

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STEPHEN JORDAN

Located At 765 OCEAN AVE

Job ID: 2011-03-683-ALTCOMM

CBL: 423 - - A - 006 - 001 - - - -

has permission for Interior Renovations to the Third Floor (After-Fire-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 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

04/12/2011

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-683-ALTCOMM	Date Applied: 3/17/2011	CBL: 423 - - A - 006 - 001 - - - - -	
Location of Construction: 765 OCEAN AVE	Owner Name: LENOA HART	Owner Address: 765 OCEAN AVE PORTLAND, ME - MAINE 04103	Phone: 712-5972
Business Name:	Contractor Name: Christensen, Tony Viking Restoration	Contractor Address: PO Box 15233 PORTLAND MAINE 04112	Phone: (207) 828-2900
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Two Family Dwelling	Proposed Use: Same: Two Family Dwelling - To raise the roof and add bedrooms on the 3rd floor - repair after fire	Cost of Work: \$95,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRGJ0019
		Signature: <i>CARI. K. Gauthier</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 765 Ocean - to make exterior and interior alterations		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	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 <i>using 14-436(a)</i> <input type="checkbox"/> Wetlands <i>used 32% of the 50% allowed</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>OK with conditions</i> <i>3/29/11</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>[Signature]</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 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	PHON



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: 2011-03-683-ALTCOMM

Located At: 765 OCEAN

CBL: 423 - - A - 006 - 001 - - - -

Conditions of Approval:

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. 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 from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
4. Maintain the two-family dwelling unit separation by wall, and or floor assemblies having not less than 1-hour fire-resistance-rating in accordance with ASTM E 119.
5. Mechanical or natural ventilation required in the bathroom.
6. The attic scuttle opening must be 22" x 30".
7. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is noted that only bedrooms are located on the third floor. There are no kitchen facilities. This is NOT approved for a separate dwelling unit.
2. This property shall remain a legally nonconforming two. family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages
4. 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

Fire

1. This renovation will require residential sprinkler system installed according to NFPA 13D.

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 (Electrical, Framing, Plumbing)
 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.



General Building Permit Application

- electronic permit sent 3/17/11

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>765 Ocean Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>123-</u> Block# <u>A</u> Lot# <u>6</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Lenona Hart</u> Address <u>765 Ocean Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>712-5972</u>
<div style="text-align: center;"> <p>RECEIVED</p> <p>MAR 17 2011</p> <p>Dept. of Building Inspections City of Portland Maine</p> </div>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>95,900</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>owneroccupied + rental</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Remove roof structure and install per plans. Interior rehab due to fire.</u>		
Contractor's name: <u>Viking Restoration</u>		
Address: <u>PO Box 15233</u>		
City, State & Zip: <u>Portland ME 04112</u>		Telephone: <u>828-2900</u>
Who should we contact when the permit is ready: <u>Tony Christensen</u>		Telephone: <u>828-2900</u>
Mailing address: <u>Same</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: [Signature] Date: 3-10-11

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-9486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

R-3 Zone

legally nonconforming two family per microfiche

using 14-436(2) reg - 50% allowable increase

using 32% of 80% Allowed see figures

Current Owner Information:

CBL 423 A006001
Land Use Type TWO FAMILY
Property Location 765 OCEAN AVE
Owner Information HART LENONA
 765 OCEAN AVE
 PORTLAND ME 04103
Book and Page 28135/153
Legal Description 423-A-6
 OCEAN AVE 747-763
Acres 11445 SF
 0.263

Current Assessed Valuation:

TAX ACCT NO. 43038 **OWNER OF RECORD AS OF APRIL 2010**
 JORDAN STEPHEN F
LAND VALUE \$68,600.00 **27 KINGS LN**
BUILDING VALUE \$129,600.00 **WINDHAM ME 04062**
NET TAXABLE - REAL ESTATE \$198,200.00
TAX AMOUNT \$3,551.74

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built 1864
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 2
Total Rooms 10
Attic FULL FINSH
Basement FULL
Square Feet 2165

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1970
Structure SHED-METAL
Size 8X8
Units 1
Grade D
Condition P

NOT plot plan submitted
Assuming that it does not meet the setbacks

Sales Information:

Sale Date	Type	Price	Book/Page
10/1/2010	LAND + BUILDING	\$166,200.00	28135/153
7/19/2010	LAND + BUILDING	\$225,000.00	27922/217
12/20/2004	LAND + BUILDING	\$276,000.00	22139/296
8/1/2003	LAND + BUILDING	\$126,000.00	20081/273
5/1/2003	LAND + BUILDING	\$0.00	19445/307
5/23/2000	LAND + BUILDING	\$103,000.00	15485/324
4/24/2000	LAND + BUILDING	\$0.00	15431/117

[New Search!](#)

Job Summary Report
Job ID: 2011-03-683-ALTCOMM

Report generated on Mar 29, 2011 9:35:54 AM

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Job Type:	Adds/Alter Commercial	Job Description:	765 Ocean Stephen Jordan	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	990	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:			
Related Parties:		STEPHEN JORDAN		<i>Property Owner</i>	
		Viking Restoration - Tony Christensen		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 43038

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
007600	423 A 006 001		M				-70.264301	43.69221

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				765 OCEAN AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
		NOT APPLICABLE					DISTRICT 5	EAST DEERING

Structure Details

Structure: 2 Unit / Duplex

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			765 OCEAN AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20112260

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
43038	2 Unit / Duplex	Initialized	Monies on voided permit 765 Ocean Ave CBL WESCOTT			

Job Summary Report
Job ID: 2011-03-683-ALTCOMM

Report generated on Mar 29, 2011 9:35:54 AM

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Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
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Jeanie is familiar w/ project
Will send large plans if needed.

emailed pdf to city

Jeanie has plans?

Jeanie sent email 3/17/11 asking him
to submit full sized plans. He has been
emailing Jeanie piece meal plans.



CITY OF PORTLAND, MAINE

Division of Building Inspections

Original Receipt

March 17 2011

Received from Viking Restoration, LLC

Location of Work 765 Ocean Ave

Cost of Construction \$ 95,900 Building Fee \$ _____

Permit Fee \$ _____ Site Fee \$ _____

Certificate of Occupancy Fee \$ _____

Total: 980.00

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____ 30.
950

CBL: _____ 980.

Check #: 17300 Total Collected 980.00

No work is to be started until permit issued.

Please keep original receipt for you records.

Taken by: ABM.



ASBESTOS BUILDING DEMOLITION NOTIFICATION



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333

Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also **not** required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-8220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 765 Ocean Ave Portland, Maine 04103	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: Pre-1981 6-unit
asbestos survey/inspection performed by: (name & address) Abatement Professionals Corp. 590 Country Rd Westbrook 773-1276	asbestos abatement contractor Abatement Professionals Corp 590 County Rd Westbrook, ME 773-1276
telephone: property owner: (name & address) Lenona Hart 763 Ocean Ave Portland, Maine 04103	demolition contractor: (name & address) Viking Restoration 1817 Congress Street Portland Maine
demolition start date: (mm/dd/yy)	demolition end date: (mm/dd/yy)

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT	
Print Name: Owner/Agent Bruce M. Hackett, Sr.	 Title: Asbestos Inspector AI-0325 Signature
Telephone # 207.773.1278	Date 3/10/11



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 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 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, 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:

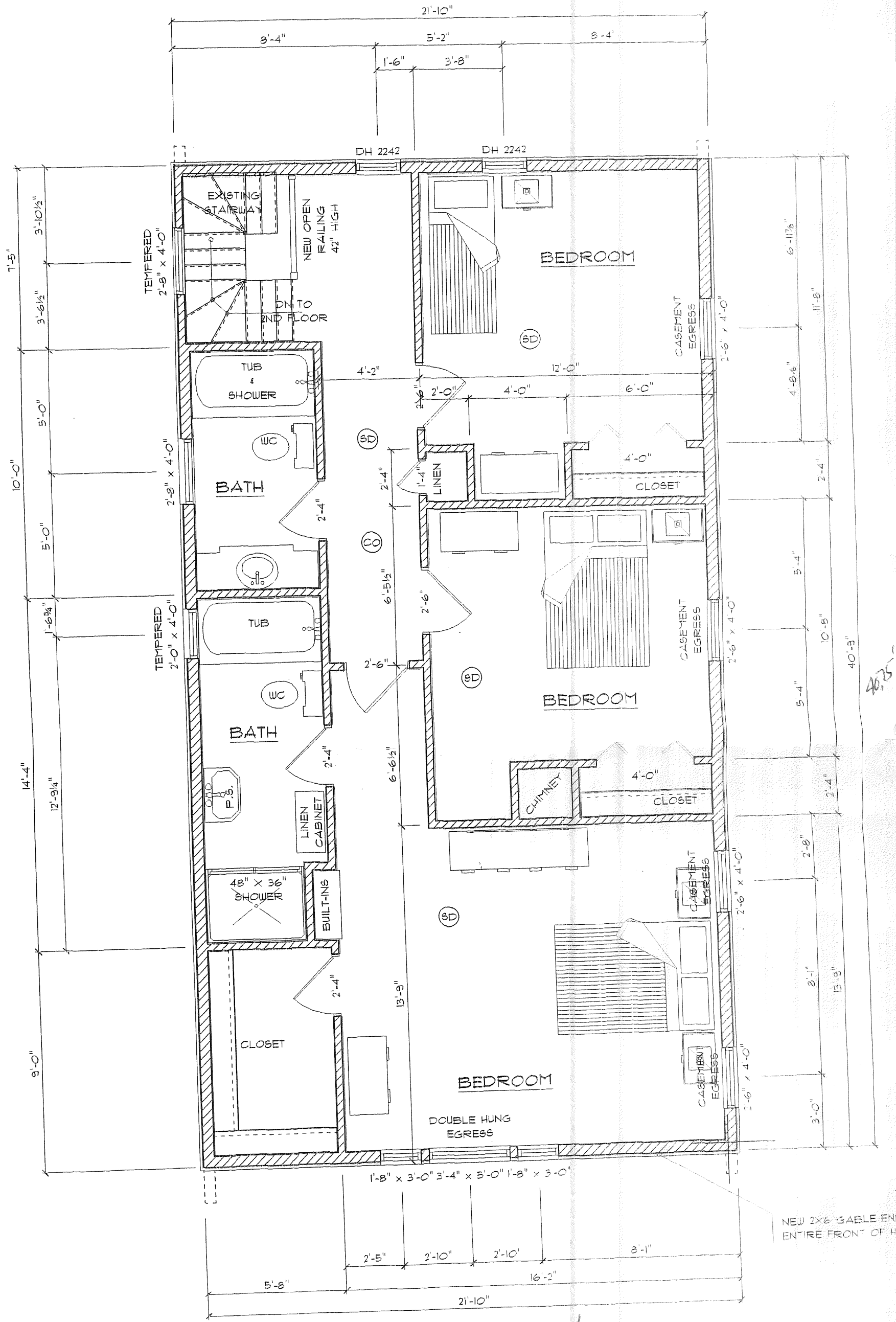
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions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



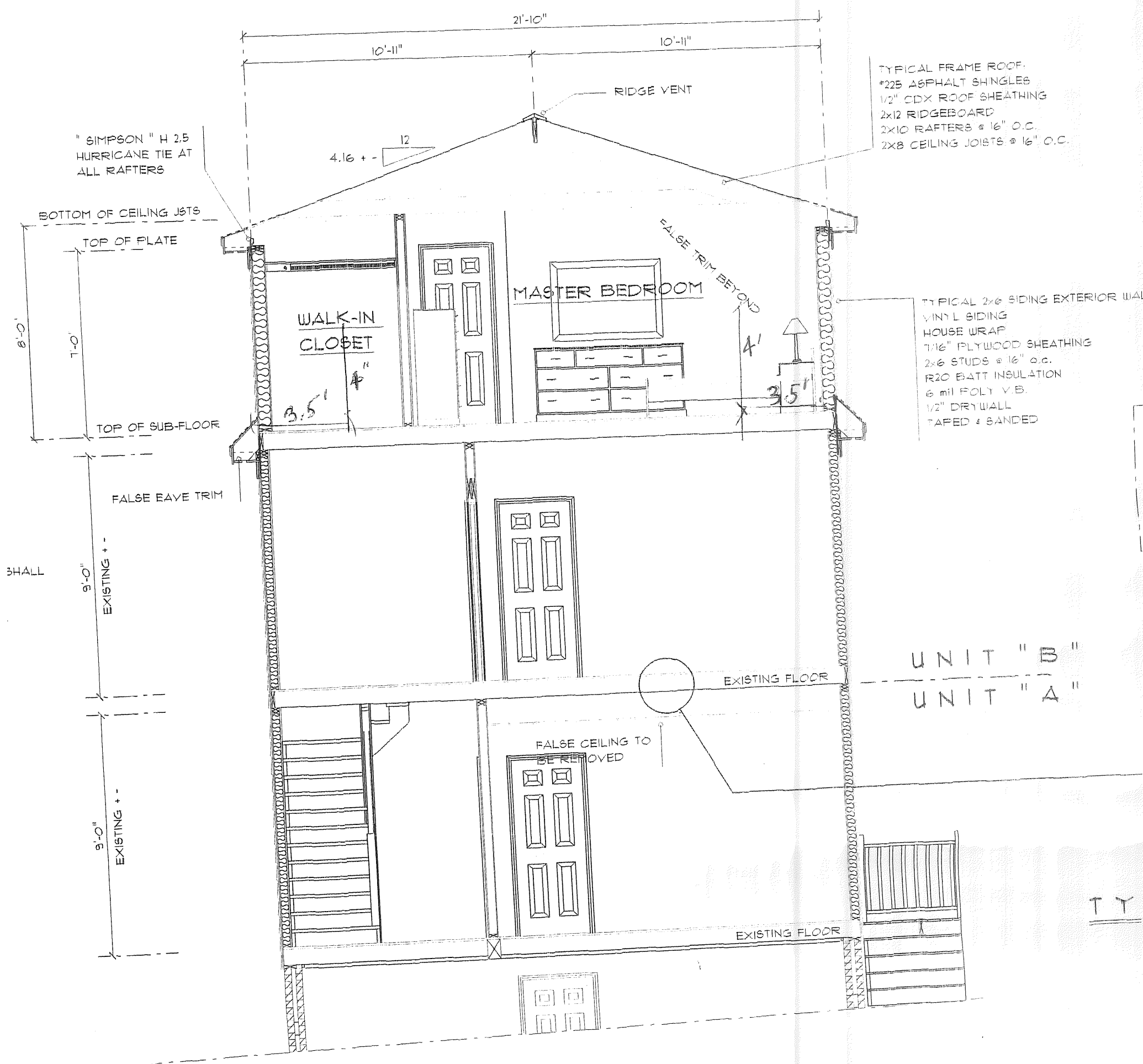
WALL
OUSE

NEW 2X6 GABLE-END
ENTIRE FRONT OF H

THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

$21.83' \times 40.75' = 889.57\#$
 $205.25\#$ waste $\div 889.57\# = 32\%$ use out of the
 allowed
 50%
 $444.79\#$ MAX
 50%



CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

$$142.625 \times 2$$

$$(3.5 \times 40.75) \times 2 = 285.25 \#$$

FINISHING SYSTEM MAY NOT BE NEEDED DUE TO FINAL GRADE HEIGHT CONDITIONS

1" MAX OPENING FOR ALL BALUSTER OPENINGS

