

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BROWN MICHAEL P JR TD PG VET

Located at

28 VERMONT AVE

PERMIT ID: 2012-50330

CBL: 406 A008001

has permission to **New Dormer and repairs**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 cloed-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

1/22/13

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

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:

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.

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.

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Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5422-ALTR

Located At: 28 VERMONT AVE

CBL: 406- A-008-001

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 property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The existing house does not meet the 8' side setback and the minimum land area per dwelling unit. Using section 14-436(a) the dormer is adding 35 sf. The first floor footprint is 1180 sf. The dormer is a 3% increase in floor area.

Building

1. 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.
2. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
3. Mechanical or natural ventilation is required in the bathroom.
4. See attached documentation for bathroom fixtures clearance and **headroom requirements**. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
5. A 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.
6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
8. Note: Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge

beams, hips and valleys, shall be designed as beams. **Submit specifications for engineered beams to this office prior to construction.**

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the *attic* shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be a minimum of 2-inch by 4-inch (51 mm by 102 mm) (nominal), installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.

Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the *attic* space in accordance with Table R602.3(1).

Collar ties shall be a minimum of 1-inch by 4-inch (25 mm by 102 mm) (nominal), spaced not more than 4 feet (1219 mm) on center.

Fire

All construction shall comply with City Code Chapter 10.

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.

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

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed _50_% of the total completed structure.

Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Capt. Pirone did make it clear to the GC that anytime upon inspection if renovation of the existing structure plus addition does exceed 50% a sprinkler system will be required.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5422-ALTR	Date Applied: 11/16/2012	CBL: 406- A-008-001	
Location of Construction: 28 VERMONT AVE	Owner Name: C& K PROPERTIES LLC	Owner Address: PO BOX 1538 WINDHAM, ME 04062	Phone: 207-892-7473
Business Name:	Contractor Name: RAS Commercial Services Inc.	Contractor Address: PO Box 1538 Windham ME 04062	Phone: 207-892-7473
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – build 7' shed dormer on rear, add 2 nd floor bathroom, interior renovations	Cost of Work: \$9,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB 2012, 2009 (201301)
		Signature: <i>Capt. Malone</i>	Signature: <i>[Signature]</i>
Proposed Project Description: New 7' shed dormer, add bathroom & interior reno.		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>equiv. section 41436</i> <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: <i>Dewl conditions</i> <i>11/27/12 ABM</i>	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: <i>ABM</i>
	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 appication 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

R-3

Extend 11/16/12

(B3)

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.

2012-11-5422-ALTR

Location/Address of Construction: <u>28 Vermont Ave., Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>ADD DORMER - (7'6" x 11'9" ±)</u>	Square Footage of Lot <u>6,000</u>	Number of Stories <u>2 - Cape</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>406 - A - 8 - 9</u>	Applicant: (must be owner, lessee or <u>buyer</u>) Name <u>C+K Properties, LLC</u> Address <u>P.O. Box 1538</u> City, State & Zip <u>Windham, ME 04062</u>	Telephone: <u>207-892-7423</u>
Lessee/DBA NOV 16 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>Michael P Brown, Jr.</u> Address <u>28 Vermont Ave.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost of Work: \$ <u>9,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>110</u>

Current legal use (i.e. single family) Single Family Number of Residential Units ONE
 If vacant, what was the previous use? Single Family
 Proposed Specific use: SAME - Single Family - Residential 7 shed dormer
 Is property part of a subdivision? NO If yes, please name _____
 Project description: New Dormer for adding bath to 2nd flr. Interior repairs/renovations including new kitchen cabinets, flooring, plumbing etc.

Contractor's name: BAS Commercial Services, Inc. Email: rick@sanborncompanies.com
 Address: P.O. Box 1538
 City, State & Zip: Windham, ME 04062 Telephone: 892-7423
 Who should we contact when the permit is ready: Rick Sanborn Telephone: 838-1496
 Mailing address: P.O. Box 1538 - Windham, ME 04062

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.

and 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: Rick Sanborn - Contractor Date: 11/9/12

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection 1 office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal plumbing, external plumbing, Hs AC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- ~~A change of use may require site plan exemption application to be filed.~~

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

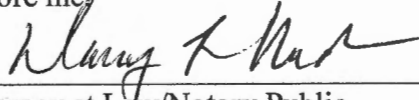
STATE OF MAINE
CUMBERLAND, SS.

Date: November 14, 2012

Then personally appeared the above-named Todd Settle, Manager of
Telos Capital, LLC as aforesaid and acknowledged the foregoing instrument to be his
free act and deed in his said capacity and the free act and deed of said limited liability
company.

Darcy L. Needham
Notary Public, Maine
Commission Expires January 26, 2016

Before me,



~~Attorney at Law~~ Notary Public

My Commission Expires:

Printed Name: _____

**Warranty Deed
(Maine Statutory Short Form)**

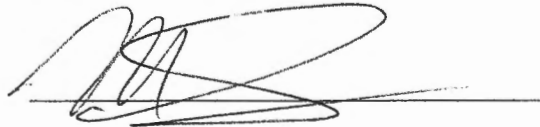
KNOW ALL PERSONS BY THESE PRESENTS THAT, **Telos Capital, LLC**, a Maine Limited Liability Company with a principal place of business in the Town of Brunswick, County of Cumberland and State of Maine, and having a mailing address of 7 Sadler Drive, Brunswick, Maine 04011, for valuable consideration paid, by **CK Residential Properties, LLC**, a Maine Limited Liability Company, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, with a mailing address of P.O. Box 1538, Windham ME, 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said **CK Residential Properties, LLC**, its heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property with any improvements thereon situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated at the Pines, so-called, in the City of Portland, in the County of Cumberland and State of Maine, being lots numbered eight hundred eighty-nine (889) and eight hundred ninety (890) on Vermont Avenue, so-called, containing six thousand (6,000) square feet, more or less, as shown on a Plan of O.E. Stephenson, Civil Engineer, dated June 1926, and recorded in the Cumberland County Registry of Deeds, Plan Book 17, Page 6.

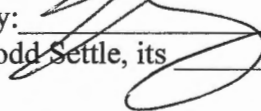
Meaning and intending to convey the premises conveyed from Michael P. Brown, Jr. to Grantor herein by deed of even or near date to be recorded at the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

IN WITNESS WHEREOF, the said Telos Capital, LLC has caused this instrument to be signed and sealed by Todd Settle, its manager, thereunto duly authorized this 14th day of November, 2012.



Telos Capital, LLC

By: 
Todd Settle, its manager



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Receipts Details:

Tender Information: Check , Check Number: 1866\$110.00

Tender Amount: 110.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/16/2012

Receipt Number: 50331

Receipt Details:

Reference ID:	8781	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	110.00	Charge Amount:	110.00
Job ID: Job ID: 2012-11-5422-ALTR - New Dormer and repairs			
Additional Comments: 28 Vermont			

Thank You for your Payment!