

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 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

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

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

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 <i>MUBEL</i> 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	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 1/14/12 ABU</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>ABU</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 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

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>4506</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>181</u> Block# <u>A</u> Lot# <u>5</u>	Applicant: (must be owner, lessee or buyer) Name <u>Thomas C + Karen L Paradis</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, Build 17x35 one story addition modify the 8x12 ell</u>		
Contractor's name: <u>Eric Parr Tom Paradis</u> Email: <u>Tom327@9mail.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 Paradis</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 Paradis Date: 12/29/2011

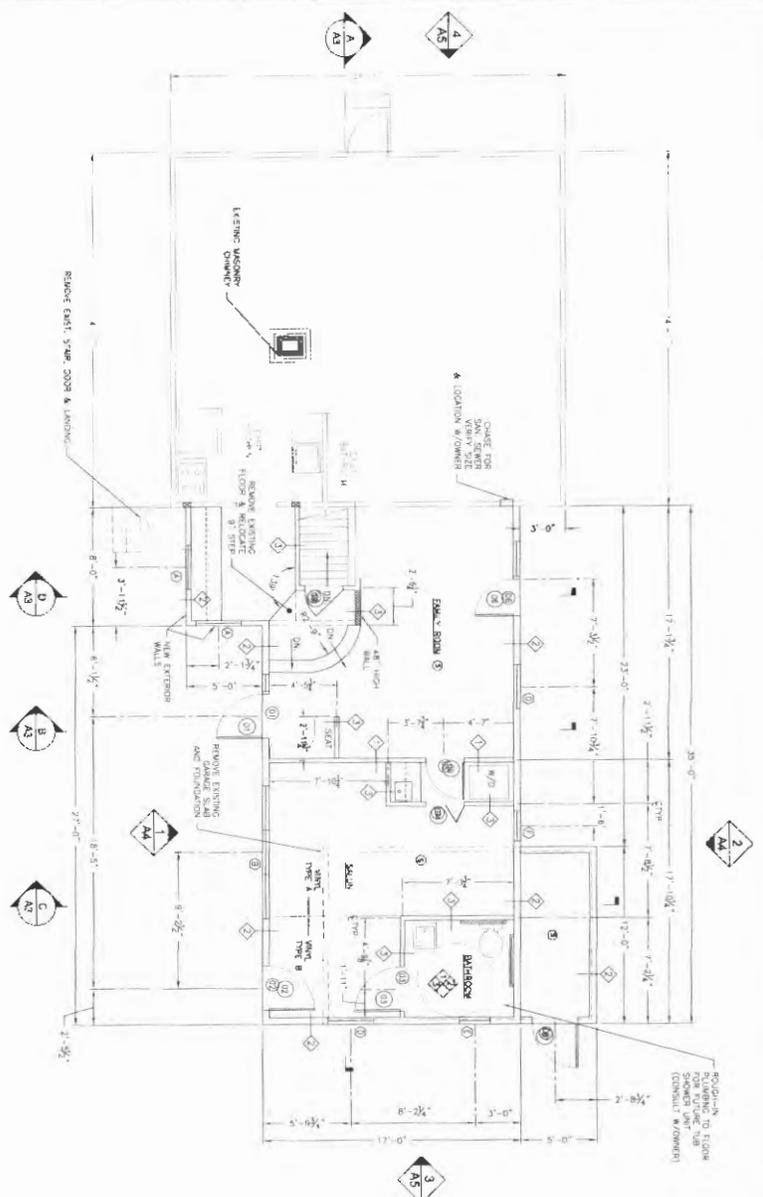
This is not a permit; you may not commence ANY work until the permit is issued

DEC 28 2011

DEC 28 2011

Dept. of Building Inspections
City of Portland Maine

Dept. of Building Inspections
City of Portland Maine



FIRST FLOOR PLAN
1/2"=1'-0"

- NOTING NOTES**
- 1) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE
 - 2) FOR WALL & CEILING TYPES, SEE CHG. A1
 - 3) KITCHEN & BATH DETAILS DESIGNED BY OTHERS
 - 4) CONSULT OWNER FOR PLUMBING FIXTURES AND ROUGH-IN LOCATIONS

- GENERAL NOTES**
1. All work shall be in accordance with ANCA Basic Building Code, NFPA-101(2003), American National Electric Code, NFPA-70E(2004), International Building Code, International Residential Code, and all applicable codes and regulations.
 2. All applicable Federal, State and local regulations shall be followed, including the Federal Department of Energy Safety and Health regulations that apply to the project.
 3. All required City and State permits must be obtained before any construction begins.
 4. It is the contractor's sole responsibility to determine existing conditions and require the owner to provide any necessary information, including utility locations, before the start of construction. The contractor shall verify the location of all existing utilities and structures before construction begins. The contractor shall be responsible for the protection of all existing utilities and structures.
 5. All construction shall start and observe existing conditions, and verify proposed locations, before any construction begins. The contractor shall be responsible for the protection of all existing utilities and structures.
 6. All construction shall be performed in accordance with local, State and Federal standards.
 7. All fire ratings indicated shall be maintained to the extent of fire-rated ceiling or underlayment of roof deck. See all openings and openings for solid material.
 8. Occupancy classification is a mixed use residential/business facility.
 9. All egress doors shall have positive self-closing and alarm mechanisms with panic bar or lever handles meeting standards as specified in the IBC and NFPA-101 codes.
 10. Fire Door Assembly, including the hardware, frame, door and necessary hardware shall conform to NFPA-101.
 11. All doors shall be sub-hinged or dual-hinged, type A, B or C, or egress device on 3 door shall be provided with a knee handle or panic bar or other device meeting standards as specified in the IBC and NFPA-101 codes. Hardware shall comply with NFPA-101, 2003.
 12. Smoke detectors in existing residential spaces and in Business/Industrial areas shall be continuously powered from the building electrical system and shall be tested in accordance with NFPA-101, 2003. All smoke detectors shall be tested in accordance with NFPA-101, 2003.
 13. Accessibility/Vision signs shall be in accordance with NFPA 101.
 14. Portable fire extinguisher shall be provided for business use (see Note 12) for each building having jurisdiction.

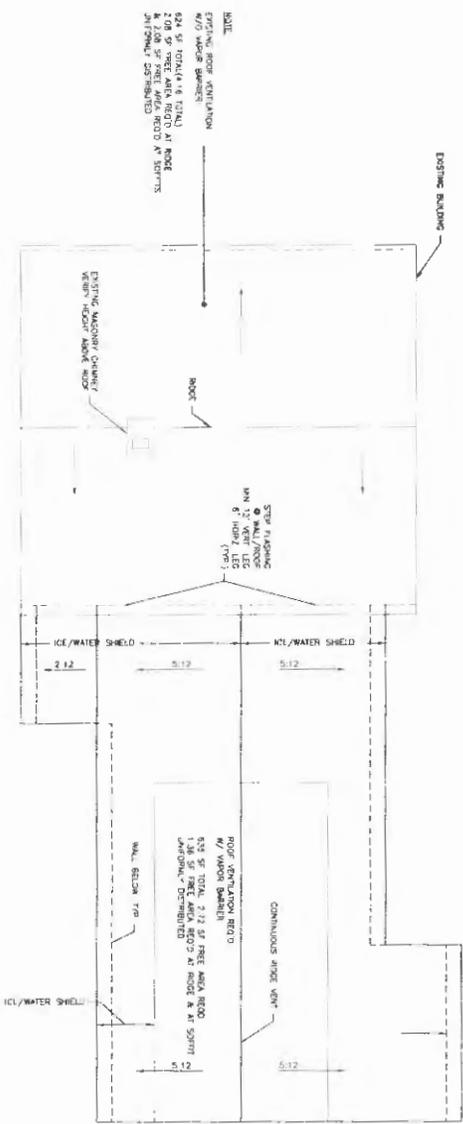
ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME, 04101
FIRST FLOOR PLAN



SYMBOL KEY
⑤ SWIRE DETECTOR (NOTE 12)

REV.	DATE	STATUS
1	11-15-11	SINGLE STORY ADDITION

A1



ROOF PLAN
1/2" = 1'-0"

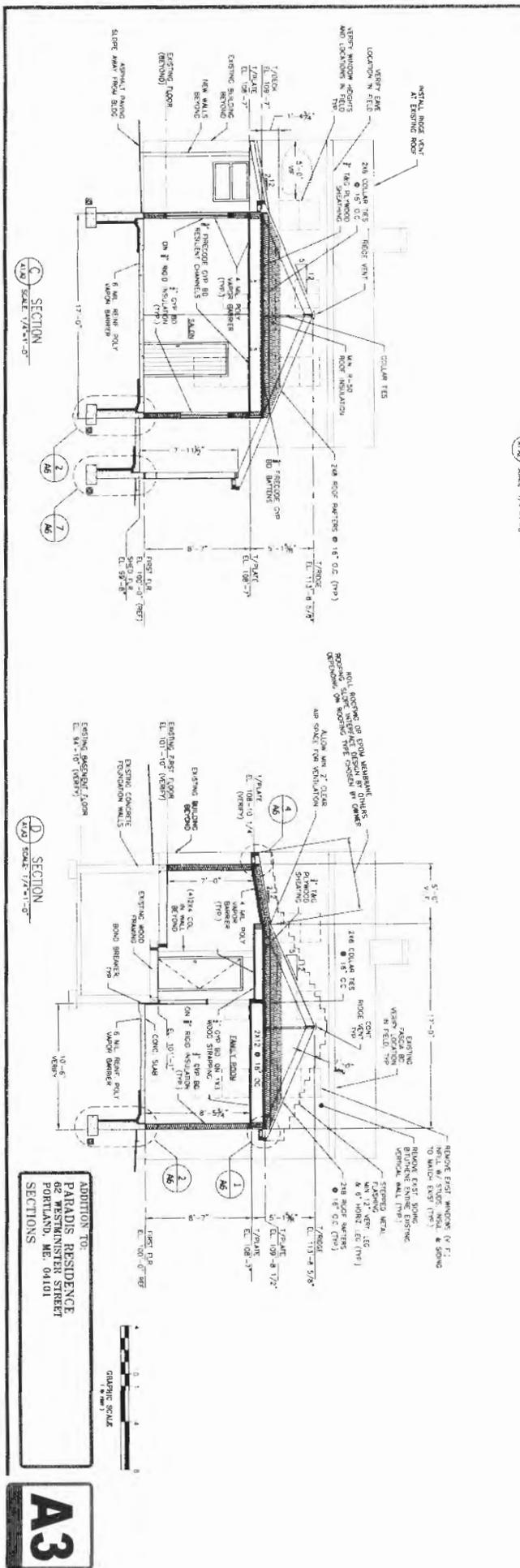
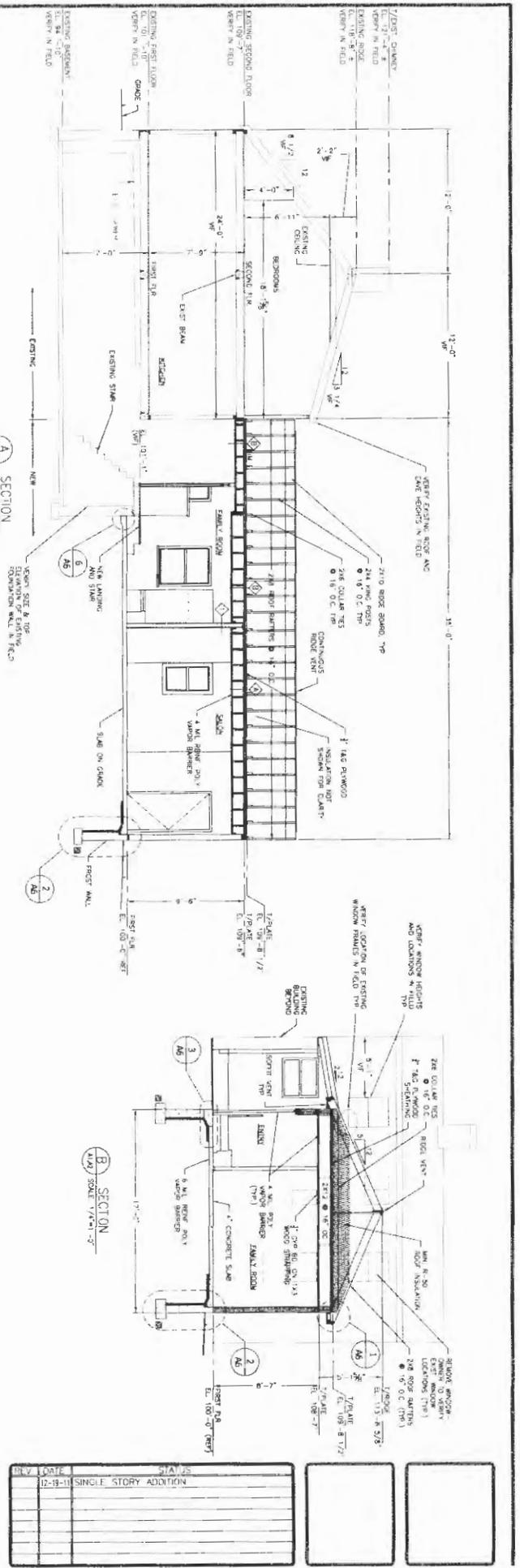


REV	DATE	STATUS
1	12-19-11	SINGLE STORY ADDITION



ADDITION TO:
 PARADIS RESIDENCE
 92 WESTMINSTER STREET
 PORTLAND, ME 04101
 ROOF PLAN

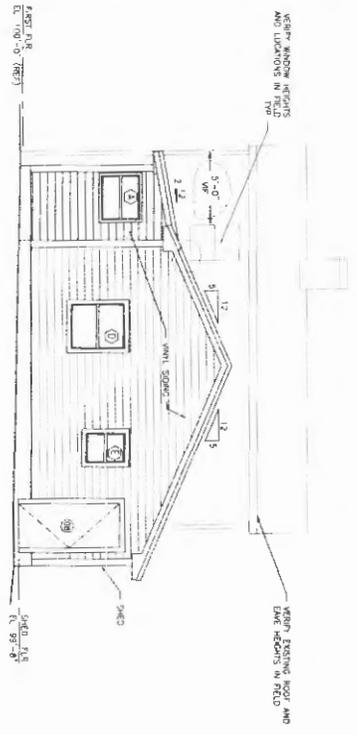
A2



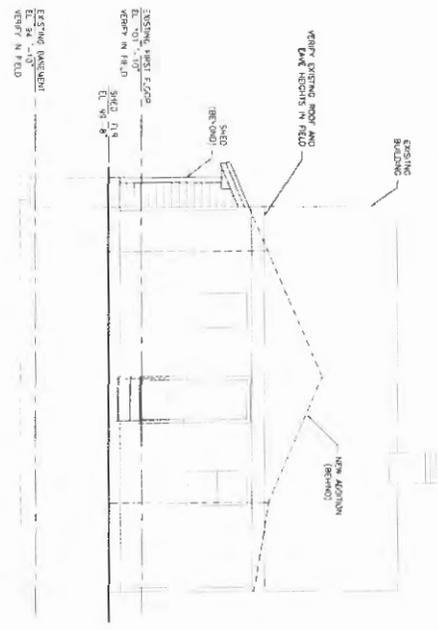
ADDITION TO:
 PARADISE RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME 04101

A3

REV.	DATE	STATION
1	12-18-11	SINGLE STORY ADDITION



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



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

REV.	DATE	STATUS
12	11.11	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?





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12/28/11 20 11

Received from Tom Parols

Location of Work 62 Westminister Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) Plumbing (I5) _____ 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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 62 WESTMINSTER AVE

CBL: 181- A-005-001

Issued to: THOMAS C & KAREN L PARADIS JTS

Date Issued: 6/13/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-10-2356-ALTR, Plumbing Permit 2011-14324, Electrical Permit 2012-14906 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ADDDITION

APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY DWELLING
HOME OCCUPATION/HAIR SALON
TYPE 5-B
IRC 2009

Approved:
6-13-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.