0"	5 1/4" x 18" LVL	(5)2x6 JACK STUDS PLUS (5)2x6 KING STUDS
16'-1" - 18'-0"	5 1/4" x 20" LVL	(5)2x6 JACK STUDS PLUS (5)2x6 KING STUDS



ADDITION TO:
PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
SECOND FLOOR FRAMING PLAN

S3

REV.	DATE	STATUS
12-19-11		SINGLE STORY ADDITION
2-28-12		REVISED FOR LVL BEAM

RECEIVED

MAR 14 2012

Dept. of Building Inspections
 City of Portland Maine