

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND HOUSING AUTHORITY /Portland Housing
Authority Maintenance

PERMIT ID: 2013-00288

Located at

17 RIVERTON DR - unit #124

CBL: 327 B012001

has permission to **Repair after fire for unit #124 Complete remodel**

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 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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00288

Located at: 17 RIVERTON DR - unit #124

CBL: 327 B012001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00288	Date Applied For: 02/13/2013	CBL: 327 B012001
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Location of Construction: 17 RIVERTON DR - unit #124	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Portland Housing Authority Mainte	Contractor Address: 117 Anderson Street Portland	Phone (207) 774-2815
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Riverton Park - Mulit Unit Residential	Proposed Project Description: Repair after fire for unit #124 Complete remodel
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 02/19/2013
Note: **Ok to Issue:**

- 1) 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 w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 03/20/2013
Note: **Ok to Issue:**

- 1) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 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) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479
- 4) Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717.
- 5) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 6) Ventilation of the bathroom is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 7) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 03/20/2013
Note: **Ok to Issue:**

- 1) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- 2) All construction shall comply with City Code Chapter 10.
- 3) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 4) If the area of renovation exceeds 50% of the of the area of the building the entire building will require a supervised automatic sprinkler system.
- 5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.

Location of Construction: 17 RIVERTON DR - unit #124	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Portland Housing Authority Mainte	Contractor Address: 117 Anderson Street Portland	Phone (207) 774-2815
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00288	Issue Date:	CBL: 327 B012001
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Location of Construction: 17 RIVERTON DR - Unit 124	Owner Name: PORTLAND HOUSING AUTHORITY	Owner Address: 14 BAXTER BLVD PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Portland Housing Authority Maintenance	Contractor Address: 117 Anderson Street Portland ME 04101	Phone (207) 774-2815
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5
Past Use: Riverton Park - Multit Unit Residential	Proposed Use: Riverton Park - Multit Unit Residential	Permit Fee: \$500.00	Cost of Work: \$48,000.00
		FIRE DEPT: 3/20/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: R-2 Type: SB MUBEL 2009
Proposed Project Description: Repair after fire for unit #124 Complete remodel		Signature: <i>[Signature]</i> (SB)	Signature: <i>[Signature]</i> 3/20/13
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: 02/13/2013	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><i>OK w/ condition</i> Date: 2/19/13 <i>ABM</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>ABM</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

3-29-13 DWM/BKL Richard 615-8054 Close-In

Provide additional repairs to floor system over utility Rm
OK to proceed

See UT

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Above Ceiling Inspection
Close-in Plumbing/Framing
Final - Commercial
Final - Fire

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.

\$30 1st 2000
\$10 Every 1000
Add



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>124 Riverton Drive Unit # 124</u>		
Total Square Footage of Proposed Structure/Area <u>800</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>327</u> Block# <u>B</u> Lot# <u>12</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Richard Biggs</u> Address <u>117 Anderson St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-615-8054</u>
Lessee/DBA (If Applicable) RECEIVED FEB 13 2013 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Portland Housing Authority</u> Address <u>117 Anderson St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>48,000</u> C of O Fee: \$ Total Fee: \$ <u>500.00</u>
Current legal use (see City of Portland website) <u>Multi-Family</u> If vacant, what was the previous use? <u>Multi-Family</u> Proposed Specific use: <u>Multi-Family</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>RIVERTON</u> Project description: <u>Fire remodel - 2sis - Complete Remodel</u>		
Contractor's name: <u>Portland Housing Authority</u> Address: <u>117 Anderson St.</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>207-774-2815</u> Who should we contact when the permit is ready: <u>Richard Biggs</u> Telephone: <u>207-615-8054</u> Mailing address: <u>117 Anderson St. Portland, ME 04101</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.

**RECEIVED
FEB 13 2013
Dept. of Building Inspections
City of Portland Maine**
Matt Galligan
831-8011

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: Richard Biggs Date: 1/22/13

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