

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that NICHOLAS RICHIO

Located At 5 BRADDISH CT

Job ID: 2011-09-2183-ALTR

CBL: 372 - - A - 007 - 024 - - - -

has permission to add a $\frac{3}{4}$ Bathroom (Only) to the Existing Second Floor Unoccupied Space.
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

09/22/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

ok to close +
SCAN
MLA



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: 2011-09-2183-ALTR

Located At: 5 BRADDISH CT

CBL: 372 - - A - 007 - 024 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 single residential condominium. Any change of use shall require a separate permit application for review and approval.

Building

1. **The Permit approves the addition of a bathroom only; further review and approvals are needed to change/ modify the remaining space on the second story.**
2. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. A photoelectric Carbon Monoxide (CO) detector 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.
4. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
5. Mechanical or natural ventilation required in the bathroom.
6. See attached documentation for bathroom fixtures clearance and headroom requirements.
7. 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. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
8. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
9. *Note: The Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches. The Owner understands that the space is not to be utilized as a bedroom and or sleeping area and that separate permits will be required.*

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.**

1. Close In Elec/Plmb/Framing


2. 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-09-2183-ALTR	Date Applied: 9/8/2011	CBL: 372 - - A - 007 - 024 - - - -	
Location of Construction: 5 BRADDISH CT	Owner Name: NICHOLAS RICHIO	Owner Address: 5Braddish Court, Portland, ME 04103	Phone: 207-838-3529
Business Name:	Contractor Name: Rodney Baxter, R&B Flooring & Remodeling	Contractor Address: PO Box 221, Raymond, ME 04071	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building - Alteration	Zone: R-3
Past Use: Residential Condominium	Proposed Use: Same - Residential Condominium - add ¾ bath to upstairs	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: MUBEC
		Signature:	Signature: 
Proposed Project Description: Interior Bathroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		
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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 9/9/11 OK w/conditions ABN	Zoning Appeal <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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: ABN

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

2011-09-2183- Altr.

R-3

J.Y



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>5 Braddish Court</u>			
Total Square Footage of Proposed Structure/Area <u>71.3 sq. ft.</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>372</u> Block# <u>A</u> Lot# <u>007024</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Nicholas + Jo-Anne Richer</u> Address <u>5 Braddish Court</u> City, State & Zip <u>Portland, ME 04103</u>	
Telephone: <u>207 838 3529</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	
		Cost Of Work: \$ <u>3000</u> C of O Fee: \$ Total Fee: \$ <u>50.00</u>	
Current legal use (i.e. single family) <u>Condo - Single - 2 unit building</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>yes</u> If yes, please name <u>Parkson Pond Condo's</u> Project description: <u>Add a bathroom to the upstairs - It will be a 3/4 Bath</u>			
Contractor's name: <u>Rodney Baxter 218 Flooring & Remodeling</u> Address: <u>PO Box 221</u> City, State & Zip: <u>Raymond, ME 04071</u> Telephone: Who should we contact when the permit is ready: <u>Nick Richer</u> Telephone: <u>838 3529</u> Mailing address: <u>5 Braddish Court Portland, ME 04107</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.

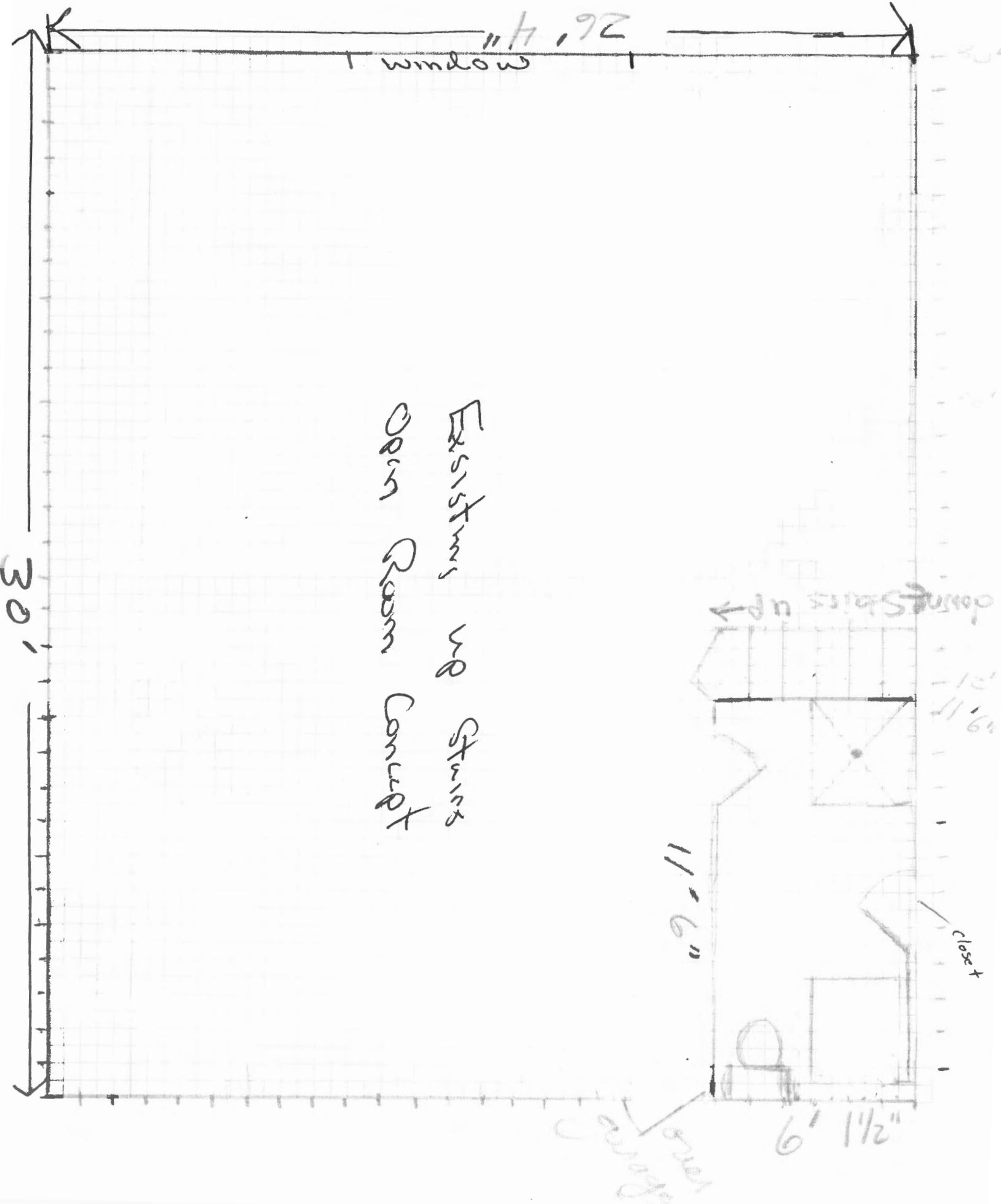
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

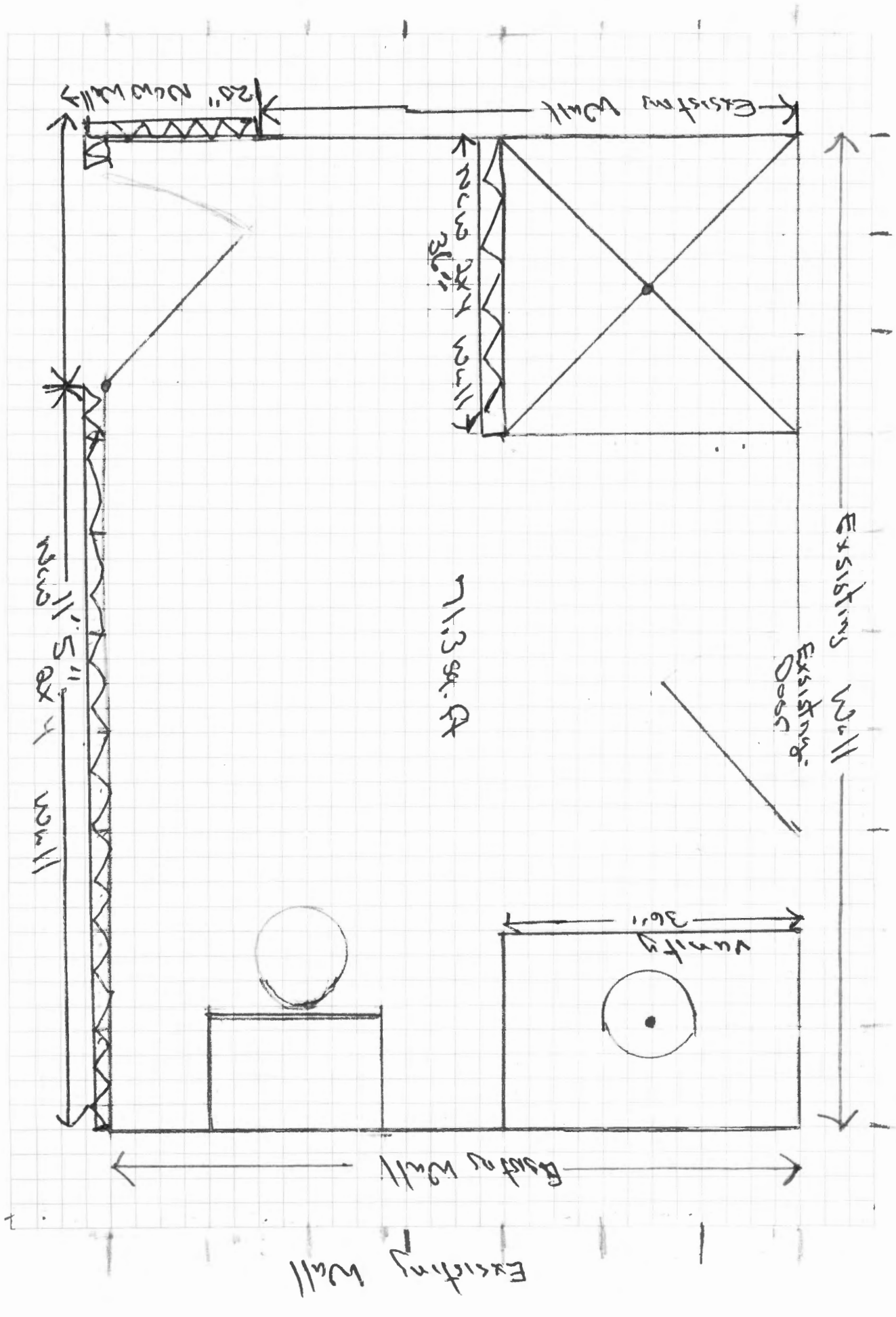
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

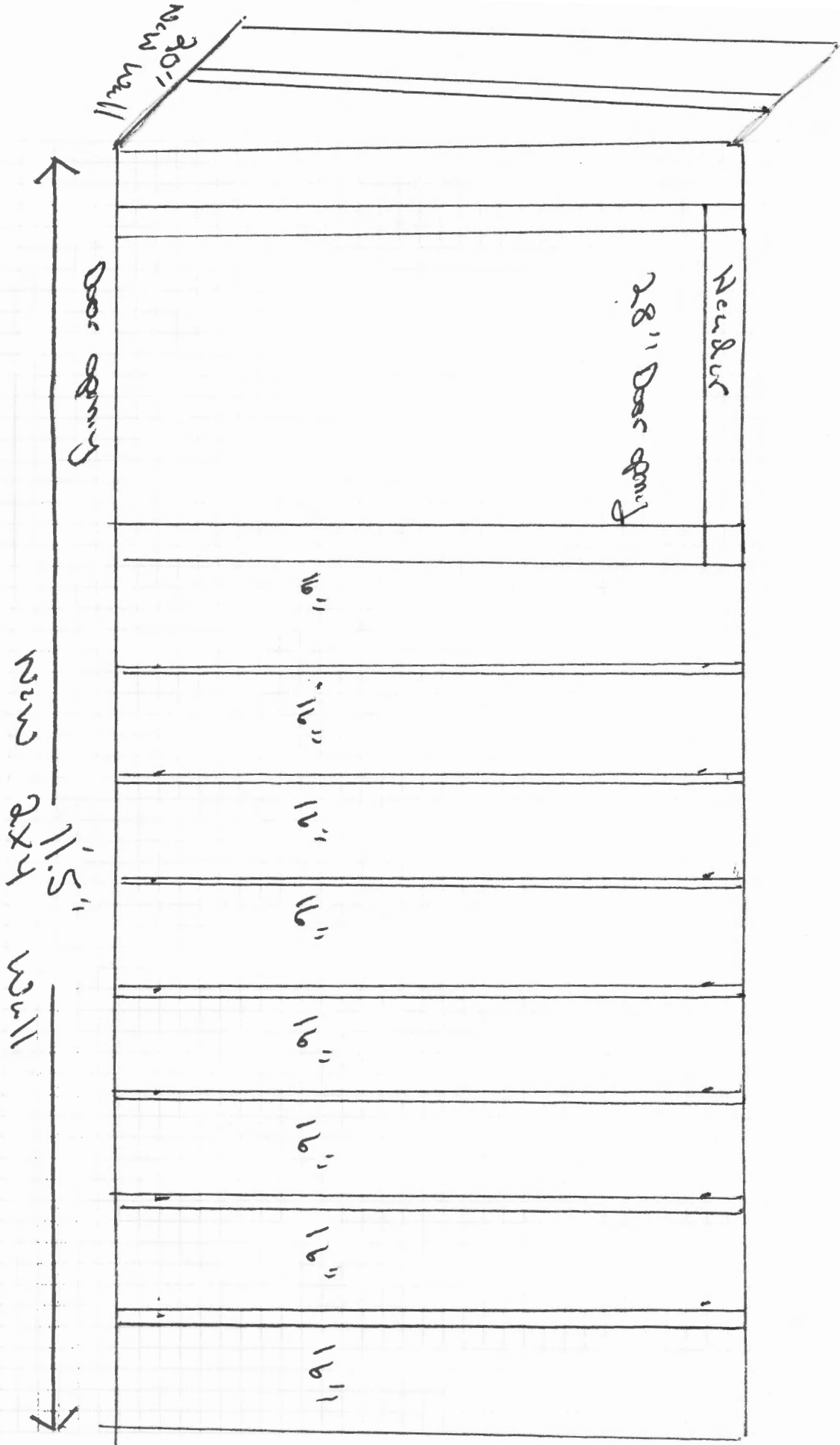
Signature: M. Richer Date: 9/7/11

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

A hand-drawn diagram of a beam. The beam is represented by a horizontal line with arrows at both ends. The total length of the beam is labeled as $1\frac{1}{2}$ inches. The beam is divided into two sections by a vertical line. The left section is labeled $\frac{1}{2}$ inch. The right section is labeled $\frac{1}{2}$ inch. The text "from Bottom" is written vertically along the right side of the beam.

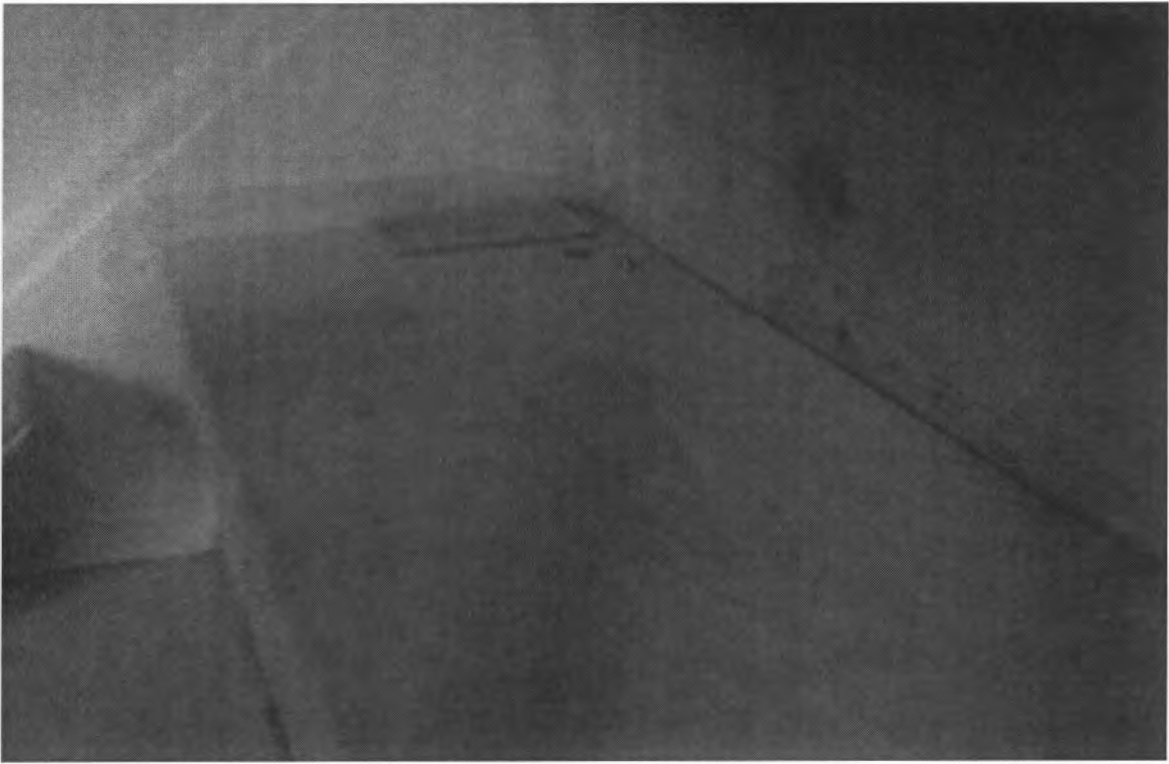






← 1.3" →

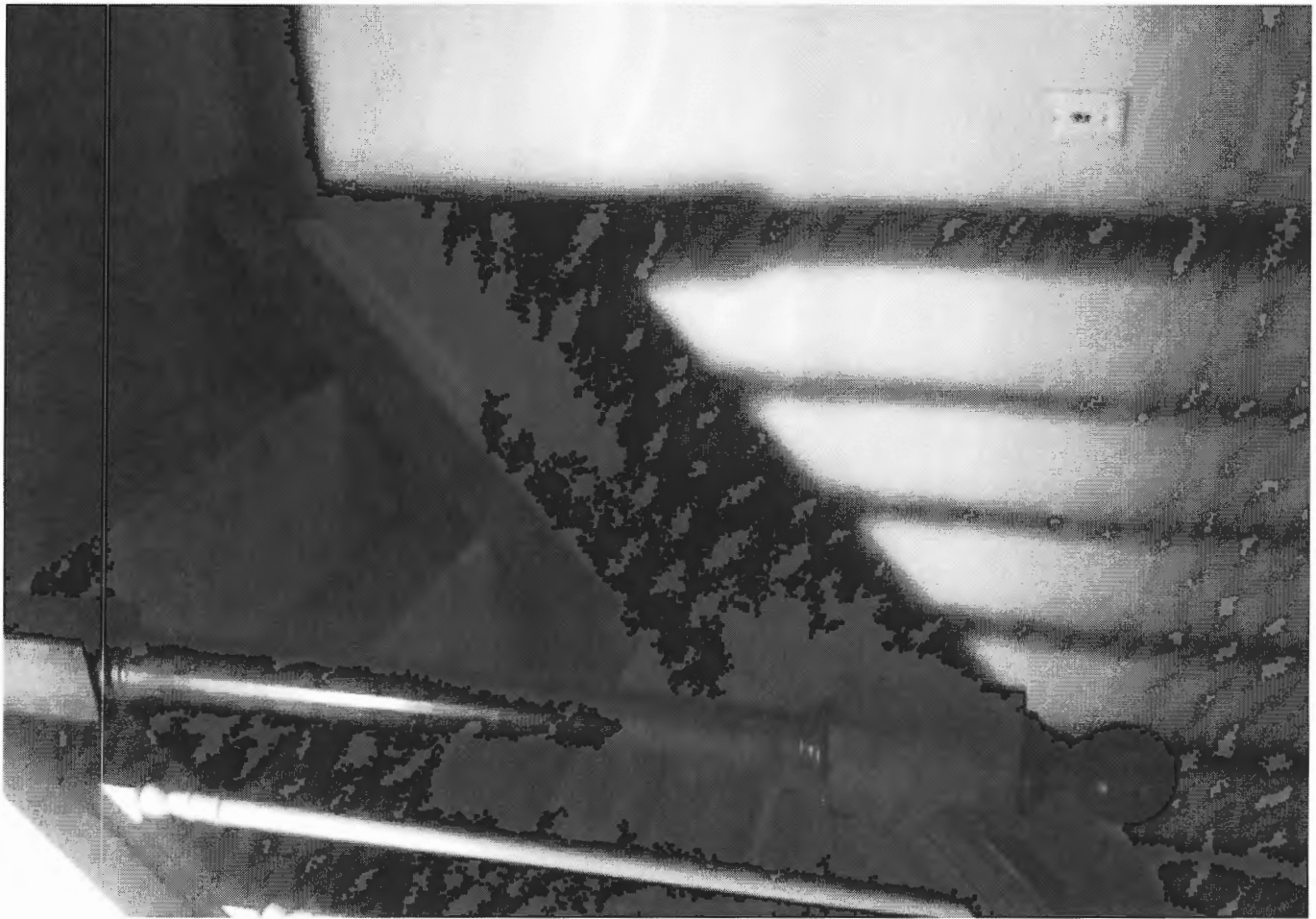
150151



RECEIVED

SEP 19 1911

Dept. of Building Inspections
City of Portland Maine



RECEIVED

SEP 19 2011

Dept. of Building Inspections
City of Portland Maine

From: Jo-Anne Richio <njrichio@gmail.com>
To: <jrioux@portlandmaine.gov>
Date: 9/20/2011 6:20 AM
Subject: Fwd: I set up this board to measure
Attachments: photo.jpg

John,

I'm resending this because the original email address was incorrect. If picture doesn't come through, please let me know.

Nick Richio

----- Forwarded message -----

From: Nick Richio <njrichio@gmail.com>
Date: Mon, Sep 19, 2011 at 9:58 PM
Subject: I set up this board to measure
To: "jrioux@portlandmaine.org" <jrioux@portlandmaine.org>

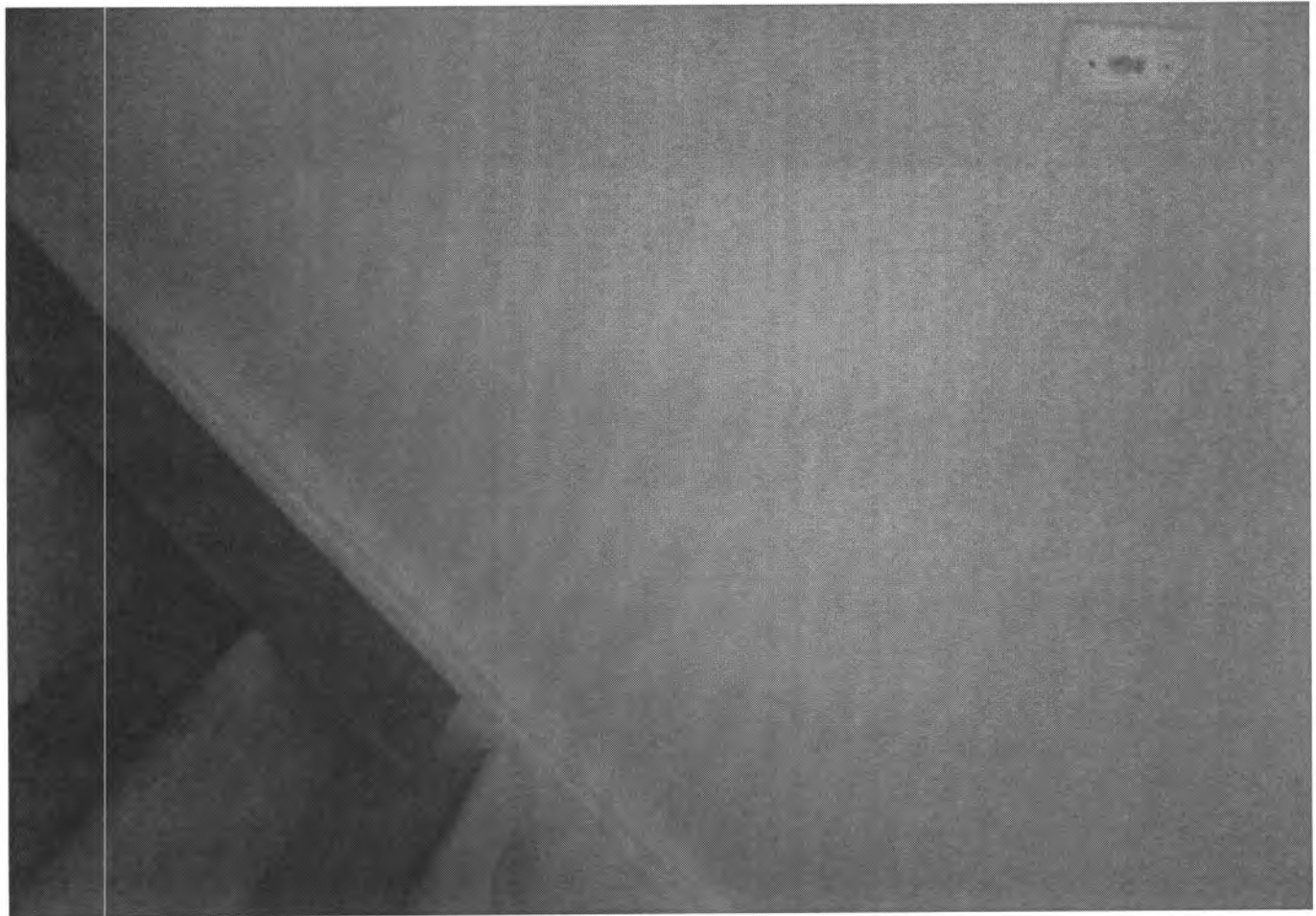
Measurements. Base of stairway to cieling is 99 inches
Half way up the stair way is 91inches
Top of the stairway is 86 inches

Sent from my iPhone

RECEIVED

SEP 20 10 10 AM

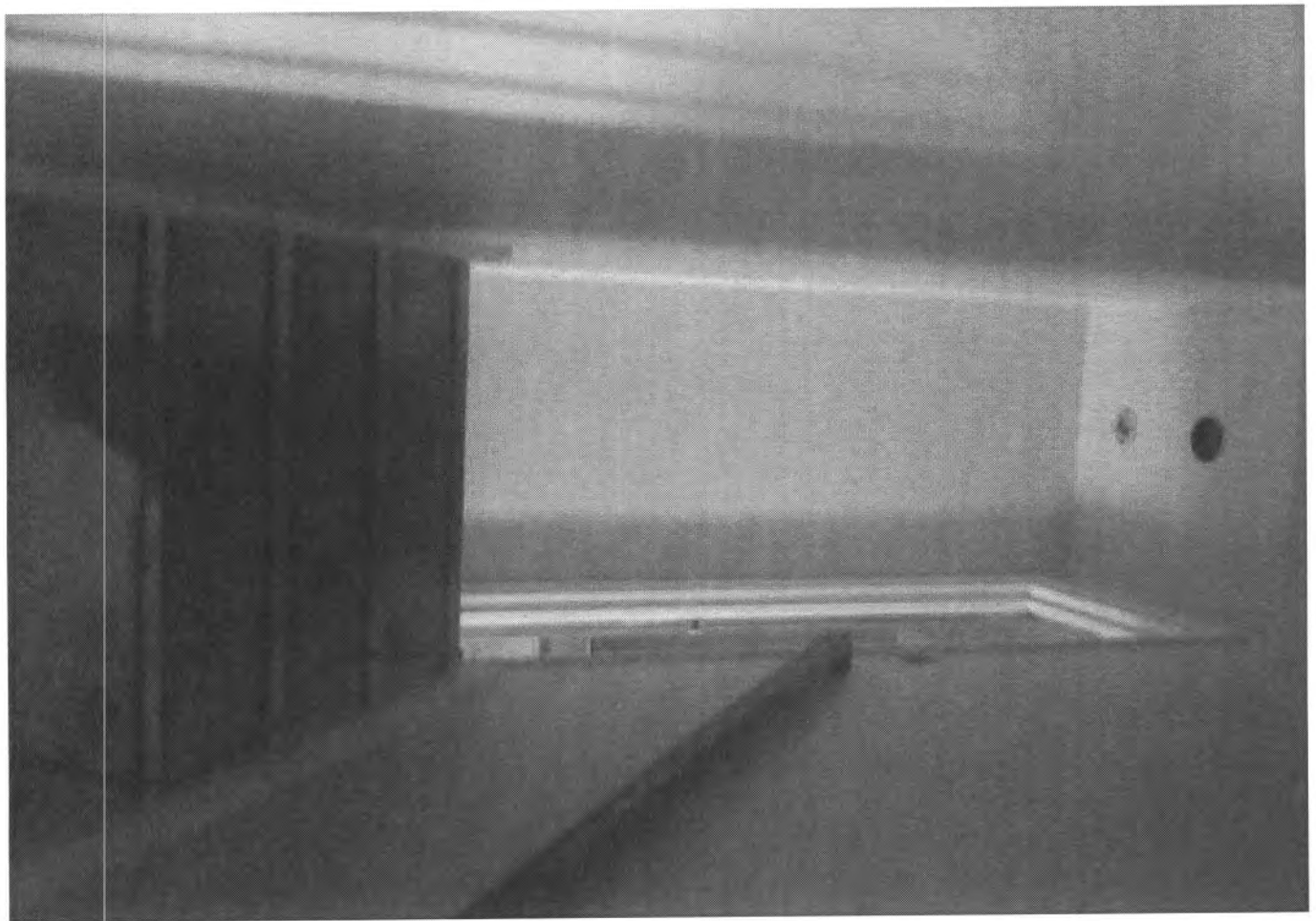
Department of Inspections
City of Portland, Maine



RECEIVED

SEP 19 1961

Director of the Bureau of the Census
Washington, D.C.



RECEIVED

From: Jo-Anne Richio <njrichio@gmail.com>
To: <jrioux@portlandmaine.gov>
Date: 9/20/2011 6:21 AM
Subject: Fwd: Stairway
Attachments: photo.jpg

John,

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Nick Richio

----- Forwarded message -----

From: Nick Richio <njrichio@gmail.com>
Date: Mon, Sep 19, 2011 at 9:52 PM
Subject: Stairway
To: "jrioux@portlandmaine.org" <jrioux@portlandmaine.org>

I took 3 measurements-1 at the bottom, in the middle and at the top.

Sent from my iPhone

RECEIVED

SEP 19 2011

Dept. of Building Inspections
City of Portland Maine

Need to review both ^{ways} ~~from~~
to code NLP