

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT PERMIT

Permit Number: 071389

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that BENNETT KRISTIA /RDS Repair & Renovations

has permission to Interior Renovations & Sun Room

AT 85 CALEB ST 187 A021001

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 written permission procured before this building or part thereof is occupied or closed-in. HEAVY NOTICE IS 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

PERMIT ISSUED  
DEC 11 2007  
CITY OF PORTLAND

*[Signature]* 12/4/07  
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

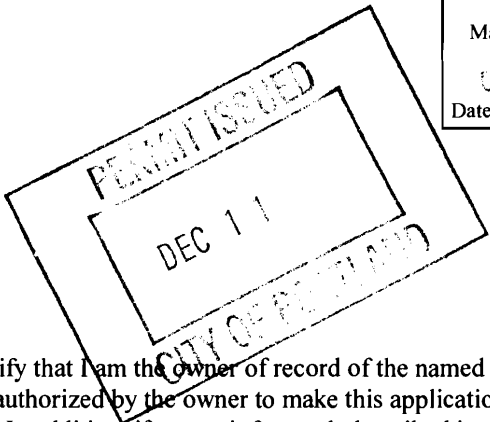
Permit No: 07-1389	Issue Date:	CBL: 187 A021001
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Location of Construction: 85 CALEB ST	Owner Name: BENNETT KRISTI A	Owner Address: 85 CALEB ST	Phone:
Business Name:	Contractor Name: RDS Repair & Renovations	Contractor Address: 16 Kenrich Crossing Freeport	Phone 2077256944
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior Renovations & Sun Porch	Permit Fee: \$500.00	Cost of Work: \$48,000.00	CEO District: 3
Proposed Project Description: Interior Renovations & Sun Porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>TRC 2003</i>	
		Signature: <i>[Signature]</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: ldobson	Date Applied For: 11/13/2007	<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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: 11/19/07 <i>ABW</i></p>	<p><b>Zoning Appeal</b></p> <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 <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <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 <p>Date: <i>ABW</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

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

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

<b>Permit No:</b> 07-1389	<b>Date Applied For:</b> 11/13/2007	<b>CBL:</b> 187 A021001
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<b>Location of Construction:</b> 85 CALEB ST	<b>Owner Name:</b> BENNETT KRISTI A	<b>Owner Address:</b> 85 CALEB ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> RDS Repair & Renovations	<b>Contractor Address:</b> 16 Kenrich Crossing Freeport	<b>Phone</b> (207) 725-6944
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Interior Renovations	<b>Proposed Project Description:</b> Interior Renovations
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/19/2007**Note:**      **Ok to Issue:** 

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/04/2007**Note:**      **Ok to Issue:** 

- 1) 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.

PDF



# 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>85 CALEB ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>APPRX. 9230</u> <u>4</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>187</u> <u>A</u> <u>021</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>KRISTI BENNETT</u> Address <u>85 CALEB ST.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>774-8836</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>48,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY HOME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>RENOVATE KITCHEN &amp; SUN PORCH</u>		
Contractor's name: <u>RICH SCHNITZEL RDS REPAIR &amp; RENOVATION</u> Address: <u>16 KENRICH CROSSING</u> City, State & Zip <u>FREEMPORT ME 04032</u> Telephone: <u>329-4571</u> Who should we contact when the permit is ready: <u>RICH SCHNITZEL</u> Telephone: <u>329-4571</u> 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](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: [Signature]

Date: 11-5-07

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

RDS Repair and Renovation  
16 Kenrich Crossing  
Freeport, Maine 04032

Kristi Bennett  
85 Caleb Street  
Portland, Maine 04101

November 7, 2007

Below please find details for the renovation of the Kitchen/Dining room/Porch area of the Bennett home.

Scope of Work:

Renovate the existing kitchen by removing cabinets and one non bearing wall. Install new exterior entry door to kitchen and new cabinets. Remove wall between dining room and porch. Beam details attached. Replace porch windows and door. Refinish interior.

- All wall areas that need to be reinsulated will be done to a R 13
- Porch ceiling to be sprayed with a 2 inch foam and R factor raised to a minimum R 30
- Windows and doors new with low-e glass. [see attachment]
- Kitchen to dining room wall removed. Non bearing.
- Dining room to porch wall removed and a versa-lam installed. See attachments for details.
- Reframing will be based on using 2x4 studs 16 inches on center. 2x10 headers will be installed where necessary.
- New windows installed in porch. New slider. Remove flat ceiling and vault room to existing roof
- **Exterior footprint of building not to be changed.**

Skylight:

Skylight rough opening to be centered on existing roof. Rafters to be of adequate size to meet framing codes for this application. Sides of skylight should have doubled rafters. Top and bottom of skylight should have headers and nailed into side rafters appropriately. Use doubled jack studs on top and bottom of rough skylight opening.

Electrical

- Renovation area to be wired to meet code.
- Kitchen to be rewired to meet code.

Any questions I can be reached at 329-4577.

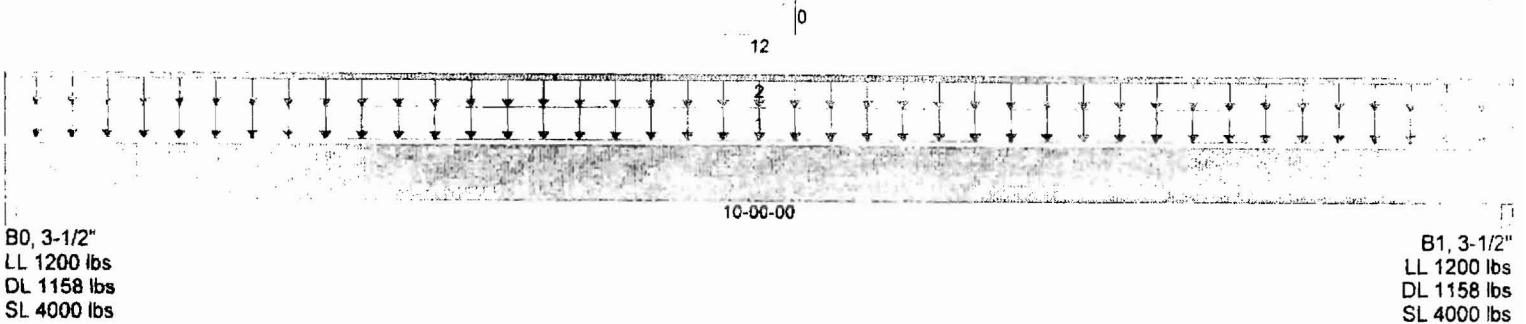
Respectfully Submitted,



Richard Schnitzel

Job Name: KRISTI BENNET  
Address: PORTLAND  
City, State, Zip:  
Customer: RDS  
Code reports: ESR-1040

File Name: BENNET.BCC  
Description: RB01  
Specifier: JFS  
Designer:  
Company: DOWNEAST BUILDING SUPPLY  
Misc:



Total Horizontal Product Length = 10-00-00

**Load Summary**

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 133%	Roof Live 125%	Trib.
1	ROOF LOAD	Unf. Area (psf)	Left	00-00-00	10-00-00		10	50			16-00-00
2	2ND FLOOR UNFINISHED ...	Unf. Lin. (plf)	Left	00-00-00	10-00-00	240	60				n/a

**Controls Summary**

	Value	% Allowable	Duration	Load Case	Span Location
Pos. Moment	14472 ft-lbs	59.2%	115%	2	1 - Internal
End Shear	4729 lbs	52.1%	115%	2	1 - Left
Total Load Defl.	L/472 (0.243")	38.2%		2	1
Live Load Defl.	L/577 (0.199")	41.6%		2	1
Max Defl.	0.243"	24.3%		2	1
Span / Depth	9.6	n/a		0	1

**Bearing Supports**

	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post 3-1/2" x 3-1/2"	6358 lbs	71.6%	69.2%	Spruce-Pine-Fir
B1	Post 3-1/2" x 3-1/2"	6358 lbs	71.6%	69.2%	Spruce-Pine-Fir

**Cautions**

Column at Bearing B0 analyzed for bearing only, column analysis has not been performed.  
Column at Bearing B1 analyzed for bearing only, column analysis has not been performed.  
For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.  
For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

**Notes**

Design meets Code minimum (L/180) Total load deflection criteria.  
Design meets Code minimum (L/240) Live load deflection criteria.  
Design meets arbitrary (1") Maximum load deflection criteria.  
Member Slope = 0, consider drainage.

**Disclosure**

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (888)234-0056 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Wood Products, L.L.C.



Customer  
QUOTATION

BILL TO:

SHIP TO:

Phone: (207) 729 - 9921 Fax: (207) 798 - 5674

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
52581	None		10/05/2007
QUOTED BY	TERMS	PROJECT NAME	
jsmith		RDS	

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-1		2	\$352.35	\$264.26	\$528.53

Windgate New Construction Double Hung  
DH3457 , White, Insul Low-E, Dual Lock, Insert Full Screen  
Applied,  
4 9/16" Primed Finger Joint Jamb, w/Nailing Flange, w/J  
Channel, No Exterior Casing, 1/4" Added To Width and  
Height of RO For Units With Extensions

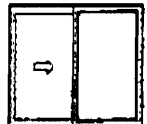


Rough: 34.25" X 57.25"  
Overall Unit 33.5" x 56.5"

Tag: PORCH

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
200-1		1	\$330.69	\$248.02	\$248.02

Windgate New Construction Horizontal Single Slider  
HS4842 Left Venting, White, Insul Low-E, Dual Lock,  
Screen Applied,  
4 9/16" Primed Finger Joint Jamb, w/Nailing Flange, w/J  
Channel, No Exterior Casing, 1/4" Added To Width and  
Height of RO For Units With Extensions



Rough: 48.25" X 42.25"  
Overall Unit 47.5" x 41.5"

Tag: KITCHEN

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
300-1		1	\$369.72	\$277.29	\$277.29

Windgate New Construction Awning  
AW4824 Operating, White, Insul Low-E, Screen Applied,  
4 9/16" Primed Finger Joint Jamb, w/Nailing Flange, w/J  
Channel, No Exterior Casing, 1/4" Added To Width and  
Height of RO For Units With Extensions



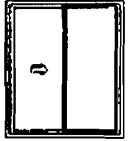
Rough: 48.25" X 24.25"  
Overall Unit 47.5" x 23.5"

Tag: PORCH

<b>QUOTE #</b>	<b>STATUS</b>	<b>CUSTOMER PO#</b>	<b>DATE QUOTED</b>
52581	None		10/05/2007
<b>QUOTED BY</b>	<b>TERMS</b>	<b>PROJECT NAME</b>	
jsmith		RDS	

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
400-1		1	\$989.00	\$741.75	\$741.75

Regal 2 Wide Sliding Patio Door  
 RE60611 Left Operating, White, Insul Clear Tempered,  
 W/Handle Set, Screen Applied,  
 w/Nailing Flange, w/J Channel,



Rough: 72" X 82.5"  
 Overall Unit 71.5" x 82"

Tag: PORCH

<b>SUB-TOTAL:</b>	\$1,795.58
<b>LABOR:</b>	\$0.00
<b>FREIGHT:</b>	\$0.00
<b>SALES TAX:</b>	\$0.00
<b>TOTAL:</b>	\$1,795.58

We appreciate the opportunity to provide you with this quote!



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	187 A021001
<b>Location</b>	85 CALEB ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	BENNETT KRISTI A 85 CALEB ST PORTLAND ME 04102
<b>Book/Page</b>	11939/29
<b>Legal</b>	187-A-21-43 CALEB ST 83-87  8559 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$90,600	\$107,500	\$198,100

### Property Information

<b>Year Built</b> 1951	<b>Style</b> Cape	<b>Story Height</b> 1	<b>Sq. Ft.</b> 912	<b>Total Acres</b> 0.196		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 4	<b>Attic</b> Unfin	<b>Basement</b> Full	

### Outbuildings

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1955	<b>Size</b> 20X26	<b>Grade</b> C	<b>Condition</b> A
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### Sales Information

<b>Date</b> 05/01/1995	<b>Type</b> LAND + BLDING	<b>Price</b> \$93,900	<b>Book/Page</b> 11939-029
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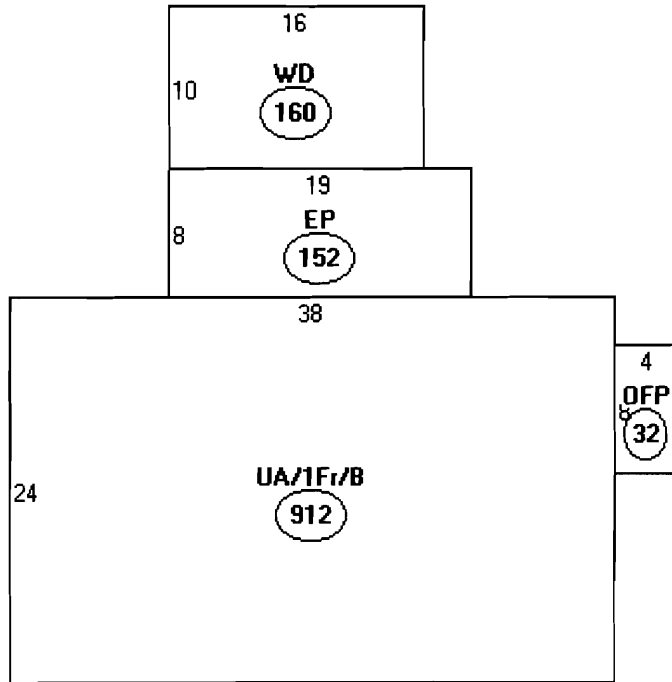
### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**



Descriptor/Area

A: UA/1Fr/B  
912 sqft

B: EP  
152 sqft

C: OFF  
32 sqft

D: WD  
160 sqft

# 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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **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

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

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
\_\_\_\_\_  
Signature of Applicant/Designee

12-10-07  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

12/10/07  
Date

CBL: 187 A021

Building Permit #: 07.1389