

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STANLEY E DOBSON

Located At 280 PRESUMPCOT ST

Job ID: 2012-04-3702-ALTR

CBL: 423- A-016-001

has permission to Interior renovations due to Fire/ Water Damage (Single Family Residence),
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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

05/03/2012

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3702-ALTR	Date Applied: 4/6/2012	CBL: 423- A-016-001	
Location of Construction: 278 - 280 PRESUMPCOT ST	Owner Name: STANLEY E DOBSON	Owner Address: 280 PRESUMPCOT ST PORTLAND, ME 04103	Phone: 212-4221
Business Name:	Contractor Name: Northeast Building Solutions LLC	Contractor Address: 272 CHRISTIAN RIDGE RD, SOUTH PARIS MAINE 04281	Phone: (207) 712-3013
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG REPAIR AFTER FIRE	Zone: I-L
Past Use: On one lot: 278 Presumpscott = 1 DU 280 Presumpscott = 1 DU	Proposed Use: Same: 2 separate DUs on one lot - at 280 Presumpscott, to repair after fire in same shell	Cost of Work: \$56,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB IRC, 2009 (MUBEG)
Proposed Project Description: Renovate interior due to fire		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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>4/6/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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

6-22-12 DWM/BKL Dusty Close-in OK except sprinklers
have not been installed

9-28-12 GF/SM/BKL PASS

NEED DRUM TRAPS

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/Frame prior to insulate or gypsum
 2. Insulation prior to gypsum
 3. 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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3702-ALTR

Located At: 280 PRESUMPCOT CBL: 423- A-016-001
ST

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. It is understood that there will be no expansion of the use. All alterations are proposed within the existing shell of the building.
2. This property shall remain two separate single family dwellings at 278 & 280 Presumpscott Street. Any change of use shall require a separate permit application for review and approval.
3. 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.
4. The residential uses are located in an Industrial zone. Because the structures and uses were in existence prior to our current Land Use Zoning Ordinance, they are considered to be legally nonconforming and shall not be increased in size or volume.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

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. 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 device is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. 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.
5. 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).
6. 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.
7. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
8. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
9. Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustibile construction, see Sec. R302.11., (See Spray Foam Speciation's).
10. Notes: Contractor will add 2 by 6 inch Rafter Ties every 16 inches on center- creating a finish headroom of 7 foot 6 inches. The interior renovation is to replace all fire/ water damaged interior walls with 1/2 gypsum. The floor plan is remaining the same; egress windows will be added to the second floor bedrooms.

Fowler Plumbing and Heating

52 Bernice Ave
Sanford, ME 04073

Estimate

Date	Estimate No.
9/28/2012	163

Name/Address

Dusty Wallace

		Project	
		Letter to Portland	
Description	Qty	Rate	Total
I, Breen Fowler of Fowler Plumbing and Heating (License # 714) have installed this Talco Tank and Pump 13 D system to code on 280 Persumpscot Street in Portland, Maine. The engineering was done by Viega LLC. of North America out of Nashua, New Hampshire.			
Thank You for your business !!!		Total	\$0.00



General Building Permit Application

Entered 4/6/12 (13)

F-L

ID: 2012-04-3702-ALTR

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>280 Presumscott St. Portland ME.</u>		
Total Square Footage of Proposed Structure/Area <u>1232</u>		Square Footage of Lot <u>10,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>423 A 16</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Stanley Dobson</u> Address <u>280 Presumscott st</u> City, State & Zip <u>Portland ME. 04103</u>	Telephone: <u>207-212-4221</u> <u>56,000</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>95,575.12</u> C of O Fee: \$ <u> </u> Total Fee: \$ <u>580.00</u>
Current legal use (i.e. single family) <u>Single family built 1920</u> If vacant, what was the previous use? <u> </u> Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u> </u> Project description: <u>Renovate interior Due to fire</u> <u>Drum roll, paint, elect. Fire Suppression,</u>		
Contractor's name: <u>Northeast Building Solutions LLC</u> Address: <u>272 Christian Ridge Rd.</u> City, State & Zip: <u>So Paris ME. 04281</u> Who should we contact when the permit is ready: <u>Dusty Wallace</u> Mailing address: <u>SMC</u>		<u>drwallace28@gmail.com</u> Telephone: <u>207-712-3013</u> Telephone: <u>207-712-3013</u> <u>Answer call</u>

RECEIVED
APR 06 2012
Dept. of Building Inspections
City of Portland Maine

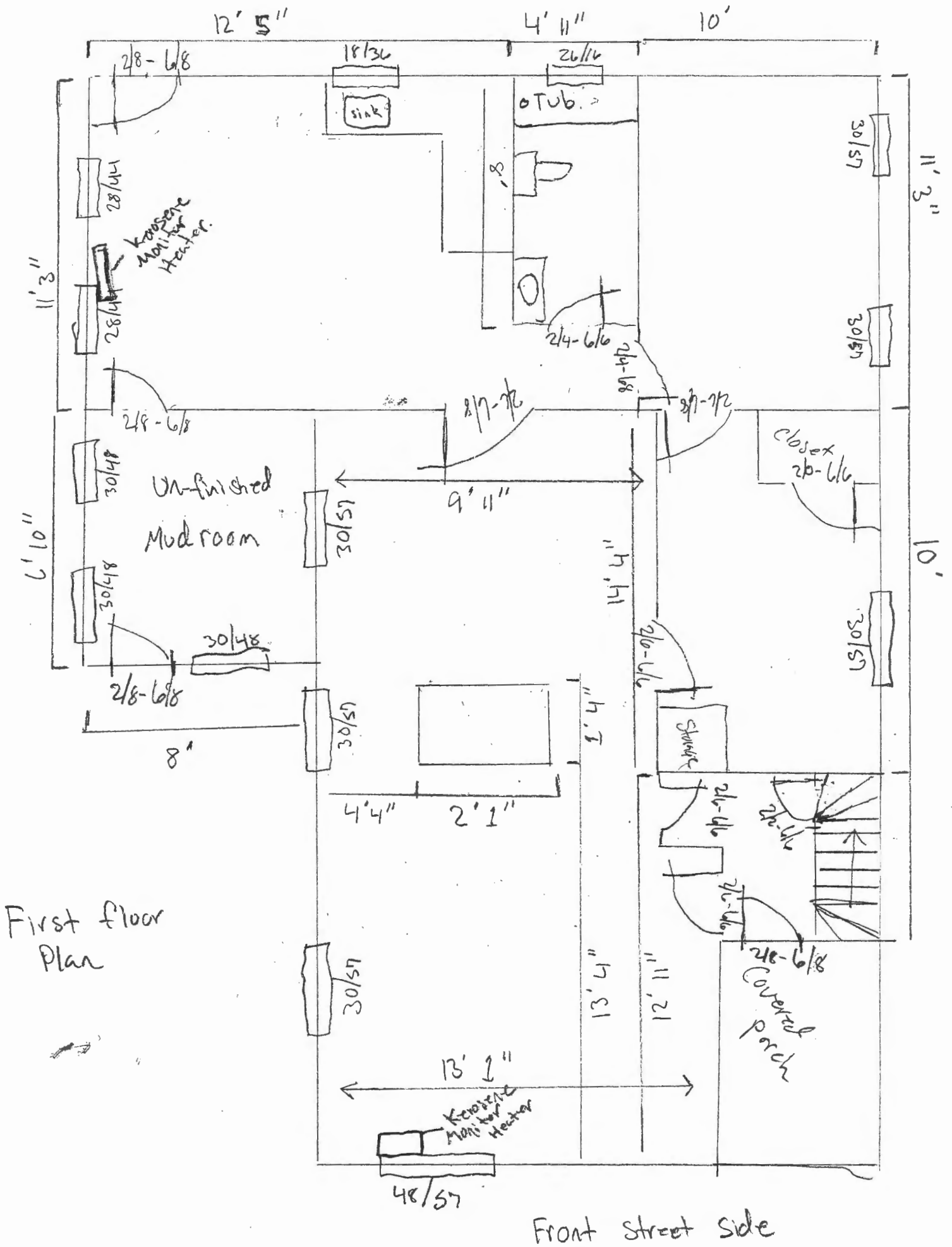
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit. Whendore

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.

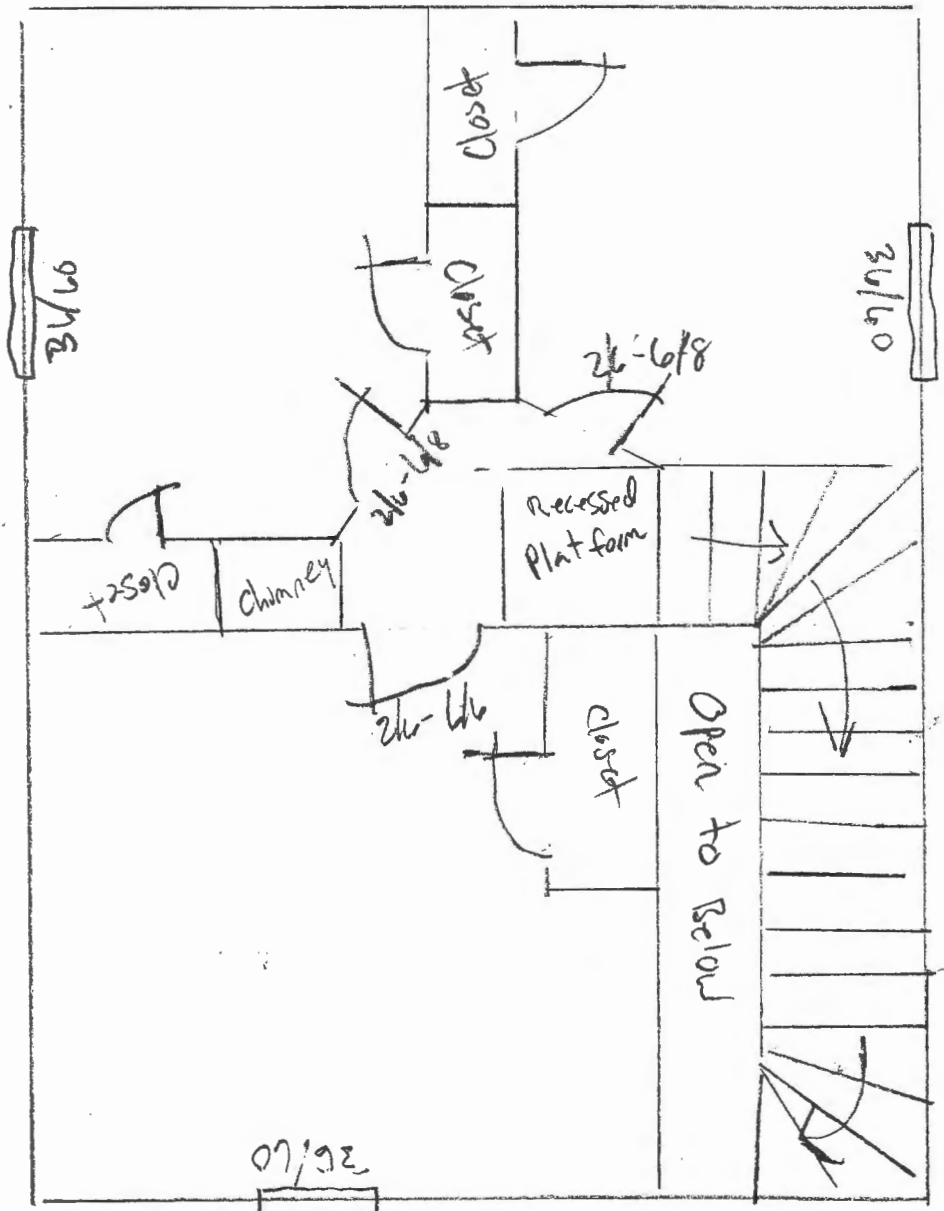
Signature: Dt Wall Date: 3/26/12

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



First floor Plan

2nd floor



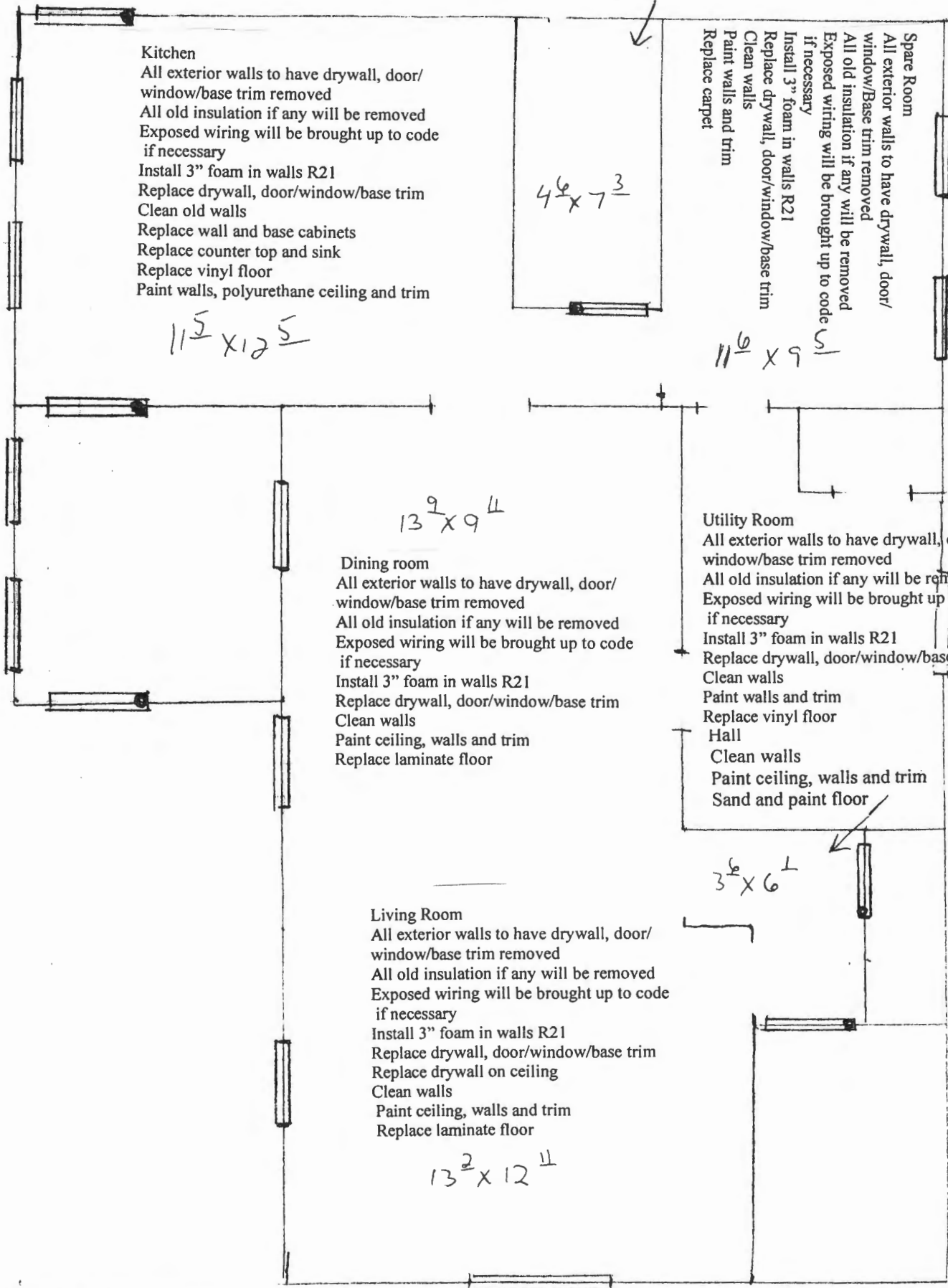
Front Street Side

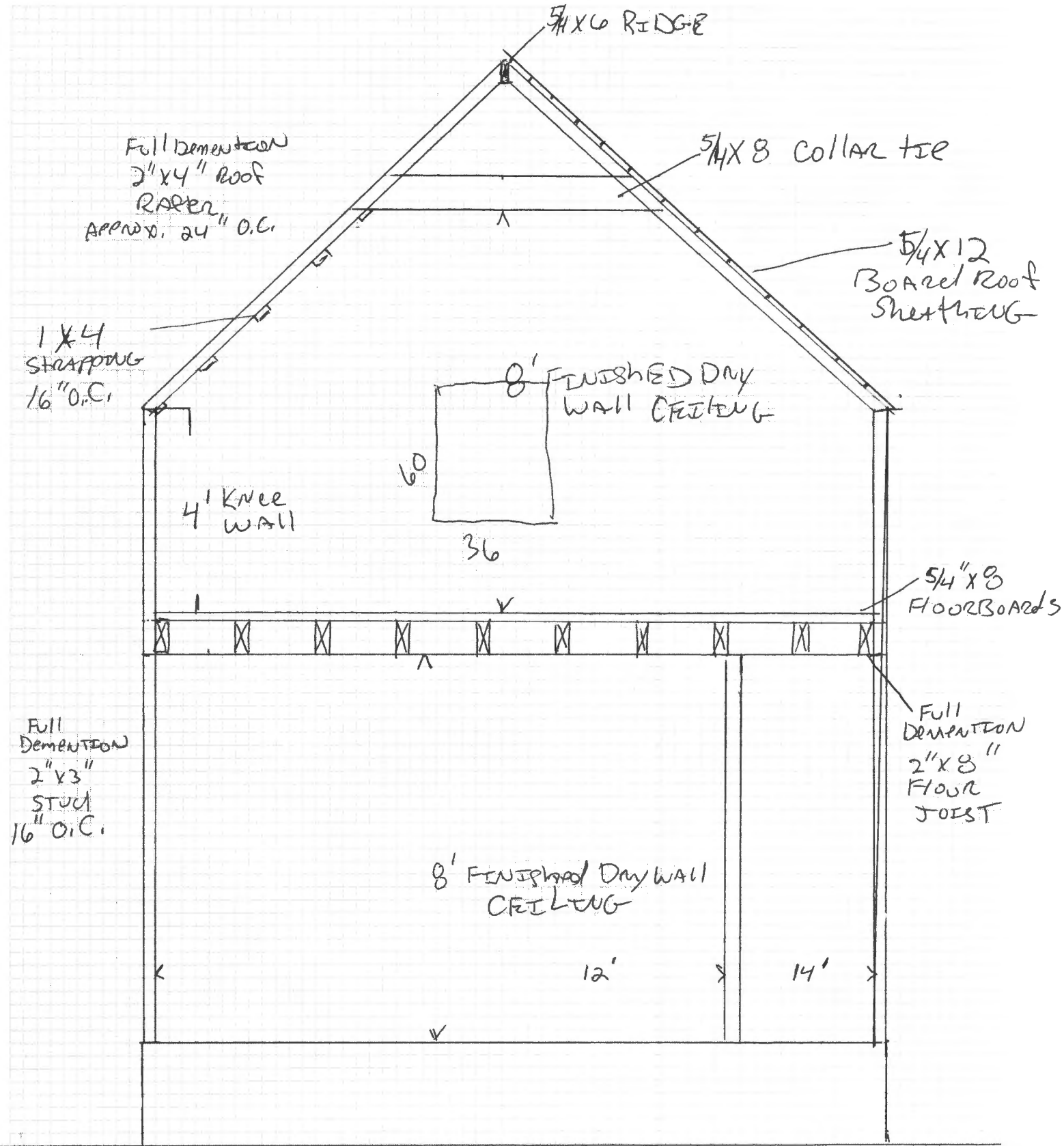


Figure 1

- Remove shingles on left front slope
- Remove damaged 1x12 boards that are charred
- Sister 2x4 LVL Remove shingles on right front slope
- Remove damaged 1x12 boards that are charred
- Sister 2x4 LVL to three existing roof rafters
- Replace 1x12 boards that are roof sheathing
- Replace roof shingles with matching color

Bathroom
 Clean walls
 Paint walls, polyurethane trim
 Replace vinyl floor





FRONT ELEVATION

General Notes

Electrical

All exposed exterior walls to be brought up to code where necessary

Entire second floor to be wired to code

All bed rooms to have photoelectric smoke detectors

Carbon Monoxide alarm in second floor hall

Stair Detail

The run (eleven inches) and rise (seven inches)

There is thirty-six inches between the railing and wall

The hand rail height is at thirty inches

The balusters on the hand rail are spaced at 2 ¾"

At the king rafter the height of the ceiling is 6 foot, 8 inches

Window and Interior Door Schedule

All second floor windows are (3) 3/0 x 5/0

All interior bedroom doors are 2/6 x 6/8

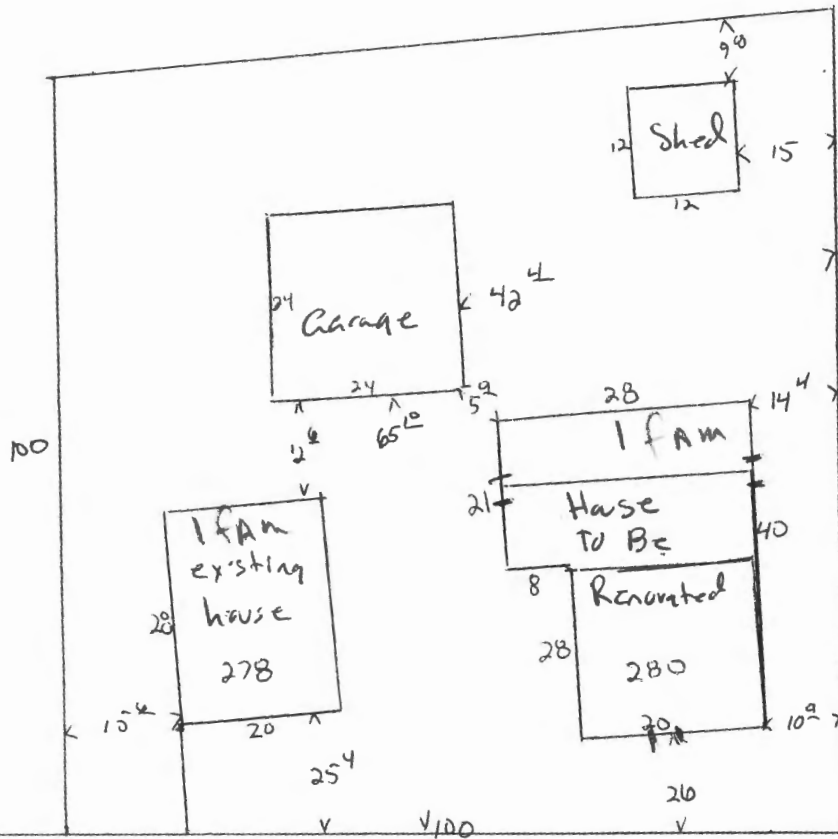
Insulation

3" in all exposed exterior walls with an R21 (first and second floor)

5" in all ceiling slope a rafter with an R35

Fire Prevention

Due to more than 50% of the floor spaced being replaced a 13D Sprinkler System will be installed on the first and second floors.



Presumpscot ST

423-A-16

9'

Side View of
Stairs. 1st to 2nd floor
and 1st floor to Basement

11'

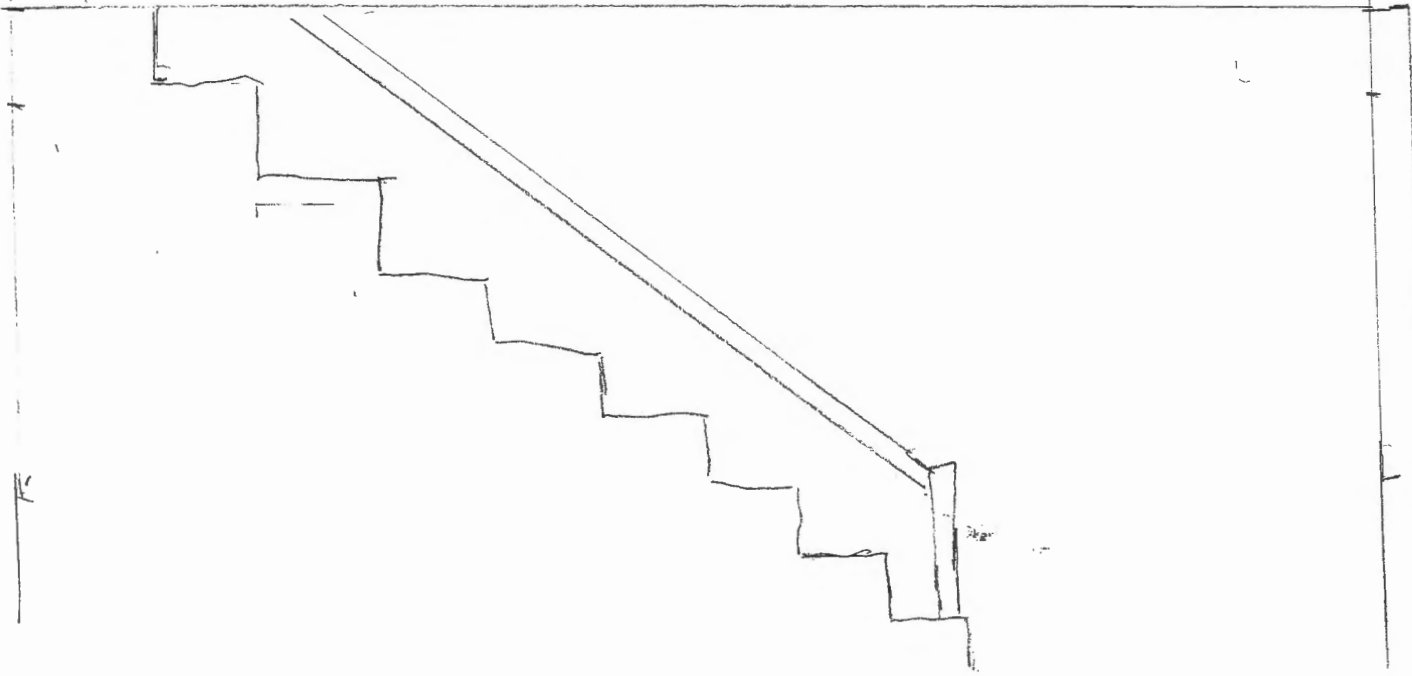
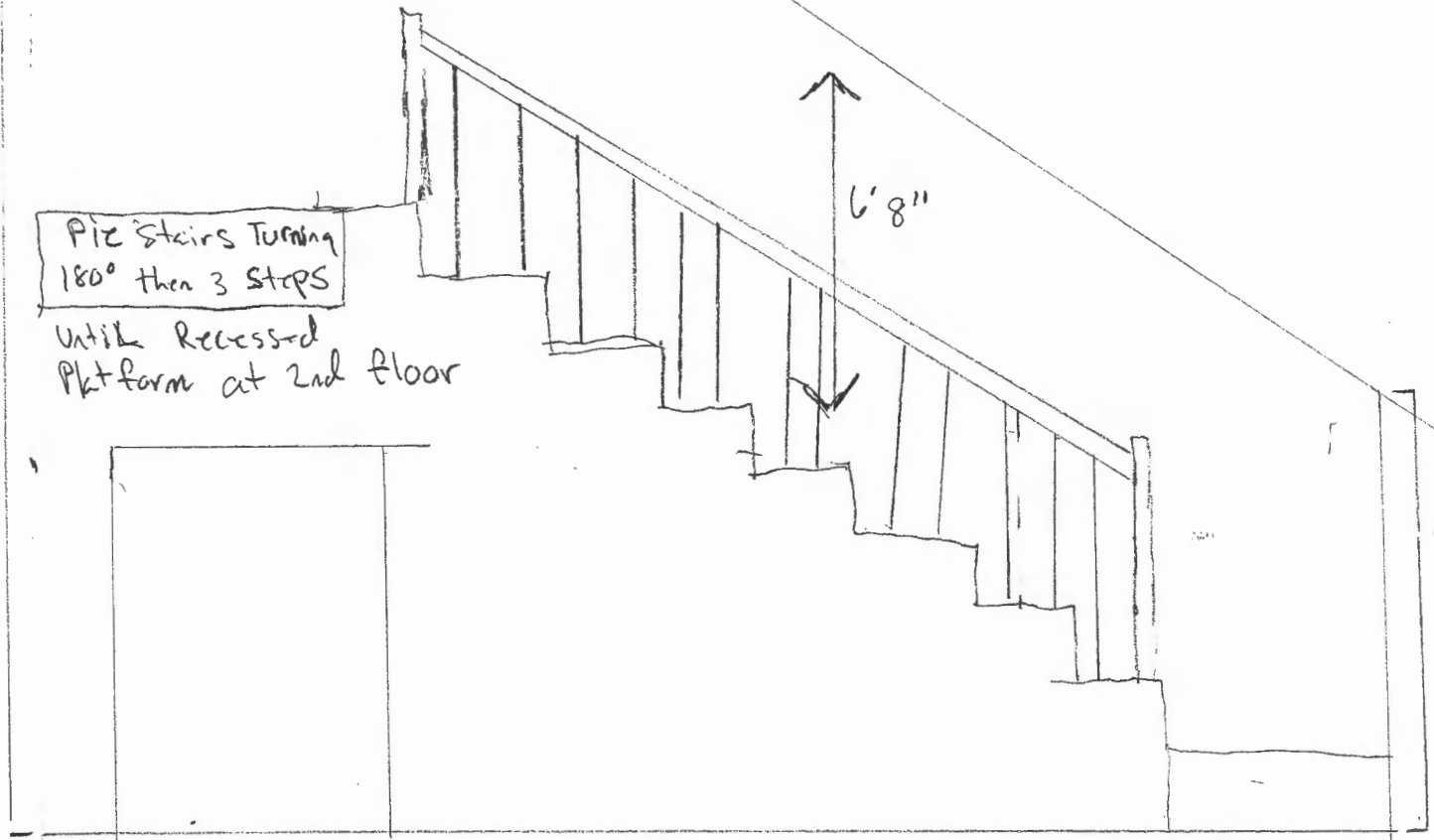
Pic Stairs Turning
180° then 3 steps

until Recessed
Platform at 2nd floor

6'8"

8'

6'4"



Sales Information:

Sale Date	Type	Price	Book/Page
8/25/1995	LAND + BUILDING	\$35,000.00	12080/192

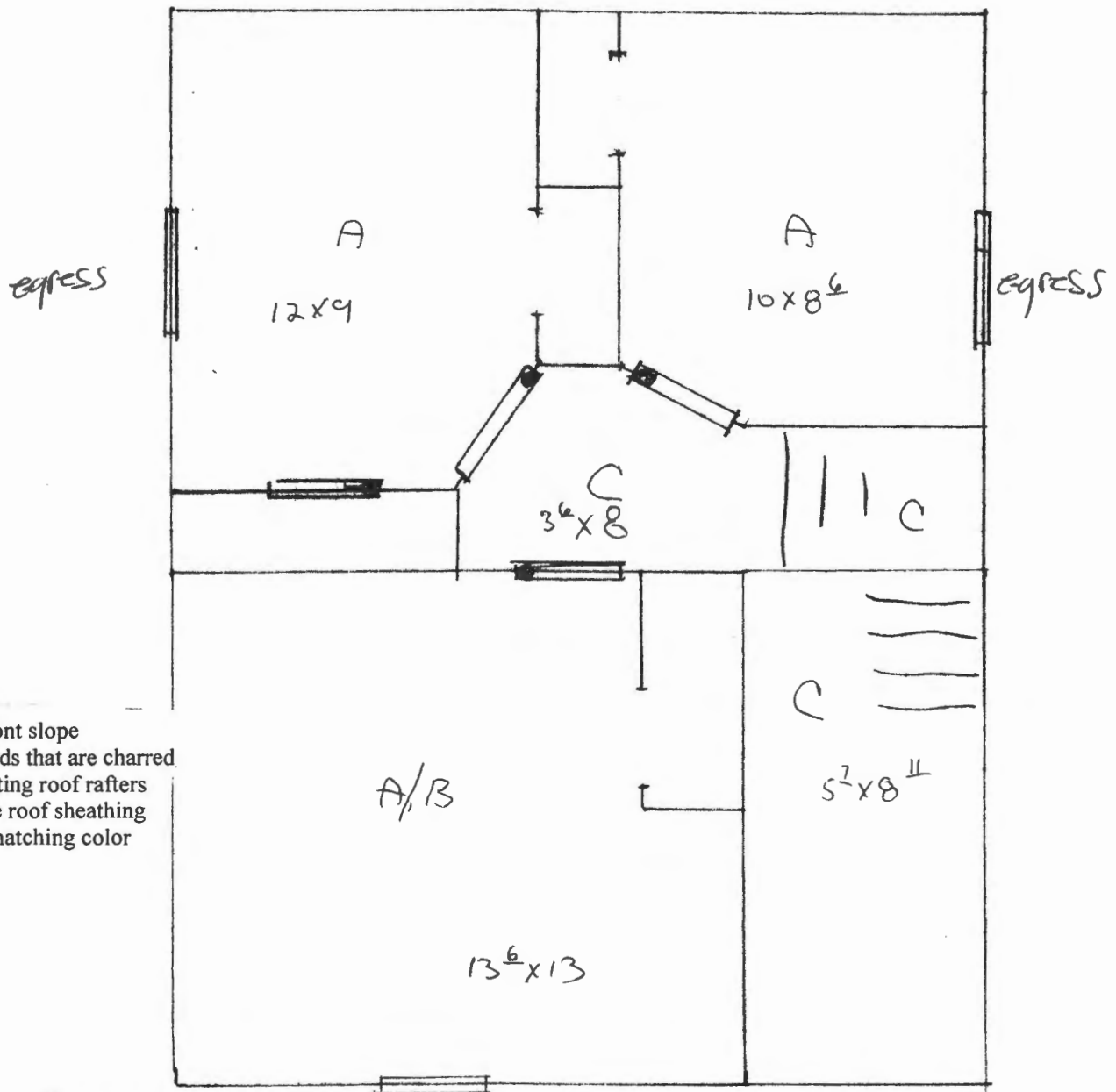
[New Search!](#)

A

- Remove plaster and lathe on ceiling and walls
- Remove blown in insulation in ceiling and walls
- Remove all old electrical wiring
- Replace blown in insulation with 5" blown in foam in ceiling R35
- Replace blown in insulation with 3" blown in foam in walls R21
- Replace 1/2" drywall on ceiling and walls
- Replace electrical wiring in ceiling and walls to code
- Replace smoke detector
- Replace existing window with E-GRESS double hung window
- Replace all door and window casing
- Replace all existing interior doors in room
- Paint ceilings, walls and trim
- Replace carpet on floors

C

- Remove plaster and lathe on ceiling and walls
- Remove blown in insulation in ceiling and walls
- Remove all old electrical wiring
- Replace 1/2" drywall on ceiling and walls
- Replace electrical wiring in ceiling and walls to code
- Replace smoke detector
- Replace all door and window casing
- Paint ceilings, walls and trim
- Paint floors and steps
- Replace missing balusters
- Install grip able hand rail where needed



B

Left

- Remove shingles on ~~right~~ front slope
- Remove damaged 1x12 boards that are charred
- Sister 2x4 LVL to three existing roof rafters
- Replace 1x12 boards that are roof sheathing
- Replace roof shingles with matching color

egress

Second Floor
1/4" SCALE



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 524
Tender Amount: 580.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 4/6/2012
Receipt Number: 42594

Receipt Details:

Referance ID:	5963	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	580.00	Charge Amount:	580.00
Job ID: Job ID: 2012-04-3702-ALTR - Renovate interior due to fire			
Additional Comments: 280 Presumpscot			

Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 423 A016001
Land Use Type SINGLE FAMILY
Property Location 280 PRESUMPCOT ST
Owner Information DOBSON STANLEY E
 276 PRESUMPCOT ST
 PORTLAND ME 04103
Book and Page 12080/192
Legal Description 423-A-16
 PRESUMPCOT ST 274-278
 10000 SF
Acres 0.23

Current Assessed Valuation:

TAX ACCT NO.	43048	OWNER OF RECORD AS OF APRIL 2011
		DOBSON STANLEY E
LAND VALUE	\$68,500.00	276 PRESUMPCOT ST
BUILDING VALUE	\$136,700.00	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$195,200.00	
TAX AMOUNT	\$3,568.26	

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1

Year Built 1920
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 1
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 784

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



Building 2

Year Built 1900
Style/Structure Type OLD STYLE
Stories 1.5
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1232

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



Outbuildings/Yard Improvements:

Building 1

Year Built 1958
Structure GARAGE-WD/CB
Size 18X24
Units 1
Grade C
Condition F

Building 2

Year Built 1958
Structure GARAGE-WD/CB
Size 18X24
Units 1
Grade C
Condition F