City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
MAY 19 2005
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
05-0565		066A A019001

Location of Construction:	Owner Name:	Owner Address:	Phone:
53 Payson St	Kaynor Edward D &	53 Payson St Apt 2	x8346
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone:**
	Applicant	Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Dwellings	R-5

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Condo	Condo/ add 1/2 bath , new windows, exterior door and renovations	$57.00	$3,200.00	3

legal use of entire property; 4 residential condominiums

FIRE DEPT: ☑ Approved ☐ Denied

Signature: JLK per D. 5/13/05

INSPECTION: Use Group: R-2 Type: 5B IBC 2003

Signature:

Proposed Project Description:
add 1/2 bath , new windows, exterior door and renovations

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	05/09/2005

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 5/12/05 per MS	Date:	Date:

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

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Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Applicant	Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Dwellings	

Proposed Use:	Proposed Project Description:
Condo/ add 1/2 bath , new windows, exterior door and renovations	add 1/2 bath , new windows, exterior door and renovations

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/12/2005

Note:

Ok to Issue: ☑

1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
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 four (4) residential family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 05/18/2005

Note:

Ok to Issue: ☑

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/13/2005

Note:

Ok to Issue: ☑

1) Maintain smke alarms in unit.

PERMIT ISSUED

MAY 19 2005

CITY OF PORTLAND

All Purpose 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: 53 Payson St		
Total Square Footage of Proposed Structure: 1360	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 066 Block# A A Lot# 019	Owner: EDWARD D. KAYNOR LESLIE M. KAYNOR	Telephone: 871-0545
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 53 PAYSON ST. PORTLAND, ME 04102	Cost Of Work: $ 3200 Fee: $ 57.00

Current use: CONDO

If the location is currently vacant, what was prior use: RENTAL

Approximately how long has it been vacant: 6 weeks

Proposed use: Condominium

Project description: new 1/2 bath, removing a bearing wall, new windows, entry door

Contractor's name, address & telephone: EDWARD KAYNOR 53 PAYSON ST PORTLAND, ME 04102

Who should we contact when the permit is ready: ABOVE.

Mailing address: SAME AS ABOVE.

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a $100.00 fee if any work starts before the permit is picked up. PHONE: 871-0545

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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 of applicant: Edward D. Kaynor Date: 5/4/05

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
MAY - 9 2005
RECEIVED

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 050365

PERMIT ISSUED
MAY 19 2005
CITY OF PORTLAND

This is to certify that Kaynor Edward D &/Applica

has permission to add 1/2 bath , new windows, erior do nd ren tions

AT 53 Payson St CBL 066A A019001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D 5/13/05

Health Dept.

Appeal Board

Other

Department Name

5/18/05

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

CRITERIUM®
MOONEY ENGINEERS

22 MONUMENT SQ., SUITE 300
PORTLAND, ME 04101
TEL 207 775-1969
800 922-1969
FAX 207 775-4115

May 9, 2005

Ted Kaynor
53 Payson Street
Portland, ME 04102

Re: **Structural Design** – 53-55 Payson Street, Portland, Maine
CME Project No. 05-136

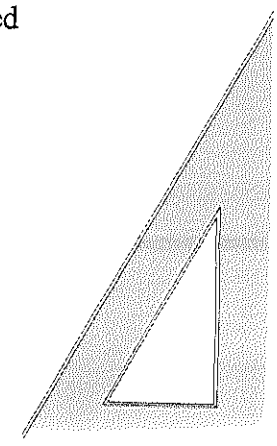
Dear Ted,

At your request, we met at the property at 53 Payson Street in Portland, Maine on May 2, 2005 to perform a limited structural review and evaluation of an existing interior load-bearing wall. We were asked to recommend a structural beam to be used as a header for a proposed opening in the existing load-bearing wall within your apartment.

The building at 53 Payson Street in Portland is a two-story, four-unit apartment building built approximately one hundred years ago. The building is comprised of interior and exterior wood framed, load-bearing walls supported on perimeter stone and brick foundation walls and interior brick piers. The interior and exterior framing walls consist of 2x4 stud walls with plaster and lath construction on the interior and horizontal siding on the exterior. The general condition of the interior elements that were visible to inspection is good at this time. We inspected only those areas of the building that are tributary to the proposed beam and supporting the design loads into the foundation. The inspection included and was limited to review of the roof framing, the distribution of roof loads through the building interior and the first and second floor framing at the location of the proposed wall opening.

The purpose of this inspection is to provide structural design services, specifically the design of a laminated engineered wood beam to support a portion of the second floor over an opening in an existing interior load-bearing wall. Mr. and Mrs. Kaynor were present with us during the inspection and provided useful information regarding the future use of the first floor apartment.

The interior framing members supporting the first and second levels and portions of the roof framing were viewed during this inspection. The first floor apartment is currently being renovated. Therefore, a section of the second floor-framing members were available for inspection. We viewed the first floor framing members within the basement area and viewed limited portions of the roof framing through a second floor scuttle. The wood framing we observed appears to be in good condition at this time.



The building standard used to design the structural framing elements is the current edition of the International Building Code (IBC) 2003 with the addition of the ASCE Standard, Minimum Design Loads for Buildings and Other Structures, 7-02.

This evaluation and design consisted of a visual survey of the existing conditions as they appeared on May 2, 2005. No other part of the building was inspected for adequacy except for the limited portion of the first and second floor framing and roof framing that was tributary to the proposed beam installation.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the structural system in this building. We are not, however, responsible for conditions that could not be seen or were not within the scope of our services at the time of the inspection.

Design

The design of an engineered wood beam to span approximately 9-feet was completed utilizing the current edition of the adopted building code of the City of Portland, Maine, IBC 2003.

The specified structural member is an engineered wood product fabricated by Boise Cascade, Inc. The product is a Versa-Lam, laminated veneer beam. The size of the beam is 3½-inches wide by 9½-inches deep.

Prior to removal of any portion of the existing interior load-bearing wall, adequate shoring of the existing second floor joists and wall is required. Shoring is also required to extend down to the basement slab foundation. Failure to adhere to the specifications contained within this document may result in serious injury.

If the existing conditions are different than what we observed on May 2, 2005, we recommend that the engineer be notified and advised of the inconsistencies in the existing conditions. Along with the specifications for the proposed laminated veneer beam, we have included information relating to fastening of this header to the existing wall.

The inspection and evaluation of the structural design include specific recommendations to support the second floor and wall framing. These recommendations are based on the specifications enclosed with this report.

As discussed, this was a preliminary investigation. We made recommendations in accordance with the scope of this inspection, evaluation and design.

It has been a pleasure working with you on this project. We hope that you will call us if you have further questions concerning this report. In addition, should you need any further assistance in the future we would be glad to be of service to you.

Yours truly,

Christopher F. Ray

Christopher F. Ray, P.E.
Project Engineer

CFR/ja

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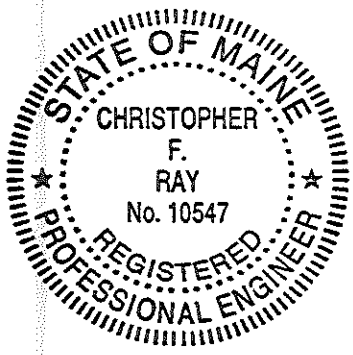
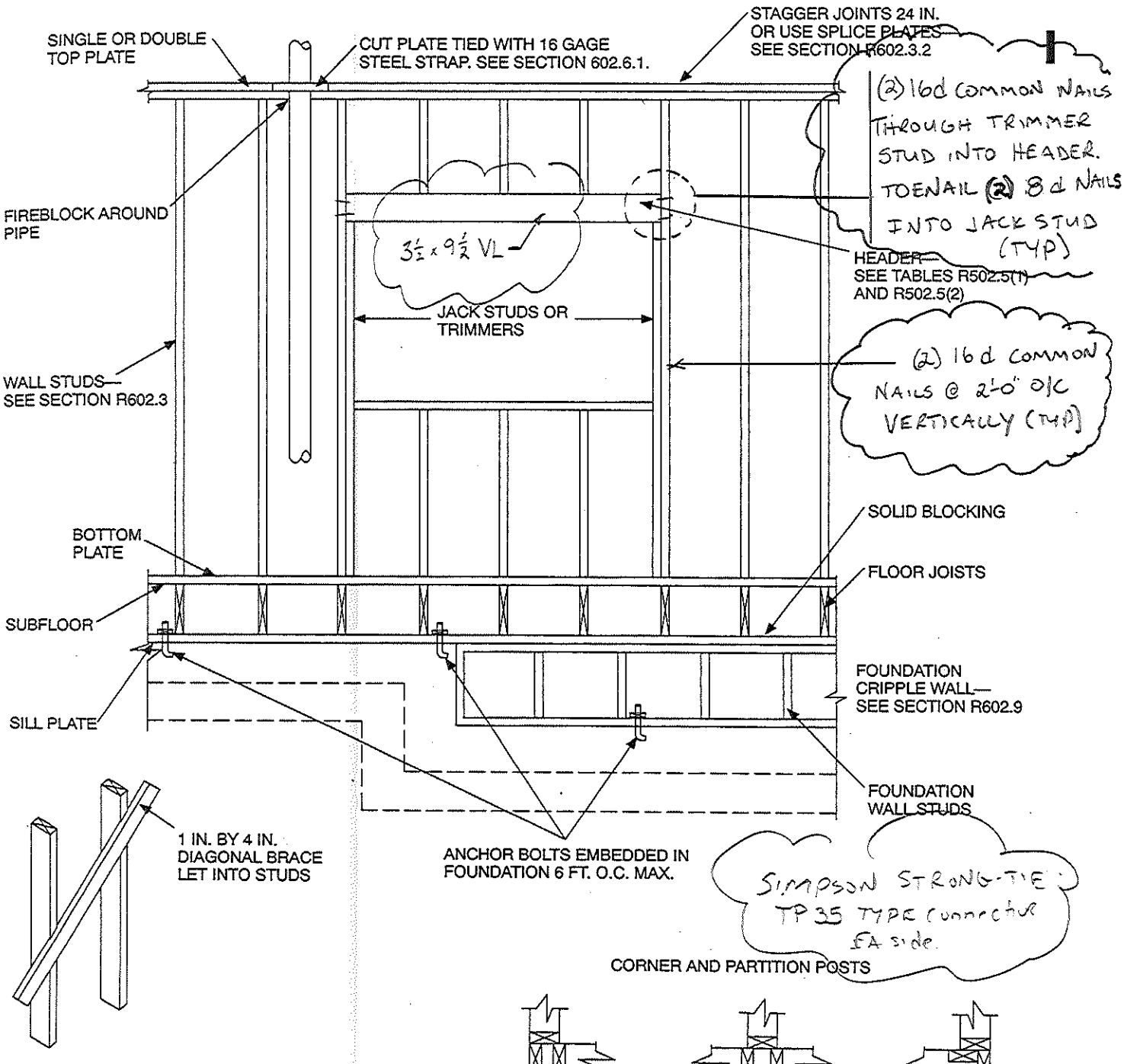


NOTE:

DETAIL APPLIES ONLY TO INSTALLATION OF HEADER BEAM.



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

Note: A third stud and/or partition intersection backing studs shall be permitted to be omitted through the use of wood backup cleats, metal drywall clips or other approved devices that will serve as adequate backing for the facing materials.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

PAGE 1

FIGURE R602.3(2)
FRAMING DETAILS

VERSA-LAM® Design Values

Grade	Width (in)	Depth (in)	Weight (plf)	Allowable Shear (lbs)	Allowable Moment (ft-lbs)	Moment of Inertia (in⁴)
3100 Fb SP	1¾	3½	1.7	1184	1058	6.3
	1¾	5½	2.7	1861	2486	24.3
	1¾	7¼	3.6	2453	4189	55.6
	1¾	9¼	4.5	3130	6636	115.4
	1¾	9½	4.7	3214	6979	125.0
	1¾	11¼	5.5	3806	9605	207.6
	1¾	11⅞	5.8	4018	10638	244.2
	1¾	14	6.9	4737	14517	400.2
	1¾	16	7.9	5413	18682	597.3
	1¾	18	8.8	6090	23337	850.5
	1¾	24	11.8	8120	40183	2016.0
3080 Fb DF	3½	5½	4.9	3658	4939	48.5
	3½	7¼	6.5	4821	8323	111.1
	3½	9¼	8.3	6151	13187	230.8
	3½	9½	8.5	6318	13868	250.1
	3½	11¼	10.1	7481	19086	415.3
	3½	11⅞	10.7	7897	21138	488.4
	3½	14	12.6	9310	28847	800.3
	3½	16	14.4	10640	37123	1194.7
	3½	18	16.2	11970	46373	1701.0
	3½	20	18.0	13300	56584	2333.3
3080 Fb DF	5¼	5¼	7.1	5237	6786	63.3
	5¼	5½	7.4	5486	7409	72.8
	5¼	7¼	9.8	7232	12484	166.7
	5¼	9¼	12.5	9227	19780	346.3
	5¼	9½	12.8	9476	20802	375.1
	5¼	11¼	15.2	11222	28628	622.9
	5¼	11⅞	16.0	11845	31707	732.6
	5¼	14	18.9	13965	43271	1200.5
	5¼	16	21.6	15960	55685	1792.0
	5¼	18	24.3	17955	69560	2551.5
	5¼	20	27.0	19950	84877	3500.0
	5¼	24	32.4	23940	119771	6048.0

Grade	Width (in)	Depth (in)	Weight (plf)	Allowable Shear (lbs)	Allowable Moment (ft-lbs)	Moment of Inertia (in⁴)
3080 Fb DF	7	9¼	16.6	12303	26373	461.7
	7	9½	17.1	12635	27736	500.1
	7	11¼	20.2	14963	38171	830.6
	7	11⅞	21.4	15794	42276	976.8
	7	14	25.2	18620	57694	1600.7
	7	16	28.8	21280	74246	2389.3
	7	18	32.4	23940	92746	3402.0
	7	20	36.0	26600	113169	4666.7
	7	24	43.2	31920	159695	8064.0

Design Property	1¾" Wide VERSA-LAM® Beams	3½" and Wider VERSA-LAM® Beams	VERSA-LAM® Columns	VERSA-STUDS®
Grade	3100 Fb SP	3080 Fb DF	2200 Fb DF	3100 Fb SP
Modulus of Elasticity, E(x 10⁶ psi)[1]	2.0	2.0	1.8	2.0
Bending, F_b (psi)[2][3]	3100	3080	2200	3100
Horizontal Shear, F_v (psi)[2][4]	290	285	285	290
Tension Parallel to Grain, F_t (psi)[2][5]	2250	2100	1600	2250
Compression Parallel to Grain, $F_{c\|\|}$ (psi)[2]	3000	3000	3000	3000
Compression Perpendicular to Grain, $F_{c\perp}$ (psi)[1][6]	850	900	900	850

1. This value cannot be adjusted for load duration.
2. This value is based on a load duration of 100% and may be adjusted for other load durations.
3. Fiber stress bending value shall be multiplied by the depth factor, $(12/d)^{1/9}$ where d = member depth [in].
4. Stress applied perpendicular to the gluelines.
5. Tension value shall be multiplied by a length factor, (4/L)1/8 where L = member length [ft]. Use L = 4 for members less than four feet long.
6. Stress applied parallel to the gluelines.

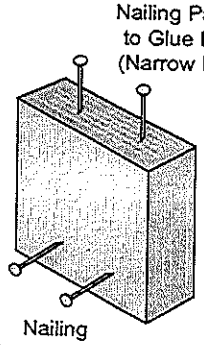
* Design properties are limited to dry conditions of use where the maximum moisture content of the material will not exceed 19%.

* Fastener values are as provided in the National Design Specification® for sawn lumber with a specific gravity of 0.50.

VERSA-LAM® & VERSA-RIM® Allowable Nail Spacing

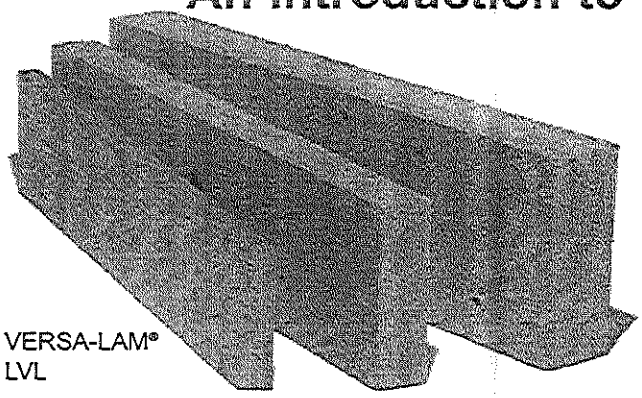
Nail Size	Nailing Parallel to Glue Lines (Narrow Face)						Nailing Perpendicular to Glue Lines (Wide Face)	
	VERSA-RIM® (1 1/16")		VERSA-LAM® SP (1¾")		VERSA-LAM® DF (3½")		All Products	
	O.C. [inches]	End [inches]	O.C. [inches]	End [inches]	O.C. [inches]	End [inches]	O.C. [inches]	End [inches]
8d Box	3	1½	2	1	2	½	2	½
8d Common	4	3	3	2	2	1	2	1
10d & 12d Box	4	3	3	2	2	1	2	1
16d Box	4	3	3	2	2	1	2	1
10d & 12d Common	6	4	4	3	2	2	2	2
16d Sinker	6	4	4	3	2	2	2	2
16d Common	6	4	6	3	2	2	2	2
Simpson A35F	Use 8d x 1½" Nails							
Simpson LTP4								

* If more than one row of nails is used, the rows must be offset at least ½ inch.



PAGE 5

An Introduction to VERSA-LAM® Products



VERSA-LAM® LVL

When you specify VERSA-LAM® laminated veneer headers/beams, you are building quality into your design. They are excellent as floor and roof framing supports or as headers for doors, windows and garage doors and columns.

Because they have no camber, VERSA-LAM® LVL products provide flatter, quieter floors, and consequently, the builder can expect happier customers with significantly fewer call backs.

VERSA-LAM® BEAM ARCHITECTURAL SPECIFICATIONS

Scope: This work includes the complete furnishing and installation of all VERSA-LAM® beams as shown on the drawings, herein specified and necessary to complete the work.

Materials: Southern Pine veneers, laminated in a press with all grain parallel with the length of the member. Glues used in lamination are phenol formaldehyde and isocyanate exterior-type adhesives which comply with ASTM D2559.

Design: VERSA-LAM® beams shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designs shall be in accordance with allowable values developed in accordance with ASTM D5456 and listed in the governing code evaluation service's report and section properties based upon standard engineering principles. Verification of design of the VERSA-LAM® beams by complete calculations shall be available upon request.

Drawings: Additional drawings showing layout and detail necessary for determining fit and placement in the buildings are (are not) to be provided by the supplier.

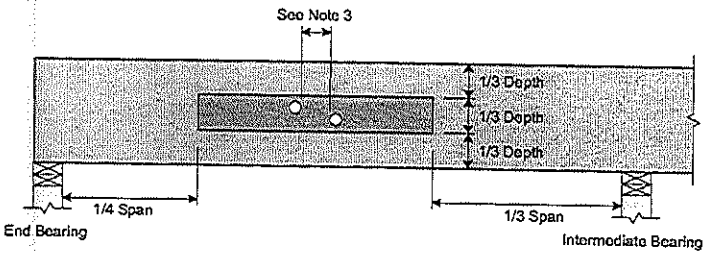
Fabrication: VERSA-LAM® beams shall be manufactured in a plant evaluated for fabrication by the governing code evaluation service and under the supervision of a third party inspection agency listed by the corresponding evaluation service.

Storage and Installation: VERSA-LAM® beams, if stored prior to erection, shall be stored on stickers spaced a maximum of 15 ft. apart. Beams shall be stored on a dry, level surface and protected from the weather. They shall be handled with care so they are not damaged.

VERSA-LAM® beams are to be installed in accordance with the plans and the Boise Engineered Wood Product's Installation Guide. Temporary construction loads which cause stresses beyond design limits are not permitted. Erection bracing shall be provided to assure adequate lateral support for the individual beams and the entire system until the sheathing material has been applied.

Codes: VERSA-LAM® beams shall be evaluated by a model code evaluation service.

Allowable Holes in VERSA-LAM® Beams



Notes

1. Square and rectangular holes are not permitted.
2. Round holes may be drilled or cut with a hole saw anywhere within the shaded area of the beam.
3. The horizontal distance between adjacent holes must be at least two times the size of the larger hole.
4. Do not drill more than three access holes in any four foot long section of beam.
5. The maximum round hole diameter permitted is:

Beam Depth	Max. Hole Diameter
5½"	¾"
7¼"	1"
9¼" and greater	2"

6. These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the *National Design Specification® for Wood Construction.*
7. Beams deflect under load. Size holes to provide clearance where required.
8. This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Boise EWP Engineering.

PAGE 4