

Building Inspections - Re: 260 Summit St., BP#2015-01591 plan review comments

From: Building Inspections
To: Jeanie Bourke; Michael Litcher
Date: 2/2/2016 11:05 AM
Subject: Re: 260 Summit St., BP#2015-01591 plan review comments
Attachments: 260 Summit St rptInvoice (balance).pdf

An invoice has been attached to this e-mail. Payments can be made by mail, in person, or online at [Pay your Invoice](#). Please reference the Application ID number when submitting your payment. This number is found at the top of your invoice. Your total amount due is: **\$582.00**

>>> Jeanie Bourke 2/2/2016 8:50 AM >>>
Good Morning Mike,

Thanks for the update on your project timeline and that your designer will be addressing my comments with revisions within a couple weeks.

The quote you received from a contractor seems more realistic for this scope of work. Your original cost of work was 48K +62K =110K. This would be \$25 for the 1st 1K and \$11 per thousand cost of work. So 109 x 11= \$1199- (\$517pd.)=\$682. I noticed the original invoice charged \$100 for a Certificate of Occupancy. This fee is not required for the proposed work, so this will reduce the additional fees to \$582.

I am cc'ing our administrative staff to send another invoice for this payment. I will await the receipt of the revised plans and continue the review at that time.

Best,
Jeanie

>>> Michael Litcher <mlitcher@gmail.com> 2/1/2016 10:39 PM >>>
Hi Jeanie,

I'm sorry for not following up sooner. Our timeline for this project pushed out, so we are just coming back to this permit. Our home designer is currently addressing the remarks you made on our plans and should have an updated set of drawings in the next week or so. As soon as I have those, I will send to you.

In regards to project cost, we had a contractor quote us 110K, if he was to do the job. Is this a more suitable number to use for cost of work?

Thanks!

Mike Litcher

On Thu, Sep 17, 2015 at 3:00 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

3rd attached

>>> Michael Litcher <mlitcher@gmail.com> 9/16/2015 12:11 PM >>>

Hi Jeanie,

I just wanted to be sure you got all of the new PDFs I sent. If not, I can get them onto a thumb drive and drop them off. Just let me know if they didn't come through, most of them were sizable, so I wanted to check.

Thanks!

Mike Litcher

On Tue, Sep 15, 2015 at 1:24 AM, Michael Litcher <mlitcher@gmail.com> wrote:
S1 Floor & Roof Framing Plans & Site Plan.pdf is attached.

Thanks!

Mike Litcher

On Tue, Sep 15, 2015 at 1:20 AM, Michael Litcher <mlitcher@gmail.com> wrote:
A4 Existing Floor Plans & Roof Profile Study.pdf is attached.

Thanks!

Mike Litcher

On Tue, Sep 15, 2015 at 1:15 AM, Michael Litcher <mlitcher@gmail.com> wrote:
A3 Wall Sections.pdf is attached.

Thanks!

Mike Litcher

On Tue, Sep 15, 2015 at 1:07 AM, Michael Litcher <mlitcher@gmail.com> wrote:
Hi Jeanie,

Sorry for the delay. I will be sending you several emails, each with an uncompressed PDF of the sheets requested. It seems that may have been part of the file quality issue. Gmail limits attachment sizes, so I will send each document in a separate email (the first document is attached to this email).

Please let me know if these aren't workable.

Thanks!

Mike Litcher

On Wed, Sep 2, 2015 at 9:24 AM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

Hi Michael,

Thanks, actually 4 of the 5 plans were of poor quality, all except the "Proposed Exterior Elevations".

As for the cost of work, the City can reference the RS Means Building Construction Cost Data to determine the work costs. So yes, this would be a contractors costs for the job, minus overhead and profit.

Let me know,
Thanks,
Jeanie

>>> Michael Litcher <mlitcher@gmail.com> 9/1/2015 4:13 PM >>>
Hi Jeanie,

I will have that sheet re-scanned, hopefully the clarity will be better. That may take me a day or two, but will send as soon as possible.

In regards to cost of work, I am planning on doing the work as a homeowner, but are you saying the cost you're looking for must include labor?

Thanks!

Mike Litcher

On Mon, Aug 31, 2015 at 1:35 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

Hi Michael,

I have started the building code review for this project and find the plans are very hard to read in order to perform the review. Please resubmit a more clear and legible set of plans to my email using the exact pdf file names as the original plans. I am attaching a file for you to view. In addition, the scope of work for this project is quite substantial in relation to the given cost of work. The fees are based on the fair market value of the construction costs including electrical and plumbing. Any HVAC work is charged similarly on a separate permit. The electrical and plumbing permits are charged per fixture. You may be doing the work as a homeowner, however this will only affect the profit margin for the contractor's labor. Please let me know if you have any questions.

Thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>

