

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100018

Please Read
Application And
Notes, If Any,
Attached

This is to certify that RIGGS CHARLES & ANNE RIGGS JTS/MORRELL CORP

has permission to finish basement for Family room

AT 127 WOLCOTT ST CB# 192 K040001

provided that the person or persons, firm or corporation accounting 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 enclosed-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

Ann K... 1/20/10
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: 10-0018	Issue Date:	CBL: 192 K040001
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Location of Construction: 127 WOLCOTT ST	Owner Name: RIGGS CHARLES & ANNE RIGG	Owner Address: 127 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Morton & Morrell Construction	Contractor Address: 144 Conesca Road Raymond	Phone: 2077666179
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - finish basement for Family room	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 3
Proposed Project Description: finish basement for Family room		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 1/20/10	
		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: 01/08/2010	Zoning Approval		
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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>Special Zone or Reviews</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>Date: <i>5/8/09</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:</p>
	<p align="center">PERMIT ISSUED</p> <p align="center">JAN 20 2010</p> <p align="center">City of Portland</p>	<p align="center"><i>ok with conditions</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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0018	Date Applied For: 01/08/2010	CBL: 192 K040001
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Location of Construction: 127 WOLCOTT ST	Owner Name: RIGGS CHARLES & ANNE RIGG	Owner Address: 127 WOLCOTT ST	Phone:
Business Name:	Contractor Name: Morton & Morrell Construction	Contractor Address: 144 Conesca Road Raymond	Phone (207) 766-6179
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - finish basement for Family room	Proposed Project Description: finish basement for Family room
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/08/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) 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.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 01/20/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</p>			

Comments:
1/20/2010-jmb: Left vcmmsg with Ben M. For details on sheetrocking at enclosed storage under the stairs, make up air in the unfinished furnace room and clearance to the furnace, option to put in a drop ceiling at 6'-11". Ben called back, I informed of the codes for clearance and combustion air (Sec.M1402 & M1702). He will have this informaion available at the close in inspection. He will sheetrock the stair enclosure/under stair and strap joists for sheetrock ceiling to meet an average of just under 7' headroom.

PERMIT ISSUED
 JAN 20 2010
 City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

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

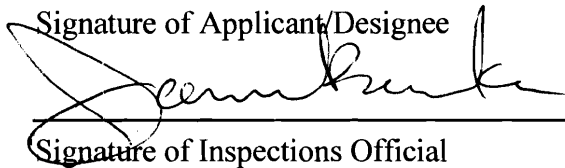
 X **Final inspection required at completion of work.**

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.

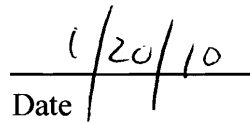
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee



Signature of Inspections Official

Date



PERMIT ISSUED

JAN 20 2010

City of Portland



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.

Mail

Location/Address of Construction: <u>127 Wolcott Street</u>			Total Square Footage of Proposed Structure/Area <u>296</u>		Square Footage of Lot <u>9300</u>		Number of Stories <u>Basement</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>192</u> Block# <u>K</u> Lot# <u>40</u>			Applicant *must be owner, Lessee or Buyer* Name <u>Anne + Charles Riggs</u> Address <u>127 Wolcott Street</u> City, State & Zip <u>Portland ME 04102</u>			Telephone: <u>207-831-6184</u>		
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name Address City, State & Zip			Cost Of Work: \$ <u>7,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>		
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>01</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Family Room</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>The plan is to add a family room to the unfinished basement by adding wall partitions and drywall to 1/2 of the basement area.</u>								
Contractor's name: <u>Morton + Marrell Construction</u> Address: <u>144 Conesca Rd</u> City, State & Zip <u>Raymond ME 04071</u> Telephone: <u>207 766-6179</u> Who should we contact when the permit is ready: <u>Ben Morton</u> Telephone: <u>207 766-6179</u> Mailing address: <u>144 Conesca Rd Raymond ME 04071</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.

RECEIVED

JAN 8 2010

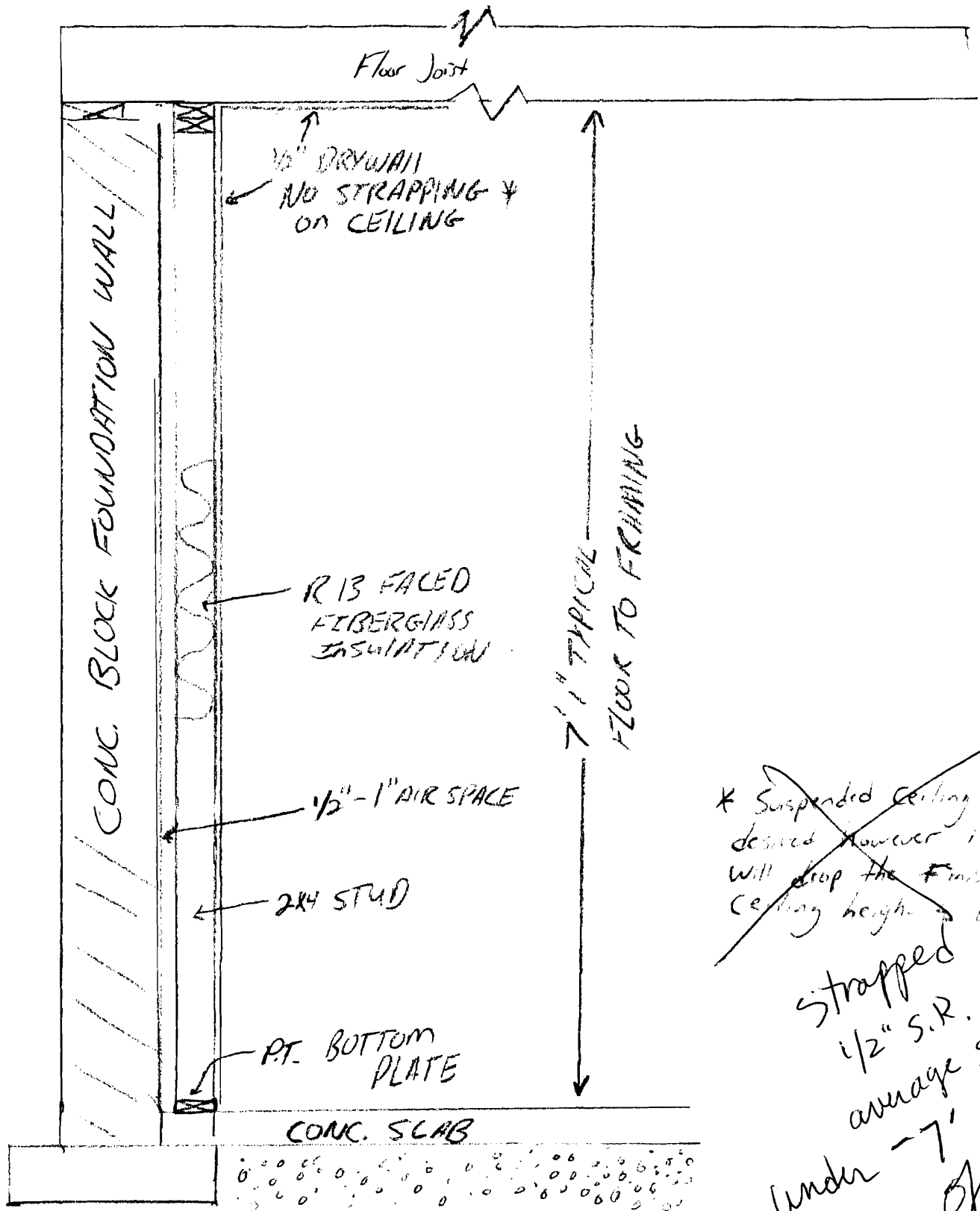
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his or her authorized representative. I agree to conform to all applicable laws of this jurisdiction. 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.

Dept. of Building Inspections
City of Portland, Maine

Signature: Anne Riggs Date: Jan 8 2010

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

TYPICAL BASEMENT WALL
DETAIL 1"=1'



~~* Suspended ceiling is desired however it will drop the finished ceiling height 6\"~~
strapped
1/2" S.R.
average slightly
under 7'
OK

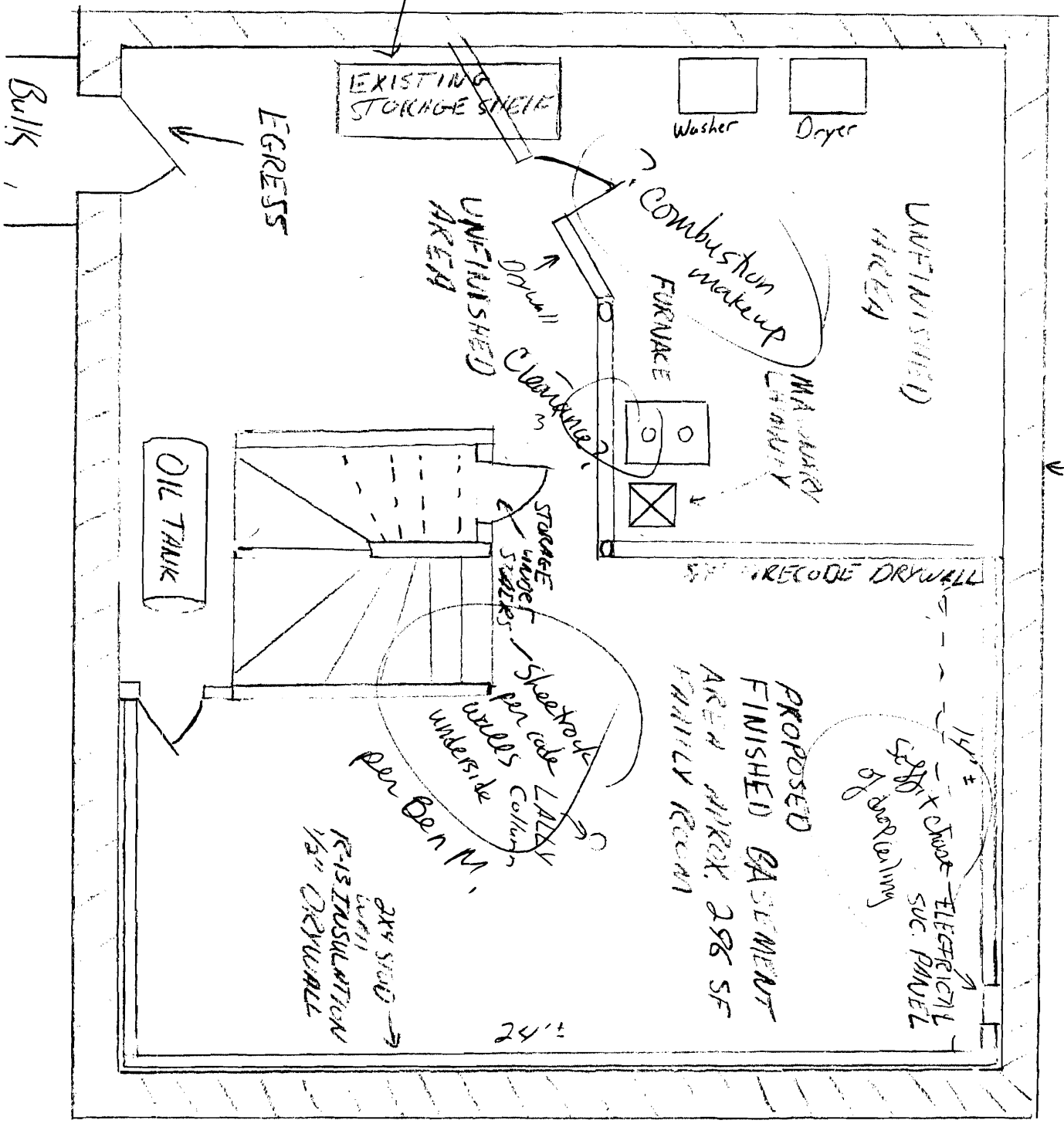
PROPOSED
FINISHED
BASEMENT
1/2" = 1'

Plan B: Open to
unfinished area

Move Shelving

Woolcot's Street

CONCRETE BLOCK FOUNDATION WALL



Washer
Dryer

UNFINISHED AREA

COMBUSTION MAKEUP FURNACE

MAJORITY CHIMNEY

UNFINISHED AREA

PER FIRE CODE DRYWALL

PROPOSED FINISHED BASEMENT AREA APPROX. 296 SF FAMILY ROOM

1/2" = 1' PER FIRE CODE ELECTRICAL SUP. PANEL 6' x 6' per Reviewing

STORAGE UNDER STAIRS

Sheetrock per code LALLY UPPERS underside per Ben M.

2x4 STUD R-13 INSULATION 1/2" DRYWALL

OIL TANK

EGRESS

EXISTING STORAGE SHELF

Bulk

1/2" = 1'

THIS IS NOT A BOUNDARY SURVEY

LD 1017

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MORTGAGE INSPECTION OF: DEED BOOK 6651 PAGE 56 COUNTY Cumberland
PLAN BOOK 32 PAGE 15 LOT 9

ADDRESS: 127 Wolcott Street, Portland, Maine

Job Number: 673-05

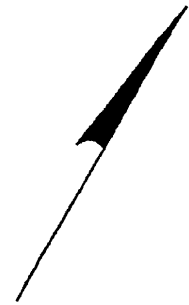
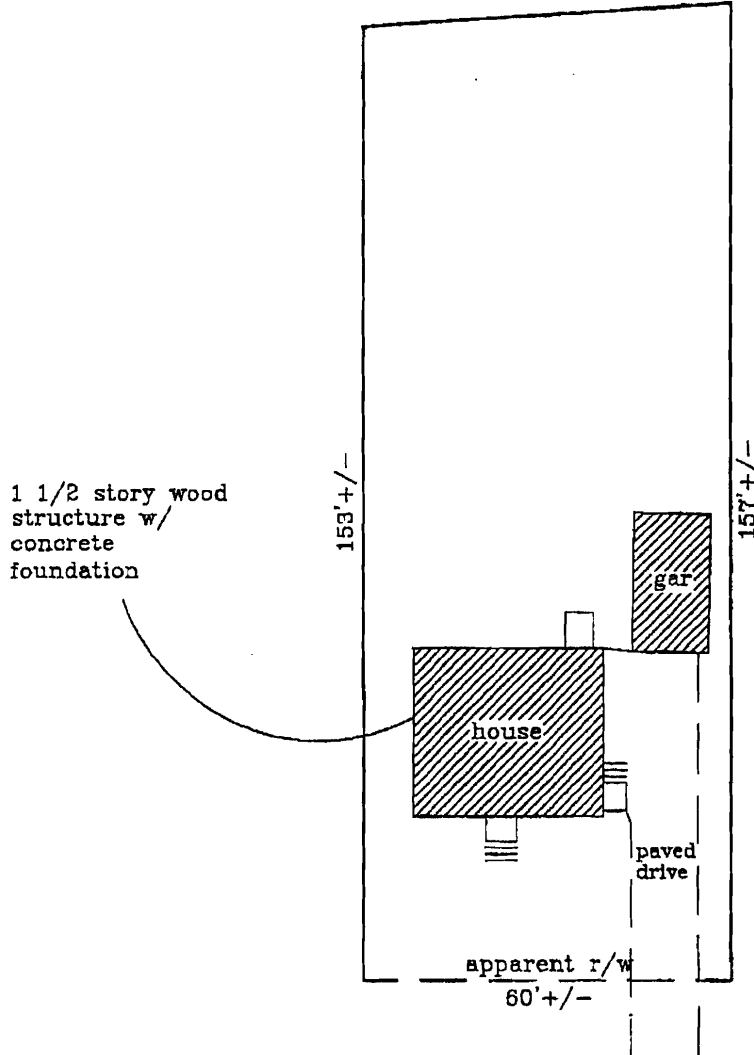
Inspection Date: 10-07-09

Scale: 1" = 30'

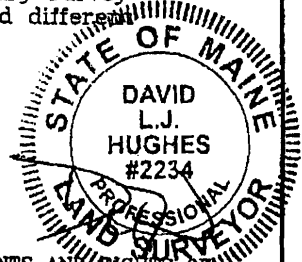
Client File #: 2009090871

Buyers: Charles & Anne Riggs

Sellers: Margaret M. & Nicholas M. Mavodones, Jr.



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.



to Capisic St.

Wolcott Street

to Brighton Ave.

I HEREBY CERTIFY TO: Cumberland Title Services, LLC;

TD Bank, N.A. and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0012 B :

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04048

207-967-9761 phone

207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

2/10/10 - Spoke w/ Ben M. - he will send as built change in basement for Door to be installed at ~~that~~ access to unfinished space & bulkhead. Also man. specs on furnace for required clearance to walls - He framed the wall closest to furnace w/ steel studs & an opening for service to Furnace access panel (per HVAC Tech) He will have signage on the Door for exit to bulkhead, per Sec. 310.1 is approved JMB

02/04/10 close-in current basement hallway arrangement did not meet clearance for hot water boiler; basement was not or is not "being used for bedroom" drop-trap used on kitchen sink (unable to back-vent); Advised contractor that there is a clearance requirement however not 1 hr separation req. for basement hallway. JBR

11-30-10 Provide/show combustion air for boiler 121 MBH. Provide/show smoke detector/carbon monoxide detector. Smoke only appears to be installed. Existing stair + handrail. Show 10" clearance to flue conforms to boiler listing. ~~Replace vent connector with~~ Replace vent connector with holes at boiler. DWM

6-20-11 OK to close out all issues resolved and finished
MCP