

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that CHAD THOMPSON

Located At 93 WESTLAND AVE

Job ID: 2011-07-1652-ALTR

CBL: 197-L-004-001

has permission to Amend Permit #2011-07-1652 with Structural Framing Modifications, ½ bath not approved 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

Fire Prevention Officer

 11/18/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1652-ALTR 2011-12859-AMEND	Date Applied: 11/17/2011	CBL: 197- L-004-001	
Location of Construction: 93 WESTLAND AVE	Owner Name: CHAD THOMPSON	Owner Address: 93 WESTLAND AVE PORTLAND, ME 04102	Phone: 207-749-7778
Business Name:	Contractor Name: Paul White	Contractor Address: Verrill St., Portland, ME	Phone: 207-650-4817
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-amendment	Zone: R-5
Past Use: Single family	Proposed Use: Same - Single family -- amend permit #2011-07-1652- adding 1 1/2 bath & framing modifications <i>JB</i>	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: <i>SB</i> IRL-2009 Signature: <i>JB</i>
Proposed Project Description: 12' x 14' addition & extnsion od 2nd floor.		Pedestrian Activities District (P.A.D.) <i>4/18/11</i>	
Permit Taken By:		Zoning Approval	

- 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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan
- Maj Min MM

Date: *OK w/condition*
11/16/11 *ABU*

CERTIFICATION

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: *ABU*

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

12-29-11 DWM Chad 749-7778 Close-in OK

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1652-ALTR

Located At: 93 WESTLAND AVE

CBL: 197- L-004-001

Conditions of Approval:

Zoning

1. All conditions from previous permit (#2011-07-1652) are still in force with the issuance of this permit.

Building

1. Application approval based upon information provided by applicant, including updated plans from the structural engineer. 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, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. The 2nd floor half-bath is not approved due to noncompliance with 6'8" headroom requirements.
4. All previous approvals and inspections apply.

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.

R-T.

Permit - 2011-07-1652
amendment - 2011-12859



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>93 Westland Ave Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>10,000</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>197</u> <u>L</u> <u>Y</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Chad Thompson</u> Address <u>93 Westland Ave</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>749-7778</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>Same</u> City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>120</u>
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? <u>same</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Addition of half bath and framing modifications</u> <u>* Addendum to existing permit *</u>		
Contractor's name: <u>Paul White</u> Address: <u>Verrill St.</u> City, State & Zip <u>Portland, ME</u> Telephone: <u>650-4817</u> Who should we contact when the permit is ready: <u>Chad Thompson</u> Telephone: <u>749-7778</u> Mailing address: <u>93 Westland Ave. Portland, ME 04102</u>		

11.8.11

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.

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.

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NOV 22 2011
Dept. of Building & Inspections
City of Portland, Maine

Signature: [Signature] Date: 11/2/11

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

Jeanie Bourke - Re: 93 Westland

From: Chris Pirone
To: Jeanie Bourke
Date: 11/6/2011 4:00 PM
Subject: Re: 93 Westland

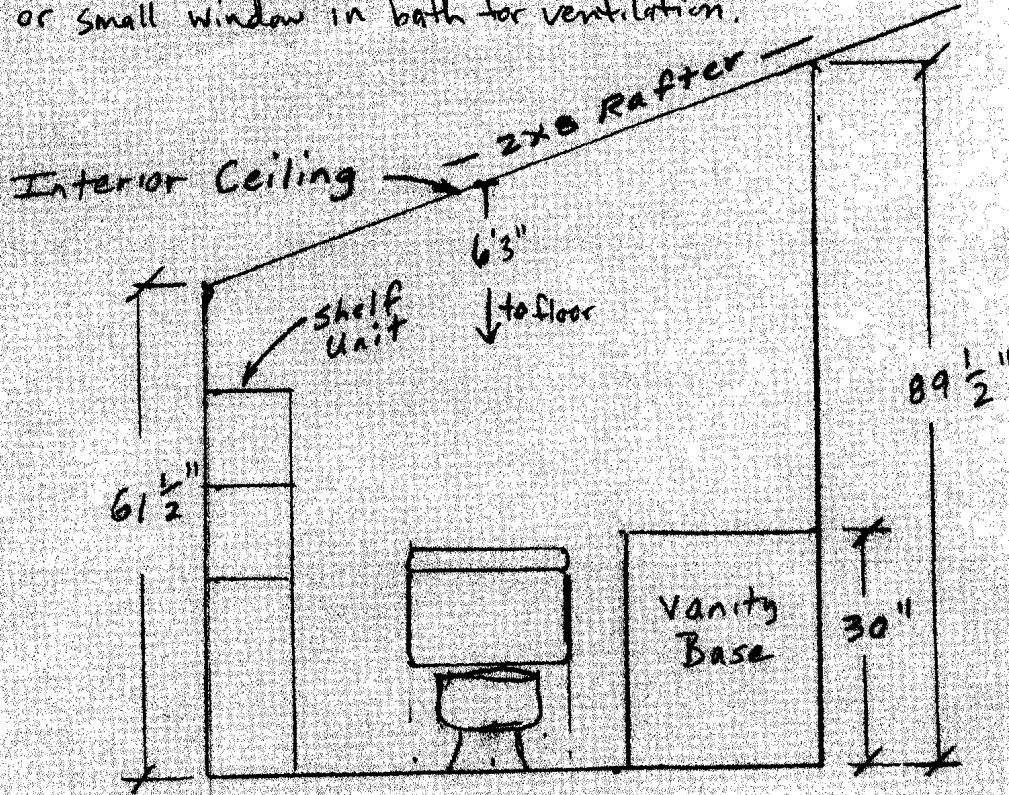
No sprinklers. Ben approved the permit and because of timing of changes in ordinances I could not require sprinklers.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> Jeanie Bourke 10/31/2011 11:14 AM >>>
Did you inspect this property, if so, are you requiring sprinklers?

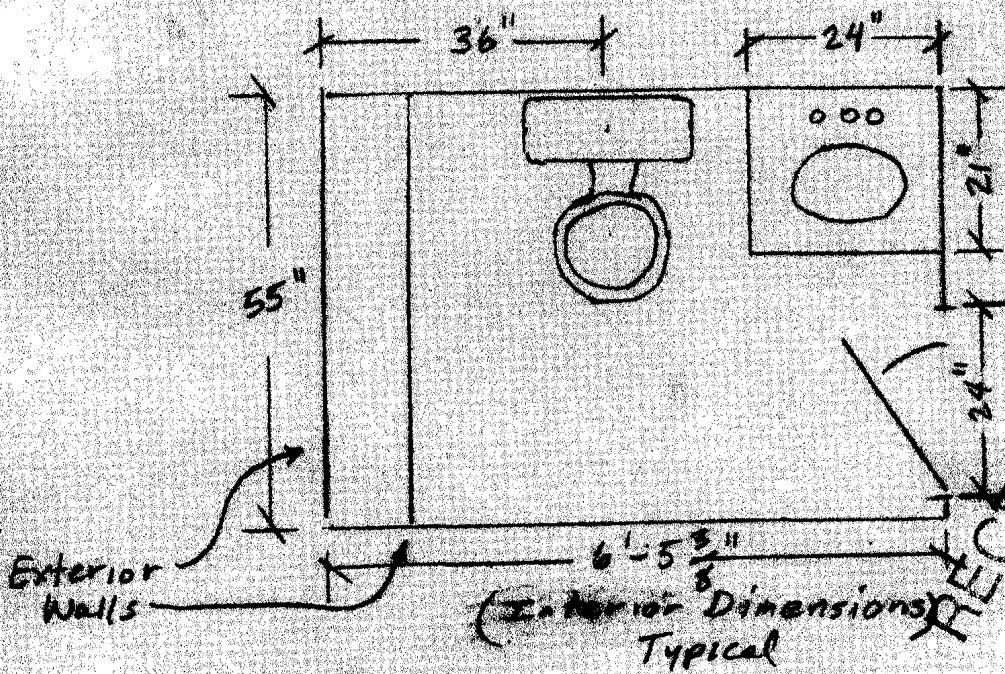
The owner Chad Thompson needs to amend the permit and I want to make sure we are on the same page.
Thanks

* Will install ventilation fan or small window in bath for ventilation.



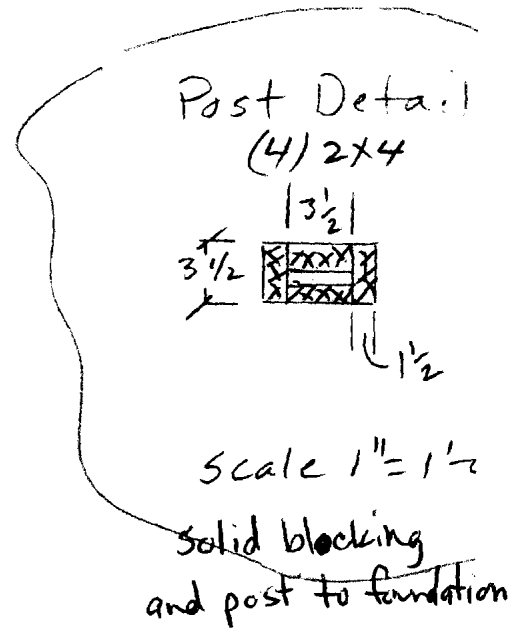
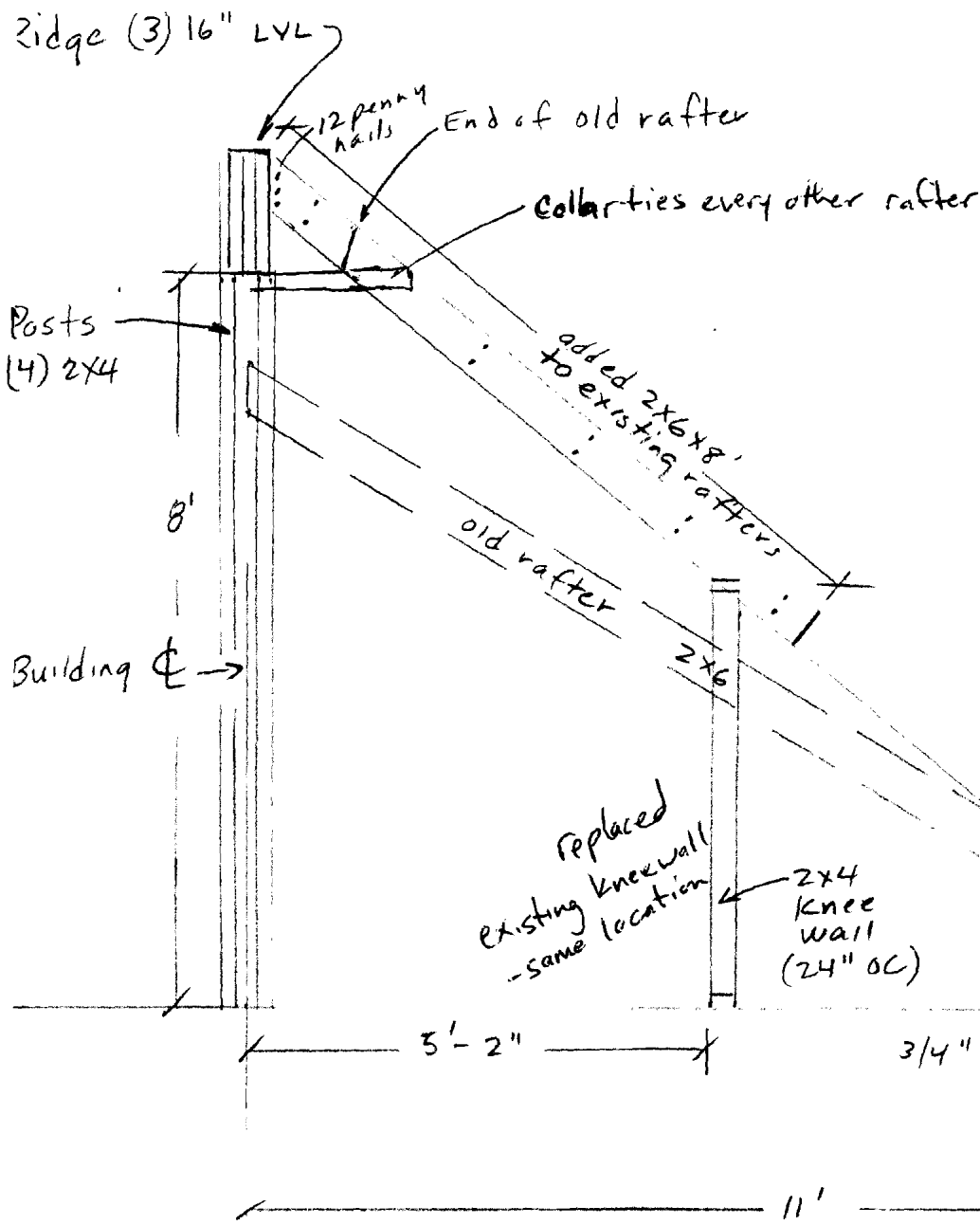
Elevation View

Bathroom Detail Scale 1/2" = 1'-0"



Plan View

NOV - 2 2011
 Dept. of Building Inspections
 City of Portland, Maine



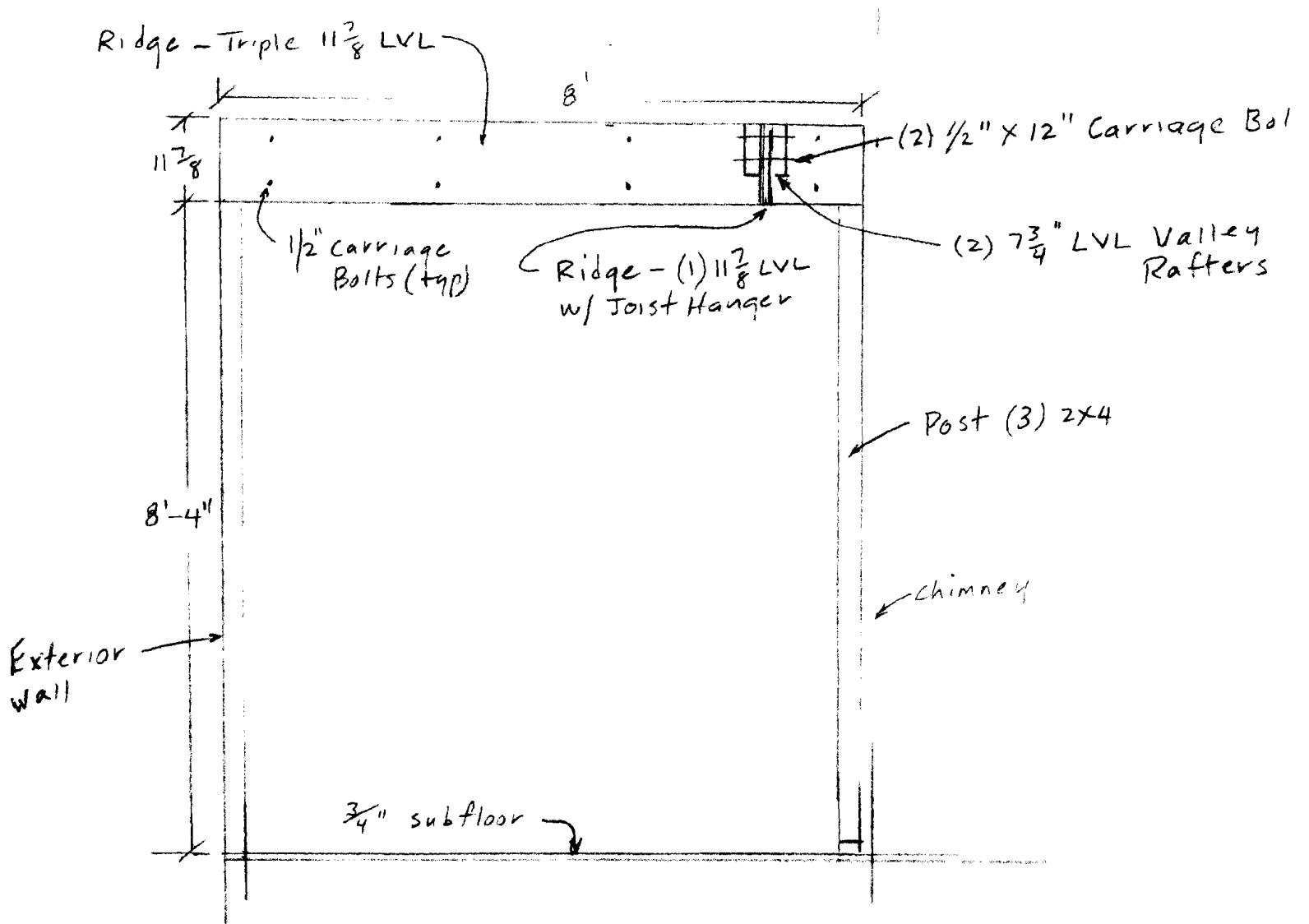
Increased Roof Slope Detail

Scale 1/2" = 1'-0"

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NOV - 2

Dept. of
 Construction



RIDGE and Valley Rafter Detail

Scale $1\frac{1}{2}$ " = 1'-0"

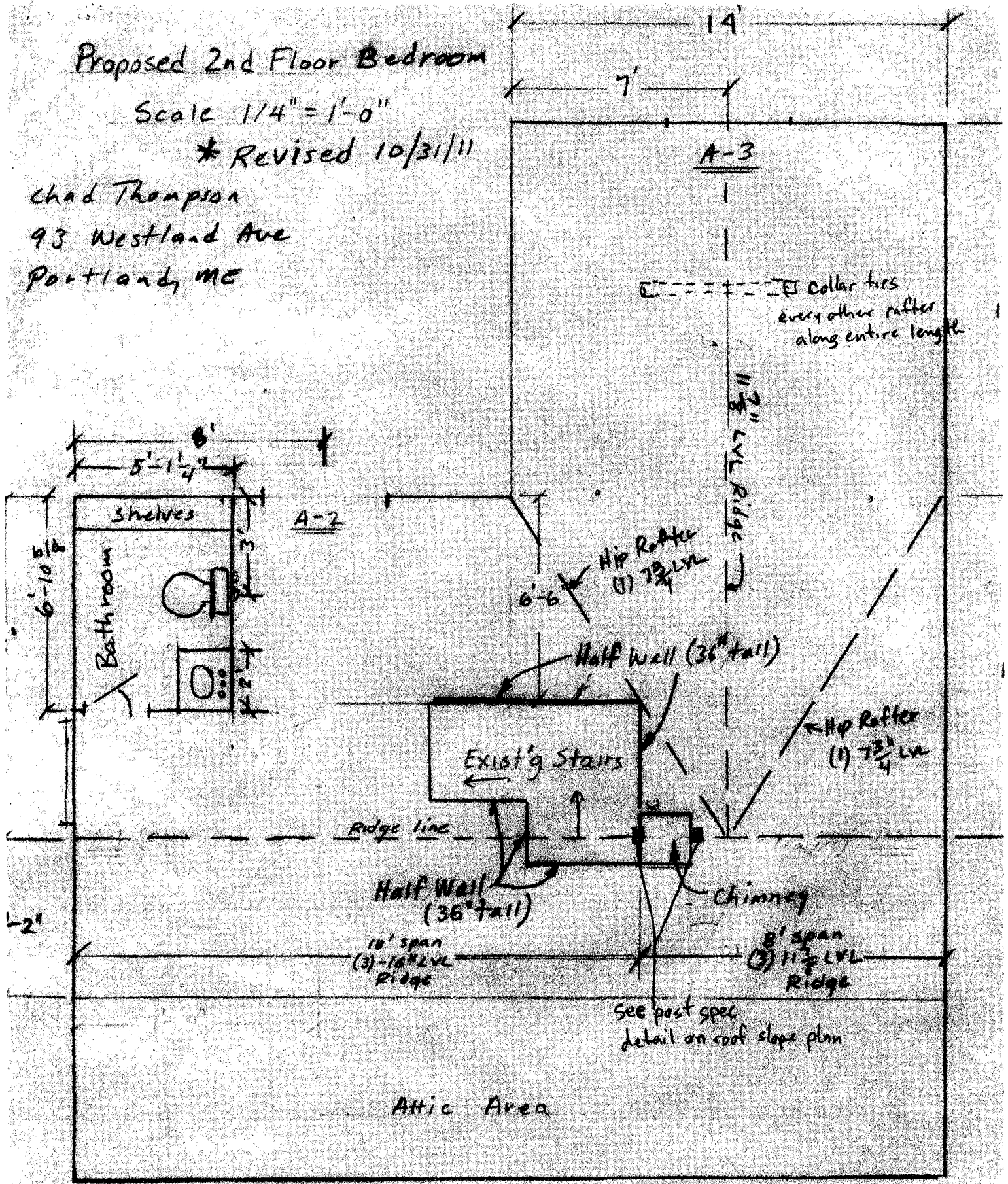
Chad Thompson
 93 Westland Ave
 Portland ME

Proposed 2nd Floor Bedroom

Scale 1/4" = 1'-0"

* Revised 10/31/11

Chad Thompson
93 Westland Ave
Portland, ME





Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Roof Beam\RB02

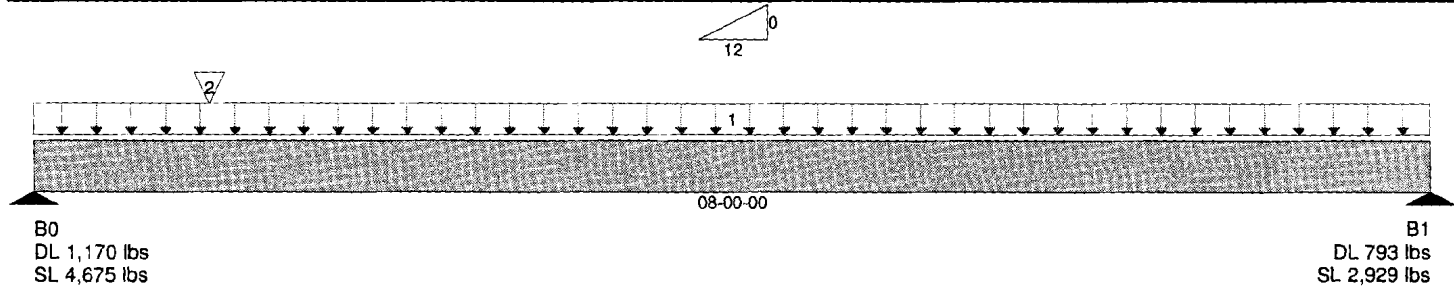
BC CALC® 3.0 Design Report - US
Build 440

1 span | No cantilevers | 0/12 slope

Monday, November 14, 2011

Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1040

File Name: BC CALC Project
Description: Ridge beam on right side of chimney
Specifier:
Designer:
Company:
Misc:



Total of Horizontal Design Spans = 08-00-00

					Live	Dead	Snow	Wind	Roof Live	Trib. (In.)	
Tag	Description	Load Type	Ref.	Start	End	100%	90%	115%	160%	125%	
1	Standard Load	Unf. Area (psf)	L	00-00-00	08-00-00		15	60			11-00-00
2	Reaction from Designs\RB01...	Conc. Pt. (lbs)	L	01-00-00	01-00-00		502	2,324			n/a

Controls Summary	Value	% Allowable	Duration	Case	Span
Pos. Moment	8,220 ft-lbs	22.4%	115%	3	1 - Internal
End Shear	4,771 lbs	35.0%	115%	3	1 - Left
Total Load Defl.	L/1,454 (0.066")	12.4%		3	1
Live Load Defl.	L/1,839 (0.052")	13.1%		3	1
Max Defl.	0.066"	6.6%		3	1
Span / Depth	8.1	n/a			1

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 (800)232-0788 before installation.

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

Cautions

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.
Minimum bearing length for B0 is 1-1/2".
Minimum bearing length for B1 is 1-1/2".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing
Fastener Manufacturer: TrussLok (tm)

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City of Portland Maine



Triple 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Roof Beam\RB02

BC CALC® 3.0 Design Report - US
Build 440

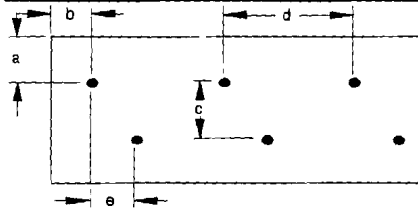
1 span | No cantilevers | 0/12 slope

Monday, November 14, 2011

Job Name:
Address:
City, State, Zip: ,
Customer:
Code reports: ESR-1040

File Name: BC CALC Project
Description: Ridge beam on right side of chimney
Specifier:
Designer:
Company:
Misc:

Connection Diagram



a minimum = 2" c = 7-7/8"
b minimum = 4" d = 24"
e minimum = 1"

Connection design assumes point load is 'top-loaded'. For connection design of 'side-loaded' point loads, please consult a technical representative or professional of Record.
All TrussLok screws may be installed from one side of multiple ply VERSA-LAM beams.
All TrussLok screws may be installed from one side of multiply Versa-Lam beams.
Member has no side loads.
Concentrated loads are not considered in side load analysis.
Connectors are: FMTSL005

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 (800)232-0788 before installation.

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City of Portland Maine

Jeanie Bourke - FW: 93 Westland avenue

From: "Chad Thompson" <cthompson@pwd.org>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 11/18/2011 1:55 PM
Subject: FW: 93 Westland avenue
Attachments: 93 Westland Street-Thompson Residence.pdf

Hello Jeanie,

Here is the technical review and remediation plans from my structural engineer. Please let me know if you have any questions. If at all possible, I would love to discuss any questions you have today so I can get started on making the improvements this weekend.

Thanks,
Chad

From: Daniel Owrl [mailto:mainehaole@gmail.com]
Sent: Friday, November 18, 2011 1:48 PM
To: Chad Thompson
Cc: dan.owrl@gmail.com
Subject: 93 Westland avenue

Chad,

Attached are my recommendations regarding your residence at 93 Westland Avenue. Let me know if you need any additional analysis or recommendations going forward. Thanks for considering me for this project, I appreciate it.

DAN

Chad Thompson
Source Protection Coordinator
Portland Water District
225 Douglass Street, PO Box 3553
Portland, ME 04104
Phone: 774-5961 Ext. 3323
Fax: 207-892-0041
E-mail: cthompson@pwd.org
<http://www.pwd.org>



The Portland Water District NOTICE & DISCLAIMER Confidentiality Notice:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. Please notify the sender if you have received this message in error. Recipients should be aware that replies to this message may not be considered confidential and may therefore be subject to public disclosure.

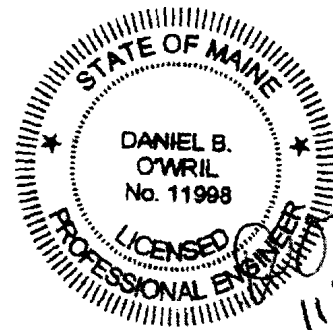
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Dept. of Building Inspections
City of Portland Maine

DANIEL O'WRIL, P.E.

Chad Thompson
93 Westland Ave.
Portland, ME

November 18, 2011



RE: 93 Westland Avenue Renovation project

On November 3, 2011 we met at your property located at 93 Westland Avenue in Portland, Maine. The residence was under construction at the time of my visit. The exterior walls were sheathed, the roof was sheathed, and the shingles were in place on the roof. From the interior of the building, the roof and wall framing were visible as no interior wall finishes were applied.

You instructed me that a building inspector from the City of Portland had reviewed the roof framing during a routine inspection and had specific concerns regarding the structural integrity of the roof framing. I reviewed two specific framing issues per your request.

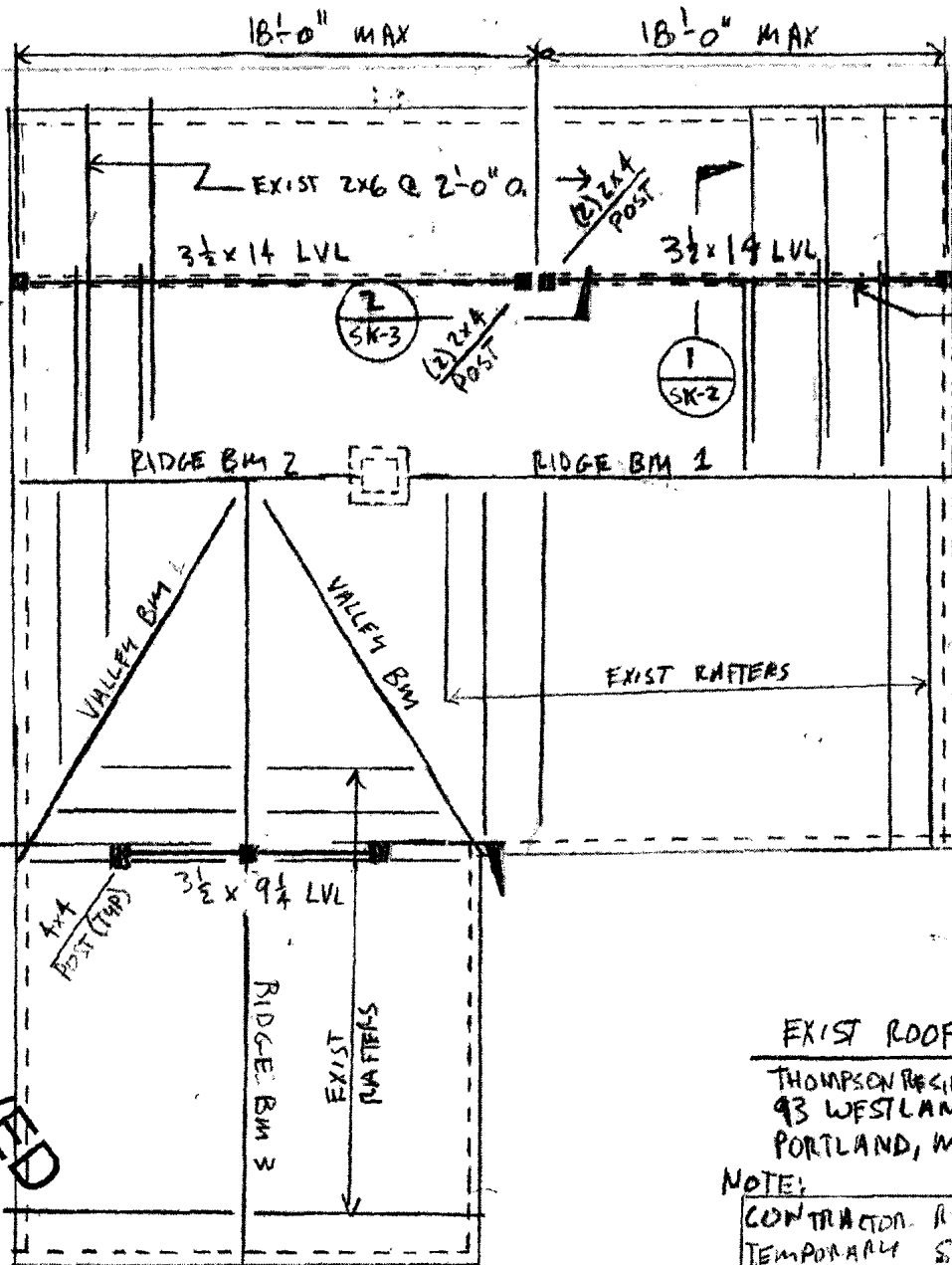
The first item I reviewed was a ridge beam running from the southwest side of the house (labeled Ridge Beam 3 on Sketch SK-1). The ridge beam is a 1 3/4" x 11 7/8" LVL, and spans approximately 23'-0". This existing ridge beam was found to be overstressed according to current building code requirements. It is recommended that the contractor install a vertical support to reduce the span of the ridge beam to meet current building code requirements. The installation of this support is detailed on the attached sketches.

The second issue I reviewed was the roof rafters on the North side of the building. The original roof was reportedly lifted at the ridgeline to allow for more living space on the second floor. The rafters currently bear on the exterior wall at one end, a new knee wall at center span, and a new ridge beam at the other end. The new knee wall at center span is supported by the second floor framing. New rafters were sistered alongside the existing rafters to span from the knee wall to the center ridgeline. Upon review of this framing for code compliance, I found that the floor below the knee wall lacked the structural capacity to carry the roof loads from above. I recommend removing the existing knee wall and installing two LVL beams to remove the roof load from the existing floor framing. Details of this recommended repair are shown on the attached sketches.

I trust this letter will and the attached sketches will meet your current needs. Please don't hesitate to contact me if you or your contractor has any questions regarding the recommended repairs.

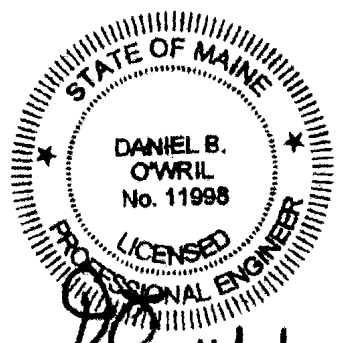
Daniel B. O'Wril, P.E.

Attached: Sketches SK-1 thru SK-5



NOTES:

- 1) SNOW LOAD:
P_s = 60 PSF
- 2) DIMENSIONAL LUMBER SHALL BE #2 SPF OR BETTER
- 3) LVL SHALL BE BOISE VERSA-LAM 2.0 3100 OR BETTER



11/18/2011
SHT SK-1 THRU SK-5

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City of Portland Maine

EXIST ROOF FRAMING

THOMPSON RESIDENCE N.T.S.
93 WESTLAND AVE
PORTLAND, ME 04103

NOTE:
CONTRACTOR RESPONSIBLE FOR
TEMPORARY SHORING AS
REQUIRED.

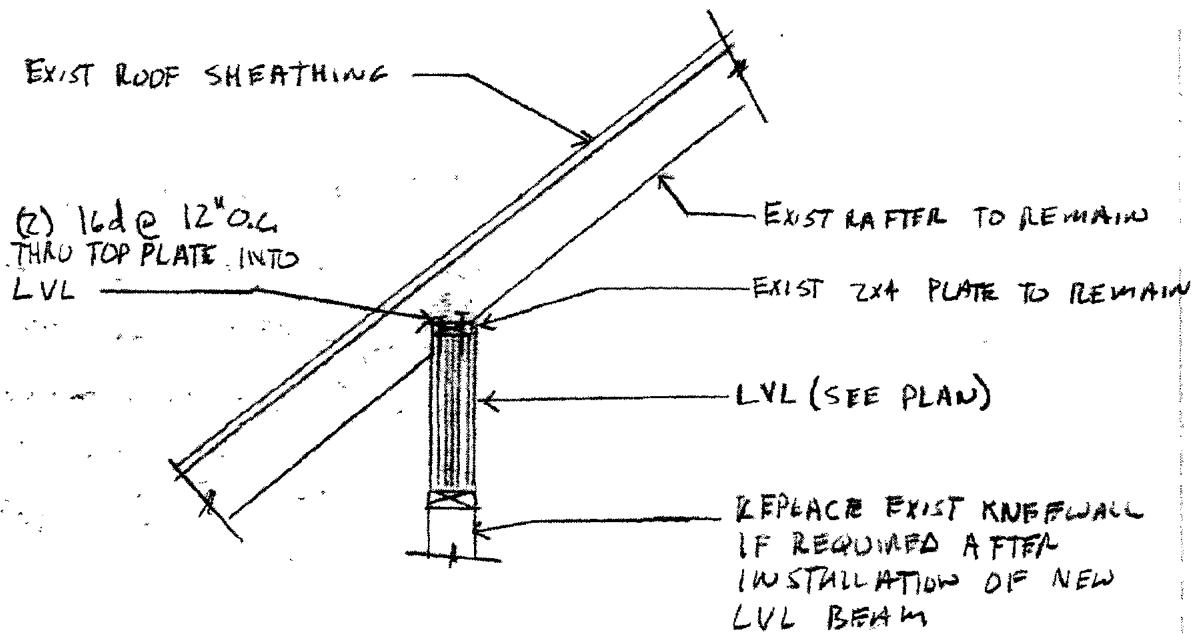


SK-1
1 OF 5

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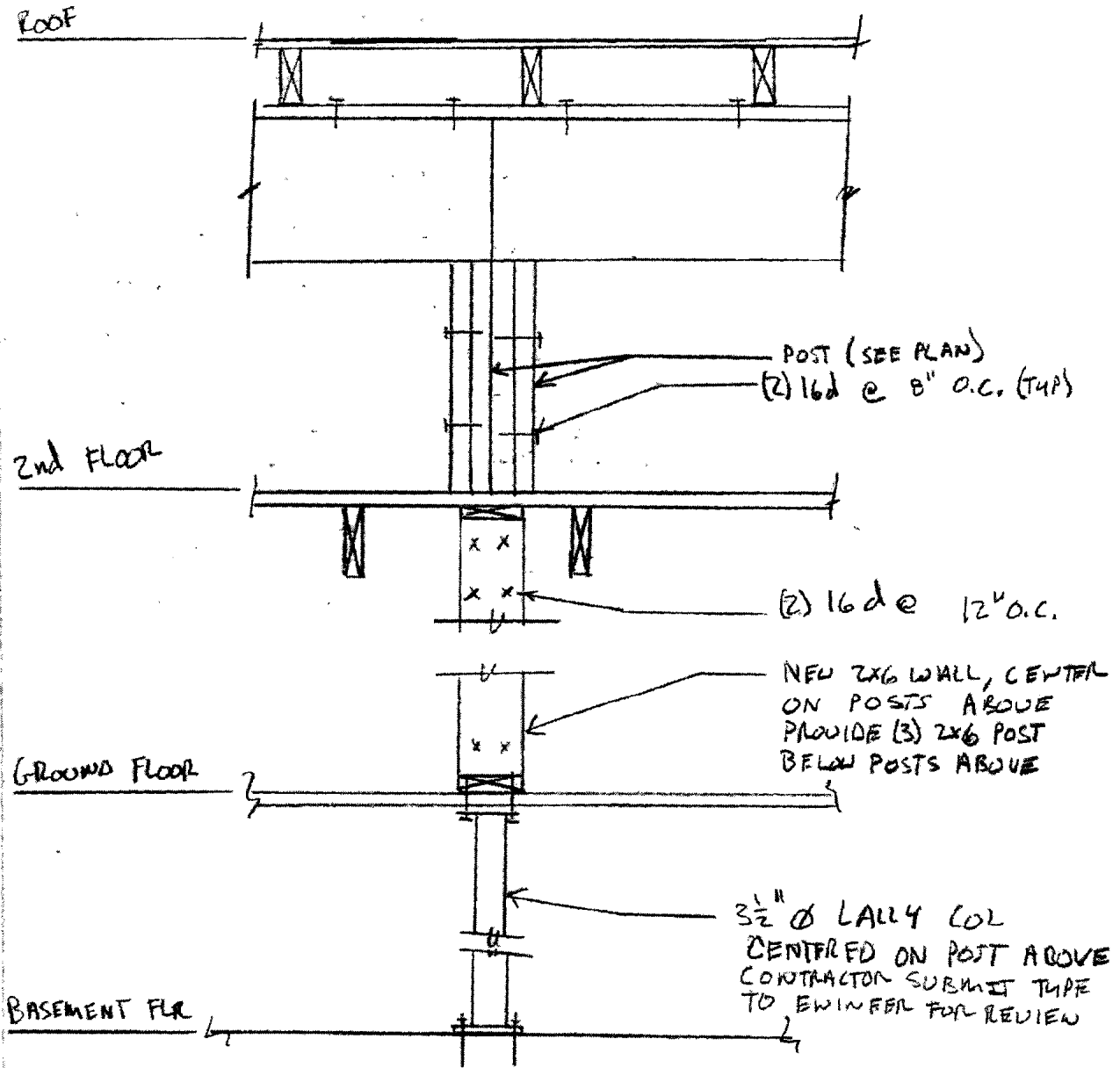
SECTION 1
REF SK-1 $3/4" = 1'-0"$

SK-2
2 OF 5

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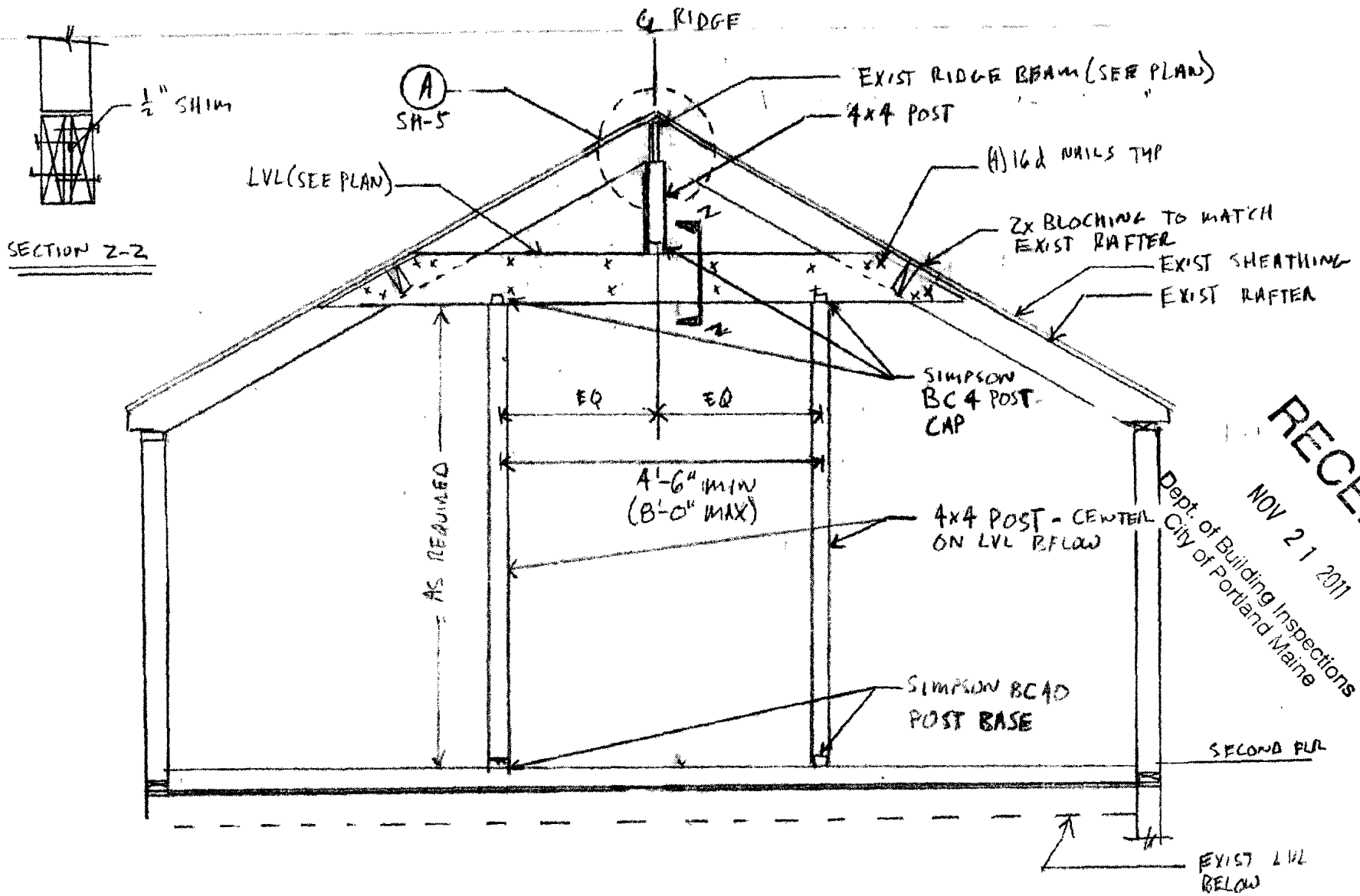
NOV 21 2011

Dept. of Building Inspections
City of Portland Maine



SECTION Z
3/4" = 1'-0"

SK-3
3 OF 5



SECTION Z-2

SECTION 3
 $\frac{1}{2}'' = 1'-0''$

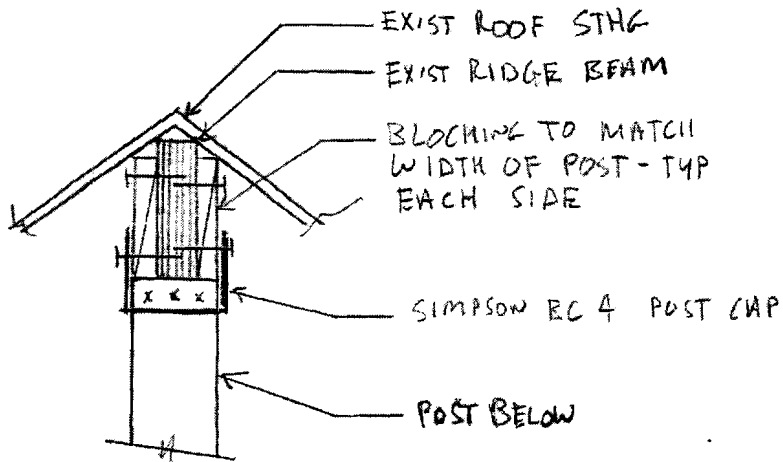
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SK-4
 4 OF 5

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NOV 21 2011

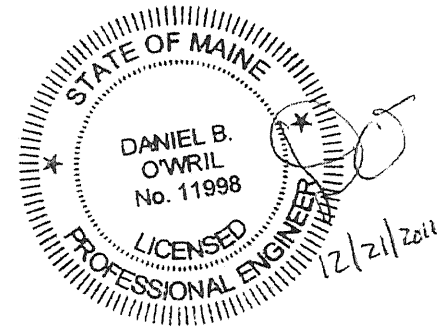
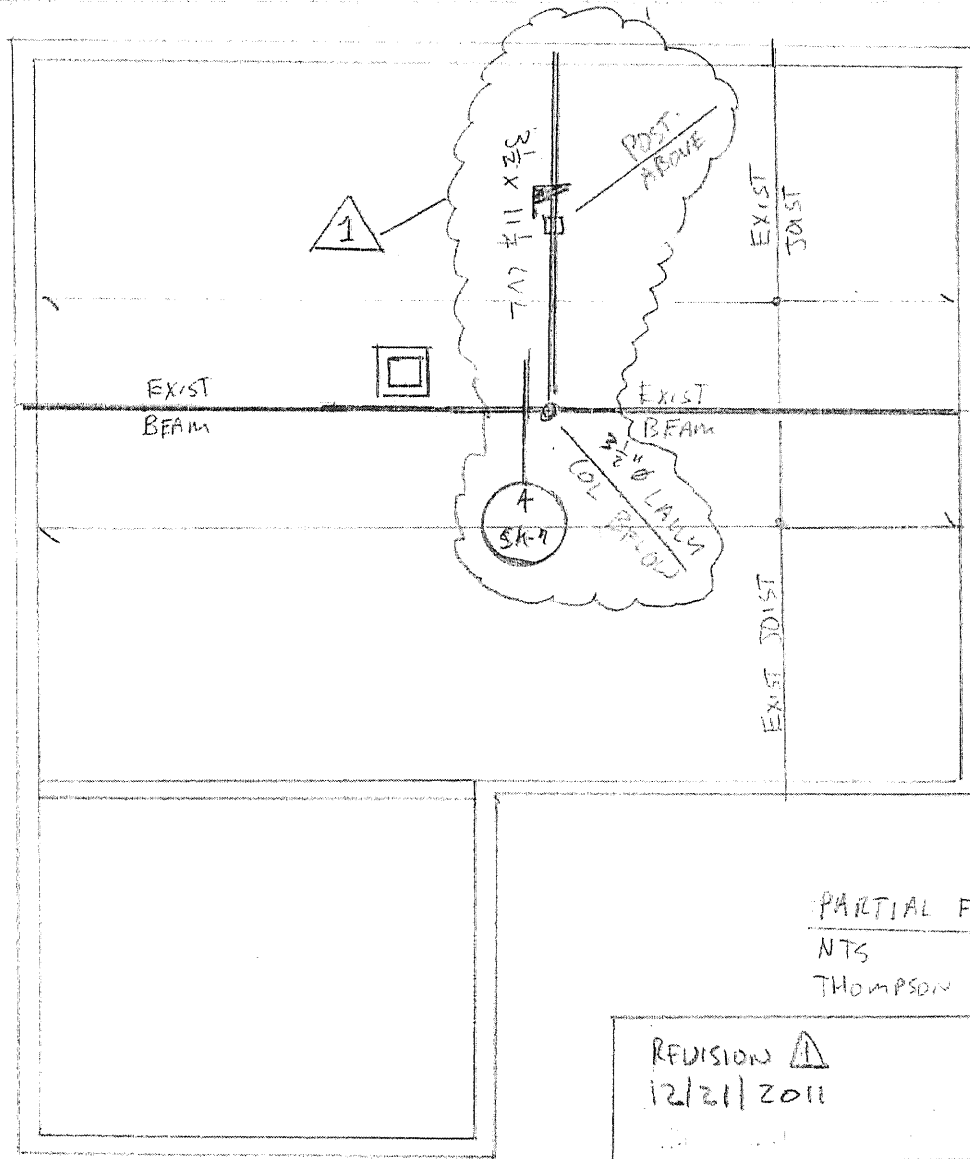
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City of Portland Maine




DETAIL A

$1\frac{1}{2}'' = 1'-0''$

SK-5
5 OF 5

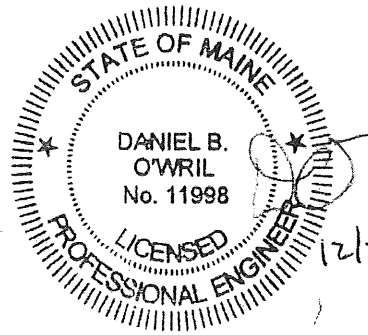


PARTIAL FIRST FLOOR FRAMING
 NTS
 THOMPSON RESIDENCE

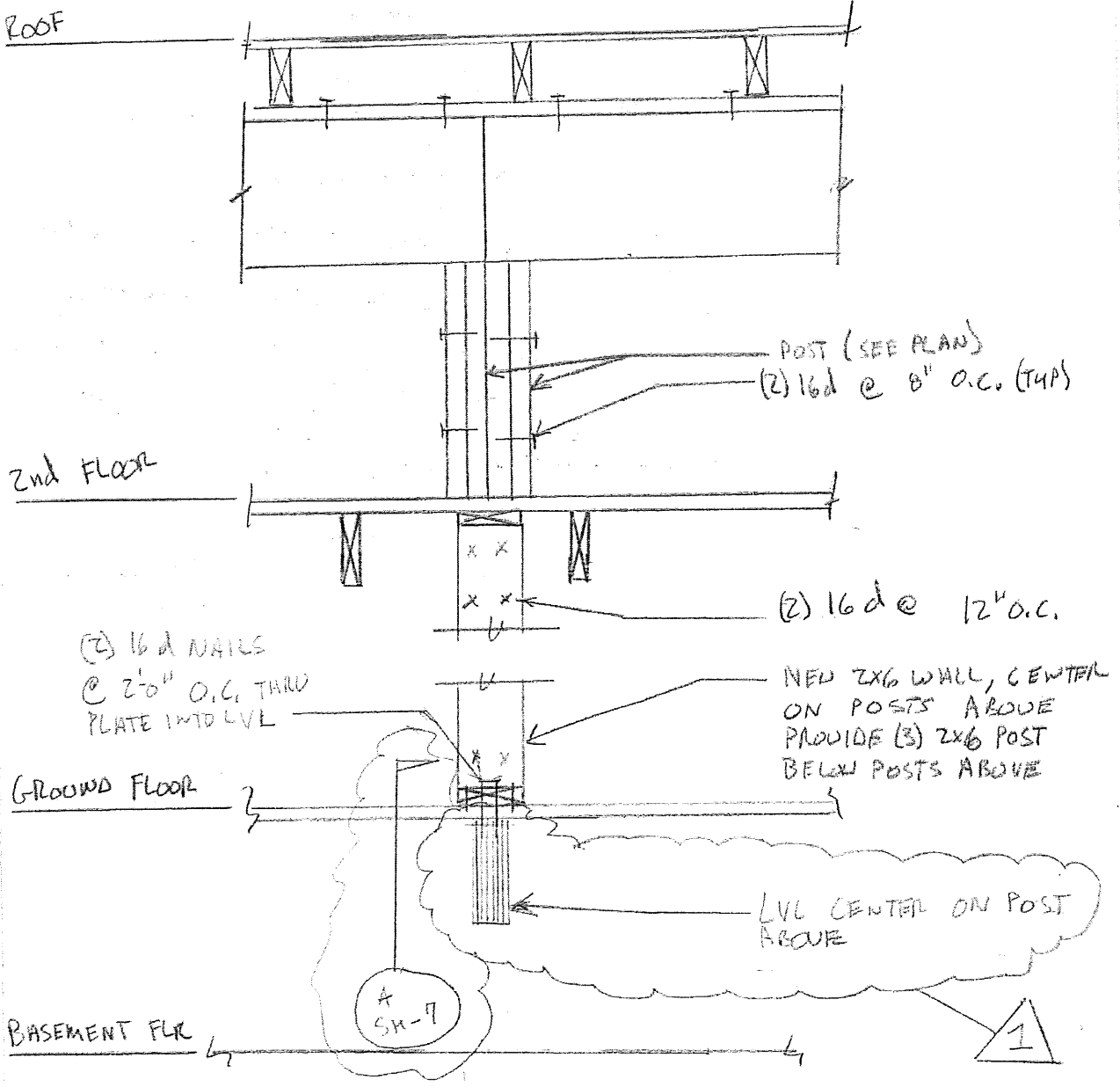
REVISION 
 12/21/2011

SK-6

△ = REVISION 1, 12/21/2011

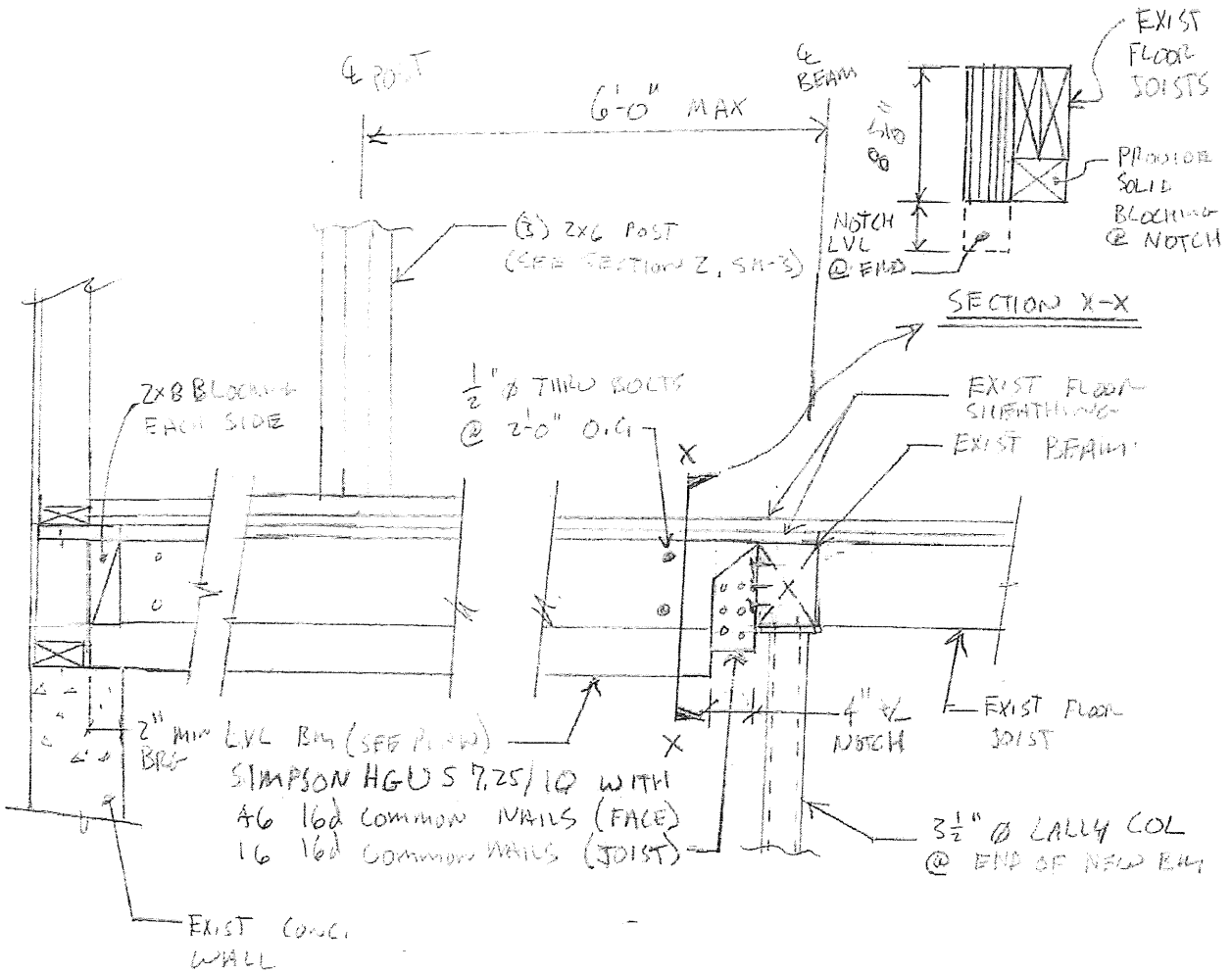


12/21/2011



SECTION Z
3/4" = 1'-0"

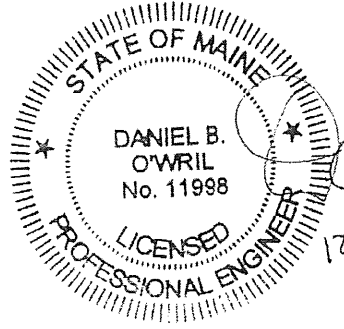
SH-3
3 OF 5



SECTION 4

N.T.S

REVISION 1
12/21/2011



12/21/2011

SK-7

Jeanie Bourke - FW: 93 Westland Basement LVL

From: "Chad Thompson" <cthompson@pwd.org>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 12/22/2011 10:25 AM
Subject: FW: 93 Westland Basement LVL
Attachments: 93 Westland-REV 1 - 12-21-2011.pdf

Hello Jeanie,

Please find an engineer's drawing describing the posting of the LVL in the upstairs that was added to support the building's original roof at the kneewall. This modified drawing now includes an additional LVL and Simpson hanger in the basement that we decided to add so that the lolly column posting could be moved to the center-line of the building.

Please add the above document to my file. I believe it is a very straight forward and minor addition to the project, but please let me know if there are any procedural steps I need to take. Please also feel free to contact me with any questions.

Thanks,
Chad
749-7778

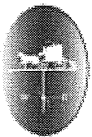
Chad Thompson
Source Protection Coordinator
Portland Water District
225 Douglass Street, PO Box 3553
Portland, ME 04104
Phone: 774-5961 Ext. 3323
Fax: 207-892-0041
E-mail: cthompson@pwd.org
<http://www.pwd.org>

197-L-4

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DEC 22 2011

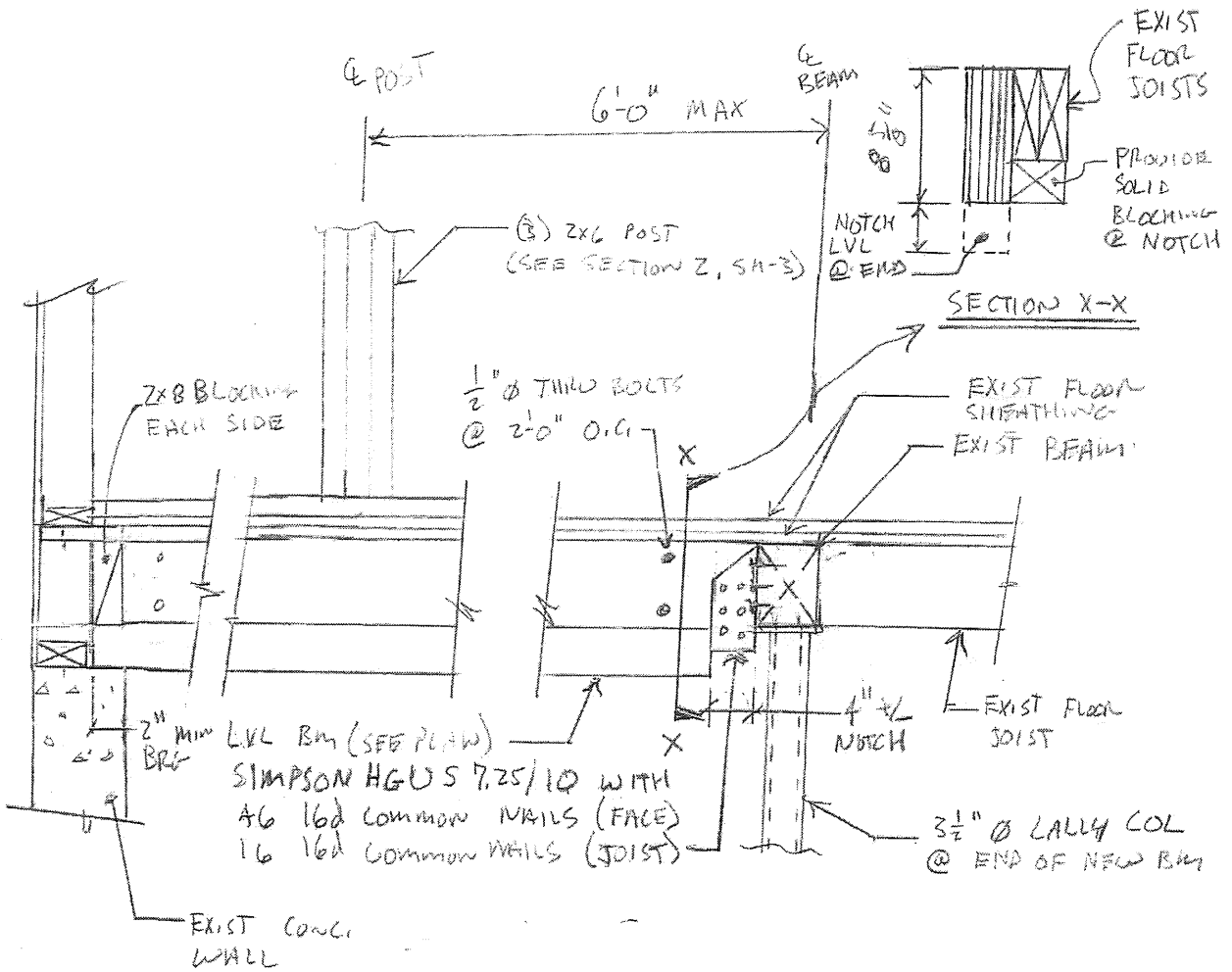
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City of Portland Maine



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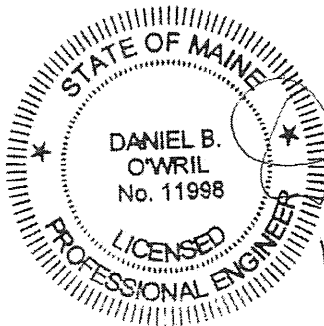
From: Daniel Owril [mailto:mainehaole@gmail.com]
Sent: Thursday, December 22, 2011 12:03 AM
To: Chad Thompson



SECTION 4

N.T.S

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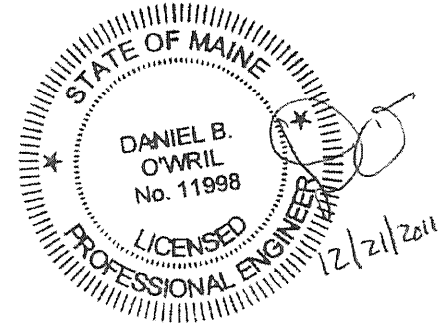
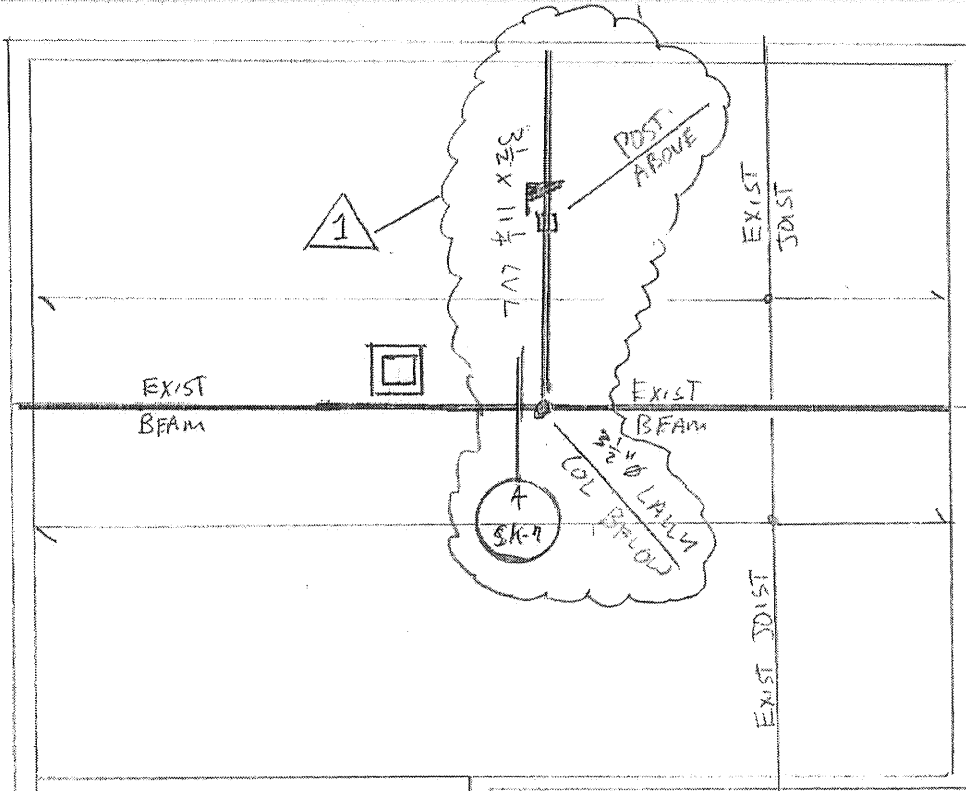


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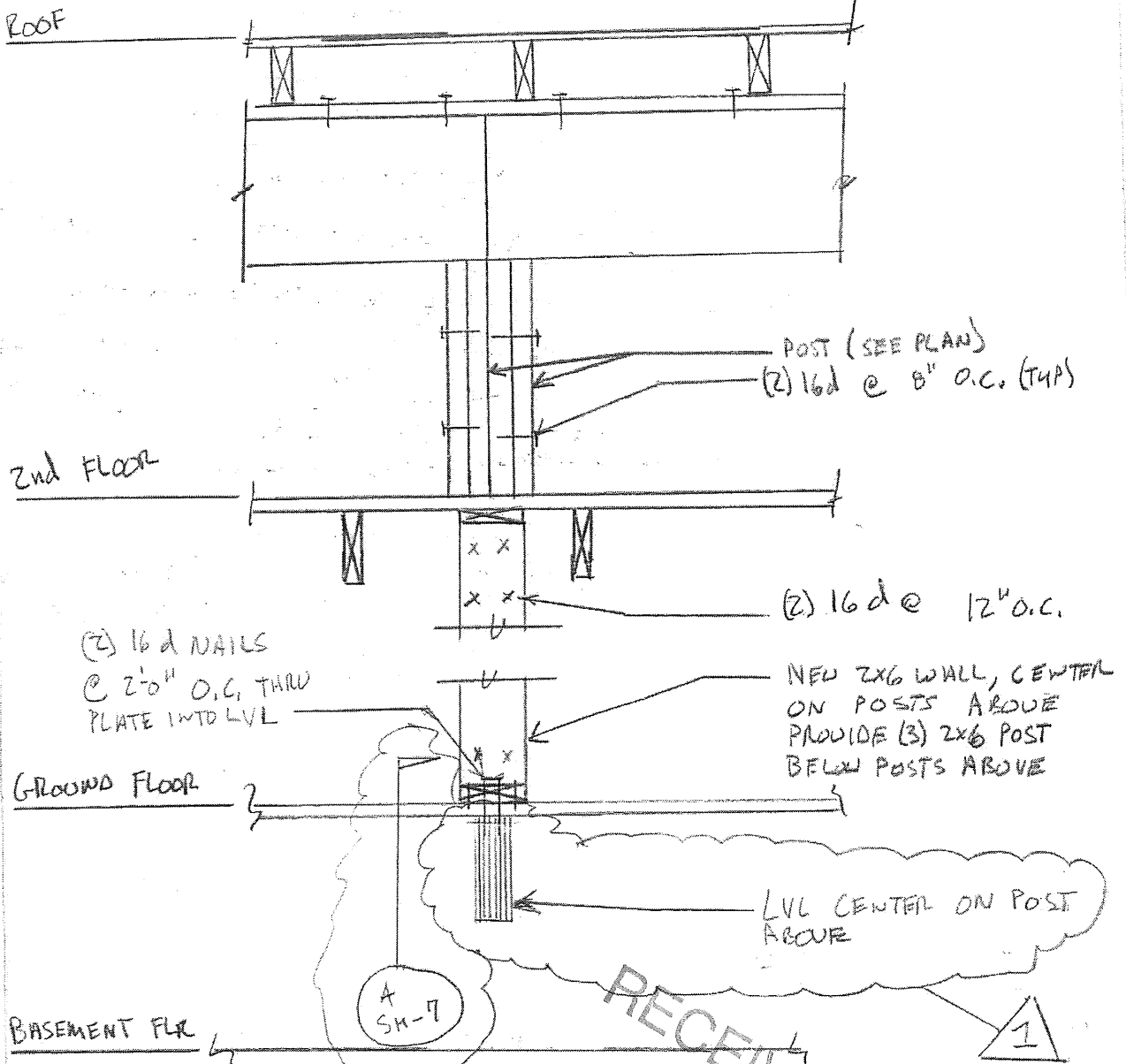
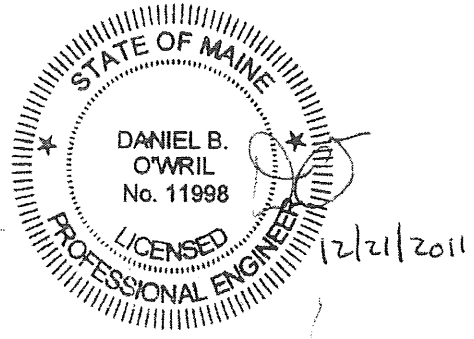
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PARTIAL FIRST FLOOR FRAMING
 NTS
 THOMPSON RESIDENCE

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△ = REVISION 1, 12/21/2011



SECTION 2
3/4" = 1'-0"

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3 OF 5