

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 187 A029001 2010  
CITY OF PORTLAND

This is to certify that RUSSELL CARL A JR & MARGARET S RUSSELL ITS/Property

has permission to finish 2nd floor upstairs bedroom & Master Bath

AT 30 CRAIGIE ST

CBL 187 A029001

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 lathed or otherwise closed-in. 24 HOUR 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

RUSSELL'S/Property

CBL 187 A029001

*James Burke* 5/6/10  
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: 10-0254	Issue Date:	CBL: 187 A029001
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Location of Construction: 30 CRAIGIE ST	Owner Name: RUSSELL CARL A JR & MARGA	Owner Address: 30 CRAIGIE ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - finish 2nd floor upstairs bedroom & Master Bath	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 3
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Proposed Project Description:  
finish 2nd floor upstairs bedroom & Master Bath

FIRE DEPT:  Approved  Denied

INSPECTION:  
Use Group: R3 Type: SB  
IRC-2003  
Signature: *AMB 5/6/10*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 03/16/2010	<b>Zoning Approval</b>
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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..

<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>All interior work no charge to applicant or shell.</i> <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>Date: <i>05/10/10</i></p>	<p>Zoning Appeal</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>Historic Preservation</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>ABA</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

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (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 Inspection 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 with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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

Permit No: 10-0254	Date Applied For: 03/16/2010	CBL: 187 A029001
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Location of Construction: 30 CRAIGIE ST	Owner Name: RUSSELL CARL A JR & MARGA	Owner Address: 30 CRAIGIE ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - finish 2nd floor upstairs bedroom & Master Bath	Proposed Project Description: finish 2nd floor upstairs bedroom & Master Bath
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 03/17/2010

Note: Ok to Issue:

- 1) This permit is being issued with the condition that all the work is taking place within the existing structure and there will be no change to the footprint or the shell of the building.
- 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: Jeanine Bourke      Approval Date: 05/06/2010

Note: Ok to Issue:

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Those renovating a single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

**Comments:**

4/22/2010-jmb: Left vcmmsg for Asa R. About the window at the new tub/shower and the requirements for tempered glazing if under 60".  
5/5/2010-jmb: C. Asa emailed about the window in the bathroom and I responded with the code requirement. He needs to confirm that it will be tempered below 60". He emailed back to confirm both sashes will be tempered.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 3-16 20 10 \_\_\_\_\_

Received from Russell

Location of Work 30 Craigie St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 80

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 187-A-29

Check #: 627 Total Collected \$ 80

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

Taken by: S. J. D.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# General Building Permit Application

If you or the property owner owns real estate or personal property subject to local taxation or any property which the City, through arrangements made or made before, purchases at public sale, interest...

Location/Address of Construction: <u>30 CRAIGIE ST PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>261</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>A</u> Lot# <u>29</u>	Applicant <small>'must be owner, Lessee or Buyer'</small> Name <u>C. ASA RUSSELL</u> Address <u>30 CRAIGIE ST</u> <small>E-mail</small> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207-633-4583</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name <u>CARL RUSSELL</u> Address <u>9 PERKINS RD</u> City, State & Zip <u>BOOTHBAY HARBOR, ME 04538</u>	Cost Of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>FINISHING 2<sup>nd</sup> UPSTAIRS BEDROOM + MASTER BATH</u>		
Contractor's name: <u>NA</u>		
Address: _____		
City, State & Zip _____		Telephone: <u>774-2735</u>
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.

RECEIVED

Signature: C. Carl Russell Date: MARCH 16, 2010 MAR 16 2010

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

Dept. of Building Inspections  
City of Portland Maine



RE: 30 Craigie St. - renovation of upstairs attic space to master bedroom and bath.

*Note egress* →

The renovation will include the addition of a master bedroom and full bath in the previously unfinished half of the second floor. This will require the building of one new permanent partition between the bedroom and the bath and the repositioning of one permanent partition between the landing and bedroom. Knee walls, plumbing and electrical will also be added. Two windows will be replaced with high U-factor replacement windows. The window in the bedroom meets the qualification of an egress window, measuring 45" X 56". The bathroom window will measure 30" X 45". The entire space is insulated, with R-19 rolled insulation on the exterior and R-13 in the floor. The rooms will be heated by a propane stove and be accessed by a pre-existing staircase that originates in the first floor living room.

Allowing for five foot high knee walls, 97 square feet of the 191 total square footage will have a ceiling height of at least seven feet, leaving 94 square feet at lower than seven feet. Wiring will be run straight from breaker panel to second floor, one circuit for the outlets / lights and one circuit for the whirlpool tub. The plumbing for the bathroom will be run through a first floor closet, into the basement where it will be joined with the existing sewer entry.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 113 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 187 A029001  
 Land Use Type SINGLE FAMILY  
 Property Location 30 CRAIGIE ST  
 Owner Information RUSSELL CARL A JR & MARGARET S RUSSELL ITS  
 30 CRAIGIE ST  
 PORTLAND ME 04102  
 Book and Page 25945/082  
 Legal Description 187-A-29  
 CRAIGIE ST 28-32  
 8480 SF  
 Acres 0.195

**Current Assessed Valuation:**

TAX ACCT NO. 27322 OWNER OF RECORD AS OF APRIL 2009  
 RUSSELL CARL A JR &  
 MARGARET S RUSSELL ITS  
 30 CRAIGIE ST  
 PORTLAND ME 04102  
 LAND VALUE \$90,500.00  
 BUILDING VALUE \$93,900.00  
 NET TAXABLE - REAL ESTATE \$184,400.00  
 TAX AMOUNT \$3,271.26

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

**Building Information:**

Card 1 of 1

Year Built 1956  
 Style/Structure Type CAPE  
 # Stories 1  
 Bedrooms 3  
 Full Baths 1  
 Total Rooms 6  
 Attic PART FINISH  
 Basement FULL  
 Square Feet 1221

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



**Outbuildings/Yard Improvements:**

Card 1

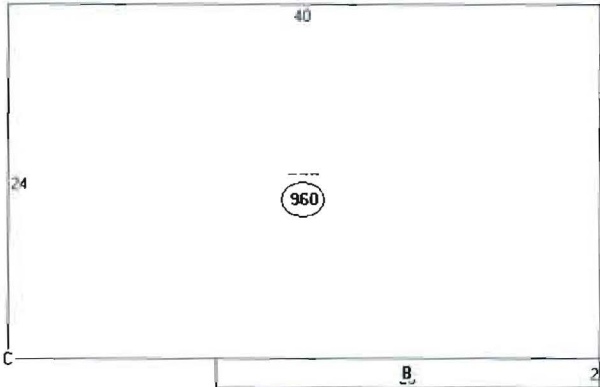
Year Built 1965  
 Structure SHED-FRAME  
 Size 8X8  
 Units 1  
 Grade C  
 Condition A

**Sales Information:**

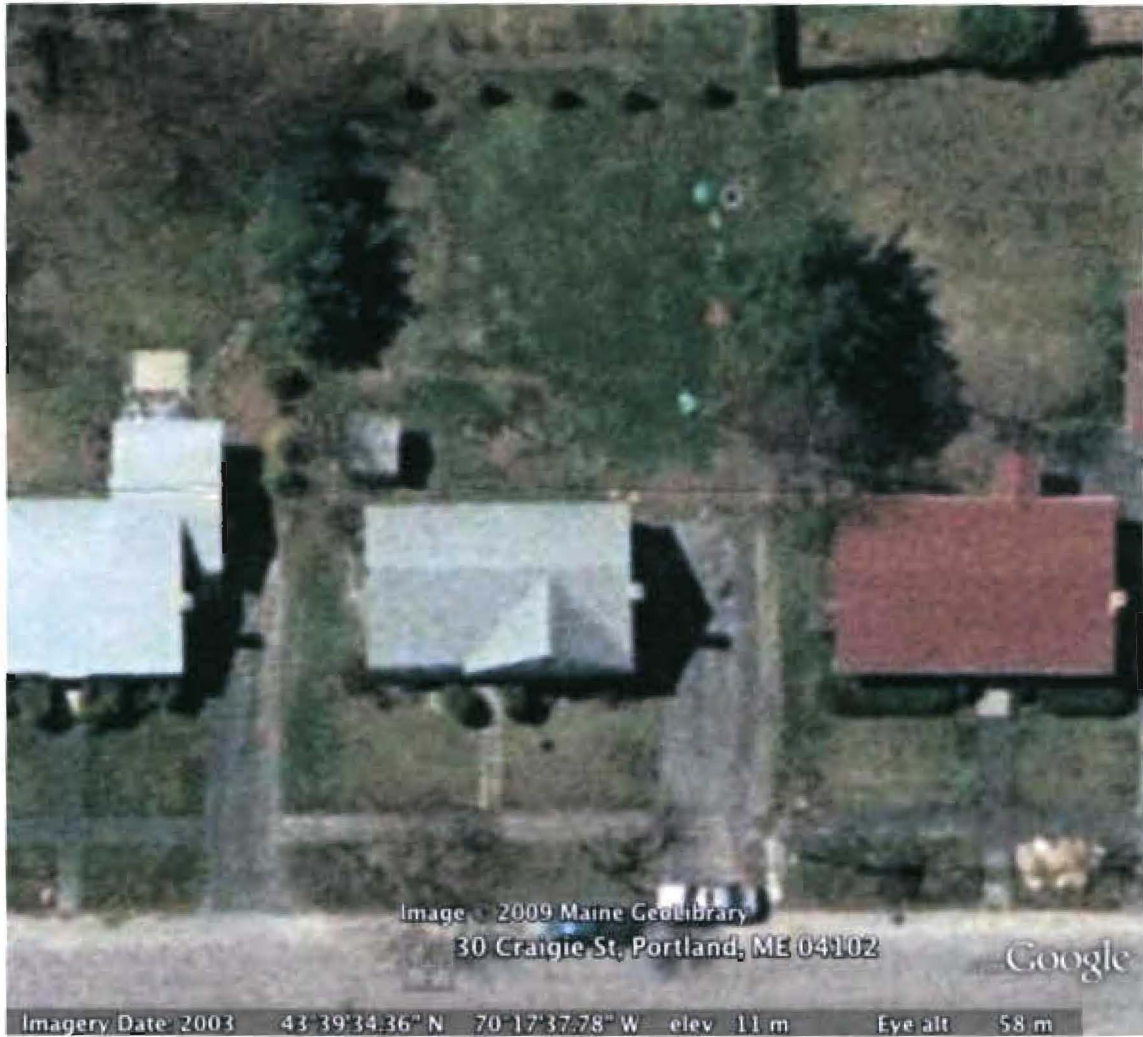
Sale Date	Type	Price	Book/Page
4/3/2008	LAND + BUILDING	\$174,000.00	25945/82
3/31/2008	LAND + BUILDING	\$0.00	25931/283
12/6/2005	LAND + BUILDING	\$189,800.00	23466/128
1/3/1995	LAND + BUILDING	\$0.00	11806/19
1/1/1995	LAND + BUILDING	\$86,500.00	11806/17

[New Search](#)





Descriptor/Area	
A: ----	960 sqft
B: ----	52 sqft
C: RS1	64 sqft



LOT SIZE 121<sup>5</sup>/<sub>10</sub> X 70

**Jeanie Bourke - Re: Building Permit - 30 Craigie St. 04102**

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**From:** "C. Asa Russell" <russell\_c\_asa@yahoo.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 5/5/2010 7:46 PM  
**Subject:** Re: Building Permit - 30 Craigie St. 04102

If you could note it on the plans, I would definitely appreciate it. No problem about the messages, hope the training was worth it.

thanks,  
 Ace

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**From:** Jeanie Bourke <JMB@portlandmaine.gov>  
**To:** C. Asa Russell <russell\_c\_asa@yahoo.com>  
**Sent:** Wed, May 5, 2010 11:37:04 AM  
**Subject:** Re: Building Permit - 30 Craigie St. 04102

Yes, you are correct, both will need to be tempered, should I make note of this on the plans and issue the permit? If so, it will be mailed to your address.

I apologize about the messages, that's what one day out of the office at a training does....

Let me know, thanks

>>> "C. Asa Russell" <russell\_c\_asa@yahoo.com> 5/5/2010 10:51 AM >>>  
 Hi Ms. Bourke,

The bottom window sash will certainly need to be tempered glass. The bottom rim of the top sash will be about 50" from the bottom of the tub, so I'm guessing that one will need to be tempered as well.

I have only been trying to reach you for about the past week think and I think the only reason I was unable to reach you via telephone was that your voicemail box said it was unable to take a message because it was full. I appreciate your contacting me regarding the window via email so I could get the confusion cleared up and apologize for my ignorance of the code.

Sincerely,  
 C. Asa Russell

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**From:** Jeanie Bourke <JMB@portlandmaine.gov>  
**To:** C. Asa Russell <russell\_c\_asa@yahoo.com>  
**Sent:** Wed, May 5, 2010 8:16:53 AM  
**Subject:** Re: Building Permit - 30 Craigie St. 04102

Hello Asa,  
 Yes, I left a message for you on April 22, it's strange that you have not been able to reach me, I do not have record of a message on my phone log. To verify, my number is 874-8715.

Due to the new installation of the tub/shower there is now a window in the wall surrounding this. Code



requires all windows below 60" when standing in the tub to be tempered with safety glazing. As this is a fairly new window, the window sash can be replaced with tempered glass. If the top sash is above 60" only the bottom sash will need to be replaced.

Can you please confirm whether this window will need to be tempered glazing?

Thank you, that is the only item, I will be able to issue this permit upon your confirmation.

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> "C. Asa Russell" <russell\_c\_asa@yahoo.com> 5/4/2010 4:10 PM >>>

Hi Ms. Bourke,

I received a message from you a couple of weeks ago on my answering machine but have been unable to reach you via telephone. Tammy Munson gave me your email address.

I believe you were trying to reach me regarding a window that is above the prospective site for a new bath tub on my building permit application. I am uncertain as to whether the window is tempered glass or not. It is a new window as I replaced it last fall to conserve energy as the old one was leaking a considerable amount of air past it.

Please feel free to contact me via this email account or on my home phone at 774-2735 or cellphone at 400-0902.

Thank you,  
C. Asa Russell



John  
5/15/10  
ASA R.  
Tempered  
Purifier

FRONT OF HOUSE

WINDOW

3" KNEE WALL

new partition

ACCESS TO  
PIPES

new partition

CLOSET  
STAIRS  
Access to  
living room

Existing  
Stair  
Access to  
living room

MAINT  
SUNSHINE

STAIRS  
LANDING

CLOSET  
STAIRS

5" KNEE WALL

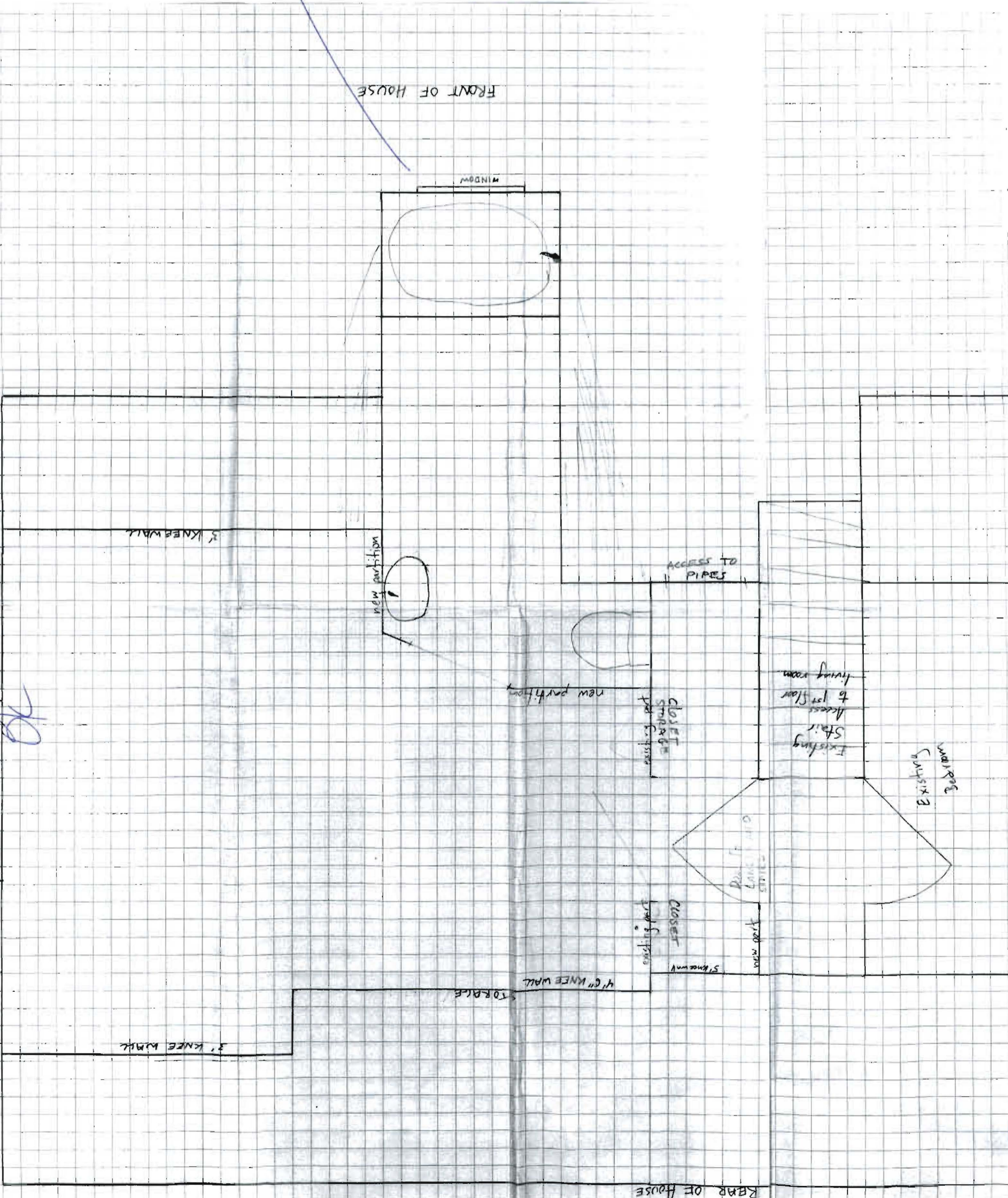
4" C" KNEE WALL

TORRAGE

3" KNEE WALL

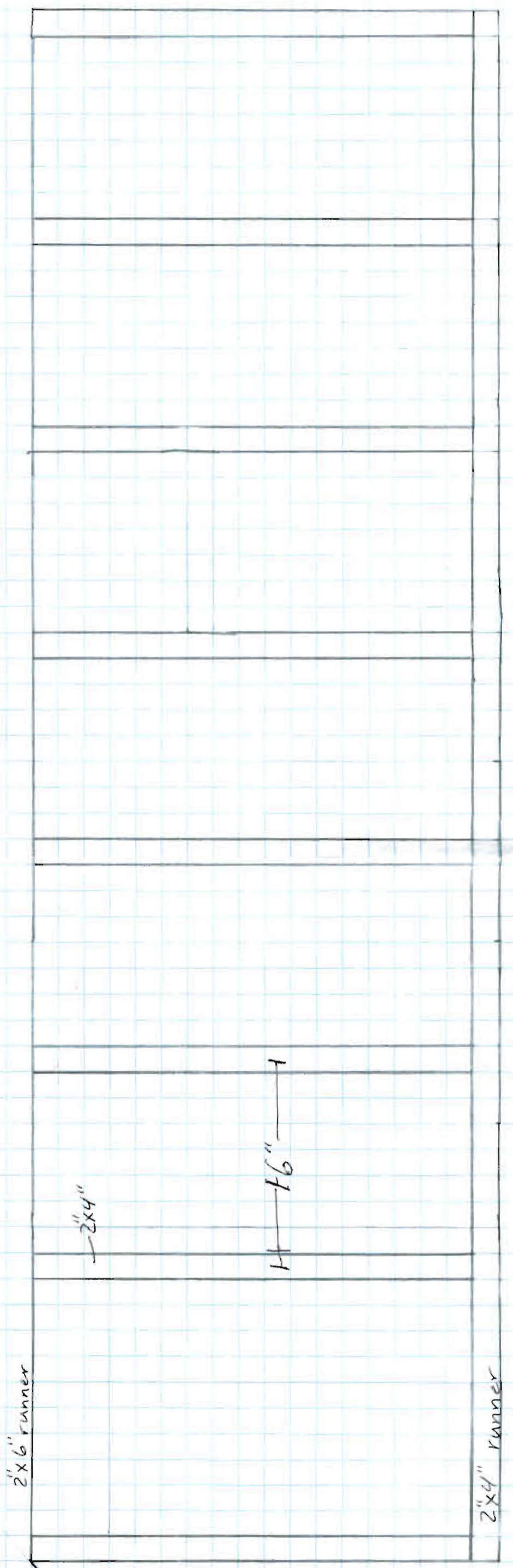
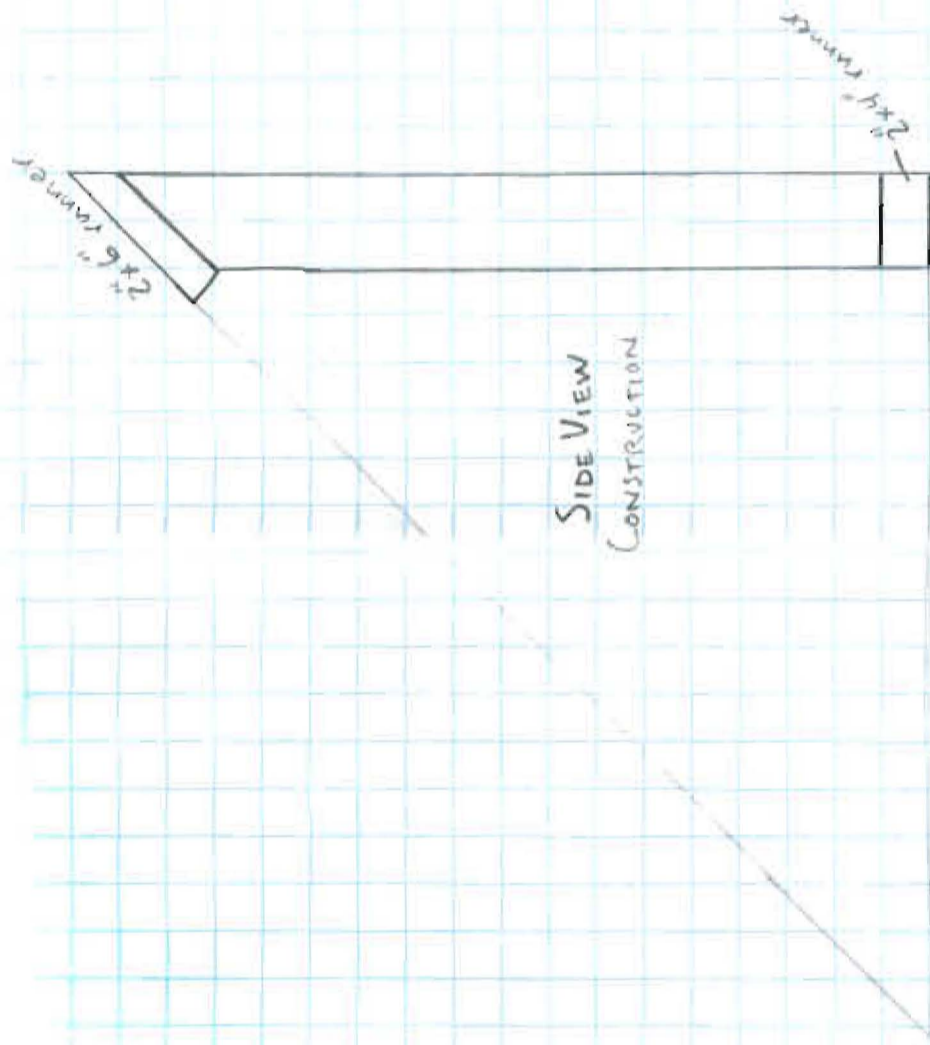
REAR OF HOUSE

EGRESS WINDOW





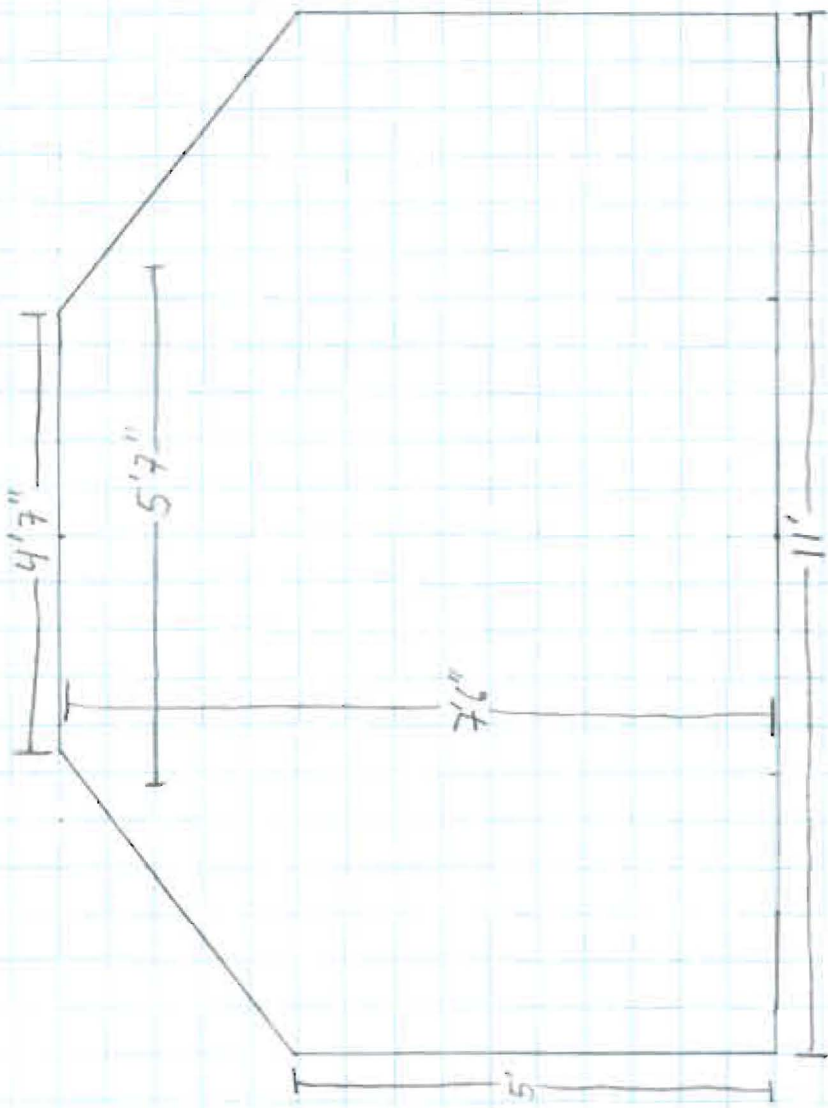
REAR WALL TO BE BUILT WITH SAME  
CONSTRUCTION METHOD



FRONT WALL NEW CONSTRUCTION

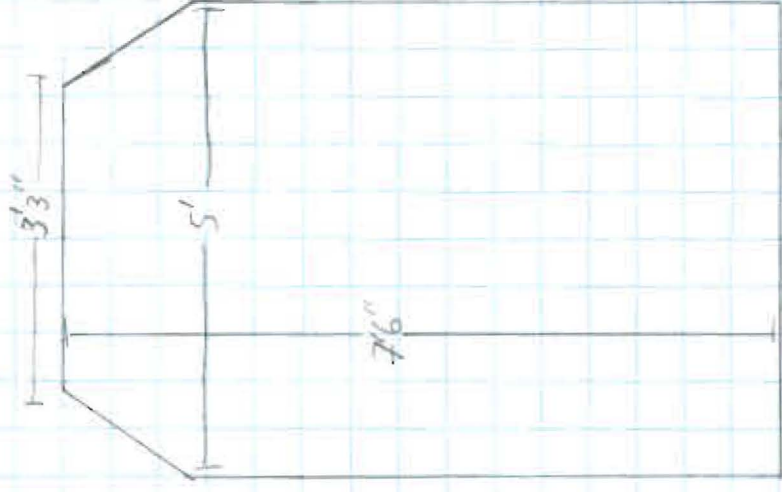


BED ROOM



$11' \times 17'5'' = 191 = \text{square footage of whole room}$   
 $5'7'' \times 17'5'' = 97 = \text{square footage of 7', or higher}$   
 $191 - 97 = 94 = \text{square footage of lower than 7'}$

BATHROOM



$5' \times 11' = 55 = \text{square footage of whole room}$   
 Entire room is 7' high or more