

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 100711
RECEIVED

This is to certify that BOARDMAN TIMOTHY J / property owner
has permission to Minor interior framing, remove damaged wall covering, replace wall, new sheetrock
AT 813 BRIGHTON AVE CB# 285-B003001 Dept. of Building Inspections
City of Portland Maine

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.

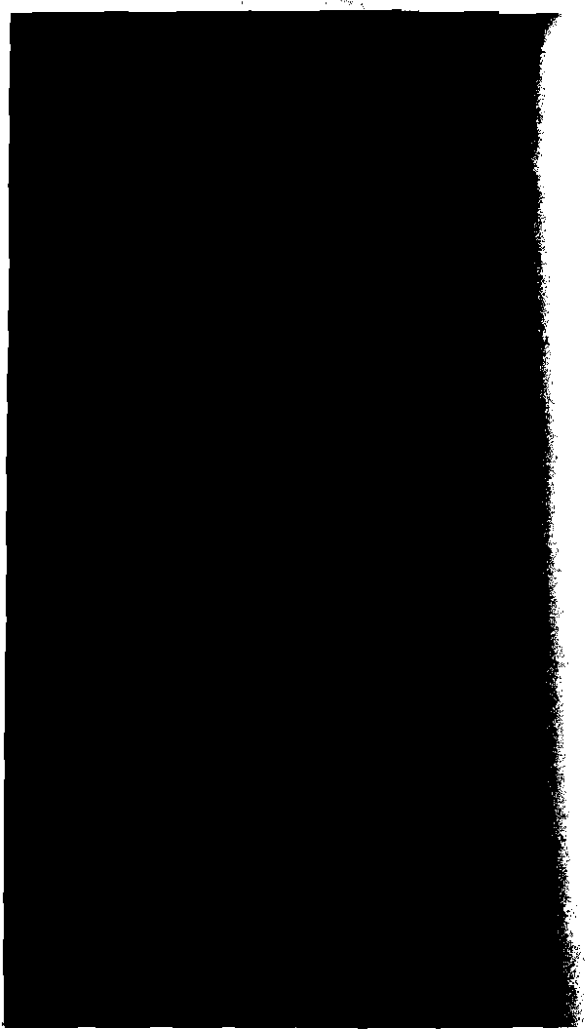
Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

Janie Banks 7/7/10
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: 10-0711		Issue Date:		CBL: 285 B003001	
Location of Construction: 813 BRIGHTON AVE		Owner Name: BOARDMAN TIMOTHY J		Owner Address: 48 WINNOCKS NECK RD	
Business Name:		Contractor Name: property owner		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Duplex	
Past Use: 2 unit residential		Proposed Use: 2 unit residential - Minor interior framing, remove damaged wall covering replace w/ new sheetrock		Zone: R-3	
Permit Fee: \$120.00		Cost of Work: \$10,000.00		CEO District: 3	
Proposed Project Description: Minor interior framing, remove damaged wall covering replace w/ new sheetrock		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB FRC-2003 Signature: [Signature] Date: 7/7/10	
		Signature:		Signature:	
		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: Idobson		Date Applied For: 06/17/2010		Zoning Approval	
<ol style="list-style-type: none">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..		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	
		Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: [Signature] 6/17/10		Date: [Signature]	
		Historic Preservation		<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	
		Date: [Signature]		Date: [Signature]	

RECEIVED

JUL 14 2010

Dept. of Building Inspections
City of Portland Maine**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

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 CERTAIN TYPE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED BEFORE THE SPACE MAY BE OCCUPIED.

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JUL 14 2010

**Dept. of Building Inspections
City of Portland Maine**

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-0711	06/17/2010	285 B003001

Location of Construction: 813 BRIGHTON AVE	Owner Name: BOARDMAN TIMOTHY J	Owner Address: 48 WINNOCKS NECK RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use:

2 unit residential - Minor interior framing, remove damaged wall coverings replace w/ new sheetrock

Proposed Project Description:

Minor interior framing, remove damaged wall coverings replace w/ new sheetrock

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 06/17/2010
Note: Ok to Issue: ☒

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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: 07/07/2010
Note: Ok to Issue: ☒

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC
- 2) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 6) Those renovating residential dwellings 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:

7/7/2010-jmb: Met with owner twice at counter to review design requirements for the application. Entered some notes on the documents per our discussion.

RECEIVEDJUL 14 2010
Dept. of Building Inspections
City of Portland Maine



CITY OF PORTLAND, MAINE

Department of Building Inspection

Original Receipt

6-17 20 10

Received from

Tim Boardman

Location of Work

813 Brighton

Cost of Construction \$

\$

Building Fee:

\$4,000

Permit Fee \$

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

120

☒ Building (1L)

☐ Plumbing (1S)

☐ Electrical (1Z)

☐ Site Plan (U2)

Other

CBL:

285-B-3

Check #:

1414

Total Collected:

120

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

Taken by:

S. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

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>813 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>285</u> Block# <u>B</u> Lot# <u>3</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Tim Boardman</u> Address <u>48 Winnocks Neck</u> City, State & Zip <u>Scarborough me 04074</u>	Telephone: <u>207.749.6081</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Some minor reframing</u> <u>Remove damaged wall covering replace w/new sheetrock</u>		
Contractor's name: <u>Tim Boardman</u>		
Address: <u>48 Winnocks Neck Rd.</u>		
City, State & Zip <u>Scarborough me 04074</u>		Telephone: <u>207.749.6081</u>
Who should we contact when the permit is ready: <u>Tim Boardman</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.

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: Timothy J. Boardman

Date: 6/17/10

RECEIVED

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

813 Brighton Ave.

All demising partitions will be finished as follows:

All wall/ceiling coverings removed except on common Area side of demising walls.

- 1) Where wall framing (2"x3" rough sawn) is exposed on both sides sound channel will be applied to the framing on the dwelling side and 5/8" sheetrock to both sides of the partition as the finish layer.
- 2) Where wall framing is exposed on one side sound channel will be applied to the framing and 5/8" sheetrock as a finish layer. The undisturbed side of the wall contains lathing and plaster.
- 3) Ceiling framing between first and second floor will be constructed as follows. 5/8" sheetrock will be attached to sound channel which will be attached to 3/4" strapping, which is attached to 2x6 rough sawn floor joist. Above that is 3/4" pine board subfloor with another 3/4" Douglas fir finished floor. R-19 fiberglass insulation will be installed in the ceiling.

Structural Framing:

all
windows
Existing

- 1) The first floor kitchen exterior wall needs to be reframed around the window. That will be accomplished with a 9 1/4" x 1 3/4" LVL doubled up spanning a 4' window. Double 2x4 jacks on either side will support the new header.
- 2) Second floor kitchen exterior wall will have a new 2"x6" header installed spanning a 3' window opening.
- 3) Both bathroom windows will have new 2" x 6" headers installed spanning a 3' window.

Demising walls and exterior walls will be dense pack.
all floor to ceiling penetrations will be fire stopped.

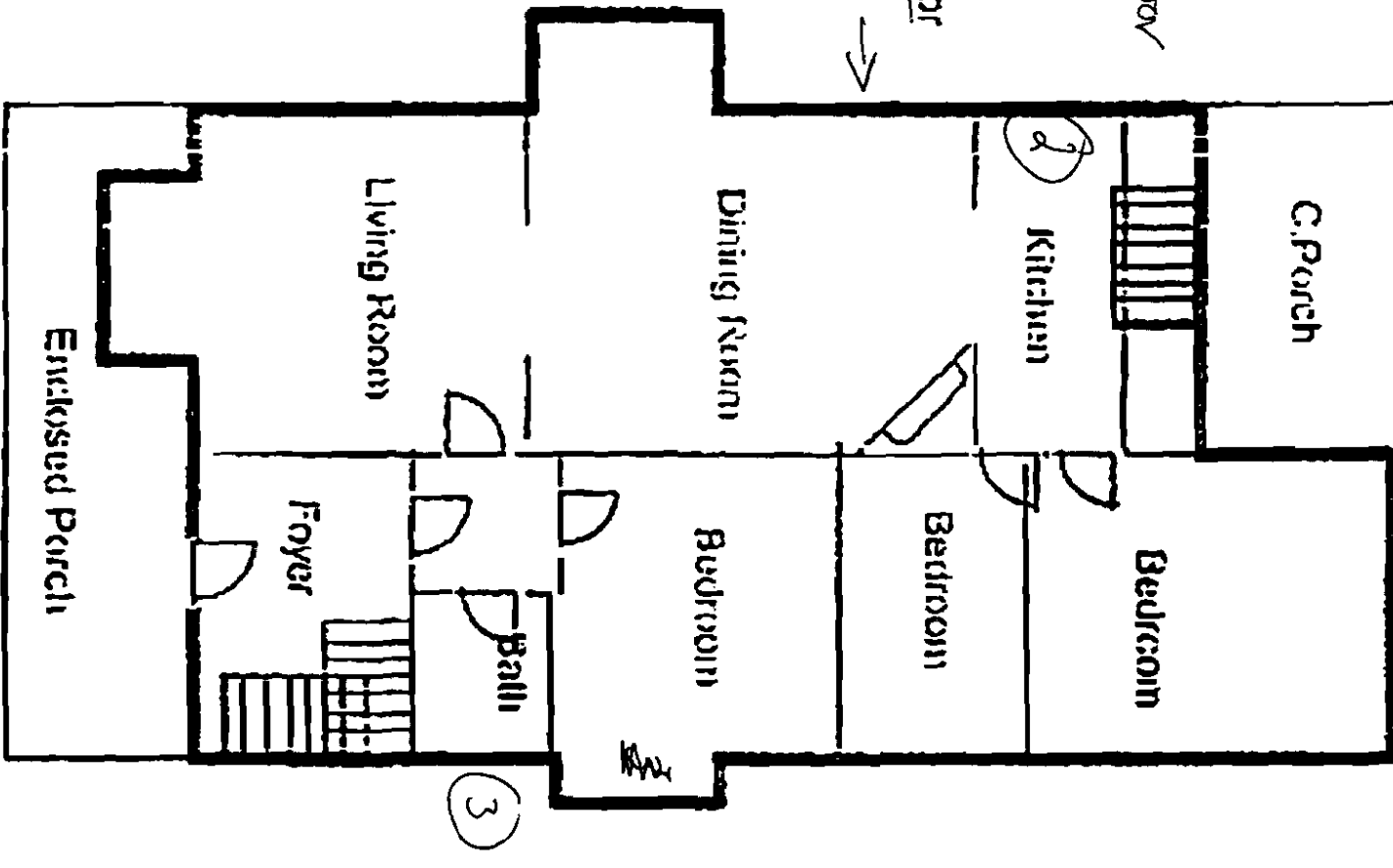
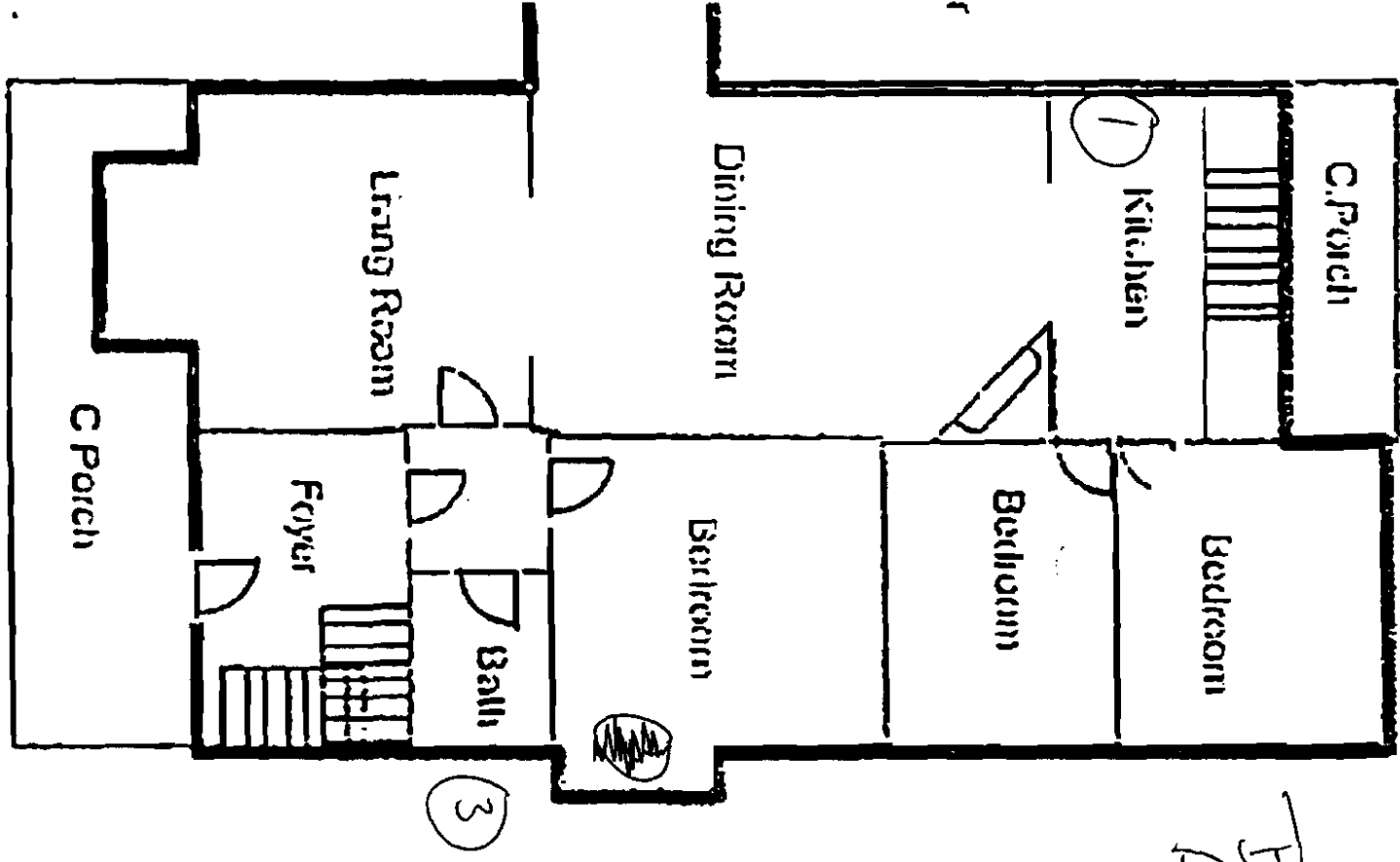
813

Brighton
Ave.

First Floor



Second Floor





PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Littel*

*Inspection Services, Director
Tammy M. Munson*

April 10, 2009

BOARDMAN TIMOTHY J
48 WINNOCKS NECK RD
SCARBOROUGH, ME 04074

CBL: 285 B003001
Located at 813 BRIGHTON AVE

Certified Mail 7008 0500 0001 4587 9260

Dear BOARDMAN TIMOTHY J,

STOP WORK ORDER

An evaluation of the above-referenced property on 04/10/2009 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

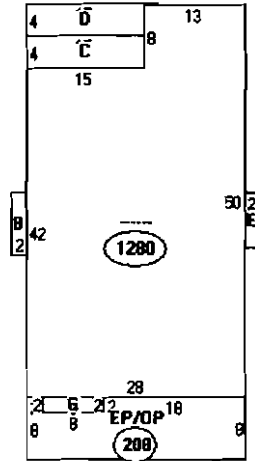
You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector



Descriptor/Area

A:
1280 sqft
B: 2FBAY
16 sqft
C: OP/IFr
60 sqft
D: OP/OP
60 sqft
E: 2FBAY
14 sqft
F: EP/OP
208 sqft
G: EP/2BAY
16 sqft

