

Form # P-04

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING PERMIT**

Permit Number: 101310

This is to certify that BIRMINGHAM LAURIE / Andrew Bulger  
has permission to Finish Basement  
AT 71 AVALON RD E-294 C019001


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

  
Director - Building & Inspector Services

PERMIT ISSUED

NOV 17 2009

City of Portland

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-1310	Issue Date:	CBL: 294 C019001
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Location of Construction: 71 AVALON RD	Owner Name: BIRMINGHAM LAURIE	Owner Address: 71 AVALON RD	Phone:
Business Name:	Contractor Name: Andrew Bulgur	Contractor Address: 55 Fogg Road Buxton	Phone: 2073218311
Leasee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Proposed Use: Single Family Home	Proposed Use: Single Family home - Finish Basement	Permit Fee: \$230.00	Cost of Work: \$20,130.00	CEO District: 5	H, 207
		FIRE DEPT: N/A	<input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB

Proposed Project Description: Finish Basement	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: 11/18/2010	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variances <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	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: <i>10/19/10</i>	Date:	Date:

**PERMIT ISSUED**

NOV 17 2010

City of Portland

**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

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

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

Permit No: 10-1310	Date Applied For: 10/18/2010	CBL: 294 C019001
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Location of Construction: 71 AVALON RD	Owner Name: BIRMINGHAM LAURIE	Owner Address: 71 AVALON RD	Phone:
Business Name:	Contractor Name: Andrew Bulgur	Contractor Address: 55 Fogg Road Buxton	Phone: (207) 321-8311
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family home - Finish Basement	Proposed Project Description: Finish Basement
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 10/19/2010

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. You SHALL NOT pre-wire or pre-plumb for any future kitchen facilities.
- 3) This property shall remain a single 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: Jonathan Rioux      Approval Date: 11/17/2010

Note: OK to Issue: 

- 1) A code compliant second means of egress must be installed in order to change the use of this space.
- 2) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in .
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
- 5) A hardwired interconnected with battery backup smoke and Carbon Monoxide (CO) detector shall be installed in the basement, per Sec. R313.1.1 for alterations, repairs or additions.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**PERMIT ISSUED**

NOV 17 2010

**Comments:**

11/16/2010-jrioux: Spoke with Owner: she will send in specs for existing stairs, gypsum will be applied to ceiling

11/8/2010-jrioux: Received existing first floor framing detail.

## **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.**

**Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

**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.**

**PERMIT ISSUED**

**NOV 17 2010**

**City of Portland**



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

10.13.2010

Received from

Leard Binkley

77 Adams St

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

230

Building (B)

Plumbing (U)

Electrical (E)

Site Plan (S)

Other

Case: 244-C-19

Check #: CC

Total Collected \$ 230

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

Taken by:

JS

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# General Building Permit Application

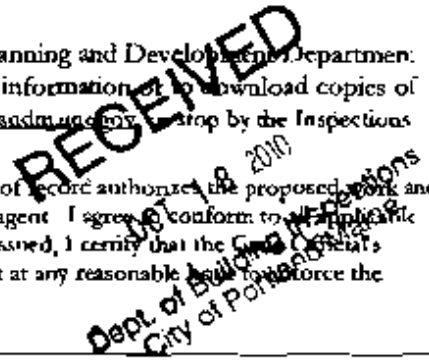
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>71 Avalon Rd Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot:	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>294 - C019 - 001</u> <u>294 - C-19-20-21</u>	Applicant <del>shall</del> be owner, Lessee or Buyer Name <u>Laurie Birmingham</u> Address <u>71 Avalon Rd</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>332-1269</u> <u>878-5468</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant): Name Address City, State & Zip	Cost of Work: <u>120,130</u> C of O Fee \$ _____ Total Fee: \$ <u>230</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? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Finish Basement</u>		
Contractor's name: <u>Andrew Butcher Missing Piece Builders</u> Address: <u>55 Fosg Rd</u> City, State & Zip <u>Buxton, ME 04093</u> Telephone: <u>207 321 8311</u> Who should we contact when the permit is ready: <u>Laurie Birmingham</u> Telephone: <u>332-1269</u> Mailing address: <u>71 Avalon Rd Portland ME 04103</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.

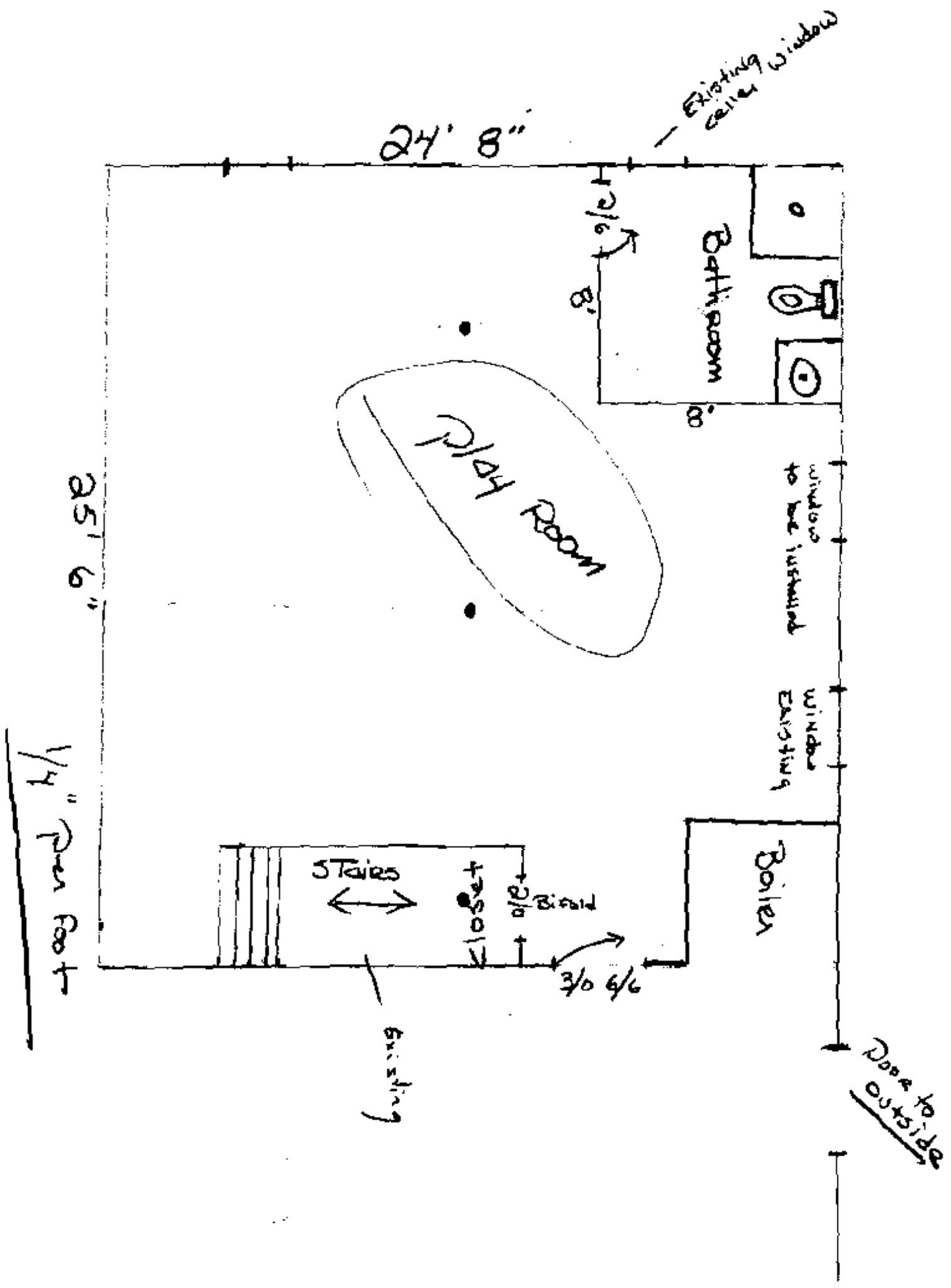
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.org](http://www.portlandmaine.org) 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 authorized 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 City 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: Laurie Birmingham Date: 10/17/10

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



**Project Name**  
**Laurie&Ken**

Construction Budget	Estimated Cost	Actual Cost	Revision
Site Work			
Concrete/Foundation			
Under Ground Utilities			
Water/Sewer/Gas			
Cable/Phone/Elec			
Demolition			
Disposal			
Framing Materials	650.00		
Framing Labor	1,800.00		
Masonry/Chimney			
Electrical	1,650.00		
Fire Alarm			
Lighting Allowance			
Exterior Lighting			
Electric Heat			
Plumbing/ Fixtures	5,500.00		
Toiletries			
Insulation/Thermo	825.00		
Windows	500.00		
Doors/Exterior			
Roofing			
Siding/Trim			
Drywall	4,400.00		
Painting/Primer			
Finish Material	700.00		
Finish Labor	1,000.00		
Interior Doors	600.00		
Door Hardware	75.00		
Shelving			
Flooring			
Kitchen Cabinets			
Countertops	150.00		
Cabinet/Counter Install	300.00		
Appliances			
Misc. Fasteners etc.	150.00		
Sub Total	18,300.00		
10% Contingency			
10% Profit & Overhead	1,830.00		
Construction Total	20,130.00		



**Wall framing: 2x4 PT shoe plate, 2x4 top plate kd, 2x4 16" o.c. wall studs.**

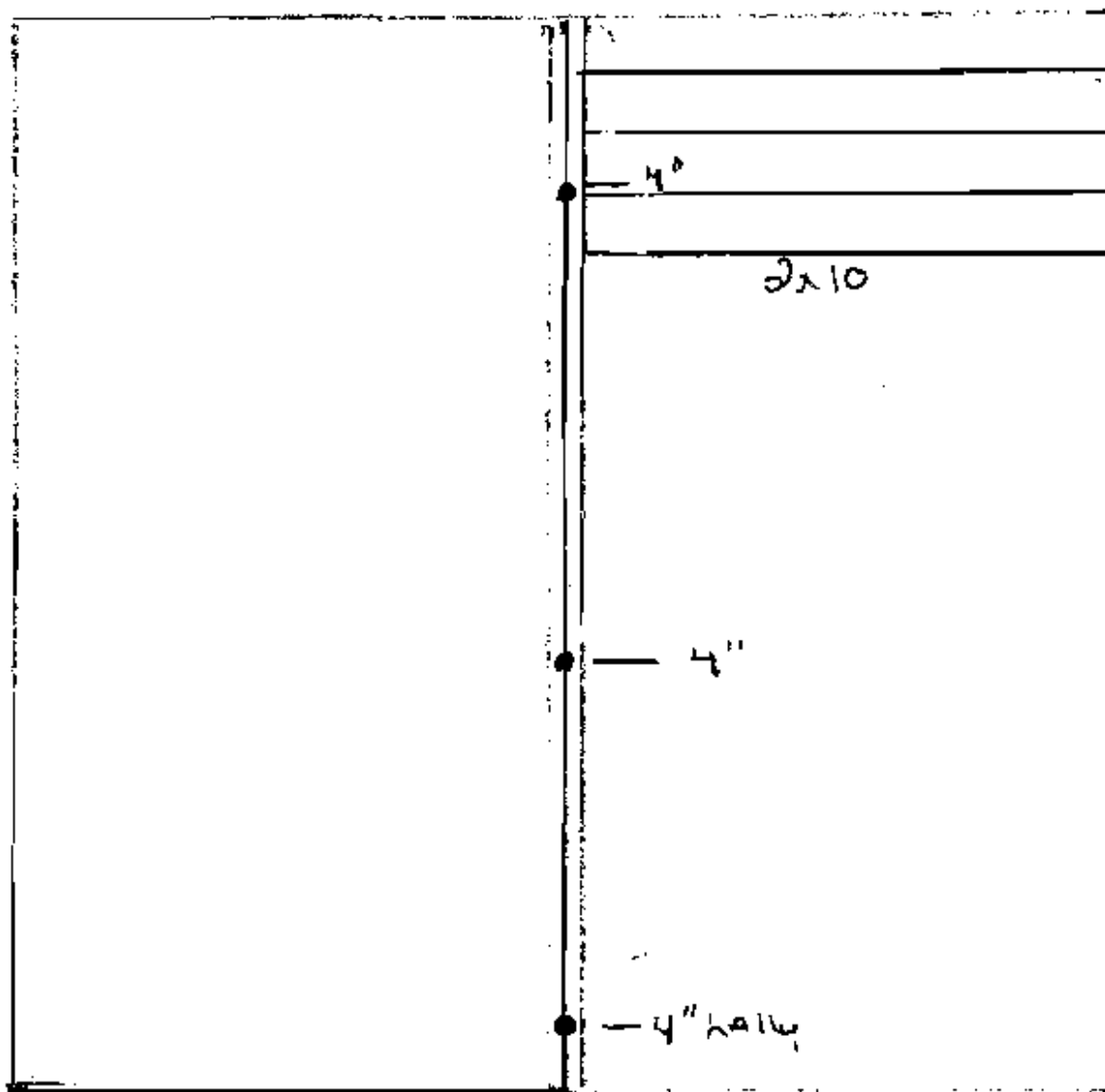
**Ceiling Framing: 1x4 rough cut strapping applied to existing floor joist.**

**Door openings: will consist of a 2x4 kd king and a jack stud with a double 2x4 on the flat for headers non bearing.**

**Window opening: 2x8 kd header 3 2x8s with one 1/2" plywood and 1 1" piece of rigid insulation.**

**Insulation: 2" rigid around the exterior walls for an R-12.**

John Rioux



Top of  
2x10

1st Floor

Framing

71 AUSTON ST.

CROSS  
SECTION.

PORTLAND

874-8716